2415 Wilshire Boulevard
Mound, MN 55364
Office # 952-472-0614
Fax # 952-472-0620

GRADING PERMIT APPLICATION

PERMIT FEE: See Schedule on back

CODE TO: 101-32270

The applicant is: ____ Owner ____ Contractor ____ Tenant

CONTRACTOR INFORMATION:

Name: _____ Email: _____

Address: _____

Phone # _____ Fax # _____

LOCATION INFORMATION:

Name of Homeowner: _____ Email: _____

Address: _____

Phone # _____

SITE INFORMATION:

Number of cubic yards to be moved: _____

Brief description of work and purpose: _____

Type of fill to be placed: _____

Describe Erosion Control Measures: _____

Proposed Surface Restoration: _____

Estimated Start Date: _____ Estimated Completion Date: _____

EROSION CONTROL IS REVIEWED BY THE CITY AND THE MINNEHAHA CREEK WATERSHED DISTRICT AND MUST BE INSTALLED PRIOR TO ANY CUTTING, FILLING OR GRADING ACTIVITIES.

APPLICANT Print Name:	OFFICE USE ____ Approved ____ Denied
Signature: Date:	Initials: Date:

Grading Permit Fees

Under 50 cubic yards annually (not shore or bluff impact zone or steep slopes) no permit needed.

11 to 50 cubic yards annually (shore or bluff impact zone or steep slopes)	$15.00
51 to 100 cubic yards	$22.50
101 to 1,000 cubic yards	$22.50 for the first 100 cubic yards, plus $10.50 for each additional 100 cubic yards or fraction
1,001 cubic yards to 10,000 cubic yards	$117.00 for the first 1,000 cubic yards, plus $9.00 for each additional 1,000 cubic yards or fraction
10,001 to 100,000 cubic yards	$198.00 for the first 10,000 cubic yards, plus $40.50 for each additional 10,000 cubic yards or fraction
100,001 to 200,000 cubic yards	$562.50 for the first 100,000 cubic yards, plus $22.50 for each additional 10,000 cubic yards or fraction

Grading Plan Review Fees

50 cubic yards or less	No Fee
51 to 100 cubic yards	$15.00
101 to 1,000 cubic yards	$22.50
1,001 to 10,000 cubic yards	$30.00
10,001 to 100,000 cubic yards	$30.00 for the first 10,000 cubic yards, plus $15.00 for each additional 10,000 cubic yards or fraction
100,001 to 200,000 cubic yards	$165.00 for the first 100,000 cubic yards, plus $9.00 for each additional 10,000 cubic yards or fraction
200,001 cubic yards or more	$255.00 for the first 200,000 cubic yards, plus $4.50 for each additional 10,000 cubic yards or fraction

Other Fees

Additional plan review required by changes, additions or revisions to approved plans	$30.00 per hour (minimum charge – ½ hour)
Inspections outside of normal business hours	$30.00 per hour (minimum charge – two hours)
Re-inspection fees assessed under provisions of Chapter 305(g) (UBC)	$30.00 per hour
Inspections for which no fee is specifically indicated	$30.00 per hour (minimum charge – ½ hour)

The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project (ORD. #17-1988 – 11-15-88)

Excerpts from the Mound City Code
Section 129-320

Sec. 129-321. Soil erosion and sedimentation control.

The following are general standards for soil erosion and sedimentation control:

(1) All development shall conform to the natural limitations presented by the topography and soil as to create the best potential for preventing soil erosion.

(2) Development on slopes with a grade over twelve percent shall be carefully reviewed to insure adequate measures have been taken to prevent erosion, sedimentation, and structural damage.

(3) Erosion and siltation control measures shall be coordinated with the different stages of development. Appropriate control measures shall be installed prior to development when necessary to control erosion.

(4) Land shall be developed in increments of workable size such that adequate erosion and siltation controls can be provided as construction progresses. The smallest practical area of land shall be exposed at any one period of time.

(5) The drainage system shall be constructed and operational as quickly as possible during construction.

(6) Whenever possible, natural vegetation shall be retained and protected.

(7) Where the topsoil is removed, sufficient arable soil shall be set aside for re-spreading over the developed area. The soil shall be restored to a depth of four inches and shall be of a quality at least equal to the soil quality prior to development.

(8) When soil is exposed, the exposure shall be for the shortest feasible period of time. No exposure shall be planned to exceed 60 days. Said time period may be extended only if the Planning Commission is satisfied that adequate measures have been established and will remain in place.

(9) The natural drainage system shall be used as far as is feasible for storage and flow of runoff. Stormwater drainage shall be discharged to marshlands, swamps, retention basins or other treatment facilities. Diversion of stormwater to marshlands or swamps shall be considered for existing or planned surface drainage. Marshlands and swamps used for stormwater shall provide for natural or artificial water level control. Temporary storage areas or retention basins scattered throughout development areas shall be encouraged to reduce peak flow, erosion damage, and construction costs.

(Code 1987, § 350.7745; Ord. No. 61-1993, § 350.745, 2-23-1994)

Excerpts from the Mound City Code
Shoreland Management
Section 129-385

(2) *Topographic alterations/grading and filling.*

a. Grading, filling and excavations necessary for the construction of structures and driveways under validly issued construction permits for these facilities do not require the issuance of a separate grading and filling permit.

b. Public roads and parking areas are regulated by this subsection.

c. Notwithstanding subsections (e)(2)a and b of this section, a grading and filling permit will be required for the annual movement of more than:

1. Ten cubic yards of material on steep slopes or within shore or bluff impact zones; and

2. Fifty cubic yards of material outside of steep slopes and shore and bluff impact zones.

d. The following considerations and conditions must be adhered to during the issuance of construction permits, grading and filling permits, conditional use permits, variances and subdivision approvals:

1. Grading or filling in any Type 2, 3, 4, 5, 6, 7, or 8 wetland must be evaluated to determine how extensively the proposed activity would affect the following functional qualities of the wetland:

(i) Sediment and pollutant trapping and retention.

(ii) Storage of surface runoff to prevent flood damage.

(iii) Fish and wildlife habitat.

(iv) Recreational use.

(v) Shoreline or bank stabilization.

(vi) Noteworthiness, including special qualities such as historic significance, critical habitat for endangered plants and animals, or others.

2. Alterations must be designed and conducted in a manner that ensures only the smallest amount of bare ground is exposed for the shortest time possible.

3. Mulches or similar materials must be used, where necessary, for temporary bare soil coverage, and a permanent vegetation cover must be established as soon as possible.

4. Methods to minimize soil erosion and to trap sediments before they reach any surface water feature must be used.

5. Altered areas must be stabilized to acceptable erosion control standards consistent with the field office technical guides of the local soil and water conservation districts and the United States Soil Conservation Service.

6. Fill or excavated material must not be placed in a manner that creates an unstable slope.

7. Plans to place fill or excavated material on steep slopes must be reviewed by qualified professionals for continued slope stability and must not create finished slopes of 30 percent or greater.

8. Fill or excavated material must not be placed in bluff impact zones with the exception of repairs due to erosion or other natural occurrences.

9. Any alterations below the ordinary high-water level of public waters must first be authorized by the commissioner of natural resources.

10. Alterations of topography must only be allowed if they are accessory to permitted or conditional uses and do not adversely affect adjacent or nearby properties.

11. Placement of natural rock riprap, including associated grading of the shoreline and placement of a filter blanket, is permitted if the finished slope does not exceed three feet horizontal to one foot vertical, the landward extent of the riprap is within ten feet of the ordinary high-water level, and the height of the riprap above the ordinary high-water level does not exceed three feet.

e. *Connections to public waters.* Excavations where the intended purpose is connection to a public water, such as boat slips, canals, lagoons, and harbors are subject to the requirements of this article. Permission for excavations may be given only after the city has received notification that the commissioner of natural resources has approved the proposed connection to public waters.

	Ordinary High Water	**Flood Elevation**	**Lowest Floor Elevation**
LAKE MINNETONKA	929.4	MCWD 931.5 / CITY 931	933
DUTCH LAKE	939.2	940	942
LAKE LANGDON	932.1	935	937

(f) *Shoreland management—Placement and design of roads, driveways, and parking areas.*

(1) Public and private roads and parking areas must be designed to take advantage of natural vegetation and topography to achieve maximum screening from view from public waters. Documentation must be provided identifying that all roads and parking areas are designed and constructed to minimize and control erosion to public waters consistent with the standards and regulations of the Minnehaha Creek watershed district or other applicable agencies.

(2) Roads, driveways, and parking areas must meet structure setbacks. Such facilities shall not be placed within bluff and shore impact zones, when other reasonable and feasible placement alternatives exist. If no alternatives exist, they may be placed within these areas, and must be designed to minimize adverse impacts.

(3) Public and private watercraft access ramps, approach roads, and access related parking areas may be placed within shore impact zones provided the vegetative screening and erosion control conditions of this subsection are met.

(g) *Same—Standards for stormwater management.* The following general and specific standards shall apply:

(1) *General standards.*

a. When possible, existing natural drainageways, wetlands, and vegetated soil surfaces must be used to convey, store, filter, and retain stormwater runoff before discharge to public waters.

b. Development must be planned and conducted in a manner that will minimize the extent of disturbed areas, runoff velocities, erosion potential, and reduce and delay runoff volumes. Disturbed areas must be stabilized and protected as soon as possible and facilities or methods used to retain sediment on the site.

c. When development density, topographic features, and soil and vegetation conditions are not sufficient to adequately handle stormwater runoff using natural features and vegetation, various types of constructed facilities such as diversions, settling basins, skimming devices, dikes, waterways, and ponds may be used.

(2) *Specific standards.*

a. Impervious surface coverage of lots in residential zones shall not exceed 30 percent of the lot area. On existing lots of record, impervious coverage may be permitted by a maximum of 40 percent providing that the following techniques are utilized as applicable:

1. Impervious areas should be drained to vegetated areas or grass filter strips through the use of crowns on driveways, direction of downspouts on gutters collecting water from roof areas, etc.

2. Dividing or separating impervious areas into smaller areas through the use of grass or vegetated filter strips such as the use of paving blocks separated by grass or sand allowing infiltration.

3. Use grading and construction techniques which encourage rapid infiltration such as the installation of sand or gravel sump areas to collect and percolate stormwater.

4. Install berms to temporarily detain stormwater thereby increasing soil absorption.

b. Impervious surface coverage in lots in the business and industrial zones shall not exceed 30 percent of the lot area. In business and industrial zones that are included within areas covered by an approved stormwater management plan, impervious surface coverage shall not exceed 75 percent of the total lot area.

c. When constructed facilities are used for stormwater management, documentation must be provided by a qualified individual that they are designed and installed consistent with the standards and regulations of the Minnehaha Creek watershed district.

d. New stormwater outfalls to public waters must provide for the filtering or settling of suspended solids and the skimming of surface debris before discharge.