



City of Faribault
Land Disturbance Manual
07/07/2010



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City of Faribault

Erosion Control Ordinance and Grading Permit General Information

(From Chapter 28 of the City Code)

The purpose of this Ordinance is to control or eliminate Stormwater pollution along with soil erosion and sedimentation within the City through requirements and standards for conservation practices and planning activities.

The tool used to ensure erosion and sediment control on construction sites is through the use of a City issued Grading Permit. A Grading Permit is required for any project, which disturbs an area of greater than or equal to one acre. Requirements of the Grading Permit application include, but are not limited to:

- a) A site area map showing drainage and adequate erosion and sedimentation BMPs (Best Management Practices) to control runoff from disturbed areas.
- b) Maintenance and Inspection frequencies.
- c) Temporary and final stabilization techniques.
- d) A Storm Water Pollution Prevention Plan (SWPPP) Sheet included with project plans per MPCA NPDES General Permit for Construction requirements.

The Ordinance also regulates wetlands and the areas around wetlands. Wetlands maintain water quality and are critical to Stormwater management. Wetlands must be delineated to determine functional value or quality. Wetlands are classified as High, Medium or Low quality based on the MNRAM Assessment (Minnesota Routine Assessment Method). Buffer strip widths and setbacks are required dependant upon wetland classification. Wetland buffer strips are to be untouched and left in a natural state to allow runoff to be filtered before discharging to the wetland itself. Buffer strip signage is required at all property corners adjacent to the wetland in new developments.

Grading Plan Review Procedure

For the most part the grading plan review procedure will coincide with the development review and approval process through the Development Review Committee (DRC). This consists of:

1. Developer submittal of project plans, information, erosion and sediment control plans for project, stormwater runoff calculations for permanent stormwater management facilities and grading permit application to Planning & Zoning. Plans distributed for review by City departments including Planning & Zoning, Building & Codes, Engineering and Stormwater.
2. DRC Review and Comment
 - Plans may be sent back to developer for amendments to address issues raised by DRC
3. DRC comments and recommendations sent to developer.
4. Applicant makes plan amendments as necessary.
5. Grading Permit review and approval or denial.
6. If the request is denied it goes back to the developer for new project design.

*Additional processes that may be involved include plat, variance or Conditional Use Permit (CUP), etc...

Some smaller projects may require a City issued Grading Permit if it is determined to be near environmentally sensitive areas such as high quality wetlands, steep slopes, natural drainage ravines, City ponds, protected or impaired lakes and rivers, highly erodible soils, etc.

Grading Permit Application Form



City of Faribault
 208 1st Ave NW
 Faribault MN, 55021
 Phone: (507) 334-2222
 Fax: (507) 384-0508

GRADING Permit Application

Office Use Only
App. No. _____

Date:	Tenant/Building Name (If Applicable):
Site Address:	
Subdivision and/or Addition	Block Lot Plat Parcel

Applicant is: Owner Contractor Other (describe)

Property Owner	Name: Last First MI Phone: () -
	Address: Fax #: () -
	City: State: Zip Code:
Contractor	Company: Phone: () -
	Name: Last First MI Contr. No.
	Address: Fax #: () -
	City: State: Zip Code:
Engineer/ Designer	Company: Phone: () -
	Name: Last First MI Registration No. (State of MN)
	Address:
	City: State: Zip Code:

Description of Work:

Approximate Start Date:

Approximate End Date:

No. of Cubic Yards:

Erosion Control Supervisor:

(Excavation or fill, whichever is greater)

I hereby apply for a grading permit, and I certify that the information above is complete and accurate. The work will be in conformance with applicable laws of the State of Minnesota and ordinances of the City of Faribault. I understand this is not a permit but only an application for a permit and work is not to start without a permit. I certify that the work will be in accordance with all permit conditions and approved plans (in the case of work which requires a review and approval of plans).

Applicant's Signature

Date

When validated by City Engineer, this is your permit. _____

City Engineer

Date

* Available on the City Website as an electronic form @ www.faribault.org

Grading Permit Plan Requirements

A SITE AND GRADING PLAN ARE REQUIRED TO BE SUBMITTED WITH THE FOLLOWING INFORMATION:

(If the following is not included with grading permit app. it shall be considered incomplete and will result in return of the application and delay of permit acceptance).

GENERAL

1. Final plan is signed by a registered professional engineer if greater than 1 acre disturbed.
2. Completed grading permit application submitted to the City with the grading plan.
3. Plan is 1"=100' or smaller scale. North arrow shown.
4. Name and address of the owner are shown.
5. Property limits are shown. Streets are labeled. Lot & Block information shown if platted. Street address shown if unplatted.
6. Plan is drawn in two-foot contours. All finished contours and adequate existing contours are labeled.
7. Existing contours are dashed and proposed are solid.
8. Directional arrows are shown for proposed drainage.
9. Details of terrain and drainage are provided for areas adjacent to the proposed grading a minimum of 100' beyond the property limits.
10. Existing public and private utilities are shown.
11. Wetland areas are shown and protected with locations of wetland buffer monuments identified according to City Code.
12. All proposed lot corner elevations are shown.
13. Copies of Rice County or MN/DOT permit obtained for work in their Right Of Way.
14. The following areas are tabulated (in acres):
 - Total project area, total impervious and pervious surface areas of project. Existing impervious surface if any.
 - Total estimated impervious and pervious surface areas of ultimate development.
15. Copy of signed MPCA Subdivision Registration Agreement if part of a larger development.
16. If site is greater than or equal to 1 acre disturbed, a Storm Water Pollution Prevention Plan (SWPPP) Sheet is included with project plans per MPCA NPDES General Permit for Construction requirements.

EROSION CONTROL & TURF ESTABLISHMENT

1. Copy of the NPDES General Permit for Construction Application (if disturbance is greater than or equal to 1 acre).
2. Adjacent property protected from drainage and sediment.

3. Location of stabilized vehicle exit(s) designed to reduce sediment tracking.
4. Locations of silt fence provided to protect adjacent property and water bodies from receiving untreated runoff. Silt fences shall follow contour lines with ends flared uphill to provide storage capacity. If silt fence is used in concentrated flow areas it is "heavy duty" type or other City accepted BMP (Best Management Practice).
5. Temporary or permanent cover is indicated for all disturbed areas. Temporary seeding specifies seed mix and includes disk-anchored mulch. Permanent cover specifies topsoil, seed mix and disk anchored mulch, or topsoil and sod.
6. At a minimum, disturbed slopes in excess of 3:1 and slopes longer than 30' in excess of 4:1 are seeded and protected with erosion control blankets or they are sodded and staked. Blanket category specified per MnDOT 3885.1. Plan depicts required blanket locations.
7. For sites where temporary or permanent cover will not be complete by November 15, plan indicates adequate measures to control spring erosion & sedimentation.
8. Plan has a designated concrete washout area on site.

TEMPORARY SEDIMENTATION BASINS

1. Temporary sediment basins must be provided if ≥ 10 disturbed acres discharge to a common location. Otherwise highly recommended for areas greater than 5 acres and sized to retain 0.5" of runoff in 24 hours from the drainage area.
2. Location of principal and emergency spillway designed per BMP storm frequency standards.
3. Fenced if slopes exceed 4:1 and indicated on plan.
4. Plan requires any permanent or temporary sediment ponds to be constructed before grading begins, included on phasing portion of plan.

PERMANENT PONDS

1. 100 scale or smaller grading plan with pond cross-section.
2. Where possible, provide a fore bay at the inlet; locate inlet and outlet at opposite ends of pond.
3. Multi-cell design where practical.
4. 10:1 bench is provided for first 1 foot of depth below normal water elevation.
5. 4:1 max slope from normal water elevation to 100-year water elevation.
6. 3:1 max slope below normal water elevation.
7. Pond depth is 4 to 10 feet based on normal water level.
8. Normal water level and 100-year high water level elevations are shown.
9. Inlets are at or below normal water level.
10. If pond remains private property an operation and maintenance schedule including inspection frequency to ensure proper pond operation is submitted with the grading permit application.
11. A maintenance access bench provided to pond inlet, outlet, and skimmer structure(s). Maintenance access shall be 8-foot width minimum and shall provide area for turnaround of maintenance vehicles.

Reminder Sheet for Other Permits

City of Faribault

- Conditional Use Permit – A conditional use permit is a zoning device that is intended as a means of reviewing uses which, because of their unique characteristics, cannot be permitted as a right in a particular zoning district, but may be allowed upon demonstration that such use meets identified standards established within this ordinance. A conditional use permit is granted for the particular use of a specific property, and may be transferred to subsequent owners so long as the use does not change.
- Public Works Right-of-Way Permit – No person or public right-of-way user may obstruct or excavate any public right-of-way without first having obtained the appropriate permit from the City unless another reporting process is approved by the Director of Public Works or his/her designee.

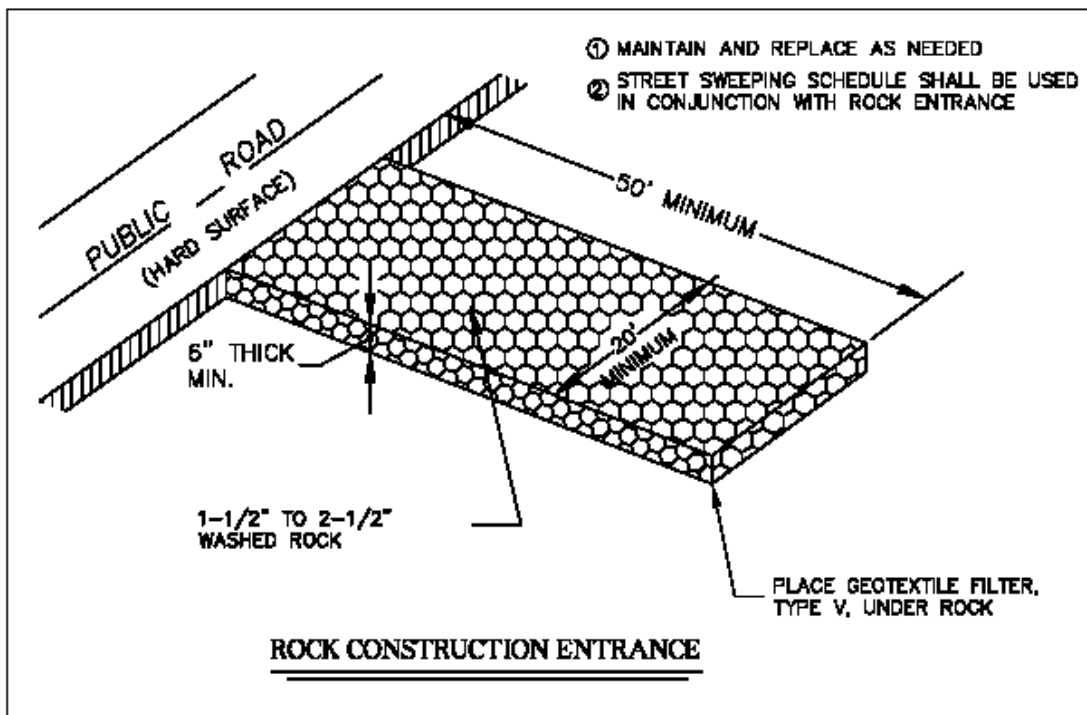
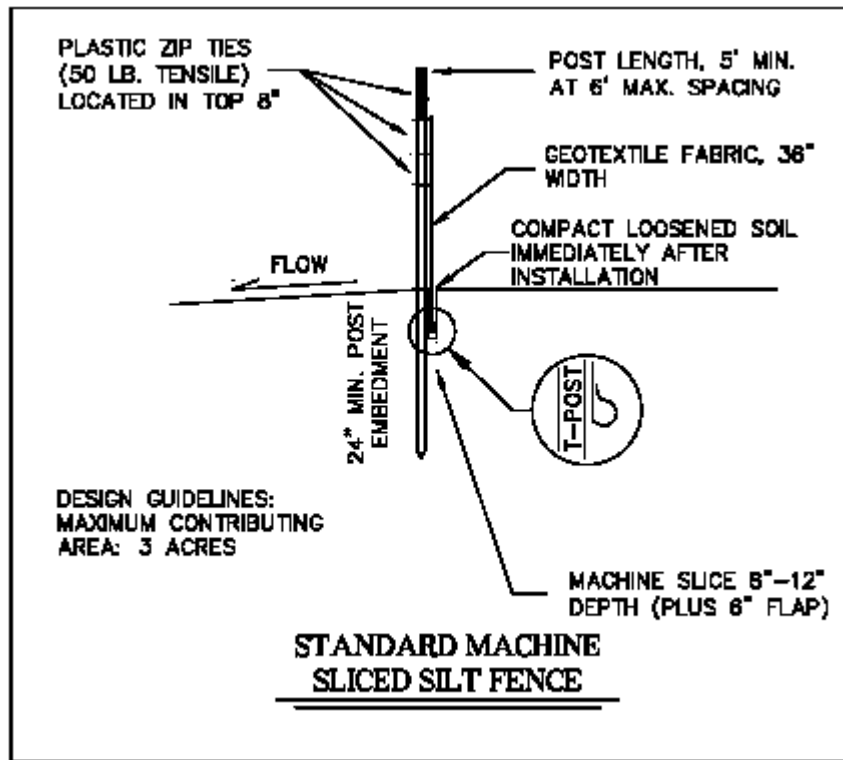
Minnesota Pollution Control Agency

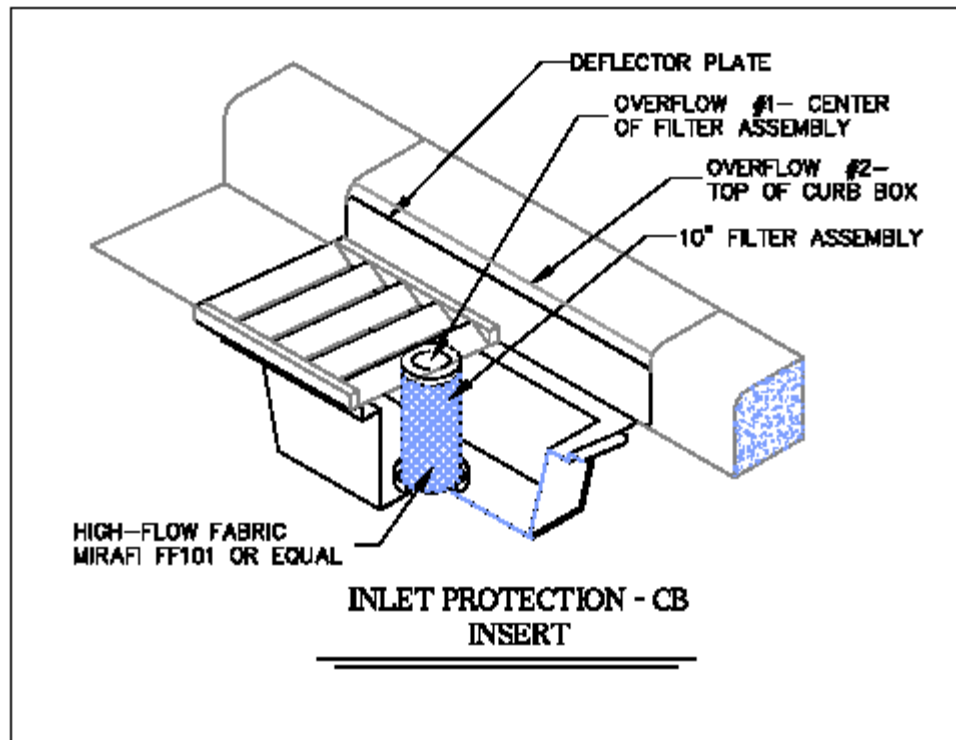
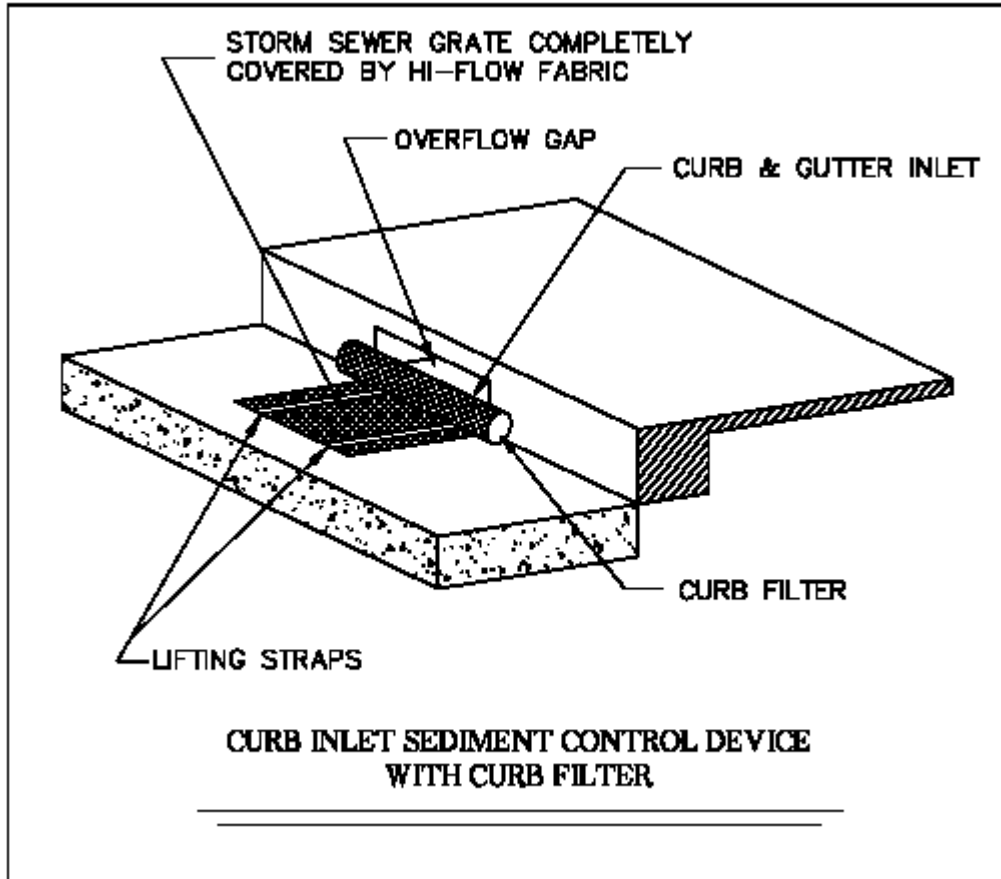
- National Pollutant Discharge Elimination System (NPDES) General Permit for Construction – required for projects which will result in greater than or equal to one acre of disturbance

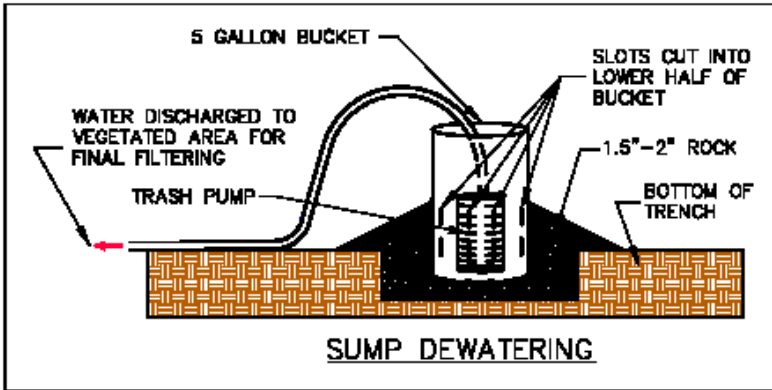
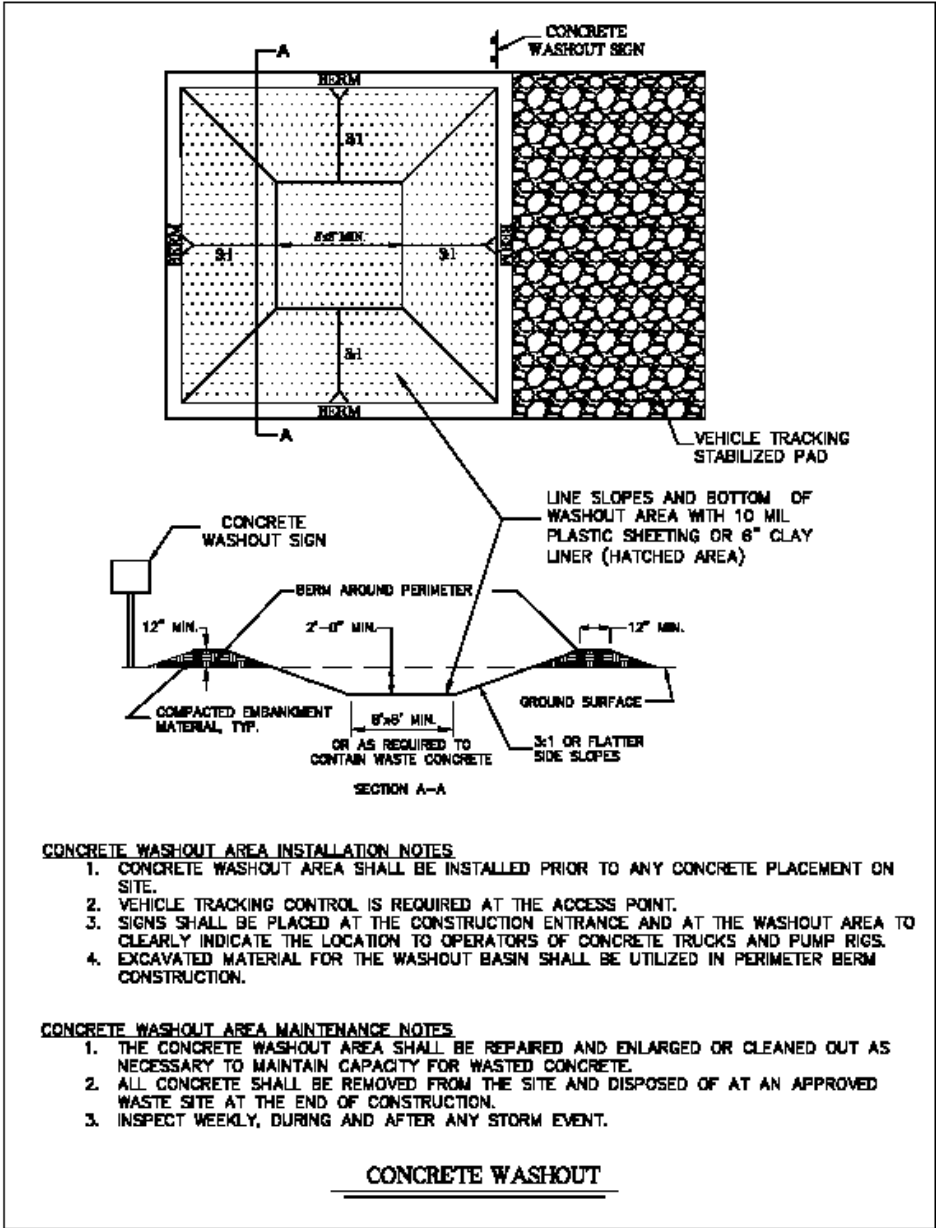
Department of Natural Resources

- Minnesota Local/State/Federal Application for Water/Wetland Projects – required for projects within the high water level or in lakes, wetlands, rivers and/or streams. This is a combined permit requiring a copy sent to each; the DNR, the Army Corps of Engineers and the Local Government Unit (Rice County Soil and Water Conservation District - wetlands).
- Water Appropriation Permit – required for dewatering operations withdrawing more than 10,000 gallons of water per day or 1 million gallons per year.

Erosion and Sediment Control Standard Details







Permanent Stormwater Treatment Options

All stormwater must be discharged in a manner that does not cause nuisance conditions, erosion in receiving channels or on down slope properties, or inundation in wetlands causing a significant adverse impact to the wetlands.

Where a project's ultimate development replaces vegetation and/or other pervious surfaces with one or more acres of cumulative impervious surface, a water quality volume of ½ inch of runoff from the new impervious surfaces created by the project must be treated prior to the runoff leaving the construction site or entering surface waters (excluding man made drainage systems that convey stormwater to a constructed permanent stormwater management facility designed to treat the water quality volume from the project).

Wet Sedimentation Basin

- a. The basin must have a permanent volume of 1800 cubic feet of storage below the outlet pipe for each acre that drains to the basin. The basin's permanent volume must reach a minimum depth of at least 3 feet and must have no depth greater than 10 feet. The basin must be configured such that scour or re-suspension of solids is minimized.
- b. The basin's water quality volume is calculated as ½ inch of runoff from the new impervious surfaces created by the project.
- c. Basin outlets shall be designed such that the water quality volume is discharged at no more than 5.66 cubic feet per second (cfs) per acre of surface area of the pond.
- d. Basin outlets must be designed to prevent short-circuiting and the discharge of floating debris. Basin outlets must have energy dissipation.
- e. The basin must provide a stabilized emergency overflow to accommodate storm events in excess of the basin's hydraulic design.
- f. Adequate maintenance access must be provided (typically 8 ft. wide) along with a maintenance plan identifying whom will be performing future maintenance of the basin.

Infiltration/Filtration

Infiltration/Filtration options include but are not limited to: infiltration basins, infiltration trenches, rainwater gardens, sand filters, organic filters, bioretention areas, and enhanced swales, dry storage ponds with under drain discharge, off-line retention areas, and natural depressions. Infiltration must be used only as appropriate to the site and land uses. Settleable solids, floating materials, oils and grease should be removed from the runoff to the maximum extent practicable before runoff enters the infiltration/filtration system. Filtration systems must have a reasonable chance of achieving approximately 80% removal of total suspended solids. The Permittee(s) must evaluate the impact of constructing an infiltration practice on existing hydrologic

features (e.g., existing wetlands) and try to maintain pre-existing conditions (e.g., do not breach a perched water table which is supporting a wetland). For a discussion of potential stormwater hotspots, ground water warnings, design measures, maintenance considerations or other retention, detention, and treatment devices, see the Minnesota Stormwater Manual or MPCA's Protecting Water Quality in Urban Areas found on the MPCA's web-site.

- a. Infiltration systems should not be excavated to final grade until the contributing drainage area has been constructed and fully stabilized.
- b. During construction of an infiltration system, rigorous erosion prevention and sediment controls should be used to keep sediment and runoff completely away from the infiltration area. The area must be staked off and marked so that heavy construction equipment will not compact the soil in the proposed infiltration area.
- c. To prevent clogging of the infiltration or filtration system, a pretreatment device such as a vegetated filter strip, small sedimentation basin, or water quality inlet must be used to settle particulates before the stormwater discharges into the infiltration or filtration system.
- d. Infiltration or filtration systems shall be sufficient to infiltrate or filter a water quality volume of $\frac{1}{2}$ inch of runoff from the new impervious surfaces created by the project.
- e. The water quality volume shall discharge through the soil surface or filter media in 48 hours or less. Additional flows that cannot be infiltrated or filtered in 48 hours should be routed to bypass the system through a stabilized discharge point. A way to visually verify that the system is operating as designed must be provided.
- f. Appropriate on-site testing consistent with the recommendations found in the Minnesota Stormwater Manual shall be conducted to ensure a minimum of 3 feet of separation from the seasonally saturated soils (or from bedrock) and the bottom of the proposed infiltration system.
- g. Adequate maintenance access must be provided (typically 8 ft. wide) along with a maintenance plan identifying whom will be performing future maintenance of the infiltration or filtration system.
- h. Use of designed infiltration systems receiving runoff from vehicle fueling and maintenance areas is prohibited.

Regional Ponds

Regional ponds can be used provided that they are constructed ponds, not a natural wetland or water body for all water from impervious surfaces that reach the pond. There must be no significant degradation of the waterways between the project and the regional pond. The owner must obtain written authorization from the applicable Local Governmental Unit (LGU) or private entity that owns and maintains the regional pond. The LGU's or private entity's written authorization must identify that the regional pond will discharge the water quality volume ($\frac{1}{2}$ inch of runoff from the impervious watershed area) at no more than 5.66 cfs per acre of surface area of the pond. The owner must

include the LGU's or private entities' written authorization in the SWPPP. The LGU's or private entity's written authorization must be obtained before the owner finalizes the SWPPP.

Combination of Practices

A combination of any of the above practices may be used such that the water quality volume of ½ inch of runoff from the new impervious surfaces created by the project is accounted for in the owner's permanent stormwater management system (e.g., ¼ inch infiltrated and ¼ inch treated through a wet sedimentation basin). If any combination of these practices is used, the SWPPP must contain documentation identifying the volume that each practice addresses.

Alternative Methods

Where an alternative, innovative treatment system is proposed and demonstrated by calculation, design or other independent methods to achieve approximately 80% removal of total suspended solids on an annual average basis the following information is submitted to the MPCA for review:

- a. All calculations, drainage areas, plans, and specifications for the proposed alternative method and a graphic representation of the area to be served by the method. These items must be included in the SWPPP and submitted to the MPCA at least 90 days prior to the proposed starting date of the construction activity.
- b. A two year monitoring plan to sample runoff from the proposed method. The plan must include a discussion of the methods used to collect samples, location where samples will be taken (upstream and downstream of the proposed method), frequency of samples (minimum of six runoff events sampled), identify lab used to analyze the samples and quality assurance and quality control methods to be used. The plan must include a schedule for submitting the monitoring data annually.
- c. A mitigation plan that addresses how the water quality volume will be treated in the event that the monitoring data shows the proposed alternative treatment method does not function as designed.
- d. The alternative method must achieve approximately 80% removal of total suspended solids on an average annual basis for the conditions expected at the site. The design must also consider public safety, health and water quality concerns. Proprietary information on effectiveness will not be considered for alternative treatment method review and approval.

All Permanent Stormwater Treatment Facilities which will be remain privately owned shall state who is responsible for the Facility and shall submit an operation and maintenance schedule with the Grading Permit Application to ensure proper long term function.

Stormwater Treatment Requirements within One Mile of Impaired Waters*

Waters identified as impaired under section 303 (d) of the federal Clean Water Act for phosphorus, turbidity, dissolved oxygen or aquatic biota (fish bioassessment, aquatic plant bioassessment and aquatic macroinvertebrate bioassessment). Discharges to these waters must incorporate the BMPs outlined below. The Cannon and Straight Rivers are impaired for turbidity (sedimentation). Cannon/Wells and Roberds Lakes are also impaired waters.

Where the proximity to bedrock precludes the installation of any of the permanent stormwater management practices, other treatment such as grassed swales, smaller ponds, or grit chambers are required prior to discharge to surface waters.

For work on linear projects where the lack of right of way precludes the installation of any of the permanent stormwater management practices, other treatment such as grassed swales, smaller ponds, or grit chambers are required prior to discharge to surface waters.

During Construction

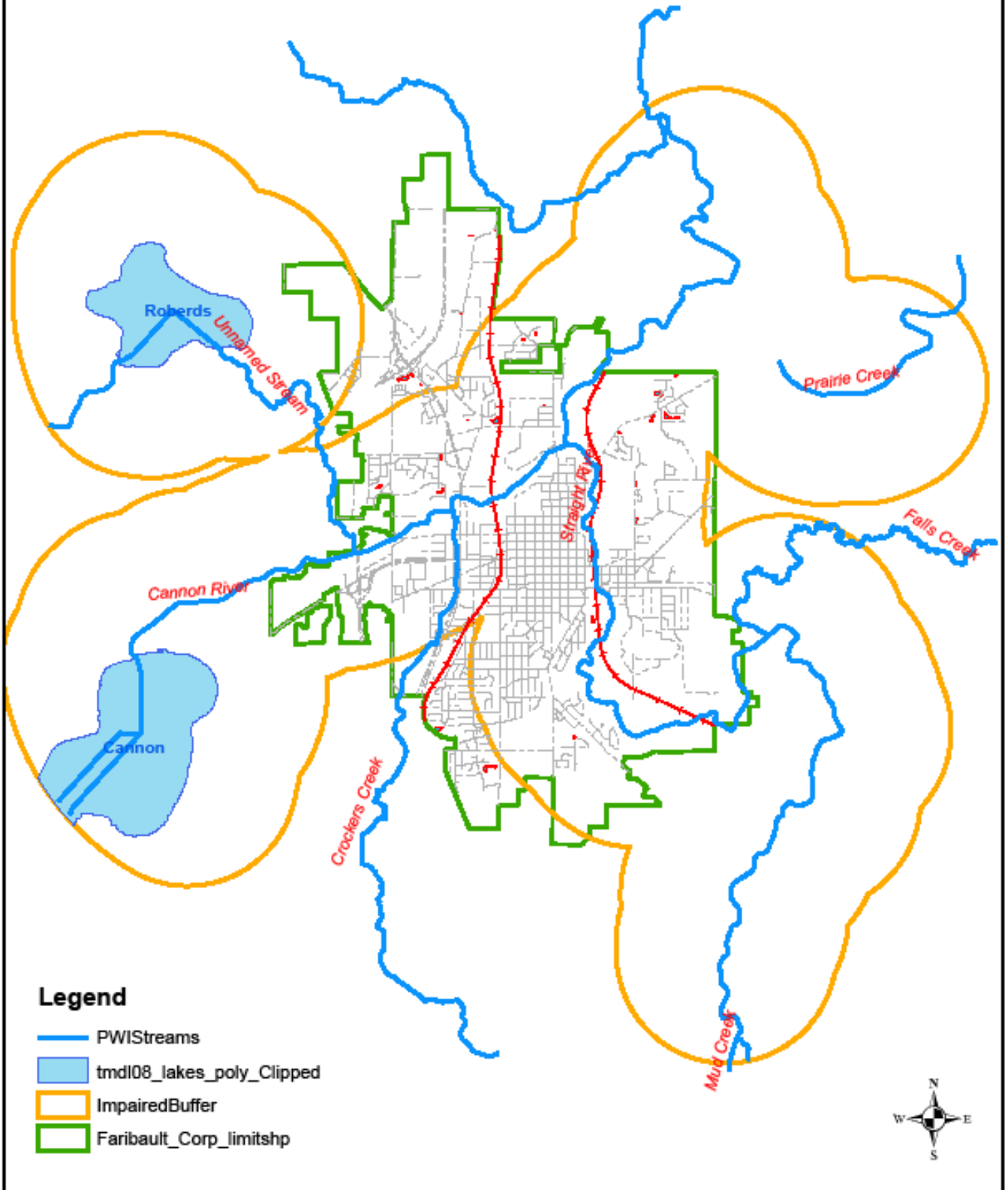
- a. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than seven days after the construction activity in that portion of the site has temporarily or permanently ceased.
- b. Temporary sediment basin requirements must be used for common drainage locations that serve an area with five or more acres disturbed at one time.

Post Construction

The water quality volume that must be treated by the project's permanent stormwater management system shall be one inch of runoff from the new impervious surfaces created by the project. Where site conditions allow, at least ½ inch of the water quality volume must be infiltrated. If it is determined that site conditions are not appropriate for infiltration (e.g. lack of 3 ft. of separation to seasonally saturated ground water, proximity to bedrock, contaminated soils) the reasons should be documented in the SWPPP for the project. Infiltration is not required in Hydrologic Soil Group D soils.

***See Impaired Waters Map**

Impaired Waters 1 Mile Buffer



Wetlands

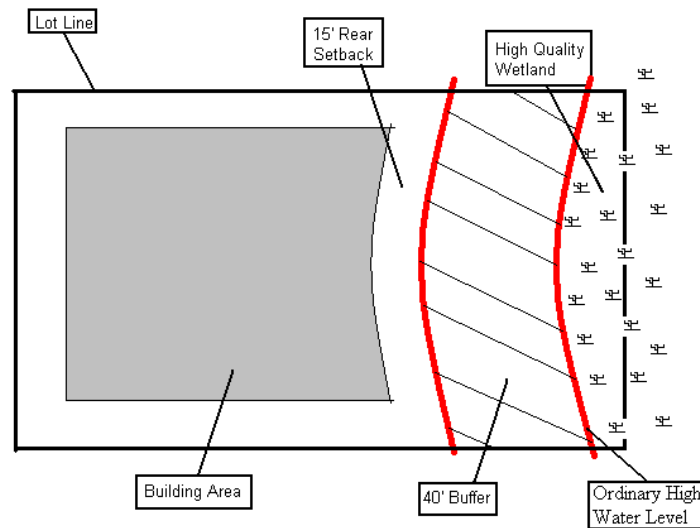
In order to protect all Wetlands, the City of Faribault incorporates the Minnesota Wetland Conservation Act (WCA) of 1991, Minnesota Statute Section 103G-.222 - .2373 and any future amendments to the WCA adopted by the State.

- (1) Minimum Protections for Wetlands during Construction on the Site.
 - (a) Any runoff from the site shall not be discharged directly into any wetland without appropriate quality and quantity stormwater runoff control.
 - (b) The Minnesota Pollution Control Agency's Stormwater Best Management Practices shall be adhered to at all times during the construction process.
- (2) Assessment of Wetlands and Wetland Buffer Strips.
 - (a) It is the responsibility of the developer to determine whether a wetland exists on a site or a structure setback from a wetland on an adjacent property is required. The developer must delineate and document the boundaries of any wetlands on the site in a report in accordance with the WCA requirements.
 - (b) The type of wetland buffer strip that is required shall be determined by the functional value of the wetland through the results of a Minnesota Routine Assessment Method ("MNRAM") assessment. Wetlands are classified as high, medium, or low quality based on the assessment.
- (3) Required Submittals. When a wetland buffer strip is required, the following must be delivered to the City before the City will issue **any** Building Permits for the site:
 - (a) Reports of the MNRAM assessment and wetland delineation for the site;
 - (b) An executed conservation easement in favor of the City for protection of the wetlands and wetland buffer strips on the site. The easement must legally and geographically describe the boundaries of the wetlands and wetland buffer strips, wetland buffer strip markers and their locations and prohibit any structures, paving, concrete, pavers, flagstone, mowing, introduction of non-native vegetation, cutting, filling, dumping, yard waste disposal, fertilizer application or removal of the wetland buffer strip markers within the wetland buffer strip or the wetland;
 - (c) Evidence that the easement document was recorded in the Rice County Recorder's Office along with a duplicate original of the easement document; and
 - (d) Proof that the wetland buffer strip markers have been installed.
- (4) Determination of Required Wetland Buffer Strips and Structure Setbacks. The wetland buffer strips required for each wetland shall be measured from the Ordinary High Water Level (OHWL) in cases involving wetlands and the top of the bank of the channel in cases involving rivers and streams. The structure setbacks shall be measured from the outer edge of the wetland buffer strip to the

structure. The required dimensions for all wetland buffer strips and structure setbacks are listed below. The wetland buffer strip's width may be adjusted along the wetland's boundaries so long as the width does not fall below the minimum width required. Publicly owned trails for educational and recreational purposes may be included as part of the wetland buffer strip's width calculations.

MNRAM Wetland Classification	High Quality	Medium Quality	Low Quality
Wetland Buffer Strip Minimum Width:	40 feet	25 feet	15 feet
Minimum Structure Setback: (From the outer edge of the Wetland Buffer Strip)	15 feet	15 feet	15 feet

Example of Wetland Buffer Strip and Minimum Structure Setback Requirements as Applied to a High Quality Wetland

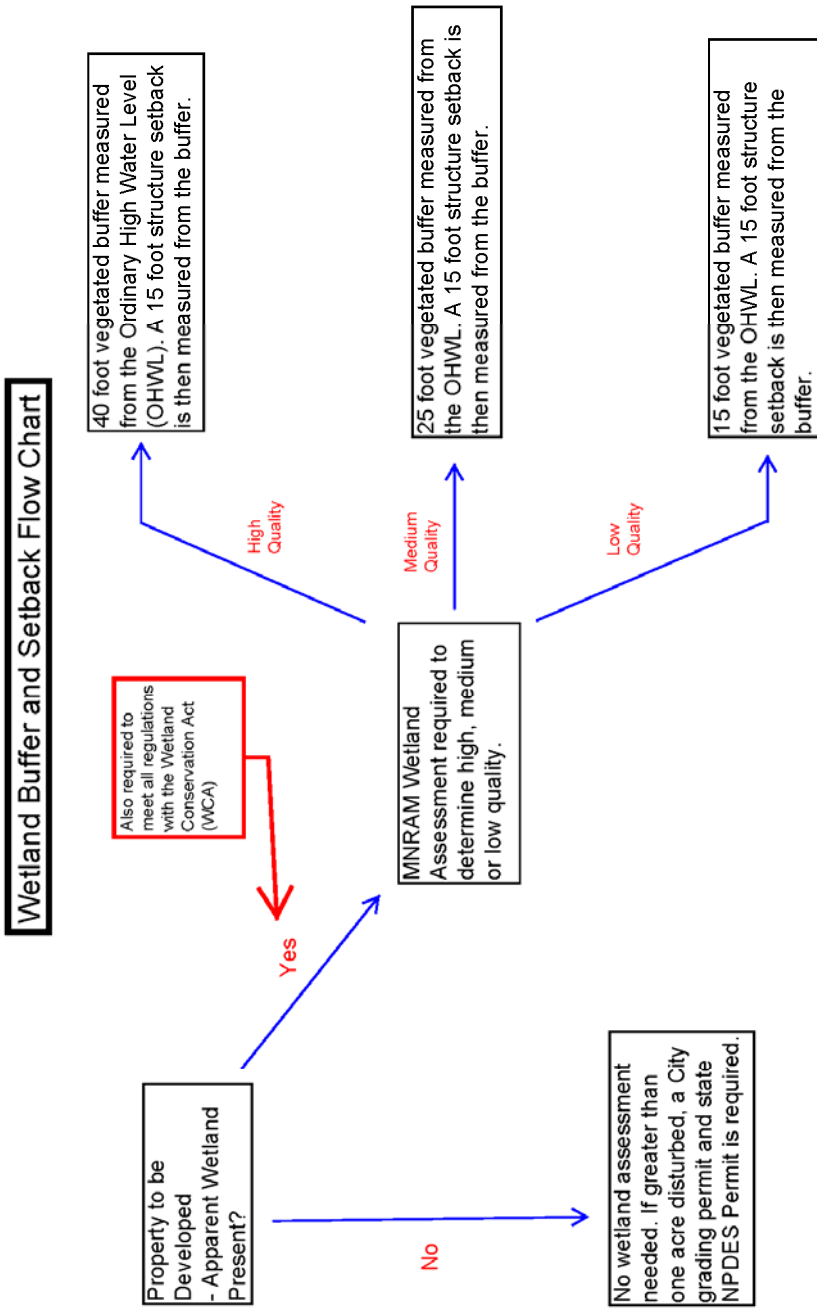


- (5) All septic and soil absorptions systems on the site must be set back a minimum of fifty feet from any boundary of the wetland. For purposes of determining this setback, the boundary of the wetland shall be determined by the MNRAM assessment.

- (6) Wetland Buffer Strip Markers. All wetland buffer strips shall be equipped with permanent markers in order to identify the boundary of the wetland buffer strip on each lot.
- (7) Wetland Buffer Strip Vegetation Requirements. Where predevelopment natural vegetation exists in a wetland buffer strip, the retention of that vegetation in an undisturbed state shall be required.
- (8) Encroachment into Wetland Buffer Strips and Wetlands. All wetland buffer strips and wetlands must be kept free of all structures, paver patios, docks, decks, fire pits, tree houses, swing sets, etc.

***Please refer to Chap. 28 in the City Code for full Wetland Requirements.**

Wetland Process Flow Chart



- Notes:**
1. Wetland protection during construction shall comply with the City's Erosion and Sediment Control Ordinance and the NPDES General Permit for Construction.
 2. Wetland buffer strips may be adjusted along the Wetland's boundaries so long as the width does not fall below the minimum width required as listed on page 18.
 3. Permanent stormwater management ponds may encroach into the wetland buffer up to 50%.
 4. Wetland buffer strips must be recorded as conservation easements during the platting or re-platting process.
 5. Wetland buffer strips must be marked with a wetland monument where property lines intersect the buffer or a maximum of every 200' along the buffer.
 6. The Wetland buffer strips shall not be mowed or have any foreign material such as grass clippings, leaves or brush dumped within its boundaries.

Temporary Sedimentation Pond Guidelines

Where ten or more acres of disturbed soil drain to a common location, a temporary (or permanent) sediment basin must be provided prior to the runoff leaving the construction site. The developer is encouraged to install temporary sediment basins where appropriate in areas with steep slopes or highly erodible soils even if less than ten acres drains to one area. The basins must be designed and constructed according to the following requirements:

1. The basins must provide storage below the outlet pipe for a calculated volume of runoff from a two year, 24 hour storm from each acre drained to the basin, except that in no case shall the basin provide less than 1800 cubic feet of storage below the outlet pipe from each acre drained to the basin.
2. Where no such calculation has been performed, a temporary (or permanent) sediment basin providing 3,600 cubic feet of storage below the outlet pipe per acre drained to the basin, shall be provided until permanent cover is established for the entire drainage area of the temporary basin.
3. Temporary basin outlets must be designed to prevent short-circuiting and the discharge of floating debris. The basin must be designed with the ability to allow complete basin drawdown (e.g., perforated riser pipe wrapped with filter fabric and covered with crushed gravel) for maintenance activities, and provide a stabilized emergency overflow. Energy dissipation must be provided for the basin outlet.
4. The temporary (or permanent) basins must be constructed and made operational concurrent with the start of soil disturbance that is upgradient of the area and contributes runoff to the pond.
5. Where the temporary sediment basin is not attainable due to site limitations, equivalent sediment controls such as smaller sediment basins, and/or sediment traps, silt fences, vegetative buffer strips, or any appropriate combination of measures are required for all down slope boundaries of the construction area and for those side slope boundaries deemed appropriate as dictated by individual site conditions. In determining whether installing a sediment basin is attainable, the developer/contractor must consider public safety and may consider factors such as site soils, slope, and available area on site. This determination must be documented in the projects Stormwater Pollution Prevention Plan (SWPPP).
6. If a temporary sedimentation pond shall be used as a final permanent stormwater basin it shall be dredged at the completion of the project and left in a like new state before project acceptance.

*For areas within one mile of impaired waters, including the Cannon and Straight Rivers, temporary sediment basins must be used for common drainage locations that serve an area with five or more acres disturbed at one time. Please see impaired waters map found on page 16 above.

Park Grading Requirements

Upon completion of project grading, dedicated park areas shall be left in an acceptable condition. The Buckham Center Director or his/her designee shall inspect the park area(s) before final acceptance. Grading requirements of park areas are as follows:

- a) The park must be graded to a condition to permit mowing without clods of soil, rough, uneven grade or rocks, sticks and brush
- b) Provide a minimum of 6 inches of top soil
- c) Provide drainage from the area, and
- d) Stabilize with disc anchored mulch and seeded with MnDOT seed mix 260 or as otherwise approved by the Buckham Center Director.

Items inspected which are not acceptable shall be added to the projects overall “punch list” and sent to the Contractor for corrections. Once the correction items are completed the park area shall be re-inspected. This process will continue until acceptable conditions are met.

Failure to comply with the park grading requirements stated above shall result in enforcement actions as stated in Section 28-235 of the City Code.