

## **CITY OF SPEARFISH**

### **GRADING REQUIREMENTS FOR LOTS LESS THAN ONE ACRE**

#### Grading and Erosion Control Shall Include:

1. All control measures (Best Management Practices\* (BMP's)) necessary to achieve soil stabilization on the site itself which will protect neighboring properties and municipal right-of-way (ROW). This includes stock piles of any soil, rock, or any additional landscaping materials on the site. All stock piles must remain on the property served out of the right-of-way.
2. Storm Water inlet protection from sediment if applicable.
3. Measures to prevent mud-tracking from vehicles and equipment into the street must be implemented throughout the life of the project. Any track out must be removed by the end of the work day.
4. A concrete washout area on the site (if trucks will wash out on site) or in a designated area of the development.
5. Construction dumpsters that are tarped when contractor / owner is not on site or when weather dictates.
6. Dates for Final Stabilization\*\* (defined below) by grading permit holder.
7. Completed and signed application with payment (or issued building permit) must be turned in before beginning project.
8. Non-Compliance may generate a Stop Work Order and / or a requirement for an illustrated Grading and Erosion Control Plan (GECP).

#### \*Best Management Practices (BMP's)

Control measures which prevent or reduce the discharge of sediment and / or other "pollutants" (defined at ARSD 74:52:01:35) to \*\*\*waters of the state.

#### \*\*Final Stabilization

All soil disturbing activities at the site have been completed and either of the two following criteria are met:

- Uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures, or;
- Equivalent permanent stabilization measures (such as the use of landscaping, rock, or measures other than vegetation) have been employed, or;
- In lieu of Final Stabilization, a "Notice of Stabilization / Re-Vegetation Agreement" may be used when property is being transferred before final stabilization is complete. This agreement ensures the new property owner is aware of the permit requirements and releases previous owner from permit responsibilities.

#### \*\*\*Waters of the State

All waters within the jurisdiction of this state, including all streams, lakes, ponds, impounding reservoirs, marshes, watercourses, waterways, wells, springs, irrigation systems, drainage systems, and all other bodies or accumulations of water, surface or underground, natural or artificial, public or private, situated wholly or partly within or bordering upon the state, but not waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of the CWA (Clean Water Act) other than cooling ponds as defined by 40 C.F.R.: 423.11 (m) (July 1, 1991).