

**BUILDING SITE CONDITION POLICY
FOR INFRASTRUCTURE PROTECTION AND EROSION CONTROL**

The City of Watertown wishes to provide an orderly and consistent application of protective measures and site control of sediment during active site excavation, grading, and construction activities. In order to do so the following conditions and policy practices have been adopted. To ensure compliance to protect the residents of Watertown, financial security will be required. The required security will not be released until final inspection of the site and any required remedy to cure has been completed.

A. SECURITY REQUIRED AND REMEDY TO CURE.

1. \$2,000 escrow will be required at the time of building permit issuance and will be held pending satisfactory inspection of the site by City staff.
2. The escrow will not be released until any required repairs or cleaning to municipal infrastructure are made, required restoration, and or required permanent soil stabilization (i.e. sodding, seeding) have been installed.
3. Failure of the permit holder, after notification from the City, to adequately repair any damage to municipal infrastructure and/or remedy unsatisfactory site conditions related to erosion control may result in the City causing the repair to be made and drawing upon the \$2,000 escrow.
4. Any costs associated with the repair of the municipal infrastructure not covered by the \$2,000 escrow will be assessed to the property.

A. DOCUMENTATION METHODS

- a) Prior to the excavation or grading of any site, and after the proper locates have been request, City staff will take photographs and field notes of the condition infrastructure around the site.

- b) An inspection will be performed following the request for final permit inspection or the issuance of a certificate of occupancy from the permit holder.

SIDEWALK, CURB, AND ROADWAY PROTECTION

B. GENERAL

1. The purpose of this Section is to promote the public health, safety, property and general welfare of the City of Watertown and to protect infrastructure such as concrete sidewalks, bituminous trail, concrete curbing and gutter, and bituminous street surfaces from damage caused by equipment and vehicles accessing land and building sites during residential or commercial construction.

2. ACTIVITIES SUBJECT TO SIDEWALK, CURB, AND ROADWAY PROTECTION

1. The following activities are subject to the provisions of this section:
 - a) Any improvement that requires a building and or grading permit from the City of Watertown and:.
 - b) Any site that has a building and or grading permit that will be accessed over and across existing sidewalk or trail segments, curb and gutter, and or which an adjacent street surface has the wear course of asphalt in place.

C. PERFORMANCE STANDARDS

In general, this Section does not require the use of any particular method to protect noted infrastructure. However, the recommended protection measures may reduce the liability of the permit holder in the repair and/or replacement of infrastructure to be determined to have been damaged by the permit holder's failure to adequately provide protection to such infrastructure.

1. General Recommendations
 - a) Concrete sidewalk shall be protected by providing a minimum of 6" of $\frac{3}{4}$ " minus gravel or 8" of excavated soil and must remain ADA compliant.

- b) Bituminous trail shall be protected by providing a minimum of 6” of ¾” minus gravel or 8” of excavated soil and must remain ADA compliant.
- c) Concrete curb and gutter sections shall be protected by providing a wood or preformed rubber ramp.
- d) Wear course layer of street surface shall be protected from damage from excessive turning movements, tracked vehicles, outriggers, dumpsters, etc. with the use of plywood or sheathing material.

SEDIMENT AND EROSION CONTROL

D. GENERAL

- 3. The purpose of this Section is to promote the public health, safety, property and general welfare of the City of Watertown and to conserve the soil, water and related resources and to control erosion and sedimentation caused by land disturbing activities. Refer to the sub-sections below, as well as, the attached “Building Permit - Standard Details”.

E. ACTIVITIES SUBJECT TO EROSION CONTROL MEASURES

- 2. The following activities are subject to the provisions of this section:
 - c) Any improvement that requires a building permit from the City of Watertown.
 - d) Any land disturbing activity disturbing 500 square feet or greater but less than one acre (43,560 square feet) within city limits. If a Sediment and Erosion Control Permit is required by the Carver County Watershed Management Organization, the City delegates all sediment and erosion control review and authority to the Carver County Water Management Organization.

F. PERFORMANCE STANDARDS

In general, this Section does not require the use of any particular method to control erosion and sedimentation. The City shall evaluate the proposed measures to determine if they follow current “Best Management Practices” and engineering standards are met.

- 1. General Requirements

- e) Land disturbing activities shall be planned and conducted to minimize the extent of disturbed area, runoff velocities and erosion potential, and to reduce and delay runoff volumes.
 - f) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within seven (7) days on all perimeter dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical; embankment of ponds, basins, and traps; and within 14 days on all other disturbed or graded areas unless they are actively being worked regardless of season.
 - g) Erosion and sediment control measures shall be consistent with standard industry best management practices, and shall be sufficient to retain sediment on-site.
 - h) All erosion and sediment controls shall be inspected and approved by the City staff before commencing the land disturbing activity.
 - i) See City of Watertown “Building Permit - Standard Detail” for erosion control details.
2. Erosion Control Standards
- c) The natural drainage system shall be used to the extent possible for storage and flow of runoff before release to a stormwater conveyance system. Temporary storage areas or retention ponds shall be considered to reduce peak flows, erosion damage and construction costs.
 - d) If needed, sod shall be laid in strips at right angles to the direction of drainage to prevent erosion.
 - e) At existing storm sewer inlets, temporary sedimentation traps will be necessary to prevent erosion from entering the storm sewer system, and downstream water bodies.
 - f) Erosion and sediment controls may include, but are not limited to sediment basins, debris basins, silt traps, silt fence, biorolls, erosion control blanket, rock construction entrance, straw mulch, vegetation, sediment basins, rock check dams, regular street sweeping, etc.

- g) Biorolls shall be used rather than silt fence wherever possible to eliminate the need to remove the silt fence after turf is established. Biorolls shall be staked per the Standard Detail.
 - h) Straw or hay bales shall not be used as an erosion or sediment control device.
 - i) Silt fence is not acceptable as an inlet grate BMP.
 - j) Additional erosion control may be necessary where biofiltration/infiltration is the primary means of stormwater management.
3. Exposed Slopes
- 3. Exposed slopes shall be protected by whatever means will effectively prevent erosion considering the degree of slope, soil materials, and expected length of exposure. Slope protection shall consist of mulch, erosion control blankets, sod blankets, fast growing grasses or temporary seeding of annual grasses. Mulch may consist of hay, straw, wood chips, corn stalks, bark or other protective material. Mulch shall be anchored to the slopes to provide additional slope stability.
4. Dust Control Measures
- 1. Temporary mulching or seeding shall be applied to open soil to minimize dust.
 - 2. Barriers such as snow fences, commercial wind fences and similar materials shall be used to control air currents and blowing soil if the City determines it is necessary.
 - 3. The exposed soil shall be watered, as necessary, to control dust.

G. MAINTENANCE OF EROSION CONTROL MEASURES

- 1. The cleanup and restoration needed on adjoining properties, City streets, storm sewers, etc., due to erosion or sedimentation leaving the project site, shall be the responsibility of the Contractor or property owner.
- 2. The Contractor or property owner shall be responsible for maintaining all erosion control devices in a condition that will ensure that they will function properly.

Erosion control systems shall be inspected by the Contractor and an inspection report shall be provided to the City after every rainfall event ½” or greater, or at a minimum of once per week. This report can be emailed to the building official at sdornfeld@watertownmn.gov or sent to City Hall, 309 Lewis Avenue South.

Erosion control measures shall be maintained as necessary, or within twenty-four (24) hours following discovery or notification of maintenance requirements. Such erosion control measures not employed or functional following such notification may result in the issuance of a stop work order. If erosion control deficiencies are consistently in disrepair, the City shall have the problems corrected at the expense of the Contractor/property owner and will deduct all related expenses from the building permit escrow.