



Site Plan and Erosion Control Plan For Single Family Homes and Accessory Structures

Building Address _____
Lot _____ **Subdivision Name** _____
Applicant Name _____
Applicant Phone _____ **Applicant Fax** _____

Compliance with Approved Grading Plan

	As	R1		
<u>BUILDING SETBACKS</u>	<u>Shown</u>	<u>R2</u>	<u>Acc.</u>	<u>TND</u>
Front Yard Setback	_____	25'	25'	0-25'
Side Yard Setback	_____	5'	5'	5'
Rear Yard Setback	_____	25'	5'	30'
Corner Lot Setback	_____	15'	15'	15'
Building Height (max)	_____	35'		

	As	On Approved
<u>GRADES/ELEVATIONS</u>	<u>Shown</u>	<u>Grading Plan</u>
Front Left Lot Corner	_____	_____
Front Right Lot Corner	_____	_____
Rear Left Lot Corner	_____	_____
Rear Right Lot Corner	_____	_____
Low Opening	_____	_____
Lowest Slab	_____	_____

	As	On Approved
<u>DRIVEWAY</u>	<u>Shown</u>	<u>Grading Plan</u>
Width at Curb	_____	35' max (50' for Twin)
Width at Property Line	_____	25' max (40' for Twin)
Elev. at Property Line	_____	_____
Elev. at Garage	_____	_____
Length (Property Line to Garage)	_____	_____
Driveway Slope	_____	15% max

Certification – Easements of Record and Covenants

I certify that this site plan properly reflects all easements of record and covenants with respect to the Lot Shown. Easements of record include but are not limited to those shown on the Plat or CSM for this Lot in addition to any other easements recorded at the County Register of Deeds affecting this property. **NOTE: The County Register of Deeds and/or a Title Company are the appropriate resources to utilize for determining easements of record affecting a property. Any information obtained from the City of River Falls with regards to Easements of Record shall be verified by the certifier as accurate and complete.**

Signature _____

Date _____

Site Plan Check List

- Site plan is drawn to scale, with north arrow.
- Plan shows locations and dimensions of all existing and proposed structures on the lot including driveways and building overhangs.
- Lot dimensions are shown including dimensions of front, rear, and side yards.
- The locations of all easements of record are shown.
- Plan shows required setbacks.
- Plan shows elevation of all property corners.
- Plan shows ground elevation at front and rear of building.
- Driveway width at curb, property line and garage, and location with respect to property lines are shown.
- Plan shows lowest building opening elevation. Lowest opening elevation is the elevation at which water would enter the home if the home were surrounded by water. The elevation may correspond to:
 1. The lowest walkout level.
 2. The lowest wall at a window well formed by foundation walls.
 3. The lowest window opening not protected by a foundation window well.
- Plan shows positive drainage away from all buildings.
- Plan shows erosion control measures (silt fence, bales, silt sock, etc.) located such that all runoff leaving lot is filtered through a silt fence.
- Plan shows rock construction site entrance. Note: This entrance shall be 2"-3" open graded washed rock, 6" in depth. Use of gravel or sand is not acceptable.
- Label all adjoining streets and alleys.

COMPLETED

NOT APPLICABLE

EROSION CONTROL PLAN CHECKLIST

Check (✓) appropriate boxes below, and complete the site diagram with necessary information.

Site Characteristics

North arrow, scale, and site boundary. Indicate and name adjacent streets or roadways.

Location of existing drainageways, streams, rivers, lakes, wetlands or wells.

Location of storm sewer inlets.

Location of existing and proposed buildings and paved areas.

The disturbed area on the lot.

Approximate gradient and direction of slopes before grading operations.

Approximate gradient and direction of slopes after grading operations.

Overland runoff (sheet flow) coming onto the site from adjacent areas.

Erosion Control Practices

Location of temporary soil storage piles.

Note: Soil storage piles should be placed behind a sediment fence, a 10 foot wide vegetative strip, or should be covered with a tarp or more than 25 feet from any downslope road or drainageway.

Location of access drive(s).

Note: Access drive should have 2 to 3 inch aggregate stone laid at least 7 feet wide and 6 inches thick. Drives should extend from the roadway 50 feet or to the house foundation (whichever is less).

Location of sediment controls (filter fabric fence, straw bale fence or 10-foot-wide vegetative strip) that will prevent eroded soil from leaving the site.

Location of sediment barriers around on-site storm sewer inlets.

Location of diversions.

Note: Although not specifically required by code, it is recommended that concentrated flow (drainageways) be diverted (re-directed) around disturbed areas. Overland runoff (sheet flow) from adjacent areas greater than 10,000-sq. ft. should also be diverted around disturbed areas.

Location of practices that will be applied to control erosion on steep slopes (greater than 12% grade).

Note: Such practices include maintaining existing vegetation, placement of additional sediment fences, diversions, and re-vegetation by sodding or seeding with use of erosion control mats.

Location of practices that will control erosion on areas of concentrated runoff flow.

Note: Unstabilized drainageways, ditches, diversions, and inlets should be protected from erosion through use of such practices as in-channel fabric or straw bale barriers, erosion control mats, staked sod, and rock rip-rap. When used, a given in-channel barrier should not receive drainage from more than two acres of unpaved area, or one acre of paved area. In-channel practices should not be installed in perennial streams (streams with year round flow).

Location of other planned practices not already noted.

COMPLETED

NOT APPLICABLE

Indicate management strategy by checking (✓) the appropriate box.

Management Strategies

Temporary stabilization of disturbed areas.

Note: It is recommended that disturbed areas and soil piles left inactive for extended periods of time be stabilized by seeding (between April 1 and September 15), or by other cover, such as tarping or mulching.

Permanent stabilization of site by re-vegetation or other means as soon as possible (lawn establishment).

- Indicate re-vegetation method: Seed Sod Other _____
- Expected date of permanent re-vegetation: _____
- Re-vegetation responsibility of: Builder Owner/Buyer
- Is temporary seeding or mulching planned if site is not seeded by Sept. 15 or sodded by Nov. 15? Yes No

Use of downspout and/or sump pump outlet extensions.

Note: It is recommended that flow from downspouts and sump pump outlets be routed through plastic drainage pipe to stable areas such as established sod or pavement.

Trapping sediment during de-watering operations.

Note: Sediment-laden discharge water from pumping operations should be ponded behind a sediment barrier until most of the sediment settles out.

Proper disposal of building material waste so that pollutants and debris are not carried off-site by wind or water.

Maintenance of erosion control practices.

- Sediment will be removed from behind sediment fences and barriers before it reaches a depth that is equal to half the height of the barrier.
- Breaks and gaps in sediment fences and barriers will be repaired immediately. Decomposing straw bales will be replaced (typical bale life is three months).
- All sediment that moves off-site due to construction activity will be cleaned up before the end of the same workday.
- All sediment that moves off-site due to storm events will be cleaned up before the end of the next workday.
- Access drives will be maintained throughout construction.
- All installed erosion control practices will be maintained until the disturbed areas they protect are stabilized.

Site and Erosion Control Plan Notes

General

- House and Plot Plans submitted with Building Permit application must reflect approved grading plans.
- Approved grading plans are available from the Developer's Engineer or City Engineer.
- Revisions to the approved grading plan may be submitted to the City Engineer for approval.

Gravel Drive

- The purpose of the rock construction entrance is to prevent tracking of sediment onto public roads.
- Required for ALL vehicles exiting and parking on the site
- Additional measures may be required to prevent tracking such as hosing off tires before the vehicle enters the street
- Use 2"-3" open graded rock, not road gravel, minimum 6" deep, minimum 7' wide, from curb to foundation.

Erosion Control measures – Silt fence, straw bales, silt socks, mulch berm.

- All runoff leaving a lot shall be filtered through one of the above methods.
- Silt fences and straw bales shall be installed such that 12" of water can pond behind fence before overflowing.
- Silt fences and straw bales must be trenched, minimum 4-inches, into the ground.
- Erosion control must remain in place until lawn is established.
- Perimeter control is required at all times. If the ground is frozen, the alternative is to surround the site with staked straw bales until the ground thaws.

Drainage Easements

- Do not re-grade, disturb, or remove erosion control from previously established drainage easements.

Tracking on Roads

- Our current standards require that any soils tracked or spilled into a public roadway be swept and removed within four hours.
- If tracking is minimal, sweeping is not necessary, scraping will be sufficient

Code Inspections and Enforcement

- Perimeter erosion control measures shall be placed within 24-hours of the beginning the excavation
- Footing inspections may not be conducted at sites where perimeter erosion control measures are not in place.
- Subsequent inspections will not be conducted if erosion control measures are not installed and functioning properly.
- The City will make weekly erosion control inspections.
- Citations may be issued for EACH DAY the erosion control violations exist, per Municipal Code Chapter 1.20.

Erosion Control Violations

Violation	Fine (Per day)
Perimeter erosion control installed, but not maintained: <ul style="list-style-type: none"> • Not trenched in properly. • Taken down to allow trucks in. • Large holes in fencing. • Sediment accumulated over ½ the height of the fence. 	\$100 + court costs
Construction activities (or effects of activities) extending to neighboring properties. <ul style="list-style-type: none"> • Sediment runoff extending onto adjoining property. • Accessing your lot from the adjoining lot. 	\$100 + court costs
Perimeter erosion control not installed	\$100 + court costs
Soil tracked into street not swept or scraped <ul style="list-style-type: none"> • No construction site entrance. • Construction entrance not being used. • Construction entrance not properly maintained. 	\$100 + court costs
Poor erosion control practices when establishing lawn <ul style="list-style-type: none"> • Silt fence removed more than 8 hours before sod is installed. • Silt fence removed when seeding lawn. • No downspout extenders installed on home. 	\$100 + court costs

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