7550 Sunwood Drive NW | Ramsey, MN 55303
Building 763-433-9850
Planning 763-433-9824
www.cityoframseymn.gov/permits
permits@cityoframseymn.gov

Erosion Control Requirements

Due to ongoing issues regarding the City's policy on erosion control, the following must be completed ***prior*** to issuance of a building permit:

- An erosion control escrow must be submitted (see attached ordinance requirements). The current rate in effect is $1,500.00; any remaining balance in this escrow will be refunded when the property is fully established.
- The contractor is required to have silt fence (or other approved erosion control measures) installed and inspected. Call Aaron Madsen at 763-433-9873 or Logan Czech at 763-453-2531 to schedule inspections.
- No excavation or building inspections will be scheduled until the Engineering Department has approved the Erosion Control.

Amended 07/8/2010; 5/28/12; 12/28/15; 04/07/21; 07/09/21

Additional Notes

- Silt fence must be placed 16.5 feet from the delineated wetland edge prior to any excavation.
- The silt fence must be maintained until permanent ground cover is established.
- The 16.5-foot buffer may be vegetated with sod or native vegetation after construction is complete.

Sec. 117-383. - Purpose

The purpose of this subdivision is to control or eliminate stormwater pollution along with soil erosion and sedimentation within the city. It establishes standards and specifications for conservation practices and planning activities, which minimize stormwater pollution, soil erosion and sedimentation.

Sec. 117-385. - Stormwater pollution control plan

(a) Every applicant for a building permit, subdivision approval, or a permit to allow land disturbing activities must submit a stormwater pollution control plan (SWPPP) to the city engineer except as noted below. No building permit, subdivision approval, or permit to allow land disturbing activities shall be issued until the city approves this plan. At a minimum these pollution abatement control practices must conform to those in the current version of the Minnesota Stormwater Manual: https://stormwater.pca.state.mn.us/index.php/Main_Page

(b) Residential construction activities. A person engaging in land alteration in connection with the construction of a single-family dwelling and accessory structures on the same lot must obtain a building permit from the city. A SWPPP is not required if all of the following conditions are met:

(1) The construction is in a plat covered by a current Stage I Surety;

(2) The developer grants permission to the builder for coverage under the SWPPP for the development; and

(3) A copy of the agreement between the builder and developer is provided with the building permit application.

This will also apply to multiple-family units up to 12 units per building that are part of an approved plat. The certificate of survey shall include erosion control measures approved by the city.

Sec. 117-385. - Stormwater pollution control plan (continued)

(c) Residential construction outside of plats with a current Stage I Surety and/or adjacent to significant natural resource areas (streams, lakes, woodlands, wetlands) will require submittal of additional information to ensure protection of the natural resource area during construction.

Sec. 117-391. - Minimum stormwater pollution control measures and related inspections

These minimum control measures are required where bare soil is exposed. Due to the diversity of individual construction sites, each site will be individually evaluated. Where additional control measures are needed, they will be specified at the discretion of the city engineer. The city will determine what action is necessary to prevent excessive erosion from occurring on the site.

(1) All grading plans and building site surveys must be reviewed by the city for effectiveness of erosion control measures in the context of the site topography and drainage.

(2) Sediment control measures must be properly installed by the builder before construction activity begins. Such structures may be adjusted during dry weather to accommodate short-term activities, such as those that require the passage of very large vehicles. As soon as this activity is finished or before rainfall, the erosion and sediment control structures must be returned to the configuration specified by the city. A sediment control inspection must then be scheduled, and passed before a footing inspection will be done.

(12) For soil stockpiles greater than ten cubic yards the toe of the pile must be more than 25 feet from a road, drainage channel or stormwater inlet. If such stockpiles will be left for more than seven days, they must be stabilized with mulch, vegetation, tarps or other means. If left for less than seven days, erosion from stockpiles must be controlled with silt fences or rock check dams. If for any reason a soil stockpile of any size is located closer than 25 feet from a road, drainage channel or stormwater inlet, and will be left for more than seven days, it must be covered with tarps or controlled in some other manner.

(16) Streets must be cleaned and swept whenever tracking of sediments occurs and before sites are left idle for weekends and holidays. Establishment of a regular sweeping schedule is encouraged.

(20) Follow-up inspections will be performed by the city on a regular basis and after a 0.5-inch rain event to ensure that erosion and sediment control measures are properly installed and maintained. In all cases the inspectors will attempt to work with the developer and/or builder to maintain proper erosion and sediment control at all sites.

(a) The city has established a system of notices for enforcing erosion control.

(b) In the event these notices are ignored, construction stop orders may be issued by the city, until erosion and sediment control measures meet specifications. A second erosion and sediment control/grading inspection must then be scheduled and passed before the final inspection will be done.

Sec. 117-406. - Financial securities

The applicant shall provide security for the performance of the work described and delineated on the approved grading plan involving the stormwater pollution control plan and any stormwater and pollution control plan related remedial work. The financial security shall be considered part of the Stage 1 improvements for all plats and subdivisions. Financial securities will not be required for permits as noted in section 117- 385. Security for permits not meeting these requirements shall be a minimum of the rate established by the city council in the annual schedule of rates, fees and charges and shall be escrowed

Sec. 117-406. - Financial securities (continued)

with the city at the time the building permit is obtained. Requirements for the surety for all applications are outlined below:

(1) The city may request a greater financial security, if the city considers that the development site is especially prone to erosion or the resource to be protected is especially valuable.

(2) Maintaining the financial security. If at any time during the course of the work this amount falls below 50 percent of the required deposit, the developer shall make another deposit in the amount necessary to restore the deposit to the required amount.

(3) If the developer does not bring the financial security back up to the required amount within seven days after notification by the city that the amount has fallen below 50 percent of the required amount the, city may:

  (a) Withhold the scheduling of inspections and/or the issuance of a certificate of occupancy.

  (b) Revoke any permit issued by the city to the applicant for the site in question and any other of the applicant's sites within the city's jurisdiction.

(4) Proportional reduction of the financial security. When more than half of the development's maximum exposed soil area achieves final stabilization, the city can reduce the total required amount of the financial security by half, if recommended by the city engineer.

(5) Action against the financial security. The city may act against the financial security if any of the conditions listed in subsections (5) a through d of this section exist. The city shall use funds from this security to finance any corrective or remedial work undertaken by the city or a contractor under contract to the city and to reimburse the city for all direct cost incurred in the process of remedial work including, but not limited to, staff time and attorney's fees.

  (a) The developer ceases land disturbing activities and/or filling and abandons the work site prior to completion of the grading plan.

  (b) The developer fails to conform to any city approved grading plan and/or the stormwater pollution control plan as approved by the city.

  (c) The techniques utilized under the stormwater pollution control plan fail within one year of installation.

  (d) The developer fails to reimburse the city for corrective action taken under section 117-403.

(6) Returning the financial security. Any unspent amount of the financial security deposited with the city for faithful performance of the stormwater pollution control plan and any stormwater and pollution control plan related remedial work must be released one full year after the completion of the installation of all such measures and the establishment of final stabilization.

Sec. 117-407. - Notification of failure of the stormwater pollution control plan

The city shall notify the developer, when the city is going to act on the financial securities part of this subdivision.

(1) Notification by the city. The initial contact will be to a party listed on the application and/or the stormwater pollution control plan. Forty-eight hours after notification by the city or 72 hours after the failure of erosion control measures, whichever is less, the city, at its discretion, may begin corrective work. Such notification should be in writing, but if it is verbal, a written notification should follow as quickly as practical.

Sec. 117-407. - Notification of failure of the stormwater pollution control plan (continued)

(2) Erosion off site. If erosion breaches the perimeter of the site, the applicant shall immediately develop a cleanup and restoration plan, obtain the right-of-entry from the adjoining property owner, and implement the cleanup and restoration plan within 48 hours of obtaining the adjoining property owner's permission. In no case, unless written approval is received from the city, shall more than seven calendar days go by without corrective action being taken. If in the discretion of the city, the applicant does not repair the damage caused by the erosion, the city may do the remedial work required and charge the cost to the applicant.

(3) Erosion into streets, wetlands or water bodies. If eroded soils (including tracked soils from construction activities) enter or appear likely to enter streets, wetlands, or other water bodies, prevention strategies, cleanup and repair must be immediate. The applicant shall provide all traffic control and flagging required to protect the traveling public during the cleanup operations.

(4) Failure to do corrective work. When an applicant fails to conform to any provision of this policy within the time stipulated, the city may take the following actions:

(a) Withhold the scheduling of inspections and/or the issuance of a certificate of occupancy.

(b) Revoke any permit issued by the city to the applicant for the site in question or any other of the applicant's sites within the city's jurisdiction.

(c) Direct the correction of the deficiency by city forces or by a separate contract. The issuance of a permit constitutes a right-of-entry for the city or its contractor to enter upon the construction site for the purpose of correcting deficiencies in erosion control.

(d) All costs incurred by the city in correcting stormwater pollution control deficiencies must be reimbursed by the applicant. If payment is not made within 30 days after costs are incurred by the city, payment will be made from the applicant's financial securities as described in section 117-406.

(e) If there is an insufficient financial amount in the applicant's financial securities as described in section 117-406, to cover the costs incurred by the city, the city may assess the remaining amount against the property. As a condition of the permit, the owner shall waive notice of any assessment hearing to be conducted by the city, concur that the benefit to the property exceeds the amount of the proposed assessment, and waive all rights by virtue of Minn. Stats. § 429.081 to challenge the amount or validity of assessment.

(Code 1978, § 9.27.22; Ord. No. 06-32, § 1, 11-28-2006; Ord. No. 14-09, § 2, 9-23-2014)

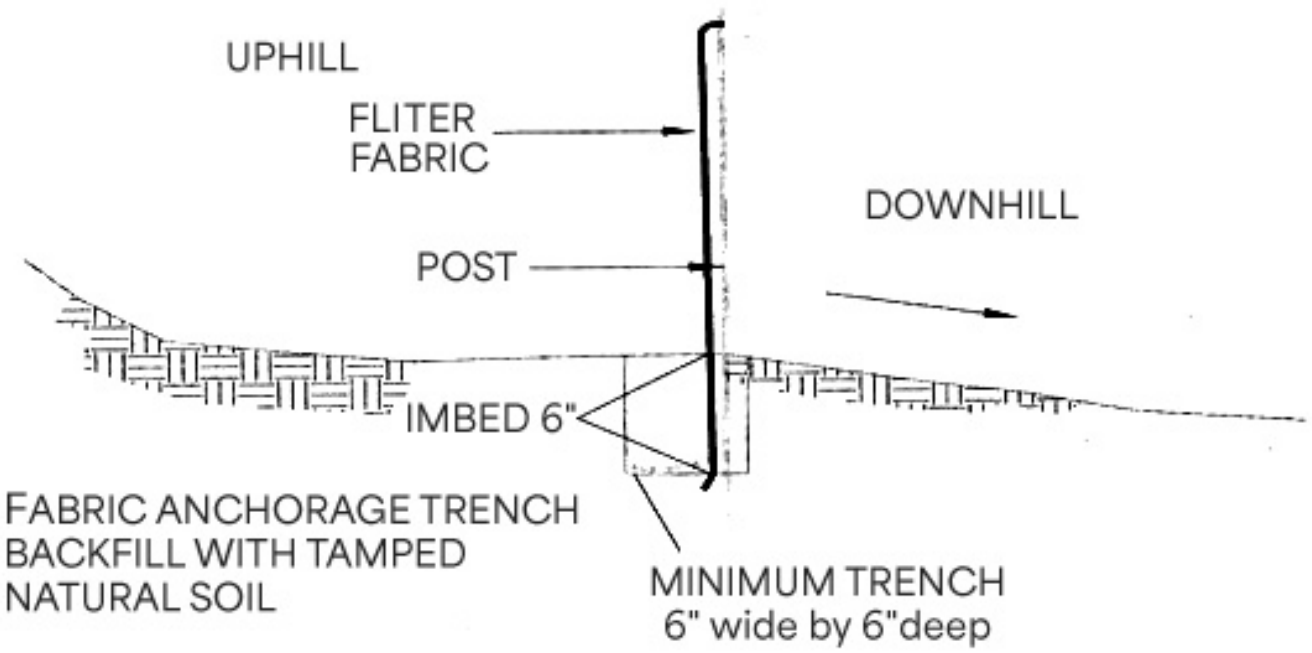
Typical Details For Silt Fence Construction

(1) Dig a small toe-in trench along the line where Silt Fence is to be placed. The trench should be a minimum of 6 inches deep and 6 inches wide. Place the excavated material on the front or upstream side of the trench to facilitate backfilling later.

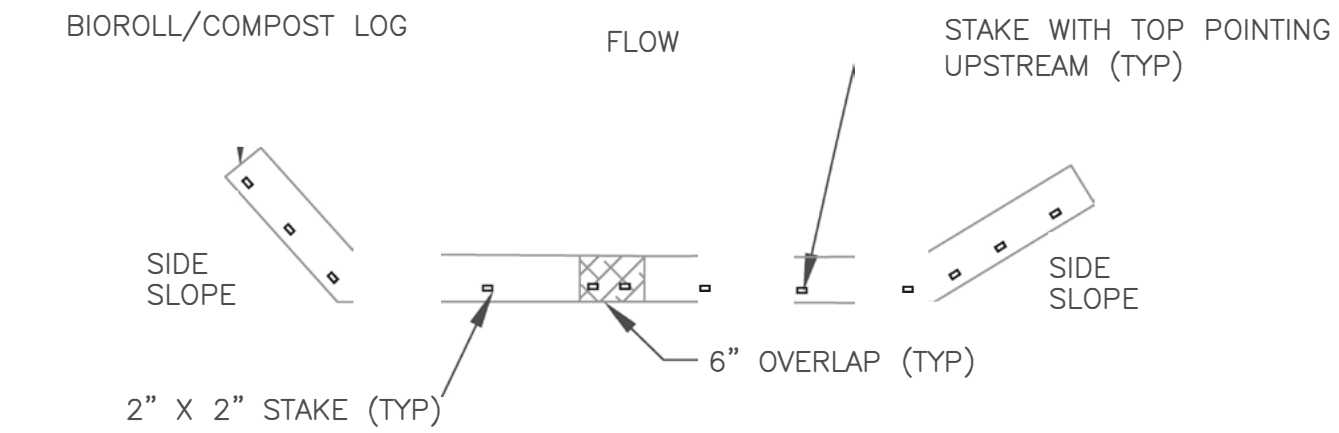
(2) Drive the fence posts into the back or downstream side of the trench. The post should be driven so that at least 1/3 of the height of the post is in the ground. When installing a pre-fabricated Silt Fence with fabric attached to the posts, the posts should be driven so that at least 6 inches of fabric will be buried in the ground. Place posts between 2 feet and 10 feet apart depending on the anticipated volume of sediment runoff at the site. Most pre-fabricated Silt Fence have posts spaced approximately 7 to 10 feet apart, which is usually adequate. If there is a low spot where most sediments tend to collect, closer spacing may be required and pre-fabricated Silt Fence can be backed up with extra posts.

Posts constructed of hardwood or metal with sufficient strength to support a full load of deposited sediment are recommended.

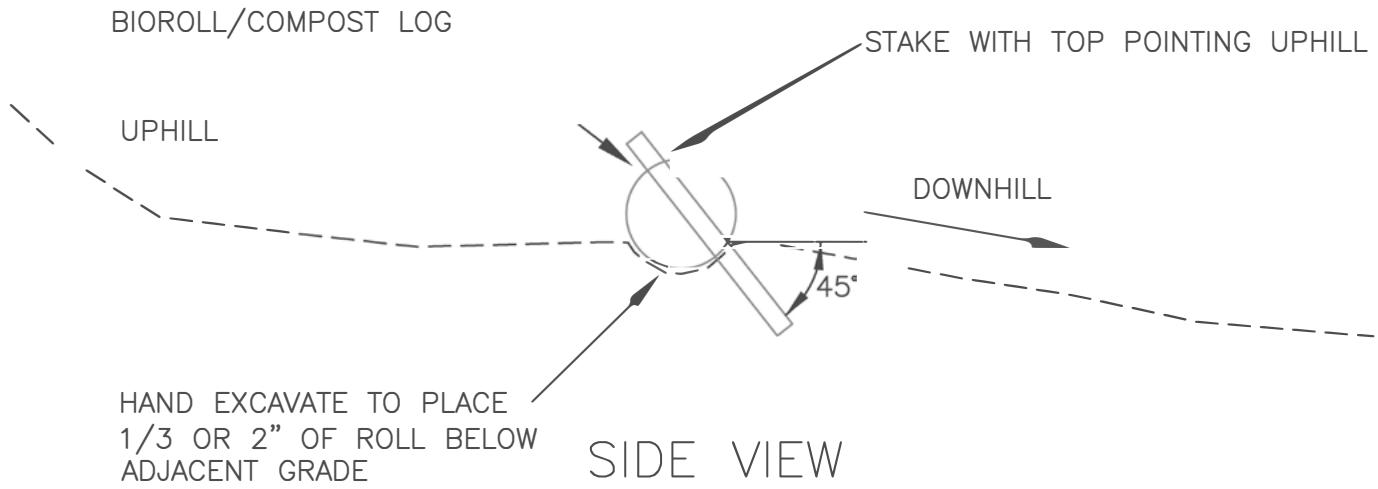
(3) If pre-fabricated Silt Fence is not being used the fabric must be attached to the posts. Attach with 3 plastic zip ties (50 lb. tensile) one inch apart located in the top 8 inches.



Typical Details For Bio Roll (Compost Log) Construction



PLAN VIEW



SIDE VIEW

NO SCALE

NOTE:

STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 6" INTO GROUND AND PROTRUDING 2" ABOVE LOG

WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK

WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE

WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL