Land Disturbance Plan and Implementation Requirements

For any site that disturbs land through excavation, embankment or grading activities, as defined by the city's Land Disturbance Ordinance, the owner shall, at minimum, conform to the provisions of these requirements, applicable permits, relevant laws, ordinances, rules and regulations. In the case of conflicting requirements, the most restrictive shall apply.

Section I. Land Disturbance Plan Submittal

A Land Disturbance Plan Submittal shall consist of the following components:

A. Grading Plan
B. Phasing Plan
C. Pond Detail Sheet
D. Storm Water Pollution Prevention Plan (SWPPP)
E. Standard Detail Sheet

Section II. Land Disturbance Plan Implementation

A. Implementation of SWPPP
B. Site Inspections and Maintenance
C. As-Built or Record Grading Plan

Section I. Land Disturbance Plan Submittal

All pages of the land disturbance plan shall be drawn to a minimum scale of one-inch equals fifty-feet (1-inch = 50-feet), unless otherwise specified, and shall be of sufficient clarity to indicate the nature and extent of the proposed work and show in detail that the proposed work shall conform to the provisions of these requirements, all relevant laws, ordinances, rules and regulations. A north arrow shall be provided on each sheet with north toward the top or left of the sheet.

The first sheet of the land disturbance plan shall show the following information: location map indicating the general vicinity of the proposed site within the City of Wayzata along with the name, address, telephone and fax numbers of the design engineer, developer and owner if different than the developer. This sheet may be a separate cover sheet from the required land disturbance plan sheets.

A. Grading Plan

1. Indicate the total area of the site and the area of proposed disturbance in either acres or square feet. Clearly indicate any areas that will not be disturbed as part of the project.
2. Topographical mapping shall be field surveyed for horizontal and vertical control and include contours and spot elevations with enough detail to depict the following:
    a) All features such as buildings, walls, trees, fences, roads, driveways, septic systems, wells and other structures.
    b) All existing utilities, both public and private (if reasonable available).
    c) Topography and drainage patterns for the entire parcel including one hundred (100) feet beyond the property limits.
    d) All existing wetlands, ponds, lakes, streams or other existing water features either wholly or partially encompassed by the project perimeter.
3. Topographical contours must be shown on the plan as follows:
    a) Maximum contour interval of two (2) feet.
    b) Existing contours shown as dashed lines.
    c) Proposed contours shown as solid lines.
    d) All major contours, ten (10) foot contours, shall be shown as a bolder line than minor contours.
    e) All contours, existing and proposed, shall be labeled with elevations at an appropriate interval to allow easy determination of the contour elevation.
    f) Drainage patterns shall be clearly indicated with arrows to depict direction of flow.
4. Indicate the percent grade and elevations for all streets and parking areas.
5. The following details shall be required for existing wetlands, ponds, lakes, streams and other water bodies:
    a) Normal water level (NWL) and 100-year high water level (HWL).
    b) Ponding easements for existing and proposed water features shall be established one (1) foot above the HWL as set forth in the POND DETAIL SHEET section.
    c) Where ponds, streams, other water bodies or drainage features extend beyond the property line, show entire drainage feature and topography extending two hundred (200) feet on all sides of the feature.
    d) Wetland delineation boundary if applicable.

6. Details of topsoil removal, stockpiling and re-spreading must be noted on the plan, along with appropriate erosion control devices encompassing any stockpile areas.
7. Details of all the proposed surface and subsurface drainage devices, ponds, ditches, storm sewers, swales, retaining walls, cribbing, dams, and other protective devices to be constructed with, or as a part of, the proposed project.
8. Orange construction fence shall be required along the perimeter of all projects adjacent to existing buildings, roads, ponds, or as directed by the City of Wayzata. Orange silt fence shall not be accepted as a substitute for orange construction fence.
9. Emergency overflow (EOF) high point elevations and directions of flow must be shown for all street and rear yard catch basins, parking areas, ponds, lakes, wetlands, ditches, and streams.
    a) Note: An Emergency Overflow (EOF) is defined as a feature designated to handle storm water drainage if rainfall, snow melt or emergencies cause storm water runoff to exceed the design capacity of adjacent storm sewer, drainage way or storm water pond.
10. The lowest ground elevation adjacent to surrounding homes or structures must be a minimum of one and one half foot (1.5') above any adjacent EOF.
11. A maximum of one and one half foot (1.5') separation must be maintained between a street low point elevation (taken at the centerline) and the corresponding EOF elevation.
12. For altered or created water features, see POND DETAIL SHEET information section. This information shall also be shown on the overall grading plan sheet.
13. Identify all wetland mitigation areas. The seeding specifications for these areas shall be shown on the grading plan.
14. Identify all park areas. The seeding specifications for these areas shall be shown on the grading plan.
15. Park pathways need to be graded so as to be in compliance with Americans with Disabilities Act (ADA) requirements.
16. For each lot indicate the following:
    a) The type of structure, i.e. walk out (WO), look out (LO), full basement (FB,) rambler (R), etc. Provide a legend as to the structure type naming convention.
    b) The proposed elevation of the finished garage floor needs to meet all other applicable standards and code.
    c) The garage slab to street elevation difference is governed by City of Wayzata Zoning Ordinance. The garage slab shall be at least one (1) foot above the crown of the abutting street, upon which the property fronts. The maximum slope shall be ten percent (10%) at any point along the driveway.
    d) The lowest ground elevation adjacent to the building.
    e) Proposed spot elevations at each lot corner.
    f) Proposed spot elevations at mid point along the side lot line.
    g) Proposed spot elevations at any high point or drainage break.
    h) Proposed spot elevations where any drainage swales intersect with lot lines.
    i) Proposed spot elevation where any drainage and utility easements intersect with the lot lines.
    j) Proposed drainage with flow direction arrows.
17. Elevation separations of buildings with respect to ponds, lakes, streams and storm water features shall be designed as follows:

a) The lowest ground elevation adjacent to homes and buildings must be a minimum of three feet (3') above an adjacent water body's 100-year HWL.
b) The lowest ground elevation adjacent to homes and buildings must be a minimum of one and one half foot (1.5') above any adjacent EOF.
c) Landlocked ponds, lakes or other water bodies shall require a minimum of five (5) feet of separation from the corresponding 100-year HWL and the lowest ground elevation adjacent to home or structure. Landlocked ponds, lakes, streams, ditches and drainage structures must be avoided wherever possible.
d) Outlots and drainage easements for ponds, lakes, streams, and other water bodies must be established to encompass all area below an elevation that is one (1) foot above the established 100-year HWL.

18. A tree inventory shall be provided in accordance with City code.
19. All conditions of preliminary plat or other similar approval related to grading, if applicable, shall be addressed on the Final Grading Plan.
20. No deviations shall be made from the elevations shown on the approved grading plan, without prior approval from the City.
21. Provide specifications containing information necessary to construct the project in accordance with the plans including construction methods and material requirements.
22. Any project specific information as requested by the City.

B. Phasing Plan

1. Projects with a land disturbance in excess of 5 acres shall be subject to phasing. The total area of disturbance shall generally be limited to 5 acres, meaning additional area may be opened after permanent or temporary restoration and erosion and sediment control items are in place, on completed areas. The owner shall be required to implement site specific phasing requirements set by the City. The City shall review and approved the phasing plan based on, but not limited to, the following criteria:
   a) Owner proposed phasing of activities. Stockpile and borrow areas that are adequately protected or do not have direct runoff to other areas of the site or off site may not be considered as disturbed area.
   b) Schedule for completion of permanent and/or temporary erosion and sediment control measures.
   c) Site topography, existing and proposed land slopes and off site storm water discharge.
   d) Land disturbing activities that extend beyond October 15th.
2. All projects, regardless of acreage, which continue beyond or begin after October 15th shall be subject to further phasing restrictions. Restrictions can include, but are not limited to the following:
   a) Severely limited area of allowable land disturbance.
   b) Additional erosion and sediment control best management practices.
   c) Dormant seeding at higher application rates.
   d) Additional mulching at higher application rates.
   e) Additional temporary sedimentation basins.
   f) Use of approved erosion control blanket.
   g) Any other erosion control strategy necessary to protect the site.

3. All phases of land disturbance shall be clearly delineated with a contrasting line type and boldness and be numbered.
4. The area of each phase shall be indicated on the phasing plan.
5. If phasing needs to be changed during the course of land disturbing activity based on a change of anticipated site conditions, the owner must submit to the City a revised staging plan for review and approval.
6. Completed areas must be reviewed and approved by the City prior to opening additional area within a future phase, as shown on the most current approved phasing plan.

C. Pond Detail Sheet

1. A separate one (1) inch equals twenty (20) feet (1-inch = 20-feet) scale drawing with a one foot (1') contour interval shall be provided for each ponding area. For this requirement, a ponding area is defined as any constructed or altered stormwater pond, rain garden, wetland or wetland mitigation area or any other applicable drainage feature.
2. All applicable "GRADING PLAN" requirements shall also apply.
3. Indicate the normal water level (NWL) and 100-year high water level (HWL) for each ponding area.
4. An aquatic bench must be provided that extends ten feet (10') horizontally below the NWL at a slope of ten (10) to one (1).
5. A maintenance bench must extend fifteen (15) feet horizontally above the NWL at a slope of fifteen (15) to one (1) if directed by the City.
6. Four foot (4') high orange construction fence shall be installed at the top edge of the maintenance bench prior to the grading contractor leaving the site. The construction fence shall be installed with six (6) foot long metal "T" posts or equivalent spaced at a twelve (12) to fifteen (15) foot interval.
7. Pond maintenance accesses shall have a maximum slope of ten (10) to one (1). The maintenance access outlot or easement shall be a minimum of thirty (30) feet wide. If more than one access is provided, easements or outlots may be reduced to twenty (20) feet wide.
8. Pond maintenance accesses shall be clearly indicated on the plan with shading or hatching.
9. Pond maintenance accesses shall be sufficiently compacted and either paved or vegetated as necessary to allow for vehicle access.
10. Ponding outlots shall encompass the ponding area up to one (1) foot above the 100-year HWL.
11. The depth of a constructed or altered ponding area shall be no greater than six (6) feet, without prior approval by the City.
12. Any hold down of pond bottoms, to allow for sediment storage, shall be kept to a maximum of one-half (0.5) foot, without prior approval by the City. Any pond hold down shall be indicated on the plans.
13. All conservation easements shall be shown.

D. Storm Water Pollution Prevention Plan (SWPPP)

1. The SWPPP shall consist of the following components:
   a) Temporary erosion and sediment control plan including location of:
      (1) Perimeter controls
      (2) Construction fence

(3) Temporary sedimentation basins
(4) Inlet protection
(5) Areas to be seeded (indicate type and application rate)
(6) Areas to be mulched or blanketed
(7) Location of construction waste control (dumpsters, chemical storage, concrete washout, portable restroom facilities, etc.)
(8) Other required temporary erosion and sediment control measures.
(9) Indicate staging of temporary erosion control measures if applicable.

b) Permanent erosion and sediment control plan including areas to be seeded (indicate type and application rate), sodded, sediment ponds, storm sewer system and all other required permanent erosion and sediment control measures. Permanent storm water pollution controls including, but not limited to ponds, vegetated buffers and structural measures shall be designed and constructed in accordance City code.

c) Narrative describing, at minimum, the nature of construction activity, person(s) responsible for inspection and maintenance of site erosion and sediment control, including contact information, project phasing, estimated schedules, timing, installation and maintenance of erosion and sediment control measures and specifications necessary to carry out the plan.

d) Owner shall be responsible for applying for and obtaining all other applicable agency permits
(1) Note: For projects with land disturbances equal to or greater than one (1) acre, a National Pollution Discharge Elimination System (NPDES) Construction Activity storm water permit shall be required. This permit program is administered by the Minnesota Pollution Control Agency (MPCA).

2. The following requirements shall be considered for the preparation of the SWPPP components listed above. The requirements below are meant to be a general guideline and do not account for all possible site conditions or situations. Additional measures may be necessary to meet the intent of the City code. It is the obligation of the owner and designer to consider all factors affecting erosion and sediment control on the project site and include appropriate Best Management Practices. Strict adherence to these requirements does not guarantee compliance with the City code.

a) Refer to standard details, as applicable, for approved installation practices for typical erosion and sediment control measures mentioned herein.

b) All debris created in the process of clearing and grading the site shall be removed from the site. This includes trees, shrubs, miscellaneous debris and existing buildings, including footings. Under no circumstances shall this type of material be buried or burned on the site.

c) All private wells on-site shall be abandoned and sealed in accordance with Minnesota Department of Health requirements. A copy of the sealing records and a location map shall be forward to the City of Wayzata Utility Superintendent, for their records.

d) Rock construction entrances shall be constructed at all City approved entrances. Construction accesses not approved by the City should be adequately blocked to prevent unwanted traffic. Site access roads shall be graded or otherwise protected with silt fences, diversion channels, or dikes and pipes to prevent sediment from exiting the site via the access roads. Individual lots shall each be required to install and maintain a rock

construction entrance throughout building construction until a paved driveway has been installed.

e) Soil tracked from site onto paved surfaces shall be cleaned daily from paved roads as per City code.

f) All topsoil shall be stripped and salvaged for re-spreading on the site. A minimum of six (6) inches of topsoil, after compaction, shall be re-spread prior to seeding and mulching. Excess topsoil may be removed from the site providing there is adequate topsoil remaining to properly finish the site as noted above. The topsoil stripping, stockpiling and re-spreading shall be done in accordance to, and noted on, the approved grading plan.

g) All grading operations shall be conducted in a manner as to minimize the potential for site erosion. Erosion control measures shall be installed to prevent sediment from running off onto adjacent properties, wetlands, ponds, lakes or other sensitive areas. Any damage to adjacent properties or natural resources must be corrected and restored as soon as permission is granted from the property owners(s).

h) Stockpiles must be located at least twenty-five (25) feet from any road, wetland, protected water, drainage channel, or storm sewer inlet. Stockpiles left for more than fourteen (14) days must be stabilized with mulch, vegetation, tarps or other approved means. Stockpiles left for less than fourteen (14) days must be controlled with silt fence or other approved means.

i) Two rows of flotation silt curtain, spaced ten (10) feet apart, shall be installed and maintained in lakes and major ponding areas within or adjacent to the area to be graded, or at storm sewer outlets, until the area tributary to the lakes and major ponding areas is restored.

j) All areas disturbed during construction shall be restored as detailed in these requirements. Each type of permanent restoration shall be clearly shown on the plan including, but not limited to sod, seed, impervious cover, and structures. Areas which topsoil has been placed and finish graded or areas that have been disturbed and for which other grading or site building construction operations are not actively underway shall be temporarily or permanently restored as set forth in the following requirements:

   (1) Areas with slopes of less then three (3) to one (1) shall be seeded and mulched within fourteen (14) days of completing land disturbing activities.

   (2) Areas with slopes greater than or equal to three (3) to one (1) shall be seeded and erosion control blanket placed within seven (7) days of completing land disturbing activities.

   (3) All seeded areas shall be mulched and disc-anchored or covered by erosion control blanket to protect seed and limit erosion. Temporary or permanent mulch shall be disc-anchored and applied at a uniform rate of not less than two (2) tons per acre with not less than eighty (80) percent coverage.

   (4) If any disturbed area is anticipated to be re-disturbed within six months, a temporary vegetative cover shall be required consisting of an approved seed mixture and application rate.

   (5) If the graded area shall not be developed for a period greater than six months, a permanent vegetative cover shall be provided consisting of an approved seed mixture and application rate.

(6) Wetland mitigation areas shall be restored in accordance with the approved wetland replacement plan.
(7) All areas that will not be mowed or maintained as part of the ultimate design shall be permanently restored using an approved seed mixture and application rate.
(8) Restoration of disturbed wetland areas shall be accomplished with approved seed mixture and application rate.

k) Specific measures to control erosion based on the grade and length of the slopes on the site shall be provided as follows:
(1) Install heavy duty silt fence along the toe of slopes that have a grade of less than three (3) percent and are less than four hundred (400) feet long from top to toe.
(2) Flow lengths up-slope from each silt fence shall not exceed four hundred (400) feet for slopes that have a grade of less than three (3) percent and are more than four hundred (400) feet long from top to toe.
(3) Install heavy duty silt fence along the toe of slopes that have a grade of three (3) to six (6) percent and are less than two hundred (200) feet from top to toe.
(4) Flow lengths up-slope from each silt fence shall not exceed two hundred (200) feet for slopes that have a grade of three (3) to six (6) percent and are more than two hundred (200) feet long from top to toe.
(5) Heavy duty silt fence shall be required around all wetlands. There shall be a sixteen and one half (16.5) foot minimum buffer area between the silt fence and delineated wetland boundary.
(6) The locations of silt fences shall be reviewed as grading occurs and adjustments made as the need is identified.
(7) All slopes shall be graded in such a fashion so that tracking marks from heavy equipment are perpendicular to the slope.

l) Temporary sedimentation basins shall be constructed as follows:
(1) As part of this development process, or any activity, in which the vegetation is removed, the City may require the construction of a temporary sedimentation basin with outlet if necessary. The purpose of the basin shall be to reduce the quantity of sediment that would otherwise be deposited in the City's storm water system including pipes, ponds, wetlands and lakes.
(2) The City shall work with the owner of the project as to the location, size, and configuration of the ponds through the grading permit approval process.
(3) The sedimentation basins shall be maintained by the owner of the property and shall remain functional until which time sufficient vegetative cover is restored to the site, resulting in the rate of erosion returning to pre-development levels. The City shall not issue building permits for lots containing said sedimentation basins until they can be removed or relocated based on project restoration progress.
(4) Temporary sediment basins can be removed, at the discretion of the City, only after and upstream vegetation has been sufficiently established.

m) Silt fence or hay bales shall be provided in all areas where minor runoff (less than one (1) cfs) may occur. Alternative methods in lieu of silt fence shall be reviewed and approved by the City on a case by case basis. In areas where concentrated volumes of storm water runoff (greater than one (1) cfs) shall occur (such as swales, in front of storm sewer catch

basins and intakes, etc.), the erosion control facilities shall be backed by a snow fence or other approved stabilization structure to prevent any damage to the erosion control facilities by concentrated flows.

n) Silt fence or other approved erosion and sediment control measure shall be required along the entire curb line of all platted lots except for one approved opening where the rock construction entrance shall be installed, maximum thirty (30) feet in width. This device shall be maintained until final restoration has been achieved. This requirement is intended to minimize vehicle tracking onto the paved streets through the building process.

o) Flows from diversion channels or pipes (temporary or permanent) shall be routed to sedimentation basins or appropriate energy dissipaters to prevent transport of sediment to outflow or lateral conveyors and to prevent erosion and sedimentation when runoff flows into the conveyors.

p) Water removed from the site through pumping for dewatering or other activities such as removal of groundwater must be treated by sedimentation basins or other approved means. Such water shall not be discharged in such a manner to cause flooding or erosion to off site receiving waters or property.

q) Dust control measures, such as application of water, shall be performed periodically when weather or construction activity requires and/or as directed by the City. City water from hydrants or other sources shall not be used for dust control, without approval from the City of Wayzata Utility Supervisor.

r) Runoff shall be prevented from entering all storm sewer catch basins and inlets provided they are not needed during construction. Where storm sewer catch basins are necessary for site drainage during construction, a silt fence or double ring of staked hay bales backed by snow fence or other City approved alternative, shall be installed and maintained around all catch basins until the area tributary to the catch basins is restored. Inlet protection shall be provided for all inlets within a paved area until final stabilization has been achieved for the tributary area.

s) Filter blanket and riprap shall be installed on the downstream sides of all storm sewer outlets down to the NWL. All riprap shall be designed and installed with a filter material meeting the Mn/DOT specifications for riprap and filter material.

E. Standard Detail Sheet

1. This sheet shall contain all City standard details applicable to the plan.
2. For items not provided for by the City's standard details, a detail shall be provided by the designer and approved by the City.

Section II. Land Disturbance Plan Implementation

A land disturbance permit must be applied for and issued by the City, and a pre-construction meeting held, prior to the start of any land disturbing activity within the City of Wayzata.

A. Implementation of SWPPP

1. All required permanent and temporary erosion and sediment control measures shall be installed prior to the start of any land disturbing activities. The City Engineer must be notified upon completion of the installation of the required erosion control facilities and prior to any land disturbing activity being commenced. The contractor is responsible to schedule an on-site pre-construction meeting with the City Engineer.
2. Permanent and temporary sedimentation basins shall be constructed and made operational currently with the start of land disturbance that is upgradient of the area. If the owner proves to the City that it is not practical to construct the basins at the beginning of construction, other acceptable means of sediment control must be provided.
3. Prior to commencement of land disturbing activity, the City Engineer shall be notified if any site dewatering is proposed to take place.
4. Any additional erosion and sediment control measures deemed necessary by the City before, during or after the land disturbance activities begin shall be installed by the owner at their expense.
5. Prior to the issuance of building permits, all necessary erosion control devices must be in place and functioning. The City shall inspect the site to determine its suitability for building activities. If the public utilities have not been installed at this point, it may be necessary to withhold building permits for various lots to allow the contractor adequate space to perform this work. Building sites shall have, at a minimum, perimeter erosion and sediment controls and a rock construction entrance installed.

B. Site Inspections and Maintenance

1. For projects with land disturbance equal to or greater than one acre, construction sites shall be inspected at minimum once every seven (7) days and within 24-hours after a rainfall event greater than one-half (0.5) inch in 24-hours. The owner or his representative shall make inspections.
    a) Note: Inspections may be completed concurrently with the requirements of the NPDES Construction Activity storm water permit requirements. Additional inspections may also be performed by the City on an as needed basis.
2. For projects with land disturbance equal to or greater than one acre, a written record shall be completed for each inspection including date, amount of rainfall, if greater than one-half (0.5) inch, name of inspector, findings, and corrective actions required. Inspections shall be recorded on the supplied inspection report sheet or equivalent. A copy shall be provided to the City Engineering Division within 48-hours following an inspection during active construction.
    a) Note: Inspection records may be completed concurrently with the requirements of the NPDES Construction Activity storm water permit requirements.
3. If deficiencies are found as a result of an inspection, or through public concern, the permit holder shall be notified and shall repair or correct within 24-hours or as soon as field conditions

allow access. If certain repairs cannot be made within 24-hours, a detailed plan and schedule for repairs shall be prepared and presented to the City for approval.

4. The storm water pollution prevention plan shall be modified as deemed necessary based on actual site conditions. Additional erosion and sediment control measures may be necessary based on any modifications to the plan.
5. All erosion control measures shall be used and maintained for the duration of project until final stabilization has been achieved. If construction operations or natural events damage or interfere with any erosion control measures, they shall be restored to serve their intended function at the end of each day or as soon as field conditions allow access.
6. Additional erosion and sediment control measures shall be added as necessary to adequately protect the natural resources of the City. The temporary and permanent erosion control plans shall be revised as needed based on current site conditions and to comply with all applicable requirements.
7. All sedimentation occurring in storm sewers, ditches, lakes, ponds and wetlands shall be removed prior to, during or after the completion of land disturbing activities as directed by the City.
8. Erosion control facilities shall be installed and maintained around the perimeter of all lakes, ponds and wetlands within or adjacent to the area to be disturbed until the area tributary to the lake, pond or wetland is restored and accepted by the City.
9. Rock construction entrances shall be constructed at all entrances into the site. These entrances shall be constructed and maintained as necessary to prevent tracking from the site.
10. Temporary erosion control measures and devices shall be removed only as approved by the City. Removal of all temporary measures shall be completed by the owner at his cost.
11. Soils washed onto or tracked from the site by motor vehicles and equipment shall be cleaned daily from paved roadway surfaces, throughout the duration of construction.
12. All temporary erosion and sediment control devices shall be removed prior to acceptance of the project. It shall be the owner's responsibility to remove all temporary measures.
13. The City shall perform a final inspection to verify compliance with all requirements and "as-built" or "record plan". Securities shall not be released until final stabilization has been achieved, all punch list items are complete and the site has been accepted by the City.

C. As-Built or Record Grading Plan

1. Upon completion of the grading activities, the owner shall certify that all grading was performed in accordance with the approved grading plan and land disturbance permit. An as-built grading plan, signed by a licensed professional engineer or licensed land surveyor, shall be submitted to the City, for review and distribution, which shows all approved changes and certifies all grading was completed within the allowable +/- 0.2 foot tolerance.
2. The plan shall be clearly identified with a stamp or large bold print indicating "As-Built" or "Record Plan".
3. All information shown on the Final Grading Plan shall be shown on the As-Built Grading Plan, excluding erosion and sediment control measures or any other temporary measures.
4. Building pad hold-downs, if applicable, must be shown.
5. All revisions to the plan must be described and dated in the As-Built Grading Plan revision block.
6. Field verification must be made of the following:

a) Elevations of all Emergency Overflows (EOF's).
   (1) All spot elevations listed below:
      (i) The lowest ground elevation adjacent to the building.
      (ii) Elevations at each lot corner.
      (iii) Elevations at mid-point along the side lot line.
      (iv) Elevations at any high point or drainage break.
      (v) Elevations where any drainage swales intersect with lot lines.
      (vi) Elevation where any drainage and utility easements intersect with the lot lines.
   b) Spot elevations and contours of all constructed ponds, wetlands and mitigation areas.
   c) Final grades on all roads and maintenance accesses.
   d) Note: If elevations are not within +/- two tenths (0.2) feet of those shown on the FINAL GRADING PLAN, revised grades, elevations and contours must be shown on the AS BUILT GRADING PLAN.
7. Storm sewer locations with rim and invert elevations shown for each structure as per approved utility plans.
8. Verify location of remaining trees and update tree inventory to reflect final grading and other approved tree removals.
9. The owner shall provide the approved As-Built or Record Plan to the City in electronic PDF format. Record plans shall be provided to the City Engineering Department within sixty (60) days of City acceptance.