

GRADING AND LANDSCAPING REQUIRED Cr. Ord. #41-99)

- (1) Within one year after the issuance of an occupancy permit or a final inspection for a new residence, commercial or industrial building, an addition to a residence, a business structure, accessory structure or other structure where the surface conditions have been affected by construction, final grading shall be completed. The grading shall be done such that all surface drainage is pitched or carried away from the structure. All ground piles or mounds shall be graded level or removed from the site unless such piles or mounds are to be utilized for the construction of landscape berms or areas. All fill or spoil not needed on the site shall be completely removed. A minimum of 4 inches of topsoil shall be placed on all seeded or landscaped areas.
- (2) A cover-growth of plant material containing no noxious weeds shall be established over all graded areas within one year of the issuance of an occupancy permit or final inspection to prevent erosion on slopes, dust or unsightly conditions. Until such cover-growth shall have been established, all erosion control measures shall remain in place and be properly maintained. Once cover-growth has been firmly established, all erosion control methods shall be immediately removed from the site.
- (3) The owner and/or contractor-builder shall be responsible for the completion of the aforementioned requirements; however, the owner of the property is ultimately responsible to meet the required time limit.
- (4) The provisions of this section shall apply to any parcel of land where surface conditions have been disturbed by grading or filling operations, even if new construction has not taken place.
- (5) The above provisions shall not apply to lands that are used in conjunction with farming operations.
- (6) Any person, firm company or corporation who violates, disobeys or refuses to comply with the provisions of this section shall be subject to the penalties as provided in section 17.44(4)(e) of the Municipal Code (Erosion Control).
- (7) Structures in existence on the effective date of this section shall comply with the requirements of this section within 9 months of the effective date except that in no case shall compliance be required within less than one year after the issuance of an occupancy permit or a final inspection.