

Public Works Services

City of Summerset
7055 Leisure Lane, Summerset, SD 57718

Phone: (605) 718-9858

Fax: (605) 718-9883

Web: www.summerset.us

Grading Permit

Grading fees are based upon cubic yards (CY) of excavation or fill (whichever is greater)

Description: A Grading Permit is required in accordance with the City of Summerset General Municipal Code, Chapter 150, Appendix J for all work involving grading, excavation, or earthwork within the City of Summerset, unless exempted. Grading Permits are applicable and issued for work on private property. See Section Five of the Infrastructure Design Criteria Manual (IDCM) for a full description of grading permit requirements.

Materials required of the Applicant:

1. Minimum of two (2) copies of the site plan prepared by a registered Engineer, showing to scale the property on which the work is to be performed; the location of the proposed grading work on the property; existing and proposed finished grades, with contours at intervals appropriate to the nature and intent of the work and the site (generally the interval between contours should be a minimum of one foot (1'), and maximum of five feet (5'.); any existing structures or improvements on the site; lot lines; any easements located on the property such as for drainage, utility, or access; any wetlands or floodplains located on or immediately adjacent to the property; and distance from lot lines to the work location(s). A registered landscape Architect may prepare the data required when the grading permit is for a recreational facility.
2. A soils report prepared by a registered soils Engineer identifying the nature and distribution of existing soils; conclusions and engineering recommendations for grading procedures; soil design criteria for any structures or embankments required to accomplish the proposed grading; and, where necessary, slope stability studies, and recommendations and conclusions regarding site geology.
3. An analysis of site drainage prepared by a registered Engineer, demonstrating that the discharge rate of runoff from the site will not exceed that which existed prior to grading, and the anticipated flows and capacity of all conveyance facilities transporting or receiving the runoff.
4. Sediment and erosion control plans showing temporary and permanent measures (best management practices) to stabilize the site and prevent sediment discharge during and after completion of the grading activities. The best management practices may include structural or vegetative measures, and must be appropriate for all stages of the grading work through final stabilization. Failure to implement

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and maintain best management practices or stabilization measures may result in a violation of the permit conditions.

5. Location(s) of off-site sources for fill or waste sites, proposed haul routes and proposed locations for access to public streets, highways, or rights-of-way.

Procedure:

6. Upon receipt of the required application and supporting information, staff will route the information for review.
7. Within two (2) weeks, the City shall provide the applicant with review comments or issue a grading permit.

Exempt Grading Activities:

1. Grading incidental to and identified in plans submitted for construction of a structure for which a building permit has been issued under the International Building Code or the One and Two Family Residential Code, as adopted by the City of Summerset, including excavation for structures covered by the building permit.
2. Grading in an isolated, self-contained area, provided the total amount of grading does not exceed fifteen (15) cubic yards, there is no danger to the public, and that such grading will not adversely affect adjoining properties.
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
4. Excavations for wells.

5. Utility trenches.
6. Mining, quarrying, excavating, processing or stockpiling of rock, sand, gravel, aggregate, or clay under regulations of other authorities, such as the State of South Dakota, provided that such operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.
7. Exploratory excavations performed under the direction of a registered design professional, such as soil borings or test pits. Any pits, borings, or excavations should be suitably backfilled or plugged following completion of tests, sampling, or observations. Interpretations of applicability of exemptions or the need for a Grading Permit will be made by the City Building Official. In evaluating exemptions, factors such as location of the work relative to other properties, quantity of earthwork to be performed, size of the disturbed area, impact on public right-of-way or infrastructure, steep grades or slopes on the property, the existence of stability or soil problems in the vicinity, and drainage impacts will be considered.

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χ	APPLICANT	STAFF	χ
	Complete application which shall include: site address, owners name, applicants name, contact information and telephone number, all information on second page completed		
SITE PLANS MUST INCLUDE THE FOLLOWING INFORMATION			
	Signed stamped grading plan(s) prepared by a Professional Engineer		
	Location of existing buildings, easements, lot lines, wetlands, and floodplains on or directly adjacent to the site		
	Geotechnical Report signed and sealed by a Professional Engineer		
	Stormwater report signed and sealed by a Professional Engineer		
	Topography with contour intervals of not more than five feet (5')		
	Location and haul route for fill or waste site(s)		
	A minimum of three (2) large copies of the plan(s) and one electronic copy.		
APPLICANT SIGNATURE:		DATE:	STAFF SIGNATURE:
			DATE:

GRADING PERMIT

All provisions of the Laws and Ordinances of the City of Summerset and the State of South Dakota governing the type of work being done will be complied with, whether specified herein or not.

The granting of a permit does not presume to give authority to violate, cancel, or set aside any of the provisions of the building code, zoning ordinances, or any other local law or ordinance regulating construction or the performance of construction in the City of Summerset.

Sketch and/or describe work: (use separate sheet, or attach grading plan)

Will grading operation be located in the floodplain? Yes No
If yes, have ordinance requirements been met? Yes No

Will grading operation be located in a wetland or in waters of the United States? Yes No
If yes, has a Corps of Engineers 404 Permit been secured? Yes No

Will drainage patterns be altered? Yes No

Will grading operation take place in a geologically hazardous area? Yes No
If yes, have proper precautions been taken? Yes No

Quantity of Grading or Excavation: _____ cubic yards. Area to be disturbed by proposed work: _____ acres.

For disturbed areas of one or more acres, a Summerset Dust Control Permit is required prior to issuance of this permit.

Air Quality Review: _____ Air Quality Permit No. _____

Identify types of erosion control to be applied: _____

Source/Destination of materials: _____

Provide traffic control per Manual on Uniform Traffic Control Devices.

Haul route: _____

Buildings constructed on fill shall comply with IBC 1803.5, IBC 106.1, and SDCL 36-18A. Plans shall be stamped by a registered professional per IBC 106.1.

Erosion & Sediment Control Permit application attached? Yes No N/A

A stormwater discharge permit from the South Dakota DENR (605-773-3151) may be required if the work under this application or the overall plan of development will result in the disturbance of over 1 acre of land.

Stormwater permit application attached? Yes No N/A

This permit will expire on: _____

The Public Works Commissioner will be notified upon start of work and completion of work for inspection purposes. (605 718-9858).

The Public Works Commissioner/Inspector assigned to this location is _____

Approved: _____ City of Summerset Public Works/Building Official

I CERTIFY THAT I HAVE READ AND UNDERSTAND AND AGREE TO ALL TERMS AND CONDITIONS SET FORTH HEREIN THIS ENTIRE DOCUMENT.

I SPECIFICALLY UNDERSTAND THAT BY SIGNING THIS DOCUMENT I AM AGREEING TO BE JOINTLY AND SEVERALLY RESPONSIBLE, PERSONALLY, AND FOR ANY AND ALL WORK DONE UNDER THIS PERMIT.

Signature

Date

Plans Received By

Date

	per occurrence.	
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Grading Permit Fees

IBC grading permit	Table 100-D Grading Permit Fees (attached to this resolution)	15.12.510 Appendix J
IBC grading plan review	Table 100-E Grading Plan Review Fees (attached to this resolution)	15.12.510 Appendix J

TABLE 100-D GRADING PERMIT FEES¹

CUBIC YARDS	FEE
50 or less	\$23.50
51 to 100	\$37.00
101 to 1,000	\$37.00 for the first 100 cubic yards plus \$17.50 for each additional 100 cubic yards or fraction thereof
1,001 to 10,000	\$194.50 for the first 1,000 cubic yards plus \$14.50 for each additional 1,000 cubic yards or fraction thereof
10,001 to 100,000	\$325.00 for the first 10,000 cubic yards plus \$66.00 for each additional 10,000 cubic yards or fraction thereof
100,001 cubic yards or more	\$919.00 for the first 100,000 cubic yards plus \$36.50 for each additional 10,000 cubic yards or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours.....	\$50.50 per hour ² (minimum charge – two hours)
2. Re-inspection fees	\$50.50 per hour ²
3. Inspections for which no fee is specifically indicated.....	\$50.50 per hour ² (minimum charge – one hour)

¹ The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.

² Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater.

TABLE 100-E GRADING PLAN REVIEW FEES

CUBIC YARDS	FEE
50 or less	No fee
51 to 100	\$23.50
101 to 1,000	\$37.00
1,001 to 10,000	\$49.25
10,001 to 100,000	\$49.25 for the first 10,000 cubic yards plus \$24.50 for each additional 10,000 cubic yards or fraction thereof
100,001 to 200,000	\$269.75 for the first 100,000 cubic yards plus \$13.25 for each additional 10,000 cubic yards or fraction thereof
200,001 or more	\$402.25 for the first 200,000 cubic yards plus \$7.25 for each additional 10,000 cubic yards or fraction thereof
Other Fees:	
1. Additional plan review required by changes, additions, or revisions to approved plans.....	\$50.50 per hour* (minimum charge – two hours)

*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Planning, Subdivisions, and Zoning Application Fees

Fee	Amount & Unit of Measure	Municipal Code Section
Annexation	No fee per application	None