

CITY OF YACHATS
Placement or Removal of Fill

Pursuant to Yachats Municipal Code 9.52.180 an executed permit is required before any person undertakes placement or removal of any material in excess of fifty (50) cubic yards on any lot. Failure to complete the application form and secure approval in advance is a violation of City Code.

Applicant-Name _____

Address _____

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Telephone # _____

Property Owner - Name _____

Address _____

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Telephone # _____

Project Location _____

Map & Tax Lot # _____

Volume of Fill _____ # cubic yards. - Total _____ # of cubic yards. - First Year

(or)

Volume of Removal _____ # cubic yards. - Total Final Cut Ratio _____ (must not exceed 2:1)

Type of Fill Material _____ (no organic material)

Attachment: Site Plot with five-foot natural contours

Application received _____

approved

not approved

Planner: _____

Notes:

copy to file copy to owner

Removal and Fill Definitions and Requirements

Definitions

"Fill" is any act by which earth, sand, gravel, rock, or any other similar material is deposited, placed, pulled or transported in quantity of fifty (50) cubic yards or greater per year on a site and includes the conditions resulting therefrom.

"Cut" means to remove material from one place, usually from some high place, to a place to be leveled.

"Natural contours" is the grade prior to grading or fill, and is defined as where the roots and stems meet to form the natural elevation of the lot. Natural grade is the grade prior to grading or fill and forms the natural elevation of the lot.

Standards for Fill and Removal Requirements

Cuts shall not exceed in steepness a 2:1 ratio unless approved by an Oregon-certified civil engineer to have a soil type having an appropriate nature, distribution and strength to maintain the proposed slope. All fills shall not exceed in steepness a 2:1 ratio. The ground surface shall be prepared to receive fill by removing vegetation; scarified to provide a bond with new fill; and, where slopes are 12% or greater, there must be compliance with geotech report recommendations from an Oregon-registered professional geologist or geotechnical engineer. Detrimental amounts of organic material, as determined by an Oregon-certified civil engineer, shall not be permitted in structural fills. Structural fill must be compacted to Uniform Building Code Standards.

Soil Erosion Measures Required During Construction

Unless otherwise approved, the following standards are adopted as a minimum requirement for the purposes of minimizing soil erosion. The final program for soil stabilization may vary as site conditions and development programs warrant. The following minimum standards are not intended to resolve all project soil erosion conditions. The applicant for a development permit (for excavation and erosion control) is ultimately responsible for containing all soil on the project site. The minimum standards of the City are:

1. The plans and specifications will demonstrate the minimizing of stripping vegetation on the project site as approved by City Planner;
2. If top soil is to remain stockpiled during a rainy season, seeding or other stabilization measures are required;
3. All areas which, by necessity, will be left bare after September 30th shall be seeded to a cover crop (i.e., cereal rye, annual rye grass, perennial rye grass). Mulching and mulching with landscaping is an acceptable alternative to seeding. Areas in excess of 10% slope shall be mulched and seeded. If, by October 15th, seeding has not established itself to the point of being an effective erosion control device, best current erosion control management practices approved by the City Planner may be required. Regular inspection and removal of sediment shall be required to maintain the effectiveness of the erosion control device;
4. Unless an alternative method is approved by the City Planner, stripped slopes in excess of 100 feet left bare during winter months shall be stabilized using best current management practices for erosion control purposes (from the latest edition of the book Best Development Practices, by Reid Ewing, published by the American Planning Association).
5. Means, approved by the City Planner, shall be devised to prevent sediment-laden water from entering any storm sewer facilities. Use of best current management practices (as defined in "D" above) to filter sediment from water entering storm sewer systems, as required by the Public Works Superintendent;
6. In areas of concentrated flow, temporary diversion berms, chutes or downpipes and down drains sized for a two-year storm may be required for projects left incomplete during the winter months. Temporary check dams may be required for channels carrying sufficient amounts of water to cause channel scouring and erosion;
7. If special measures are recommended in the geotech report, a performance bond shall be required sufficient to cover the total cost of the recommendations. A standard performance bond shall be required for minimum requirements and shall not be released until conditions are met to the City Planner's satisfaction;
8. Vegetation shall be established as soon as possible after completion of final grading to minimize erosion. If vegetation is not established to the satisfaction of the City Planner, the City may complete the work and require payment by applicant or through the performance bond; and
9. Any sloped area to be seeded that exceeds 25% grade shall be stabilized with the use of netting or other material approved by the City Planner.

Performance

The City shall require performance bonds or other guarantees satisfactory to the City Planner in such form and amounts as deemed necessary to assure that the work, if not done in accordance with permits, plans or ordinance specifications, shall be completed to correct or eliminate any hazardous conditions.

Surface Drainage and Storm Sewer Systems

1. The applicant shall conform to any City codes, ordinances or other regulations that prescribe the flow of drainage water over private property including the Yachats Storm Drainage Plan.
2. All storm water and/or surface drainage from the site shall be conveyed to a point of disposal approved by the Superintendent of Public Works.
3. The applicant is responsible for extension of the storm drainage system.
4. Storm drainage facilities shall be designed and constructed in conformance with all City of Yachats Public Works Standards for surface drainage and storm sewer systems.