

## Building New Home?

# LAWN & DRIVEWAY COMPLETION

Are you aware of  
Municipal Code  
§ 16.075

Completion of  
final site grading,  
installation of the  
driveway, and  
stabilization of  
disturbed land is  
required before  
you move in!

## Exception

If, in the exercise of good faith by the builder, the house is not able to be occupied by October 15<sup>th</sup>, (i.e. the Certificate of Occupancy is issued between Oct 15<sup>th</sup> and May 30<sup>th</sup>) then an extension will be allowed until the subsequent May 31<sup>st</sup>.

**\$100 per day!**

If a Certificate of Occupancy is issued **before** October 15<sup>th</sup> but all of the above mentioned sitework is not done **by the CO issue date**, or, the Certificate of Occupancy is issued **after** October 15<sup>th</sup> but all of the above mentioned sitework is not done **by May 31<sup>st</sup>**, then, **the responsible parties will be subject to a forfeiture of \$100 each day.**

## Responsible Parties

Upon issuance of the building permit, both you and your contractor signed an application form for an “Erosion Control, Grading, and Driveway Permit”. Unless one of you accepted **sole** responsibility for the sitework, or a Permit Transfer Form has since been signed which would transfer your responsibility, **both you and your contractor will be responsible** for completion of the sitework and subject to the above mentioned fines and other enforcement actions if left in noncompliance after the above mentioned dates.

## Site Maintenance

If you move into your newly built home without having the final site grading done, the paved driveway installed, or the disturbed land stabilized, you must still be sure to maintain your property!

You may not yet have grass to mow or be able to plant flowers, but you still need to control any weeds and keep the site free of debris.

You must also be sure to keep the public sidewalk clear and clean, not track dirt onto the street, and to maintain erosion control measures!

## THINGS YOU NEED TO KNOW:

### What is Meant by Final Grading?

When a new house is near completion, the ground around it should be rough graded. This ensures the ground pitches away from the foundation, is basically leveled off and shaped to the general direction that water is to flow. Final grading is the detailed grading of topsoil. The specific swales, smoothness, and final shape of the lawn will be done and ready for sod or grass seeding. Final Grading must be done in accordance with the Master Grading Plan and an "As-Built Grading Certificate" must be submitted to, and approved by, the City of Waukesha Engineering Division.

### What is Stabilization of Disturbed Land?

During the construction of your house, the areas of the land which has become bare because it was dug up, filled, graded, stripped of topsoil, or otherwise disturbed, has made it prone to erosion by wind and rain. When grass has grown and the land is no longer bare, it is no longer easily prone to erosion and is considered to be stabilized. The earliest that a disturbed area of land is considered to be stabilized by vegetation is when a perennial cover is established with a density of at least 70%.

### What is Erosion Control? What is a Silt Fence?

Erosion Control is the very important practice of preventing or controlling water erosion, surface runoff, water pollution, soil loss, tracking of materials off-site, and sediment discharge into sewers, lakes, and streams. A Silt Fence is a common type of erosion control measure used to contain sediment onto your own land and to prevent runoff onto neighboring lands. It is a cloth that allows water to pass through it but filters out sediment. Please review the following diagrams. For much more thorough information on erosion control, you may review the DNR's Storm Water Construction Technical Standards on their website at: [dnr.wi.gov/topic/stormwater/standards/const\\_standards.html](http://dnr.wi.gov/topic/stormwater/standards/const_standards.html)

### Gravel Driveways are Not Allowed.

Driveways must be paved with concrete, asphalt, or brick which are designed and installed for driveway use. Driveways typically must be at least 5 feet from the side property lines. There are specific requirements at public sidewalks and street curbs. Please contact the Dept. of Public Works and the Dept. of Community Development for more details.

## RESPECT YOUR NEIGHBORS



Remember, storm sewers go to rivers and lakes.

NO

## SILT FENCE

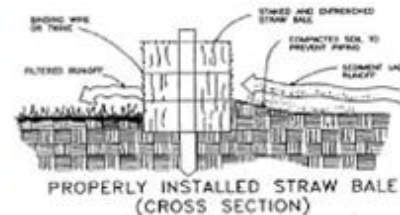


MUST BE MAINTAINED.

Fabric must be trenched and backfilled. There are lines 6" from edges, the bottom line should not be visible when buried. Stakes are to be on downstream side.

NO

## STRAW BALES



Must also be trenched and staked.

## MATting



## SEEDING

Permanent seeding needs a seedbed of at least 4" of loose topsoil. Seed when soil temperatures remain consistently above 53 degrees. Protect using mulch or mat. MAINTENANCE requires proper watering, periodic inspection, and if necessary, reseed, regrade, and reapplying mulch or matting.

**CITY OF WAUKESHA**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
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