

GRADING & SLOPE INFORMATION FOR HOME BUILDERS FOR PROJECTS VESTED PRIOR TO SEPTEMBER 30, 2010

All grading activities, (excavation and /or fill), require a permit unless exempted per Snohomish County Code. Any amount of grading in critical area or grading (not in a critical area) in excess of 100 cubic yards WILL require a grading permit. There are other quantities that are also exempted, such as foundation excavation or backfill. See permit exemptions below. The need for a grading permit will be determined during the site review process. Building projects that are not clearly exempt under the following guidelines should provide grading quantities and calculations. See sample calculations below.

GRADING PERMIT EXEMPTIONS

A grading permit is required for all grading unless:

- a) it occurs outside a critical area AND
- b) it is at least 2' from a property line AND
- c) it does not alter or obstruct a drainage course AND
- d) it creates 5,000 square feet or less impervious area AND
- e) it collects storm water from 5,000 square feet or less of drainage area AND
- f) it totals 100 cubic yards or less of grading OR
- g) it totals 500 cubic yards or less of basement/foundation excavation

PROVIDED it is backfilled against the foundation and sloped away from the structure.

SAMPLE GRADING CALCULATIONS (FROM THE SFR RURAL SITE PLAN EXAMPLE)

Building Pad Grading:

- Cut:** Pad Area times Depth divided by 27 = Cubic Yards of grading =
2171 square feet x 3' deep = 6,513 / 27 = 241.22 CY
- Fill:** 241.22 CY (Quantity that goes back against foundation, this is ordinarily exempt.)

Other Grading:

A) Driveway:

- Fill:** Driveway area times Depth of gravel divided by 27 = Cubic Yards of grading = 12' wide by 200' long by 0.5' deep = 1,200 / 27 = 44.44 CY
- Cut:** 44 CY, (balanced amount of deleterious material to be removed for placement of gravel).

B) "Hump" in the yard: (Amount of cut, {to be relocated off site}, to smooth out the "Hump" in the yard).

- Cut:** Area of the base of the "Hump" times height of "Hump" divided by 27 = 2,500 square feet x 0.5' deep = 1,250 / 27 = 46.30 CY

Total Other Grading

44.44 CY plus 46.30 CY = 90.74 CY

STORAGE AND DISPOSAL OF EXCAVATION MATERIALS

Provisions must be made to properly store excavated material during construction and to dispose of any excess materials after building completion, whether or not a grading permit is required. Your submitted site plan should clearly indicate how this is done. Some examples and suggested language are:

Stockpiles (temporary storage of excavated dirt): Stockpiles should be shown within the area of site disturbance. The following note should be added to the stockpile area location - "Stockpiles to be covered within 24 hours".

Excess excavated material: "Excess excavated material to be relocated off-site to a Snohomish County approved or permitted site or to a commercial topsoil company".

SLOPE INFORMATION

Slopes steeper than 33% are considered Critical. Gentler slopes may also be considered Critical depending on their erosion or landslide hazard potential. Please indicate percentage(s) on your site plan.

The following information is provided for your use:

