



Skamania County
Community Development Department
 Building/Fire Marshal ♦ Environmental Health ♦ Planning
 Skamania County Courthouse Annex
 Post Office Box 1009
 Stevenson, Washington 98648
 Phone: 509-427-3900 Inspection Line: 509-427-3922

CLEAR AND GRADE APPLICATION INTAKE CHECKLIST

(This form must be completed and submitted with all required documents for the application to be considered complete. Review will not begin on the project until all of the requirements below are submitted)

- | STAFF | APPLICANT | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Clear and Grade Application. A completed Clear and Grade application form signed by the owner of the property and a \$300 <i>non-refundable</i> fee (payable to Skamania County Treasurer) if the project does not require any other Planning Division applications. Fees are subject to change by resolution of the County Commissioners. |
| <input type="checkbox"/> | <input type="checkbox"/> | Two copies of the grading plan (see grading plan requirements on page 3 of the application). |
| <input type="checkbox"/> | <input type="checkbox"/> | Legal Description. |
| <input type="checkbox"/> | <input type="checkbox"/> | A narrative description of proposal that includes the purpose of project, an estimate of the total volume of material to be moved, the height of all cut banks and fill slopes, provisions to be used for compaction, drainage, and stabilization of graded areas (preparation of this information by a licensed engineer or engineering geologist is recommended), a description of plant materials used to re-vegetate exposed slopes and banks, including the species, number, size and location of plants, a description of any other interim or permanent erosion control measures to be used, and timeline for completion of project. If cut and fill amounts do not balance, include a description of where the excess fill will go. |
| <input type="checkbox"/> | <input type="checkbox"/> | Vicinity Map. |
| <input type="checkbox"/> | <input type="checkbox"/> | SEPA Checklist and <i>non-refundable</i> fee of \$400 if you are moving more than 100 cubic yards of material. |

Reviewed by _____	Complete:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: _____
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CLEAR AND GRADE APPLICATION AND INFORMATIONAL PACKET

What is a Clear and Grade?

A Clear and Grade application is a review process when more than 500 cubic yards of material is to be graded, cleared, filled or excavated. Please see Clearing and Grading Title 24 to determine if a Clear and Grade application is required for your proposal.

Do I need a Clear and Grade?

Development activities that include grading, clearing, filling or excavating 500 or more cubic yards of material need a Clear and Grade permit. Please contact the Skamania County Community Development Department to find out if you need a permit for your proposal.

The Process

1. A complete application packet and fee must be submitted for the review process to begin.
2. A grading permit will be issued within an Administrative Decision outlining how the proposal meets the criteria and include any Conditions of Approval.
3. Permits are valid for a two year period with a possible 12 month extension for special circumstances.
4. An appeal may be filed within 14 days of the permit issuance date.

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Grading plan shall include:

- A. An easily reproducible drawing at a scale of appropriate size to show location and details of all cuts and all fills including depth and finished slopes of all cuts and all fills.
- B. A general vicinity map of the area and site plan of the project.
- C. North arrow.
- D. Dimensions and location of subject property boundary lines, location of the permit area boundary, existing and proposed roads, or driveways, easements, natural or man made bodies of water and drainages, critical areas, shorelines, and any existing or proposed structures, wells or septic systems on the site, and the distance between such features.
- E. Bodies of water, critical areas, structures, wells and septic systems on adjacent property and lying within 50 feet of the subject grading activity boundary that could be affected by the proposed grading operations.
- F. Location and dimensions of buffer areas to be maintained or established, and location and description of proposed erosion-control devices or structures.
- G. Map drawn with contour intervals (5 foot or less) that adequately depict existing and proposed slope for the proposal.
- H. Total quantities, in cubic yards, and type of cut and fill material, including on-site grading material, and imported material. Cross section drawings that include:
 - 1. Maximum depth of fill and maximum height of cuts.
 - 2. Existing and proposed buildings and their setbacks from cut or fill slopes.
 - 3. Existing grades extending a minimum of 20 feet beyond the scope of work.
 - 4. Finished grades of cuts and fills extending a minimum of 20 feet beyond the scope of work.
 - 5. Retaining walls and the adjacent grade at least 20 feet on either side of the wall(s).
 - 6. Grades of all existing cut and fill areas expressed as a ratio of horizontal to vertical slope.
- I. The disposal site for excavated material. Off-site disposal may require a separate grading permit.
- J. The location of proposed erosion and sedimentation control measures showing compliance with the requirements of SCC Section 24.02.090 (see page 4).
- K. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams, berms, settling ponds, or other water or erosion control devices to be utilized as a part of the proposed work.
- L. Any recommendations included in an engineering geology or geotechnical assessment or report for grading or developing the property. If required, assessment and reports shall be completed in compliance with SCC Title 21A prior to issuance of a clearing and grading permit.

Engineered Grading is grading on sites with a natural slope in excess of 50 percent and requires the grading plan to be prepared and stamped by an engineering geologist, geotechnical engineer and/or civil engineer licensed to work in the State of Washington and requires the following information:

- A. Engineered grading plan based on an engineering report or an engineering geology report; and
- B. The above grading plan requirements (A through L).

I hereby certify that I have prepared this grading plan in accordance with the above requirements and that, to the best of my knowledge, the information provided is complete, accurate, and a true representation of the proposed development.

Signature

Date

24.02.090 Grading Standards

Unless otherwise recommended in an approved soils engineering or engineering geology report, grading shall conform to the following standards. Erosion control measures may be installed as outlined in this title, unless otherwise recommended by a project engineer.

- A. Appropriate erosion control measures shall be installed prior to any grading activity. All erosion control measures shall be maintained in place until vegetation is established for suitable erosion and sedimentation control. No sediment from grading operations shall be permitted to leave the site or enter any surface waters or wetlands. If the grading activity timeline includes winter months, then a "winter shutdown" standard for site erosion control will be provided by the applicant.
- B. Sites shall have a finished grade that drains away from structural foundations for a minimum of 10 feet.
- C. All sites shall be cleaned upon project completion, including installation of permanent native grass seeding, landscaping, or other organic means of erosion control.
- D. Cuts or fills of five feet in depth or greater shall be set back from property lines by a minimum of 25 feet. This can be decreased with appropriate engineering. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary.
- E. The top of cut slopes shall not be made nearer to a permit area boundary line than one fifth of the vertical height of cut with a minimum of two feet and a maximum of 10 feet. The setback needs to be increased for any required interceptor drains.
- F. The toe to fill slopes shall be made not nearer to the permit area boundary line than one-half the height of the slope with a minimum of two feet and a maximum of 20 feet.
- G. The Director may approve alternate setbacks at the request of the applicant. In approving these alternate setbacks, the Director may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this section has been satisfied.
- H. Any proposed finished slope that is steeper than two horizontal to one vertical shall be engineered.
- I. The ground surface shall be prepared to receive fill by removing all organic material, non-complying fill, and scarifying topsoil.
- J. Solid Waste as defined in this chapter and detrimental amounts of organic material shall not be used as fill materials.
- K. Fill slopes shall not be constructed on natural or cut slopes steeper than two units horizontal in one unit vertical (50 percent slope) unless the Permittee furnishes a geotechnical engineering or an engineering geology report or both, stating that the site has been investigated and giving an opinion that a cut at a steeper slope will be stable and not create a hazard to public or private property.
- L. At the request of the applicant, the Director may approve the use of alternate grading standards. These approvals shall be based on sound engineering practices and may require the submittal of additional documentation, reports, or testing.
- M. No grading shall obstruct or alter any existing natural drainage way, stream, or any other natural body of water.
- N. No grading shall alter or increase surface drainage onto any adjacent properties.