Washington County
MARYLAND
DIVISION OF
PLAN REVIEW & PERMITTING

Determining Area or Limit of Disturbance for Grading Permit Requirements

It is important to properly assess the limits of earth disturbance associated with the construction project in order to determine applicable requirements and the level of review and approval required. *Most projects that disturb greater than 5,000 square feet or have a cut or fill volume greater than 100 cubic yards require a grading plan and grading permit.*

What is earth disturbance?

Earth disturbance is defined as any human activity which moves or changes the surface of land, including, but not limited to, clearing and grubbing, grading, excavation, embankments, land development, timber harvesting activities, road maintenance activities, mineral extraction, moving, depositing, stockpiling or storing of soil, rock or earth materials. All earth disturbance activities must be involved when determining the total area or limit of disturbance.

The total are or limit of disturbance for a project is the sum of areas needed to construct all of the following applicable activities:

- Area of infrastructure improvements (house, shed, pool, deck, driveway)
- Area of Utility Connections (sewer, water, underground electrical lines, under drains, roof drains, stormwater systems, including work in public rights-of-way)
- Installation area for new improved septic system
- Stockpiles
- Construction equipment storage and staging areas and construction vehicle paths
- Grading
- Excavation
- Clearing and Grubbing
- Embankments and retaining walls

What construction does not require a grading permit?

- Construction of deck only
- Construction of above ground swimming pool only
- Construction of below ground swimming pool less than 2,000 square feet only

How do I calculate area or limit of disturbance and volume of cut/fill?

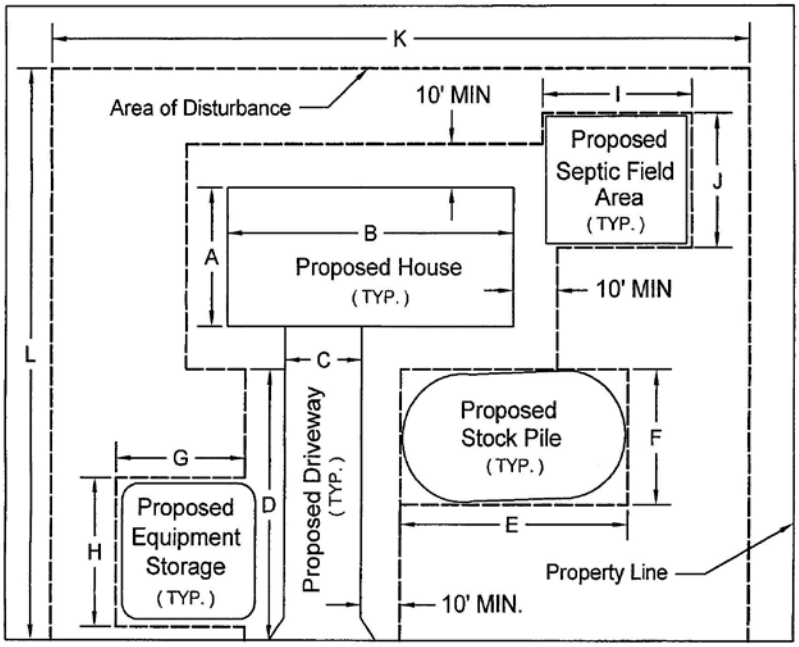
See the example of the back of this sheet for additional information

80 West Baltimore Street | Hagerstown, MD 21740-6003 | P: 240.313.2460 | TDD: 711

WWW.WASHCO-MD.NET

EXAMPLE: Calculate Limits of Disturbance (LOD)

(All dimensions in feet)



OPTION 1: Measure Individual Areas of Disturbance

(A + 20) x (B + 20)	=	_____	square feet
(C + 20) x D	=	_____	square feet
E x F	=	_____	square feet
G x H	=	_____	square feet
I x J	=	_____	square feet
Total Option 1	=	_____	square feet

OPTION 2: Estimate Total Area of Disturbance

K x L	=	_____	square feet
Total Option 2	=	_____	square feet
VOLUME OF CUT / FILL	=	_____	cubic yards

Acknowledgement: I hereby certify that the information contained herein is correct and accurate. I understand that failure to obtain a Grading Plan and Grading Permit for earth disturbance exceeding 5,000 square feet or 100 cubic yards may result in penalties including a stop work order, fines, or other legal actions. I agree to provide construction measures to minimize soil erosion, provide sedimentation control, and establish permanent stabilization of all disturbed areas in accordance with all federal, state and local laws and regulations.

Signature of applicant _____Date_____

Name of applicant (print) _____