



DIVISION OF PLAN REVIEW & PERMITTING

Grading Plan Submittal Requirements Frequently Asked Questions

When is a Grading Plan review required?

When total disturbed area is greater than 5000 square feet or total disturbed volume is greater than 100 cubic yards.

Are there any exemptions to the Grading Plan requirements?

Exemptions include residential landscaping and agricultural activities.

What types of grading plans can be submitted?

There are Two Types – Standard Grading Plan or Site Specific Grading Plan.

When can a Standard Grading Plan be submitted?

Standard Grading Plan can be used when:

- less than 30,000 square feet or 1,000 cubic yards of volume disturbed.
- A Single family or duplex residential development.

What must be included in a Standard Grading Plan review application?

- All Standard Grading Plan review applications require a submittal checklist form, 2 sets of plans, cover letter and any fees required.
- All items required per the Standard Grading Plan must be shown on the Standard Grading Plan Submittal.
- (3) copies of the plan, application form completed and signed. Must be submitted with permit application.

Where is the Grading Plan review application to be submitted?

- All Site Specific Grading Plan review applications shall be submitted to the Washington County Division of Plan Review & Permitting.
- All Standard Grading Plan applications shall be submitted to the Washington County Division of Plan Review & Permitting.

If I am applying for a Standard Grading Plan submittal, do I still need to apply for a Standard Erosion and Sediment Control Plan?

The Standard ESC plan requirements shall be included as part of the Standard Grading Plan.

What must be included in a Site Specific Grading Plan review application?

- A Site Specific Grading Plan can be submitted either as a: Site Plan, Construction Drawings, or Site Specific Grading Plan.
- All Site Plan and Construction Drawing submittal requirements must be included with these submittals.
- All Site Specific Grading Plan review applications require a minimum of a submittal checklist, (3) sets of plans, computations, cover letter and any fees required.
- For Site Specific Grading Plan submittals, all items included on the Site Specific Grading Plan Checklist must be shown on the Site Specific Grading Plan.

When is a SWM Exemption Review required?

If disturbance is greater than 5000 square feet on the site and applicant wishes to submit a standard grading plan or apply for a SWM waiver.

When can a Grading Certification Be Used?

- All projects constructed under a Standard Grading Plan require submittal of a Grading Certification.
- All projects constructed under a Standard SWM Plan or under a Site Specific Grading Plan for residential construction for individual single family lots not part of a Site Plan or Construction Drawing may submit a Grading Certification in lieu of meeting standard inspection and as-built requirements for SWM.

When is a Grading Certification submittal required?

A Grading Certification signed and sealed by a Qualified Professional must be received by the Washington County Division of Construction prior to use and occupancy permit approval.