Seattle Department of Construction & Inspections

SCREENING STANDARDS

Grading Plan Content

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You are responsible for verifying and accurately depicting all locations and dimensions of property lines, setback distances, and the location and width of streets, rights-of-way, easements and the City may require additional information as needed. If you have any questions concerning your application submittal, please send us your questions through our Contact Us webpage

The Grading Plan is the final depiction of the grade changes necessary to install the proposed infrastructure and site improvements. **Erosion control performance standards must be maintained on the site regardless of site disturbance.**

Grading Plan

- ☐ A bar scale and north arrow.
- ☐ An estimate of the total combined volume of excavation, filling, and other movement of earth material
- ☐ Notes to describe the following:
  - ☐ Immediate and long-term use of the property
  - ☐ Identify past industrial or manufacturing uses or hazardous materials, treatment, disposal, or storage that has occurred on the site
  - ☐ For structural fill, specify the compaction criteria
  - ☐ If excavated soil is transported to another site in the City of Seattle limits, provide Grading Permit or application number.
- ☐ A topographic plan showing the existing and proposed contours of the land at not more than 2-foot contour intervals, and the location and amount of all temporary stockpiles and excavations. (On steeper sites, the Director may authorize plans to show a contour interval greater than 2 feet but in no case more than a 5-foot interval. The information relating to adjacent properties may be approximated.
- ☐ Cross-sections of the site and adjacent property show existing and proposed grades.
- ☐ Show temporary cuts, if recommended by a geotechnical engineer.
- ☐ The limits of proposed land disturbance.
- ☐ Existing and proposed retaining walls, rockeries, and all other features that create sudden grade changes.
- ☐ Proposed retaining walls and rockeries shall include top and bottom elevations at the ends, high points, and at least every 25 feet along the feature.
- ☐ Location of existing and proposed buildings, structures, hard surface, and other improvements on the site. The approximate location of all buildings, structures, hard surface, and other improvements on adjacent land.
- ☐ The location of existing and proposed drainage control facilities, drainage discharge points, watercourses, drainage patterns, and areas of standing water.
- ☐ Environmentally critical areas and associated setbacks and buffers. Non-disturbance areas.

- ☐ The approximate location, type, and size of trees and other vegetation on the site. All Significant trees or trees to be protected within or adjacent to the site must be surveyed and the dimensions of the drip lines must be shown on the plans.
- ☐ Designation of trees and vegetation to be removed, and the minimum distance between tree trunks and the nearest excavation and/or fill.
- ☐ Areas where equipment traffic will be permitted and excluded.
- ☐ Locations and extents of any part or existing soil and/or groundwater contamination. Also, add a prominent boxed note to the plan describing any past or existing contamination.

Related Items

- ☐ If the property line is within a 1:1 slope of the bottom of the excavation, provide one of the following:
  - ☐ A temporary easement or letter from the owner of the neighboring property giving permission to backslope the excavation onto their property.
  - ☐ A report from a geotechnical engineer justifying a temporary slope that will prevent the exaction from encroaching on the neighboring property.
  - ☐ Design drawings for a temporary shoring system, accompanied by a report from a geotechnical engineer stating the design criteria for the shoring. If shoring is required, you must apply for a construction permit (e.g., Shoring & Excavation Permit or Building Permit) rather than a Grading Permit.