

Clearing & Grading in Critical Areas Permit Document List

For clearing & grading that includes the following work:

- Activities conducted within a critical area or critical area buffer.
- Removal of vegetation or landscape changes on the property that contain RVAs or NGPAs that are not within a critical area or critical area buffer.

Information submitted in support of modification of a critical area, buffer, setback or performance standard may be subject to confirmation by the city at additional cost to the applicant.

Required Documents
These documents are the minimum necessary to proceed with the application process.
Boundary and Topographic Survey
Construction Stormwater Pollution Prevention Plan (CSWPPP) – For projects with less than 7,000 square feet of clearing and less than 500 cubic yards of grading, a CSWPPP Short Form for Small Construction Projects may be submitted. CSWPPP may be waived for projects that involve clearing of 1,000 square feet or less and grading of 50 cubic yards or less, but a clearing and grading permit is required by code (for example, work in a critical area)
Environmental Checklist
Final Landscape Plan - Landscape installation and maintenance assurance devices may be required. Your reviewer will provide details during permit review.
Geotechnical Report
Site Plan – Show the following: Site location, address and names of adjacent or nearby streets; North arrow; Footprint of all temporary and permanent structures; Driveway; Boundary of Critical Area and/or Native Growth Protection Area or Easement; Location of all Significant Trees, with hazardous trees marked, and all trees proposed for removal clearly identified; Tree summary table with tree species, size-DBH (diameter at breast height) and number corresponding to site sketch; Proposed landscaping; Location of erosion and sediment control BMPs (Best Management Practices) as referenced in the CSWPPP. R-1 zone Bridle Trails Subarea only: 20-foot perimeter adjacent to all property lines.
Stream Typing Report
Tree Hazard Declaration
Wetland Report

Project Specific Requirements
These documents may be required during plan review, as determined by the scope of your project.
Right of Way Use Permit – may be required for hauling to and from the site.