

Chapter 3 REDMOND PERMIT TYPES AND PROJECT CLASSIFICATIONS

Projects that involve clearing, grading, installation of new impervious surfaces, or modification of drainage patterns are subject to the requirements described in this Stormwater Notebook and the Redmond Municipal Code, Chapter 15.24.050. Available permits include Rough Grading Permits and Clearing and Grading Permits.

Some very small projects may not require permits. See Redmond Municipal Code, Chapter 15.24

3.1 Rough Grading Permits

Rough grading is the stage at which the grade is modified to conform approximately to the proposed final grade. This permit usually covers only earthwork but may also include stormwater systems especially if they are part of the pollution prevention system. It is a prelude to further work on a development proposal that has received conceptual approval from the City.

3.2 Clearing and Grading Permits

Projects require a permit if they:

- Move over 50 CY of soil; or
- Change the topography by more than four feet; or
- Perform work within a City of Redmond easement or right-of-way; or
- Work with a stormwater pipe 12-inches in diameter or greater; or
- Clear 7,000 SF of land; or
- Remove 10 or more significant trees; or
- Add 2,000 SF or more of impervious surface; or
- Work within a Critical Area or buffer as defined in the RZC 21.64; or
- Modify a private water quality or flow control stormwater facility.

Projects that trigger the above requirements for a Clearing and Grading Permit are classified as Small, Medium or Large.

3.3 Small Projects

Projects are Small Projects if they involve:

- Less than 2000 square feet of new and/or replaced impervious surface; and
- Less than 7000 square feet of land disturbance; and
- Less than 500 CY of grading.

Small projects are projects that do not require a Site Plan, Minimum Requirement #1 in Chapter 2 of this Stormwater Notebook. For these projects, refer to Chapter 4 of the Stormwater Notebook.

3.4 Medium Projects

Projects are Medium Projects if they involve areas that exceed any of the criteria above for Small Projects and involve:

- Less than 5000 square feet of new impervious area; and
- Less than $\frac{3}{4}$ acre of native vegetation converted to lawn or landscaped areas; and
- Less than 500 CY of grading; and
- Less than 2.5 acres of native vegetation converted to pasture.

Medium projects are subject to Minimum Requirements #1-5 in Chapter 2 of the Stormwater Notebook. For these projects, refer to Chapter 5.

3.5 Large Projects

Large projects are projects that exceed one or more of the criteria for Medium Projects. Large projects trigger Minimum Requirements #1-9 in Chapter 2 of the Stormwater Notebook. Large projects shall comply with the requirements described in Chapter 6.