



Municipality of Anchorage



Handout AG.09

Land Clearing and Grading Permits

A. General

1. Definitions:
 - "Excavation" is defined as the mechanical removal of earth material.
 - "Fill" is the deposit of earth material placed by artificial means.
 - "Grading" is any excavation or filling or combination thereof.
2. All excavation, fill, and land clearing activities require storm water treatment site plan review, through MOA Public Works Project Management and Engineering.
3. Detached single-family and multi-family dwelling single lot developments:

Prior to development of public or private property for detached living units, the owner or his designee must obtain a grading permit for the installation of utility lines, roads, site grading, and drainage subject to and Title 21.
4. Subdivision developments:

Prior to excavation for utilities, roads, and streets, a grading permit is required. Materials removed from streets that do not contain trees, stumps, and other deleterious material may be deposited on individual lots. The subdivision plan must show complete elevations and drainage of each lot and for the entire subdivision. The individual lots must be graded to meet the subdivision elevations and drainage plans.

B. Land Clearing Permits

1. Any mechanized land clearing (chainsaws excluded) on undeveloped lots of two acres or more with no building or other applicable permit, requires a land clearing permit. Application for land clearing permits must include the following information/materials:
 - a) Legal description of site (only one lot/site per permit).
 - b) Size of area to be cleared
 - c) Describe method of clearing activity (hydro-axe, grading, etc.)
 - d) Where the material is going if leaving site; i.e., legal description, etc.
 - e) Two site plans to scale, showing limits of land clearing with before and after contours and final drainage of the site. Also, show property boundaries, easements, development setbacks, wetlands and streams. Site plans shall also clearly show the location and type of all erosion and sediment control measures.
 - f) Cross sections to scale, showing existing and final grades, slope ratios, terracing width and height, all erosion control measures, and setback distances from the property line.
 - g) Wetlands permit or consistency determination if the property is located in a wetland.
 - h) Explanation of how clearing limits will be identified (flagging, fencing, etc.)
 - i) A statement on the plans indicating that no land clearing shall be accomplished before all erosion and sediment control measures are installed.
2. Public Access Roads:
 - a) The contractor must maintain haul routes to original or better conditions. Truck spillage must be immediately removed from paved roads.
 - b) Dust control measures must be performed during hauling periods when necessary.
3. Expiration of Permits

Land clearing permits expire two years after issuance unless other arrangements are made with the Building Official during the application process.

C. Grading, Excavation and Fill Permits

1. All fill and excavation work within the Municipality of Anchorage requires a grading permit and shall conform to the requirements of AMC Title 23.105, with the following exceptions. Exemption from permit requirement shall not be deemed to grant authorization for any work to be done in violation of the provisions of the building code or any other laws or ordinances of the Municipality of Anchorage
 - a) An excavation which (a) is less than 2 feet in depth, or (b) which does not create a cut slope greater than 5 feet in height and steeper than one and one-half horizontal to one vertical.
 - b) An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation or exempt any excavation having an unsupported height greater than 5 feet (1524 mm) after the completion of such structure.
 - c) A fill less than 1 foot in depth and placed on natural terrain with a slope flatter than five horizontal to one vertical and does not obstruct a drainage course.
 - d) A fill less than 3 feet in depth, not intended to support structures, which does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course.
 - e) Mining, quarrying, excavating, processing, stockpiling of rock, sand, gravel, aggregate or clay where established and provided for by law (Title 21), provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.
 - f) Excavations for wells, tunnels, or utilities.
 - g) Grading work outside the Building Safety Service Area, such as in Eagle River and Girdwood, do not require a grading permit. However, a Land Use Permit is required whenever excavation exceeds 300 cubic feet (11.11 cubic yards), or fill exceeds 900 cubic feet (33.33 cubic yards) on one lot or tract.
 - h) Any fill and grading in a platted right-of-way, public easement or some BLM easements, shall not be done with a Building Safety permit and requires a separate Right-of-Way permit from the Right-of-Way Division of Development Services.
2. Application

Applications for fill or excavation permits must include the following information/materials:

 - a) Legal description of site (only one lot/site per permit).
 - b) Amount of material to be excavated/filled.
 - c) The type of material: i.e., gravel, silt, sand organic, etc. (NOTE: Detrimental amounts of organic, i.e., trees, lumber, stumps, peat and large rocks or concrete slabs are not allowed in fills.)
 - d) The source of any material brought onto the site, i.e., legal description or identification or road projects, excavation permit number, commercial source, etc.
 - e) Where the material is going to if leaving the site, i.e., legal description, etc. (NOTE: Grading permits do not authorize natural resource extraction and removal for commercial purposes.)
 - f) Two site plans to scale showing limits of fill/excavation area with before and after contours and final drainage of the site.
 - g) Cross sections to scale showing existing and final grades, slope ratios, terracing width and height, erosion control measures and setback distances from the property line.
 - h) A written statement of the intended purpose of the fill/excavation; i.e., landscaping, enhance the site for sale, site preparation for further development, etc.
 - i) Wetlands permit or consistency determination if the property is located in a wetland.
 - j) Flood hazard permit if the property is located in a flood plain.
 - k) If the amount exceeds 5,000 cubic yards, grading shall be performed in accordance with an approved engineered grading plan prepared by a licensed civil engineer and supported by soils engineering and engineering geology reports.
 - l) All surface water impacts must also have Public Works approval. A checklist must be submitted for review before obtaining a fill permit from Building Safety.
3. Inspections Requirements:
 - a) The excavation fill contractor/owner will be required to notify, through the Inspection Request line (343-8300), the Municipality of Anchorage to verify permit compliance at each site. This notification must be done when 50 and 100 percent of the grading work is completed, for grading permits that exceed 5,000 cubic yards.

- b) The Municipality of Anchorage must also be notified when erosion control measures are completed, if required.
4. Public Access Roads:
 - a) The contractor must maintain haul routes to original or better conditions. Truck spillage must be immediately removed from paved roads.
 - b) Dust control measures must be performed during hauling periods when necessary.
5. Impact on Private Wells and Septic Systems
The excavation contractor/owner will be responsible to assess and mitigate impacts of cuts and fills to on-site and adjacent well and septic systems.
6. Noise and Hours of Operations
The contractor is required to comply with Municipal Noise and Hours of Operations requirements.
7. Expiration of Permits
Grading permits expire two years after issuance unless other arrangements are made with the Building Official during the application process.
8. Recycled Asphalt Pavement
Haz-Mat & Environmental News Edition 2-12 dated 12/15/92, produced by the Alaska Department of Transportation and Public Facilities determined that recycled asphalt pavement qualifies as a clean non-structural fill material. Recycled Asphalt Pavement with no dimension greater than two feet and placed to eliminate voids and secure proper compaction is an acceptable non-structural fill material in conformance with the Anchorage Grading, Excavation, and Fill Code, Section 23.105, but Recycled Asphalt Pavement is not approved for use in or as structural fill.

For Residential or Commercial Construction:

Insure the building or land use permit application states on-site well and septic, or show on the plot plan a existing or proposed connections to municipal utilities.

Show all existing and proposed utilities and storm drainage on and adjacent to the parcel on the plan and section views.

Insure the driveway is shown as existing or planned, type of road being joined into, and presence and type of curb and gutter.

Ron Thompson, Building Official
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(Ref. 97-08, 00-03, 00-06, 01-08, 03-06; 03-08)