



Clark County 2016 Stormwater Manual Implementation Summary of Procedure

This procedure statement documents discussions and decisions from the Development Engineering Advisory Board (DEAB), Public Works, Community Development, and Clean Water. Implementation of new stormwater regulations require staff to work through specific details of the regulations with applicants. The purpose is to ensure consistent application of county requirements. These procedure statements document decisions for future reference and will be kept on the [ClarkNet web page](#).

Procedure Statement #2016-10 – January 2017 Soil Quality and Depth Procedure for Using On-site Soils

Problem Statement:

A number of Developers and Builders expressed practical and logistical concerns in meeting requirements of BMP T5.13: Post-Construction Soil Quality and Depth, throughout the site development and project completion process. This implementation procedure represents a template for developers and builders to meet the Soil Quality and Depth (BMP T5.13) [Soil Quality] Standard in Clark County by using on-site soils. This procedure assumes that stockpiled site strippings will meet the minimum required organic content, as certified by a Qualified Soil Professional (QSP).

Guidance for Implementing BMP T5.13: Post-Construction Soil Quality and Depth:

Step 1 (By Developer):

- Construction engineering plans to include directives by the QSP on stockpiling, erosion control, and testing of on-site organic soils to be used for topsoil on finished lots.
 - Grading plan to include stockpile location for suitable on-site organic soils to be used over finished lots to meet standard for Soil Quality.
 - A note shall be included in the grading plan that requires stockpiled organic soils to be tested to confirm that they are in compliance with organic content required (minimum 5% all turf or 10% planting areas). Note: pH testing not required since soils are being used on same site of origination.
- Construction engineering plans to provide directive to builders on lot grading plans that they shall meet the Soil Quality standard. This note shall not provide further guidance until after construction of development at time of as-built completion, after compliance with the Soil Quality standard has been determined.

Step 2 (Developer's Contractor):

- Follow guidance of construction engineering plans with intent to use on-site stripping stockpile to meet Soil Quality.
 - Based on an engineer's dirt balance estimate, finished lots shall receive an

adequate amount of topsoil from the tested stockpile over the existing structural fill in order to meet the required 8" topsoil minimum at the time of home completion.

- Provide memorandum from QSP that stockpiled topsoil placed is in compliance with the Soil Quality standard.
- Provide current and comprehensive memorandum from project geotechnical engineer to project engineer that soils and subsoils are in compliance with the Soil Quality standard.

Step 3 (Project as-built plans):

- Lot grading as-built plans shall be updated prior to final approval to provide directive to builders on how to meet Soil Quality standard.
 - A note shall be included on as-built plans stating what the depth of the topsoil on finished lots is and that it has been tested and determined to meet the organic content of the Soil Quality standard. This note shall also state that only the depth stated of topsoil, when removed from building footprint, can be used in landscaped areas to meet the minimum 8" of topsoil required by the Soil Quality standard.

Step 4 (Builder):

- Excavation for building foundation shall include removal of the topsoil within the building and structural footprint to be used outside building footprint within landscaped areas.
- Spread the additional top soil that was removed from the building footprint over landscaped areas to meet 8" minimum total depth (include fracture of 12" of soil/subsoil, as applicable).
- Provide memorandum from geotechnical engineer or landscape architect (Certified Professional] that finished topsoil in landscaped areas meet Soil Quality standard prior to landscaping. No additional testing required by Jurisdiction.
 - Certified Professional only needs to determine that upper 8" of topsoil is placed according to Soil Quality standard and no additional organic or pH testing is required.
 - Building Inspector to site verify, as necessary, in consultation with the QSP.