Land Disturbance Permitting

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Plan Approval

- Permitting process starts with the approval of the plan. Why wait for an approved plan?

1. Fees are driven by disturbed area estimates.
2. Surety requirements are based on approved plan take-offs.
3. Ordinance requirements. Chapter 8, Section 4 (a), “Except as provided herein, no person may engage in any land disturbing activity until he has submitted to the engineering and resource protection division for the county an erosion and sediment control plan for the land disturbing activity and such plan has been approved by the plan-approving authority.”
4. The plan approval transmittal will tell you what is required to be submitted to staff.
Plan Approval
Surety Computations

• What is required and how is the amount determined?

1. Surety amounts are derived from take offs from the approved plan of development.
2. Unit costs are derived from RSMeans 2011.
3. Erosion Control and Stormwater management practices are what is estimated for the surety requirement.
4. Engineers can submit estimates for review or staff can compute.
5. Surety requirements are driven by ordinance requirements; Chapter 8, Section 5(b), “No person may engage in any land disturbing activity until he has acquired a land disturbing permit, unless the proposed land disturbing activity is specifically exempt from the provisions of this chapter, and has paid the fees and posted the required bond.”
Submittal Documents

• What documents are required?

1. Permit Application for projects between 2500sf and less than an acre.
2. VAR-10 for projects of an acre or more.
3. Siltation Agreement.
5. Declaration of Covenants.
Submittal Documents

- Permit Applications

[Images of permit applications]
Submittal Documents

• Surety Formats
• Siltation Agreement

Siltation Agreements are required for all projects that have a surety requirement.
A Declaration of Covenants is required for all projects that have permanent stormwater management facilities.
Review of Submittal Documents

• All of the submitted documents are reviewed by our Lead Engineering Assistant as well as county legal staff for form and content.

• Once the review is completed and all associated fees are paid, the Division Director or Program Administrator signs the permit and the inspector can schedule the required pre-construction meeting.
Preconstruction Meeting

• Why do we need a pre-con?

1. This is when we issue our permit.
2. This is when we determine who is the Responsible Land Disturber (RLD) for carrying out the approved plan.
3. We also discuss the measures proposed to control the site from an Erosion and Sediment Control and Stormwater Management perspective as well as outline acceptance and certification requirements.
4. Ordinance Requirements, Chapter 8 Section 5 (d), “No land disturbing permit shall be issued until the applicant submits with his application an approved erosion and sediment control plan and certification that the plan will be followed.
Questions?
Thank you!!!