



**LAND DISTURBANCE PERMIT  
SINGLE FAMILY DWELLING WITH  
AGREEMENT IN LIEU OF A PLAN**

**FOR EROSION & SEDIMENT CONTROL AND STORMWATER MANAGEMENT**

Plan Case # \_\_\_\_\_

Building Permit # \_\_\_\_\_

Town of Warrenton Community Development Department  
18 Court Street, Lower Level  
Warrenton, Virginia 20186

Phone: 540-347-2405  
Email: Permittech@warrentonva.gov  
Facsimile: 540-349-2414

**Article 5 of the Zoning Ordinance and Section 700 of the Site Conservation Manual requires a Land Disturbance Permit for most activities where the ground will be disturbed. The purpose of this permit process is to control sediment from leaving a disturbed area. Erosion and sediment controls are vital in protecting adjacent waterways and properties from sediment runoff from a project site.**

**Project Information:**

**Project Address/Location:** \_\_\_\_\_ **GPIN:** \_\_\_\_\_

**Subdivision:** \_\_\_\_\_ **Lot #:** \_\_\_\_\_

**Area to be Disturbed (in square feet):** \_\_\_\_\_

*Disturbance includes the area cleared for the structure itself, but also areas being utilized for a septic system, retaining walls, entrances, driveways, re-graded areas around foundations and yards, areas in which soil is stockpiled, areas used for materials, equipment storage, or parking, and any other portion of the property where the ground is being disturbed. Cutting, mowing, or other removal of existing vegetation where the roots will remain in place does not count toward disturbed area, but in some cases, removal of certain trees should be documented and must be replaced in accordance with the Site Conservation Manual and Article 8 of the Zoning Ordinance.*

**Description of the type of work planned:** (e.g., demolition of structure, construction of a building, installation of road/driveway, utilities, septic, yard re-grading, etc. – all activities must be included)

\_\_\_\_\_

**Submit a sketch (aerial, plat, or drawing using the attached template may be used)** showing all proposed disturbances associated with this property, and measures used to address permit requirements. (Note: If any grading has occurred on-site prior to submitting this application, i.e. a driveway, septic field, etc.; these areas must also be shown on the plan and included in the acreage to be disturbed).

**Identify the clearing limits of all disturbances, along with labels indicating the purpose of the disturbance, and calculated dimensions.** The sketch included with this application will be verified for accuracy during field inspections as well as being measured for total site disturbance. NOTE: If more than one (1) acre will be disturbed, or if crossings of a stream or water feature are planned, other permits may be applicable to the project.

**Additional Information May Be Required:**

**An erosion and sediment control plan is typically required to be submitted and approved in conjunction with a land disturbance permit; however, the law allows an exception for a detached single family dwelling. The exception allows the Town of Warrenton to accept an agreement in lieu of a plan if the property owner agrees, as part of the permit application, to meet the minimum standards for E&S and SWM as set forth in the Virginia Code. Although a Plan is not required, the following additional information is required in certain circumstances and must be submitted, if applicable, before a building permit and land disturbance permit are issued:**

1. If the amount of land being disturbed on the property exceeds 1 acre, a Stormwater Pollution Prevention Plan (SWPPP) is required to be submitted with this permit application. If the SWPPP is not submitted and it is determined during inspections that the land disturbance is over 1 acre, a Stop Inspection Work Order for the building permit may be issued and a Stop Work Order Inspection Fee may be applied.
2. If a culvert crossing is being installed in a channel, floodplain, or a live watercourse, engineering calculations and cross sections demonstrating compliance with applicable FEMA and DEQ minimum standards are required to be submitted for review. In addition, you will be required to contact the Army Corp of Engineers for permitting requirements. All other new and existing culverts will be assessed in the field and if there is evidence of erosion, the calculations and cross-sections may also be required.
3. If land disturbance is to occur in soil descriptions identified as potential for hydric soil or hydric soil inclusions, the applicant must contact the Army Corp of Engineers for permitting requirements.
4. If additional structures are to be constructed on the property, a plan is required to be submitted with the permit, as this agreement-in-lieu of application does not apply. A Land Disturbance Permit with an agreement in lieu of a plan is only allowed for one (1) Single Family Detached Residential Structure on an individual lot of record.

## PROJECT NARRATIVE:

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**Project Description:** Describe the area to be disturbed.

**Existing Site Conditions:** Describe the existing topography, vegetation, and drainage.

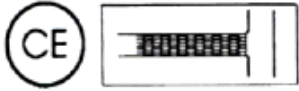
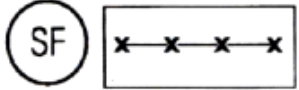
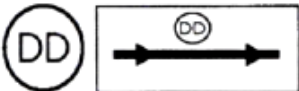

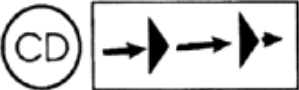
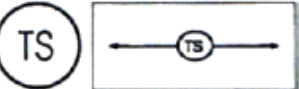
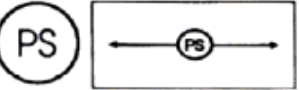
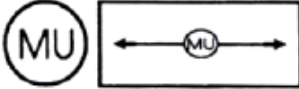
**Critical Areas:** Describe the areas of the site with potential erosion problems that may need extra protection (e.g., steep slopes, stream banks, shoreline, channels, underground springs, unstable soils, floodplains, wetlands)

**Erosion and Sediment Control Measures:** Describe methods to be used to control erosion and sediment on site.

**Permanent Stabilization:** Describe briefly, including specifications, how the site will be stabilized after construction is complete.

*The following examples of standard Erosion Control Measures may be used; there are others that may also apply as listed in the Virginia Stormwater Management Handbook BMPs, the Virginia Erosion and Sediment Control Handbook, Chapter 3, and the Virginia Erosion and Sediment Control Field Manual.*

# Erosion Control Measures

<p><b>Construction Entrance</b></p> 	<p>A stone pad, located at points of vehicular ingress and egress on a construction site. To reduce the amount of soil transported onto paved public roads or other paved areas.</p>
<p><b>Silt Fence</b></p> 	<p>A temporary sediment barrier consisting of a synthetic filter fabric stretched across and attached to supporting posts and entrenched. Silt fences should be installed to intercept and detain small amounts of sediment from disturbed areas during construction operations in order to prevent sediment from leaving the site.</p>
<p><b>Temporary Diversion Dike</b></p> 	<p>A temporary ridge of compacted soil constructed at the top or base of a sloping disturbed area. Storm runoff diverted from upslope drainage area away from unprotected disturbed areas and slopes to a stabilized outlet or sediment-trapping facility (trap or basin).</p>
<p><b>Riprap</b></p> 	<p>Riprap is permanent erosion-resistant ground cover of large, loose, angular stone with filter fabric or granular underlining that protects the soil from the erosive forces of concentrated runoff. Helps slow the velocity of concentrated runoff while enhancing the potential for infiltration.</p>
<p><b>Rock Check Dam</b></p> 	<p>Small, temporary stone dams constructed across a swale or drainage ditch. Reduction of the velocity of concentrated stormwater flows, thereby reducing erosion of the swale or ditch. This practice also traps sediment from adjacent areas or the ditch itself, mainly by ponding of the stormwater runoff.</p>
<p><b>Temporary Seeding</b></p> 	<p>The establishment of a temporary vegetative covers on disturbed areas that will not be brought to final grade for a period of more than 14 days, by seeding with appropriate rapidly growing annual plants.</p>
<p><b>Permanent Seeding</b></p> 	<p>The establishment of a perennial vegetative cover on disturbed areas by planting seed to reduce erosion and decrease sediment yield from disturbed areas, allows selection of the most appropriate plant materials.</p>
<p><b>Mulching</b></p> 	<p>The application of plant residues or other suitable materials to soil surface to prevent erosion by protecting the soil surface from raindrop impact and reducing the velocity of over land flow and to foster the growth of vegetation by increasing moisture and providing insulation from extreme heat and cold.</p>

Note: Additional erosion control measures and installation requirements may be found in the Virginia Erosion and Sediment Control Handbook

# Agreement In Lieu Of A Plan Single Family Residence

Name:

Tax Map Parcel #:

**Existing Conditions:**

- Drainage Divide
- Shoreline or Stream
- Property Line

- Limits of Clearing
- Existing Grade
- Drainage Flow

**Proposed Construction:**

- New Structure

- Finished Grade

**Erosion Control Measures:**

- Construction Entrance
- Silt Fence
- Diversion Dike
- Riprap

- Rock Check Dam
- Temporary Seeding
- Permanent Seeding
- Mulch

**Other:**

**CERTIFICATION/AGREEMENT:**

Application is hereby made for a land disturbance permit in accord with the description of work and for the purposes set forth in this application, and in accordance with the Town of Warrenton Zoning, Stormwater Management & Erosion and Sediment Control Ordinances and Site Conservation Manual, as amended.

In lieu of submission of an Erosion and Sediment Control and Stormwater Plan for the construction of this detached single family dwelling, I agree to comply with all applicable requirements of the Town of Warrenton Zoning Ordinance, including Article 5, Stormwater Management, the Town of Warrenton Erosion and Sediment Control Site Conservation Manual, and the state Minimum Standards for erosion and sediment control (Section 9VAC25-840-40 of the Virginia Erosion and Sediment Control Regulations.)

**I AGREE TO**

- 1. Discharge runoff from all roof surfaces to lawn or wooded areas on the lot in a non-erosive manner,
- 2. Not create concentrated points of runoff leaving the lot, and
- 3. Direct runoff from on-lot impervious surfaces (e.g., driveways, parking areas, sidewalks) as non-erosive sheet flow to well-vegetated areas on the property to the maximum extent practicable.

**PRIOR TO THE START OF CONSTRUCTION:**

- 1. A stone construction entrance shall be installed on the property.
- 2. Silt fence or other acceptable perimeter control shall be established downslope of the disturbed area to prevent sediment from leaving the site.
- 3. All soil stockpiles shall be protected by a sediment control measure or shall be seeded and covered with a mulch material as provided in the VESCH, Std. & Spec. 3.35.
- 4. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain dormant for longer than 14 days.
- 5. All erosion and sediment control structures shall be installed and maintained in an effective, operating condition as provided in the Virginia Erosion and Sediment Control Handbook, Chapter 3.

**PRIOR TO OCCUPANCY PERMIT:**

- 6. All denuded areas on the lot to be denuded will be seeded and mulched within 7 days of final grading with permanent vegetation or a protective ground cover suitable for the time of year.

I hereby authorize representatives from the Town of Warrenton Department of Community Development to enter my property for the purpose of conducting erosion and sediment control inspections.

In addition, I further understand that failure to comply with state Minimum Standards for erosion and sediment control and all applicable requirements of the Town of Warrenton Stormwater Management & Erosion and Sediment Control Ordinances could result in the any or all of the following; building inspections being suspended and/or the Certificate of Occupancy being withheld until erosion and sediment control measures are installed and the project site is compliant to the satisfaction of the Program Authority.

\_\_\_\_\_  
*Applicant's Signature*

\_\_\_\_\_  
*Date*

*All Signatures must also be on page 6*

CONTACT PERSON FOR THE PROJECT SITE:	OWNER:
Name (PRINT)	Name (PRINT)
Address	Address
City State Zip	City State Zip
Phone Number Email	Phone Number Email
Signature / Date	Signature / Date

CONSTRUCTION ACTIVITY OPERATOR (Company/Responsible Land Disturber):	<p>The Responsible Land Disturber (RLD) Program was established as a component of the Virginia Erosion and Sediment Control (ESC) Program through revisions to the Virginia Erosion and Sediment Control Law (Title 62.1, Chapter 3.1, and Article 2.4 of the Code of Virginia). Effective in July 2001, as a prerequisite for erosion and sediment control plan approval throughout Virginia, the person responsible for carrying out the plan must provide the name of an individual holding an RLD certificate who will be responsible for carrying out a regulated land-disturbing activity.</p> <p style="text-align: center;"><b>Responsible Land Disturber Information and Signatures are required to process form.</b></p>
Name (PRINT)	
Address	
City State Zip	
Phone Number Email	
Responsible Land Disturber # State Contractor's License #	
Town of Warrenton Business License #**	
**as applicable, please see regulations for thresholds**	

<p><b>FOR OFFICE USE ONLY:</b></p> <p><input type="checkbox"/> Agreement in Lieu Authorized</p> <p><input type="checkbox"/> Responsible Land Disturber Confirmed</p> <p><input type="checkbox"/> SWPPP is included</p> <p><input type="checkbox"/> E&amp;S Fee Required</p> <p><input type="checkbox"/> SWM Fee Required</p> <p>Approved By:</p> <p>_____/_____ Zoning Administrator Date</p> <p>_____/_____ E&amp; S Administrator Date</p>	<p><b>ALL WORK SHALL BE DONE BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M. MONDAY THROUGH FRIDAY. ANY OTHER TIMES MUST BE APPROVED IN ADVANCE AND IN WRITING BY THE TOWN MANAGER.</b></p>
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