



Jefferson County, Missouri

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DELETE SECTION 505.010 Purpose, Scope Of Authority And Performance Guarantee.

B. Scope Of Authority. Any person, firm, corporation or business proposing to have land disturbance of one (1) acre or more within the urban area boundary of the unincorporated limits of Jefferson County shall apply to the Department of Public Works for approval of a grading plan and a SWPPP and issuance of a land disturbance permit as required under Article II, Land Disturbance and Stormwater Management. The urban area boundary shall be as defined on the latest edition of the functional classification maps for Jefferson County, Missouri, as published by the East-West Gateway Council of Governments.

Within the same jurisdictional limits, any common plan of development or sale where the total disturbance within the development would equal one (1) acre or more in combination of all lots being developed individually, shall require an overall comprehensive disturbance permit sponsored by the original developer. Additionally, any development outside of the urban area boundary with greater than fifteen (15) acres of land disturbance area shall also require a land disturbance permit.

ADD SECTION 505.010 Purpose, Scope Of Authority And Performance Guarantee.

B. Scope Of Authority. Any person, firm, corporation or business proposing to have land disturbance of Five (5000) square feet or more within the urban area boundary of the unincorporated limits of Jefferson County shall apply to the Department of Public Works for approval of a grading plan and a SWPPP and issuance of a land disturbance permit as required under Article II, Land Disturbance and Stormwater Management. The urban area boundary shall be as defined on the latest edition of the functional classification maps for Jefferson County, Missouri, as published by the East-West Gateway Council of Governments.

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area boundary with greater than fifteen (15) acres of land disturbance area shall also require a land disturbance permit.

DELETE SECTION 505.150 Definitions.

[Ord. No. 17-0244, 4-24-2017]

LAND DISTURBANCE ACTIVITY

Any act other than those related to agricultural activity by which soil is moved and land changed that may result in erosion or the movement of sediments and may include tilling, clearing, grading, excavating, stripping, stockpiling, filling and related activities and the covering of land surfaces with an impermeable material. A land disturbance permit is required when one (1) acre or more of land is disturbed.

PERMIT

The land disturbance permit issued by the Director authorizing land disturbance activities of one (1) acre or more in accordance with the requirements of this Chapter.

ADD SECTION 505.150 Definitions.

[Ord. No. 17-0244, 4-24-2017]

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PERMIT

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DELETE SECTION 505-180: Phase II Storm Water National Pollutant Discharge Elimination System (NPDES)

N. All discharges of uncontaminated stormwater from downspouts or sump pumps shall discharge at a minimum of five (5) feet from the property line. If a concentration of water creates erosion, rip rap or some other form of a diffuser shall be utilized to minimize damage to any adjoining property.

ADD SECTION 505-180: Phase II Storm Water National Pollutant Discharge Elimination System (NPDES)

N. Where stormwater discharge issues are found on adjoining parcels and verified by the Stormwater Manager and or Director, the responsible property owner shall take the necessary actions to modify, correct, or abate said stormwater discharge to the satisfaction of the Division Director. Variances to these requirements may be considered with the approval of the Stormwater Manager and or Director.

DELETE SECTION 505-190: Land Disturbance Permit

A. Permit Required. No person may engage in any land disturbance activity, including persons engaged in land disturbance activity related to utility installation or maintenance, without first obtaining a land disturbance permit from the County, except as provided in this Chapter. All new or redevelopment projects disturbing one (1) acre or greater, including projects less than one (1) acre that are part of a larger common plan of development or sale, are required to install structural or non-structural Best Management Practices (BMPs) which address the quality of long-term stormwater runoff and effectively remove stormwater pollution. BMPs will be designed and implemented to prevent or minimize water quality impacts.

ADD TO SECTION 505-190: Land Disturbance Permit.

A. Permit Required. No person may engage in any land disturbance activity, including persons engaged in land disturbance activity related to utility installation or maintenance, without first obtaining a land disturbance permit from the County, except as provided in this Chapter. All new or redevelopment projects disturbing five thousand (5,000) square feet or greater are required to obtain a land disturbance permit. Land disturbance activities that disturb five thousand (5,000) square feet to 1 acre are not required to implement permanent water quality Best Management Practices (BMPs). Land disturbance activities of one (1) acre or more, including projects less than one (1) acre that are part of a larger common plan of development or sale, are required to install structural or non-structural Best Management Practices (BMPs) which address the quality of long-term stormwater runoff and effectively remove stormwater pollution. BMPs will be designed and implemented to prevent or minimize water quality impacts.

DELETE SECTION 505-190: Land Disturbance Permit

C.1. Any land disturbance activity that disturbs or will, in the course of the subject development, disturb less than one (1) acre of surface area. This does not preclude preventive measures that need to be taken to prevent an increase in site erosion, water runoff, siltation or other drainage to neighboring properties. This exemption does not apply when the development is part of a common plan or sale. Where it is determined that erosion measures are not being taken, the Director may revoke application of this exemption to subject site.

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DELETE SECTION 505-190: Land Disturbance Permit

E. Fee. Before issuance of a permit, the applicant shall pay a fee to cover the cost of administration, plan review, inspection services and any other costs associated with the permit process. The fee shall be as set by the County Council as seen in the following table. It shall be paid to the Department of Public Works with the application.

3. A

| Size of Land Disturbance | Land Disturbance Permit Fee |
|---------------------------------|--|
| <1 acre | =\$200 |
| 1 to 3 acres | =\$500 + \$50/acre |
| >3 to 10 acres | = \$1000 + \$50/acre |
| >10 to 25 acres | = \$1500 + \$25/acre* (# acres disturbed — 10 acres) |
| >25 acres or more | =\$1875 + \$10/acre * (# acres disturbed — 25 acres) |

The Land Disturbance Permit Fee includes inspection fees @ < 1 acre = 6 hours, 1 — 3 acres = 20 hours and >3 acres = 40 hours

new owner disturbing more than one (1) acre of a portion of property covered by an approved plan for which a completion certificate has not been issued shall obtain a land disturbance permit before engaging in further land disturbance activities as required by this Chapter.

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3. A

| Size of Land Disturbance | Land Disturbance Permit Fee |
|---------------------------------|---|
| >5000SF to <1 acre | = \$300 |
| 1 to 3 acres | = \$1000 + \$50/acre |
| >3 to 10 acres | = \$2000 + \$50/acre |
| >10 to 25 acres | = \$3000 + \$25/acre* (# acres disturbed — 10 acres) |
| >25 acres or more | = \$3750 + \$10/acre * (# acres disturbed — 25 acres) |

The Land Disturbance Permit Fee includes inspection fees @ < 1 acre = 6 hours, 1 — 3 acres = 20 hours and >3 acres = 40 hours

new owner disturbing more than Five (5000) square feet of a portion of property covered by an approved plan for which a completion certificate has not been issued shall obtain a land disturbance permit before engaging in further land disturbance activities as required by this Chapter.

DELETE SECTION 505.280 Permittee's Responsibility.
[Ord. No. 17-0244, 4-24-2017]

All new or redevelopment projects disturbing one (1) acre or greater, including projects less than one (1) acre that are part of a larger common plan of development or sale, are required to install structural or non-structural Best Management Practices (BMPs) which address the quality of long-term stormwater runoff and effectively remove stormwater pollution. BMPs will be designed and implemented to prevent or minimize water quality impacts.

ADD SECTION 505.280 Permittee's Responsibility.
[Ord. No. 17-0244, 4-24-2017]

All new or redevelopment projects disturbing Five (5000) square feet or greater, including projects less than one (1) acre that are part of a larger common plan of development or sale, are required to install structural or non-structural Best Management Practices (BMPs) which address the quality of long-term

stormwater runoff and effectively remove stormwater pollution. BMPs will be designed and implemented to prevent or minimize water quality impacts.

ADD SECTION 505.220 Storm Water Pollution Prevention Plan (SWPPP).
[Ord. No. 17-0244, 4-24-2017]

Erosion and Sediment Control Plan Guidance Checklist for Site Disturbance over 5,000 square feet and less than 1 acre.

Every applicant for a project which will disturb five thousand (5,000) square feet but less than one (1) acre (excluding those sites that fall under the requirements of a larger common plan of development or sale) must include the following information to be considered the SWPPP in their site plan for staff review. As part of the site plan review process, the following information must be provided on the site plan:

- a. Existing and proposed contours.
- b. Drainage facilities and methods for preserving the natural watercourse and patterns of drainage. Residential lots shall direct stormwater discharges to the street where practical and not onto adjacent properties.
- c. Identify limits of any areas to be disturbed by the proposed construction.
- d. Amount of current impervious coverage and proposed impervious coverage.
- e. Methods to mitigate additional impervious coverage and/or address drainage issues on the site.
- f. Connection to storm sewer and/or method of controlling storm water runoff on site.
- g. Best Management Practices to reduce sediments and other pollutants associated with construction activities. Provide necessary details and maintenance requirements for Best Management Practices on the plans.
 - Concrete Washouts are required where any concrete work will be performed.
 - Construction entrances are required for all sites where construction equipment will be entering or existing the disturbed areas.
 - Straw bales are typically not allowed and will only be considered with the approval of the Division Director.
- h. Location of siltation fences, mulch berms, and other runoff prevention methods (as well as other items as required by the site plan review process) and plans for maintenance of these installations during construction;

- The plan shall locate and provide protection for street inlets immediately downstream of any construction entrance.
 - Provide inlet protection for all existing and proposed inlets receiving runoff from disturbed areas.
- i. Schedule of street and sidewalk cleaning to alleviate mud and dirt on public right-of-way.
 - The plan shall provide a minimum inspection and cleaning requirement of once per day.
 - j. Seal of a registered professional engineer in the State of Missouri.
 - k. Bench mark information from the site survey.
 - l. Other information as required by the Division Director.