



TANEY COUNTY PLANNING COMMISSION

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TANEY COUNTY PLANNING COMMISSION APPLICATION FOR LAND DISTURBANCE PERMIT

NAME OF APPLICANT _____

ADDRESS _____ CITY/STATE/ZIP _____

TELEPHONE _____ SEC _____ TWP _____ RNG _____

PROPERTY # _____

NAME OF PROPERTY OWNER _____

SUBDIVISION NAME _____

LOCATION _____

PROPERTY ACCESS (Street Name) _____

NUMBER OF ACRES TO BE DISTURBED _____

DOES THE PROPERTY LIE IN THE 100-YEAR FLOODPLAIN? (CIRCLE ONE) YES _____ NO _____

THE FOLLOWING SUBMITTALS MUST BE INCLUDED:

1. **\$75.00 APPLICATION FEE (CHECK ONLY)**
2. **DESCRIPTION OF WORK TO BE DONE IN YOUR OWN WORDS.**
3. **SUBMITTAL OF PLAN IN ACCORDANCE WITH APPENDIX F AND H, TANEY COUNTY DEVELOPMENT GUIDANCE CODE.**
4. **IF AREA OF LAND DISTURBANCE EQUALS 1 ACRE OR MORE, AN N.P.D.S. PERMIT FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SHALL BE REQUIRED.**
5. **PROOF OF OWNERSHIP OF THE PROPERTY.**

BOND REQUIREMENT: Upon approval of a plan and the issuance of a Grading Permit, the Official Designated by both the County Commission and the Planning Commission shall require the developer to Post a surety bond with good and sufficient sureties as set out in sections 64.825 and 107.080 RSMo 1996 Incorporated within the Taney County Development Guidance Code by reference with such provisions as Will guarantee the faithful performance of all required work to be done under the submitted plan or a Certified check in the amount of all required work to be done under the submitted plan.

LANDGRADING PERMIT# _____ BOND AMOUNTS _____ Check # _____

READ BEFORE SIGNING:

In signing this application, I understand that if the information provided here is not true, my permit will Be revoked. I understand and agree to abide by the requirements of the Taney County Commission and the Taney County Planning Commission. I agree to all inspections on my property necessary to secure compliance With all county codes relevant to this application. Property owner is responsible to adhere to all private Restrictions and easements.

PROPERTY OWNERS SIGNATURE

DATE

AMENDED 10/1/04

PLAN SUBMITTAL REQUIREMENTS

1. General Requirements:

- A. Full name, address, and phone number of the owner of record,
- B. Name and address of designated agent or contractor if any,
- C. Property address and a location map showing property location,
- D. Summary or index of Plan content
- E. Site plan including the following:
Property boundary and internal lot lines, existing and proposed structures and facilities, location of open space, buffers, natural areas, etc., and topographic information

2. Specific Erosion and Sedimentation Control Plan Content:

Erosion and sediment control plans submitted to the Planning Commission shall include two sets of maps and plans with specifications showing proposed excavation, grading or filling and will include the following:

- A. Portion of the property that is to be excavated, graded or filled with excavated material,
- B. Identify any portions of the property which are to remain as natural areas. These are areas to be protected and untouched by clearing, grading, or construction,
- C. Location of any sewerage disposal system or underground utility line, any part of which is within 50 feet of the proposed excavation, grading or filling area and the location of any pipe line operated at a maximum service pressure in excess of 200 p.s.i.g., any part of which is within 100 feet of the proposed excavation, grading or filling area,
- D. Existing grade and topography of the premises and the proposed finished grade and final contour elevation at a contour interval of not more than two (2) feet on United States Geological Survey datum,
- E. Location and present status of any previous permitted grading operations on the property,

- F. Details of any temporary drainage systems proposed to be installed and maintained by the applicant and a comprehensive drainage plan designed to safely handle surface water, streams or other natural drains following heavy rains during grading operations
- G. Details of proposed water impoundment structures, embankments, sediment or debris basins, grass or lined waterways and diversions with the details and locations of proposed stable outlets and the location of any down stream impoundment's which could be affected by the proposed grading,
- H. Details of soil preparation and revegetation of the finished grade and of other methods of soil erosion control,
- I. Proposed truck and equipment access ways to the work site,
- J. Delineation of the 100 year flood plain and floodway
- K. A statement from the property owner or his agent assuming full responsibility for the performance of the operation as stated in the application. This statement shall also contain assurance that all County property or roads will be adequately protected.
- L. The proposed phasing of development of the site, including clearing, rough grading and construction, and final grading and landscaping. Phasing will identify the expected date on which clearing will begin, the estimated duration of exposure of cleared areas and the sequence of clearing, installation of temporary sediment control measures, installation of storm drainage, paving streets and parking areas, and establishment of temporary and permanent vegetative cover. The specific requirements for the content of submissions may be partially waived upon finding that the information submitted is sufficient to show that the work will comply with the objectives and principles of these regulations.

3. Specific Storm Water Management Plan content:

Storm water management plans shall include the following information:

A. Existing Features:

- 1). A drainage area map showing topography of the entire drainage basin(s) contributing to the site. The scale of the map shall be no smaller than 1 inch = 200 feet for drainage areas up to five hundred (500) acres. A topographic map of appropriate scale shall be provided for larger areas upstream from the design area. The drainage map is to show total acreage of the site and acreage of all drainage areas contributing to the site.

- 2). A site plan having a scale no smaller than 1 inch = 100 feet and existing contour intervals of not more than five (5) feet. The plan shall show topographic features such as highways, utilities, natural watercourses, existing drainage facilities and structures, adjacent property lines, north arrow, scale, and vicinity map. The site plan is to also show the limits of the adopted 100 year flood plain on the site and any critical environmental areas such as streams, lakes, ponds and wetlands. The nature and extent of existing vegetation shall also be shown on the plan.
- B. Plans and profiles of each storm drain, showing location, size, design flow, flowline elevations, gradients, and materials; location, depths and sizes of adjacent or crossing sewer lines and utilities; and special construction requirements such as concrete cradle or encasement, backfill, size and class of pipe. All elevations shall be based upon USGS datum with location noted of bench marks used.
- C. Typical cross-sections of swales, ditches or channels.
- D. Details of special structures, culverts, transitions, headwalls, aprons and junction chambers, all adequately detailed and dimensioned including placement of steel. Unless otherwise indicated, standard county structures are assumed where applicable.
- E. For design of detention facilities, calculations of peak runoff from 2, 10, 25, and 100 year frequency, 24-hour duration storms. Calculations shall be provided for all areas which are tributary to the subject under existing conditions and conditions after the planned development of the site. The information shall include the acreage of all area contributing flow to the site and the present land use by acreage of those areas.
- F. Basic design criteria including frequency of rainfall, percentage of imperviousness, runoff for drainage area, time of concentration, loadings, and any other pertinent design criteria.
- G. Locations of all building areas and minimum floor elevations for buildings to be constructed on the site.

4. Specific Revegetation Plan Content:

The following items of information are needed to meet the submittal requirements for the Revegetation Plan:

- A. Proposed areas of revegetation and a general time line for the completion of any proposed revegetation.

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- B. Proposed landscaping, walls, fences, etc. used as revegetation or to augment buffer yards.
 - C. Types and amounts of vegetation to be used as cover or within buffers.
 - D. Methods and maintenance provisions:
 - Methods of providing water for vegetation.
 - Responsibilities concerning maintenance of vegetation and buffers.
 - E. Areas to remain as undisturbed natural areas.