

How to Obtain a Land Disturbance Permit

1. Submit a land disturbing permit application to the King & Queen Building/Zoning Office.
2. Draw and submit a plot plan (diagram) of your lot and the areas (with dimensions) of where you plan to clear and any proposed construction. During planning stages, please remember that trees 6 inches and greater in diameter are required to be preserved under the King and Queen County Chesapeake Bay Overlay, unless they are within the footprint of your house, driveway or drainfield area.
3. Mark your limits of clearing on site with distinctive flagging.
4. A site inspection will be conducted by the County Wetlands Engineer, once your clearing limits are flagged on site.
5. Appropriate erosion and sediment control measures will be determined during site inspection.
6. Surety may be required for large clearing projects or projects proposed in sensitive areas.
7. After your permit is issued and you are actually ready to clear, notify the Zoning Office or the Wetlands Engineer prior to starting your clearing project.
8. Once you have completed your land disturbing project, please contact the Zoning office or County Wetlands Engineer for a final inspection to determine if the site is stabilized.

When is a Land Disturbance Permit required?

If you plan to clear more than 2,500 square feet of land area, you do need a Land Disturbance Permit. *Please note that clearing is not limited to cutting trees. Clearing includes digging a foundation, grading for a yard, installing a drainfield area, laying gravel for a driveway, etc.* Therefore, even if the area covered by the house is less than 2,500 sq. ft., it is likely that more land will be cleared, graded, or otherwise disturbed to allow for construction and to provide for driveways, yards, and drainfield areas. If these activities will disturb greater than 2,500 square feet of land, a land disturbing permit is required and can be obtained from the King and Queen County Zoning and Building Office located in the King and Queen County Administration Building.

Note: **Effective December 4, 2002, Land Disturbance of one acre or more requires a VPDES Permit from the Department of Environmental Quality (DEQ). For more information please call 1-800-592-5482 or visit their website at; www.deq.state.va.us**



For more information on the July 1,2001 Responsible Certified Land Disturber requirement please visit the Department of Conservation & Recreation's website at ; www.dcr.state.va.us/sw



King & Queen
County, Virginia

ZONING & BUILDING
OFFICE

242 ALLEN CIRCLE RD.

P.O. BOX 177

KING & QUEEN C.H., VA
23085

(804) 785-5975 OR

(804) 769-4978

www.kingandqueenco.net

LAND DISTURBANCE



King & Queen County Administrators' Office
Monday—Friday 9:00 a.m.—5:00 p.m.

ARE YOU REALLY READY TO CLEAR YOUR LAND?

You need to be familiar with King & Queen County's Erosion and Sediment Control Law because...

When natural vegetation is removed from a building site and soil is disturbed, there is potential for **erosion** to occur. Erosion is the process by which beating rain and moving surface water dislodge and carry soil particles off site. **Sediment** is the term given to these soil particles that are carried by rain-water into streams, lakes, rivers and bays. By volume, sediment is the greatest pollutant of all. It is the largest contributor of nonpoint source pollution to King & Queen's rivers, streams and the Chesapeake Bay. One of the major contributors of sediment is construction and development. Erosion is a natural process, however, poorly protected construction sites can erode at a rate of 500 times that which would naturally occur.

*Remember to control erosion on-site and prevent sediment from entering a drainage system and becoming a problem downstream. Controlling erosion as close to the source as possible is

- less expensive
- more effective
- protects King & Queen's rivers, streams and the Chesapeake Bay
- keeps you in compliance

WHAT CAN I DO TO HELP PREVENT EROSION?



- Install a gravel construction entrance to keep mud on your site and off the road. This entrance should be constructed with VDOT #1 stone with filter cloth underneath. Replenish gravel as needed.
- Clear only those areas necessary, as opposed to clearing the entire site. This preserves natural vegetation which is the best defense against erosion. In addition, it reduces the amount of land that is disturbed, thereby reducing the potential for erosion.
- Install erosion and sediment control measures to prevent sediment loss and transport from land areas that will be cleared. One of the most effective control measures used during lot clearing is silt fences. Silt fence is preferred over the use of straw bales because it is usually more effective in trapping sediment and more durable. Silt fence should be installed down slope of disturbed areas to prevent sediment from reaching drainage ways, streams, and from leaving your property. The proper installation and maintenance of silt fence is extremely important to its effectiveness. Silt fence should remain in place until all disturbed areas are stabilized and grass is established.

- Vegetative groundcover is the first line of defense against erosion by rainfall and runoff. Seed newly graded areas immediately after land disturbance (clearing) is completed, and mulch heavily with straw until grass is established and takes hold.



WHAT'S SO BAD ABOUT SEDIMENT ANYWAY?

Sediments bury bottom dwelling creatures and fish spawning areas, cause increased sedimentation of waterways causing flooding, and reduce the aesthetic value of streams. Sediment from a construction project can pick up pollutants such as phosphorus, potassium, toxic substances and trace metals and transport them into King & Queen's creeks, streams and rivers, eventually to the Chesapeake Bay. Once deposited, sediments can continually be re-suspended by tides, storms and wind. Suspended particles in water reduce the sunlight needed by plants for photosynthesis and clog the gills of fish. Sediment, along with the pollutants it transports, can destroy aquatic habitat and pollute water supplies.