#9 Single Family Individual Lot Permit

**Overview of Single Family Individual Lot Permit**

- The Single Family Individual Lot GESC Permit applies only to individual lots being developed by a Builder, a General Contractor on behalf of the Owner, or by the Owner, herein referred to as the “Builder”.
- These sites have a lower level of complexity, with an established drainage pattern, such that Example Site Plans provided in the GESC Manual Appendix can suffice for the GESC Example Lot Plan.
- Single family individual lot residential projects are required to obtain a GESC Permit even if they have a Building Permit issued.
- This Permit does not require engineered drawings since Example Lot Plans can be used as the GESC drawing required for the GESC Plan.
- This Permit is not for multiple single family lots or when a Builder chooses to combine several lots into a group.
- This permit does not consider changes in runoff volumes, only historic drainage patterns for appropriately locating BMPs.

**Example Individual Lot Plans**

Three Example GESC drawings with typical drainage patterns are provided in the GESC Manual. If the individual lot conforms to the general layout and drainage patterns of one of these plans, a specific GESC Drawing/Plan may not be necessary. If the individual lot drainage pattern does not conform to one of the standard lot types provided in the GESC Manual, a specific GESC Drawing is required. The Drawing must demonstrate adequate controls for the lot throughout the build out. Most larger infill sites will provide a specific lot plan for a Single Family Individual Lot Permit.

**Drainage Certificate (SEMSWA Does Not Issue)**

A Drainage Certificate for individual lots is not a GESC issue. The drainage is assumed to be consistent with the requirements of the master development approved Phase III Drainage Report, the Final Development Plan (FDP) for the subdivision, and in accordance with the jurisdiction’s Building Code. On small projects on Individual Lots, such as additions or expansions, where a drainage report is not available, the Builder will be required to verify the improvements are consistent with the historic drainage patterns of the property, and any increased volumes do not adversely impact other properties. To ensure proper site drainage, adequate drainage away from the foundation and off the lot shall be certified by a PE or Professional Land Surveyor (PLS) prior to issuance of the Certificate of Occupancy (CO) by the Building Department.

**GESC Inspection Process**

- **SEMSWA Inspections**
  - During the construction phase, erosion and sediment BMP controls will be inspected regularly by a SEMSWA Inspector to determine the overall effectiveness of controls for reducing erosion and trapping sediment on the site.
  - The Inspector will check for proper installation and maintenance of the controls.
  - The Inspector will coordinate inspection results with the Builder, whose responsibility it is to ensure that the site remains in compliance with all GESC requirements.

- **Builder Inspections**
  - During the construction phase, BMP controls are inspected regularly by Builder to ensure the BMPs are adequately maintained and functioning as intended.
  - The frequency of GESC inspections is consistent with specific BMP installation and maintenance requirements.
#9 Single Family Individual Lot Permit, continued

**SINGLE FAMILY INDIVIDUAL LOT EROSION CONTROL PLAN REQUIREMENTS**

The following list summarizes the responsibilities and requirements of the individual Lot Builder/General Contractor/Owner, generally termed the “Builder”, who is issued a Single Family Individual Lot Permit in order to to achieve adequate erosion and sediment controls during residential construction:

- It is the Builder’s responsibility to ensure that adequate controls are provided at the lot to eliminate sediment transport. It may be necessary to provide additional BMPs above and beyond what is shown on the Example Individual Lot Plan that constitutes the GESC Drawing for the Permit. If drainage, erosion or sediment problems become apparent during construction, such as when off-site sediment transport occurs or the potential for off-site transport is observed by the SEMSWA Inspector, the BMPs is re-evaluated and re-implemented in an effective manner. BMPs are needed throughout the life of the project, including prior to the excavation of the foundation, through building, final landscaping, and issuance of a Certificate of Occupancy.
- The Builder is responsible for the on-going maintenance and functionality of all lot specific erosion and sediment control devices.
- Builders conduct periodic inspections. Periodic inspections occur whenever deemed necessary to ensure that erosion control measures are functioning as designed. As a minimum, erosion control measures should be inspected every two weeks, and after each significant precipitation event that causes surface erosion.
- Once construction has commenced, the Builder is responsible for the maintenance of erosion and sediment control measures protecting area inlets on the lot, as well as curb inlets along the street frontage. It is critical that sediment not be allowed to enter the storm sewer system.
- Vehicle access and parking should be limited to paved surfaces as much as possible. A temporary construction entrance, with appropriate GESC BMP, may be needed to provide a place for parking vehicles and a spot where material can be off-loaded.
- During the construction process, the Builder is responsible to ensure that mud, dirt, rocks, and other debris are not allowed to erode or be tracked onto streets and sidewalks by construction vehicles. The Builder is responsible for removal of any mud, or debris on adjacent streets and sidewalks, and will clean it up immediately.
- When cleaning streets, scrape and sweep in a manner that prevents the formation of dust. Street washing with water is NOT allowed. Any damage to streets or infrastructure by Builder or Contractor will be corrected, repaired, and/or replaced at their expense prior to Permit close-out.
- Earth materials and landscape materials, such as sod, rock, and mulch are not to be stockpiled, placed or stored on streets, sidewalks or stormwater flowlines (refer to Section 432-5-310, C.R.S.).
- Construction supplies (trusses and lumber), roll-off containers, dumpsters, portable toilets, trailers, etc. are NOT to be stored on streets or sidewalks. These items will be stored on the construction site or staging area(s).
- During the construction process on the individual lot, the Builder is responsible to ensure that all erosion control measures are installed and maintained on the site, regardless of who is creating the land disturbance, be it a utility company, subcontractor, trade or other entity impacting the functionality of the BMPs. If utilities are installed after the BMPs are installed, including Seed and Mulching(SM), Silt Fence (SF), Erosion Control Blankets (ECB), etc., it is the Builder’s responsibility to ensure that the BMPs are re-installed appropriately.
- The Builder is responsible for the maintenance of Silt Fence, by inspecting at least once a week and after any precipitation snowmelt or runoff event that causes surface erosion, sediment transport, or tracking. Silt Fence (SF) that collapses, tears, decomposes or otherwise is ineffective needs to be replaced immediately. Sediment deposits that impact adequate storage volume for the next rain event need to be removed to reduce pressure on the fence. Take care to avoid damaging or undermining the fence during cleanout.