

SMALL LOT EROSION PREVENTION AND SEDIMENT CONTROL PLAN

FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION AND SITE GRADING OF LESS THAN ONE (1) ACRE

City of New Braunfels Building Department

Phone: 830-221-4060 Fax: 830-608-2117

www.nbtexas.org

EPSC measures must be in place, this form filled out completely and inspected prior to start of any construction. The form will be picked up at the time of Inspection

Permit #:						Date:				
Owner Name:						Phone #:				
Contractor Name:						Phone #:				
Project Address:						Acreage Total:				
Map #:		Parcel:				Zone:				
Subdivision:						Lot #:				
Minimum Setbacks:		Front:			Left:			Right:		
Flood Plain Development Permit Required?		Yes			No					

1. Review approved subdivision SWPPP plans and single family CGP and grade lot in accordance to these plans (*available at the city of New Braunfels Engineering and Public Works 550 Landa Street, New Braunfels, TX78130. Call 830-221-4020 to schedule a review*).
2. Provide erosion control to trap soil prior to beginning site grading.
3. Each property owner should protect their property by providing lot line swales/berms to direct on site drainage to street or existing drainage ways in accordance with the larger drainage plan (if applicable).
4. Permanent stabilization or ground cover must be established prior to removal of requirements in #2 above.
5. Direct roof and other storm drains to avoid damage to adjacent property owners.
Install 18" driveway culverts as a minimum, if required for roadside ditches (CMP, HDPE or Concrete). A larger pipe will be used based on size of ditch and upstream and downstream pipe sizes.
6. A State T.D.O.T. driveway connection permit will be required for a single family residential located on a State Highway or an authorization).
If the lot is part of a larger plan of development, a copy of the signed Notice of Coverage must be provided along with this application.
7. Dumpster or fenced in area for all construction debris.

Please choose the most appropriate answer.

- For single-family residential sites affecting <1 acre, choose one of the following options:
The most appropriate EPSC plan, from the back side of this form, is option _____ or a combination of options _____ & _____.
- Are water quality buffers required on this site?(Check One) ___Yes ___No
If yes, locate the water feature and the associated buffer on the option chosen on the back side of this form.

Failure to install and maintain Erosion Prevention & Sedimentation Control (EPSC) measures may result in violations and/or fines.

Applicant must initial on lines 1 & 2 below

____1. City roads must not be damaged in the delivery of materials or equipment to the construction site. Parking of light or heavy equipment and placement of materials or portable toilets in the right of way (R.O.W) is not allowed. Vehicles in the R.O.W over 24 hours may be towed at the owner's expense.

____2. Existing utilities and utility easements must remain undisturbed. It is prohibited to change the grade or construct a permanent structure above the existing utility or within the utility easement. Call One-Call before digging 1-800-351-1111.

I hereby certify that I have read and examined this application and know the same to be true and correct. I understand that this is my application for coverage. All provisions of laws and resolutions governing this type of work will be complied with whether specified herein or not. This permit shall not be construed as authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

Applicant's Signature


Applicant's Printed Name

Date


EROSION PREVENTION & SEDIMENTATION CONTROL (EPSC) PLAN OPTIONS FOR BUILDING PERMITS


INSTRUCTIONS: Identify one or any combination of letters for the EPSC schematic that best describes the measures that will be used on this property during construction. If Options A-F do not adequately reflect site conditions, add flow lines and EPSC measures to Option G, as appropriate. Any water features (lakes, streams, ponds, etc.) must be clearly shown along with the associated buffer on the option chosen (A-G) on this form.

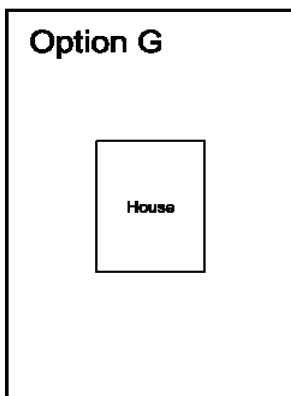
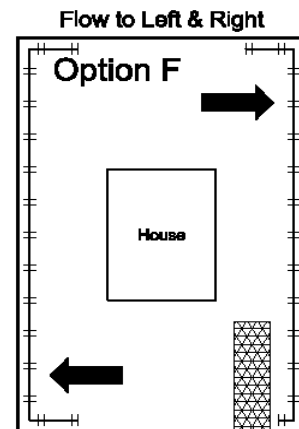
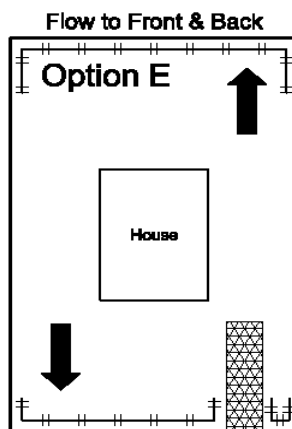
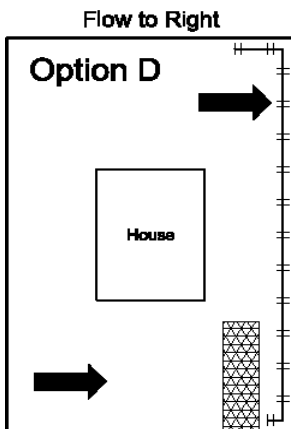
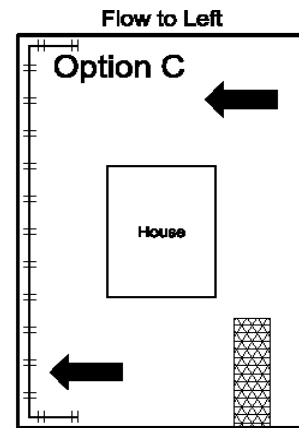
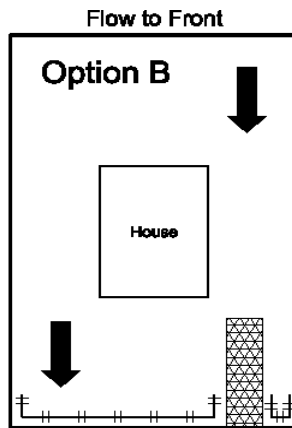
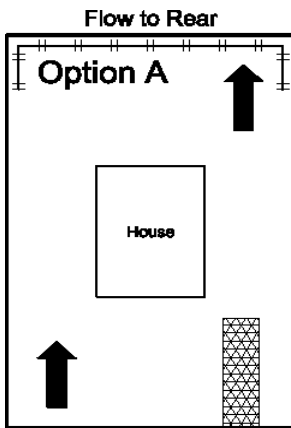
Legend

 Sediment barrier, such as silt fence or straw wattles

 Stabilized construction entrance

 Direction of Flow (points downhill)

 Location of Dumpster or fenced in area for all construction debris



If Options A-F do not adequately reflect site conditions, add flow lines and EPSC measures to Option G, as appropriate.

Additional Note:

The City Ordinance's requires that anyone conducting land-disturbing activities must prevent sediment from leaving the site. **Furthermore, conducting any land-disturbing activity of one acre or more requires a permit before initiating land-disturbing activities. This includes project-related fill material and borrow, waste or stockpile areas in addition to the building site.** Land disturbing activity means any activity on a property that results in a change in the existing soil and/or the existing soil topography. Land disturbing activities include, but are not limited to, development, re-development, demolition, construction, reconstruction, clearing, grading, filling, logging and/or tree chipping operations, haul roads associated with the development, and excavation. Contact the Building Department (830-221-4060) for a Grading, Excavation and or Subdivision permit.