



**TOWN OF SOUTHERN SHORES
PLANNING AND CODE ENFORCEMENT**

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www.southernshores-nc.gov

Date of Submittal:

**LOT DISTURBANCE – STORMWATER MANAGEMENT PERMIT
APPLICATION and REQUIREMENTS**

You are strongly urged to obtain approval from the appropriate homeowner association before you apply for a permit and begin construction. Failure to do so could result in legal action by the association to enforce their covenants.

LOCATION: Street Address _____

Lot _____ Block _____ Section _____ PIN# _____

FLOOD ZONE (circle) AE 4ft, AE 5ft, AO 1ft depth, AO 2ft depth, VE 11 ft, VE 12 ft, VE 13 ft, Shaded X or Unshaded X

CAMA AEC(circle) Estuarine Shoreline or Ocean Hazard

Section 36-171, Lot Disturbance and Stormwater Management – Subject to the requirements of G.S. 160A-417(b), if applicable, in all town zoning districts, including all areas within the extraterritorial jurisdiction, no grading, filling, or other alteration of the topography or elevation of any unimproved lot, or demolition and clearing of improved property, nor any manmade change to any improved real estate resulting in the discharge of stormwater onto adjacent property and requiring a building permit, shall be undertaken prior to the issuance of a lot disturbance-stormwater management permit by the zoning administrator.

- (1) All applications for lot disturbance and stormwater management shall be accompanied by a survey and site plan of the proposed improvements prepared by a state licensed professional surveyor, engineer, architect or other person duly authorized by the state to prepare such plans showing the actual dimensions and shape of the lot, and showing the surveyed pre-disturbance ground elevation at the corners of the proposed structure referenced to mean sea level. The application shall also describe the disturbance or development activity which is proposed for the lot. The application and accompanying survey shall be sufficiently detailed for the zoning administrator to confirm that following construction of the proposed improvements the property will retain all stormwater generated by a 1.5 inch rain event and will not adversely affect any stormwater management system previously constructed by the town or on adjacent properties. No fill material may be re-distributed or placed on a lot in the rear or side setback areas unless the final horizontal -to-vertical slope is equal to or less than 3:1. This shall be calculated from the finished final grade to the rear and side property lines. The burden shall be on the applicant to make such a showing, and the zoning administrator, in his discretion, may request reasonable additional information to make a decision on the application.
- (2) Upon inspection, the zoning administrator shall confirm that the survey detail submitted conforms generally to the pre-disturbance condition of the lot with respect to its elevations, and that the proposed disturbance activity will not create any hazards or disturb land or lots other than that owned by the applicant or his agent. The zoning administrator shall make such notation or comments on the permit as needed to further establish the pre-disturbance topography and elevation of the lot for later use in determining the permitted height of any structures subsequently constructed on said lot. The zoning administrator may modify an existing lot disturbance and stormwater management permit requirement during the construction process.
- (3) The zoning administrator is hereby authorized to include requirements in the permit which minimize the disturbance or damage of any adjacent lots or land, including any reasonable conditions meeting current best management practices for retaining all stormwater generated by a 1.5 inch rain event. All required stormwater improvements shall be maintained in a manner that ensures that the improvements will continue to satisfy all applicable requirements in the issued permit. When required by the Zoning Administrator, a certification executed by the person duly authorized by the state to prepare such plans attesting to compliance with all applicable stormwater requirements shall be shown on the survey.

1. **Signature accepting above conditions** _____

2. **Attach Survey/Site Plan including:**

- Proposed corners of the structure with the original grade (pre-disturbance) elevations.
(Note: additional spot elevations may be required if proposed building location changes for 35' height)
- Proposed fill, excavation and storm water management features such as drainage swales, or dry /wet detention area. (Zoning Administrator may require professional design with appropriate contour intervals)
- Zoning setbacks
- CAMA lines (FLSNV, Ocean Hazard AEC, Estuarine Shoreline 75' & 30' Buffer and any 404 Wetlands)
- Proposed septic system location, including tank and lines
- Proposed driveways, walkways and culverts if necessary
- Flood Zone(s)
- Proposed erosion control devices (i.e. silt fence) to retain sand, soil and sediment on site.
- Proposed lot coverage

3. **Description of disturbance activity** _____

4. Area _____ sf (_____ %) of disturbed land.

5. Proposed site work Sub-Contractor _____

Property Owner:	Contractor:	NC lic #:
Address:	Address:	
Tele #:	Tele #:	
Email:	Email:	