



City of Lakeland, Tennessee

INFORMATION ON OBTAINING A LAND-DISTURBING PERMIT

A Land Disturbing Permit is required prior to any excavating, filling or clearing of land. Clearing is defined as the removal of vegetation and disturbance of soil prior to grading or excavating in anticipation of construction activities at some time in the future.

The City Engineer may issue Land Disturbing Permits for sites one acre or less in area. The Municipal Planning Commission may approve the Land Disturbing Permit for sites over one acre in area. Building permit site plans with approved erosion control provisions are exempted.

Also exempted per TCA § 6-54-126 – Zoning Limitations on Agricultural Land “For any land that is presently used for agricultural purposes a municipality may not use its zoning power to interfere in any way with the use of such land for agricultural purposes as long as the land is used for agricultural purposes.”

Contact the City Engineer at Lakeland City Hall, 10001 US Highway 70, Lakeland, TN 38002, (901) 867-2717.

- A. Refer to the Tennessee Erosion and Sediment Control Handbook, Second Edition, March 2002, distributed by the Tennessee Department of Environment and Conservation. This handbook can be found on the web at www.state.tn.us/environment/wpc/sed-ero-controlhandbook/index.html. Complete the Land Disturbing Permit application, including the submission of a site-specific erosion control plan using TDEC guidelines.
- B. Pay the appropriate fee depending on the site size.
- C. Your plan will be reviewed by City staff and the Municipal Planning Commission. A revised plan may be required.
- D. You may be required to post a surety bond or letter of credit.
- E. Upon satisfactory completion of the permit application and approval by the Municipal Planning Commission you will be issued a Land Disturbing Permit.
- F. This permit will be valid for a period of 6 months from the date of approval. If the project is incomplete, the applicant will have to resubmit the application to the Municipal Planning Commission prior to expiration of the permit.

CITY OF LAKELAND, TENNESSEE

CHECKLIST

For Erosion and Sediment Control Plans

NARRATIVE

- ___ Project Description – Briefly describes the nature and purpose of the land disturbing activity, and the amount of grading involved.

- ___ Existing site conditions – A description of the existing topography, vegetation and drainage.

- ___ Adjacent areas – A description of neighboring areas such as streams, lakes, residential areas, roads, etc., which might be effected by the land disturbance.

- ___ Soils – A brief description of the soils on the site giving such information as soil name, mapping unit, erodibility, permeability, depth, texture and soil structure.

- ___ Critical Areas – A description of areas on the site which have potentially serious erosion problems.

- ___ Erosion and sediment control measures – A description of the methods which will be used to control erosion and sedimentation on the site. (Must satisfy the “General Criteria”).

- ___ Permanent stabilization – A brief description, including specifications, of how the site will be stabilized after construction is completed.

- ___ Stormwater management considerations – Will the development of the site result in increased peak rates of runoff? Will this result in flooding or channel degradation downstream? If so, considerations should be given to stormwater control structures on the site. (See “General Criteria”).

- ___ Maintenance – A schedule of regular inspections and repair of erosion and sediment control structures should be set forth.

- ___ Calculations – Any calculations made for the design of such items as sediment basins, diversions, waterways, and calculations for runoff and stormwater detention basin design (if necessary or required).

- ___ Permits – All required permits from other agencies shall be obtained including approval from TDEC of a Storm Water Pollution Prevention Plan. Copies of correspondence indicating approval shall be provided to the City of Lakeland prior to issuance of the permit.

SITE PLAN

- ___ Vicinity map – A small map locating the site in relation to the surrounding area.
- ___ Existing contours – The existing contours of the site should be shown on a map.
- ___ Existing vegetation – The existing tree lines, grassy areas, or unique vegetation should be shown on a map.
- ___ Soils – The boundaries of the different soil types should be shown on a map.
- ___ Indicate north – The direction of north in relation to the site should be shown with plan scale.
- ___ Critical erosion areas – Area with potentially serious erosion problems should be shown on a map.
- ___ Existing drainage patterns – The dividing lines and the direction of flow for the different drainage areas should be shown on a map.
- ___ Final contours – Changes to the existing contours should be shown on a map.
- ___ Limits of clearing and grading – Areas which are to be cleared and graded should be outlined on a map.
- ___ Location and practices – The locations of the erosion and sediment control and stormwater management practices used on the site should be shown on a map.
- ___ Detail drawings – Any structural practices used that are not referenced to the Tennessee Erosion and Sediment Control Handbook, should be explained and illustrated with detail drawings.
- ___ Tree Removal Plan, - The locations, sizes and species of trees located on site should be shown on a map as detailed in the Lakeland Tree Ordinance.
- ___ Tree Management Plan, - The locations and protection of trees located on site that are designated as remaining should be shown on a map as detailed in the Lakeland Tree Ordinance.
- ___ Tree Replacement Plan, - The locations, sizes and species of trees to be planted on site should be shown on a map as detailed in the Lakeland Tree Ordinance.

CITY OF LAKELAND, TENNESSEE

APPLICATION FOR LAND DISTURBING PERMIT

Project File # _____

Date of Application _____

Permit Effective Date _____

Permit Expires _____

Applicant _____ Phone _____

Address _____

Landowner _____ Phone _____

Address _____

Plan prepared by _____

Project _____
(Name and Description)

Location _____

Tax Map _____ Parcel _____ Land Area = _____ sq. ft.

I, _____, hereby certify that I fully understand the provisions of
(Print name)

the City of Lakeland Erosion and Sediment Control Program, and that I accept responsibility for carrying out the Erosion and Sediment Control Plan for the above-referenced project as approved by the Lakeland Municipal Planning Commission.

I further grant the right-of-entry onto this property, as described above, to the designated personnel of the City of Lakeland for the purpose of inspecting and monitoring for compliance with the aforesaid Regulation.

(Land Owner/Applicant)

Date

Approved:

(City Engineer)

Date