



What is the GESC Program?

The City of Lone Tree Grading, Erosion and Sediment Control (GESC) Program applied to new development and redevelopment projects in the City. The GESC Program, along with the City's Drainage, Erosion and Sediment Control (DESC) Program, are components of the City's overall permitting program for *land disturbance, erosion, and sediment control activities on public and private construction projects within the City limits. The goal of the DESC and GESC Permit Programs is to implement effective erosion and sediment control Best Management Practices (BMPs) as a standard for all land disturbance activities* to reduce increases in erosion and sedimentation over pre-development conditions. The City program is authorized under Article VIII (Section 18-8-10) of the City Zoning Code, and generally follows the Douglas County GESC Program, as published in the Douglas County Grading, Erosion and Sediment Control Manual (*GESC Manual*) (March 2004) (The Douglas County GESC Manual is available online at <http://www.douglas.co.us/publicworks/engineering/GESC.html>).

Why Does the City Have the GESC Program?

The development, implementation, and enforcement of the City of Lone Tree's GESC Permit Program is mandated by both the Federal Government and the State of Colorado. The Federal Clean Water Act's National Pollutant Discharge Elimination System (NPDES) Stormwater Regulations require that stormwater discharges from certain types of facilities be authorized under discharge permits (40 C.F.R., 122.26). The goal of the NPDES stormwater permits program is to reduce the amount of pollutants entering streams, lakes, and rivers as a result of stormwater runoff from residential, commercial, and industrial areas. One of the requirements of the City's NPDES Permit, as issued by the Colorado Department of Public Health and Environment Water Quality Control Division, is the GESC Program.

When is a GESC Permit Required from the City?

Projects Requiring a Standard GESC Permit

- *Any project that disturbs 1.0 acre or more land, including residential projects (although a stand-alone detached single-family residential unit may not require a GESC Permit; see City's DESC Program Fact Sheet).*
- *New development and redevelopment on sites less than 1.0 acre (although a stand-alone detached single-family residential unit may not require a GESC Permit; see City's DESC Program Fact Sheet)*
- *Installation of utility lines in excess of 1000 linear feet. (outside of the City Right-of-Way).*
- *Installation of utilities for a new development, prior to the start of overlot clearing or grading.*
- *Any clearing, grubbing, grading or filling operations located within 100 feet of a drainageway.*
- *Fill or excavation of 50 or more cubic yards of material, not related to building of a detached single family residential unit.*
- *Mining projects, even when subject to a State mining permit.*
- *Drilling sites, excluding wells that serve a stand-alone detached single-family residential unit.*
- *Temporary batch plants.*
- *Any project that the City Engineer determines to have a potential impact to the health, safety and welfare of people and/or the environment.*

NOTE: *If excavated material from a site is transported to another site within the City, both the exporting site AND the receiving site will be required to have GESC Permits as applicable.*



Projects that Do Not Require a GESC Permit

- *Grading in an area of (1) acre or less which is isolated and self-contained, when the City Engineer determines that such grading will not have a negative impact upon private or public property.*
- *An excavation below finished grade for basements and footings of a building, retaining wall or other structure authorized by a valid building permit. (Note – A DESC Permit may be required.) Any fill made with material from such excavation and any excavation having an unsupported height greater than five (5) feet after the completion of the structure shall be required to have a GESC and/or DESC permit.*
- Individual cemetery gravesites.
- *Routine agricultural practices, including tilling, planting, harvesting, or livestock operations. (Activities not considered as routine agricultural practices, and therefore requiring a GESC Permit, include land grading and work in or adjacent to streams and drainage channels.)*
- *Pavement repair on public and private roadways. (Although a GESC Permit is not required, erosion and sediment control BMPs and a Right-of-Way Permit are required.)*
- Exploratory excavations of less than five (500) square feet at the direction of a soil engineer or engineering geologist (excluding mining activity).
- A fill of less than (1) foot in depth and placed on natural terrain with a slope flatter than five (5) horizontal feet to one (1) vertical foot (5:1), or less than three (3) feet in depth, not intended to support structures and which does not exceed fifty (50) cubic yards on any one (1) lot and does not obstruct a drainage course.
- *Emergency situations that pose an imminent risk to life or property, such as hazardous waste clean-up operations and fire.*
- *Fencing and maintenance of existing fencing.*

What is Necessary to Obtain a GESC Permit?

- GESC Plans and a GESC Report must be prepared, and submitted to and approved by the City Department of Public Works. The appropriate GESC Review Fees must be submitted to the Department of Public Works at time of the Report/Plans submittal.
- A GESC Permit Application must be submitted, along with the appropriate GESC Permit and GESC Surety Fees.

NOTES:

- The GESC Forms (Application, Plans & Report Check Lists, Engineer's Cost Estimate, etc.) are available on the City Web Site, www.cityoflonetree.com/developmentreview .
- Review and Permit Fees may be paid by check, made out to "The City of Lone Tree". The GESC Surety may be paid by Cashier's Check or Irrevocable Letter of Credit made out to "The City of Lone Tree". (The standard format for the LOC is available on the City Web site at www.cityoflonetree.com/developmentreview .
- Once a GESC Permit has been issued, the Permittee must install the preliminary GESC BMP's and coordinate an inspection meeting with the City GESC Inspector BEFORE starting any site disturbance activities.