

Overview of Land Disturbance

Land disturbance activities include clearing, grubbing, excavating, grading, filling and other activities that result in the destruction of the root zone and/or disturbance that is likely to cause pollution to nearby waters.

When it rains, sleets, or any other forms of precipitation occurs, stormwater washes over the loose soil on a construction site, along with various materials and products being stored outside. As stormwater flows over the site, it can pick up pollutants like sediment, debris and chemicals from the loose soil and materials and move them to nearby storm sewer systems or directly into rivers, lakes or coastal waters.

The main requirement of a land disturbance permit is developing a stormwater pollution prevention plan (SWPPP) that includes site-specific best management practices (BMPs) to minimize soil exposure, soil erosion and pollutant discharge. The SWPPP ensures the design, implementation, management and maintenance of BMPs in order to prevent sediment and other pollutants from leaving the site.



*To report an issue
or
For more information please contact:*

**Jefferson County
Stormwater Management Division**
PO Box 100
Hillsboro, MO 63050
Phone: 636-797-6228



Major Land Disturbance Permit



**Jefferson County
Stormwater Management Division**

When Permit is Required

A land disturbance permit is required for:

- 1 acre or more of land disturbance
- Site with less than 1 acre if disturbance of the total project/development is 1 acre or more (Common Development or Common Sale properties)
- 5 foot of Cut or Fill on a site
- Sites disturbing 5,000 sf up to 1 acre will require a Minor Land Disturbance Permit.

A land disturbance permit is not required for:

- Land farming operations
- Quarry operations (with all other necessary County, State, and Federal permits)
- Activities immediately necessary for the protection of life, property, public health or safety or natural resources
- Ongoing sludge drying and storage activities under Missouri DNR operation permit

Refer to Section 505.190 in the Jefferson County Code of Ordinances for detailed requirements and exemptions.

Permit Application

To obtain a land disturbance permit, the following must be submitted to the Director along with a permit application:

- Site map **Section 505.210**
- Storm Water Pollution Prevention Plan (SWPPP) **Section 505.220**
- Project narrative **Section 505.230**
- Work schedule **Section 505.240**
- Permit fee **Section 505.190(E)**
- Performance guarantee (when required by County) **Section 505.270**
- Soils engineering report (when required by County) **Section 505.250**
- Engineering geology report (when required by County) **Section 505.260**
- Stream buffer **Section 505.170(B) & (C)**
- MODNR Operating Permit
- USACE 404 Permit (required when relevant)

Relevant sections can be found in the Jefferson County Code of Ordinances at <https://ecode360.com/JE3328>

The application and supporting forms can be found at <https://www.jeffcomo.org/540/Land-Disturbance>

Submittal Information

To submit a land disturbance permit application, deliver the application form, supporting documentation, and permit fee to the following:

Jefferson County Stormwater Office
725 Maple Street
Hillsboro, MO 63050

The permit fee varies depending on the size of the land disturbance. Please refer to the following:

Size	Permit Fee
1 - 3 acres	\$1,000 + \$50/acre
>3 - 10 acres	\$2,000 + \$50/acre
>10 - 25 acres	\$3,000 + \$25/acre* (# acres disturbed - 10 acres)
>25 acres or more	\$3,750 + \$10/acre* (# acres disturbed - 25 acres)