



UTAH DEPARTMENT *of*
ENVIRONMENTAL QUALITY

**WATER
QUALITY**

Permitting Subdivisions and Single Lots

Permitting Subdivisions and Single Lots

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Note: In the case of land development there may be sub-projects (such as construction of a house in a residential development) associated with the main project. In the case that the parcel of land for the subordinate project is sold to another owner, it must be covered under a separate permit and cannot be covered under the same permit for the development. If the developer is the owner of the development and owner of houses being built in the development (this would be for a house(s) built for speculation unless the prospective owner of the house has not secured ownership yet), the house building may continue to be covered under the original development permit provided the SWPPP for the main project covers the details concerning the activities of the subordinate project.

Construction General Permit – Pg 2

Utah Construction General Permit (UCGP)

Note: Only one NOI permit application can provide coverage for one area under one owner and one operator. If a development gets to the point where lots are sold and another party(ies) takes over control and ownership on sub-project(s) in the development, a new permit must cover the area for the new owner. The developer's original permit can no longer cover that area and the original owner/developer must submit a partial NOT for the area that is sold.

Why is this important?

Responsibility

- If the original owner/operator does not update the NOI/partially terminate, the sold lots are under their permit and their responsibility.
- Developers can receive fines for issues cause by single lot builders in their subdivision.

Timeframes

- Subdivision development is often on a different schedule than lot development.
- Developer could terminate while lot with a different owner is still being worked on.

How to partially terminate?

Previously the only option was to call us to update the lots listed on the NOI. NOT form is currently being updated to allow lot information to be emailed.

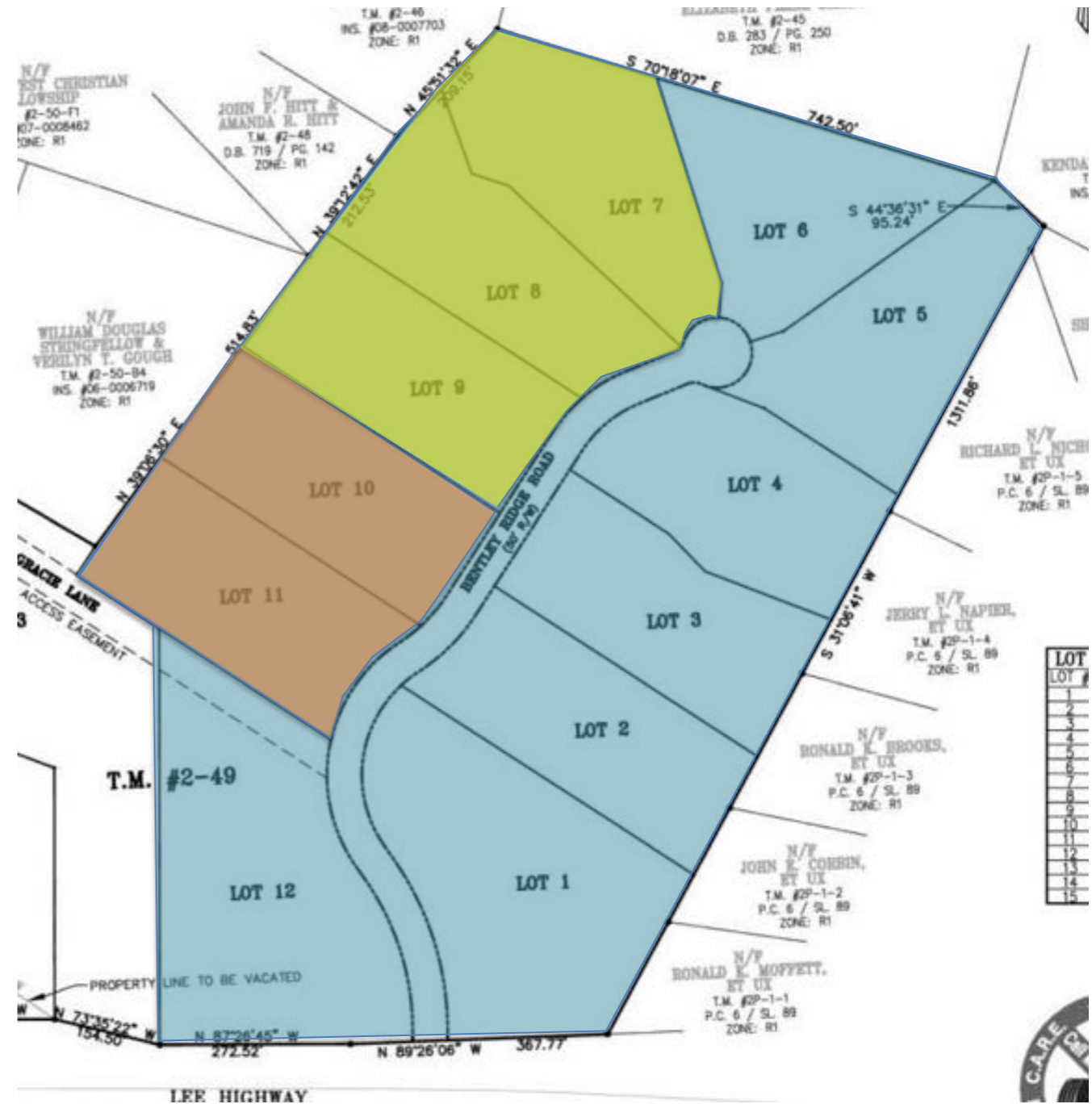
Example of a NOI in the database listing lots:

Facility Site/Location Information	
Project Name:	Lester Cove Subdivision
Project Number (if any):	
Street Address:	13840 South 1300 West
County:	SALT LAKE
City, State, Zip:	BLUFFDALE , UT 84065
Country:	United States of America
Project Lot	Lot 101, 102, 103, 104
Completed Project Lot	
Is this facility located in Tribal Country?	No



Example – The Process

- Developer has CGP for entire site, builds roads/infrastructure
- Developer sells 5 lots (3 to one owner and 2 to another)
- Developer submits a partial NOT or calls DWQ to remove lots #7-11
- The owner with 2 lots decides to permit both lots under 1 permit using the CGP.
- The owner with 3 lots decides to permit each individually as Common Plan Permit sites and has 3 permits.



Common Questions

Should lot owners apply for common plan or general construction permits?

This is the owner/operator's decision.

Common Plan Permit

- Designed for owner/builders or very small builders doing only a few houses.
- Only covers a single lot per NOI.
- More expensive to permit this way for multiple lots.
- Smaller SWPPP and does not require the inspector to be certified.

Construction General Permit

- Covers multiple lots with one NOI.
- Larger SWPPP and requires a certified inspector.
- Cheaper for multiple lots

Lots of Lots

Very large developments may have a lot of individual Common Plan Permits to manage within them. Inspection of these areas will require MS4 inspectors to be organized and know changes.

Questions?

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