

Preliminary Land Development Permit Summary
GC&P, LLC Development, Wheeling, West Virginia

12/13/2019						
Agency	Permit/Clearance	Work Authorized by Permit/Clearance	Environmental Work Required	Notes	Estimated Time for Approval	Permit Time Length
United States Fish and Wildlife Service (USFWS)	Federal- Section 7	Timbering Activities; Earth Disturbance	Site assessment for potential bat roosting trees, preparation and submission of a Habitat Assessment and Conservation Plan. Mitigation measures and monitoring required.	Project proposes tree clearing in excess of 17 acres, so will be restricted to tree clearing between Nov. 15 and March 31st. Will also require a Bat Habitat Assessment and Conservation Plan. Additional Erosions and Sediment control BMPs may be asked for.	60 days	No expiration for a "no effect" determination.
West Virginia Division of Natural Resources: Office of Land and Streams (WVDNR OLS)	State- Right of Entry	Stream Crossings & Impacts	Stream and wetland delineation of site	Any impact (i.e. open-cut) to streams will require a License and Right of Entry Permit through the WVDNR OLS. As for stream crossings that will not be impacting a stream, a notification is all that is required.	30 Days	The Right-of-Entry is valid for 10 years, but construction needs to be completed in 1 year of approval letter date.
West Virginia Division of Natural Resources: Office of Land and Streams (Fish Spawning Waiver)	State- Stream work	Stream Impacts during respective spawning period	Stream and wetland delineation of site	WVDNR now requires Fish Spawning waivers for all stream impacts.	30 Days	Length of Construction
West Virginia Division of Natural Resources: Wildlife Resources Section (WVDNR WRS)	State	Timbering Activities; Earth Disturbance	Stream and wetland delineation of site	Coordination is required to determine there are no state listed species within the project area.	30 Days	WVDNR recommends a renewal if the project isn't constructed within 2 years.
West Virginia Department of Environmental Protection: Division of Water and Waste Management	State- 401 Water Quality Certification	Earth Disturbance Activities	Stream and wetland delineation of site. May require additional stream evaluations depending on the length of proposed impacts	Any project that requires over 3 acres of disturbance must apply for a Construction Stormwater Permit through the WVDEP: Division of Water and Waste Management. A Stormwater Pollution Prevention Plan must be submitted to WVDEP for review. Projects proposing ground disturbance in excess of 100 acres must be submitted for public comment.	60 days	General Permit expires on 3/31/2019
State Historic Preservation Office (SHPO)	State- Section 106	Earth Disturbance Activities around aquatic features	May require Phase I field investigation for architectural and archaeological resources. Will likely require viewshed analysis for proposed above-ground structures.	Required as part of USACE NWP #39 Approval	30 Days	No expiration if the scope of the project is unchanged. "Findings of no effect" are typically purged in SHPO's system after 5 years and may require re-submittal.
County Floodplain Development Permit	County	Construction Activities in Floodplain	Stream and wetland delineation of site	Coordination with County office is necessary to determine permitting strategy. May not be required if not an identified floodplain.	30 Days	No expiration
United States Army Corps of Engineers (USACE)- Pittsburgh District	Federal- Nationwide Permit 39, Pre-Construction Notification	Stream and Wetland Crossings & Impacts	Stream and wetland delineation of site, may require additional stream evaluation depending on length of stream impacts proposed.	If the Project exceeds the aquatic impact threshold of a Nationwide Permit 39, an Individual Permit may be required.	90 Days	Nationwide Permits expire on 3/18/2022
WVDOH MM109 Driveway Permit (Driveways)	Driveway Access Permits (Driveways)	Construction of Access Roads to Service Development Area	Nothing Specific to Permit. As required by State and Federal Permitting Agencies.	Permit required for construction of any and all points of access to site from State or County Highways.	60 Days	No expiration
WVDOH MM109 Driveway Permit (Utilities)	Driveway Access Permits (Utilities)	Construction of Utilities to Service Development Area	Nothing Specific to Permit. As required by State and Federal Permitting Agencies.	Permit required for construction of any and all utilities to service the site from State or County Highways. This includes utilities services constructed by Developer as well as utilities services constructed by utility services providers.	60 days	No expiration
Traffic Impact Study for WVDOH Review and Approval	Review and Approval of Traffic Impact Study	Required to Determine Basis of Design For Roadway Improvements	N/A	Determination of Basis of Design for roadway improvements and traffic signals.	4 Months	No expiration
WVDOH Roadway Improvements Plan Review	Review and Approval of Roadway Improvements Plans including Stormwater Management Plans	Construction of Roadway Improvements	Nothing Specific to Permit. As required by State and Federal Permitting Agencies.	Review of roadway improvement plans, design and analysis of all stormwater related improvements. Requires review and approval of Traffic Impact Study to determine basis of design for roadway improvements.	6 Months	No expiration
Traffic Signal Design Review and Approval	Review and Approval of Traffic Signal Design	Construction of Traffic Signals and Appurtenances	Nothing Specific to Permit. As required by State and Federal Permitting Agencies.	Review and approval of traffic design of all traffic signals related to development. Includes coordination with City of Wheeling.	4 Months	No expiration
Utility Services Coordination and Design (Public Sanitary Sewer, Public Water, Electric, Gas, Telecom)	Utility Service Design Coordination and Service Studies	Construction of all required basic utility services	N/A	Coordination of Utility Service Studies and design for basic utility services including offsite utility improvements necessary to service development area.	6 Months	No expiration
City of Wheeling Land Development Plan Review and Approval	Land Development Plan Approval	Construction of Development Improvements following review and approval of Concept, Preliminary and Final Land Development Plans	As required by City of Wheeling.	Review and approval of Concept, Preliminary, and Final Land Development plans.	5 Months	TBD
Review and Approval by City and State Fire Marshal	Fire Marshall Review of Land Development	Construction of Development Improvements relative to Local and State Fire Code	As required by City of Wheeling.	Review and approval of Land Development Plan for Compliance to local and State Fire Code.	30 Days	No expiration

Notes:

- *Pending field investigation and design changes, permitting requirements may alter significantly. As a general rule, decreasing aquatic (stream and wetland) impacts below certain thresholds will quicken the permitting process and decrease associated costs.
- *Any design changes or additions during the permitting process (e.g., limit of disturbance revisions, additional access roads, extra workspaces, staging areas) or specialized studies requested by any permitting agencies may affect field work and/or preparation time.
- *Some permit tasks can be executed simultaneously.
- * Summary does not include Building Permit Review and Approval.