

What is the POD Process?

- Submit 7 sets of plans with application and appropriate fees
- Plans will be routed to applicable agencies for review
- Agencies will comment on plans
- POD Administrator will compile agency comments and mail a letter to the engineer and owner/developer
- Engineer will resubmit plans based on comments received
- Plans are resubmitted & routed for review by agencies
- If plans are in approvable state, POD Administrator will inform owner/developer of any required bonds or agreements
- Once required paperwork is completed, the plans can be approved.

How soon can I start work after I get my permits?

A pre-construction meeting is required on all projects. Please call the Environmental Inspector @ 657-2002 and arrange for a pre-con meeting as soon as you get your permit **before** you do any land disturbing.

How long does the Process take?

Because the plans submitted must be routed to all necessary departments, as well as to VDOT, initial review takes a few weeks. After changes are made, the plans must then be revised and resubmitted for review by all the departments with any comments as well as VDOT before they can be approved. The entire process may take several months.



This pamphlet is intended as a lay summary for the convenience of the public. The procedure, fees and standards described in this pamphlet are governed by Virginia statutes and County Ordinances.

Questions?

Environmental/POD Admin: 556-5860

Planning/Zoning Office: 556-5860

Building Inspections: 556-5844

Public Utilities: 556-5835

For More Information contact:

Goochland County

Community Development

Environmental & Land Development

1800 Sandy Hook Road

Goochland, Virginia 23063

Phone (804) 556-5860

Fax (804) 556-5654

Goochland County

Environment &

Land Development



Plan of Development &

Land Disturbing

Plan of Development

What is a Plan of Development?

A Plan of Development or POD is a set of drawings submitted to show a new commercial building and/or improvements on a specified property. All plans must be drawn by a certified engineer, architect or land surveyor. In most cases a land disturbing application must be completed along with the POD application.

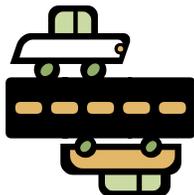
Where do I submit my POD?

The Community Development office handles all POD's and Land Disturbing applications. There will be a fee to review the information submitted with any application. Application packages can also be found online at the County's website: www.co.goochland.va.us

Who reviews a POD?

All POD packages will be reviewed by the Community Development office. Depending on the type of information submitted, other county departments including Planning & Zoning, Building Inspection, Erosion & Sediment Control and the Fire Marshall's office will review the plans against all local and state laws.

When a POD involves a new road or entrance onto a state maintained road the plans must also be reviewed by the VA Dept of Transportation.



What kind of information should be in a POD?

All development that will occur on the site must be drawn out in a set of plans with all existing conditions and proposed site, building and road improvements. All plans must be drawn by a certified engineer, architect or land surveyor.

When do I need a POD?

A POD is required when building, renovating, or adding onto any commercial and industrial building including: theatres, multifamily dwellings, churches, and other places of assembly which may alter infrastructure or parking facilities.

What are the fees for a POD and Land disturbing permits?

Land Disturbing Fees

Residential	\$900
Subdivision Road Plan Review	\$900
Commercial (0-2 acres)	\$900
Commercial (2-5 acres)	\$1,500
Above 5 acres	\$2,250
\$50 per acre for each additional acre	

Plan of Development

Residential	\$725+ \$25 per lot
Commercial:	\$725+ \$25 per ac.
Revisions—within one year of approval	\$475.

Will I have to put up a bond for any work I do?

Bond are calculated based on the development proposed on the plans. Typically there is an Erosion & Sediment bond. With larger projects there can be a road bond, utility bond, and a paving bond. The County accepts cash, check, letters of credit or performance bonds as surety work to be done.

Land Disturbing

What is a land disturbing permit?

A land disturbing permit is a set of plans showing all land disturbing activities over 10,000 square feet and all the necessary erosion & sediment controls need to protect the site according to all state and local laws. A land disturbing permit is required for construction of all new roads in subdivisions but not for individual lots in a subdivision.

Individual lots are covered under their building permit. A land disturbing permit follows the same processes as a POD except the fees are different.



Do I need a land disturbing permit for my new house?

In Goochland County, when you apply for your building permit to build a house you can "skip" the land disturbing permit process. This does not however mean you can skip the inspection process.

All residential buildings, additions, garages, and ancillary buildings over 1,000 square feet require a Responsible Land Disturber (RLD) and an erosion inspection. An erosion inspection must be obtained before disturbing any soil this includes but is not limited to any grubbing, grading or digging.

What is an RLD and when is it required?

A Responsible Land Disturber must be designated on all projects. An engineer, architect or land surveyor will automatically qualify as RLD's. An RLD permit can be obtained from the Department of Conservation and Recreation. When applying for a permit an RLD form must be filled out and notarized before the permit can be issued.