



INSTRUCTIONS FOR NRI APPLICATIONS

An NRI, or an Equivalency Letter, is required for certain development applications including CDP, CSP, Preliminary Plan, DSP, SDP, SP, or SE applications. An NRI, or an Equivalency Letter, is also required for Stormwater Management Concept approval. The type of NRI that is appropriate for an application type is determined by the Planning Director or designee.

Government and Linear Projects. Generally an NRI is required to be prepared for the limits of an entire lot or parcel, or combination of lots and parcels; however, NRIs for government and linear projects may be prepared for the area of the proposed limits of disturbance (LOD) and extending 100 feet because government projects are allowed by Sec. 25-119(e) to provide woodland conservation at a ratio of 1 to 1. Government and linear projects have a separate NRI preparation checklist and may qualify for an Equivalency Letter if the provisions described below are met.

No NRI Required. An NRI is not required for development applications that are not required to obtain a grading permit per Section 32-127(a)(6)(A), of the County Code (a grading permit that results in less than 5,000 square feet of disturbance). No NRI application is required and no written verification will be provided. Should it be discovered later in the review process that an application does require a grading permit, an NRI or NRI Equivalency Letter may be required prior to approval of the application.

NRI Equivalency Letter. A project qualifies for an NRI Equivalency Letter when:

Project Type 1: The project qualifies for a Standard Letter of Exemption (site is less than 40,000 square feet in size or contains less than 10,000 square feet of woodlands) or has been issued a Numbered Letter of Exemption (clearing of less than 5,000 square feet of woodland) from the Woodland and Wildlife Habitat Conservation Ordinance **and** the applicant is able to clearly demonstrate that the site contains no regulated environmental features (regulated streams, non-tidal wetlands, and their associated buffers) or no regulated environmental features will be disturbed. This determination is made through the use of information available from PGAtlas.com and other readily available sources. The use of the NRI-EL option is at the discretion of the Planning Director or designee.

The required submittal information for Project Type 1 includes: 1). One copy of an existing conditions plan and/ or a proposed site plan showing the existing conditions, which have been signed by the plan professional who prepared them; **and** 2). A copy of the issued Numbered Letter of Exemption.

Project Type 2: The site has a previously approved and implemented Type 2 (or Type II) Tree Conservation Plan for the site **and** the proposed work does not result in significant changes to the limits of disturbance of the previously approved plan or create any additional impacts to any regulated environmental features as defined in Section 24-101(b) and Section 27-101(a) that may exist.

The required submittal information for Project Type 2 includes: 1). One copy of a proposed site plan showing the existing and proposed conditions, signed by the plan professional who prepared it; and 2). A copy of the approved Type 2 (or Type II) Tree Conservation Plan.

NRI Application

The required submittal information for an NRI includes:

1. One copy of the NRI preparation checklist (a separate checklist is available for government and linear projects)
2. Three copies of the NRI plan
3. Two dated copies of a USDA NRCS Web Soil Survey (WSS) Custom Soil Resource Report (a separate guidance document available for additional information)
4. Two copies each of a Wetland Study and Wetland Delineation Plan are required when mapped streams and/ or wetlands are located on or within 100 feet of the site, or as deemed necessary by a professional
5. Two copies of the 100-year Floodplain Study approved by DPW&T (or an alternative as described in the NRI general notes)
6. Two copies of the FSD report
7. Two copies of any additional information as needed