



Land Disturbance Permit Application

Instructions: The City will be providing limited services. For Land Disturbance Permits (LDP's) the applicant will have to obtain Environmental Protection Division review approval prior to submitting an LDP application. We will in-take your application if you are already in process with EPD.

Stonecrest staff will provide the applicant a routing sheet to take with them to the County to submit their review request. Fire Marshall Review and Watershed reviews must be submitted to DeKalb County Department of Planning & Sustainability for review and approval. All fees associated with their review are to be paid directly to DeKalb County. Once the reviews are completed the DeKalb County staff will sign off on your review sheets. Please return the sheet back to the Stonecrest Community Development Department. You must have the approval sheet prior to the issuance of any permit.

See example Routing Sheet below:

<input type="checkbox"/>	DeKalb County Watershed Management 330 West Ponce De Leon Avenue, 3 rd Floor Decatur, GA 30030 (404) 371-4718	Signature: _____ Date: _____
<input type="checkbox"/>	DeKalb County Fire Marshal 330 West Ponce De Leon Avenue, 4 th Floor Decatur, GA 30030 (404) 371-2776	Signature: _____ Date: _____
<input type="checkbox"/>	DeKalb County Board of Health 445 Winn Way, Decatur, GA 30030 (404) 294-3762	Signature: _____ Date: _____
<input type="checkbox"/>	GDOT District 7 5025 New Peachtree Rd, Chamblee, GA 30341 (770) 986-1011	Signature: _____ Date: _____
<input type="checkbox"/>	GSWCC (sites ≥1 acre) 4310 Lexington Road, Athens, GA 30605 (706) 552-4479	Signature: _____ Date: _____
<input type="checkbox"/>	DeKalb County Geographical Information Systems Department Clark Harrison Bldg. 330 W. Ponce de Leon Ave., 6 th Floor Decatur, GA 30030 (404) 371-2257	Signature: _____ Date: _____
<input type="checkbox"/>	Environmental Protection Division DeKalb District Office 1-800-436-7442	Signature: _____ Date: _____

Transfer Development Check list:

Any development **must** provide the following information in conjunction with a City of Stonecrest Building permit or Land development applications for residential developments:

- A signed copy of the approved plat from Dekalb County.
- All pre-constructed infrastructures (roads, ROW, slabs)- Should have received final inspection and sign-off from Dekalb Co. The site should be re-inspected by Stonecrest before issuance of a building permit.
- Copy of performance and/or maintenance bond receipts.
- Confirmation that the public roads within the development been accepted by Dekalb Co.
- Confirmation that Dekalb County Schools confirmed capacity.



Site Plan Checklist

(All items must be included on the Site Plan; separate sheets may be used)

- Key and/or legend and site location map with North arrow
- Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
- Acreage of subject property
- Location of land lot lines and identification of land lots
- Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property
- Proposed streets on the subject site
- Current zoning of the subject site and adjoining properties
- Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
- Existing buildings' locations and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvement on adjacent properties within 200 feet of the subject property.
- Location of proposed buildings with total square footage
- Layout and minimum lot size of proposed single family residential lots
- Topography on the subject site and adjacent property up to 200 feet as required to assess runoff effects
- Location of overhead and underground electrical and pipeline transmission/conveyance lines
- Required and/or proposed setbacks.
- 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
- Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
- Required and proposed parking spaces; Loading and unloading facilities.
- Lakes, streams, wetlands, and Waters of the State and associated buffers.
- Proposed storm water management facilities.
- Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access.



Community Development

3120 Stonecrest Blvd., Stonecrest, GA 30038
 Phone (770-224-0200) www.stonecrestga.gov

- Availability of water system and sanitary sewer system.
- Location of existing trees and trees to be removed, or a statement that there are none, and whether the trees identified are specimen trees. (*A specimen tree is any hardwood (oak, hickories, poplars, etc.) or softwood (pines, evergreens, etc.) tree with a diameter at breast height (DBH) of 30 inches and larger, or a small tree (dogwoods, redbuds, sourwoods, etc.) with a DBH of 10 inches and larger. If no specimen trees exist on the site, note their absence on the plans. If a specimen tree is to be removed, provide a calculation for recompense at 1.5x the diameter.*)
- To obtain your school capacity letter please contact the Dekalb County School District:**
 Attention: David Yoke
 Operation Division
 1780 Montreal Rd
 Tucker, GA 30084
 (678) 676 – 1329
 David_s_yoke@dekalbschoolsga.org

Land Development Fee Schedule			
Land Disturbance Permit			
Technology Fee (applies to each permit)		\$20.00	
Resubmittal Fee (each resubmittal after 2nd)		25% of Permit Fee	
Acre= Distributed Permit		Review	Inspection
Clearing Permit	Residential/Non-residential	\$300.00	\$25/Acre. Min \$100
Clearing & Grubbing	Residential/Non-residential	\$300.00	\$50/Acre. Min \$100
Grading Permit	Residential/Non-residential	\$300.00	\$50/Acre. Min \$100
Development Permit			
Residential		Review	Inspection
Single Family			
Engineering/ Erosion Control (less than 2 Acres)		\$500+ \$15/Lot	\$300 base+ \$150/acre
Engineering/ Erosion Control (more than 2 Acres)		\$700+ \$15/Lot	\$500 base + \$150/acre
Town Homes (Fee Simple)			
Engineering/ Erosion Control		\$450+\$30/Lot/ Acre	\$600 base+ \$150/acre
Non- Residential		Review	Inspection
Condominium			
Engineering /Erosion Control		\$600+\$20/unit	\$600 base + \$150/acre
Apartment			
Engineering/ Erosion Control		\$600+\$20/unit	\$600 base + \$150/acre
Commercial/Institutional			
Engineering/ Erosion Control		\$600+\$10/acre	\$700 base+ 250/acre



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Land Disturbance Permit

Instructions: *Please fill out the form completely.*

Date: _____ **Parcel ID#:** _____

Project Title: _____ **Site Plan # (if applicable):** _____

Property Location Address: _____

Subdivision: _____ **Lot #:** _____ **Current Zoning:** _____

Land Disturbance Activity: _____

Site Acreage: _____ **Disturbed Acreage:** _____

Amount of impervious surface: _____

Estimate Cost of Land Disturbance: \$ _____

Property Owner Name: _____

Owner Address: _____

Phone Number: _____ **Email:** _____

General Contractor: _____ **Level 1A Certification #:** _____

Contractor Address: _____

Phone Number: _____

Number of Detention Ponds: _____

Name of all companies doing work: _____

I hereby certify that I have read and examined this application and know the same to be true and correct. The granting of a land disturbance permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction of the performance of related requirements.

Applicant's Signature: _____ **Date:** _____

For Office Use Only

Permit #: _____ **Date Permit Issued:** _____

Permit Fees: _____ **Processed By:** _____