



Land Disturbance Permit (LDP) Residential, Commercial, and Subdivision

Please provide a scope of work for the project, to include grading, earth-moving, and modifications to drainage patterns. Please also provide the total acreage or square footage of the property and the disturbed acreage or square footage of the project (1 acre = 43,560 square feet).

1. Land Disturbance Permit Application

2. Construction Drawings: Please combine the construction drawings into a **single** PDF. All pages should be in the same landscape or portrait orientation (not a combination of the two). All drawings should be shown to scale with dimensions. In addition, two (2) hard copies of civil drawings of the project must be submitted to the Planning & Zoning Department at 3120 Stonecrest Blvd, Ste. 190, Stonecrest, GA 30038. **Applicants must forward drawings to the State of Georgia for review of projects disturbing an acre of land or greater to the following address:**

ATTN: GSWCC
4310 Lexington Road
Athens, GA 30605

- **Cover Sheet and Sheet Index** with the project address and a sheet list of all drawings submitted for plan review.
- **Existing Conditions/Survey**
- **Site Plans** including stated requirements in [Sec. 14-89. – Required information](#).
- **Grading and Drainage Plans**
- **Erosion Control Plans** clearly indicating the BMP locations with standard details.
- **Tree Survey and Tree Protection Plan** including the canopy coverage calculations - [ARTICLE VI. - TREE PROTECTION](#)
- **For Subdivision only**, add: **Utilities Plan** for any existing and new underground utilities.

3. Any Applicable Affidavits

- **Contractor Affidavit:** Required for every contractor and subcontractor. Please include a copy of the current state Contractor's License, local Business License, and state Driver's License.
- **Authorized Agent Affidavit:** Required for third-party services authorized by the owner or permit applicant (i.e., permit expeditors, architects, engineers, etc.).
- **Commercial Owner Authorization Affidavit:** Required for owners of commercial properties to authorize a tenant or other legal entity to act as the applicant.
- **Residential Owner-Contractor Affidavit:** Required for owners of residential properties who wish to act as their own contractor.

4. Notice of Intent (if applicable): A Notice of Intent must be filed with the Georgia Environmental Protection Division (EPD) if your project will disturb more than one acre of land. You must utilize the [Georgia EPD Online System \(GEOS\)](#) for this process.

5. Land Development Bond Requirements: Applicants are required to post a cash surety bond, irrevocable letter of credit, or certified check for required bond types associated with land disturbance activity.

- **Erosion Control Bond:** A mandatory bond for **all** land development projects. The minimum bond fee of \$3000/acre.
- **Maintenance Bond:** Applicable for the project type and site construction conditions with discretion of land development manager. (calculated amount TBD)
- **Performance Bond:** Applicable for the project type and site construction conditions with the discretion of land development manager. (calculated amount TBD)