

Gwinnett County Land Disturbing Permits

Presented by the Departments of
Planning & Development

Public Utilities

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Types of Land Disturbing Permits

- Development Permit
- Grading Permit
- Clearing & Grubbing Permit
- Clearing Permit
- Building Permit

Permit Definitions

- Development Permit:
 - Official authorization to construct storm water management facilities, water lines, sewer lines, driveways, streets, parking lots, landscaping and other site improvements
 - Includes clearing, grubbing & grading
 - Construction of buildings is not authorized by a Development Permit

Permit Definitions

- Grading Permit
 - Official authorization to grade a site (i.e. movement, removal or addition of earth by use of mechanical equipment)
 - Includes clearing & grubbing
 - May also include installation of storm water management facilities

Permit Definitions

- Clearing & Grubbing Permit
 - Official authorization to clear & grub a site

Permit Definitions

- Clearing Permit
 - Official authorization to clear trees or other vegetation from a site
 - Does not include grubbing (i.e. removal of stumps or roots)

Plan Requirements

- Development Permit - Nonsubdivision
 - Site Plan
 - Grading Plan
 - Soil Erosion & Sediment Control Plan
 - Landscape, Tree Preservation and/or Replacement Plan
 - Storm Water Management Plan & Report
 - Flood Study (if required)
 - Wetlands COE Permit (if required)

Plan Requirements

- Development Permit - Subdivision
 - Preliminary Plat
 - Grading Plan
 - Soil Erosion & Sediment Control Plan
 - Water Plan
 - Sewer Plan
 - Storm Water Management Plan & Report
 - Flood Study (if required)
 - Wetlands COE Permit (if required)

Plan Requirements

- Grading Permit
 - Concept Plan (an approved plan if project is a subdivision)
 - Grading Plan
 - Soil Erosion & Sediment Control Plan
 - Tree Preservation and/or Replacement Plan
 - Storm Water Management Plan & Report
 - Flood Study (if required)
 - Wetlands COE Permit (if required)

Plan Requirements

- Clearing & Grubbing Permit
 - Concept Plan (an approved plan if project is a subdivision)
 - Soil Erosion & Sediment Control Plan
 - Tree Preservation and/or Replacement Plan
 - Wetlands COE Permit (if required)

Plan Requirements

- Clearing Permit
 - Concept Plan (an approved plan if project is a subdivision)
 - Soil Erosion & Sediment Control Plan
 - Tree Preservation and/or Replacement Plan
 - Wetlands COE Permit (if required)

Plan Requirements

- Building Permit - Nonresidential & Multifamily
 - Development Permit
 - Architectural , Structural, Plumbing, Mechanical & Electrical Plans

Plan Requirements

- Building Permit - One & Two Family Dwellings
 - Final Subdivision Plat
 - HLP - House Location Plan (if required)
 - RDP - Residential Drainage Plan (if required)

Governmental Agency Review

- Planning & Development
- Storm Water Management Division - Public Utilities
- Sewer Division - Public Utilities
- Water Division - Public Utilities
- Transportation
- Georgia DOT (access to State highways)

Governmental Agency Review (continued)

- Fire Services (nonsubdivisions only)
- Environmental Health (septic tanks, restaurants & public pools)
- Tax Assessor's (property taxes paid)
- ARC (if project located in 2,000 foot Chattahoochee River Corridor)
- ARC & GRTA (if above defined thresholds)

Development Plan Review Process

- Application for Plan Review & Permit
 - Each Tuesday by 12 noon - P&D accepts new projects for review
 - P&D sorts & distributes plans to applicable governmental agencies
 - 8 days later (goal), review by governmental agencies completed & written list of deficiencies from each agency is provided to P&D for forwarding to developer or consultant

Development Plan Review Process (continued)

- Plan Approval - Agency Sign-Offs
 - Design consultant revises drawings
 - Consultant or developer “walks-through” revised drawings to each appropriate governmental agency for approval
 - Permit issued by Planning & Development

Clearing, Clearing & Grubbing or Grading Permit Approval Process

- Plan Approval - Agency Sign-Offs & Walk-Through
 - Application & plans submitted at any time
 - Consultant or developer “walks-through” drawings for review & approval from each appropriate governmental agency
 - Permit issued by Planning & Development
 - Exception: large projects must use the weekly plan review process

Permit Time Limits

- Development Permit - Expiration
 - Activities must begin within 12 months
 - Activities stop or project abandoned for 30 consecutive calendar days
 - One single extension, not exceeding 3 months, may be granted during the first 12 months

Permit Time Limits

- Grading Permit - Expiration
 - Activities must begin within 60 calendar days
 - Activities stop or project abandoned for 14 consecutive calendar days

Permit Time Limits

- Clearing & Grubbing Permit - Expiration
 - Activities must begin within 60 calendar days
 - Activities stop or project abandoned for 14 consecutive calendar days

Permit Time Limits

- Clearing Permit - Expiration
 - Activities must begin within 60 calendar days
 - Activities stop or project abandoned for 30 consecutive calendar days

Permit Time Limits

- Building Permit - Expiration
 - Must pass a required inspection within 12 months
 - Must pass a required inspection every 6 months after passing the first required inspection
 - Two time extensions may be granted, not to exceed 3 months each, prior to expiration