



Land Disturbance Permit



Definitions



Best management practices (BMPs)

Sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation



Silt fence and perimeter controls



Stabilization



Construction entrance

Grading

Altering the shape of ground surfaces to a predetermined condition



Land Disturbance

Activity which may result in soil erosion or the movement of soil or dirt



Home gardening or landscaping

Projects undertaken for sole purpose of planting cultivating plants and/or making a yard more attractive, which doesn't include the use of mechanical machinery



Case Study





R-4995 – R-4996

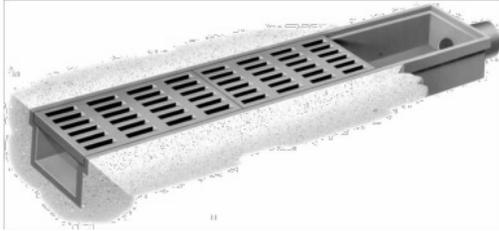
TYPE M TRENCH FRAME WITH SOLID OR GRATED COVER

Cast Iron Trench Assemblies—Light or Heavy Duty—For Use in Sidewalks, Driveways, Garages, Loading Docks, etc.

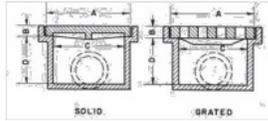
Read Carefully Before Ordering

Specify:

1. Complete catalog number.
2. Light or heavy duty.
3. Overall length of cover required.
4. Lid solid, flat grated, or diagonally barred convex grate.
5. Location of outlet, side, bottom or end (give dimensional location and pipe size).
6. Whether one end or both ends are to be open or closed.

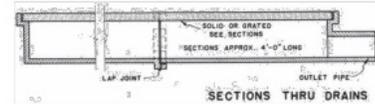
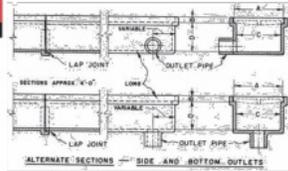


Illustrating Type M frame with grated cover. Standard with 4-inch outside caulk outlet. Can be equipped for inside caulk if specified.



Trench covers are used over areas requiring long drainage assemblies. Can be supplied in a variety of sizes and lengths to meet special needs. For trenches of irregular pattern, product engineering can provide layout drawings.

Sections Thru Drains, Type M



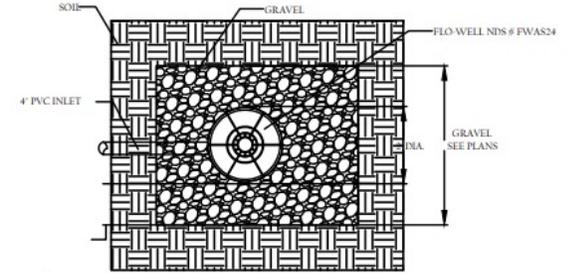
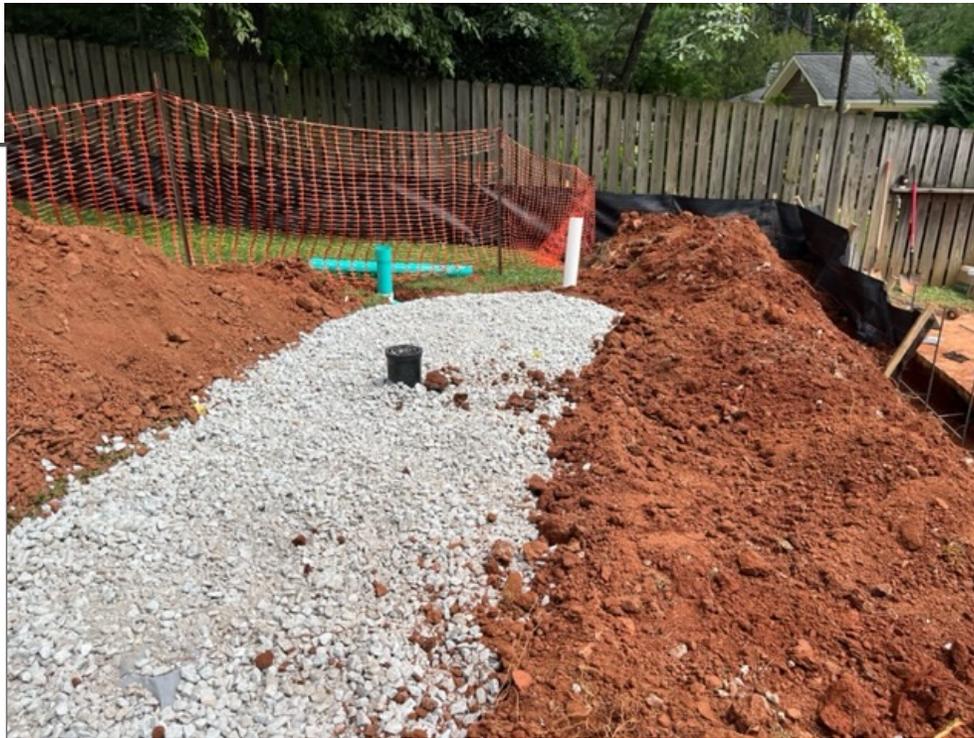
Standard 4-inch outlet at end of drain. Special size outlets are available. Provided with side and bottom outlets optional and furnished only when specified.

Dimensions in inches						
Catalog No.	Description	A	B	C	D	Length
Standard Sizes—Light Duty						
R-4995-A1 ^{1/2}	With grated cover	11 1/2	3/4	10	6 1/2	As ordered
R-4995-A2 ^{1/2}	With grated cover	7	3/4	5	4 1/2	As ordered
R-4995-B1	With solid cover	11 1/2	3/4	10	6 1/2	As ordered
R-4995-B2	With solid cover	7	3/4	5	4 1/2	As ordered
Standard Sizes—Heavy Duty						
R-4996-A1 ^{1/2}	With grated cover	11 1/2	1 1/2	10	6	As ordered
R-4996-A2 ^{1/2}	With grated cover	7	1 1/2	5	4 1/2	As ordered
R-4996-B1	With solid cover	11 1/2	1 1/2	10	6	As ordered
R-4996-B2	With solid cover	7	1 1/2	5	4 1/2	As ordered

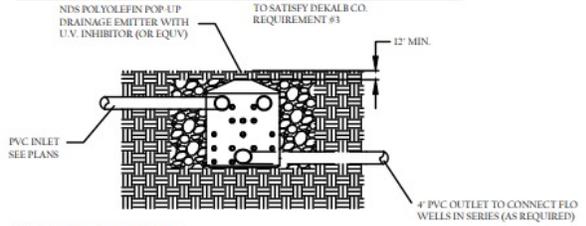
Above Standard Frames made in 4 ft. sections, covers in 2 ft. lengths.

¹Available with Type B grate only.

²Also available with Type P grate.



PLAN VIEW



SECTION VIEW



TECHNICAL SERVICES
1-888-825-4716
techservice@ndspro.com

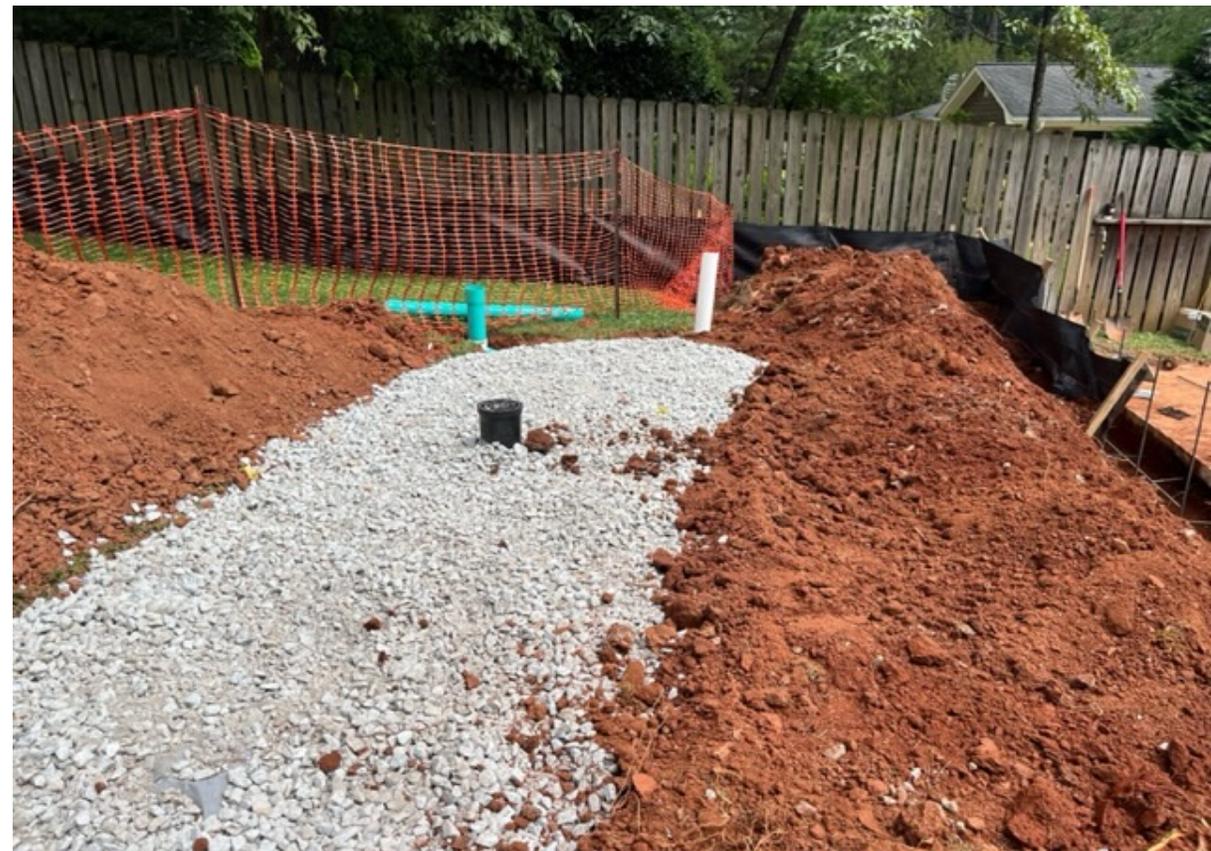
NOTE: MUST BE INSTALLED 10' AWAY FROM STRUCTURE OR FOUNDATION

FLO WELL DETAIL

NOT TO SCALE

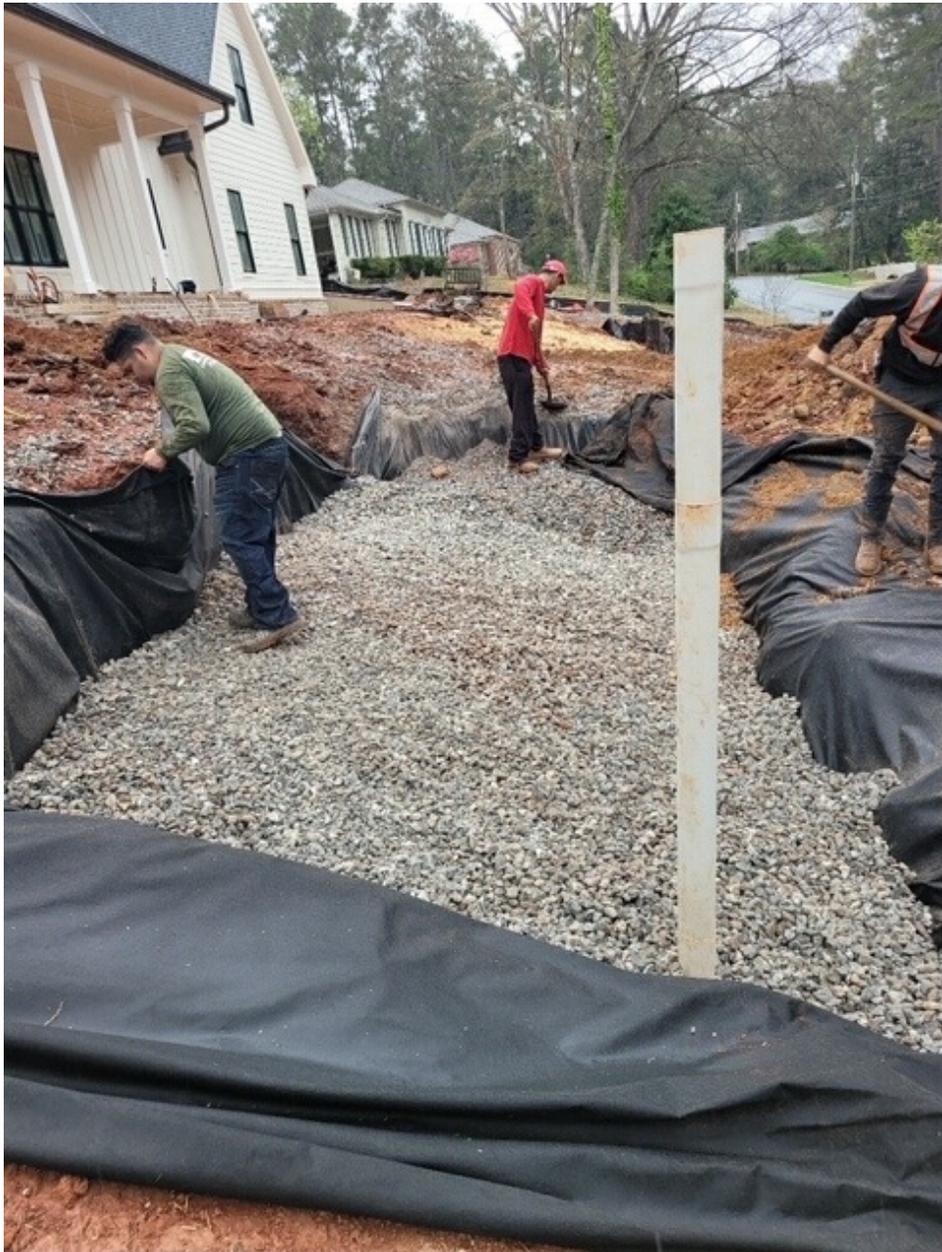








991 Hess Drive Drywell Installation



Ordinance and Permitting Implications



When a permit is required for Land Disturbance

- (a) Grading any land;
- (b) Constructing a new structure or an addition to an existing structure;
- (c) Activity that adds 1,000 or more sq. ft. of impervious surface;
- (d) Addition of impervious surface to a lot that exceeds the maximum allowable lot coverage; and
- (e) Land disturbance of more than 5,000 sq.ft.

(unless project qualifies for an exemption)

Exemptions

- (a) Home gardening or landscaping projects less than 1,000 sq.ft. of land
- (b) Public Projects
- (c) Shed or other accessory structure that does not include a foundation and has floor area less than 200 sq.ft.
- (d) Repair, maintenance or improvement of an existing structure that does not involve land disturbance and new impervious surface

Land Disturbance Permit (LDP) Required Documentation

Minor LDP

- i. Site plan and survey of the lot;
- ii. Existing and proposed conditions
- iii. Demolition plan, if applicable;
- iv. Drainage, erosion control and grading;
- v. Construction drawings
- vi. Post-construction stormwater management plan

LDP

- i. Site plan and survey of the lot
- ii. Existing and proposed conditions
- iii. Demolition plan, if applicable;
- iv. Drainage, erosion control and grading plan
- v. Construction drawings
- vi. Post-construction stormwater management plan
- vii. Phased erosion control plans
- viii. Utility plan
- ix. Tree removal and replacement plan
- x. Hydrologic model

Questions?



DeKalb County
DEVELOPMENT SERVICES
APPROVED

AP: 3106463
 DATE: 09/29/22

SITE
 The Engineer certifies that any errors or omissions on this plan are the result of design negligence, not design malpractice. The Engineer does not warrant the accuracy of any information provided by the client. The Engineer's liability is limited to the amount of the fee for this project.

The issuance or granting of a permit shall not be construed to be a promise by an approved or any other party of the accuracy of the information provided. The Engineer does not warrant the accuracy of any information provided by the client. The Engineer's liability is limited to the amount of the fee for this project.

Plumbing, Mechanical, Gas, and Electrical sections of these plans have not been prepared for compliance with technical codes and will be the responsibility of the contractor.

1620174-444P-2022-001 is not to be used for any other project without the express written authorization of DeKalb County Development Services.

TSS
 TECHNICAL SURVEY SERVICES
 Land Surveyors
 1641 Autumn Blvd, SW
 Conley, Georgia 30121
 (770) 922-4391
 Office
 info@tss-all.com
 www.tss-all.com

Date	Revision	REVISION PER DEKALB COUNTY COMMENTS
8-23-22	1	
9-8-22	2	
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Field Date: 11/11/2021
 Plat Date: 08/17/2022
 Scale: 1" = 30'

LEGEND

- IRON PIN FOUND
- IPS
- IRON PIN SET
- REBAR
- OPEN TOP PIPE
- R/W
- MANHOLE
- CB
- CATCH BASIN
- DROP INLET
- JUNCTION BOX
- UB
- RAISED TOP DROP INLET
- HEADWALL
- COMP
- CONCRETE METAL PIPE
- REINFORCED CONCRETE PIPE
- DIP
- DN
- DUCTILE IRON PIPE
- TRIC HYDRANT
- WATER METER
- WATER VALVE
- WV
- WV
- WV
- OV
- 24" C&G
- 24" CURB & GUTTER
- GUY WIRE
- POWER POLE
- LIGHT POLE
- SEWER LINE
- FENCE
- TELEPHONE LINE
- POWER LINE
- WATER LINE
- 11 REGULAR PARKING SPACES
- 1 HANDICAP PARKING SPACE
- TRANSFORMER
- CONCRETE PAVING

RESERVED FOR CLERK OF SUPERIOR COURT RECORDING INFORMATION

GRAPHIC SCALE - FEET

POB CHART

POINT "A" - POINT "D"	S 44°01'42" W 353.91'
POINT "A" - POINT "C"	S 21°09'46" W 298.12'
POINT "A" - POINT "E"	S 24°08'44" E 295.24'
POINT "A" - POINT "F"	S 21°29'42" E 139.85'
POINT "A" - POINT "G"	S 05°08'28" E 31.19'
POINT "A" - POINT "H"	S 35°49'51" W 135.55'

LOT#	STREET ADDRESS
1	2997 HENLEY CIRCLE
2	2989 HENLEY CIRCLE
3	2991 HENLEY CIRCLE
4	2983 HENLEY CIRCLE
5	2985 HENLEY CIRCLE
6	2997 HENLEY CIRCLE
7	3001 HENLEY CIRCLE
8	3003 HENLEY CIRCLE
9	3005 HENLEY CIRCLE
10	3007 HENLEY CIRCLE
11	3009 HENLEY CIRCLE
12	3011 HENLEY CIRCLE
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MANAGEMENT SIGN	3027 WELLS STREET

LOT#	STREET ADDRESS
18	203 LOKLEY CIRCLE
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