Demolition Plan Review Checklist

Site Address:___________________________________________ Parcel ID#___________________

Reviewed by Land Development Division: ________________________________ Date:___________

Reviewed by Zoning Plans Section: ___________________________________Date:______________

General Information

☐ Provide a scale, (preferably 1”= 20”) survey/site plan of subject property.

☐ Submit 3 copies of site plan with boundary line survey on 11” x 17” or 18” x 24”.

☐ Provide 24 hour emergency contact information (name, telephone number & address).

☐ Plan must be sealed by a registered professional civil engineer, landscape architect, land surveyor or architect.

☐ Show all structures on site. Delineate structure(s) to be demolished. A separate permit is required for each structure to be demolished.

☐ Provide separate document(s) for disposal of any asbestos material per State of Georgia E.P.D. protocol.

☐ Provide separate document(s) for vermin and rodent extermination plan for the DeKalb Board of Health per Section 18-71.

☐ Provide the status of utilities (electrical, gas, telephone, water & sewer) per Section 18-71.

☐ Show the zoning and owner information for the property and adjacent properties (including front setbacks).

☐ Provide the front door threshold FFE (finished floor elevation) required per Sections 27-749 and 27-750 for residential only.

☐ Residential Infill Overlay Districts (R.I.O.D.s) per Overlay District requirements per Chapter 27 are reviewed by the Planning Division.

☐ Historic District requires review and approval by the Historic District Commission for subsequent approval by the Planning Division.

☐ Show all impervious surfaces such as driveways, walkways, etc. Indicate to be removed or to remain.

☐ Show all trees on site, or provide a limit of disturbance locations. Trees, other than specimen with critical root zones (CRZ - one foot of radius from tree per one inch of diameter as measured 4.5 feet above the ground) outside of the limits of disturbance do not have to be shown.

☐ Provide tree protection fence @ CRZ of all saved trees.

☐ Limits of disturbance to be marked by tree protection fencing, and silt fence if topography requires it.
Provide Erosion and Sedimentation control as needed:
- Silt fence
- Mulch, temporary, permanent grass
- Construction exit

Show Location of all existing:
- Flood plan limits
- State waters buffers
- Transitional zoning buffers
- Easement
- Drainage and utility structures

ADD NOTES AS MARKED

- All land disturbance to be stabilized with vegetation upon completion of demolition.
- All trees to remain and have property protection unless approved plans indicate otherwise.
- All demolition debris to be hauled off site.
- Dumpsters and/or temporary sanitary facilities shall not be located in the street or tree protection area or other right-of-way.
- Additional erosion controls shall be installed as deemed necessary by the on-site inspector(s).
- Call for final inspection at (404) 371-4913.