

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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

- 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.
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