



Vicinity Map (NTS)

ZONING: R-3

MINIMUM FRONTAGE: 100 FT
MINIMUM LOT AREA: 18,000 SF

R-3 SETBACKS

FRONT: 50 FT
INTERIOR SIDE: 10 FT
REAR: 25 FT
BUILDING HEIGHT: 35 FT
MAXIMUM F.A.R.: 0.40
MAXIMUM COVERAGE: 40%

BOUNDARY ZONE, INC. IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM CITY OR COUNTY PLANNING AND ZONING DEPARTMENTS.

OWNER

DANIEL HUMPHRIES
2594 CASCADE ROAD
ATLANTA GA 30311
678-997-9737

BUILDER /

24 HR. EMERGENCY CONTACT

CROSBY CONSTRUCTION CONSULTING, LLC
NATHAN CROSBY
115 TOWNSEND TEAGUE ROAD NE
FAIRMOUNT, GA 30139
678-779-1651

SITE NOTES:

- ALL CONSTRUCTION AND MATERIALS TO CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF ATLANTA AND FULTON COUNTY.
- CONSTRUCTION EXIT PAD AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH A.S.T.M. 0448 SIZE #1.
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON FIELD STAKING.
- ALL ELEVATIONS ON SITE NEED TO BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- THIS PLAN WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD 1983 DATUM.
- UNDERGROUND UTILITIES ARE SHOWN AS PER PAINT MARKINGS BY OTHERS.
- NO GRADING TO BE CONDUCTED IN THE RIGHT-OF-WAY, NEED QUALIFIED CONTRACTOR PERMIT.
- AT ALL POINTS ALONG THE PUBLIC RIGHT OF WAY WHERE THE EXISTING CURB HEIGHT IS LESS THAN 5 INCHES HIGH, THE EXISTING CURB SHALL BE REMOVED AND REPLACED OR RESET TO MINIMUM CITY OF ATLANTA REQUIREMENTS AND THE SIDEWALK REPLACED.
- EXISTING SANITARY SEWER LINE TO REMAIN IN SERVICE. CONTRACTOR TO TAKE REASONABLE MEASURES TO MAINTAIN AND PROTECT EXISTING SANITARY SEWER DURING CONSTRUCTION.
- CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET, TREE PROTECTION AREA, OR RIGHT OF WAY.
- IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY NOR WITHIN THE STRUCTURAL ROOT PLATE OF EXISTING TREES.

LANDSCAPE NOTES:

- NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
- DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE STAKED HAYBALES OR SANDBAGS)
- ANY DEMOLITION OR DEBRIS REMOVAL WITHIN THE CRITICAL ROOT ZONE OF TREES WILL BE DONE BY HAND.
- NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
- PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF ATLANTA TREE PRESERVATION ORDINANCE, ZONING ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
- IF THE LANDSCAPE DESIGN AND PLANT MATERIAL ARE CHANGED FROM THE PERMITTED PLAN, THREE (3) SETS OF REVISED PLANS SHALL BE SUBMITTED TO THE CITY OF ATLANTA ARBORIST'S OFFICE FOR APPROVAL, PRIOR TO ANY LANDSCAPE INSTALLATION.
- ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONNECTION OF PERMANENT POWER FOR THAT PHASE. CONTACT SITE INSPECTION DEPARTMENT UPON COMPLETION OF LANDSCAPE INSTALLATION.
- NO TREES TO BE PLANTED WITHIN ANY EASEMENT.

ISSUING AUTHORITY CONTACTS.

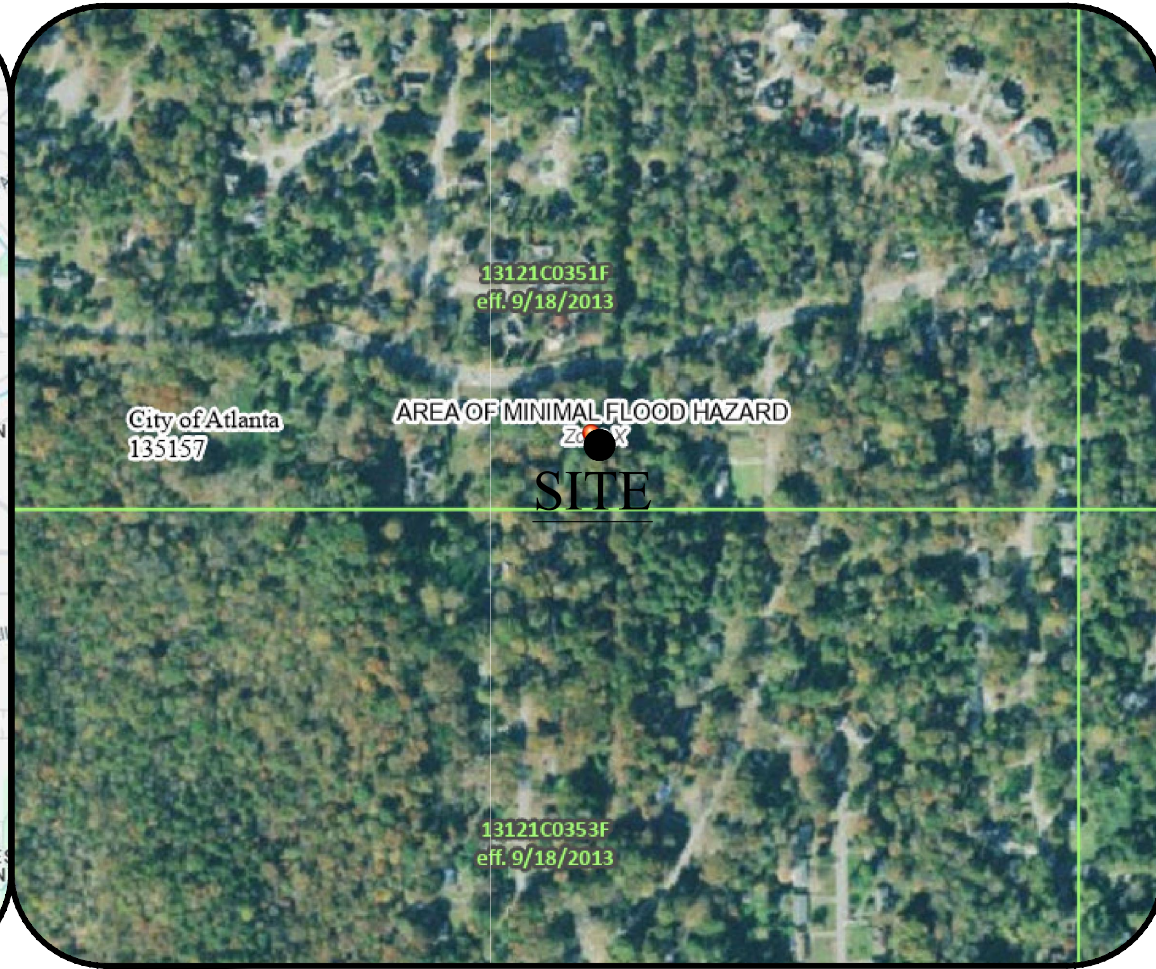
CITY OF ATLANTA OFFICE OF BUILDINGS: (404) 330-6150
CITY OF ATLANTA INSPECTIONS: (404) 865-8400
CITY OF ATLANTA ARBORIST: (404) 330-6874
CITY OF ATLANTA ZONING: (404) 330-6175
FULTON COUNTY WATER AND SEWER: (404) 730-6380

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON AND DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT A RECERTIFICATION BY THE SURVEYOR OR NAMING SAID PERSON.

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THIS DRAWING AND ITS REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

TOTAL AREA: 1.14 ACRES / 49,660 SQUARE FEET

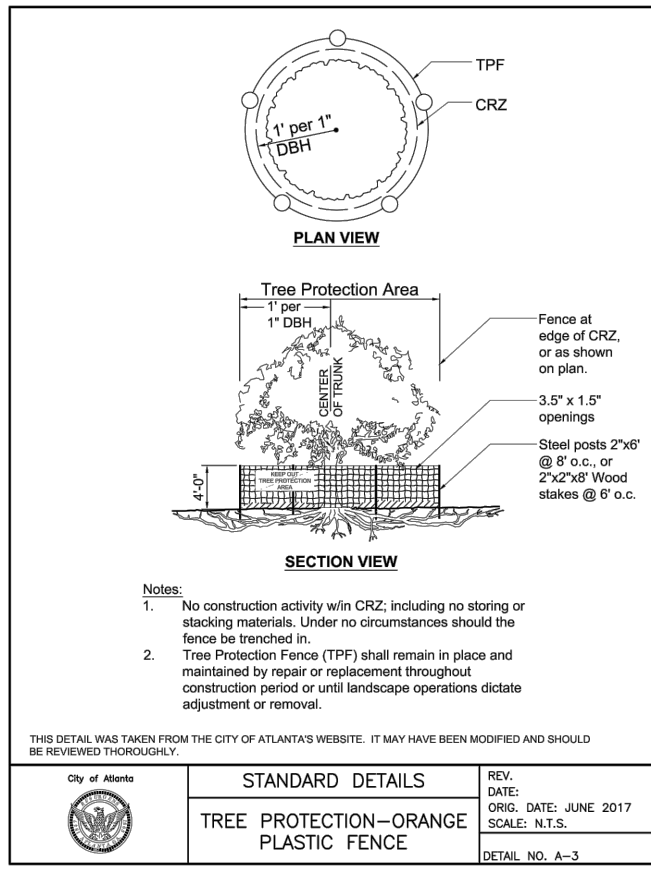
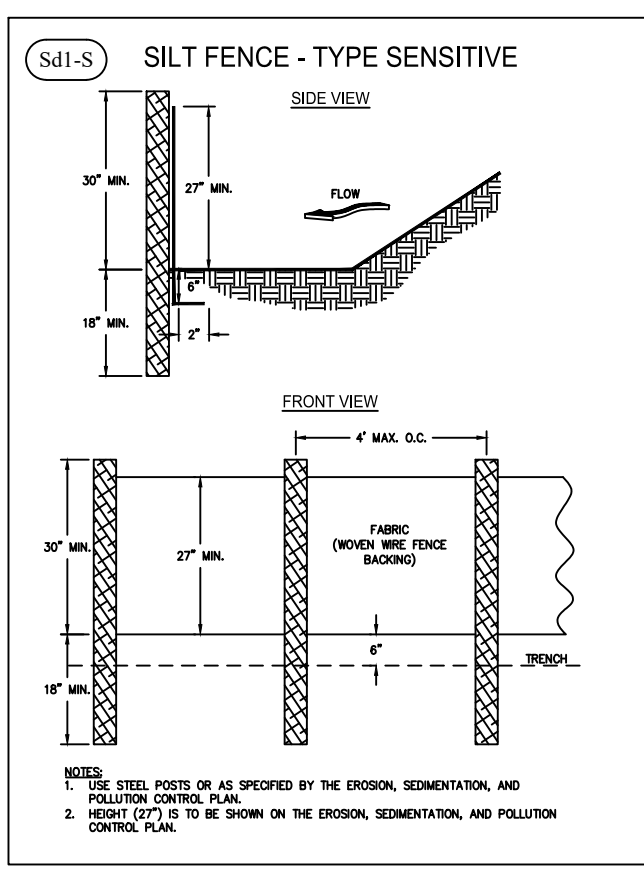
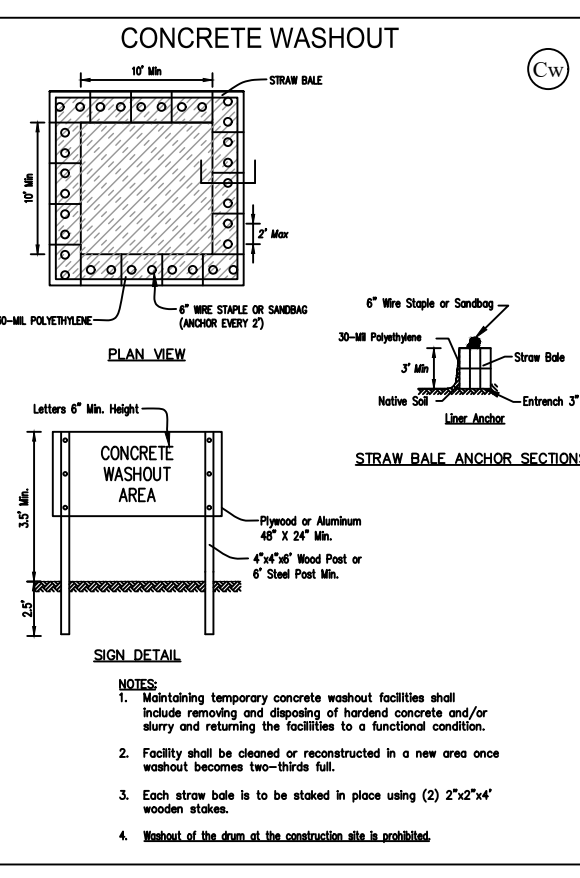
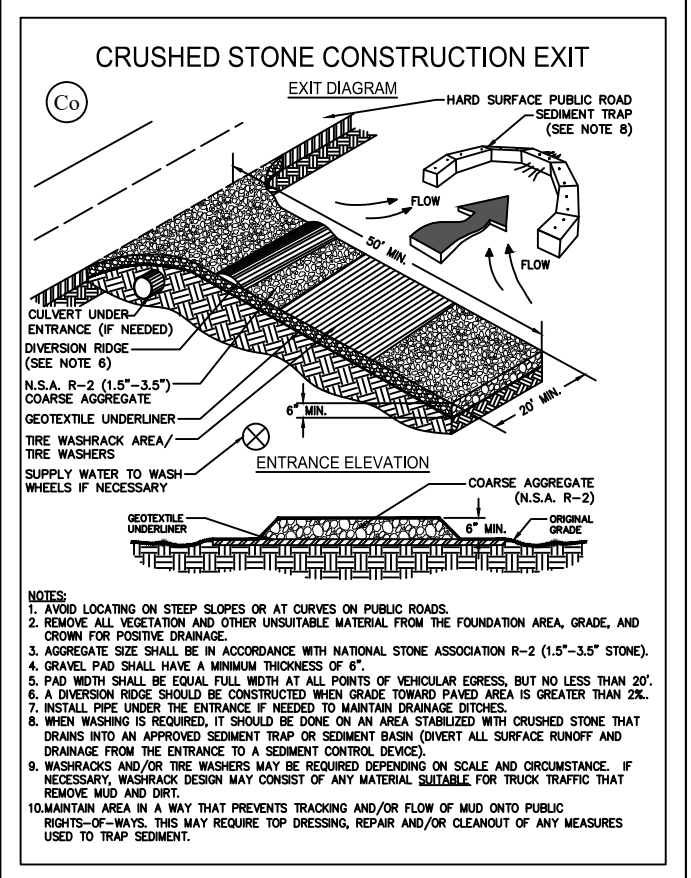


FIRM Panel Vignette (NTS)

FLOOD HAZARD STATEMENT:
THIS IS TO CERTIFY THAT NO PORTION OF THIS SITE LIES WITHIN A FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.I.R.M. MAP OF CITY OF ATLANTA, GEORGIA
PANEL # 13121C0351F, EFFECTIVE ON 09/18/2013

EROSION CONTROL NOTES:

- ALL SILT FENCE SHALL BE TYPE S.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- ALL LOTS WITH 2" OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- NO GRADED SLOPES SHALL EXCEED 2H:1V AND SHALL SLOPE AWAY FROM THE BUILDING.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING; DISTURBED AREAS EXPOSED FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED AS NECESSARY.
- SILT FENCE SHALL MEET REQUIREMENTS OF SECTION 171 - TYPE S TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY - FRIDAY: 7:00AM - 7:00PM
SATURDAY: 8:00AM - 5:00PM
- ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8" LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3% OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY (INCLUDING DECLARATION LAND) CONTACT LAND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
- FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE, PURSUANT TO UDC 3.1.I.F.2.D.
- MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
- ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOP OF THE SLOPE.
- THE CONTRACTOR SHALL REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE SILT FENCE USED FOR EROSION CONTROL.
- MAXIMUM CUT OR FILL SLOPES ARE 2 HORIZONTAL: 1 VERTICAL.
- THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
- THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY THE ON-SITE INSPECTION.
- AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSOWC.
- SUBCONTRACTORS MUST COMPLETE EITHER LEVEL 1A EROSION EDUCATION & TRAINING COURSE OR ATTEND SUBCONTRACTOR AWARENESS SEMINAR.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY, AT LEAST WEEKLY AFTER AND AFTER EACH RAIN, AND REPAIRED BY GENERAL CONTRACTOR AS NECESSARY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
- DETAIL DRAWINGS FOR ALL STRUCTURAL PRACTICES, SPECIFICATIONS MUST, AT A MINIMUM, MEET THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
- UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL.



SURVEY PROVIDE BY OTHERS

LEGEND:

- PROPERTY CORNER FOUND (AS NOTED)
- 1/2" REBAR WITH CAP SET LSW #39
- R/W MONUMENT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- POWER POLE
- YARD DRAINS
- SIGN

- POWER METER
- POWER BOX
- LIGHT POLE
- GUY WIRE
- MANHOLE
- CLEAN OUT
- GAS VALVE
- CABLE BOX

- TELEPHONE BOX
- WATER LINE
- SEWER LINE
- GAS LINE
- CABLE LINE
- TELEPHONE LINE
- FENCE LINE

- HAY BALES
- FLOW WELL LINE
- NON-OR FORMERLY
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- CANTILEVER
- CRITICAL ROOT ZONE
- STRUCTURAL ROOT PLATE (TYP.)
- LAND LOT

- CONC. CONCRETE
- EDGE OF PAVEMENT
- CONTOUR LINE
- FINISH FLOOR ELEVATION
- BASEMENT FLOOR ELEVATION
- GARAGE FLOOR ELEVATION
- GROUND ELEVATION
- SURFACE ELEVATION
- TOP OF FOOTER ELEVATION
- BOTTOM OF WALL ELEVATION

TREE LEGEND

- HARDWOOD TREE
- PINE TREE
- TO BE REMOVED



PROVIDING SERVICES FOR:
METRO ATLANTA
RALEIGH-DURHAM &
CENTRAL FLORIDA

800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772



DATE

REVISION

NO.

DEMOLITION PLAN

PREPARED FOR: DANIEL HUMPHRIES
2594 CASCADE ROAD, ATLANTA GA 30311
DATE 11/05/2024



FOR THE FIRM
BOUNDARY ZONE, INC.

PROJECT
27029.01

SHEET
1 OF 1

PRE-CONSTRUCTION IMPERVIOUS AREA		
AREA	Sq. Ft.	
LOT AREA	49,660	
EXISTING HOUSE	2,840	
EXISTING CONCRETE DRIVE	2,130	
TOTAL COVERAGE		4.970
		10%

DEMOLITION LEGEND

Cx	CONSTRUCTION EXIT
Cw	CONCRETE WASHDOWN
D1	DEMOLISH EXISTING HOUSE
D2	REMOVE EXISTING DRIVEWAY
SA	STAGING AREA FOR DUMPSTER, PORTABLE TOILETS, MATERIAL STORAGE AND STOCKPILE AREAS
Du	DUST CONTROL AREA AND WASH STATION

DISTURBED AREA:
9,000 SQ. FT / 0.21 ACRES

DEMOLITION DEBRIS:
100 CUBIC YARDS HOUSE
AND DRIVE DEBRIS

CUT DIRT: 0 CY
FILL DIRT: 0 CY

NOTE

DEMOLITION DEBRIS TO BE DISPOSED OF AT AN APPROVED REFUSE FACILITY

NO TREES ARE TO BE REMOVED DURING DEMOLITION ON SITE

City of Atlanta | Department of City Planning
OFFICE OF BUILDINGS

THIS PLAN IS APPROVED FOR CONSTRUCTION

The approval of plans shall not prevent the Building Official from thereafter requiring the correction of errors in the plans and specifications, or from preventing building operations being carried on thereunder when in violation of the building code, zoning ordinance, or any other ordinance in the City of Atlanta.

(470)547-7869
TINA BERRY

DATE: **3/04/2025**
REVIEWER: **DEMOLITION OF EXISTING SFR**

APPLICATION NUMBER: **BB-202501273 / 2594 CASCADE RD**

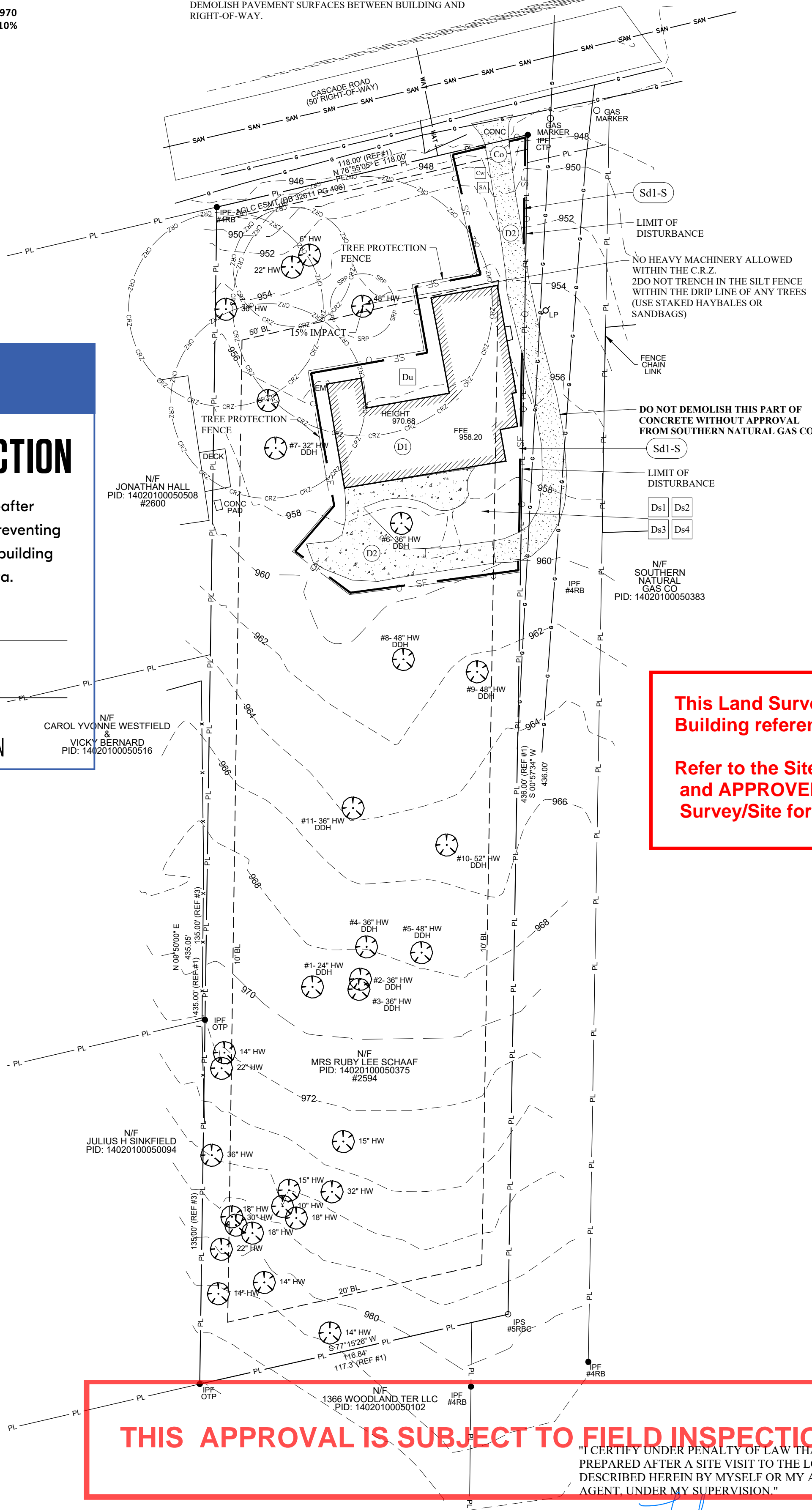
KEEP THIS APPROVED PLAN ON JOB SITE DURING CONSTRUCTION

PRIOR TO LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR.

EROSION & SEDIMENT CONTROL PRACTICES

- DS1** DISTURBED AREA STABILIZATION (WITH MULCH ONLY) ESTABLISH TEMPORARY PROTECTION FOR DISTURBED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDING COVER.
- DS2** DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING; ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.
- DS3** DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION) ESTABLISH PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD OR LEGUMES ON DISTURBED AREAS.
- DS4** DISTURBED AREA STABILIZATION (WITH CERTIFIED SOD) ESTABLISH PERMANENT VEGETATIVE COVER WITH SOD CUT TO DESIRED SIZE WITHIN +5% AND PLANTED WITHIN 36 HOURS OF DIGGING. SOD TO BE PLANTED ACCORDING TO CITY REQUIREMENTS.

EXISTING DRIVE WILL BE UTILIZED AS A CONSTRUCTION ENTRANCE DURING DEMOLITION PHASE FOR THIS PROJECT. PAVEMENT WILL BE REMOVED AS ONE OF THE LAST DEMO ITEMS, AND NON-HEAVY EQUIPMENT WILL BE USED TO DEMOLISH PAVEMENT SURFACES BETWEEN BUILDING AND RIGHT-OF-WAY.



This Land Survey/Site Plan is for Building reference only.

Refer to the Site Development Digitally Signed and APPROVED Land Survey/Site for Site Construction.

THIS APPROVAL IS SUBJECT TO FIELD INSPECTION

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT UNDER MY SUPERVISION."

Jiarong Luo, LEVEL II DESIGN PROFESSIONAL # 89028
12/17/24



City of Atlanta Office of Planning
RESIDENTIAL DEMOLITION PERMIT
for private residential structures and ancillary buildings

In accordance with the City of Atlanta Municipal Code §8-2076.1, all applications for demolition permits for residential structures and ancillary buildings, except those found to be unfit for human habitation or unsafe by the Director of the Bureau of Buildings, shall be referred to the Director of the Bureau of Planning with attached documents for review to make a determination as to whether the proposed future use of the affected property shall require rezoning, a special use permit, or an amendment to the comprehensive development plan, or is for the purpose of creating open space.

Applicants must provide:

- Complete responses for all information requested on this form and either
- Three (3) copies of architectural drawings or site plans (drawn to scale, with property lines and street names) showing existing and proposed building(s);
- Or documentation that the demolition has been ordered by the City of Atlanta Bureau of Code Compliance or the Bureau of Buildings.

Name of Applicant: Daniel Humphries

Applicant's Address: 379 Enota PI Atlanta GA 30310

Phone No. 678-997-9737

E-mail Address Daniel@hkatlanta.com

Indicate the reasons for seeking a demolition permit: To build a new SFR for my family and I.

Address of structure to be demolished: 2594 Cascade Rd Atlanta GA 30311

Name of Property Owner of Site/Structure: Daniel Humphries

Phone No. or E-mail _____

Zoning Classification R3 **Land District** _____ **Land Lot** _____ **Council District** _____ **NPU** _____

I HEREBY AUTHORIZE CITY OF ATLANTA STAFF TO INSPECT THE PREMISES OF THE ABOVE DESCRIBED PROPERTY AS NECESSARY. I HEREBY DEPOSE AND SAY THAT ALL STATEMENTS HEREIN AND ATTACHED STATEMENTS SUBMITTED ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Date 11/4/2024

Signature of Applicant _____

(For Office/Staff Use Only)

1. Check A or B

A. ☒ The proposed demolition would not create open space.

B. _____ The proposed demolition would create open space; however, applicant has provided documentation that the demolition has been ordered by the City of Atlanta Office of Code Compliance or by the Office of Buildings.

2. Check items under C or D as applicable

C. The following action is needed:

_____ Rezoning

_____ Special Use Permit

_____ Amendment to the Comprehensive Development Plan

_____ Special Administrative Permit

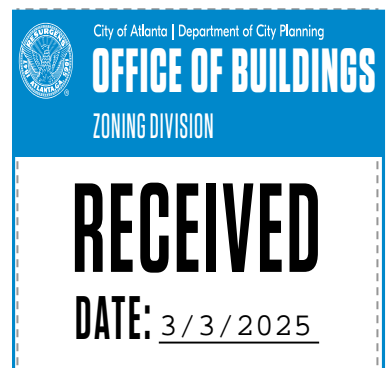
D. None of the following actions are needed:

☒ Rezoning

☒ Special Use Permit

☒ Amendment to the Comprehensive Development Plan

☒ Special Administrative Permit



Anthony Dixie

for Director, Office of Planning

3/3/2025

Date



City of Atlanta Office of Planning
RESIDENTIAL DEMOLITION PERMIT
for private residential structures and ancillary buildings

ARTICLE B. BUILDINGS AND STRUCTURAL APPURTENANCES

Sec. 8-2076.1. Demolition permit procedures for residential structures and ancillary buildings.

- (a) All demolition permit applications for residential structures and ancillary buildings shall list the reason(s) for seeking said demolition permit, including whether the proposed future use of the subject property shall require rezoning, a special use permit, or an amendment to the comprehensive development plan, or is for the purpose of creating open space. All applicants shall indicate all rezoning, special use permit, and comprehensive development plan amendments pending or which the applicant presently intends to introduce affecting subject property. All demolition permit applications for residential structures which have been found unfit for human habitation by the in rem board or declared unsafe by the Director, Bureau of Buildings shall be granted. **Except when the affected residential structure has been found unfit for human habitation by the in rem board, or unsafe by the Director, Bureau of Buildings, the applicant shall also be required to attach to the demolition permit application all architectural drawings or plans, permits, applications or any other relevant documents, including but not limited to financing information which in any way reveal or indicate applicants' proposed future use of the subject property.**

All demolition permit applications of residential structures and ancillary buildings, except those found to be unfit for human habitation or unsafe by the Director, Bureau of Buildings shall be referred to the Director, Bureau of Planning with attached documents for review. Based on the demolition permit application and other relevant information, the Director, Bureau of Planning shall make a determination as to whether the proposed future use of the affected property shall require rezoning, a special use permit, or an amendment to the comprehensive development plan, or is for the purpose of creating open space. Said determination by the Director, Bureau of Planning shall be certified to the Director, Bureau of Buildings. If the Director, Bureau of Planning determines that no rezoning, a special use permit, or an amendment to the comprehensive development plan is necessary, and that the purpose of said demolition is not to create open space, the demolition permit shall be issued. If it is determined by the Director, Bureau of Planning that rezoning, a special use permit, or an amendment to the comprehensive development plan is necessary to accommodate the proposed future use, then said demolition permit application shall be held until the subject property has been rezoned, the special use permit granted, or the comprehensive development plan amended in order to be consistent with the proposed use of the affected property. If the Director, Bureau of Planning determines that the purpose of the demolition permit application is the creation of open space, then said permit application shall be held pending introduction by the applicant of proposed redevelopment for the subject property consistent with the applicable zoning regulations, special use permits, and the comprehensive development plan.

- (b) Any applicant who makes false representations pursuant to this code section shall be subject to penalty as provided for at section 106-90 of the Code of Ordinances.
- (c) This section shall not limit the authority granted to the Urban Design Commission in regard to structures within HC zoning districts, those classified as a part of Urban Conservation and Development Districts, and other historic structures.



Submittal ID: **879926** App Name: **Completion Notification for the Removal and Encapsulation of Asbestos**
 Submitted Date: **10/20/2024 7:40:14 PM** Submitted by: **Elias Hernandez**
Po. Box 250
Watkinsville GA 30677
7062063733
services@es-america.com

Status:

I. PROJECT INFORMATION

Asbestos Project Name: Completion Date :
 Project Address :
 City : State : County :

I. PROJECT INFORMATION (cont.) - Removal Contractor/Company

Removal Contractor (Agent Name) : Telephone No :
 License No : Expiration Date :
 System Facility Name:
 Facility/Property Address 1: Facility/Property Address 2:
 County: City: State: Zip:
 Mailing Address 1: Mailing Address 2:
 County: City: State: Zip:

II. FEE SCHEDULE

- Removal Fee: Ten cents (\$.10) per linear or square foot of friable asbestos
- Minimum Fee: \$25.00 (any friable asbestos project)
- Maximum Fee: \$50.00 (residential friable asbestos project)
- Maximum Fee: \$1000 (other friable asbestos projects)

Fee Type: ☒ Residential
☐ Other

Actual Removal:
 Original Fee Paid: Check Number:
 Actual Fee Due : \$
 Additional Fee Due:
 (Actual Fee Due - Original Fee Paid)

Payment Method

ACH/e-check

Please remember your payment method selection because you will be asked to enter the same information on a subsequent page

III. LANDFILL INFORMATION

Landfill Name :

Walton C&D Landfill

Permit Number :

Volume of Asbestos Disposed :

SQ/FT :

421

LN/FT :

CU/YD :

Type Of Containers :

Trailer - Double bags labeled

Were Containers Labeled 'Asbestos Waste': EPA/OSHA

☒Yes☐No