DEMOLITION SITE ENGINEERING DESIGN CHECKLIST

LDP # _______ N/A

1st Review_________________ 2nd Review_________________ Date Approved_________________
Project Name_________________ Project Location_________________
Reviewer_________________ (678) 297-6200 Designer_________________
Contact ___________________________ Phone_________________ Fax_________________

* This section to be filled in by City of Alpharetta Engineering Department
Approved for One Stop_________________

PROPERLY ANNOTATED CHECKLIST SUBMITTAL REQUIRED PRIOR TO REVIEW

PLAN REQUIREMENTS

A. _____ Vicinity Map – north arrow, site outlined, street names, scale
B. _____ Address and/or lot number and subdivision name.
C. _____ Name, address, phone number of firm responsible for preparing the plan
D. _____ Name, address, phone number of property owner
E. _____ Total site acreage, disturbed acreage
F. _____ Flood hazard statement with most current (FEMA) FIRM panel number (6/22/98)
G. _____ Index of Sheets
H. _____ Call Before You Dig Logo and note (cover)
I. _____ North arrow and graphic scale
J. _____ Site boundary survey with adjacent property owners identified.
K. _____ Limits of disturbance clearly indicated and tree save shown where necessary
L. _____ Include all surrounding street names
M. _____ Label all existing structures and clearly indicate what will be removed by demolition.
N. _____ Locate all existing well or septic systems or add a note stating “No wells or septic systems exist on site.”
O. _____ Delineate and label all existing easements including sanitary sewer, public service utility rights-of-way, and off-site easements, etc. Include landscape buffers.
P. _____ Show location of existing utilities (storm. sanitary sewer, water, power, gas, fiber-optic, etc.)
Q. _____ Existing topography at 1-foot intervals for ground slopes <2% and 2-foot intervals for slopes ≥ 2% (on all commercially zoned sites) or existing spot elevations at high and low points, slopes, and associated flow arrows to illustrate drainage patterns (acceptable for most residential individual lot projects).
R. _____ Provide accurate and detailed description of the sequence of demolition.
S. _____ Show location and label by type and size all specimen trees and their critical root zones within 30 feet of proposed limits of disturbance.

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If 30” pine or 24” hardwood (or larger) trees are to be removed, additional 4” caliper trees will be required to be planted.

Provide name and 24-hour telephone number of local contact responsible for the development’s erosion and sediment control.

Delineate all State waters within 200 feet of site or provide statement: “This site does not contain any state waters or wetlands.”

Delineate 100-year floodplains.

Delineate future conditions floodplains.

Delineate all wetlands. Provide copy of all regulatory documentation permitting any proposed impacts and wetlands delineation report.

Delineate 50-foot undisturbed buffer along non-perennial streams measured horizontally from the stream bank. Delineate 100-foot undisturbed buffer along perennial streams.

Delineate 75-foot impervious setback along non-perennial stream measured from the stream bank. Delineate 150-foot impervious setback along perennial streams.

If steam buffer encroachment is proposed, provide necessary variance approval from City, State and Corps of Engineers as applicable.

Include all applicable uniform structural coding symbols Cd, Ch, Co, Cr, Dc, Di, Dn1, Dn2, Ga, Gr, Lv, Rd, Re, Rt, Sd1-C, Sd2, Sd3, Sr, St, Su, Tp, and Wt. Provide symbol legend.

Include all applicable vegetative coding symbols Bf, Ds1, Ds2, Ds3, Ds4, Du, Mb, Pm, Sb, and Tb.

Include all necessary details for erosion control practices Cd, Ch, Co, Cr, Di, Dn1, Dn2, Ds1, Ds2, Ds3, Ds4, Du, Ga, Gr, Lv, Mb, Pm, Rd, Re, Rt, Sb, Sd1-C, Sd2, Sd3, Sr, St, Su, Tb, Tp and Wt that conform to or exceed standards in the Manual for Erosion and Sediment Control in Georgia (most current edition).

Ensure Maps, drawings, and supportive documentation bear signature of engineer, surveyor, architect, or landscape architect in the State of Georgia.

Provide an encroachment agreement from adjacent properties for off-site work, ingress/egress site access agreement, approval from DOT for site entrance.

Provide the following notes on the plan (notes in bold must be bold on plan):

1. 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 3.1.1.F.2.d.

2. Maintenance of all soil erosion and sedimentation control practices, whether temporary or permanent, shall be the responsibility of the owner.

3. All disturbed areas must be vegetated within 14 days of final grade.

4. All fill slopes shall have silt fence at the toe of the slope.

5. This site does not contain any state waters or wetlands. (if applicable)

6. 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.
7. Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.

8. The Contractor shall remove sediment once it has accumulated to one-half the original height of the silt fence used for erosion control.

9. Maximum cut or fill slopes are 2 horizontal: 1 vertical.

10. Any disturbed area left exposed for 14 days shall be temporarily stabilized with seed and mulch.

11. All silt fence shall be Type C.

12. 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.)

13. The owner will maintain storm water runoff controls at all times. Additional controls will be installed if determined necessary by City inspection.

14. Beginning January 1, 2007, at least one person on a project or site must have completed the Level 1A Erosion Education & Training Course and be certified by GSWCC. (if over 1 acre disturbed or part of common development or within 200’ of stream)

15. Approved plans must be on site at all times.

16. Erosion control matting shall be installed on all slopes steeper than 3:1.

17. Professional Engineer has visited the proposed site. (Include P.E. seal and signature.) – may not be applicable on individual lot residential

18. Contractor must attend City of Alpharetta Pre-Construction Class prior to site initiation. – may not be applicable on individual lot residential

19. For sites with over 1 acre disturbed area, provide note: Two copies of the NPDES Notice of Intent must be provided to the Land Disturbance Inspector prior to initiating construction.