



DeKalb County Planning & Sustainability Department

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Chief Executive Officer

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Decatur, GA 30030

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Director

Important note: All drawings shall have the seal and signature of the design professional, along with the date the drawings were prepared.

DEMOLITION PLAN REVIEW CHECKLIST FOR SINGLE FAMILY LOTS (Land Development Section's)

This checklist shall be submitted with your documents/drawings. Answers shall be provided to all items as "no" or "yes"; and if "no", you must explain why the item in question is not applicable.

Project Name:

Date:

Address:

Parcel #:

Name of Design professional _____

Signature _____

Seal _____

Date: _____

INFORMATION	IS ITEM ADDRESSED?		IF NO, EXPLAIN
<u>If proposed demolition activities are on a non-residential property or involve a multifamily building such as an apartment building; a Land Disturbance Permit (LDP) may be required. Please, refer to the non-residential demolition guidance document or reach out to the Land Development section: landdevelopment@dekalbcountyga.gov</u>			
1. Provide a scale, (preferably 1”= 20”) survey/site plan of subject property	NO ☐	YES ☐	
2. Recommended size of drawings are 11 x 17 or 24 x 36	NO ☐	YES ☐	
3. Provide 24-hour emergency contact information (name, email, telephone number & address).	NO ☐	YES ☐	
4. Plan must be sealed by a registered professional civil engineer, landscape architect, land surveyor or architect.	NO ☐	YES ☐	
5. Show all structures on site. Delineate structure(s) to be demolished.	NO ☐	YES ☐	

6. Provide separate document(s) for disposal of any asbestos material per State of Georgia E.P.D. protocol.	NO ☐	YES ☐	
7. Provide separate document(s) for vermin and rodent extermination plan for the DeKalb Board of Health per Section 18-71.	NO ☐	YES ☐	
8. Provide the status of utilities (electrical, gas, telephone, water & sewer) per Section 18-71. Add the following note on the drawing if applicable: <i>"all utilities lines shall be cut off and capped at the street"</i>	NO ☐	YES ☐	
9. Show the zoning (including front setbacks) and owner information for the property	NO ☐	YES ☐	
10. Show/indicate the zoning classification of the adjacent properties	NO ☐	YES ☐	
11. Provide the front door threshold FFE (finished floor elevation) required per Sections 27-749 and 27-750 for residential only.	NO ☐	YES ☐	
12. Residential Infill Overlay Districts (R.I.O.D.s) per Overlay District requirements per Chapter 27 are reviewed by the Planning Division.	NO ☐	YES ☐	
13. Historic District requires review and approval by the Historic District Commission for subsequent approval by the Planning Division.	NO ☐	YES ☐	
14. Show all impervious surfaces such as driveways, walkways, etc. Indicate to be removed or to remain.	NO ☐	YES ☐	
15. Show the limit of disturbance and indicate the acreage/square footage of the area being disturbed. Note: the limit of disturbance shall not be only limited to the building footprint but shall include at least 10' buffer around the building footprint.	NO ☐	YES ☐	
16. Show all trees on site. 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.	NO ☐	YES ☐	

17. Provide tree protection fence @ CRZ of all saved trees.	NO ☐	YES ☐	
18. Limits of disturbance to be marked by tree protection fencing, and silt fence if topography requires it.	NO ☐	YES ☐	
19. Provide Erosion and Sedimentation control as needed (ex: Silt fence, Mulch, temporary/permanent grass, Construction exit, etc.)	NO ☐	YES ☐	
20. Show location of all existing features such as: - Flood plain limit (AE, A, X, etc.) with x-section & BFE - AFCF (area adjacent to future condition floodplain: 3 ft above BFE or 1 ft above future condition floodplain whichever is greater) - Future Conditions floodplain (if different from BFE) - State waters buffers - Transitional zoning buffers The County GIS map can be accessed here: https://arcg.is/P89a9	NO ☐	YES ☐	
21. Add the following notes: - 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 right-of-way. - Additional erosion controls shall be installed as deemed necessary by the on-site inspector(s)	NO ☐	YES ☐	

Notes:

- 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.
- Additional items may be requested