



DeKalb County Planning & Sustainability Department

178 Sams Street, Decatur,
GA 30030

Michael L. Thurmond
Chief Executive Officer

Cedric Hudson
Interim 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 <input type="checkbox"/>	YES <input type="checkbox"/>	
2. Recommended size of drawings are 11 x 17 or 24 x 36	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
3. Provide 24-hour emergency contact information (name, email, telephone number & address).	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
4. Plan must be sealed by a registered professional civil engineer, landscape architect, land surveyor or architect.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
5. Show all structures on site. Delineate structure(s) to be demolished.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	



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6. Provide separate document(s) for disposal of any asbestos material per State of Georgia E.P.D. protocol.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
7. Provide separate document(s) for vermin and rodent extermination plan for the DeKalb Board of Health per Section 18-71.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
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 <input type="checkbox"/>	YES <input type="checkbox"/>	
9. Show the zoning (including front setbacks) and owner information for the property	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Show/indicate the zoning classification of the adjacent properties	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Provide the front door threshold FFE (finished floor elevation) required per Sections 27-749 and 27-750 for residential only.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
12. Residential Infill Overlay Districts (R.I.O.D.s) per Overlay District requirements per Chapter 27 are reviewed by the Planning Division.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
13. Historic District requires review and approval by the Historic District Commission for subsequent approval by the Planning Division.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
14. Show all impervious surfaces such as driveways, walkways, etc. Indicate to be removed or to remain.	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
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 <input type="checkbox"/>	YES <input type="checkbox"/>	
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 <input type="checkbox"/>	YES <input type="checkbox"/>	



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17. Provide tree protection fence @ CRZ of all saved trees.	NO	YES	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18. Limits of disturbance to be marked by tree protection fencing, and silt fence if topography requires it.	NO	YES	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
19. Provide Erosion and Sedimentation control as needed (ex: Silt fence, Mulch, temporary/permanent grass, Construction exit, etc.)	NO	YES	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
20. Show location of all existing features such as:	NO	YES	
<ul style="list-style-type: none"> • 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 	<input type="checkbox"/>	<input type="checkbox"/>	
The County GIS map can be accessed here: https://arcg.is/P89a9			
21. Add the following notes:	NO	YES	
<ul style="list-style-type: none"> • 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) 	<input type="checkbox"/>	<input type="checkbox"/>	

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