

FLOOD STATEMENT
I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13089C0062 K, DATED 8/15/2019
STATE WATERS NOTE:
NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

AREA STATEMENT
TOTAL AREA= 12,006 sq.ft. (0.276 ac.)
DISTURBED AREA= 4,654 sq. ft. (0.107 ac.)

WALLS & STEPS 234 SF
HOUSE FOOTPRINT 2237 SF
GARAGE 484 SF
CONC. DRIVE 1789 SF
TOTAL LOT COV. 4744 SF=39.5%
WALKING PAVERS 93 SF
PERMEABLE PATIO 590 SF
683 SF=5.7%

LOT COVERAGE

NET IMP. AREA / LOT AREA
4744 X 100 = 39.5%
12,006

FLOOR AREA RATIO

GARAGE + (1ST + 2ND) FLOOR/ LOT AREA
486+1614+1475 SF =0.298 OR 29.8%
12,006

ZONED: R-75

MAX. LOT % =35%
MAX. HEIGHT=35'
FRONT: 50.1' AVG.BSL
SIDE: 7.5'
REAR: 40'
34.5'+65.7=50.1 AVG. F.BSL
2

FLOOR AREA

1ST FLOOR= 1614 SQ.FT.
2ND FLOOR= 1475 SQ.FT.
TOTAL= 3,089 SQ.FT.

GARAGE= 486 SQ.FT.

TREE IMPACT CHART

TREE	INCHES	TOTAL	AREA	NET	IMPACT	%	RESULTS
DESC.	SIZE	AREA SF	UNDER	AREA SF	AREA SFC.R.Z.		
A	20	1257	0	2827	190	15.1	SAVE
B	30	2827	0	2827	280	9.9	SAVE
C	28	2463	0	2463	345	14.0	SAVE
D	30	2827	0	2827	561	19.8	SAVE
E	26	2124	0	2124	309	14.5	SAVE

EXIST TREE CAL'S

TOTAL 92" IN. 4280 SF CANOPY
EXISTING CANOPY= 4280 SF=192%
12,006

#	SIZE	INCHES	CANOPY	TOTAL
5	6	30	177	884
3	8	24	314	942
1	10	10	491	491
1	12	12	707	707
1	16	16	1257	1257
Total	52	92	2945	4280

NO TREES LOST OR DESTROYED BY USE OF THIS SITE PLAN

SCOPE OF WORK

New 2nd floor addition
New detached garage
New driveway
Addition of the rear covered porch and rear patio
New retaining walls at the front yard
New entry steps at the front entry (those will be granite slab treads)
New landscape stairs from the driveway to the front yard
Removal of the existing walls and steps
Removal of all existing outbuildings

RELEASED FOR CONSTRUCTION

EROSION CONTROL NOTES:

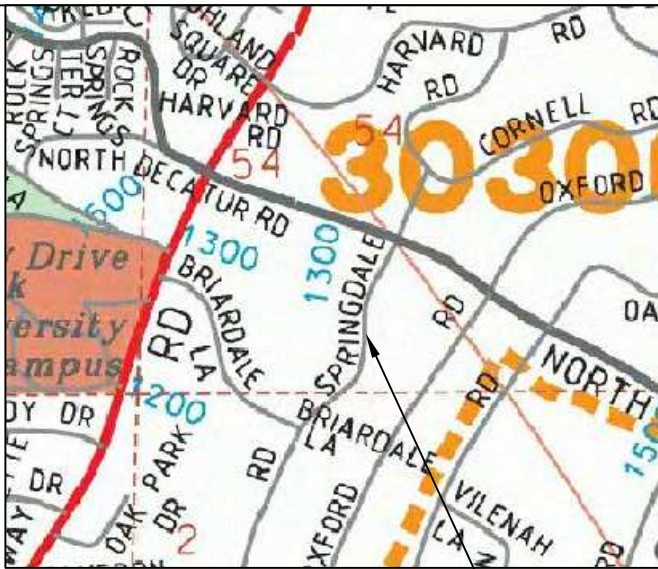
1. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
4. ALL LOTS/SITES 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.
5. LOCATED AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
6. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
7. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
8. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
9. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
10. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
11. DUMPSTER AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OF RIGHT OF WAY.
12. NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
13. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY: 7:00 AM- 7:00 PM
SATURDAYS: 8:00 AM- 5:00 PM

NOTES:

1. No Parking, storage or other construction activities to occur within tree protection area or within six feet (6') of the CRZ.
2. All tree protection fencing to be inspected daily and repaired or replaced as needed.

ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING OR LAND DISTURBANCE

ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMO.



WALL SCHEDULE

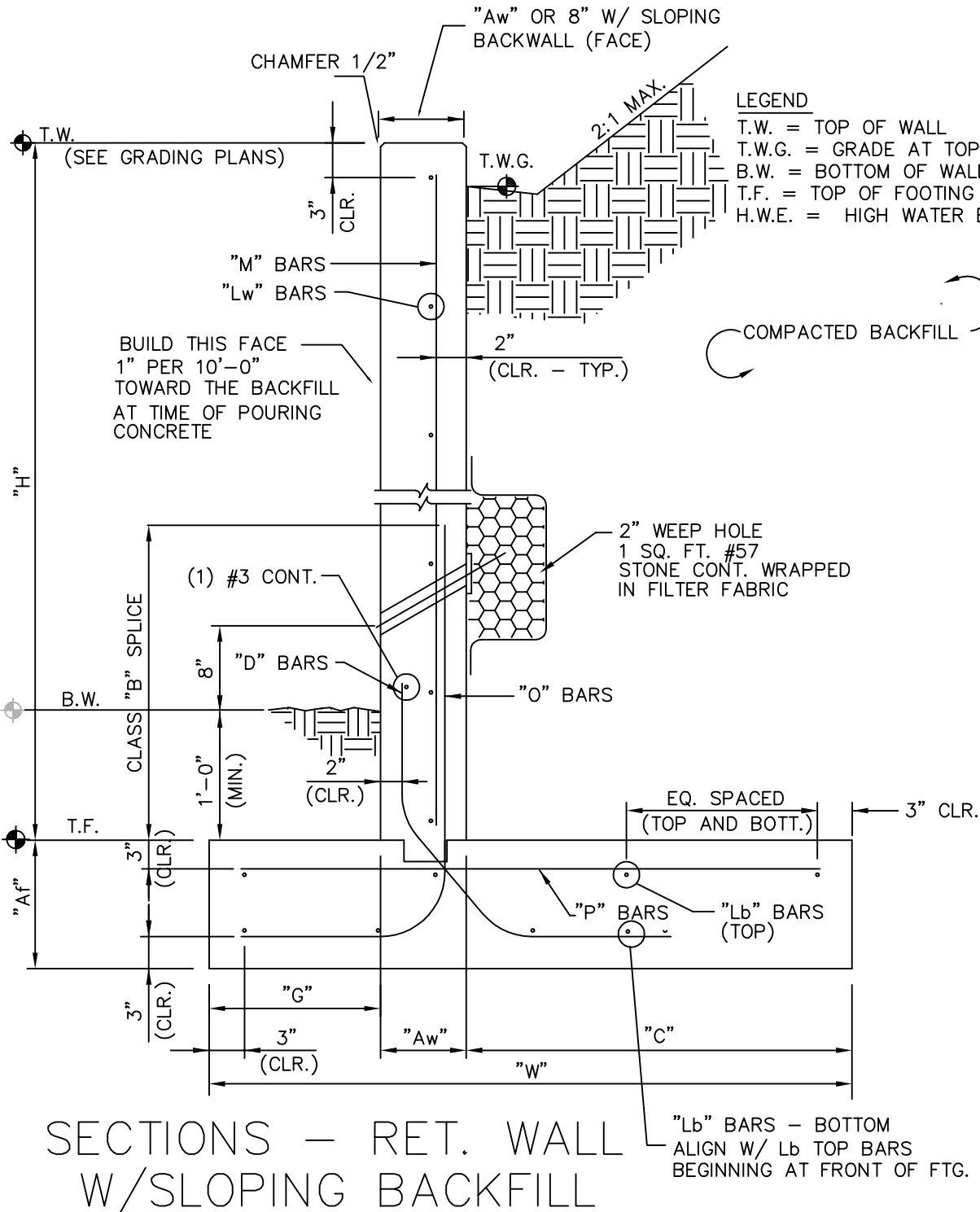
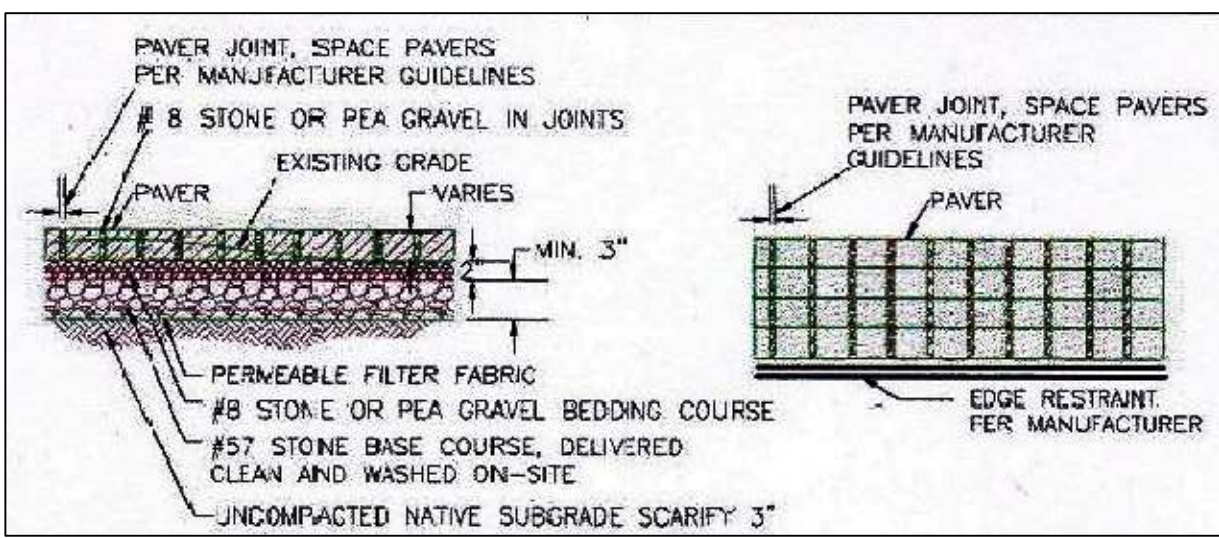
NEW WALL SCHEDULE

TOP	BOTTOM
1	880.45 878.00
2	880.45 878.00
3	882.45 880.0
4	886.25 886.0
5	882.45 880.3
6	884.45 882.00
7	900.0 892.5
8	902.3 892.5
9	894.0 892.5

LEGEND

POB	POINT OF BEGINNING	CONC	CONCRETE
POC	POINT OF COMMENCEMENT	C	CURVE
IPS	IRON PIN SET	PP	POWER POLE
IPF	IRON PIN FOUND	WM	WATER METER
OT	OPEN TOP PIN	EM	ELEC. METER
CT	CRIMP TOP PIN	GM	GAS METER
RB	REINFORCING BAR	LP	LAMP POLE
CL	CENTERLINE	SS	SANITARY SEWER
R/W	RIGHT-OF-WAY	NAC	NAIL & CAP
L	LAND LOT	FFE	FIN. FLOOR ELEV.
L	LINE		FENCE
R	RADIUS		TREE FENCE
			PROPOSED FENCE

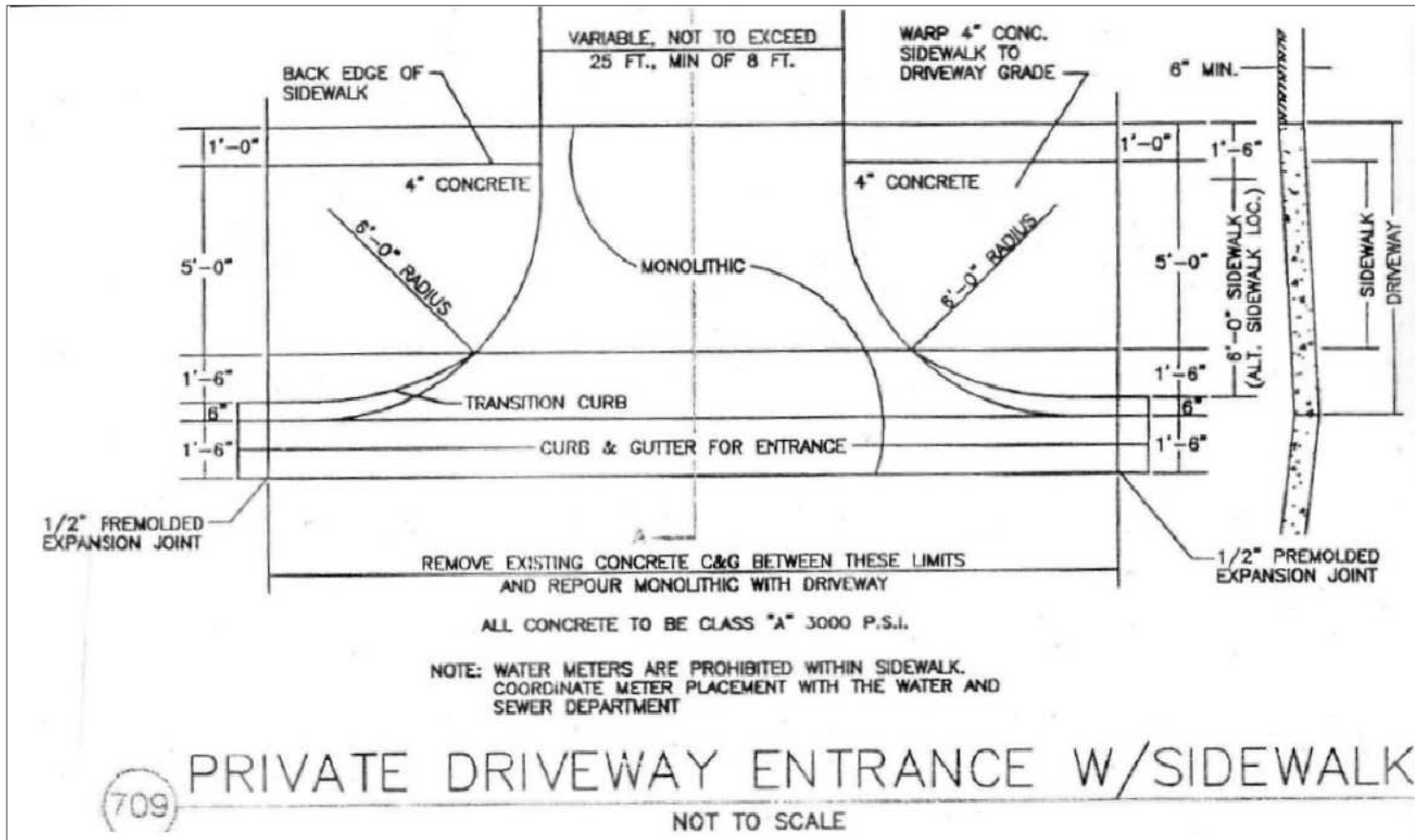
PAVER DETAIL



SECTIONS - RET. WALL W/SLOPING BACKFILL

NOT TO SCALE
NOTES: THIS WALL APPLICATION IS FOR SLOPING BACKFILL MINIMUM REQUIRED TOE BEARING PRESSURE = 3,000 PSF.
NOTE: PROVIDE CHAMFERED VERTICAL JOINTS @ 15' O.C.

CANTILEVER RETAINING WALL SCHEDULE (SLOPING BACKFILL)											
"H"	"Aw"	"C"	"G"	"W"	"At"	"O" (DWLS)	"D" (BARS)	"Lb" TOP/BOT. (BARS)	"P" (BARS)	"M" (BARS)	"LW" (BARS)
3'	8"	1'-6"	0'-5"	2'-7"	12"	#4 @ 18"	#4 @ 18"	4 - #4/3 - #4	#4 @ 18"	#4 @ 18"	#4 @ 12"
4'	8"	2'-2"	0'-5"	3'-3"	12"	#4 @ 18"	#4 @ 18"	4 - #4/3 - #4	#4 @ 18"	#4 @ 18"	#4 @ 12"
5'	8"	3'-0"	0'-7"	4'-3"	12"	#4 @ 18"	#4 @ 18"	4 - #4/3 - #4	#4 @ 18"	#4 @ 18"	#4 @ 12"
6'	8"	3'-9"	0'-10"	5'-3"	12"	#4 @ 16"	#4 @ 16"	4 - #4/3 - #4	#4 @ 16"	#4 @ 16"	#4 @ 12"
7'	8"	4'-9"	1'-4"	6'-9"	12"	#5 @ 18"	#4 @ 18"	4 - #4/3 - #4	#5 @ 18"	#5 @ 18"	#4 @ 12"
8'	12"	5'-0"	1'-6"	7'-6"	12"	#5 @ 15"	#4 @ 15"	4 - #4/3 - #4	#5 @ 15"	#5 @ 15"	#5 @ 12"
9'	12"	6'-0"	1'-6"	8'-6"	12"	#5 @ 12"	#4 @ 12"	5 - #4/3 - #4	#5 @ 12"	#5 @ 12"	#5 @ 12"
10'	12"	7'-0"	1'-6"	9'-6"	12"	#6 @ 12"	#4 @ 12"	5 - #4/3 - #4	#5 @ 12"	#5 @ 12"	#5 @ 12"
11'	13"	7'-8"	2'-3"	11'-0"	13"	#6 @ 9"	#4 @ 9"	5 - #4/4 - #4	#6 @ 9"	#6 @ 9"	#5 @ 12"
12'	14"	8'-5"	2'-5"	12'-0"	14"	#6 @ 8"	#4 @ 8"	6 - #4/4 - #4	#6 @ 8"	#5 @ 8"	#6 @ 12"



PLANTS, PLANTING RATES AND SEEDING DATES FOR GROUND COVER											
MILLET, PEARL (Pennisetum glaucum)	alone	50 lbs.	1.1 lb.	M-L P C							88,000 seed per pound. Quick dense cover. May reach 5 feet in height. Not recommended for mixtures.
OATS (Avena sativa)	alone	4 bu. (128 lbs.)	2.9 lb.	M-L P C							13,000 seed per pound. Use on productive soils. Not as winterhardy as rye or barley.
	in mixtures	1 bu. (32 lbs.)	0.7 lb.								
RYE (Secale cereale)	alone	3 bu. (96 lbs.)	3.9 lb.	M-L P C							18,000 seed per pound. Quick cover. Drought tolerant and winterhardy.
	in mixtures	1/2 bu. (28 lbs.)	0.6 lb.								
RYEGRASS, ANNUAL (Lolium temerulentum)	alone	40 lbs.	0.9 lb.	M-L P C							227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.

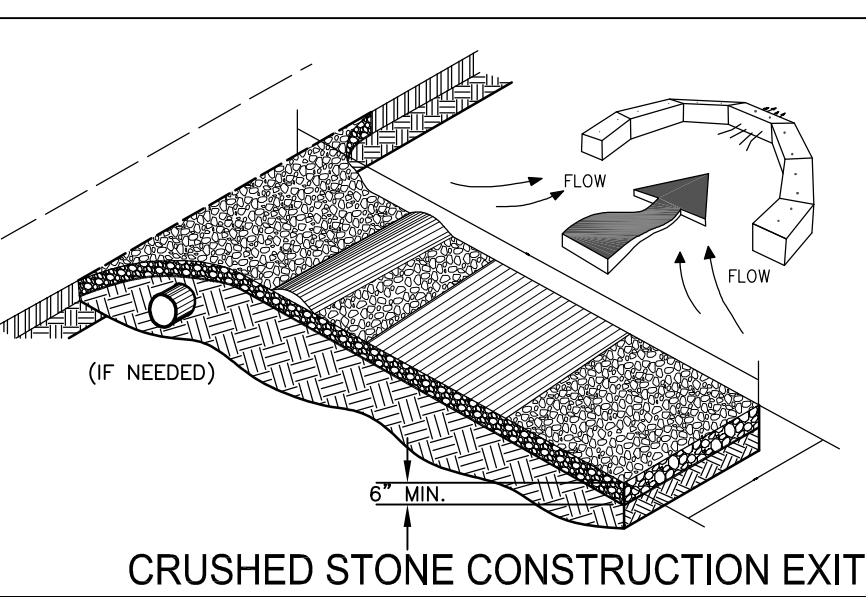
TREE PROTECTION

REUSE EXISTING UTILITIES BUT, IF NEW UNDERGROUND UTILITIES NEED TO BE INSTALLED, CONTACT DEKALB COUNTY ARBORIST DIV. BEFORE COMMENSING WORK.

EROSION CONTROL MEASURES				
CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing 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)		Ds2	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, sod, grasses or legumes on a disturbed areas.
Co	CONSTRUCTION EXIT			A crushed stone pad located at the construction exit to provide a place for removing mud from tires thereby protecting public off-ramps.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be made of straw or hay, brush, logs and poles, grow, or a silt fence.

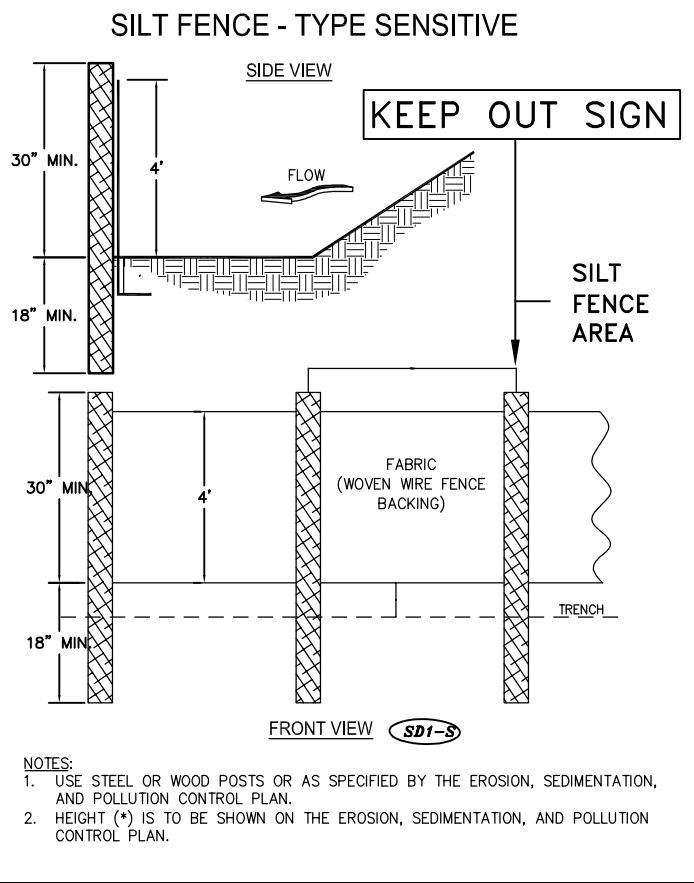
DIRT STATEMENT

ALL DEBRIS TO BE HAULED OFF SITE
CUTS= 100 CU. YDS. (EARTHWORK)
FILL = 10 CU. YDS. (EARTHWORK)
DEBRIS = 10 CU. YDS.



George E. Vedder
Level II Certified Design Professional
Certification Number: 0000017293
Issued: 09/27/2018 Expires: 09/27/2021

I, George E. Vedder, 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.



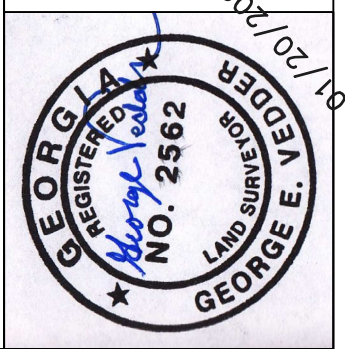
SITE PLAN
NATHAN COWAN
ADDRESS: 1369 SPRINGDALE ROAD
LAND LOT 54 OF THE 18 TH DISTRICT DEKALB CO. GA.
LOT 11
BLOCK 36
UNIT:
DRUID HILLS S/D, PB 7, PG. 77
DATE: 01/22/2021

DATE:

REVISION

GRAPHIC SCALE - FEET 1" = 20'

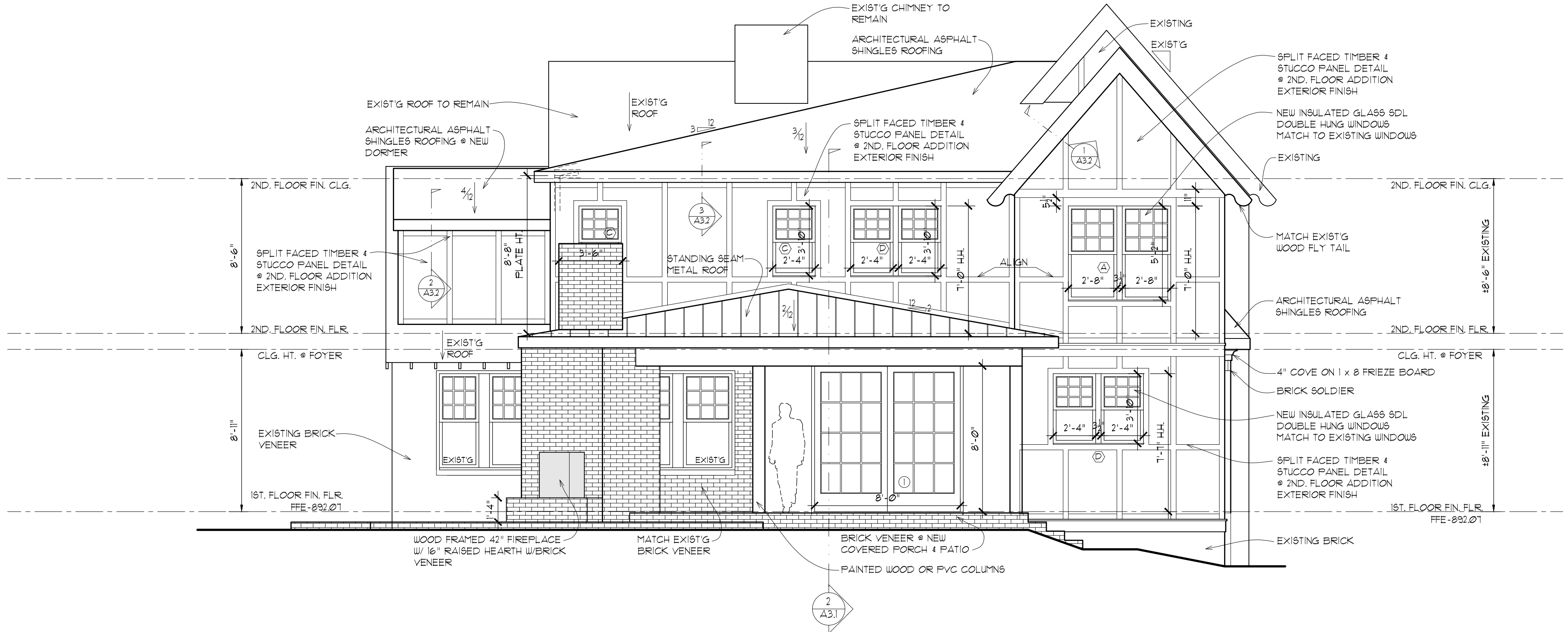
VEDDER SURVEYS & ASSOCIATES
39 FORSYTH LANDING BLVD.
FORSYTH, GA. 31029
678-544-2585



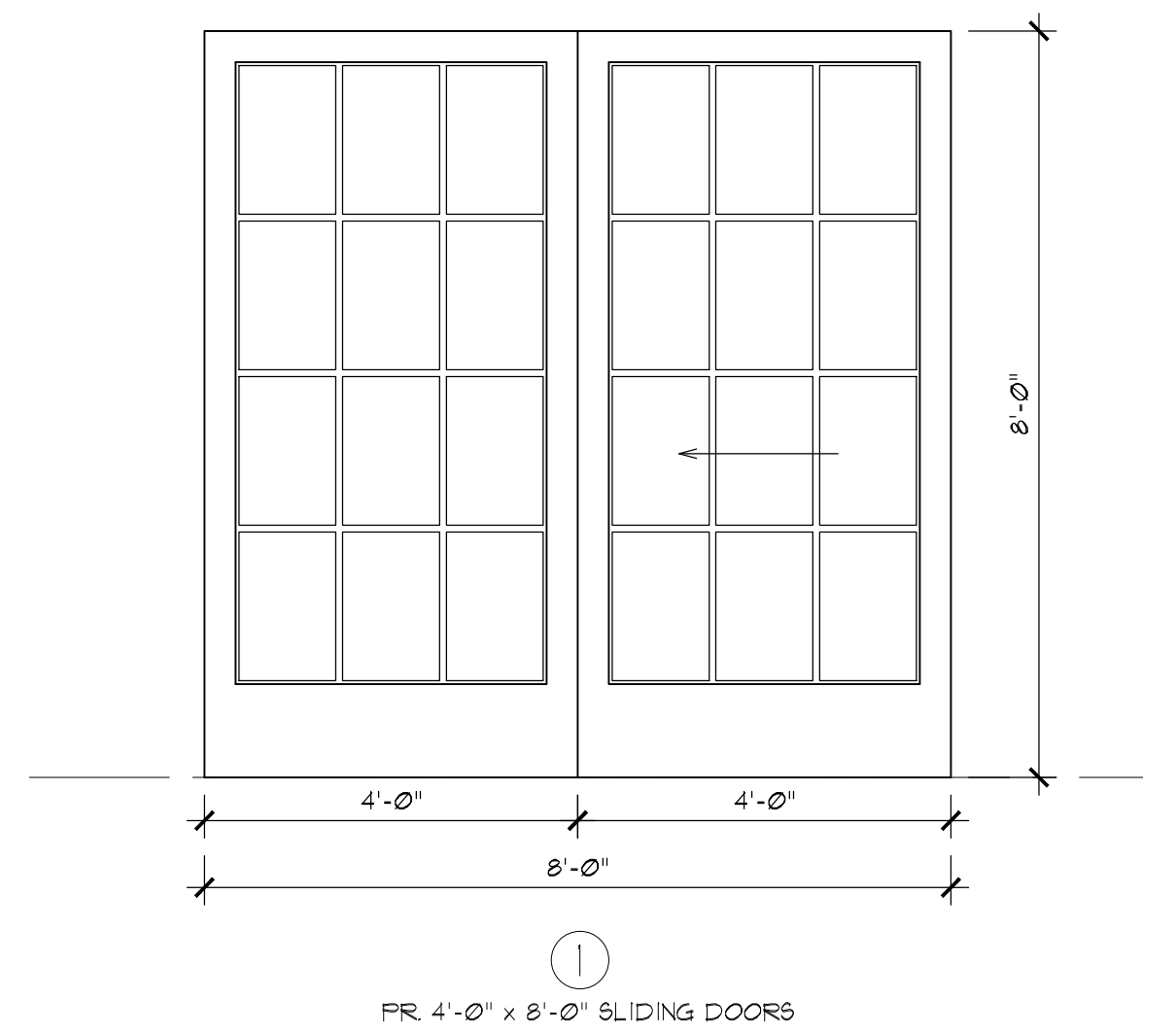
DRAWN BY:	CMM, CM
CHECKED BY:	CMM
DATE:	12.14.2020
REVISIONS:	

PROPOSED EXTERIOR ELEVATIONS
SCALE: AS NOTED

THESE DRAWINGS ARE INTENDED FOR THE USE BY THE SPECIFIED
OWNER AND ARE NOT TO BE USED FOR ANY OTHER PROJECT
OR ADDRESS. DO NOT REPRODUCE WITHOUT NOTIFICATION
OR PERMISSION FROM CHAD M. MATTISON, ARCHITECT, INC.

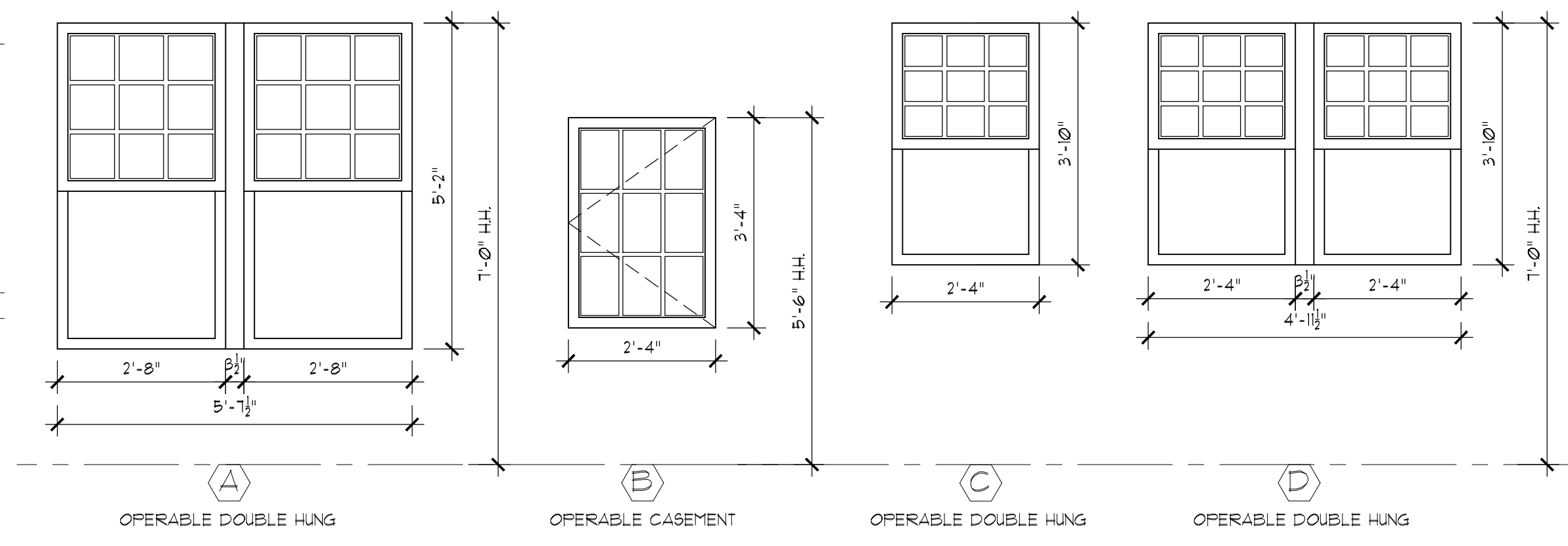


2
A2.2
PROPOSED REAR ELEVATION
1/4" = 1'-0"

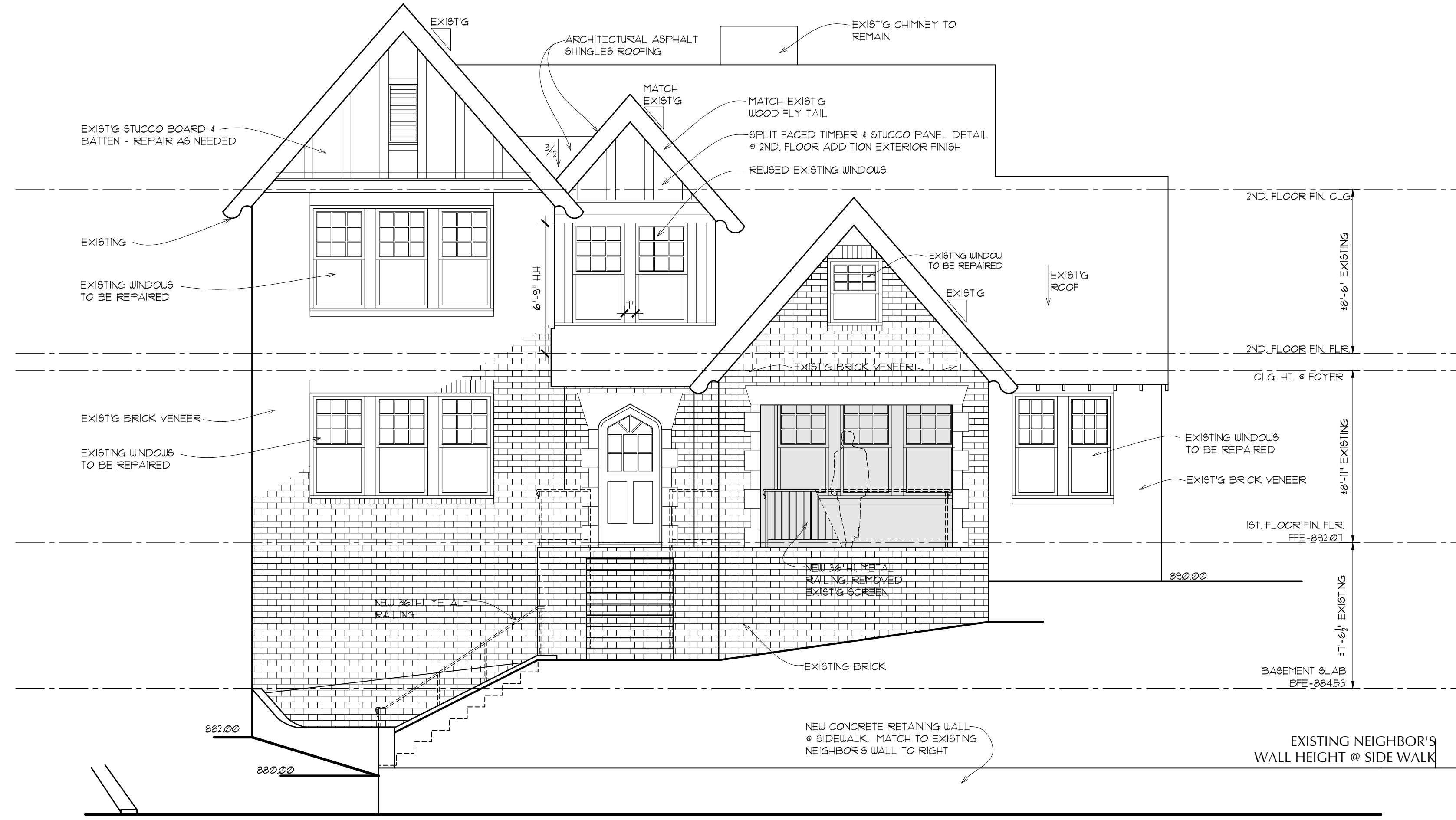


3
A-2.1
NEW EXTERIOR DOOR ELEVATION
1/2" = 1'-0"

NOTE:
• WOOD OR CLAD INSULATED GLASS WINDOWS
WITH SGL & SPACER BAR
• THE EXISTING WINDOWS ARE TO BE REPAIRED.



4
A-2.1
NEW EXTERIOR WINDOW ELEVATION
1/2" = 1'-0"



1
A2.1
PROPOSED FRONT ELEVATION
1/4" = 1'-0"

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND
STRUCTURAL MEMBERS. FRAMING MEMBERS & DIAGRAMS ARE TO BE
VERIFIED BY LICENSED ENGINEER OR LUMBER DISTRIBUTOR.
CONTRACTOR IS TO IMMEDIATELY NOTIFY ARCHITECT
IF DISCREPANCIES EXIST BETWEEN ARCHITECTURAL DRAWINGS
AND EXISTING FIELD CONDITIONS

ISSUED FOR PERMIT
FOR CONSTRUCTION

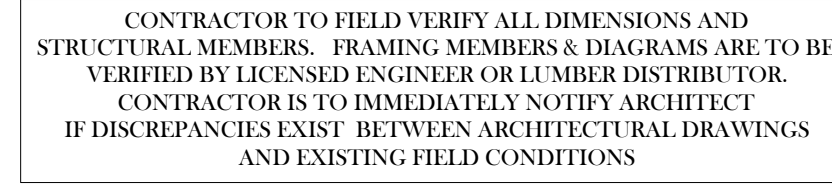
MATTHEWSON
— ARCHITECT —

DRAWN BY:	CMM , CM
CHECKED BY:	CMM
DATE:	12.14.2020
REVISIONS:	
<p style="text-align: center;">PROPOSED EXTERIOR ELEVATIONS</p>	
<p>SCALE:</p> <p style="text-align: center;">$1/4" = 1'-0"$</p>	

THESE DRAWINGS ARE INTENDED FOR THE USE BY THE SPECIFIED OWNER AND ADDRESS LISTED ON THE CORRESPONDING TITLED SHEETS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER OWNER OR ADDRESS. DO NOT REPRODUCE WITHOUT NOTIFICATION OR PERMISSION FROM CHAD M. MATTISON, ARCHITECT, INC.

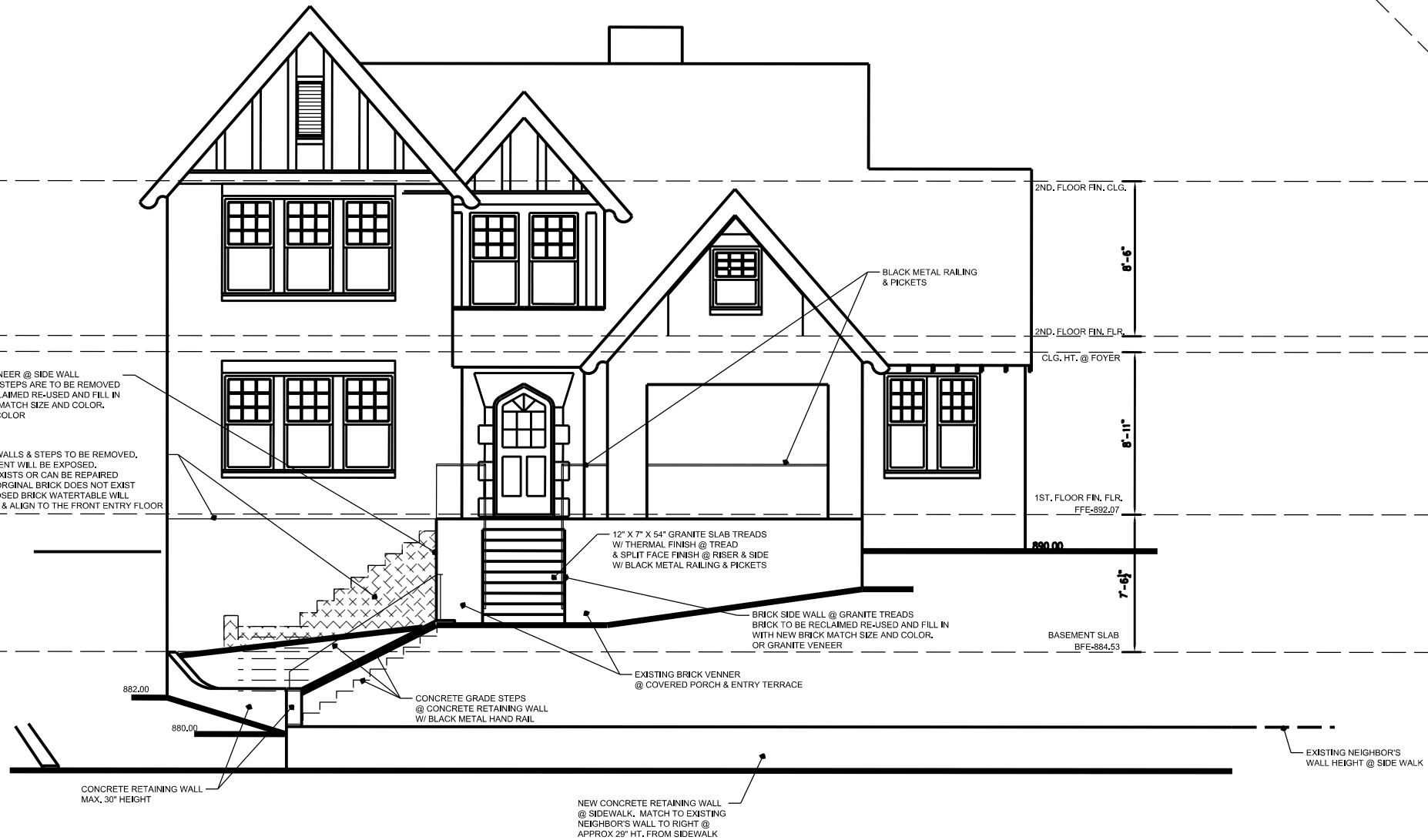


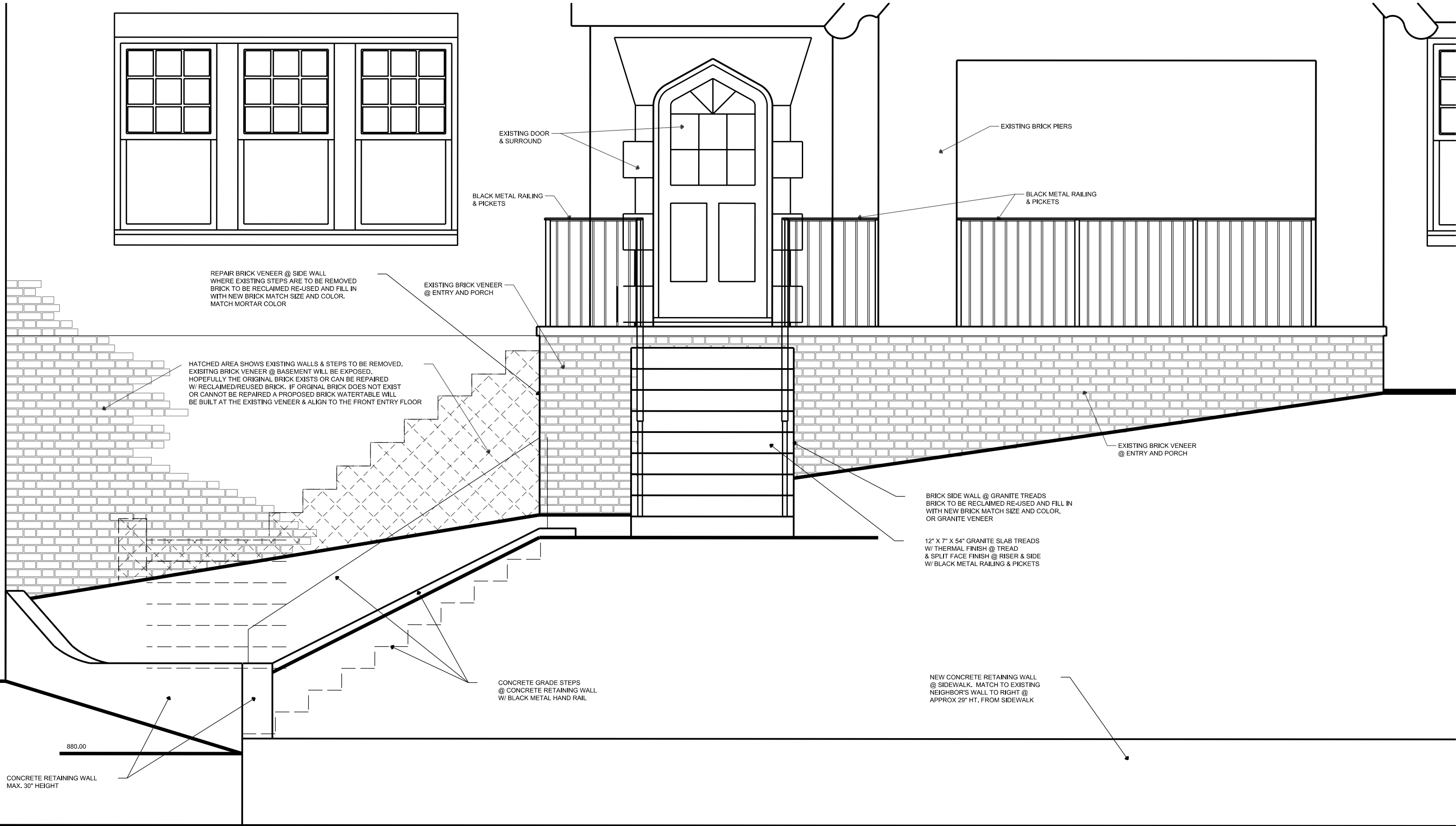
3 A2.2 PROPOSED RIGHT SIDE ELEVATION

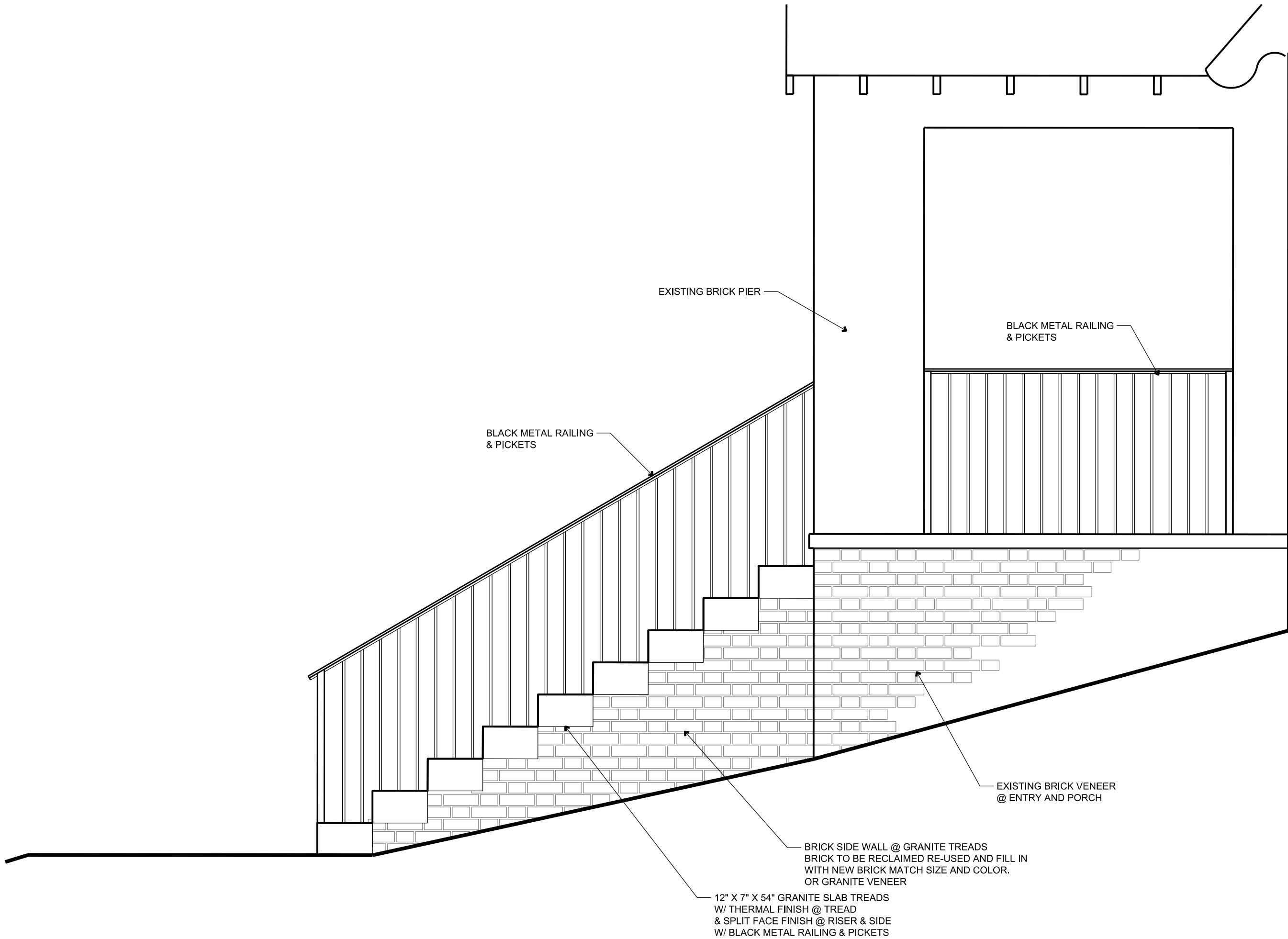


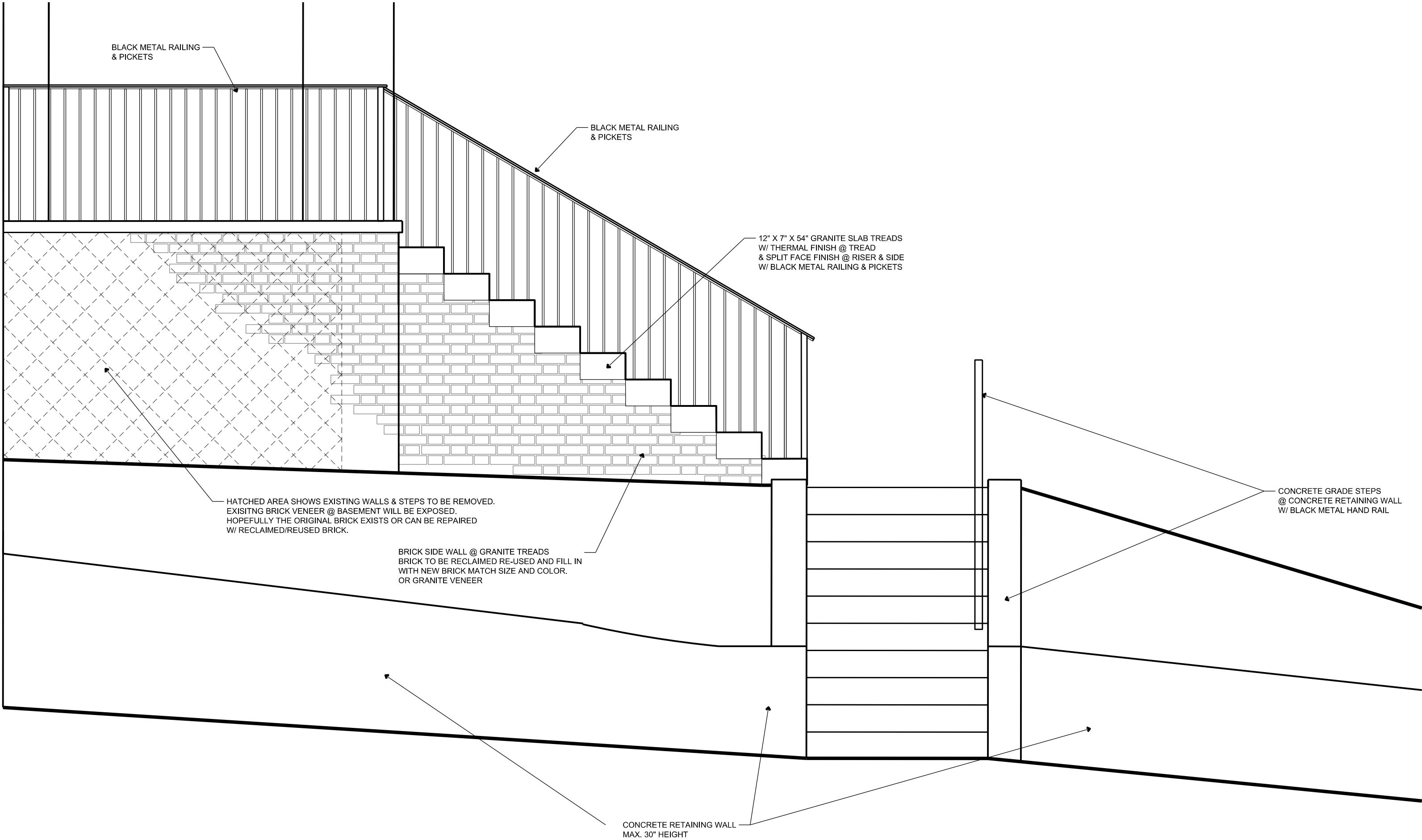
2 PROPOSED LEFT SIDE ELEVATION
A2.2

ISSUED FOR PERMIT
FOR CONSTRUCTION









BLACK METAL RAILING
& PICKETS

BLACK METAL RAILING
& PICKETS

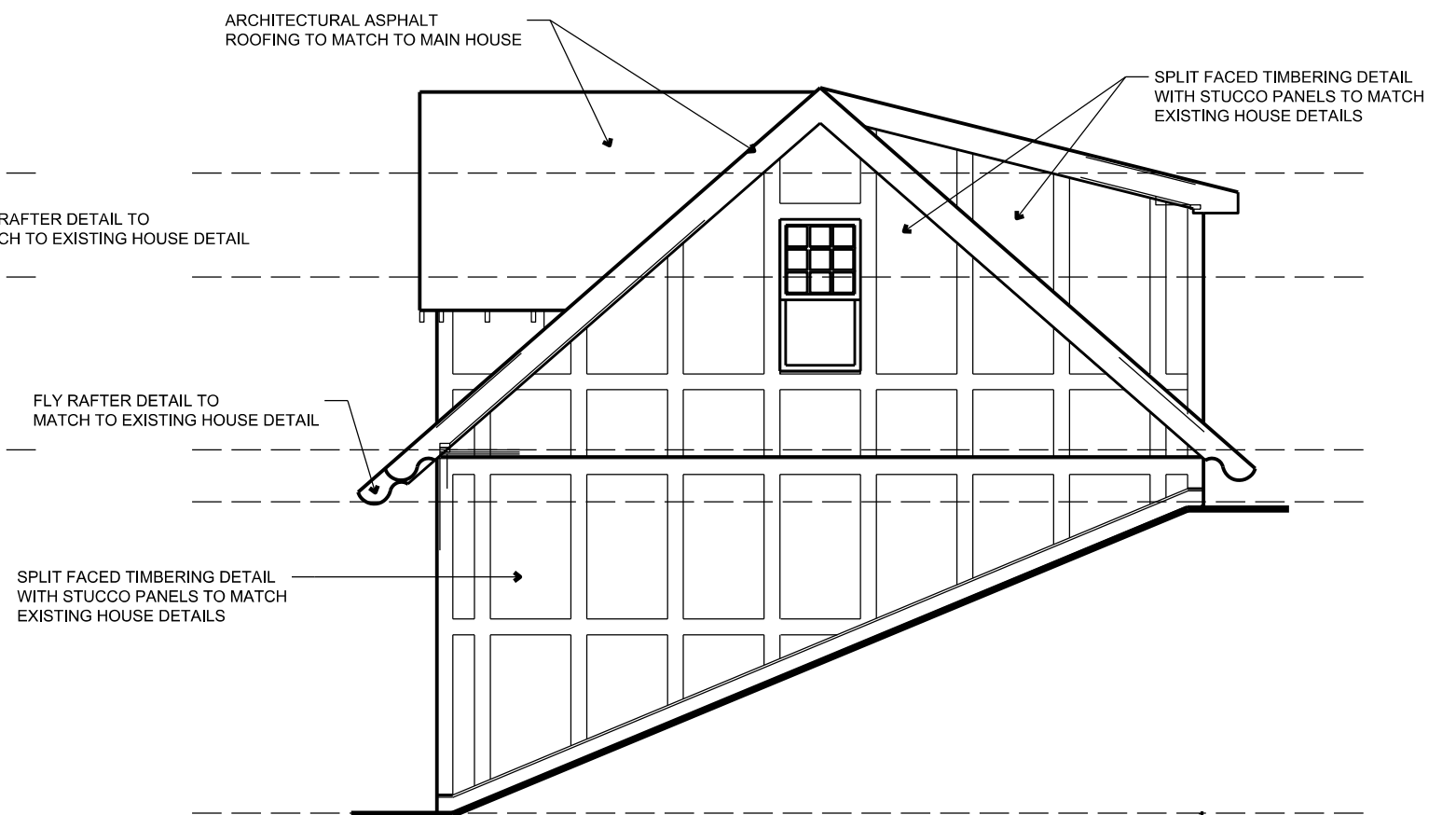
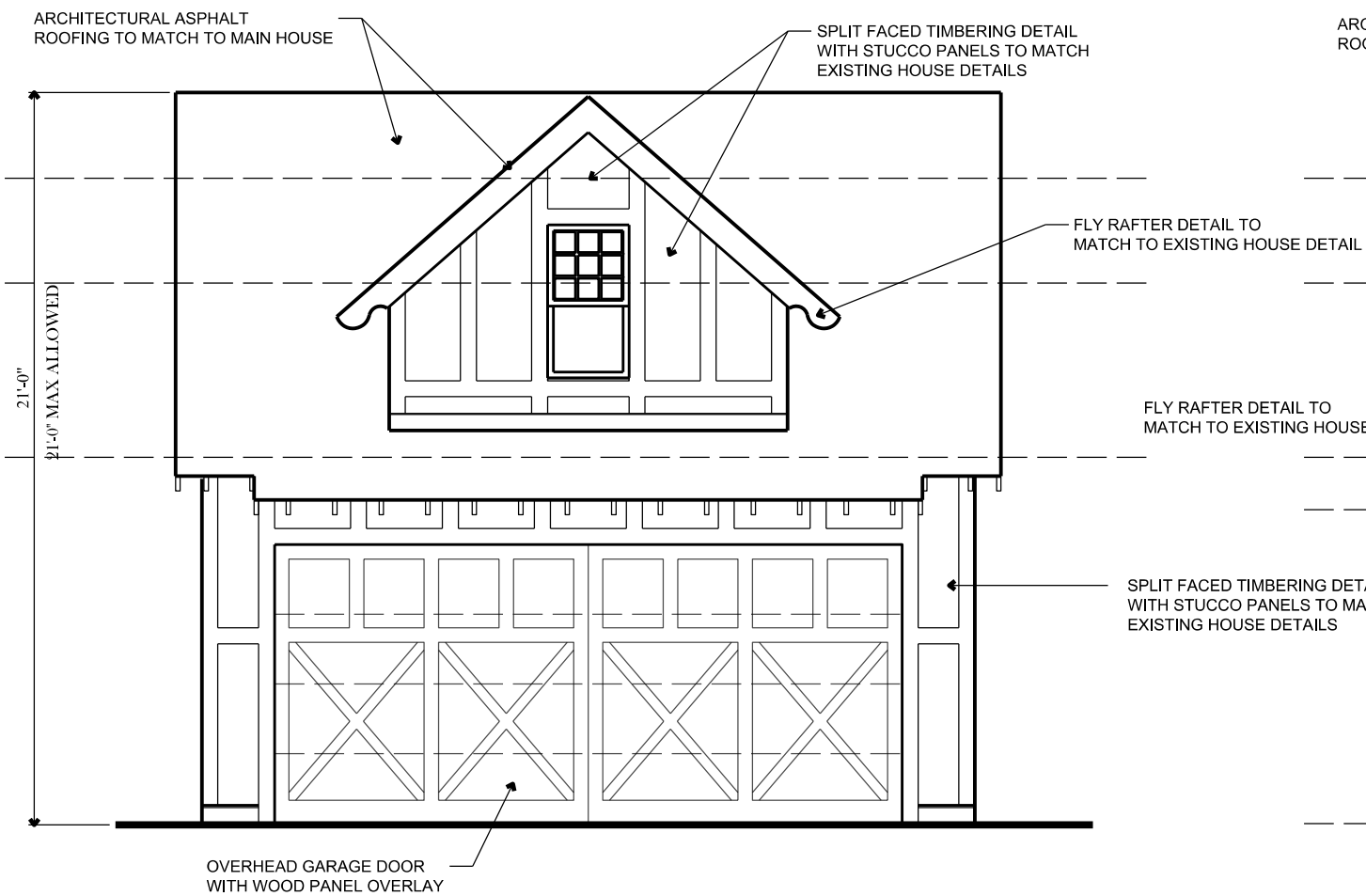
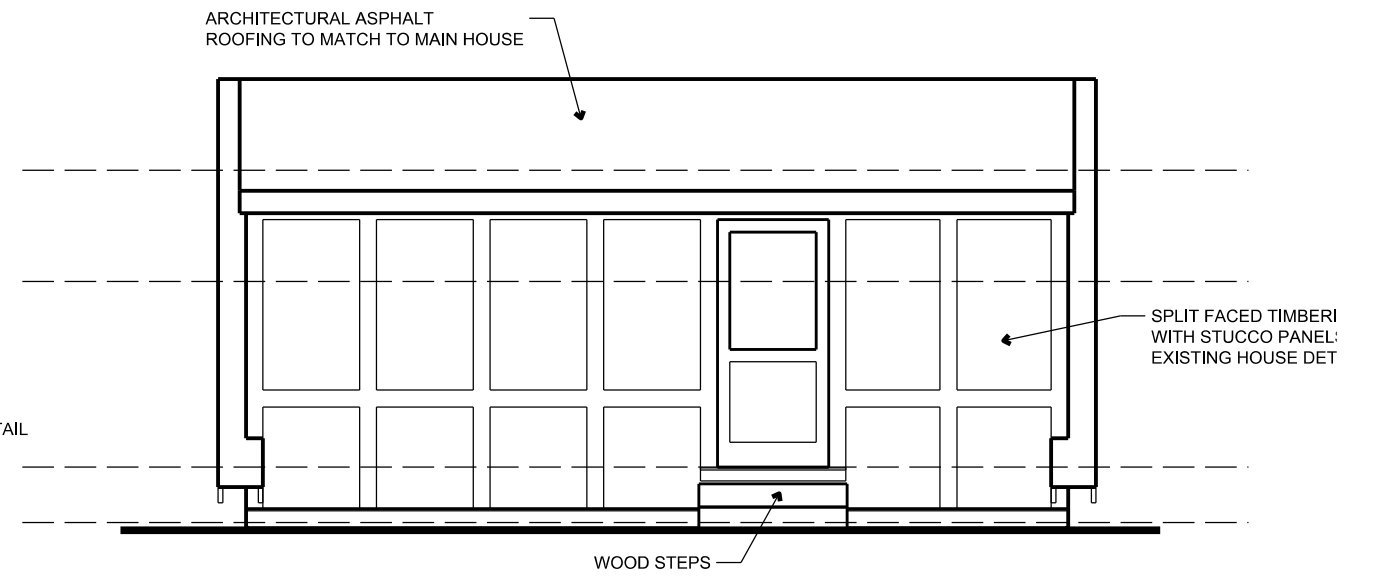
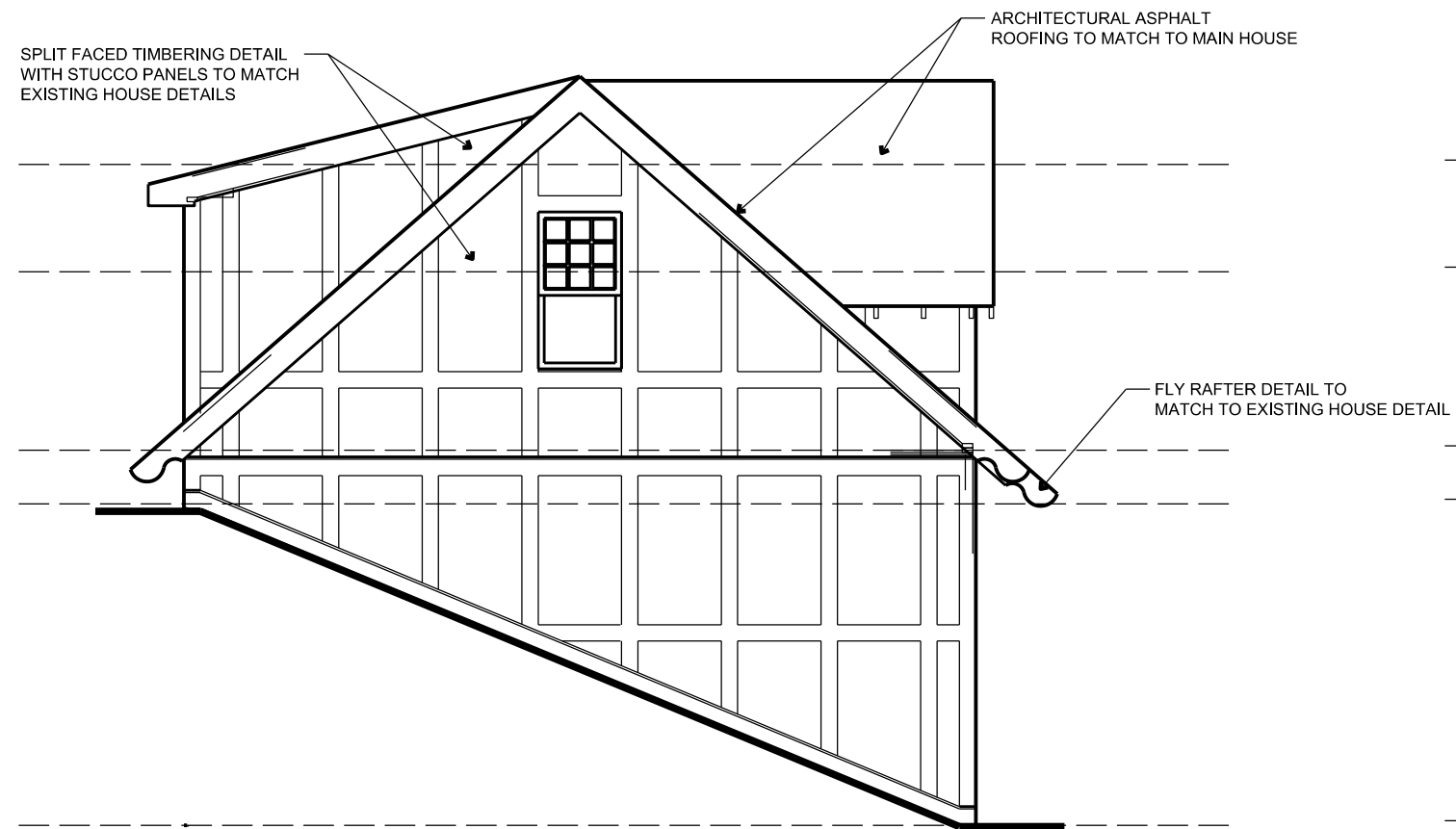
12" X 7" X 54" GRANITE SLAB TREADS
W/ THERMAL FINISH @ TREAD
& SPLIT FACE FINISH @ RISER & SIDE
W/ BLACK METAL RAILING & PICKETS

HATCHED AREA SHOWS EXISTING WALLS & STEPS TO BE REMOVED.
EXISTING BRICK VENEER @ BASEMENT WILL BE EXPOSED.
HOPEFULLY THE ORIGINAL BRICK EXISTS OR CAN BE REPAIRED
W/ RECLAIMED/REUSED BRICK.

BRICK SIDE WALL @ GRANITE TREADS
BRICK TO BE RECLAIMED RE-USED AND FILL IN
WITH NEW BRICK MATCH SIZE AND COLOR.
OR GRANITE VENEER

CONCRETE RETAINING WALL
MAX. 30" HEIGHT

CONCRETE GRADE STEPS
@ CONCRETE RETAINING WALL
W/ BLACK METAL HAND RAIL



From: [Chad Mattison](#)
To: [Cullison, David](#); "[Nathan Cowan](#)"
Cc: [Bragg, Rachel L.](#); "[Chatima Moreau](#)"
Subject: RE: FW: C.O.A. Application-1369 Springdale Road
Date: Wednesday, January 20, 2021 3:32:45 PM
Attachments: [image001.png](#)
[1369 Springdale Elevation-1.20.21.pdf](#)

**** WARNING:** The sender of this email could not be validated and may not match the person in the "From" field. **

Hello David,

Thank you for the consideration and discussion last night. Although deferred I do think we made substantial progress and direction on our complex project. We have been in contact with our civil engineer this morning and he is in process of putting together our "official" site plan. Hopefully he can get it done by Monday.

Attached is a Front Elevation of 1369 Springdale that I hope addresses some of the commission's concerns. I also attached some pictures of what we are now proposing for our front entry steps and railing. We will provide better details for our application but wanted to get the conversation going with you on what we are proposing as soon as possible.

At the original brick veneer that will be exposed once the existing concrete steps are removed, we are hoping the original brick exists and can be cleaned and repaired. If not, we hope to reclaim and reuse the brick from the demoed existing walls at the steps, and fill in with new brick that matches in size, color and texture as much as possible. The mortar would match to existing as well. If that is not a possibility based off existing conditions we propose a brick water table that sits up against the existing veneer and height aligns with the entry porch's floor. We are thinking it would look better with one continuous line versus stepping it down with the exposed area. Again, we would use as much reclaimed brick as possible but would have to rely on more new brick because of the area involved. We would then plant the area out as much as possible so that the watertable visual disappears as much as possible. We would not turn the water table at the side elevation corner so that over an evergreen shrub disguises the new bricks from the street and driveway. We are hoping not have to do the new watertable but to repair the existing original veneer that may existing behind the concrete steps.

We are now proposing using solid granite treads for our front entry steps instead of brick. See the attached pictures for the finished materials. The side walls would be the reclaimed and matching brick but would be open to using a granite veneer if the commission felt it more appropriate.

The side wall of the entry terrace that will be exposed by the demoed steps is in the same situation as our front brick veneer wall at the main house (basement level). We hope the existing brick is there and can be cleaned and repaired. If it is not we will use our reclaimed/matching brick to repair the area that will be exposed. No granite option here I think.

I think those were the areas of concern as well as the grading/wall heights and garage detailing. The

civil engineer should help our concerns with the grading and wall heights once he is done with his work. We are willing to make our garage detailing as needed for the appropriate design, however it needs to be designed. I look forward to that conversation. Please let me know if I left out any points that need further work.

Have a great afternoon.

Best,
Chad

M A T T I S O N
— A R C H I T E C T —

Chad M. Mattison, Architect

C: 770.653.3091

F: 770.551.0597

E: chadmattison@bellsouth.net

W: www.mattisonarchitect.com

From: Cullison, David <dccullis@dekalbcountyga.gov>

Sent: Tuesday, January 19, 2021 3:06 PM

To: Chad Mattison <chadmattison@bellsouth.net>; 'Nathan Cowan' <nathanthomascowan@gmail.com>

Cc: Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>

Subject: Re: FW: C.O.A. Application-1369 Springdale Road

Sorry for the delay. Staff report is attached.

David Cullison
Senior Planner
DeKalb County Department of Planning & Sustainability
330 W. Ponce de Leon Avenue
Third Floor
Decatur, GA 30030
404/371-2247
404/371-4556 (fax)

The DeKalb County zoning map is now on-line
at <https://dekalbgis.maps.arcgis.com/apps/webappviewer/index.html?id=f241af753f414cdfa31c1fdef0924584>. The Department of Planning & Sustainability website
is <https://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

From: Chad Mattison <chadmattison@bellsouth.net>
Sent: Friday, January 15, 2021 1:16 PM
To: Cullison, David <dccullis@dekalbcountyga.gov>; 'Nathan Cowan' <nathanthomascowan@gmail.com>
Cc: Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>
Subject: RE: FW: C.O.A. Application-1369 Springdale Road

**** WARNING:** The sender of this email could not be validated and may not match the person in the "From" field.

David,

Hope all is well.

We were keeping the approx. 29" ht. wall continuous to the driveway's slope. At the left side of our entry porch the grade will be at 886 and will slope to approx. 884 as it nears the driveway. So the top of the wall where it attaches into the house is at 844.45. As that wall moves towards our landscape steps (towards Springdale), the wall will follow the driveway slope and end up at 880 bo.w., and as it turns back to the front yard and will then start increasing with the step risers. The grading at the planting area (that the wall creates) will have to have a berm that takes in to account the 2 foot drop right to left and the 4' drop from the corner of the entry porch to the inside corner of the 1st lower tread of the landscape steps. Looks like I forgot the 884 grade line at that location that would illustrate that.

The wall in front of the landscape steps connecting into the front sidewalk wall would simply follow the remainder of the driveway slope to the street at our 29" height. The neighbor's existing sidewalk wall is at 29" ht. now.

I know very wordy but I hope this answers any questions. I attached a larger plan of that area for our discussion.

Please call me at 770-653-3091 if there are still any questions or if I am not following you on what you are asking.

Best,
Chad

M A T T I S O N
— A R C H I T E C T —

Chad M. Mattison, Architect

C: 770.653.3091

F: 770.551.0597

E: chadmattison@bellsouth.net

W: www.mattisonarchitect.com

From: Cullison, David <dccullis@dekalbcountyga.gov>

Sent: Friday, January 15, 2021 12:05 PM

To: Nathan Cowan <nathanthomascowan@gmail.com>

Cc: Chad Mattison <chadmattison@bellsouth.net>; Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>

Subject: Re: FW: C.O.A. Application-1369 Springdale Road

Nathan,

Your site plan shows the wall along the sidewalk being 2' tall for its whole length. Looking at the slope, I would think you would need a taller wall. Can you comment?

David Cullison

Senior Planner

DeKalb County Department of Planning & Sustainability

330 W. Ponce de Leon Avenue

Third Floor

Decatur, GA 30030

404/371-2247

404/371-4556 (fax)

The DeKalb County zoning map is now on-line

at [https://dekalbgis.maps.arcgis.com/apps/webappviewer/index.html?](https://dekalbgis.maps.arcgis.com/apps/webappviewer/index.html?id=f241af753f414cdfa31c1fdef0924584)

[id=f241af753f414cdfa31c1fdef0924584](https://dekalbgis.maps.arcgis.com/apps/webappviewer/index.html?id=f241af753f414cdfa31c1fdef0924584). The Department of Planning & Sustainability website is <https://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

From: Nathan Cowan <nathanthomascowan@gmail.com>

Sent: Friday, January 15, 2021 11:52 AM

To: Cullison, David <dccullis@dekalbcountyga.gov>

Cc: Chad Mattison <chadmattison@bellsouth.net>; Bragg, Rachel L. <RLBragg@dekalbcountyga.gov>

Subject: Re: FW: C.O.A. Application-1369 Springdale Road

Thanks David. See you Tuesday.

Nathan Cowan

404-844-8082

On Tue, Jan 12, 2021 at 4:25 PM Cullison, David <dccullis@dekalbcountyga.gov> wrote:

Nathan,

I'm back, but I'm still not up to full time.

We're working our way through the applications that came in while I was out, and we missed yours. We will put you on the agenda and post a sign. The problem is that the sign will not have been posted for the full ten days, so it's unlikely the HPC will approve you this month.

The agenda with Zoom information is attached.

David Cullison

Senior Planner

DeKalb County Department of Planning & Sustainability

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From: Nathan Cowan <nathanthomascowan@gmail.com>

Sent: Tuesday, January 12, 2021 3:24 PM

To: Chad Mattison <chadmattison@bellsouth.net>

Cc: White, Brandon L. <BLWhite@dekalbcountyga.gov>; Cullison, David <dccullis@dekalbcountyga.gov>

Subject: Re: FW: C.O.A. Application-1369 Springdale Road

Hey Brandon, I noticed that we have not yet been posted to the public hearing agendas website. Can you advise if we are going to be on this month's agenda? It appears that we made the cut off per the posted schedule unless I'm reading that wrong.

Thanks,

Nathan Cowan

404-844-8082

On Thu, Dec 17, 2020, 1:16 PM Chad Mattison <chadmattison@bellsouth.net> wrote:

Hello Brandon,

I was prompted to forward you our CO.A. application for 1369 Springdale by the great David Cullison. Please let me know if you have any questions or need anything else from us.

Best,
Chad
770-653-3091

Chad M. Mattison, Architect

C: 770.653.3091

F: 770.551.0597

E: chadmattison@bellsouth.net

W: www.mattisonarchitect.com

From: Chad Mattison <chadmattison@bellsouth.net>

Sent: Thursday, December 17, 2020 1:10 PM

To: Cullison, David (dcullis@dekalbcountyga.gov) <dcullis@dekalbcountyga.gov>

Cc: 'Nathan Cowan' <nathanthomascowan@gmail.com>

Subject: C.O.A. Application-1369 Springdale Road

Hello David,

I hope all is well.

Attached is the resubmittal application for 1369 Springdale Road. This covers the site work and detached garage. We are asking for a C.O.A for the new front entry steps and walls. It also covers the retaining wall at the front yard sidewalk that we want to align with the existing neighbor's wall to the southwest, as well as the drive concrete driveway, permeable terrace patio and detached garage. A planting plan is included in the set.

Please let us know if there are any questions and have a great holiday.

Best,
Chad

Chad M. Mattison, Architect

C: 770.653.3091

F: 770.551.0597

E: chadmattison@bellsouth.net

W: www.mattisonarchitect.com

Nathan Cowan
404-844-8082

















PUBLIC NOTICE

AN APPLICATION FOR A CERTIFICATE OF
APPROPRIATENESS FOR

1369 Springdale

WILL BE CONSIDERED BY THE DEKALB COUNTY HISTORIC
PRESERVATION COMMISSION ON Feb 16, 2021

AT 6:00 PM VIA ZOOM.

JOIN FROM PC, MAC, LINUX, IOS OR ANDROID:

[HTTPS://DEKALBCOUNTYGA.ZOOM.US//](https://DEKALBCOUNTYGA.ZOOM.US//)

81871917748

OR TELEPHONE:

DIAL:

USA 602 333 0032

USA 8882709936 (US TOLL FREE)

CONFERENCE CODE: **691 303**

THE AGENDA AND A COPY OF THE APPLICATION CAN BE FOUND
ON THE DEKALB COUNTY DEPARTMENT OF PLANNING AND
SUSTAINABILITY WEBSITE AT:

[HTTPS://WWW.DEKALBCOUNTYGA.GOV/PLANNING-AND-SUSTAINABILITY/PLANNING-SUSTAINABILITY](https://WWW.DEKALBCOUNTYGA.GOV/PLANNING-AND-SUSTAINABILITY/PLANNING-SUSTAINABILITY)

FOR INFORMATION CALL 404/371-4915 OR 404/981-7257