

DeKalb County Historic Preservation Commission

Monday, April 21, 2024- 6:00 P.M.

Staff Report

Consent Agenda

B. 902 Springdale Road, Gerhart Pools, LLC. Install an inground pool, retaining wall, and pool deck in backyard. **1247496**

Built in 1923 – The main property is located within the City of Atlanta and the rear portion of the property is located within Unincorporated DeKalb County (18 001 05 001)

This property is in the Druid Hills Character Area #1 and the Druid Hills National Register Historic District.

04-16 902 Springdale Road (DH), Dovetail Craftsmen (Christopher Hamilton). Build an addition on the rear right, replace and relocate windows on the right side and add dormers on the left side. 20730. **Approved**

Summary

The applicant proposes the following work in the backyard of the property:

1. Install an inground pool. A rectangular, inground pool, measuring roughly 470 square feet in size, will be installed on the center of the property, between the main house and the rear accessory structure. A 63 square foot spa will be installed as well. An existing 6' wood fence will serve as the fencing required by the Health Department for swimming pools.
2. Install a retaining wall. An 18" CMU retaining wall with a stone veneer and stone caps will be installed around the proposed swimming pool, near the Southern property line but not extending beyond the existing driveway. The wall will curve to allow for stairs leading to and from the proposed pool deck.
3. Construct a pool deck. A 650 square foot pool deck will be constructed around the perimeter of the proposed inground pool. The deck will be constructed with travertine pavers and coping.

Recommendation

Approve. The proposed changes do not appear to have a substantial adverse effect on the property or the district. This application appears to meet the guidelines and the staff recommends approval.

Relevant Guidelines

- 5.0 *Design Review Objective* (p45) - When making a material change to a structure that is in view from a public right-of-way, a higher standard is required to ensure that design changes are compatible with the architectural style of the structure and retain character-defining features. When a proposed material change to a structure is not in view from the public-right-of-way, the Preservation Commission may review the project with a less strict standard so as to allow the owner more flexibility. Such changes, however, shall not have a substantial adverse effect on the overall architectural character of the structure.
- 9.4 *Enclosures and Walls* (p90) Guideline - Fences and walls should not be built in front yard spaces and are strongly discouraged from corner lot side yard spaces. Retaining walls should only be used in situations where topography requires their use.

9.4 *Enclosures and Walls* (p90) Recommendation - Fences are appropriate in rear yard spaces. Rear yard fences should be coordinated with existing county codes. Suggested materials include wood and chain link. Vinyl-covered chain link fencing, typically in bronze, brown, or black, assist in making fences less obtrusive. Vines are suggested to "soften" the appearance of metal chain link fencing. If wood fencing is used, the paint color and design should be compatible with the architecture of the adjacent residence. Fence heights can range from 4' to 6' depending on the reason for the enclosure.



DeKalb County
GEORGIA

Development Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Application for Certificate of Appropriateness

Date submitted: 2/24/25 Date Received: _____
Address of Subject Property: 902 Springdale Rd. NE, Atlanta, GA 30306
Applicant: Gerhart Pools, LLC E-Mail: magerhart@gmail.com
Applicant Mailing Address: 3292 Green Farm Trail, Decatur, GA 30019
Applicant Phone: (404) 801-6979

Applicant's relationship to the owner: Owner ☐ Architect ☐ Contractor/Builder ☒ Other ☐

Owner(s): Diane Payne Email: diane.payne.MD@gmail.com
Owner(s): Net Payne Email: netpayne@gmail.com
Owner(s) Mailing Address: 902 Springdale Rd., NE Atlanta GA 30306
Owner(s) Telephone Number: (919) 824-1124

Approximate date of construction of the primary structure on the property and any other structures affected by this project: _____

Nature of work (check all that apply):

New construction	<input checked="" type="checkbox"/>	New Accessory Building	<input type="checkbox"/>	Other Building Changes	<input type="checkbox"/>
Demolition	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Other Environmental Changes	<input type="checkbox"/>
Addition	<input type="checkbox"/>	Fence/Wall	<input type="checkbox"/>	Other	<input type="checkbox"/>
Moving a Building	<input type="checkbox"/>	Sign Installation	<input type="checkbox"/>		

Description of Work:

Construction of inground shotcrete pool, spa; installation of 12" retaining wall and travertine pool deck.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov and pjennings@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant: [Signature]

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is not the owner of the property.

I/ We: Net's Diane Payne
being owner(s) of the property at: 902 Spruill Rd, NE, Atlanta GA
hereby delegate authority to: Gerhardt Book LLC
to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): [Signature]

Date: 2/14/25

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

Existing Property Pics



Approach from driveway



Looking from house towards carriage house

Existing Property Pics



Acrylic spa will be removed

Existing Property Pics



Tree at corner of carriage house. CRZ does not encroach proposed work ^{area} are, but it will be protected with tree saver



Existing Property Pics



View form middle of property towards house



Existing Property Pics



Middle of property with water hose detailing where pool will be



CONSTRUCTION NOTES:

1. No changes to the existing elevations. An 18" retaining wall be built to maintain the current elevations.
2. Excavated material, primarily dirt, will be hauled off site on day of excavation. Construction trash will be stored/removed in a construction dumpster and will not be visible from the street or neighbors.
3. No trees will be removed. There are no trees within the construction footprint. There are no critical root zones within the construction footprint.
4. Silt fence will be installed around the construction footprint. Silt fence will be removed at construction completion.

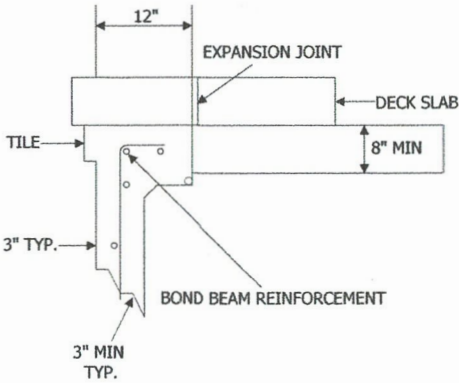
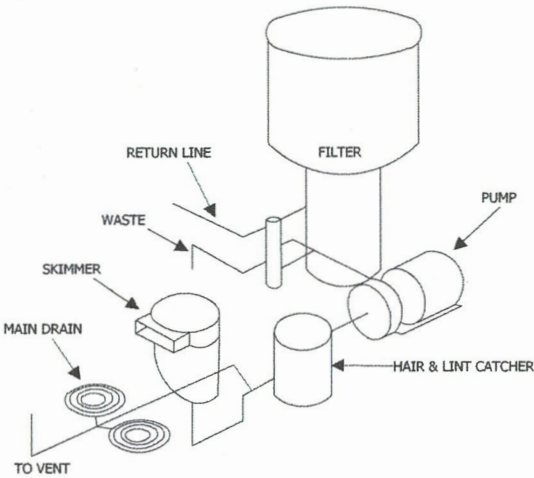


Gerhart Pools, LLC
3292 Green Farm Trail Dacula, GA 30019
Fred Gerhart (404) 801-6979
magerhart@gmail.com

Owner: Net and Diane Payne
Address: 902 Springdale Road
City: Atlanta State: GA Zip: 30306
Phone: 919-824-1124 Email: netpayne@gmail.com

I have reviewed and I give my approval to proceed with the construction of this project.

X
Customer Signature Date



Pool	
Count:	1
Envelope:	26' 4" x 15' 10"
Perimeter:	84' 3"
Area:	415.6 ft ²
Int Surface Area:	804.86 ft ²
Depth:	3' 6" to 4' 3" to 5'
Volume:	11,071 gallons
Lights:	2
Interior Finish:	Wet Edge, Indigo Blue
Tile Line:	42.11 ft ²
Tile Material:	Tile, Blue Reef
Coping Area:	76.57 ft ²
Coping Interior:	72' 7"
Coping Material:	Stone, Ivory, Straight
Steps/Benches:	4
Step Linear Ft:	69' 8"
Step Perimeter:	149' 6"
Step Area:	72.54 ft ²
Excavation - Top:	15 ft ³
Excavation - Hole:	1969 ft ³
Concrete:	23.6 yards ³
Rebar:	2101' 6"

Spa	
Count:	1
Envelope:	9' x 7'
Perimeter:	32'
Dam Wall:	21.8 ft ²
Area:	63.19 ft ²
Int Surface Area:	140.14 ft ²
Depth:	3'
Height:	2'
Volume:	862 gallons
Lights:	1
Spillover Length(s):	6'
Spillover Mtrl:	Stone, Ivory, Straight
Interior Finish:	Wet Edge, Indigo Blue
Tile Line:	16.02 ft ²
Tile Material:	Stone, Split-Faced Panel, Ivory; Tile, Blue Reef
Exterior Facing:	25.47 ft ²
Coping Area:	41.82 ft ²
Coping Interior:	26'
Coping Material:	Stone, Ivory, Straight
Steps/Benches:	4
Step Linear Ft:	22' 7"
Step Perimeter:	64' 1"
Step Area:	32.28 ft ²
Excavation - Hole:	168 ft ³
Concrete:	6.3 yards ³
Rebar:	655' 4"

Hardscapes	
Count:	21
Perimeter:	1398' 1"
Area:	4816.01 ft ²
Total Area:	4816.01 ft ²
Height:	6x0", 5x6", 3x1', 4x1' 6", 2x2', 15'
Surface Material:	Stone, Ivory, French Pattern
Riser:	344.96 ft ²
Riser Material:	Brick, Cream; Concrete, Light Gray; Coping, 48" Light Gray; Stone, Split-Faced Panel, Ivory; CliffRock, Dry Slack
Turn Down:	-4" 35" -2" 54' 1" +3" 10' 11" +4" 20' 2" +10" 11" +1' 4" 80' 8" +1' 10" 51' 5"
Turn Down Mtrl:	Concrete, Light Gray; Concrete, Light Gray; Stone, Ashlar; Stone, Split-Faced Panel, Ivory; CliffRock, Dry

Scale: 1/8" = 1 ft

GENERAL NOTES:
1. This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
2. This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
3. Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
4. No Geodetic monuments were found within 500 feet of this site.
5. This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

DEKALB COUNTY
ZONING: R-85
MINIMUM FRONT SETBACK - 50' THOROUGHFARES,
40' ARTERIALS, 35' COLLECTOR & ALL OTHER STREETS
MINIMUM SIDE SETBACK - 8.5'
MINIMUM REAR SETBACK - 40'

CITY OF ATLANTA
ZONING: HC-208
WEST SIDE OF SPRINGDALE ROAD,
PONCE DE LEON AVENUE TO CITY LIMIT
MINIMUM FRONT SETBACK - 120'
MINIMUM SIDE SETBACK - 25'
MINIMUM REAR SETBACK - 50'

FIELD DATA:

DATE OF FIELD SURVEY 2-13-25.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12L
SN: 6340F00404 ROVER
6340F00685 BASE
NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 42,716 SQ FT, 0.981 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 463,220 FEET

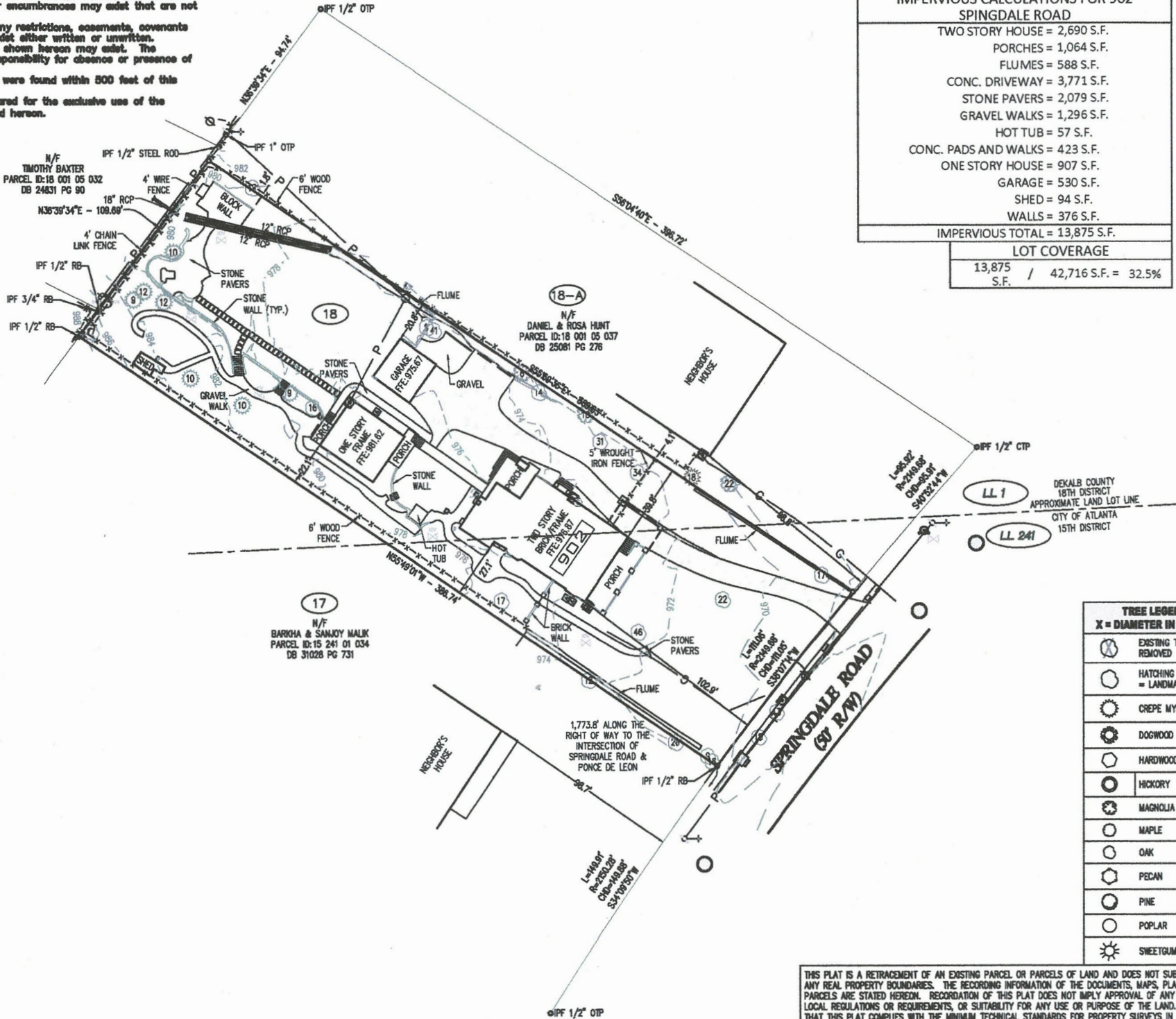
SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 24098 PG 289
PROPERTY OWNER AT TIME OF SURVEY: DIANE & NETTLETON PAYNE, III
PARCEL NUMBER: 18 001 05 001

REFERENCE: DB 24098 PG 289
DB 25081 PG 276
DB 31028 PG 731

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0064K EFFECTIVE DATE AUGUST 15, 2019

HORIZONTAL & VERTICAL DATUM:
HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1888
ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18
UNIT OF MEASUREMENT IS U.S. SURVEY FOOT
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL
THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK



IMPERVIOUS CALCULATIONS FOR 902 SPRINGDALE ROAD

TWO STORY HOUSE = 2,690 S.F.
PORCHES = 1,064 S.F.
FLUMES = 588 S.F.
CONC. DRIVEWAY = 3,771 S.F.
STONE PAVERS = 2,079 S.F.
GRAVEL WALKS = 1,296 S.F.
HOT TUB = 57 S.F.
CONC. PADS AND WALKS = 423 S.F.
ONE STORY HOUSE = 907 S.F.
GARAGE = 530 S.F.
SHED = 94 S.F.
WALLS = 376 S.F.

IMPERVIOUS TOTAL = 13,875 S.F.

LOT COVERAGE

13,875 S.F. / 42,716 S.F. = 32.5%



LEGEND

BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFEE	MIN. FINISHED FLOOR ELEVATION
PP	POWER POLE
IR	IRON REBAR SET
IF	IRON PIN FOUND
B	BOLLARD
OP	OVERHEAD POWER
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
LP	LIGHT POLE
CP	CONCRETE PAD
TM	TELEPHONE MARKER
ACU	AIR CONDITIONER UNIT
MB	MAIL BOX
CO	CLEAN OUT
SM	SANITARY SEWER MANHOLE
LWCB	LEFT WING CATCH BASIN
RWCB	RIGHT WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
DI	DROP INLET
H	HEADWALL

TREE LEGEND

X = DIAMETER IN INCHES

EXISTING TREE TO BE REMOVED	HATCHING OVER TREE = LANDMARK TREE
CREPE MYRTLE	DOGWOOD
HARDWOOD	HICKORY
MAGNOLIA	MAPLE
OAK	PECAN
PINE	POPLAR
SWEETGUM	

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLAT, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87

SCALE: 1"=40'

DESIGNED BY: JTF

SHEET NUMBER: 1 of 1

FILE NAME: 902 SPRINGDALE ROAD_R1

CLIENT: NET PAYNE

DATE: 2-21-25

JOB NUMBER: SURV-2788

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KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

BOUNDARY SURVEY FOR
DRUID HILL SUBDIVISION
LOT 18, BLOCK 3
902 SPRINGDALE ROAD

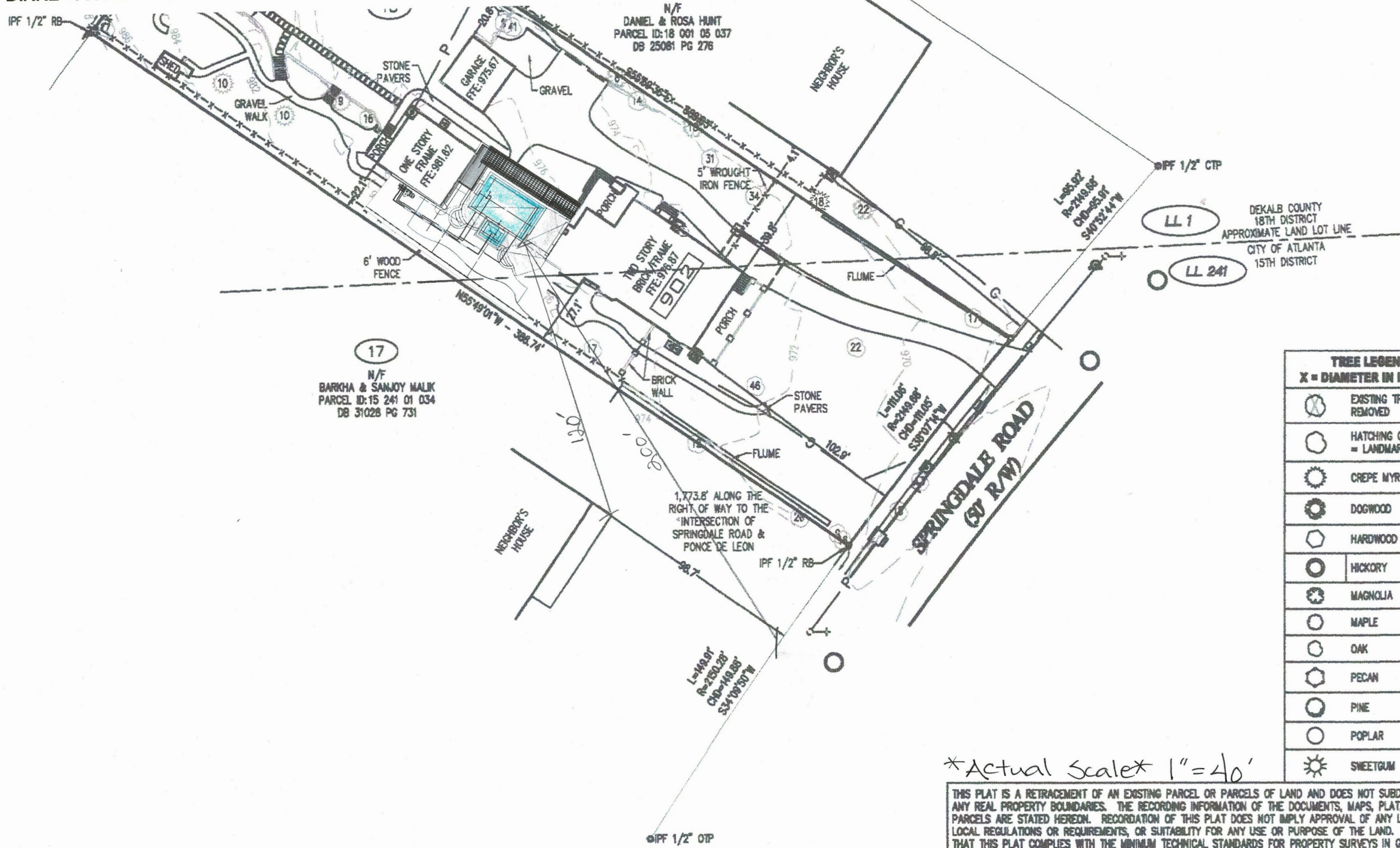
LAND LOT 241, 15TH DISTRICT & LAND LOT 1, 18TH DISTRICT
CITY OF ATLANTA, DEKALB COUNTY, GEORGIA
REVISIONS

1	2-26-25	ADD IMPERVIOUS CALCULATIONS	JTF
2			
3			
4			
5			



FOR
KEYSTONE LAND SURVEYING, INC.
www.keystonelandsurveying.com

105% reduction as provided by engineer.



TREE LEGEND	
X = DIAMETER IN INCHES	
	EXISTING TREE TO BE REMOVED
	HATCHING OVER TREE = LANDMARK TREE
	CREPE MYRTLE
	DOGWOOD
	HARDWOOD
	HICKORY
	MAGNOLIA
	MAPLE
	OAK
	PECAN
	PINE
	POPLAR
	SWEETGUM

Actual Scale 1"=40'

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLAT, OR OTHER INS PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTIONAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET BY THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. § 43-2-1.

SCALE: 1"=40'		GRAPHIC SCALE - IN FEET		CLIENT:
DESIGNED BY: JTF	SHEET NUMBER: 1 of 1	FILE NAME: 902 SPRINGDALE ROAD_R1	DATE: 2-21-25	
Copyright-2025 These drawings and their 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.			BOUNDARY SURVEY FOR	

**DESIGN IMAGES -
COMPLETED PROJECT**



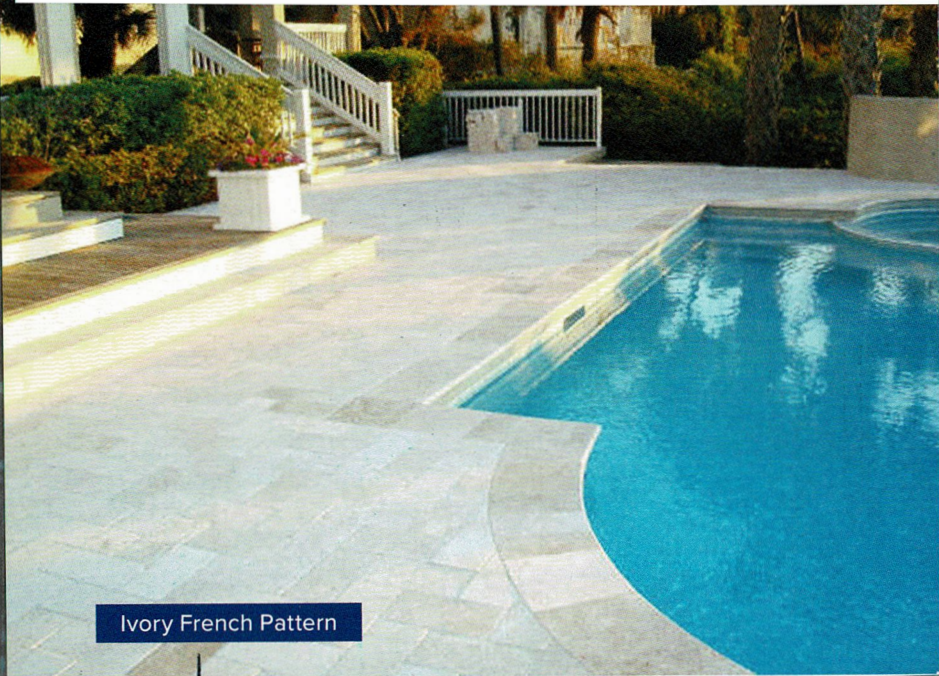
BIRDS-EYE VIEW



EXTERIOR SPA WALL DETAIL



MATERIALS



Ivory French Pattern

24"CMU RETAINING WALL W/STONE VENEER AND STONE CAPS



Tahitian, Stone Blue, CT-TH 45 & CT-TH 45 Deco



TRAVERTINE SPLIT FACE



CT-TH 19
NBTNVIS636
Gloss Blue



CT-TH 19 Deco
Gloss Blue

SIX INCH CERAMIC TILE AT WATER LINE

TRAVERTINE PAVERS



TRAVERTINE COPING

Eased Edge Coping
12" x 24" x 2"

PEBBLE FINISH

NET AND DIANE PAYNE 902 SPRINGDALE RD., ATLANTA, GA 30306 919-824-1124



Gerhart Pools, LLC
3292 Green Farm Trail Dacula, GA 30019
Fred Gerhart (404) 801-6979
magerhart@gmail.com

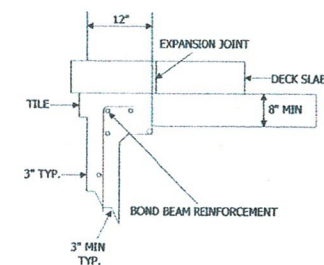
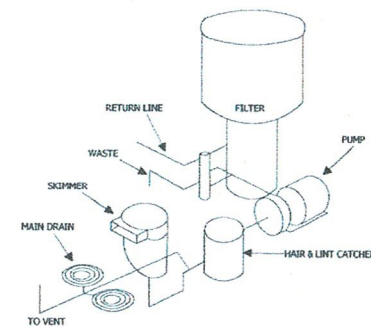
Owner: Net and Diane Payne
Address: 902 Springdale Road
City: Atlanta State: GA Zip: 30306
Phone: 919-824-1124 Email: netpayne@gmail.com

I have reviewed and I give my approval to proceed with the construction of this project.

X

Customer Signature

Date



PAYNE

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Volume:	11,071 gallons
Lights:	2
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Tile Line:	42.11 ft ²
Tile Material:	Tile, Blue Reef
Coping Area:	78.57 ft ²
Coping Interior:	72' 7"
Coping Material:	Stone, Ivory, Straight
Steps/Benches:	4
Step Linear Ft:	69' 8"
Step Perimeter:	149' 6"
Step Area:	72.54 ft ²
Excavation - Top:	15 ft ²
Excavation - Hole:	1999 ft ²
Concrete:	23.6 yards ³
Rebar:	210' 6"

Count	1
Envelope:	9' x 7'
Perimeter:	32'
Dain Wall:	21.8 ft ²
Area:	83.19 ft ²
Int Surface Area:	140.14 ft ²
Depth:	3'
Height:	2'
Volume:	862 gallons
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Spillover Length(s):	6'
Spillover Mtl:	Stone, Ivory, Straight
Interior Finish:	Wet Edge, Indigo Blue
Tile Line:	10.02 ft ²
Tile Material:	Stone, Split-Faced Pane Blue Reef
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Coping Area:	41.82 ft ²
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Step Perimeter:	64' 1"
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Excavation - Hole:	188 ft ²
Concrete:	6.3 yards ³
Rebar:	65' 4"

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Perimeter:	1398' 1"
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Total Area:	4816.01 ft ²
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Surface Material:	Stone, Ivory, French
Riser:	344.96 ft ²
Riser Material:	Brick, Cream; Concrete Coping, 48" Light Gray Faced Panel, Ivory; Cl Stack
Turn Down:	-4' 35" -2' 54' 1" +3' 10' 11" +4' 20' 2" +10' 11" +1' 4' 80' 8" +1' 10' 51' 5"
Turn Down Mtl:	Concrete, Light Gray; Light Gray; Stone, Ashlar; 5 Faced Panel, Ivory; C

Scale: 1/8" = 1 ft

GENERAL NOTES:
1. This Plot has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plot.
2. This plot is subject to any restrictions, easements, covenants or restrictions that may exist other than those shown or written.
3. Underground utilities not shown herein may exist. The Surveyor does not take responsibility for clearance or presence of any such utilities.
4. No boundary monuments were found within 500 feet of this site.
5. This Plot has been prepared for the exclusive use of the person(s) or entity named herein.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

DEKALB COUNTY
ZONING: R-65
MINIMUM FRONT SETBACK - 50' THROUGHSTREETS,
40' ARTERIALS, 30' COLLECTOR & ALL OTHER STREETS
MINIMUM SIDE SETBACK - 8.5'
MINIMUM REAR SETBACK - 40'

CITY OF ATLANTA
ZONING: HO-208
WEST SIDE OF SPRINDALE ROAD,
POUCE DE LEON AVENUE TO CITY LIMIT
MINIMUM FRONT SETBACK - 120'
MINIMUM SIDE SETBACK - 25'
MINIMUM REAR SETBACK - 50'

FIELD DATA:

DATE OF FIELD SURVEY 2-13-25

THE CALCULATED POSITIONAL
TOLERANCE BASED ON RECOMMENDED
LINEAR MEASUREMENTS OF
OBSERVED POSITIONS WAS FOUND
TO BE 0.00 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12L
SR: 6342070404 ROVER
6342070405 BASE
METRIC: TRIMBLE VHS HOW ROK GNSS

TOTAL AREA: 42,716 SQ FT, 0.981 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 463,220 FEET

SURVEY DATA:

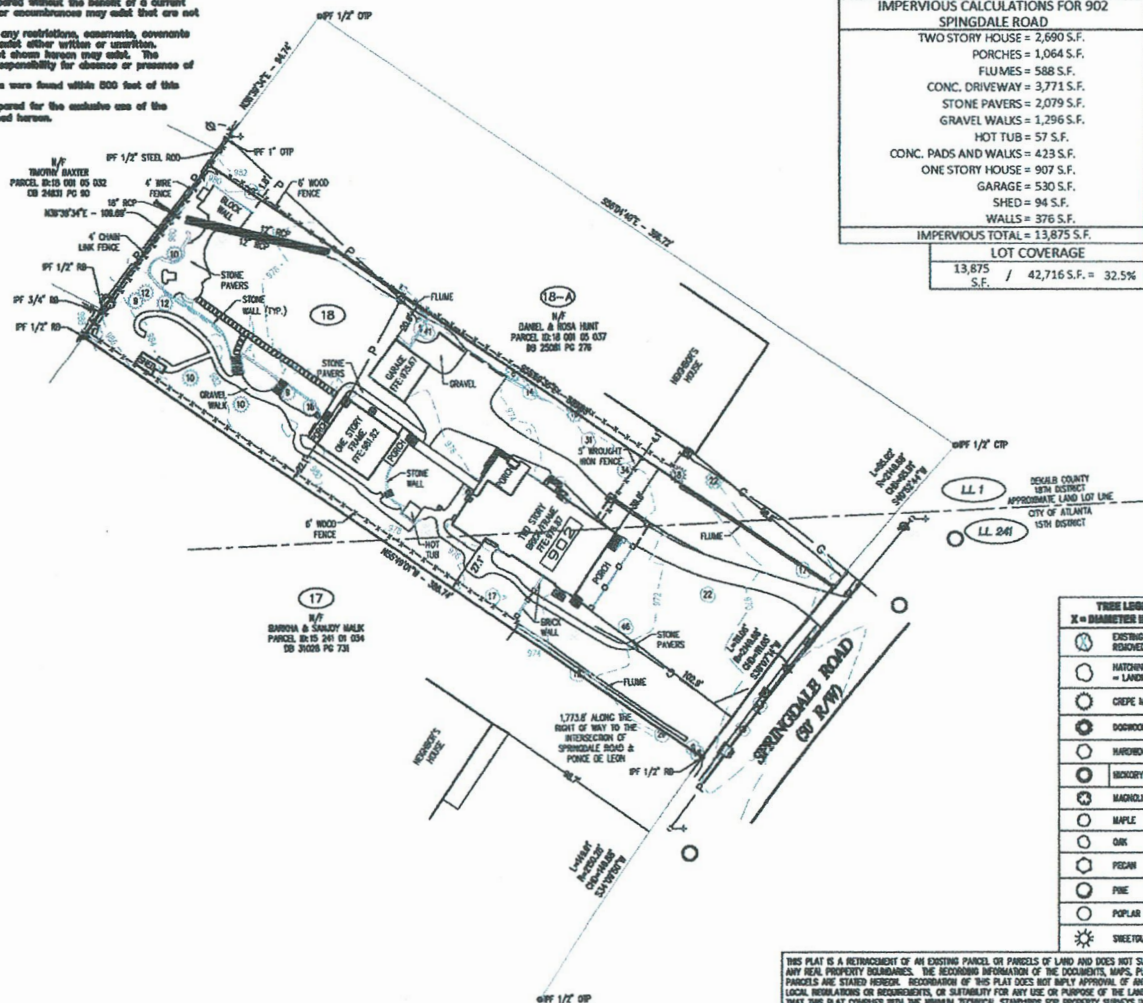
TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DD 24080 PG 290
PROPERTY OWNED AT TIME OF SURVEY:
DIANE & METTELSON PAYNE, II
PARCEL NUMBER: 18 001 05 001

REFERENCE: DD 24080 PG 290
DD 25081 PG 276
DD 31028 PG 731

FLOOD HAZARD NOTE: THIS PROPERTY IS
NOT LOCATED IN A FLOOD HAZARD AREA
AS DEFINED BY FIRM MAP OF DEKALB
COUNTY, GEORGIA 1308000504K EFFECTIVE
DATE AUGUST 15, 2019

HORIZONTAL & VERTICAL DATUM:

HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA
STATE PLANE, WEST ZONE.
VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988.
ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.
DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VISION NETWORK



IMPERVIOUS CALCULATIONS FOR 902 SPRINGDALE ROAD

TWO STORY HOUSE = 2,690 S.F.
PORCHES = 1,064 S.F.
FLUMES = 588 S.F.
CONC. DRIVEWAY = 3,771 S.F.
STONE PAVERS = 2,079 S.F.
GRAVEL WALKS = 1,296 S.F.
HOT TUB = 57 S.F.
CONC. PADS AND WALKS = 423 S.F.
ONE STORY HOUSE = 907 S.F.
GARAGE = 530 S.F.
SHED = 94 S.F.
WALLS = 376 S.F.

IMPERVIOUS TOTAL = 13,875 S.F.

LOT COVERAGE

13,875 / 42,716 S.F. = 32.5%



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EXP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FTE	FINISHED FLOOR ELEVATION
PAO	PAVEMENT ELEVATION
GFE	GARAGE FLOOR ELEVATION
WE	GARAGE WEATHER UP ELEV.
WFE	WALL FINISHED FLOOR ELEVATION
POE	POWER POLE
IR	IRON RAIL SET
IRP	IRON PIN FOUND
BOLL	BOLLARD
OPW	OVERHEAD POWER
FHY	FIRE HYDRANT
WMV	WATER METER
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
LP	LIGHT POLE
CP	CONCRETE PAD
TM	TELEPHONE MARKER
ACU	AIR CONDITIONER UNIT
MB	MAIL BOX
CO	CLEAN OUT
SSM	SANITARY SEWER MANHOLE
LB	LEFT WING CATCH BASIN
RB	RIGHT WING CATCH BASIN
DB	DOUBLE WING CATCH BASIN
DR	DROP INLET
HE	HEADWALL

TREE LEGEND	
XX	DIAMETER IN INCHES
ET	EXISTING TREE TO BE REMOVED
HT	HATCHING OVER TREE - LANDMARK TREE
CM	CREPE MYRTLE
DO	DORADO
HA	HAWTHORN
MO	MOCKBERRY
MA	MAGNOLIA
MA	MAPLE
OK	OAK
PI	PISTACHIO
PI	PINE
PO	POPLAR
SW	SWEETGUM

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SHOW OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLAT, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF RECORDS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNRECORDED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF RECREATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.S.A. SECTION 15-6-67

SCALE: 1"=40'		GRAPHIC SCALE - IN FEET		CLIENT: NET PAYNE	
DESIGNED BY: JTF	SHEET NUMBER 1 of 1	FILE NAME: 902 SPRINGDALE ROAD_R1	DATE: 2-21-25	JOB NUMBER: SURV-2788	
BOUNDARY SURVEY FOR					
DRUID HILL SUBDIVISION LOT 18, BLOCK 3 902 SPRINGDALE ROAD					
LAND LOT 241, 16TH DISTRICT & LAND LOT 1, 18TH DISTRICT CITY OF ATLANTA, DEKALB COUNTY, GEORGIA REVISIONS					
1	2-26-25	ADD IMPERVIOUS CALCULATIONS	JTF		
2					
3					
4					
5					



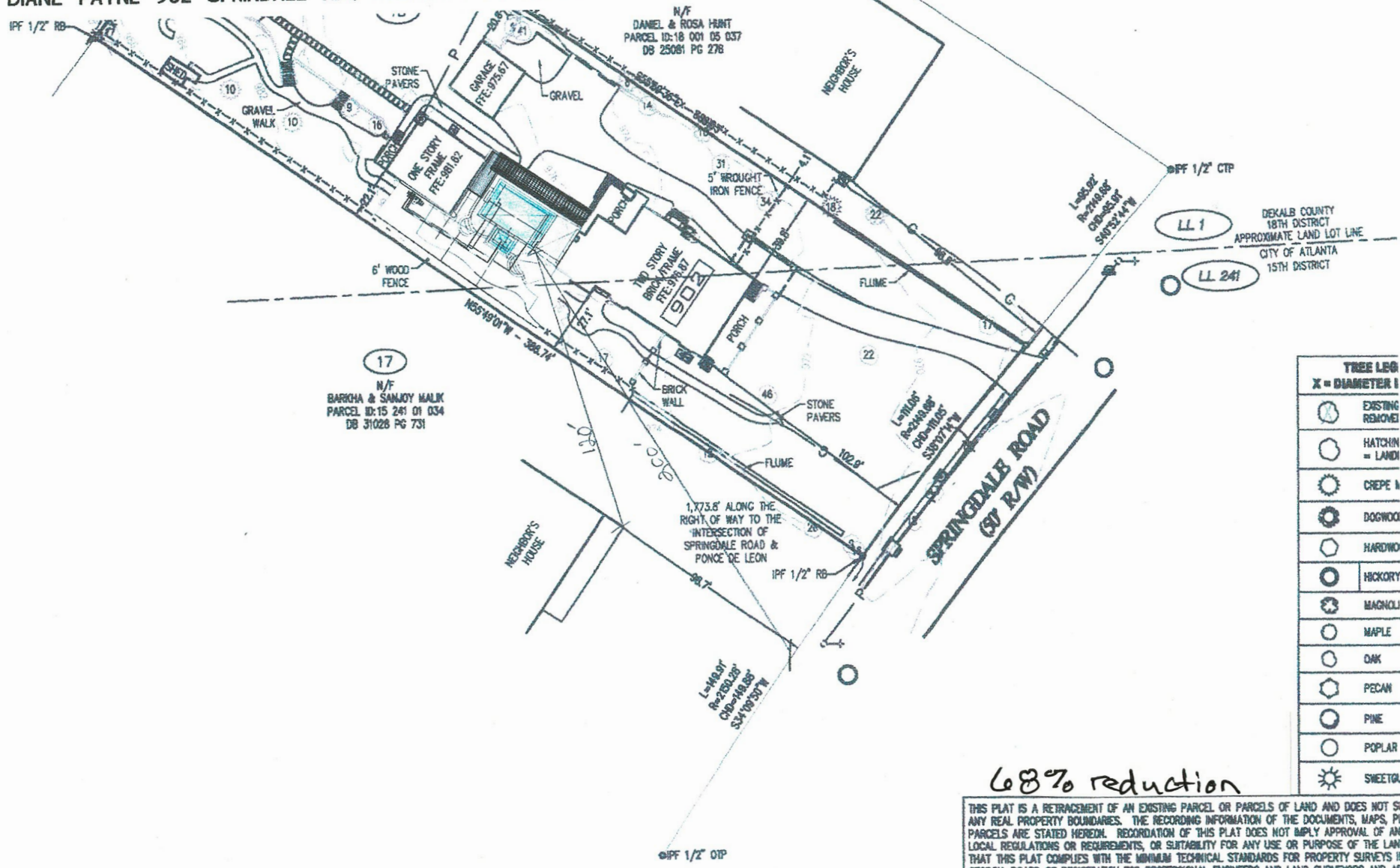
KEYSTONE LAND SURVEYING, INC.
282 WEST CROGAN STREET
LAURENCEVILLE, GEORGIA 30046
770-545-8700
www.keystonelandsurveying.com



FOR
KEYSTONE LAND SURVEYING, INC.
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105% reduction as provided by engineer.

NET AND DIANE PAYNE 902 SPRINDALE RD., ATLANTA, GA 30306 919-824-1124



TREE LEG	
X = DIAMETER I	
	EXISTING REMOVE
	HATCHIN = LAND
	CREPE M
	DOGWOOD
	HARDWOOD
	HICKORY
	MAGNOLIA
	MAPLE
	OAK
	PECAN
	PINE
	POPLAR
	SWEETGUM

68% reduction

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SU ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PL PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF AN LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS

SCALE: 1"=40'		
GRAPHIC SCALE - IN FEET		
DESIGNED BY: JTF	SHEET NUMBER: 1 of 1	FILE NAME: 902 SPRINGDALE ROAD_R1
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From: [Fred Gerhart](#)
To: [Paige V. Jennings](#)
Subject: Re: Questions Regarding Application for 902 Springdale Road
Date: Wednesday, April 9, 2025 7:53:05 AM

1. The retaining wall will be constructed with 3 courses of 8" x 16" CMU's and finished with stone veneer. Our top-of-footing for this wall will be 6" below finished pool deck leaving 18" of wall above finished pool deck.
2. Finished pool deck = 650 sqft
3. Spa = 7' x 9' = 63 sqft.

Sent from my iPhone

On Apr 8, 2025, at 1:36 PM, Paige V. Jennings
<pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Hope that this email finds you well!

We are finalizing our staff reviews for the upcoming HPC meeting scheduled for Monday, April 21st. Before finalizing our report on the application for 902 Springdale Road, could you please provide information for the following questions?

1. The narrative provided states that the retaining wall will measure 18" in height, however, the materials document states that the wall will measure 24" in height. Can you clarify the proposed height for the retaining wall?
2. Can you provide the total square footage of the proposed pool deck? Can you also provide the total square footage of the proposed spa area?

Please provide all information that you can before Monday, April 14th. Our reports will be finalized next week and will be sent out along with the agenda for the meeting to applicants.

Thank You,
Paige
<[image003.jpg](#)>