

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received: 8/24/2020 Application No.: _____
Address of Subject Property: 1207 Oakdale Rd, Atlanta, GA 30307
Applicant: David Metzger, Williams Tensink LLC E-Mail: dmetzger@williams-tensink.com
Applicant Mailing Address: 309 Sycamore St, Decatur, GA 30030

Applicant Phone(s): 404-373-9590 Fax: 404-378-6049

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

Owner(s): Mark Jensen E-Mail: hmarkjensen@me.com
Linda Biere E-Mail: _____

Owner(s) Mailing Address: 1207 Oakdale Rd, Atlanta, GA 30307

Owner(s) Telephone Number: 404-373-9590

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1928

Nature of work (check all that apply):

- New construction Demolition Addition Moving a building Other building changes
- New accessory building Landscaping Fence/Wall Other environmental changes
- Sign installation or replacement Other

Description of Work:
Removal of English Ivy and invasive plant species, overgrown bushes and understory vegetation, as well as tree removal. Much of the foregoing has been completed.

This form must be completed in its entirety before the Planning Department accepts it. The form must be accompanied by supporting documents (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). All relevant items from the application checklist must be addressed. An application which lacks any of the required attachments shall be determined incomplete and will not be accepted.

David Metzger 8/24/2020
Signature of Applicant/Date
Gt Bar No. 363534 Revised 1/26/17

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)

Mark Jensen and Linda Biere

being (owner) (owners) of the property at 1207 Oakdale Rd, Atlanta, GA,
hereby delegate authority to David Metzger and Williams Tensink, LLC
to file an application in (my) (our) behalf.


Signature of Owner/Date 8/21/2020

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, the Preservation Commission will issue a cease and desist order and you may be subject to other penalties including monetary fines and/or required demolition of the non-conforming work.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, the preservation planner will need to inspect the completed project to ensure that the work has been completed in accord with the Certificate of Appropriateness. The review may be conducted either before or after your building inspection. If you will be requiring a Certificate of Occupancy, please notify the preservation planner when your project nears completion. 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 monetary 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. You will need to apply for a new certificate if you still intend to do the work.

Please contact the preservation planner, David Cullison (404/371-2155), if you have any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

How to Obtain a Certificate of Appropriateness

1. Contact the DeKalb County Department of Planning and Sustainability for an application form. You may pick this up at the DeKalb County Department of Planning and Sustainability, 330 West Ponce de Leon Avenue, Suite 300 floor, in Decatur, or you may make your request by mail, telephone (404) 371-2247, or fax (404) 371-2813, or visit the website at <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.
2. Complete and submit the application. Please provide as much supporting material as possible, (plans, material, color samples, photos, etc.). Provide eight (8) collated sets of the application form and all supporting documentation. If plans/drawings are included, provide eight (8) collated sets on paper no larger than 11" x 17" and three (3) additional sets at scale. All documents submitted in hard copy must also be submitted in digital form (.pdf format). If all documents are not provided the application will not be complete and will not be accepted.
3. A sign will be provided when the Certificate of Appropriateness is accepted. The applicant must post the sign on the subject property in a visible location, no more than ten feet from the road, at least ten days before the meeting.
4. Applications will be reviewed by the DeKalb County Historic Preservation Commission at its monthly meeting. In most months, the Historic Preservation Commission meets on the third Monday at 7 p.m. at the Maloof Auditorium, 1300 Commerce Drive in Decatur. In unusual circumstances meeting dates and location may be changed.
5. The Historic Preservation Commission may approve, approve with modifications or deny an application. The applicant or any affected person as defined by county code may appeal the decision to the DeKalb County Board of Commissioners. Please contact the Department of Planning and Sustainability if you wish to file an appeal. The commission is required to make a decision on an application within 45 days of the date of filing, although this time can be extended if the applicant agrees to a deferral.
5. Although not required, applicants are encouraged to attend the Historic Preservation Commission meetings. Applicants may make presentations, but presentations are not required. The commissioners may have questions for the applicant.
7. Approval of a Certificate of Appropriateness does not release the recipient from compliance with all other county, state and federal regulations.

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Sign Posting Requirements for a Certificate of Appropriateness

The DeKalb County Code requires that citizens who may be affected by the approval of a Certificate of Appropriateness must be notified of the hearing where that decision will take place. The notification is accomplished by requiring the applicant to post one or more signs on the property for which a certificate of appropriateness is being considered. The sign gives the date, time, and location of the meeting and the telephone number of the county historic preservation planner. The sign must be posted no later than ten days before the date of the preservation commission meeting and must remain in place until after the meeting.

When an applicant submits an application for a Certificate of Appropriateness, the applicant must request a sign from the Planning Department. If the property is bounded by more than one public street, a sign must be posted facing each street. It is the applicant's responsibility to obtain and post the sign appropriately. If you file your application by mail or fax, you must make arrangements to pick up the sign.

The sign must be posted prominently in the center of the front yard, facing the street, and within ten feet of the street or sidewalk, although the sign may not be posted between the street and the sidewalk. It is best to attach the sign to a four-foot tall stake, but attaching it to an existing support is usually acceptable. The sign may not be posted inside a house except in the case of a purpose-built commercial structure where front yard posting is impossible or impractical.

The signs are made of relatively thin cardstock. They should either be waterproofed or additional support should be added. The sign may be laminated, covered with clear plastic, or secured to heavier backing, such as heavy cardboard or plywood. If the sign is destroyed or becomes illegible during the ten day posting period, the applicant must contact the historic preservation planner for a replacement sign, which must be posted as soon as possible.

If the sign is not posted, is not posted for the full ten day period, or is posted inappropriately, the DeKalb County Historic Preservation Commission may deny the application or may defer consideration of the application until the following month.

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Design Checklist for a Certificate of Appropriateness

This checklist was created to help applicants prepare a complete application. Omissions and inaccurate information can lead to deferrals and/or denials of applications. Please review the checklist with the project's architect, designer, or builder. All items will not be applicable to all projects. New construction will involve all categories. Three copies of drawings at scale (plus nine reduced sets) should be submitted. Please address questions regarding applicability to your project to the DeKalb County Preservation Planner at 404-371-2155, e-mail dcullis@dekalbcountyga.gov. Applicants are also referred to the DeKalb County website, <http://www.dekalbcountyga.gov/planning-and-sustainability/planning-sustainability>.

I have reviewed the "Design Manual for the Druid Hills Local Historic District"	<input checked="" type="radio"/> Y	<input type="radio"/> N
I have reviewed the DeKalb County Tree Ordinance	<input checked="" type="radio"/> Y	<input type="radio"/> N
I have reviewed applicable zoning codes regarding lot coverage, garage sizes, stream buffers	<input checked="" type="radio"/> Y	<input type="radio"/> N

1. General

- a. Label all drawings with the address of the site, owners' name, and contact phone number.
- b. Number all drawings.
- c. Include a graphic scale on reductions.
- d. Date all revisions.
- e. Indicate all unverified numbers with +/- signs
- e. Include photos of the existing condition of the property.

2. Site Plan (existing and proposed) to include

- a. Topographical plan with significant trees sized and located;
- b. Setback compared to adjacent houses (ask surveyor to show corners of adjacent houses);
- c. Distance between houses;
- d. Façade width to finished face of material;
- e. Grading and elevations across site;
- f. Dirt removal or regrading if more than 18";
- g. Tree protection plan;
- h. Tree removal and replacement plan

3. Driveways and Walkways

- a. Location and relationship to house;
- b. Width;
- c. Material;
- d. Curb cut and apron width

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4. Fences & Retaining Walls

- a. Placement on lot;
- b. Height of fence or wall. If retaining wall, height on both sides;
- c. Material;
- d. Railing if necessary

5. Elevations and Floor Plans <<Indicate all unverified numbers with +/- signs>>

- a. Plans for all floors (drawn to scale, 1/4"=1' preferred);
- b. House orientation on site plan;
- c. Scalable elevations for front, rear, left, right;
- d. Height, grade to ridge;
- e. Streetscape comparison showing heights of two flanking houses on each side;
- f. Height from grade to first floor level at all four corners;
- g. Height from grade or finished floor line to eaves at all four corners;
- h. Ceiling heights of each floor, indicating if rough or finished;
- i. Height of space between the ceiling and finished floor above;
- j. Two people of 5'-6" and 6' height shown;
- k. Landscaping plan

6. Additions

- a. Placement shown on elevations and floor plan;
- b. Visibility from rights-of-way and paths;
- c. Photos of all facades;
- d. Design proportioned to main house;
- e. Landscaping plan;
- f. Materials and their combinations

7. Roof Plan

- a. Shape and pitch of roof;
- b. Roofing material;
- c. Overhang;
- d. Louvers and vents;
- e. Chimney height and material

8. Dormers

- a. Construction details provided;
- b. Shape and size of dormer (show dimensions on drawings);
- c. Overhang;
- d. Size of window(s), with nominal size of sash (show dimensions on drawings)

9. Skylights

- a. Profile;
- b. Visibility from right-of-way;
- c. Material (plastic lens or glass);
- d. Shown in plan and elevation to scale

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10. Façade

- a. Consistency in style;
- b. Materials and their combinations
 - brick size and color
 - stone type and color
 - fiber-cement (e.g. Hardieplank) or wood siding
 - shake or shingle
 - other
- c. Height of foundation at corners;
- d. Ceiling heights comparable to area of influence: basement, first floor, second floor;
- e. Detailing: soldier course, brackets, fascia board; water table;
- f. Height from grade to roof ridge;
- g. Dimensions, proportions and placement of windows, doors

11. Entrance

- a. Height and width of door;
- b. Design of door (e.g. 6-panel, craftsman);
- c. Material of door;
- d. Overhang;
- e. Portico height;
- f. Size and height of columns or posts;
- g. Railing

12. Windows

- a. Consistent with original as well as the area of influence;
- b. Size and proportion similar to original;
- c. Pane orientation and size similar to original;
- d. Type (e.g. double hung, casement);
- e. Fenestration on walls visible from right-of-way;
- f. Simulated divided light (SDL) or true divided light (TDL): location of muntins between the glass, behind the glass or permanently affixed on exterior;
- g. Material of window and any cladding;
- h. Width of muntins compared to original (show dimensions on drawings);
- i. Shutters or canopies
- j. Dimensions of windows and doors.

13. Materials

- a. Show all materials and label them on drawings;
- b. Provide samples of brick or stone;
- c. Provide samples if new or unusual materials

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14. Garages / Accessory Buildings

- a. Visibility from street;
- b. Placement on site;
- c. Scale, style appropriate for house;
- d. Show dimensions on drawings;
- e. Materials;
- f. Square footage appropriate for lot size;
- g. Garage door size and design
- h. Show height from grade to eaves and to top of roof

15. Demolitions

- a. Provide documentation from engineer concerning feasibility of rehabilitation;
- b. Provide photographs of structure to be demolished;
- c. Provide plan for proposed redevelopment

1207 OAKDALE ROAD ATLANTA, GA 30307

PROJECT DESCRIPTION
REMOVE TREES, CLEAR & GRUB SITE OF INVASIVE PLANT SPECIES
THIS IS A RETROACTIVE TREE REMOVAL & LAND DISTURBANCE PERMIT PLAN

TOTAL LOT AREA
0.1468 ACRES (63,946 S.F.)

TOTAL AREA DISTURBED
0.84 ACRE (36,386 S.F.)

DIRT STATEMENT
NO GRADING TO OCCUR & NOT DIRT TO BE IMPORTED INTO OR EXPORTED FROM SITE

FLOOD STATEMENT
THE BENCHMARK FOR THIS SITE IS IDENTIFIED AS SMM TOP E.L. 921.61 LOCATED IN STREET
SUBJECT PROPERTY IS **NOT** LOCATED WITHIN A FLOOD ZONE (A, AE, SHADED X) AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER(S) 13089C0062K FOR CITY OF ATLANTA, DEKALB COUNTY, (DATED AUG. 15, 2019)
PROPERTY IS LOCATED WITHIN 200 FEET OF WATERS OF THE STATE.

SITE UTILITIES
ALL EXISTING UTILITIES TO BE RETAINED & REUSED

TREE STATEMENT
SEE TREE INVENTORY & ANALYSIS FOR UPDATED TREE REMOVALS

PROJECT TEAM

OWNER:
MARK JENSEN
1207 OAKDALE ROAD
ATLANTA, GA 30307
(678) 469-5541
HMARKJENSEN@ME.COM

PLAN PREPARER:
BILL CALDWELL, PLA
LA #1219 / GSWCC #2479
(678) 358-8055
BCLADESIGN@GMAIL.COM

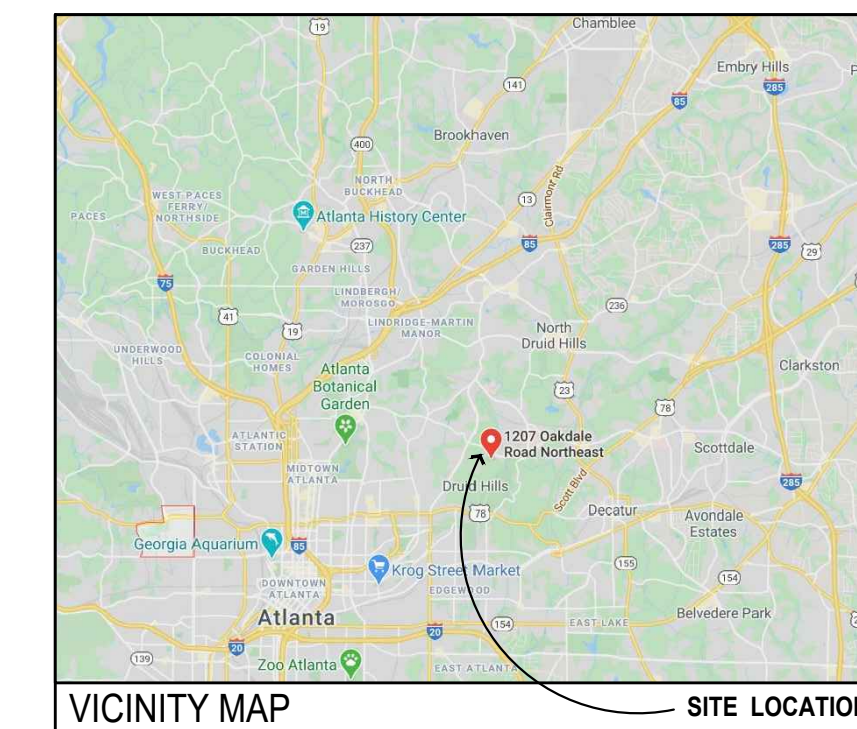
24 HOUR CONTACT
MARK JENSEN (678) 469-5541

ZONING & LOT IMPACT DETAILS

PROPERTY ZONED R-85
SET BACK REQUIRED:
FRONT = 50' / SIDE = 8.5' / REAR = 40'

TOTAL LOT AREA
1.468 ACRE (63,946 SQ. FT.)

LOT COVERAGE
MAX LOT COVERAGE = 35%
LOT AREA = 63,946 S.F.
EXISTING LOT COVERAGE
5,098 / 63,956 = 8%
PROPOSED LOT COVERAGE
5,098 / 63,956 = 8%
MIN. OPEN SPACE = 20%
EXISTING OPEN SPACE:
58,858 / 63,956 = 92%



CONSTRUCTION & INSPECTIONS:

PRE-CONSTRUCTION MEETING: PRIOR TO LAND-DISTURBING ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL INSPECTOR. CALL (404) 546-1300 TO CONTACT THE INSPECTOR.

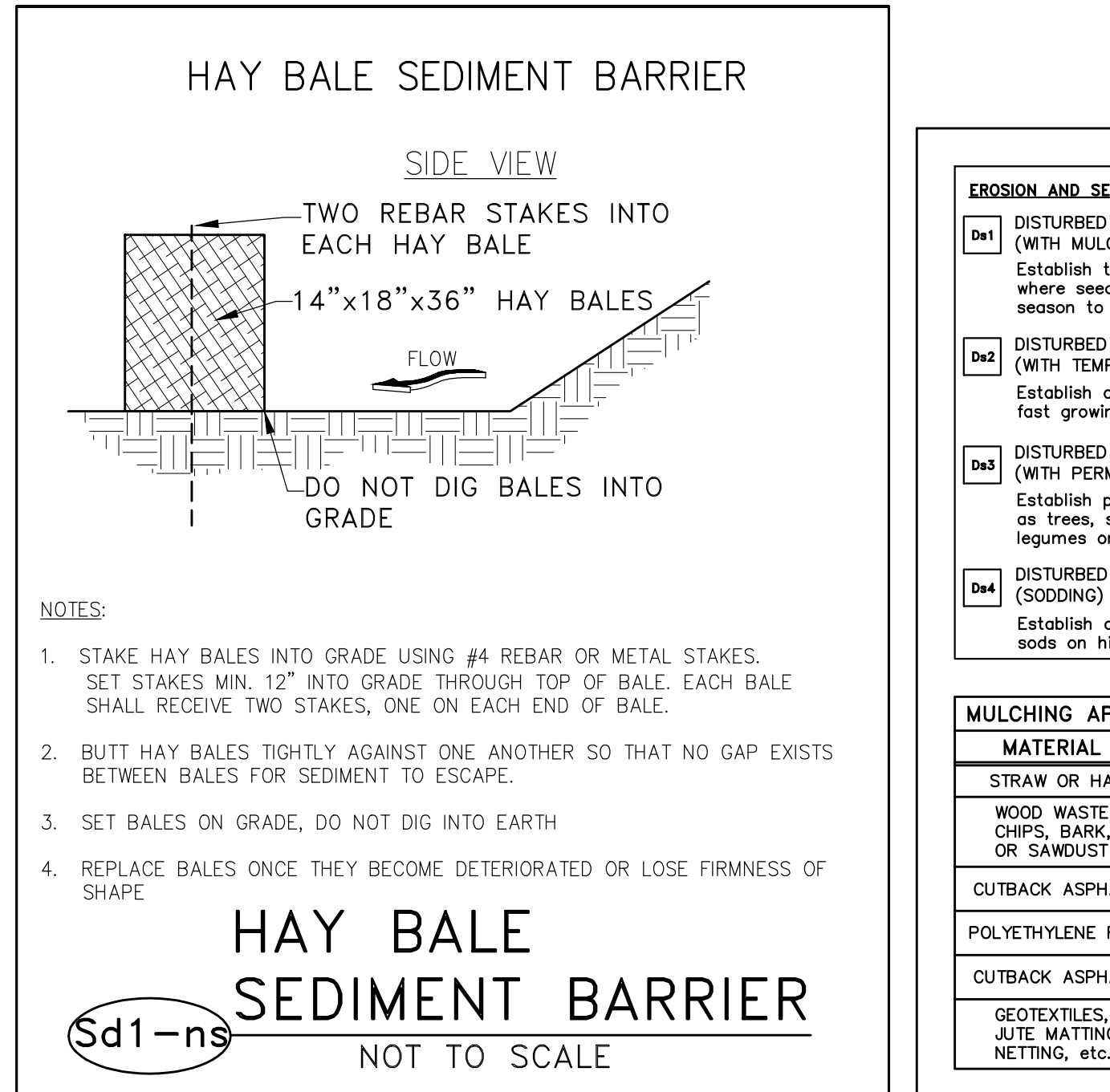
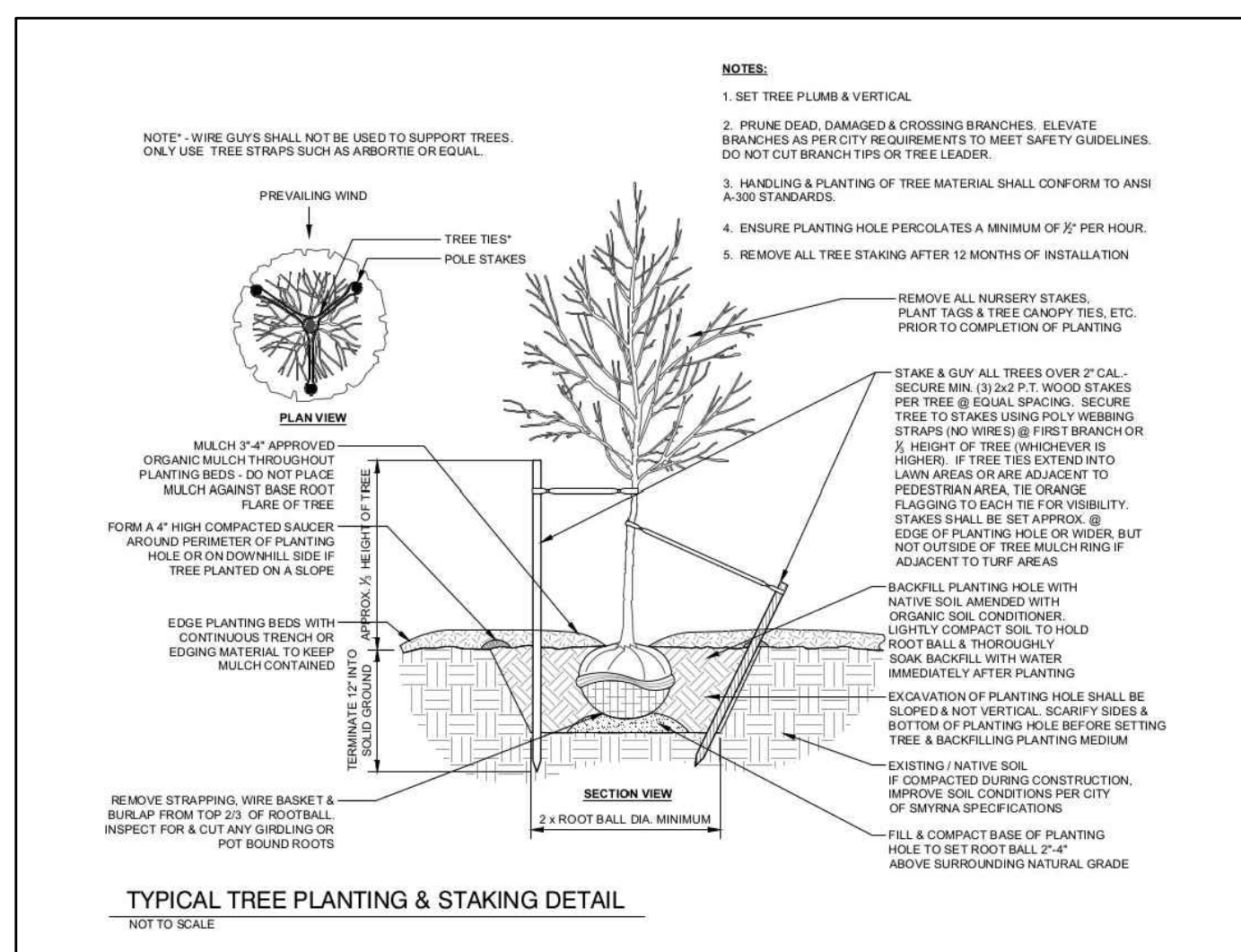
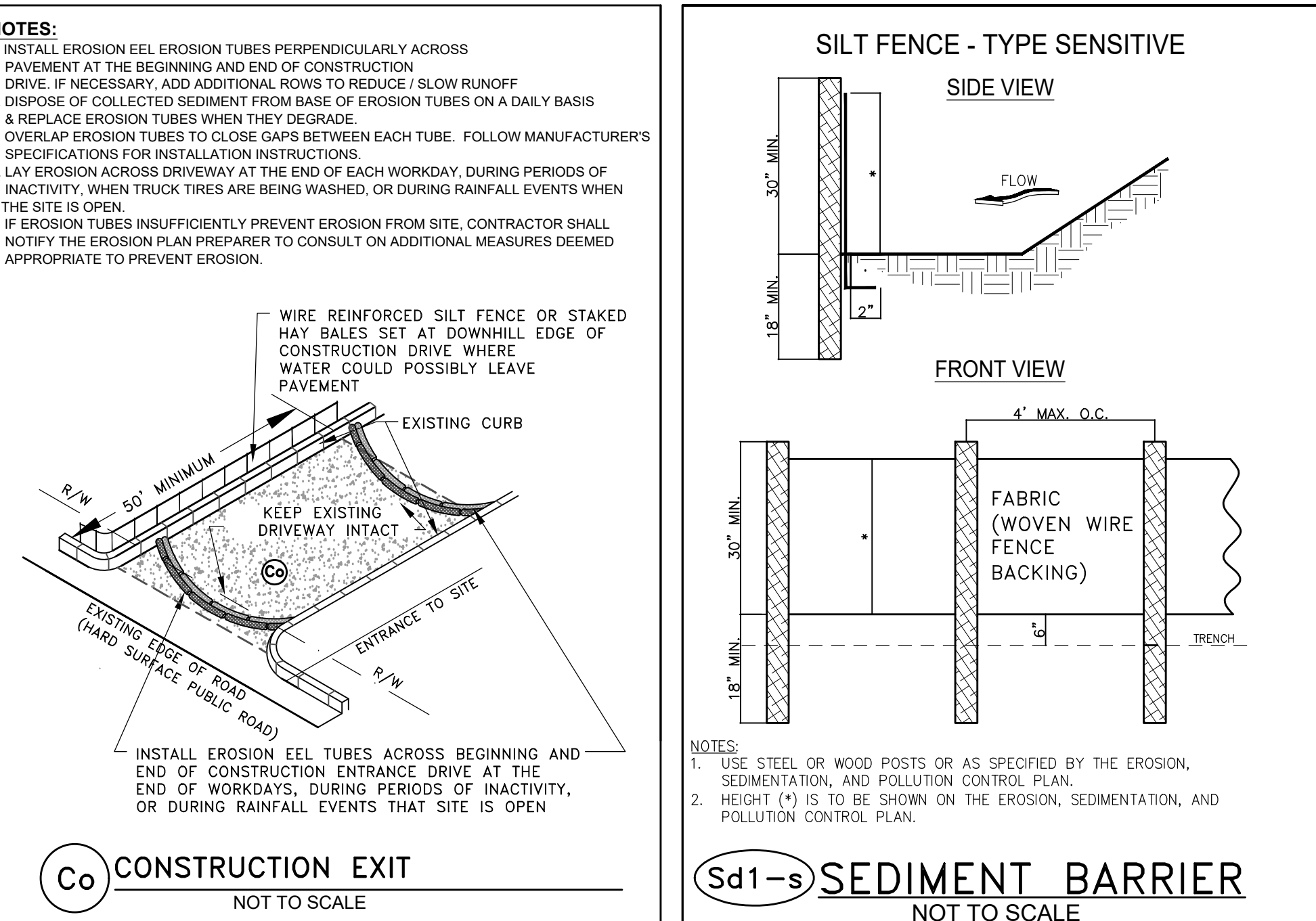
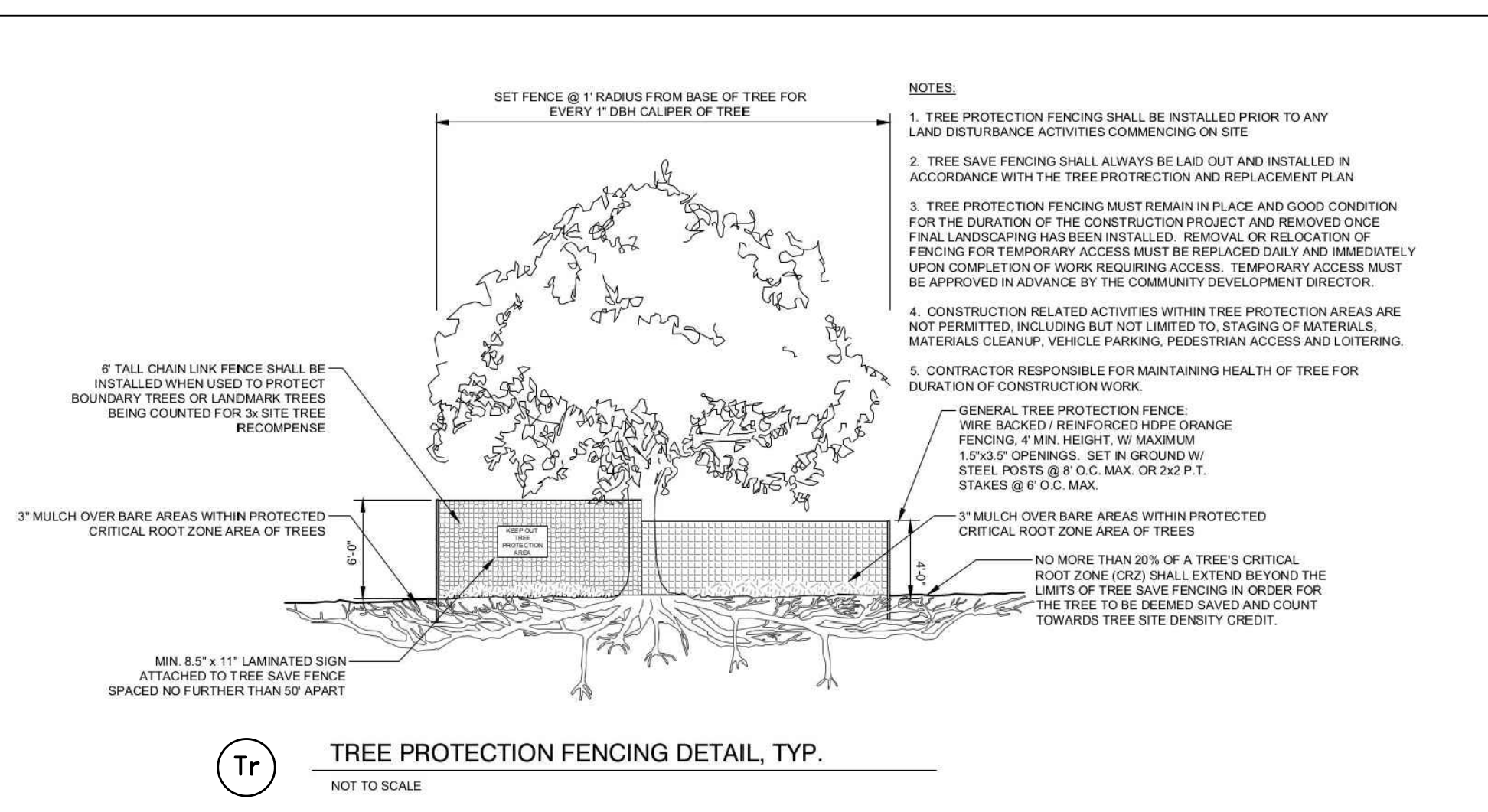
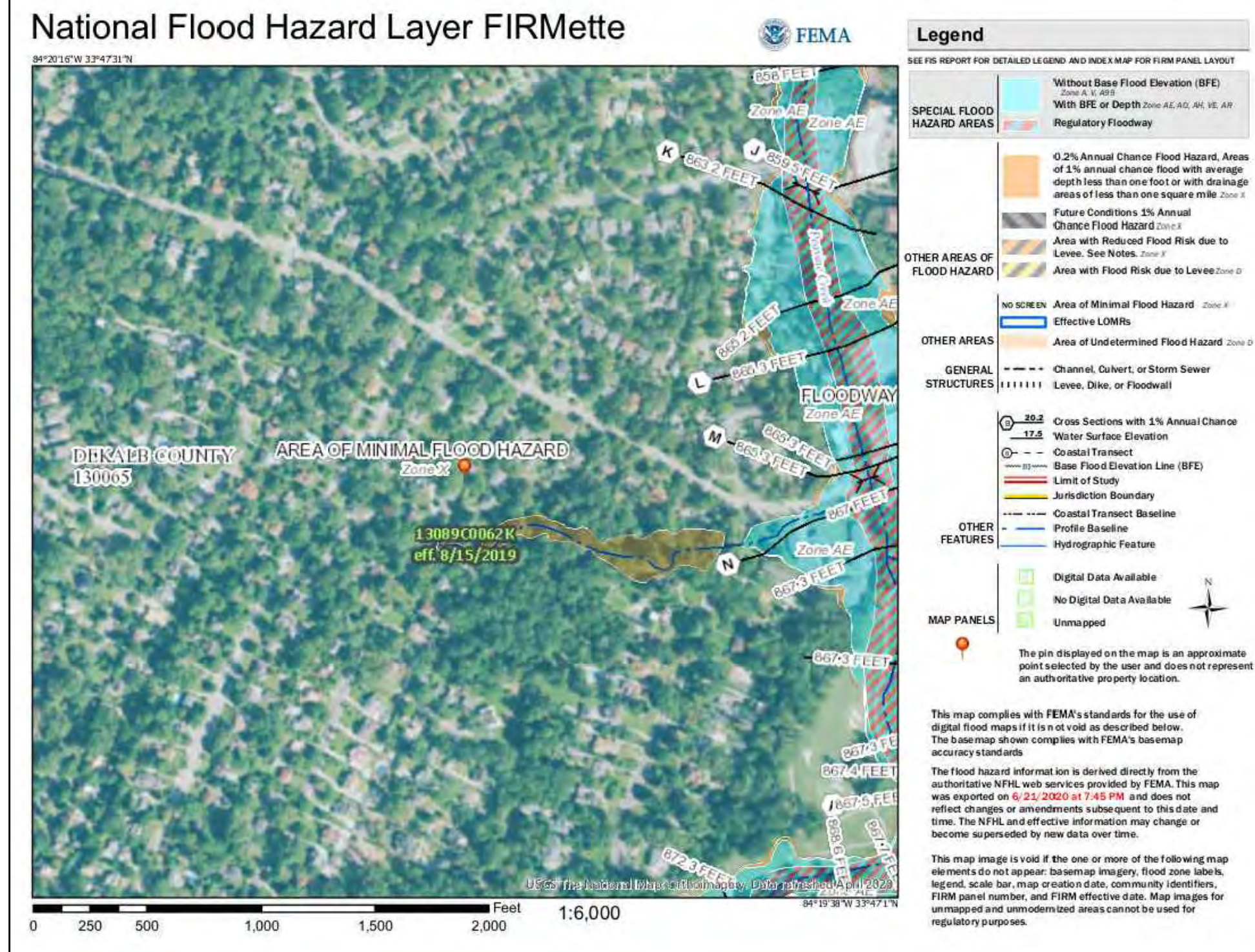
FINAL STABILIZATION AND FINAL SIGN-OFF: FOLLOWING THE COMPLETION OR CESSATION OF LAND-DISTURBING ACTIVITIES AT A SITE, ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE UNIFORMLY COVERED (ONE-HUNDRED PERCENT OF THE SOIL WITHIN THE DISTURBED AREA) WITH PERMANENT VEGETATION WITH A DENSITY OF SEVENTY (70) PERCENT OR GREATER, OR EQUIVALENT PERMANENT STABILIZATION MEASURES, INCLUDING, BUT NOT LIMITED TO, RIP RAP, GABIONS, PERMANENT MULCHES, OR GEOTEXTILES. A FINAL SIGN-OFF BY THE DEPARTMENT OF WATERSHED MANAGEMENT SHALL BE REQUIRED FOR ALL PROJECTS INVOLVING LAND-DISTURBING ACTIVITIES, AND SAID SIGN-OFF SHALL OCCUR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR THE RECORDING OF ANY FINAL PLAN. CALL 404-546-1305.

GENERAL SITE DEVELOPMENT NOTES:

- 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.
- 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.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING. ANY DISTURBED AREAS REMAINING IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON-SITE INSPECTION.
- SILT FENCE SHALL BE "TYPE C" AS PER THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, AND BE WIRE REINFORCED (SEE ATTACHED DETAIL).
- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171 - TYPE C TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION, AND BE WIRE REINFORCED.
- SEPARATE PERMIT IS REQUIRED FOR SIDEWALK AND/OR DRIVEWAY CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY CONTACT TECHNICAL SERVICES.
- NO GRADED SLOPE SHALL EXCEED 2H:1V.

TREE PRESERVATION NOTES:

- IF NEW SIDEWALK OR DRIVEWAY TO BE POURED OVER TREE CRZ'S, A 6 MIL PLASTIC SHEET MUST BE LAID FIRST TO KEEP CONCRETE OR ASPHALT FROM COMING IN CONTACT WITH TREE ROOTS. DRIVEWAYS SHALL BE LEVELLED WITHIN TREE CRZ'S BY HAND-INSTALLING AN OPEN-GRADED #57 STONE BASE LAYER.
- ONCE NECESSARY WORK WITHIN TREE CRZ'S IS COMPLETE, EXPAND LIMITS OF TREE SAVE FENCE TO KEEP WORKMEN FROM ENCRoACHING CRITICAL ROOT ZONES OF TREES.
- WHERE FOOT AND MACHINE TRAFFIC IS NECESSARY THROUGH A TREE CRZ, LAY 3/4" PLYWOOD & OVER A 4" THICK MULCH LAYER TO PROTECT TREE ROOTS
- FOR DEMOLITION WITHIN TREE CRZ'S, ALL WORK TO BE PERFORMED BY MANUAL LABOR WITH HAND TOOLS.
- NO WHEELED OR TRACKED MACHINES ALLOWED WITHIN CRZ'S THAT HAS NOT BEEN PROTECTED WITH MULCH AND PLYWOOD
- CONTRACTOR SHALL TAKE EVERY PRECAUTION TO NOT CUT, RIP OR TEAR ROOTS DURING DEMOLITION. ALL ROOTS SHALL BE PRUNED OR CUT WHERE EXPOSED OR DAMAGED FROM EARTH WORK ACTIVITIES.
- BACKFILL EXCAVATED AREAS WITH TOPSOIL AND TAMP BY HAND, NO MECHANIZED COMPACTION IS ALLOWED.



Tree ID	Tree Species	Species	DBH	Height	Condition	Notes	Disposition	DBH Credit
1	Setback	pecan	24	28	100%	remove	protected	0
2	Setback	pecan	24	18	100%	remove	protected	0
3	Setback	oak	24	18	100%	remove	protected	0
4	Setback	oak	24	18	100%	remove	protected	0
5	Setback	oak	24	18	100%	remove	protected	0
6	Setback	oak	24	18	100%	remove	protected	0
7	Setback	oak	24	18	100%	remove	protected	0
8	Setback	oak	24	18	100%	remove	protected	0
9	Setback	oak	24	18	100%	remove	protected	0
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88	Setback	oak	24	18	100%	remove	protected	0
89	Setback	oak	24	18	100%	remove	protected	0
90	Setback	oak	24	18	100%	remove	protected	0
91	Setback	oak	24	18	100%	remove	protected	0
92	Setback	oak	24	18	100%	remove	protected	0
93	Setback	oak	24	18	100%	remove	protected	0
94	Setback	oak	24	18	100%	remove	protected	0
95	Setback	oak	24	18	100%	remove	protected	0
96	Setback	oak	24	18	100%	remove	protected	0
97	Setback	oak	24	18	100%	remove	protected	0
98	Setback	oak	24	18	100%	remove	protected	0
99	Setback	oak	24	18	100%	remove	protected	0
100	Setback	oak	24	18	100%	remove	protected	0

Description	Existing Conditions S.F.
Residence	1,632
Front Walk	375
Driveway	1,925
Rear Patio & Walks	850
Concrete Pad	65
Retaining Walls	251
Existing Total	5,098
Proposed Total	5,098
Total Lot Area (S.F.)	63,946
Total Proposed Impervious (S.F.)	5,098
Proposed Lot Coverage	8.0%
Maximum Lot Coverage	35.0%

Disturbed Area Stabilization (With Mulching Only)	Disturbed Area Stabilization (With Temporary Seeding)	Disturbed Area Stabilization (With Permanent Vegetation)	Disturbed Area Stabilization (Sodding)
Disturbed Area Stabilization (With Mulching Only)	Disturbed Area Stabilization (With Temporary Seeding)	Disturbed Area Stabilization (With Permanent Vegetation)	Disturbed Area Stabilization (Sodding)

Species	Rate per 1,000 sq. ft.	Acres per	Planting Dates by Region
Rye (Grain)	3.9 lbs.	2	8/15-11/19
Ryegrass	0.9 lbs.	48	8/15-11/19
Rye & Annual Leuzeza	0.6 lbs.	24	3/1-4/1
Weeping Lovegrass	0.1 lbs.	4	4/1-6/1
Sudangrass	1.0 lbs.	60	5/1-8/1
Browntop Millet	1.1 lbs.	50	4/15-6/15
Wheat	4.1 lbs.	3	9/15-12/1

Type of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	N Top Dressing Rate (lbs./acre)
Cool Season Grasses	First & Second Maintenance	6-12-12	1500	50-100
Cool Season Grasses and Legumes	First & Second Maintenance	6-12-12	1500	0-50
Warm Season Grasses	First & Second Maintenance	6-12-12	1500	50-100
Warm Season Grasses and Legumes	First & Second Maintenance	6-12-12	1500	0-50

BILL CALDWELL, PLA, ASLA
LANDSCAPE ARCHITECTURE
BCLADESIGN@GMAIL.COM
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1207 OAKDALE DRIVE
ATLANTA GA, 30307
LAND LOTS 2 & 54 / DIST. 18 /
BLOCK E / LOT 21, DRUID HILLS SUBDIVISION
DEKALB COUNTY, GEORGIA

THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.



REVISIONS	DESCRIPTION	DATE
PERMIT SUBMITTAL		08/16/2020

LAND DISTURBANCE COVER SHEET

L-1.0

08/10/2020

RELEASED FOR CONSTRUCTION

Lot Coverage Analysis	
Description	Existing Conditions S.F.
Residence	1,632
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Maximum Lot Coverage	35.0%

USE EXISTING DRIVEWAY AS CONST. EXIT. PROTECT STREET BY LAYING WEIGHTED SEDIMENT LOSS ACROSS DRIVEWAY & WASHING THE TIRES OF CONSTRUCTION VEHICLES PRIOR TO LEAVING SITE

EXISTING MASONRY WALL TO REMAIN
EXISTING CONCRETE DRIVEWAY TO REMAIN

CLEARING AND REVEGETATION WITHIN STREAM BUFFERS SHALL ONLY BE PERFORMED TO REMOVE & REPLACE NON-NATIVE INVASIVE PLANTS AND SHALL BE PERFORMED BY MANUAL LABOR ONLY

LIMITS OF DISTURBANCE: 0.84 ACRE / 36,386 S.F.

NO DISTURBANCE TO OCCUR IN THIS AREA

LIMITS OF DISTURBANCE: 0.84 ACRE / 36,386 S.F.

EXISTING RESIDENCE TO REMAIN

EXISTING BRICK PATIO TO REMAIN

EXISTING CONCRETE PAD TO REMAIN

NO ENCROACHMENT BEYOND 75' STREAM BUFFER PERMITTED BY MACHINERY FOR INVASIVE PLANT REMOVAL AND LANDSCAPING. INSTALL ADDITIONAL TREE SAVE FENCE PARALLEL TO 75' BUFFER

DOUBLE ROW

APPROXIMATE 8" SANITARY SEWER MAIN LOCATION & ALIGNMENT

EXISTING MASONRY WALL TO REMAIN

EXISTING MASONRY WALL TO REMAIN

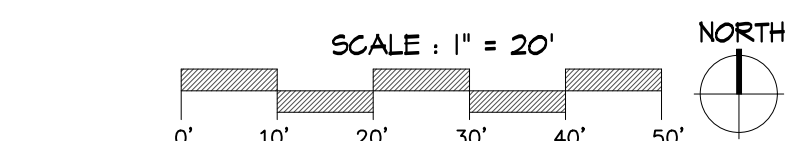
HAY BALES WITHIN TREE CRZ's

APPROXIMATE 100 YR. FLOOD LINE

IPS
IPF (RB #3)
4.54' S.W.

Tree Inventory & Impact Analysis										
Tree I.D. #	Tree Location	Species	EX. DBH	CRZ S.F.	CRZ Dist. %	Action	Designation	DBH Credit		
1	setback	pine	28	2462	2462	100.0%	remove	protected	0	
2	buildable area	magnolia	24	1809	1809	100.0%	remove	protected	0	
3	setback	pine	24	1809	1809	100.0%	remove	protected	0	
4	setback	oak	30	2826	0	0.0%	save	specimen	30	
5	setback	oak	24	1809	0	0.0%	save	protected	24	
6	buildable area	holly	18	1017	1017	100.0%	remove	non-protected	0	
7	setback	oak	24	1809	1809	100.0%	remove	declining	0	
8	buildable area	magnolia	10	314	314	100.0%	remove	protected	0	
9	buildable area	poplar	24	1809	312	17.3%	save	protected	24	
10	setback	oak	24	1809	1809	100.0%	remove	dead	0	
11	buildable area	redtip	7	154	154	100.1%	remove	non-protected	0	
12	buildable area	pine	20	1256	1256	100.0%	remove	dead	0	
13	buildable area	pine	30	2826	2826	100.0%	remove	declining	0	
14	buffer	poplar	36	4069	0	0.0%	save	specimen	36	
15	buildable area	maple	12	452	0	0.0%	save	protected	12	
16	buildable area	magnolia	10	314	0	0.0%	save	protected	10	
17	buffer	hardwood	38	4534	0	0.0%	save	specimen	38	
18	buffer	hardwood	48	7235	0	0.0%	save	specimen	48	
19	buffer	pine	24	1809	0	0.0%	save	protected	24	
20	buffer	pine	24	1809	0	0.0%	save	protected	24	
21	buffer	pine	34	3630	0	0.0%	save	specimen	34	
22	boundary tree	pine	22	1520	0	0.0%	save	protected	22	
23	boundary tree	hardwood	30	2826	0	0.0%	save	specimen	30	
24	buildable area	hardwood	20	1256	0	0.0%	save	protected	20	
25	setback	pine	18	1017	0	0.0%	save	protected	18	
26	buildable area	hardwood	24	1809	0	0.0%	save	protected	24	
27	buildable area	hardwood	24	1809	0	0.0%	save	protected	24	
28	buildable area	hardwood	22	1520	0	0.0%	save	protected	22	
29	boundary tree	pine	24	1809	0	0.0%	save	protected	24	
30	boundary tree	pine	18	1017	0	0.0%	save	protected	18	
31	boundary tree	hardwood	30	2826	0	0.0%	save	specimen	30	
32	buildable area	hardwood	32	3215	0	0.0%	save	specimen	32	
33	boundary tree	hardwood	16	804	0	0.0%	save	protected	16	
34	boundary tree	hardwood	36	4069	0	0.0%	save	specimen	36	
35	boundary tree	hardwood	10	314	0	0.0%	save	protected	10	
36	boundary tree	hardwood	60	11304	0	0.0%	save	specimen	60	
37	buildable area	hardwood	80	20096	0	0.0%	save	specimen	80	
38	buildable area	pine	30	2826	0	0.0%	save	specimen	30	
39	buildable area	pine	24	1809	0	0.0%	save	protected	24	
40	buildable area	magnolia	12	452	0	0.0%	save	protected	12	
41	buildable area	pine	24	1809	0	0.0%	save	protected	24	
42	buildable area	hardwood	12	452	0	0.0%	save	protected	12	
43	setback	hardwood	24	1809	0	0.0%	save	protected	24	
44	setback	pine	30	2826	0	0.0%	save	specimen	30	
45	setback	hardwood	18	1017	0	0.0%	save	protected	18	
45	Total Existing Trees									
1153	Total Existing DBH									
10	Total Trees Removed									
35	Total Trees Saved									
209	Total DBH Removed									
944	Total DBH Saved									
643	Inches Per Acre Residual Tree Density									

Notes:
1. Trees that are in shaded blocks have been removed
2. Trees in **bold italics** were removed due to decline or tree was dead.
3. Trees #6 & #11 do not meet the definition of a tree based on species of plant (#6 was a holly & #11 was a redtip photinia)
4. Trees #1, #2, #3 & #8 were met the definition of healthy trees and owner reserves the right to remove those trees under the provisions afforded in the document, "DeKalb County Homeowner Guide For Tree Removal"
5. Trees #7, #10, #12, & #13 were either dead or in severe decline

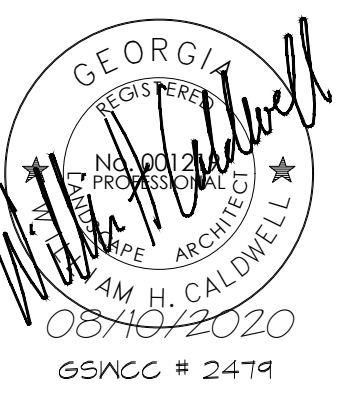


RELEASED FOR CONSTRUCTION

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REVISIONS	DESCRIPTION
	PERMIT SUBMITTAL

DATE: 08-10-2020
LAND DISTURBANCE PERMIT SITE PLAN

REFERENCE: DB 7513 PG 452
 SURVEY FOR HERMAN GROSS PROPERTY BY C.S. MERCER, C.E. DATED 4-23-1932

FLOOD HAZARD NOTE: THIS PROPERTY MAY BE LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0062J EFFECTIVE DATE MAY 16, 2013

SURVEY DATA:

TYPE OF SURVEY: TOPOGRAPHIC
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 7513 PG 452
 PROPERTY OWNER AT TIME OF SURVEY: JULIE R. ROBERTS
 PARCEL NUMBER: 18-002-06-001

TOTAL AREA: 63,957 SQ FT, 1.468 AC
 CALCULATED PLAT CLOSURE: 1:285,519

FIELD DATA:

DATE OF FIELD SURVEY 4-11-2019

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.015 FEET.

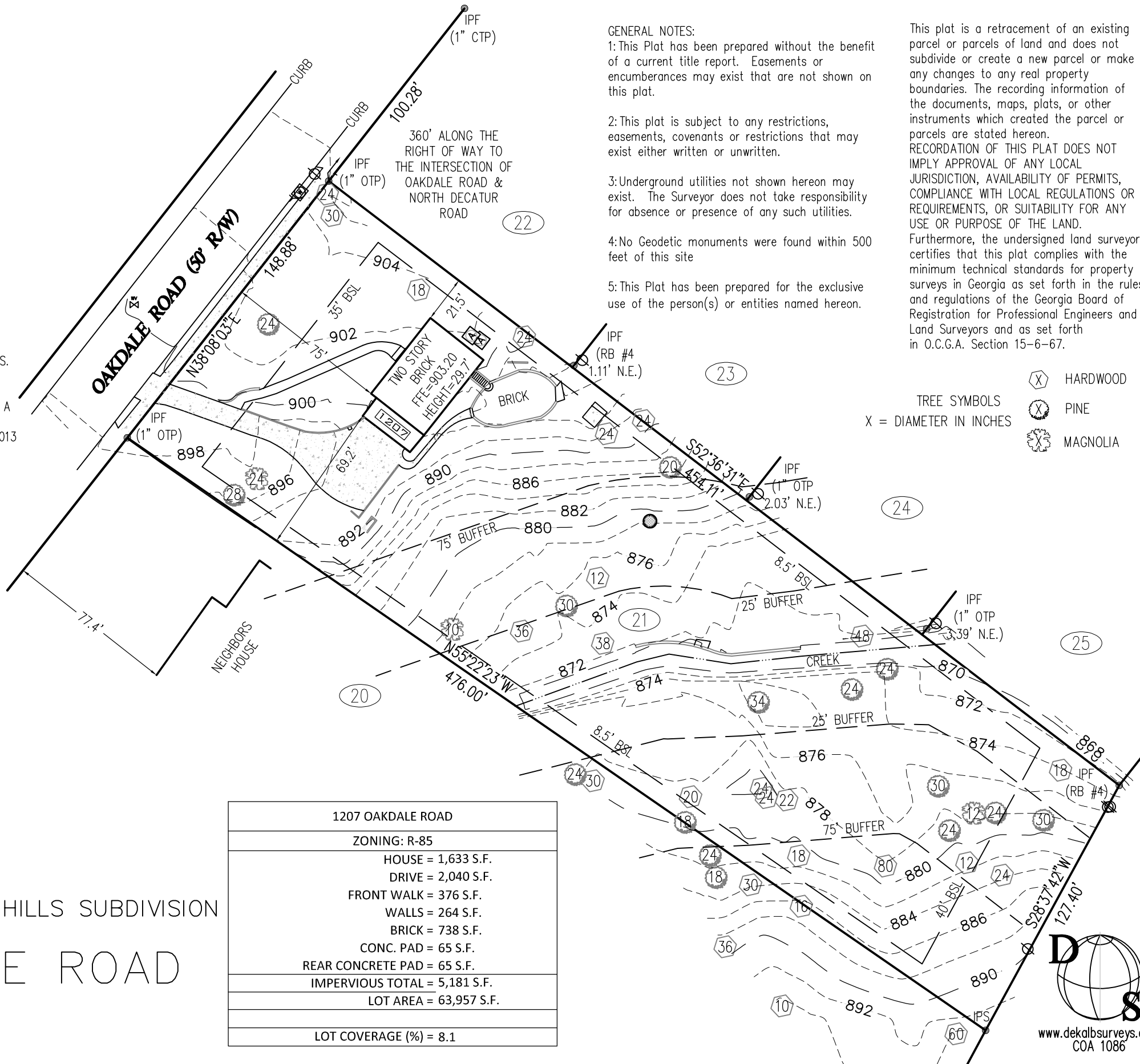
EQUIPMENT:
 ELECTRONIC TOTAL STATION

SURVEY FOR
 MARK JENSEN
 LOT 21, BLOCK 13, DRUID HILLS SUBDIVISION

1207 OAKDALE ROAD

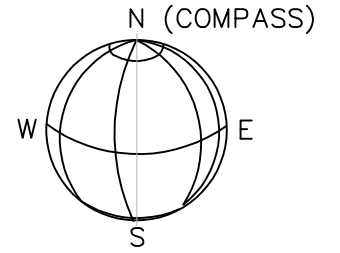
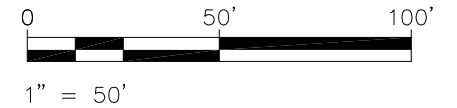
DEKALB COUNTY, GEORGIA
 LAND LOTS 2 & 54, DIST 18
 DATE: APRIL 12, 2019

1207 OAKDALE ROAD
ZONING: R-85
HOUSE = 1,633 S.F.
DRIVE = 2,040 S.F.
FRONT WALK = 376 S.F.
WALLS = 264 S.F.
BRICK = 738 S.F.
CONC. PAD = 65 S.F.
REAR CONCRETE PAD = 65 S.F.
IMPERVIOUS TOTAL = 5,181 S.F.
LOT AREA = 63,957 S.F.
LOT COVERAGE (%) = 8.1



- 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 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, plats, 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 15-6-67.



LEGEND

- EOP EDGE OF PAVEMENT (CURB)
 - PP POWER POLE
 - R/W RIGHT OF WAY
 - IPF IRON PIN FOUND
 - IPS 1/2" REBAR SET
 - SW SIDE WALK
 - BOLLARD
 - OHP OVERHEAD POWER
 - FH FIRE HYDRANT
 - CB CATCH BASIN
 - MH MANHOLE
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - GM GAS METER
 - LP LIGHT POLE
 - CONCRETE PAD
-
- (X) HARDWOOD
 - (X) PINE
 - (X) MAGNOLIA
- TREE SYMBOLS
 X = DIAMETER IN INCHES



FOR
 DEKALB SURVEYS, INC.
 407 WEST PONCE DE LEON AVENUE
 SUITE B
 DECATUR, GEORGIA 30030
 404.373.9003

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APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

- Photos of the overgrown condition of the property, showing the significant presence of English Ivy and other invasive species.



