



Chief Executive Officer: **DEPARTMENT OF PLANNING & SUSTAINABILITY** Interim Director
Michael Thurmond 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 17" 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 pvjennings@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

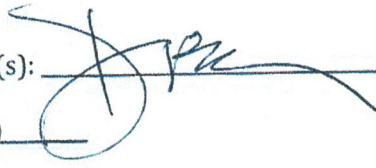
This form is required if the individual making the request is **not** the owner of the property.

I/We: Net's Diane Payne

being owner(s) of the property at: 902 Springdale Rd, NE, Atlanta GA

hereby delegate authority to: Gerhardt Roof LLC

to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s): 
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



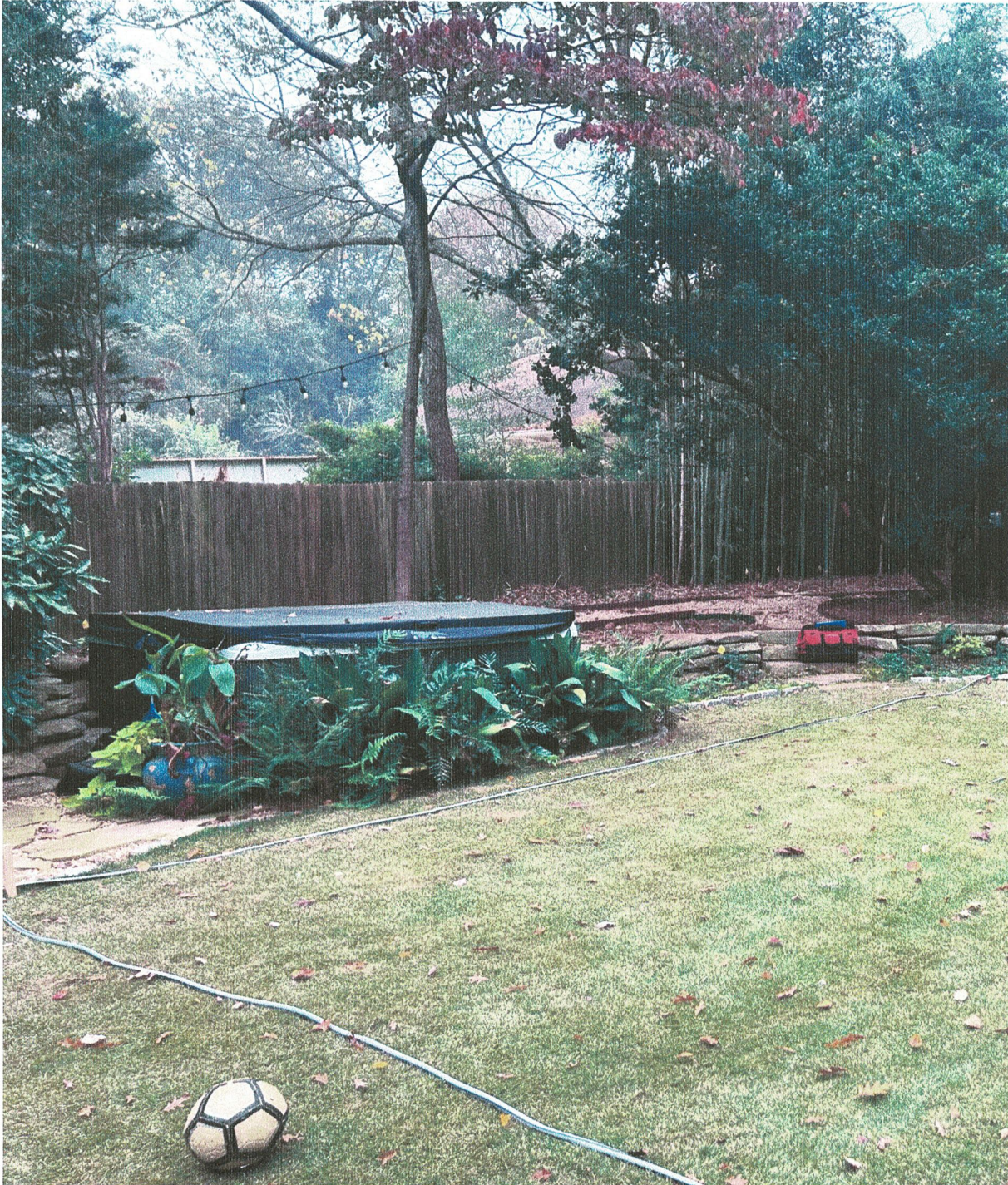
Existing Property Pics



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

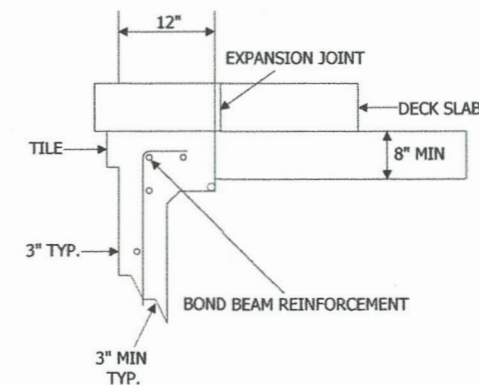
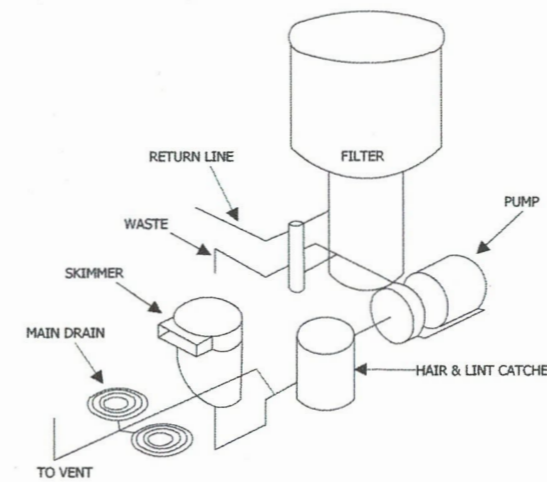
Owner: Net and Diane Payne
 Address: 902 Springdale Road
 City: Atlanta State: GA Zip: 30306
 Phone: 919-824-1124 Email: netpayne@gmail.com

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

X

Customer Signature

Date



Scale: 1/8" = 1 ft

PAYNE 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 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 Mtrl:	Concrete, Light Gray; Concrete, Light Gray; Stone, Ashlar; Stone, Split-Faced Panel, Ivory; CliffRock, Dry

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 800 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-20B
 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
 6340F00885 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:

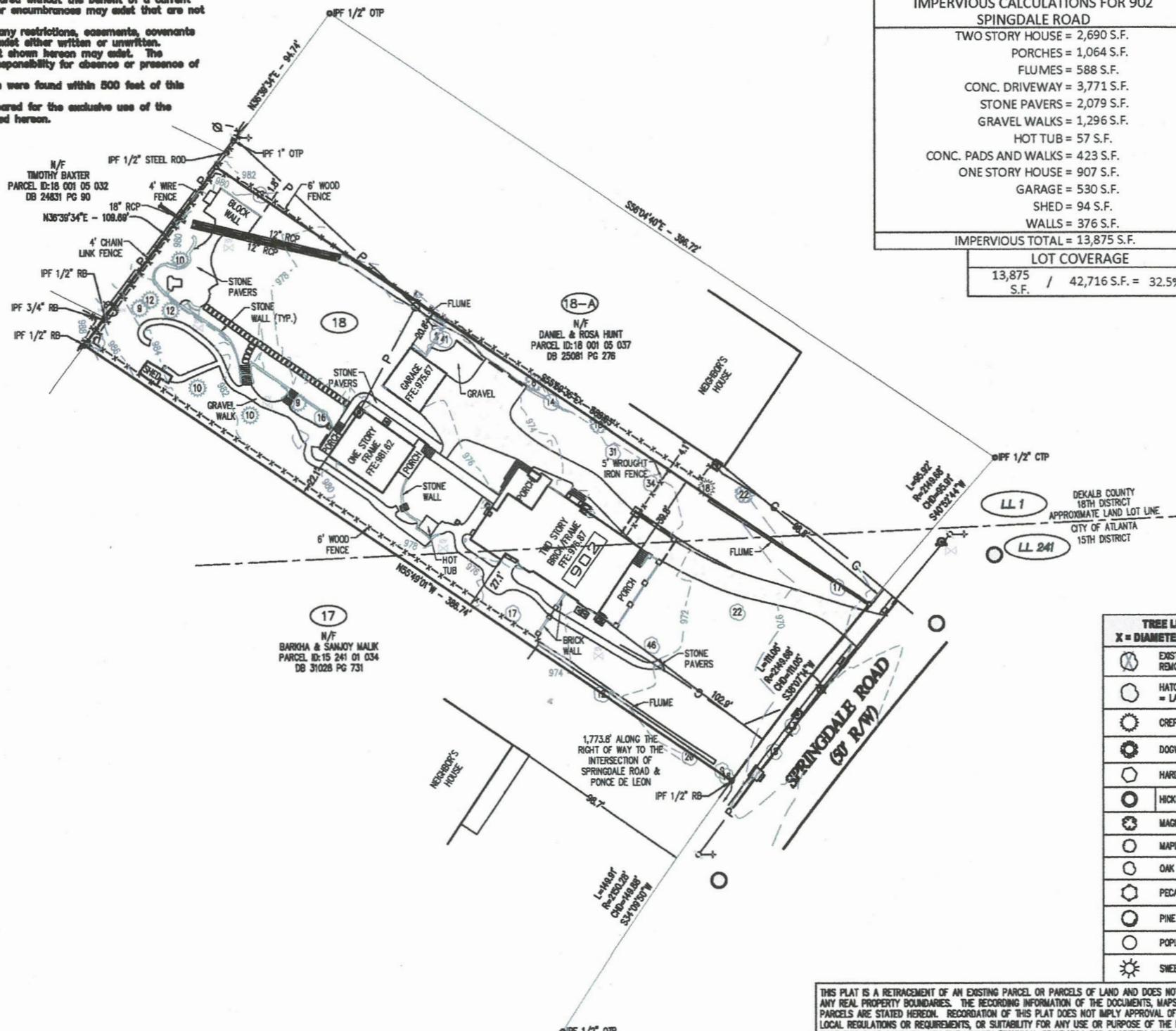
TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 24098 PG 299
 PROPERTY OWNER AT TIME OF SURVEY: DIANE & NETTLETON PAYNE, III
 PARCEL NUMBER: 18 001 05 001

REFERENCE: DB 24098 PG 299
 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
○	POWER POLE
⊥	IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
⊥	OVERHEAD POWER
⊥	FIRE HYDRANT
⊥	WATER METER
⊥	WATER VALVE
⊥	GAS VALVE
⊥	GAS METER
⊥	LIGHT POLE
⊥	CONCRETE PAD
⊥	TELEPHONE MARKER
⊥	AIR CONDITIONER UNIT
⊥	MAIL BOX
⊥	CLEAN OUT
⊥	SANITARY SEWER MANHOLE
⊥	LEFT WING CATCH BASIN
⊥	RIGHT WING CATCH BASIN
⊥	DOUBLE WING CATCH BASIN
⊥	DROP INLET
⊥	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

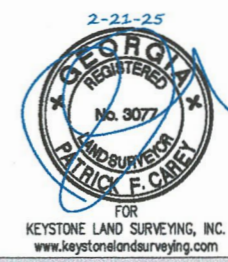
SCALE: 1"=40'	GRAPHIC SCALE - IN FEET	CLIENT: NET PAYNE
DESIGNED BY: JTF	SHEET NUMBER: 1 of 1	DATE: 2-21-25
FILE NAME: 902 SPRINGDALE ROAD_R1		JOB NUMBER: SURV-2788

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.

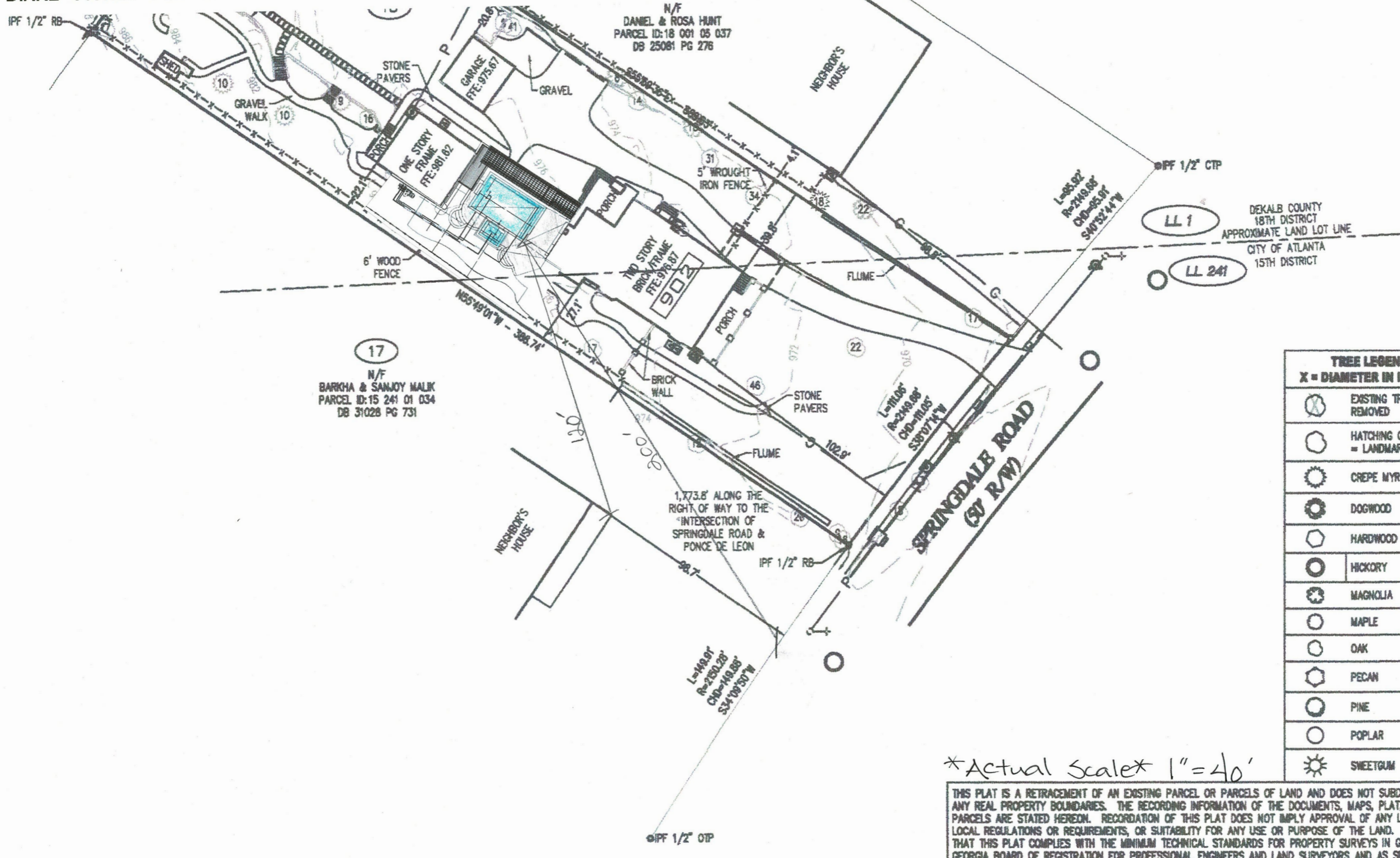
KEYSTONE LAND SURVEYING, INC.
 262 WEST CROGAN STREET
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700
 www.keystonelandsurveying.com

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
 R E V I S I O N S

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



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 INSTRUMENTS 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 FORTH IN O.C.G.A. § 43-10-1.

SCALE: 1" = 40'		GRAPHIC SCALE - IN FEET 0' 20' 40' 80' 120'		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	
			11	

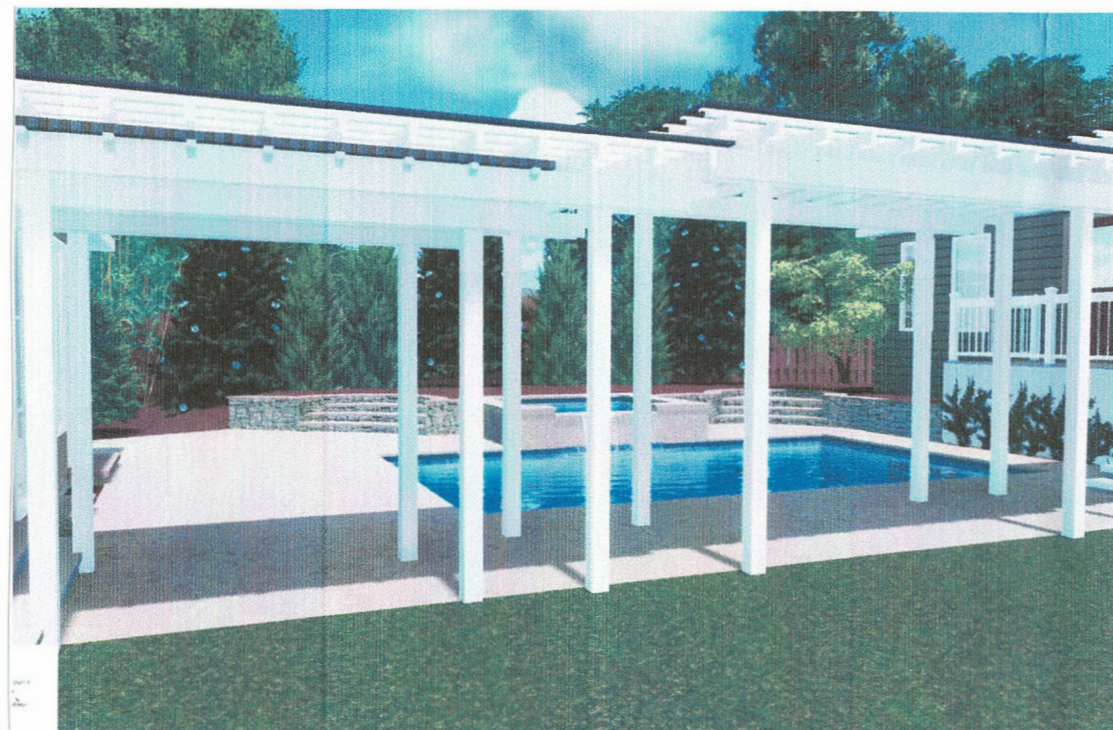
**DESIGN IMAGES -
COMPLETED PROJECT**



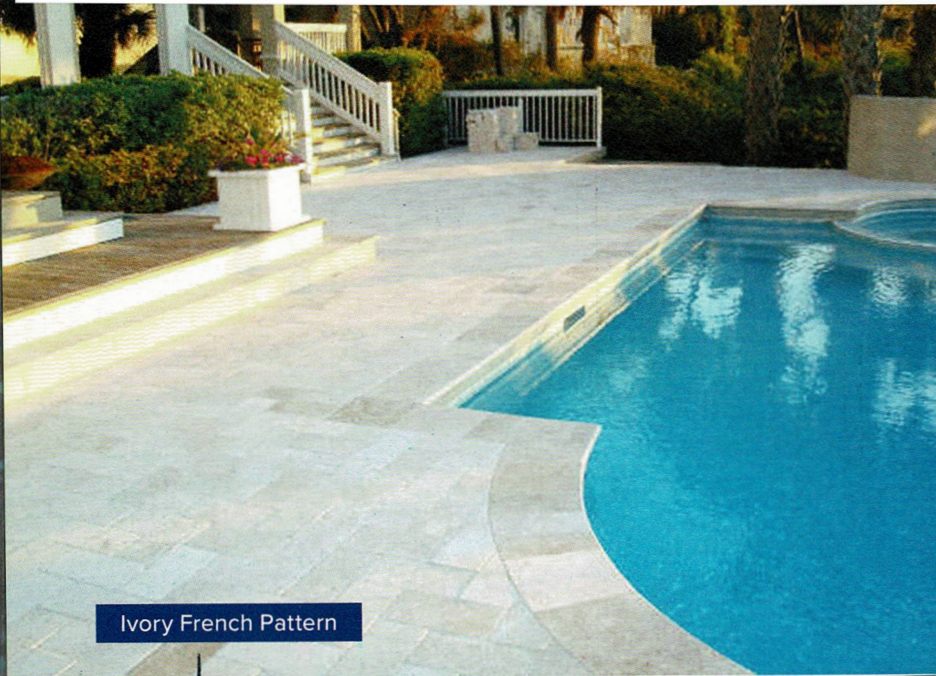
BIRDS-EYE VIEW



EXTERIOR SPA WALL DETAIL

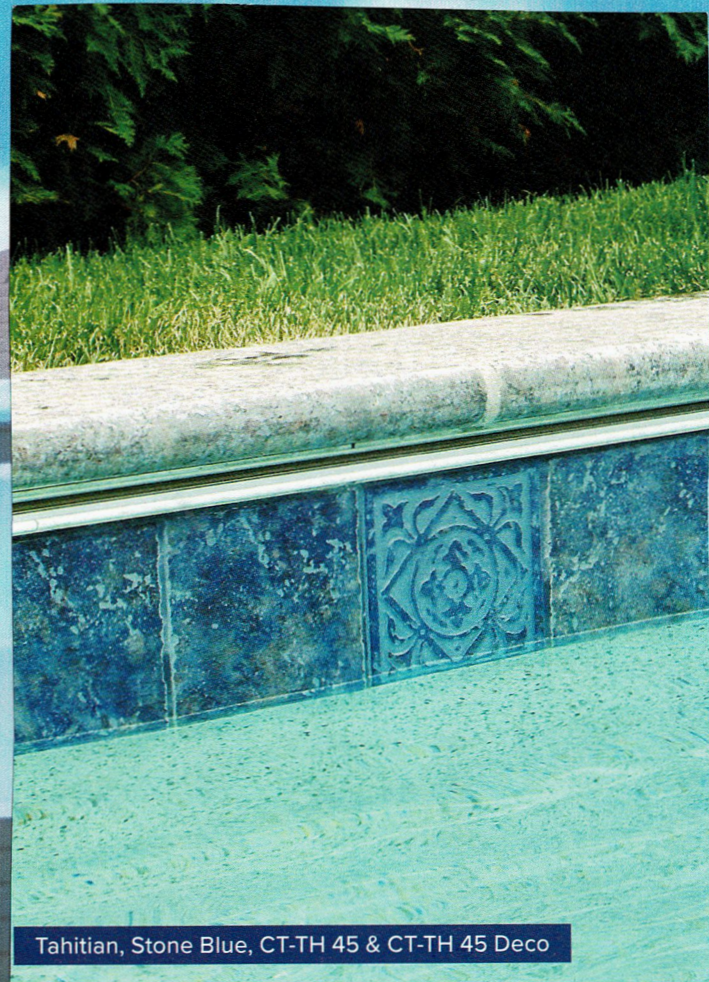


MATERIALS



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

PEBBLE FINISH

TRAVERTINE COPING

Eased Edge Coping
12" x 24" x 2"

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

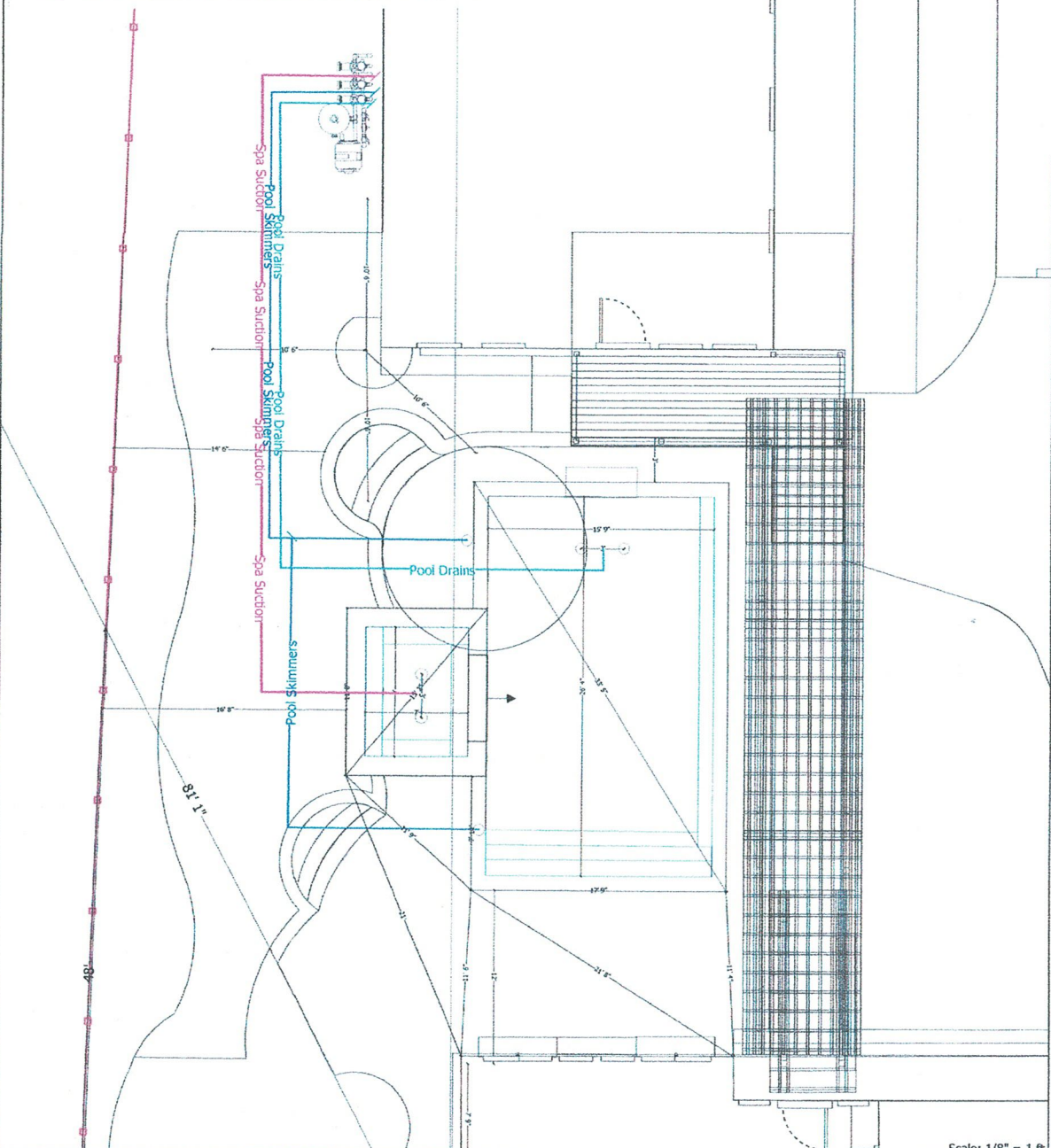


Gerhart Pools, LLC
 3292 Green Farm Trail Dacula, GA 30019
 Fred Gerhart (404) 801-6979
 magerhart@gmail.com

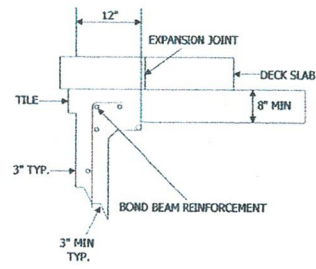
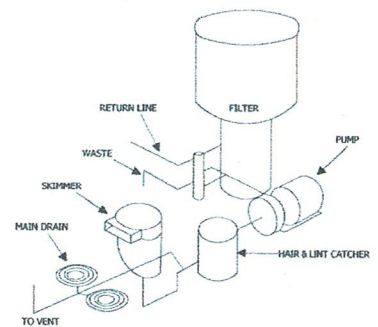
Owner: Net and Diane Payne
 Address: 902 Springdale Road
 City: Atlanta State: GA Zip: 30306
 Phone: 919-824-1124 Email: netpayne@gmail.com

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

X
 Customer Signature _____ Date _____



Scale: 1/8" = 1 ft



PAYNE	
Pool	
Count	1
Envelope	26' 4" x 15' 10"
Perimeter	84' 3"
Area	415.6 ft ²
Int Surface Area	804.66 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
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 ²
Excavation - Hole	1999 ft ²
Concrete	23.6 yards ³
Rebar	210' 6"
Spa	
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
Lights	1
Spillover Length(s)	6'
Spillover Mtrl	Stone, Ivory, Straight
Interior Finish	Wet Edge, Indigo Blue
Tile Line	16.02 ft
Tile Material	Stone, Split-Faced Pane 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	188 ft ²
Concrete	6.3 yards ³
Rebar	855' 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"
Surface Material	Stone, Ivory, French
Riser	344.96 ft ²
Riser Material	Brick, Cream; Concrete Coping, 46" 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 Mtrl:	Concrete, Light Gray; Light Gray; Stone, Ashlar; Faced Panel, Ivory; C

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 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 Goodfellow 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 hereon.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

DEKALB COUNTY
 ZONING: R-65
 MINIMUM FRONT SETBACK - 50' THROUGHFARES,
 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 SPRINGDALE ROAD,
 PORCE 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 RECORDED
 LINEAR MEASUREMENTS OF
 OBSERVED POSITIONS WAS FOUND
 TO BE 0.00 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND RTK GPS
 GPS RECEIVER: TRIMBLE R10
 SR: 634070404 ROVER
 METRIC: TRIMBLE VHS HOW ROK GNSS

TOTAL AREA: 42,716 SQ FT, 0.981 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 463,220 FEET

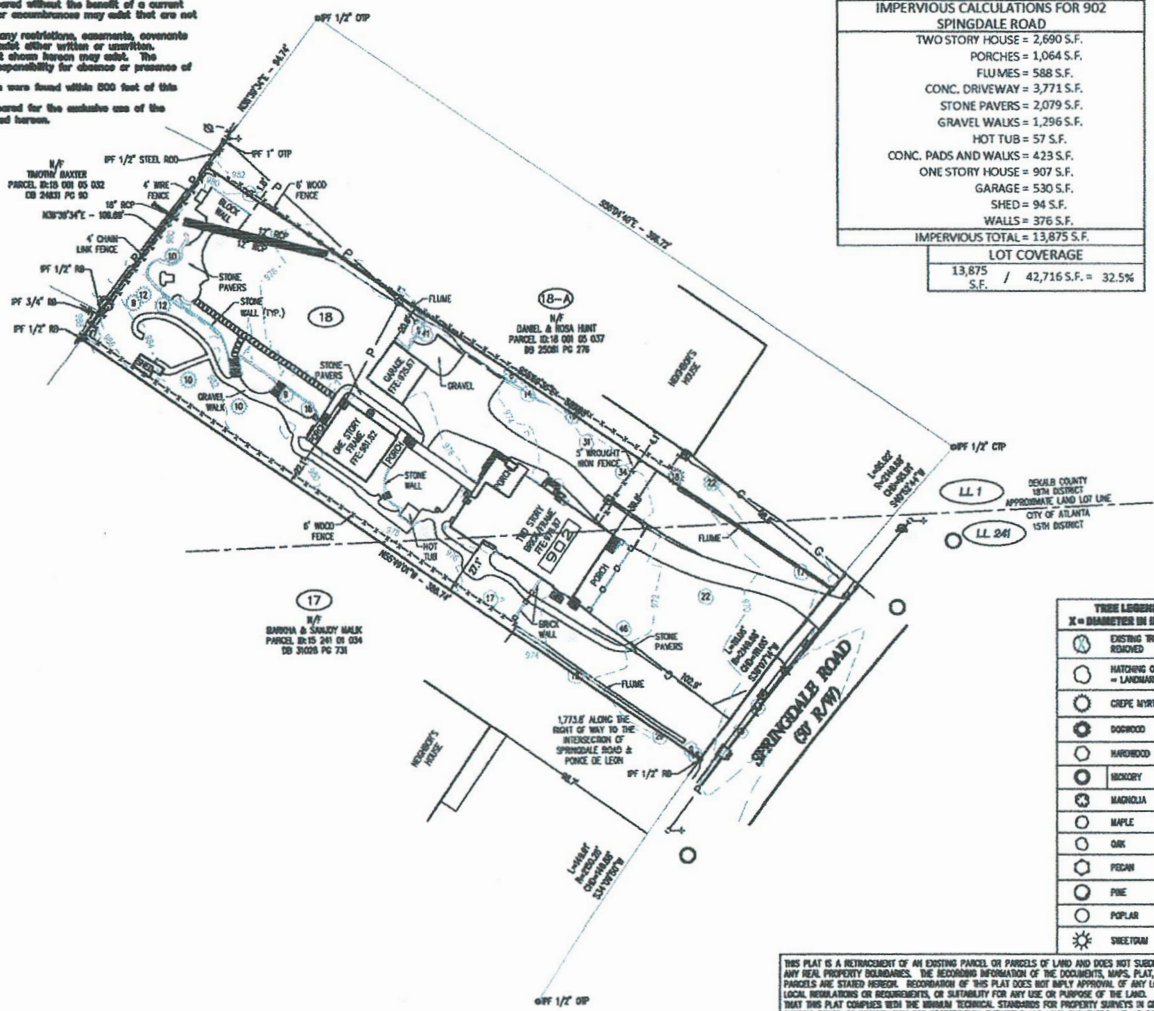
SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT
 PROPERTY: DD 2408 PG 299
 PROPERTY OWNERS AT TIME OF SURVEY:
 DIANE & METRELLA PAYNE, II
 PARCEL NUMBER: 01 01 05 001

REFERENCE: DD 2408 PG 299
 DD 2508 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 13060004R 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 S.F. / 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	FISHED FLOOR ELEVATION
PA0	PA0 ELEVATION
GFE	GARAGE FLOOR ELEVATION
WE	GARAGE WEATHER LIP ELEV.
MFE	MIN. FINISHED FLOOR ELEVATION
PP	POWER POLE
IR	2" IRON REBAR SET
IFR	IRON PIN FOUND
BOLL	BOLLARD
CP	OVERHEAD POWER
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
LP	LIGHT POLE
CPAD	CONCRETE PAD
TE	TELEPHONE MARKER
ACU	AIR CONDITIONER UNIT
ME	MAIL BOX
CO	CLEAN OUT
SSM	SANITARY SEWER MANHOLE
LBCB	LEFT BING CATCH BASIN
RBCB	RIGHT BING CATCH BASIN
DBC	DOUBLE BING CATCH BASIN
DM	DROP INLET
HE	HEADWALL

TREE LEGEND

X = DIAMETER IN INCHES

ET	EXISTING TREE TO BE REMOVED
MO	MATCHING OVER TREE - LANDMARK TREE
CM	CREPE MYRTLE
DO	DORWOOD
HA	HARDWOOD
MO	MOKORY
MA	MAGNOLIA
MA	MAPLE
OK	OAK
PI	PISTACH
PO	POPLAR
SW	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 RECORDS, COMPLIANCE WITH LOCAL REGULATIONS OR RECORDATIONS, 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

SCALE: 1"=40'

GRAPHIC SCALE - IN FEET

DESIGNED BY: JTF SHEET NUMBER: 1 of 1 FILE NAME: 902 SPRINGDALE ROAD_R0 DATE: 2-21-25 CLIENT: NET PAYNE 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
 R E V I S I O N S

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

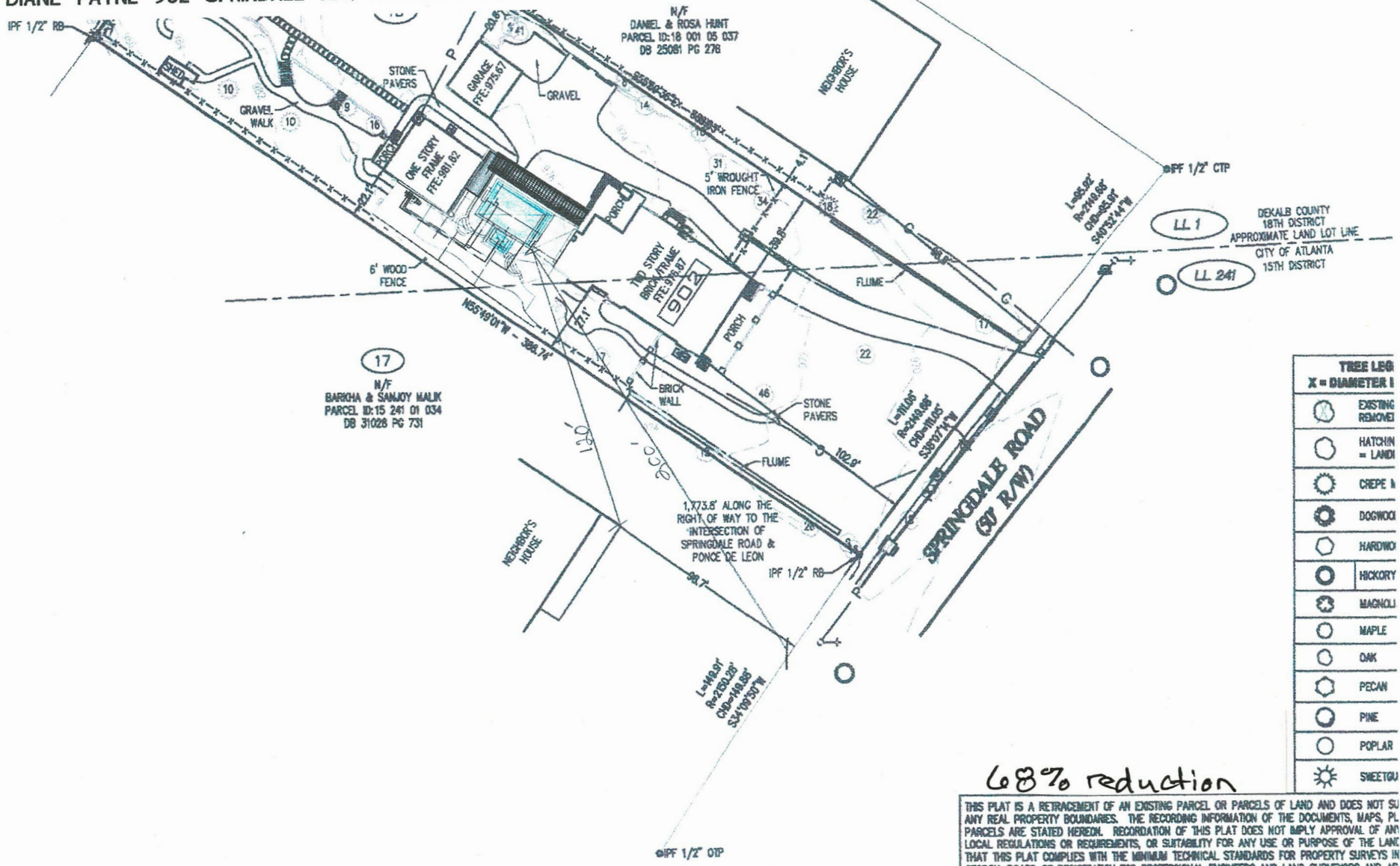
KEYSTONE LAND SURVEYING, INC.
 262 WEST CROGAN STREET
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700
 www.keystoneandsurveying.com

2-21-25
 GEORGIA
 06-3077
 LAND SURVEYOR
 BLOCK F. C. BERRY

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

100% 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
	HARDWO
	HICKORY
	MAGNOLI
	MAPLE
	DNK
	PECAN
	PINE
	POPLAR
	SWEETOU

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 HERED. 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

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 the surveyor.

BOUNDARY SURVEY FOR