



DeKalb County
GEORGIA

Chief Executive Officer

Lorraine Cochran-Johnson

Department of Planning & Sustainability

Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Juliana Njoku

Application for Certificate of Appropriateness

Date submitted: _____ Date Received: _____

Address of Subject Property: 868 Artwood Rd. Atlanta, Ga 30307

Applicant: David Neuman

E-Mail: _____

Applicant Mailing Address: 650 Ponce De Leon Ave. NE Ste. 300 #1536

Applicant Phone: _____

Applicant's relationship to the owner: Owner ☐

Architect ☐

Contractor/Builder ☒

Other ☐

Owner(s): Matt Upchurch

Email: _____

Owner(s): Lauren Upchurch

Email: _____

Owner(s) Mailing Address: 868 Artwood Rd. Atlanta, Ga 30307

Owner(s) Telephone Number: _____

Approximate date of construction of the primary structure on the property and any other structures affected by this project: 1948

Nature of work (check all that apply):

New construction ☐

New Accessory Building ☐

Other Building Changes ☐

Demolition ☐

Landscaping ☒

Other Environmental Changes ☐

Addition ☐

Fence/Wall ☒

Other ☒

Moving a Building ☐

Sign Installation ☐

Description of Work:

Removal of trees. Installation of retaining walls, pool, patio, landscaping, and fencing.

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: David Neuman

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: Matt & Lauren Upchurch
being owner(s) of the property at: 868 Artwood Rd. Atlanta, Ga 30307
hereby delegate authority to: David Neuman
to file an application for a certificate of appropriateness in my/our behalf.

Signature of Owner(s):

Date:

7/7/20



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 via email. 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.

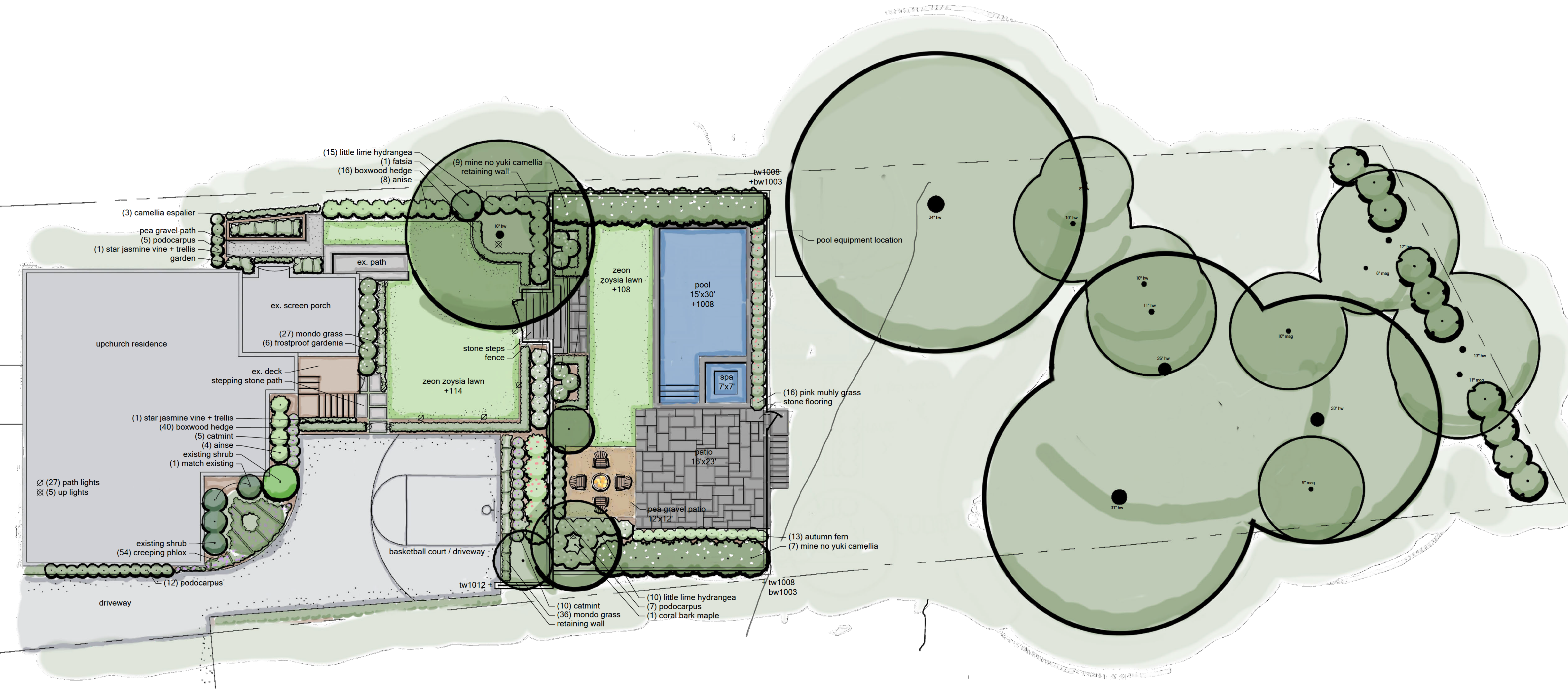
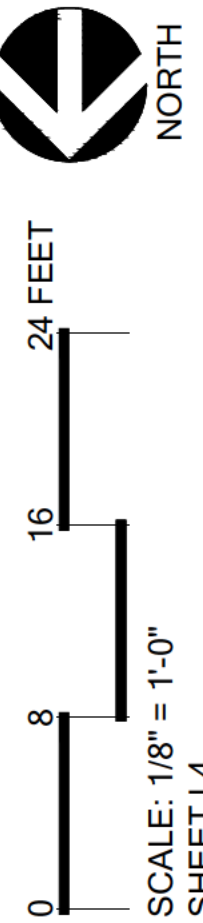


LANDSCAPE CREATIVE
DESIGN | BUILD

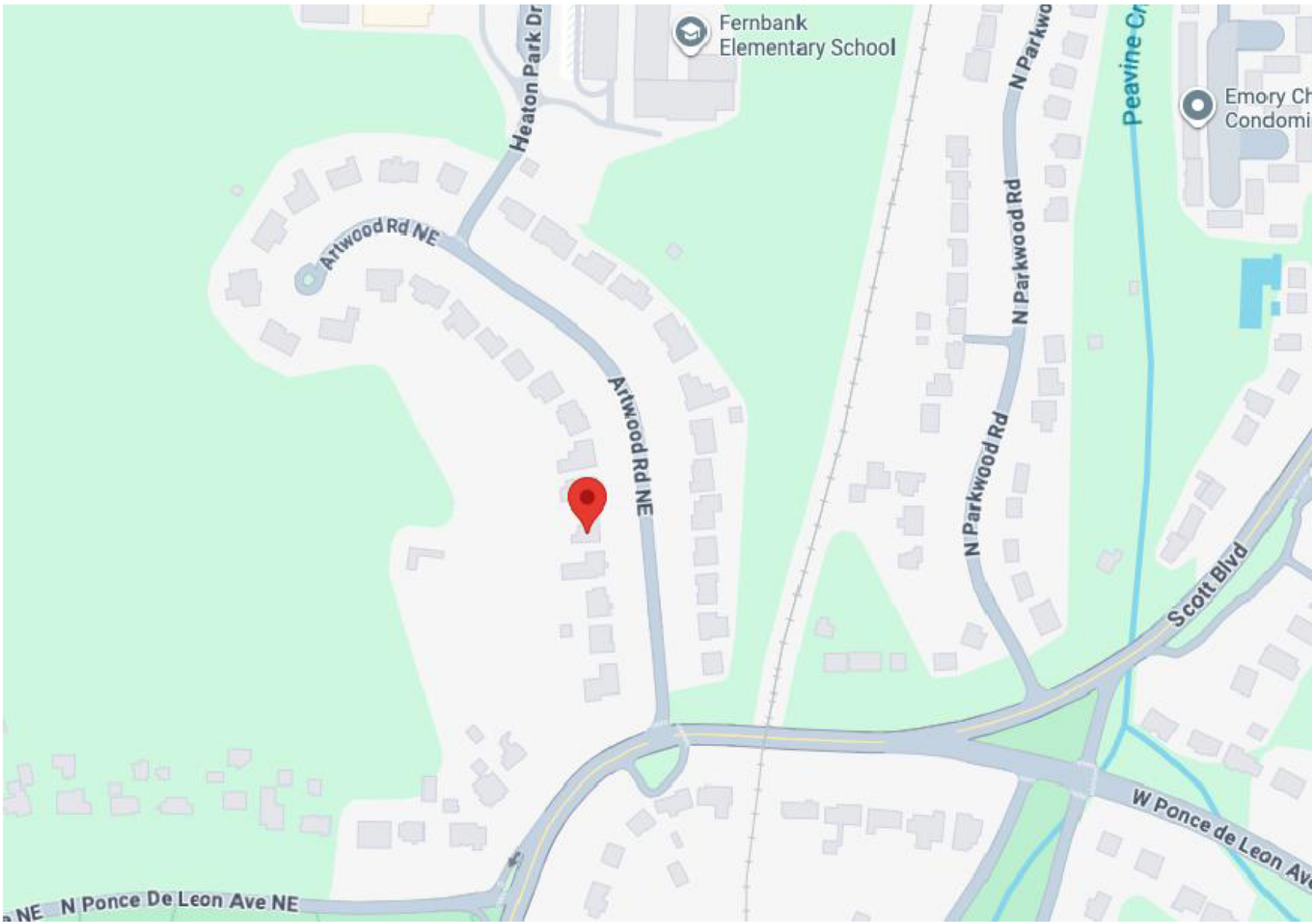
THE UPCHURCH RESIDENCE

868 ARTWOOD RD. ATLANTA, GA 30307
Matt & Lauren Upchurch
contact: (770)262-9830

THE UPCHURCH RESIDENCE



UPCHURCH RESIDENCE
FOR
868 ARTWOOD RD.
ATLANTA, GA 30307
ZONED R-85
DRUID HILLS HISTORIC DISTRICT



LOCATION MAP

PROJECT SCOPE:

- Remove trees
- Remove existing hardscapes in area of proposed construction
- Install (2) retaining walls
- Install pool
- Install landscaping
- Install fencing
- Remove and replace driveway

CONSTRUCTION CODES
DESIGNED IN COMPLIANCE WITH
2024 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH GA AMENDMENTS (2026)
2024 INTERNATIONAL MECHANICAL CODE (IMC) WITH GA AMENDMENTS (2026)
2024 INTERNATIONAL FUEL GAS CODE (IFGC) WITH GA AMENDMENTS (2026)
2024 INTERNATIONAL PLUMBING CODE (IPC) WITH GA AMENDMENTS (2026)
2026 GA AMENDMENTS TO THE 2023 NATINOAL ELECTRIC CODE (NEC)

SHEET INDEX:
COVER SHEET
Survey
L1.0 - Demo & Erosion Control Plan
L2.0 - Site Plan
L3.0 - Tree Protection Plan

HOME OWNER: Matt & Lauren Upchurch
PHONE NUMBER: 770-262-9830
EMAIL: upchurch.matt@gmail.com

RELEASED FOR CONSTRUCTION



LANDSCAPE CREATIVE
DESIGN | BUILD

LANDSCAPE CREATIVE
DESIGN | BUILD

GEORGIA811
www.Georgia811.com
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COVER SHEET
FOR
UPCHURCH RESIDENCE
868 ARTWOOD RD.
ATLANTA, GA 30307

REVISIONS

1.

DATE OF ISSUE
07/06/2026

SHEET
COVER

LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
CRBF	CAPPED REBAR FOUND
OTPF	OPEN TOP PIPE FOUND
CTPF	CRIMP TOP PIPE FOUND
☆	LIGHT POLE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
TPED	PHONE PEDASTAL
CATV	CABLE BOX
WM	WATER METER
□PB	TRANSFORMER
U/E	UTILITY EASEMENT
(12.34'D)	DEED DISTANCE
12.34'(M)	MEASURED DISTANCE
DE	DRAINAGE EASEMENT
SSE	SEWER EASEMENT
HW	HEADWALL
JB	JUNCTION BOX
CB	CATCH BASIN
YI	YARD INLET
P	PORCH
C/P	CARPORT
YI	YARD INLET
ST	STORAGE ROOM
-OHP-	OVERHEAD POWER

BASED ON GA
WEST ZONE

EXISTING LOT COVERAGE:

HOUSE-1,857 SF
FRONT PORCH-50 SF
SCREENED PORCH-280 SF
DECK/STEPS-99 SF
WALLS-106 SF
STEPS-57 SF
STONE WALK-299 SF
DRIVEWAY-2185 SF
TOTAL-4933 SF

4933/23221=21.24%

GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 159,932 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000± FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13089C0064K DATED 8/15/19

ZONING: R-75

MIN. LOT AREA: 10,000 SF
MIN LOT FRONTAGE: 75'

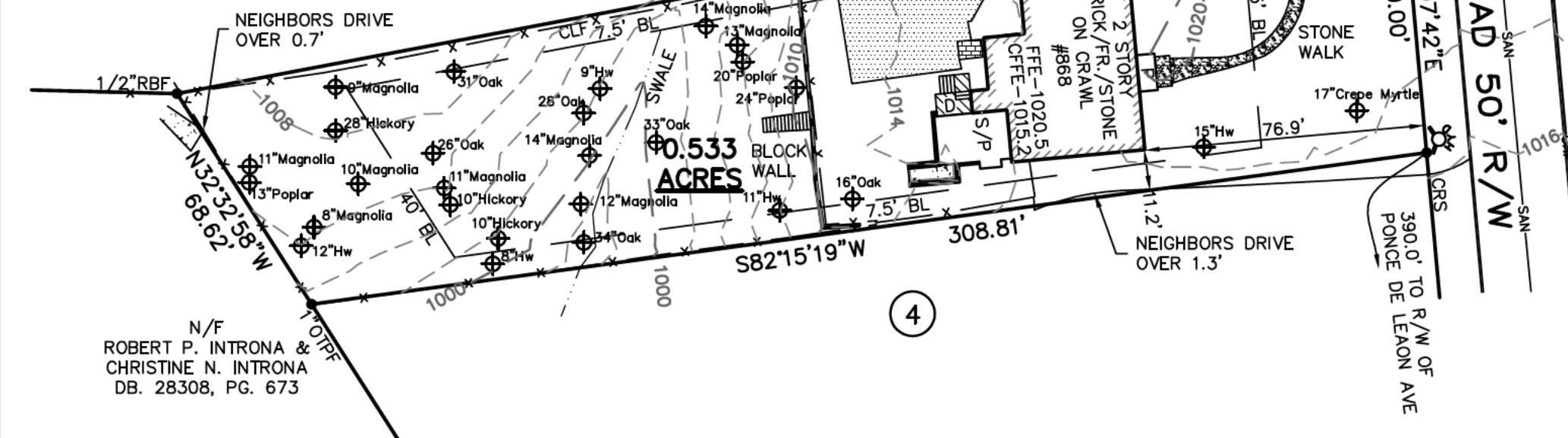
SETBACKS:

FRONT-45 FEET
SIDE-7.5 FEET
REAR-40 FEET

MAXIMUM COVERAGE: 35%



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

SCI Development Services

ENGINEERS - SURVEYORS - LAND PLANNERS
2020 WESTSIDE COURT-STE E-SNELLVILLE GEORGIA 30078
(770) 736-7566 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

PROJECT: 56901
DWG BY: DCP
CHKD BY: JAS
DATE: 2/5/26
SCALE: 1"=40'

SURVEY FOR:
MATT UPCHURCH

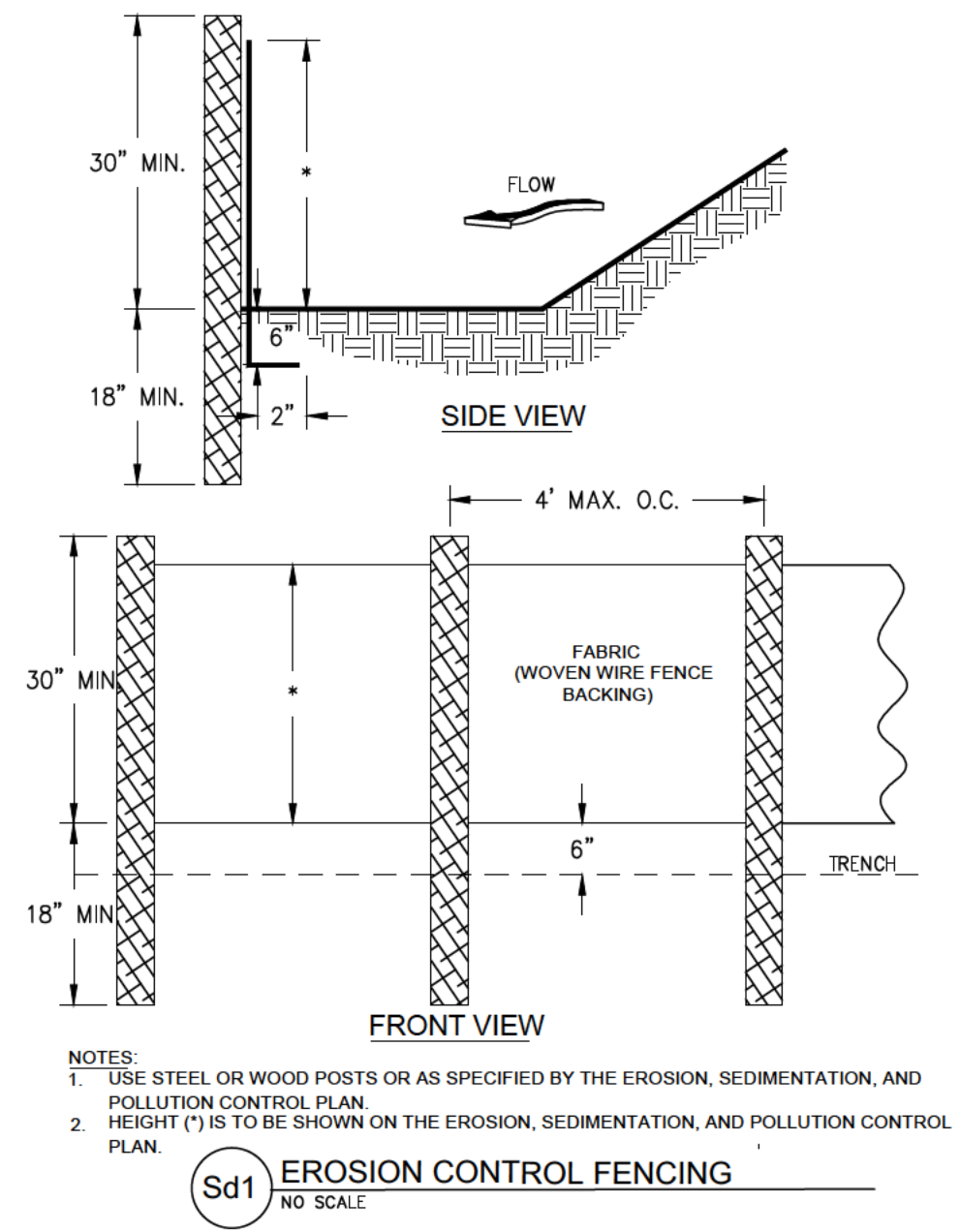
LOT 5, BLOCK 1
SUBDIVISION: ARTWOOD
LAND LOT 244, 15th DISTRICT
DEKALB COUNTY, GEORGIA
REFERENCED IN PLAT BOOK 16, PAGE 69

ZONING AND IMPERVIOUS COVERAGE CALCULATIONS

TOTAL SITE AREA: 23,221 SF or .533 acre
MAXIMUM COVERAGE ALLOWED: 35% (8,127.35 SF)
TOTAL AREA DISTURBED: 7,181 SF

EXISTING COVERAGE TO REMAIN:
RESIDENCE: 1,857 SF
FRONT PORCH: 50 SF
FRONT STONE WALK: 264 SF
BACK SCREENED PORCH: 280 SF
BACK DECK/STEPS: 99 SF
BACK WALLS ADJACENT TO HOUSE: 49 SF
TOTAL EXISTING COVERAGE TO REMAIN AREA= 2,599 SF OR 11.2%

SILT FENCE - TYPE SENSITIVE



GENERAL NOTES:

NO GRADED SLOPE SHALL EXCEED 2:1

THERE ARE NO WETLANDS ON THIS SITE.

SITE DRAWINGS ARE BASED ON A SURVEY BY SCI DEVELOPMENT SERVICES FOR CLIENT DATED 2/5/26.

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL 100 YEAR FLOOD HAZARDS.

ESTIMATED DEBRIS HAUL OFF: 20 CUBIC YARDS.

ALL SILT FENCE SHALL BE CLASS "C".

DEMO DEBRIS CALCULATIONS

TOTAL DEBRIS APPROX. 20 CU. YDS.
TOTAL SOIL QUANTITIES: CUT = 0 CU. YDS.
HAUL OFF = 20 YDS.

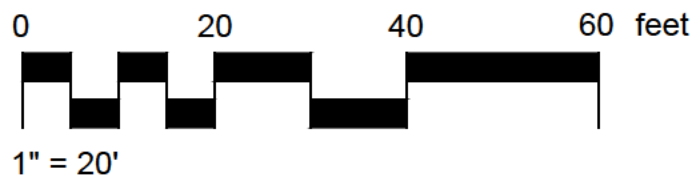
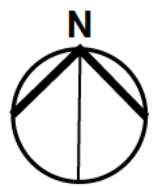
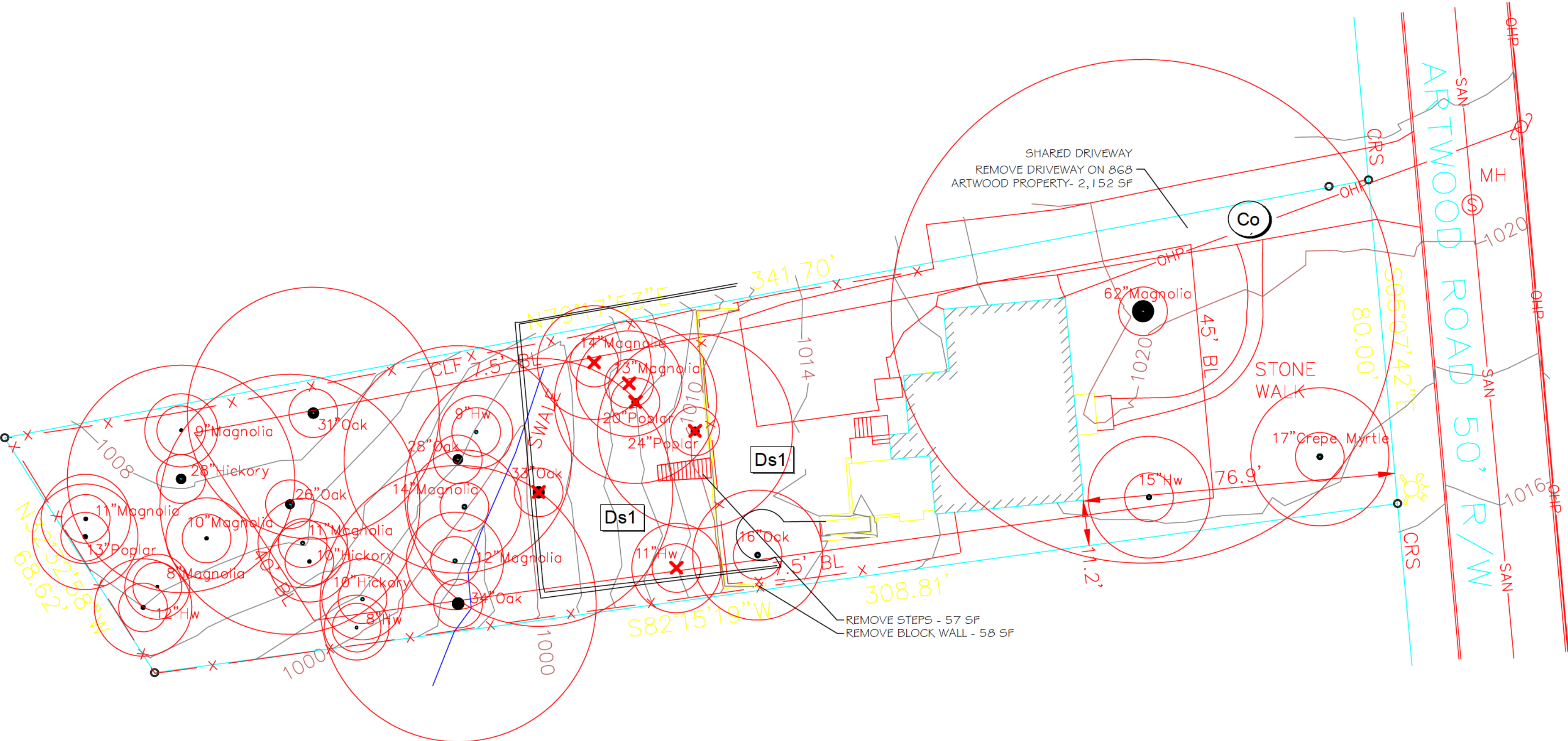
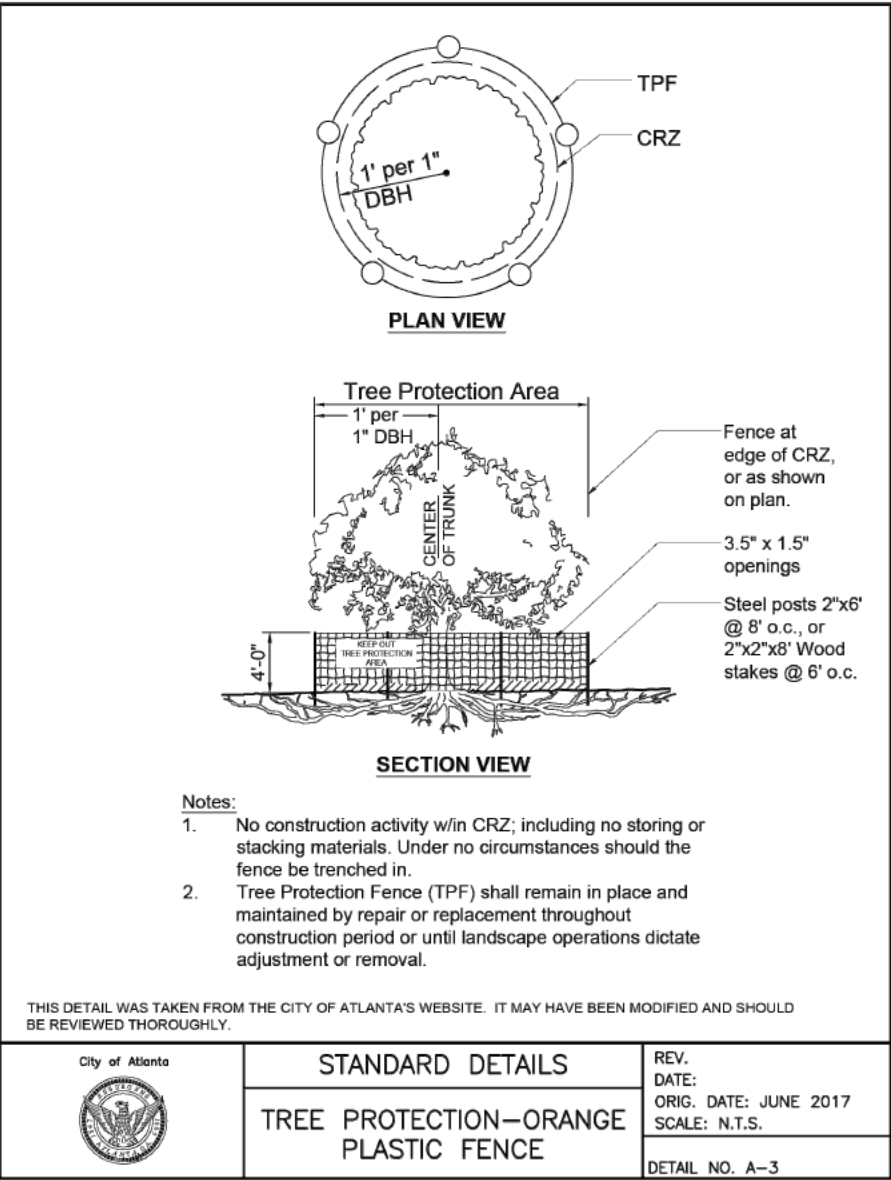
THE NUMBERS ARE APPROXIMATE. CONTRACTOR SHALL CONFIRM CALCULATIONS.

STRUCTURAL PRACTICES

CODE	PRACTICE	CODE	PRACTICE	CODE	PRACTICE
Cd	CHECKDAM	Re	RETAINING WALL	Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ch	CHANNEL STABILIZATION	Sd1	SEDIMENT BARRIER	Ds2	DISTURBED AREA STABILIZATION (TEMP SEEDING)
Co	CONSTRUCTION EXIT	Sd2	INLET SEDIMENT TRAP	Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)
Rd	ROCK FILTER DAM	Tr	TREE PROTECTION	Ds4	DISTURBED AREA STABILIZATION (SODDING)

EROSION CONTROL 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 SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ANY DISTURBED AREA LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS LEFT 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 CONTROL MEASURES SHALL BE INSTALLED ID DETERMINED NECESSARY BY ON SITE INSPECTION.
- SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TYPE "C", TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.



RELEASED FOR CONSTRUCTION

DEMO & EROSION CONTROL PLAN
FOR
UPCHURCH RESIDENCE
868 ARTWOOD RD.
ATLANTA, GA 30307

REVISIONS

1.

DATE OF ISSUE
07/06/2026

SHEET

L1.0



Contact 811 before you dig.



TOTAL SITE AREA: 23,221 SF or .533 acre
MAXIMUM COVERAGE ALLOWED: 35% (8,127.35 SF)
TOTAL AREA DISTURBED: 7,181 SF

EXISTING COVERAGE TO REMAIN:
RESIDENCE: 1,857 SF
FRONT PORCH: 50 SF
FRONT STONE WALK: 264 SF
BACK SCREENED PORCH: 280 SF
BACK DECK/STEPS: 99 SF
BACK WALLS ADJACENT TO HOUSE: 49 SF
TOTAL EXISTING COVERAGE TO REMAIN AREA= 2,599 SF OR 11.2%

PROPOSED COVERAGE:
 PROPOSED WALLS: 228 SF
 PROPOSED POOL: 450 SF
 PROPOSED POOL COPING: 94 SF
 PROPOSED STEPS: 98 SF
 PROPOSED DRIVEWAY: 2,342 SF

TOTAL PROPOSED COVERAGE AREA = 3,212 SF
 TOTAL EXISTING AND PROPOSED = 5,811 SF (25.0%)

NO GRADED SLOPE SHALL EXCEED 2:1

THERE ARE NO WETLANDS ON THIS SITE.

GRADING CALCULATIONS:
CUT = 0 CUBIC YARDS
FILL = 12 CUBIC YARDS

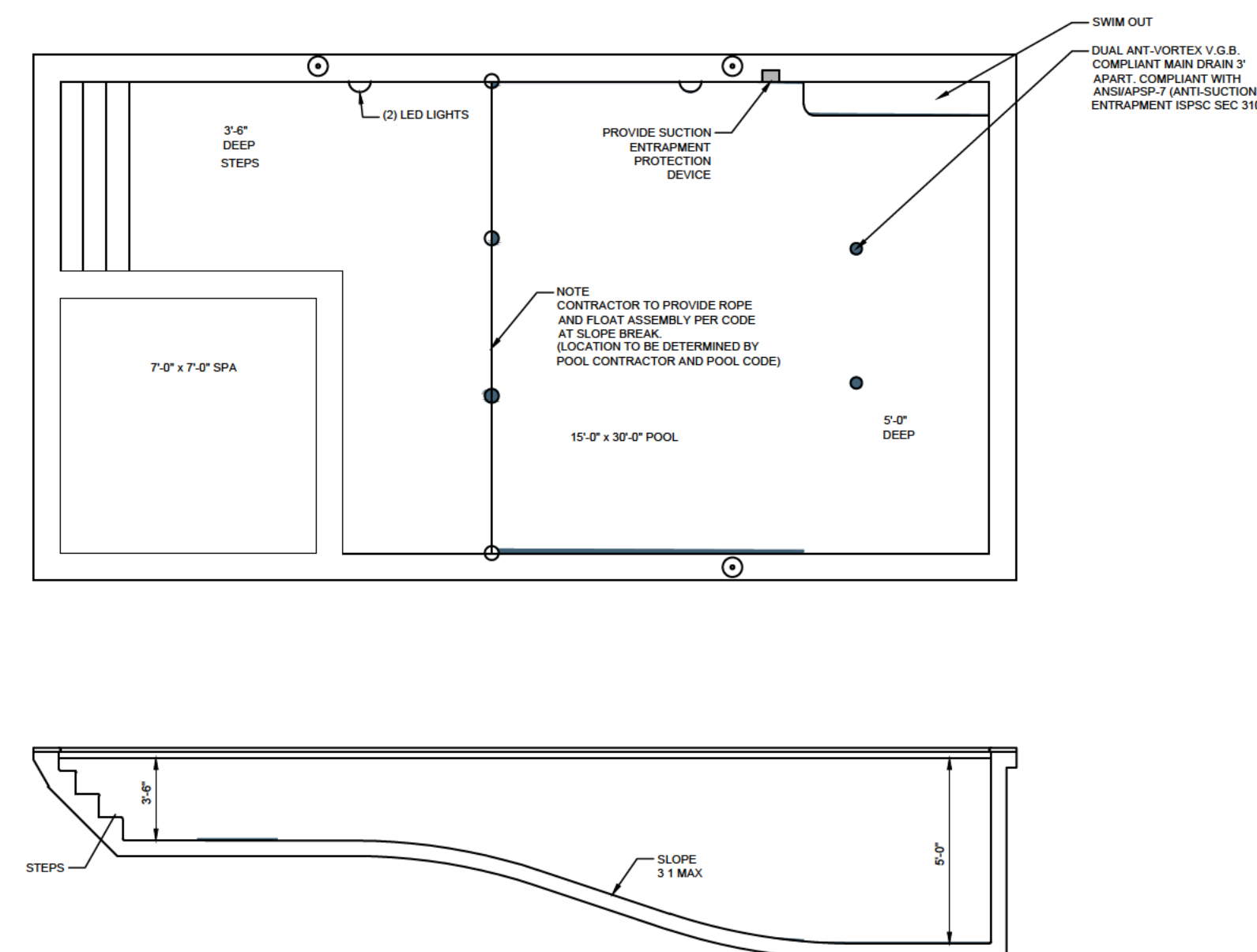
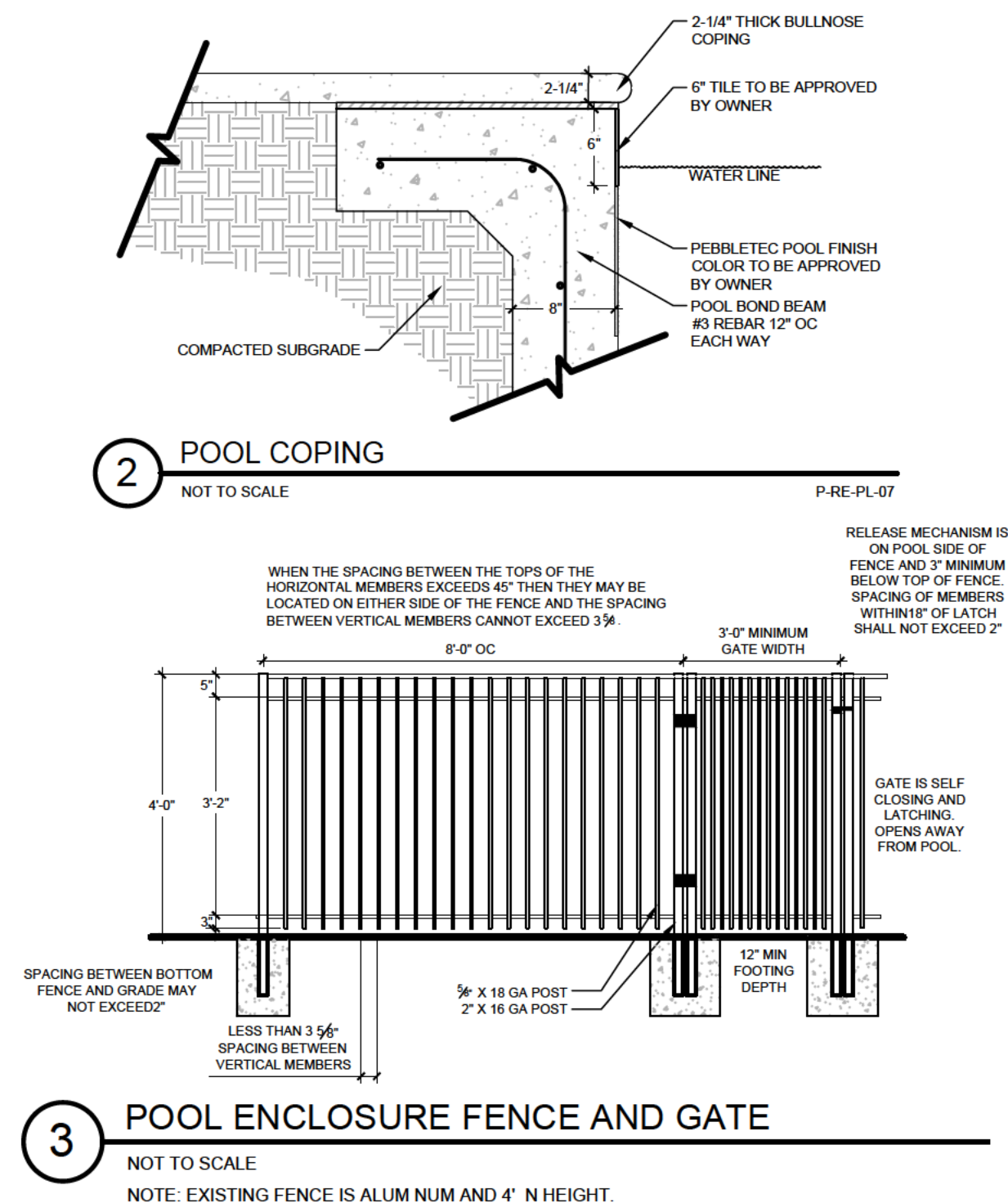
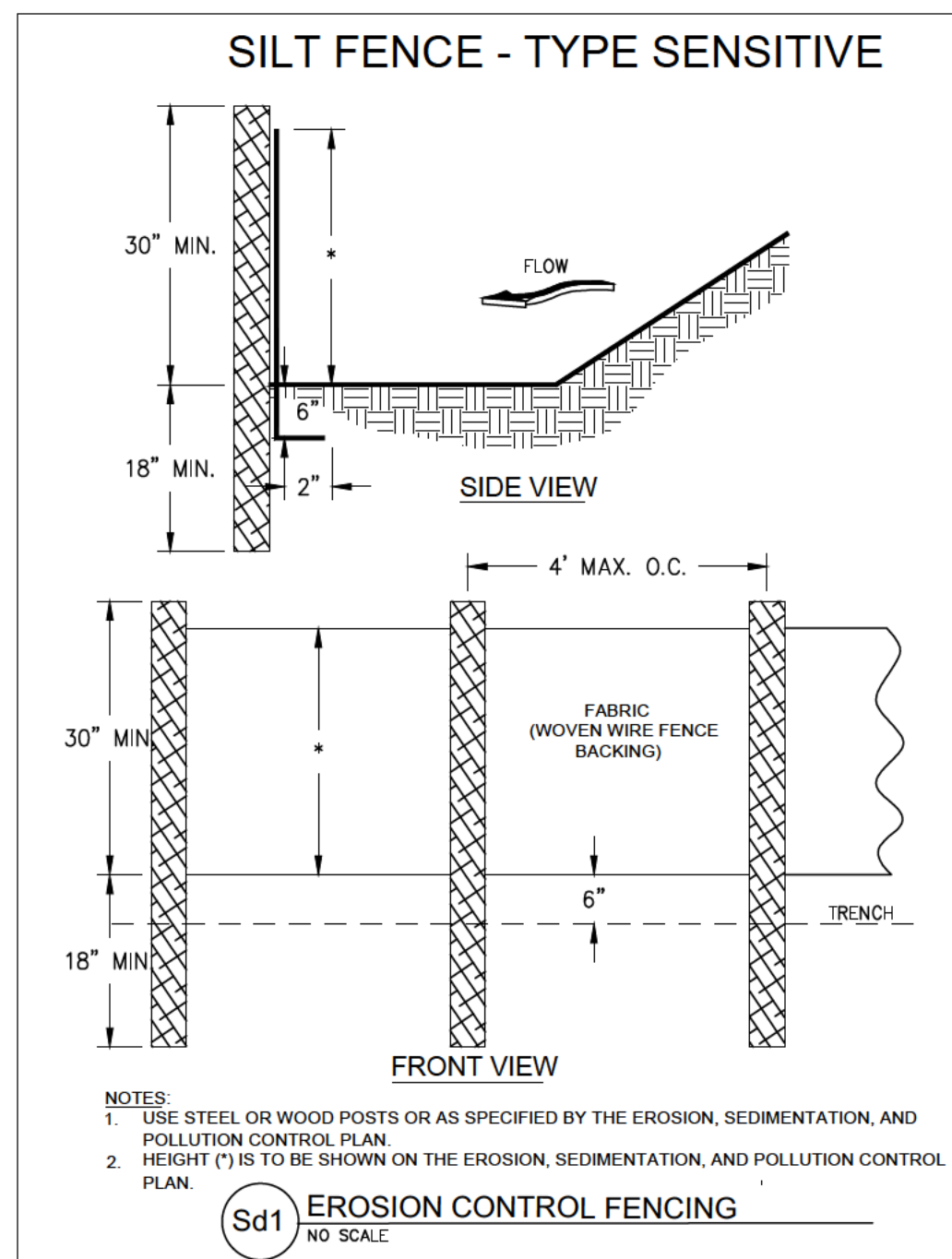
ESTIMATED DEBRIS HAUL OFF: 20 CUBIC YARDS.
ALL SILT FENCE SHALL BE CLASS "C".

TOTAL DEBRIS APPROX.	20 CU. YDS.
TOTAL SOIL QUANTITIES:	CUT = 0 CU. YDS.
	HAUL OFF = 20 YDS.

THE NUMBERS ARE APPROXIMATE. CONTRACTOR SHALL CONFIRM CALCULATIONS.

CODE PRACTICE		CODE PRACTICE		CODE PRACTICE	
	CHECKDAM		RETAINING WALL		DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
	CHANNEL STABILIZATION		SEDIMENT BARRIER		DISTURBED AREA STABILIZATION (TEMP SEEDING)
	CONSTRUCTION EXIT		INLET SEDIMENT TRAP		DISTURBED AREA STABILIZATION (WITH PERM SEEDING)
	ROCK FILTER DAM		TREE PROTECTION		DISTURBED AREA STABILIZATION (SODDING)

1. 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 SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE ATTACHED EROSION CONTROL MEASURES AND PRACTICES IS NOT EFFECTIVE EROSION CONTROL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
2. ANY DISTURBED AREA LEFT IDLE FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING; DISTURBED AREAS LEFT IDLE FOR 30 DAYS SHALL BE STABILIZED WITH PERMANENT VEGETATION.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN, AND REPAIRED AS NECESSARY.
4. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DETERMINED NECESSARY BY ON SITE INSPECTION.
5. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 17.1-71-17 "C", TEMPORARY SILT FENCE, OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 1993 EDITION.

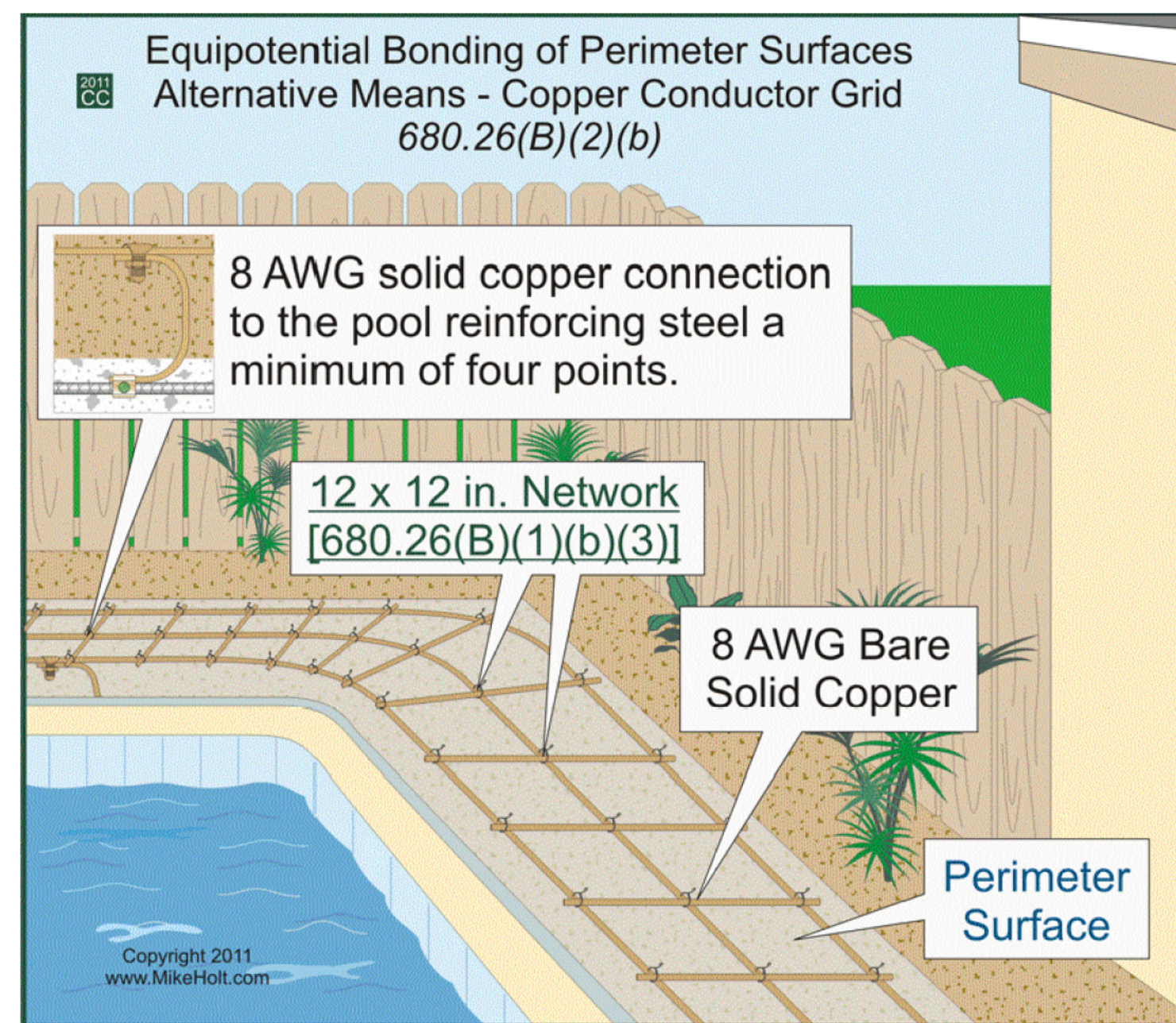
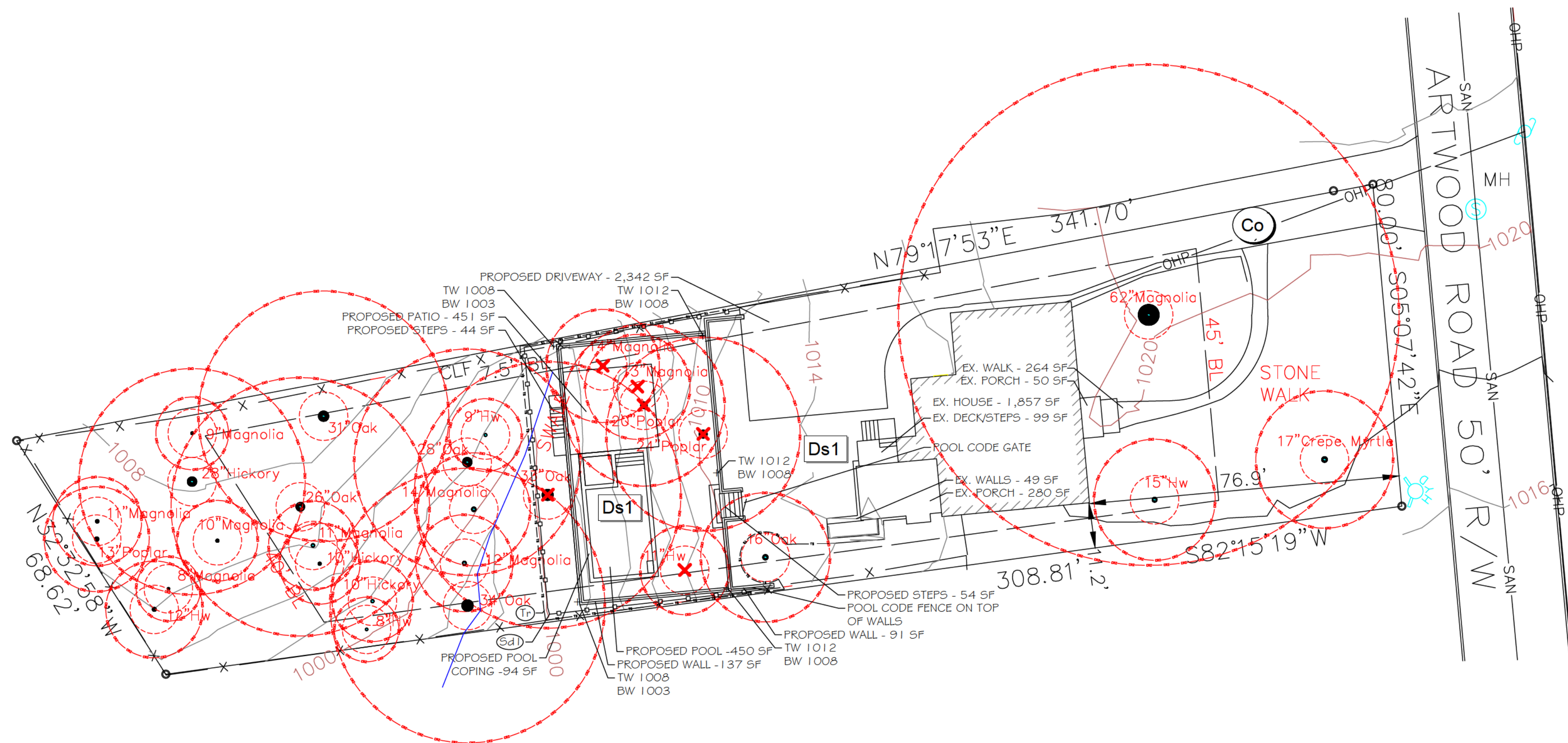


- NOTES:**
1. TIME SWITCHES THAT AUTOMATICALLY TURN OFF HEATERS AND PUMPS ACCORD NGLY TO A PRESET SCHEDULE SHALL BE NSTALLED ON ALL HEATERS AND PUMPS.
 2. HEATED POOLS SHALL BE PROV DED WITH A VAPOR RETARDANT COVER.
 3. HEATERS SHALL BE SIZED N ACCORDANCE WITH THE MANUFACTURER'S SPEC FICATIONS.
 4. HEATERS TO COMPLY WITH APPLICABLE STANDARDS FROM TABLE ON THIS PAGE.

DEVICE	STANDARD
ELECTRIC WATER HEATER	UL 1261, UL 1563 OR CSA C22.2 NO. 219.1
GAS-FIRED WATER HEATER	ANSI Z21.56/CSA 4.7A
HEAT EXCHANGER	AHRI 400
HEAT PUMP WATER HEATER	UL 1995, AHRI 1160, CSA C22.2 NO. 236

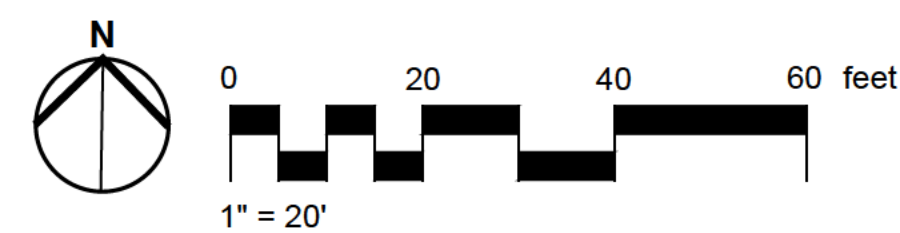
1 POOL

NOT TO SCALE



1 POOL BONDING

NOT TO SCALE



RELEASED FOR CONSTRUCTION



LANDSCAPE CREATIVE
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SITE PLAN
FOR
UPCHURCH RESIDENCE
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ATLANTA, GA 30307

REVISIONS

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SHEET

L2.0

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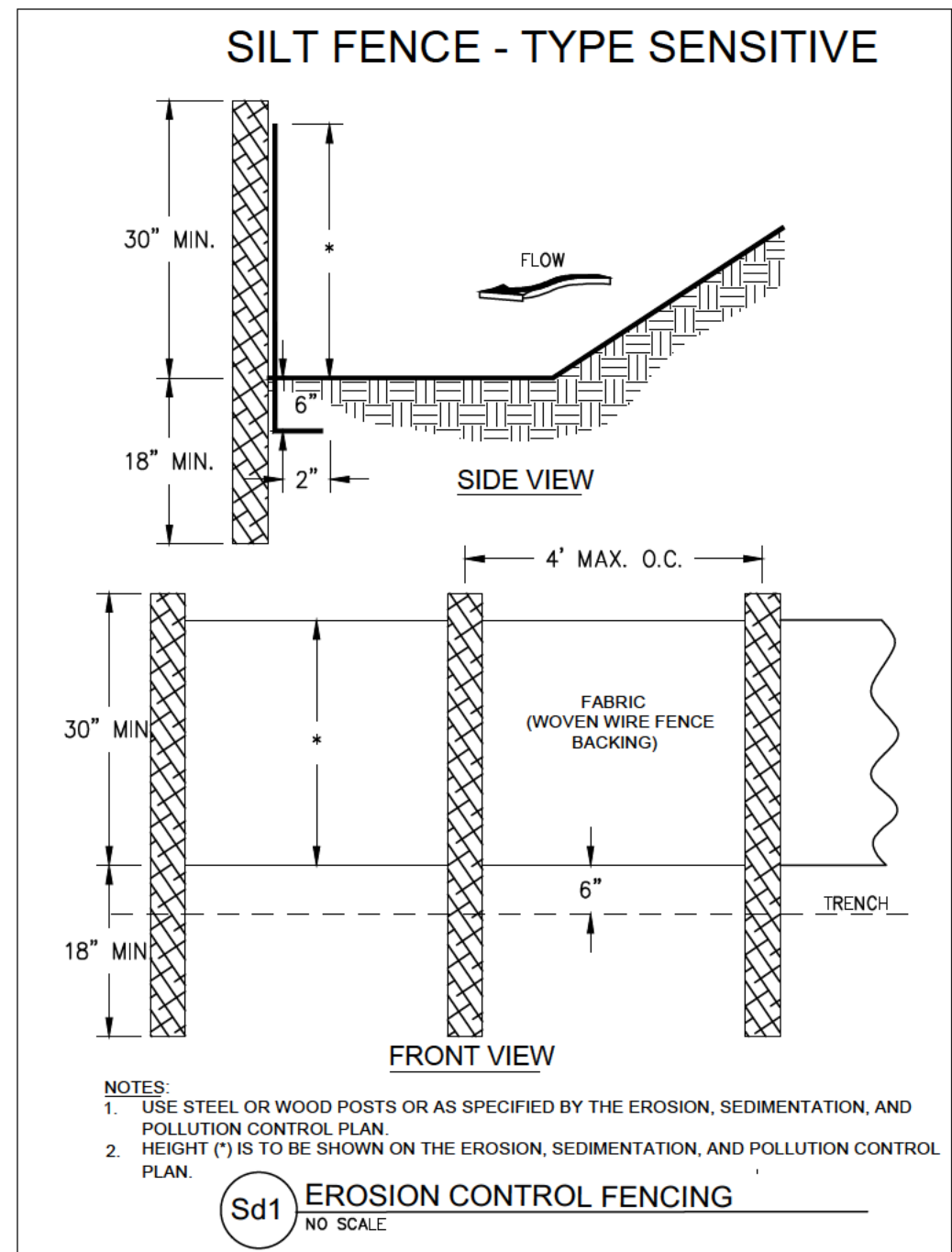
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SITE DRAWINGS ARE BASED ON A SURVEY BY SCI DEVELOPMENT SERVICES FOR CLIENT DATED 2/5/26.	CUT = 0 CUBIC YARDS FILL = 12 CUBIC YARDS
THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL 100 YEAR FLOOD HAZARDS.	ESTIMATED DEBRIS HAUL OFF: 20 CUBIC YARDS. ALL SILT FENCE SHALL BE CLASS "C".

TOTAL DEBRIS APPROX.	20 CU. YDS.
TOTAL SOIL QUANTITIES:	CUT = 0 CU. YDS.
	HAUL OFF = 20 YDS.

THE NUMBERS ARE APPROXIMATE. CONTRACTOR SHALL CONFIRM CALCULATIONS.



ACRES:0.533
DENSITY REQUIREMENT: 120"/ACRE OR 63.96"
DBH TO REMAIN: 405"
TREES ADDED: 1

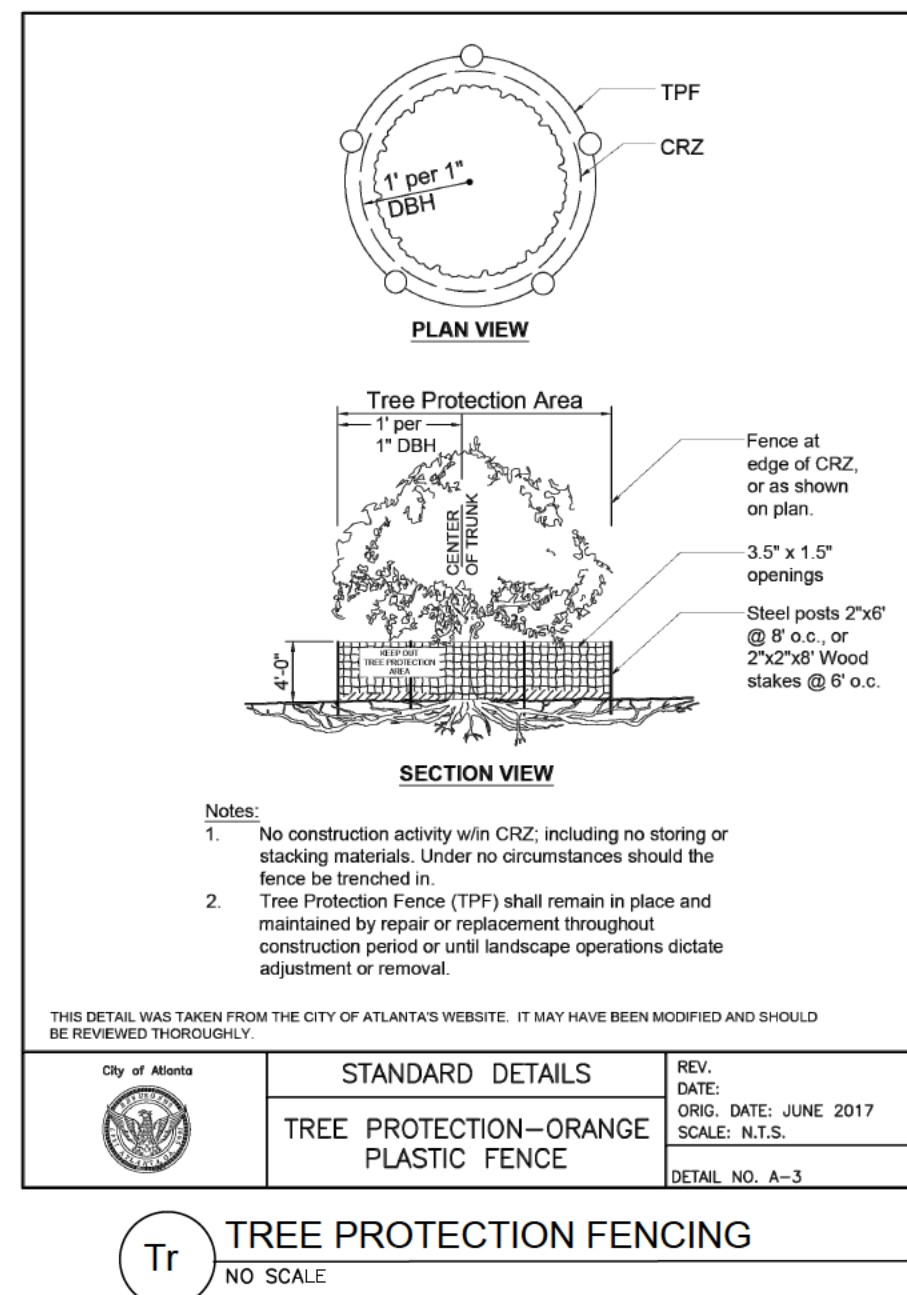
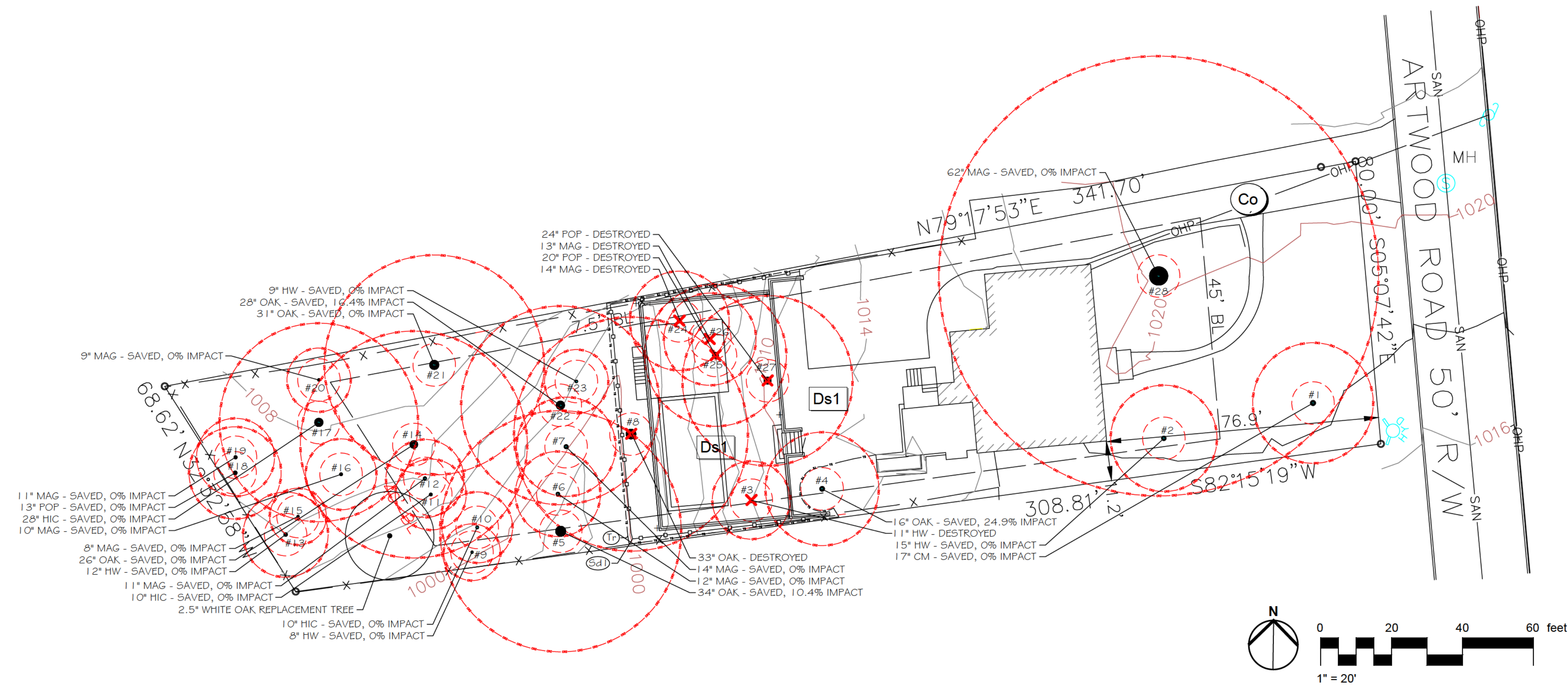
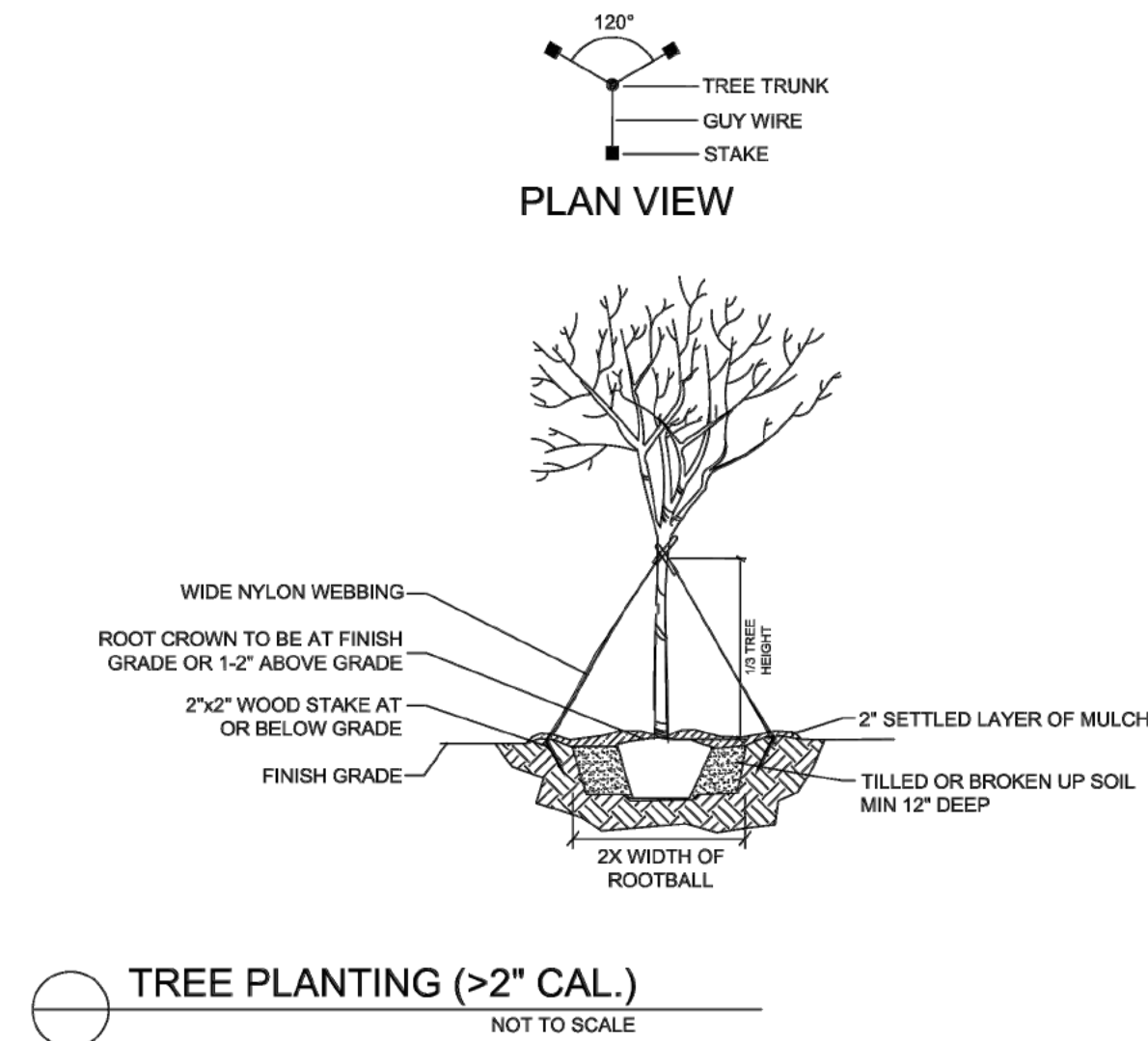
TREE #	DBH	SPECIES	SPECIES
1	2.5	HW	WHITE OAK

CODE PRACTICE		CODE PRACTICE		CODE PRACTICE	
	CHECKDAM		RETAINING WALL		DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
	CHANNEL STABILIZATION		SEDIMENT BARRIER		DISTURBED AREA STABILIZATION (TEMP SEEDING)
	CONSTRUCTION EXIT		INLET SEDIMENT TRAP		DISTURBED AREA STABILIZATION (WITH PERM SEEDING)
	ROCK FILTER DAM		TREE PROTECTION		DISTURBED AREA STABILIZATION (SODDING)

	CHECKDAM		RETAINING WALL		DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
	CHANNEL STABILIZATION		SEDIMENT BARRIER		DISTURBED AREA STABILIZATION (TEMP SEEDING)
	CONSTRUCTION EXIT		INLET SEDIMENT TRAP		DISTURBED AREA STABILIZATION (WITH FERM SEEDING)
	ROCK FILTER DAM		TREE PROTECTION		DISTURBED AREA STABILIZATION (SODDING)

TREE #	DBH	SPECIES	% IMPACT	STATUS	RCMP. DBH
	17	CM	0.0	SAVED	
2	15	HW	0.0	SAVED	
3	11	HW	0.0	SAVED	
4	16	OAK	24.9	DESTROYED	
5	34	OAK	10.4	SAVED	
6	12	MAG	0.0	SAVED	
7	14	MAG	0.0	SAVED	
8	33	OAK	100.0	DESTROYED	33
9	8	HW	0.0	SAVED	
10	10	HIC	0.0	SAVED	
11	10	HIC	0.0	SAVED	
12	11	MAG	0.0	SAVED	
13	12	HW	0.0	SAVED	
14	26	OAK	0.0	SAVED	
15	8	MAG	0.0	SAVED	

TREE #	DBH	SPECIES	% IMPACT	STATUS	RCMP. DBH
16	10	MAG	10.0	SAVED	
17	28	HIC	0.0	SAVED	
18	13	POP	0.0	SAVED	
19	11	MAG	0.0	SAVED	
20	9	MAG	0.0	SAVED	
21	31	OAK	0.0	SAVED	
22	28	OAK	16.4	SAVED	
23	9	HW	0.0	SAVED	
24	14	MAG	100.0	DESTROYED	14
25	20	POP	100.0	DESTROYED	20
26	13	MAG	100.0	DESTROYED	13
27	24	POP	100.0	DESTROYED	24
28	62	MAG	0.0	SAVED	
RCMP SUBTOTAL					104





Mine No Yuki Camellia



Coral Bark Maple

UPCHURCH RESIDENCE

Landscape Creative – Softscapes



Viridis Maple



Frostproof Gardenia



George Taber Azalea



Autumn Fern



Little Lime Hydrangea



Anise



Catmint



Creeping Phlox



Boxwood Hedge



Mondo Grass



Camellia espalier



Podocarpus

UPCHURCH RESIDENCE

Landscape Creative – Hardscapes



Black Aluminum Pool Code Fence



Stucco Retaining Wall



Pea Gravel Patio



French Stone Pattern

UPCHURCH RESIDENCE

Landscape Creative - Existing Conditions

