

DeKalb County Historic Preservation Commission

Monday, August 17, 2026- 6:00 P.M.

Staff Report

Consent Agenda

A. 868 Artwood Road, David Neuman. Removal of trees, modification of driveway, and installation of retaining walls, pool, patio, landscaping, and fencing on the rear of property. **1248235.**

Built in 1948 - Nonhistoric (15 244 01 015)

This property is in the Artwood Character Area but is not in a National Register Historic District.

02-21 868 Artwood Road (DH), Falcon Murty. Demolish the freestanding garage, remove the door and stairs on north side, and remove the rear deck. Build a rear addition, screened porch and deck. 1244746. **Approved.**

Summary

The applicant proposes the following scope of work to be completed on the rear of a nonhistoric property:

1. Remove trees and install landscaping in backyard. A total of six (6) trees located in the backyard of the property will be removed; these trees will be removed primarily in the area behind the main house where the proposed swimming pool will be located. New landscaping will be installed in the backyard, including a variety of new plantings such as maples, gardenias, azaleas, ferns, hydrangeas, and boxwood hedges. All landscaping will be completed on the rear of the property and will not be visible from the Right of Way.
2. Install two retaining walls and fencing in backyard. A set of two (2) stepped, stucco retaining walls, measuring 6' at peak height, will be installed in the backyard of the property, surrounding the proposed inground pool and landscaping. A five-foot, aluminum fence will be installed around the perimeter of the pool as well to meet health code requirements.
3. Install an inground swimming pool and patio. A 15'x30' inground pool with 7x7 corner spa area will be installed in the backyard of the property, towards the Southern property line and behind the existing house. To the side of the proposed pool and towards the Northern property line, a 16'x23' French stone patio and a 12'x12' pea gravel patio will be installed.
4. Remove and replace driveway. The existing asphalt driveway located near the Northern property line will be removed and replaced with concrete. The driveway shape, location, and dimensions will not be altered.

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.

Due to proposed height of the retaining walls on the property, a variance will need to be acquired from the Zoning Board of Appeals before a building permit can be issued, as the walls appear to exceed zoning requirements for retaining walls on single-family lots¹.

¹ **Section 27-5.4.7.D.3.** – "Retaining walls may be tiered but no single wall shall exceed four (4) feet in height. All tiered wall design shall be certified by a licensed engineer."

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-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.
- 8.2 *Trees* (p78) Recommendation - The mature hardwood forest within the Druid Hills Local Historic District should be perpetuated through a district-wide replanting program. Trees should be replaced when mature trees are lost to age or damage or are removed for safety reasons. Replacement trees should be of identical or similar varieties to the original trees. A diversity of tree types is recommended to perpetuate the existing character of most tree groupings. Replacement trees of adequate size (1.5" caliper minimum) are recommended. Existing ordinances that provide for the protection and replacement of the district's tree resources should be applied to development activities within Druid Hills.
- 8.2 *Trees* (p78) Guideline -The removal of five (5) or more mature specimen trees that are not deemed dead, diseased, or hazardous by the County arborist, shall be reviewed by the preservation commission. The planting of replacement trees may be required to maintain the historic grounds and landscaping of a property or area.
- 9.3 *Vegetation* (p83) Recommendation – The plant list is intended to assist in the selection of appropriate plant materials. Olmsted's list and the list from the Georgia Landscapes Project provide guidance in selecting materials appropriate for historic landscape projects. There are other sources that can be consulted to identify additional plants used by Olmsted in Druid Hills, such as historic planting plans and particularly the archival record at the Olmsted National Historic Site in Brookline, Massachusetts. The Olmsted list presented in this document should be considered a beginning. Residents of Druid Hills are encouraged to add to this list with historic plants that can be documented as having been used by Olmsted. The native list should be used for natural areas within the district, such as creek corridors and drainage ways. Places within the district where the retention of healthy ecological environments is critical are best landscaped with native varieties. Since native plants have been available since the colony of Georgia was established in 1733, native plants are also appropriate for historic landscapes.
- 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. In the review of the installation of fencing, the front yard shall be defined as the portion of land between the front entrance of the main structure on the property and the Right of Way of which the property is addressed.
- 9.4 *Enclosures and Walls* (p90) Guideline – The plantings of shrubbery to create a hedge is considered fencing and will require review by the preservation commission.
- 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.
- 9.5 *Parking* (p90) Guideline - Parking should be addressed in a manner that does not distract from the overall character of the district. Parking to serve private residential lots should be accommodated on-site, when at all possible, using the pathway of original drives and parking. Front yard parking should not be allowed unless it is a public safety issue. When front yard parking is necessary, it should be added in a manner that does not destroy the unbroken landscaped character of the front yard spaces in Druid Hills. Rear yard spaces should be considered for expansion of parking areas.

- 9.5 *Parking* (p90) Recommendation - It is preferable to expand an existing driveway for parking rather than to add a separate parking pad, since the result is usually less paved surface. Plant materials can be added around parking spaces to visually buffer the parking from the street.
- 9.5 *Parking* (p90) Recommendation - In surfacing new parking areas, the use of impervious paving materials is discouraged. The intent is to limit the amount of run-off within the district's watershed. Consideration should be given to the use of porous materials that allow water penetration and preserve the open character of the landscape.
- 9.7 *Residential Landscape Design* (p92) Guideline – The plantings of individual trees, shrubs, annuals, perennials, and ground covers that are not a part of a landscaping project will not require review by the preservation commission.
- 11.0 *Nonhistoric Properties* (p94) Guideline - In reviewing an application for a Certificate of Appropriateness for a material change to a nonhistoric building, the Preservation Commission should evaluate the change for its potential impacts to any historic development (architecture and natural and cultural landscapes) in the area of influence of the nonhistoric property. Guidelines presented in *Section 7.0: Additions and new Construction* are relevant to such evaluations.



DeKalb County
GEORGIA

Chief Executive Officer

Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Department of Planning & Sustainability

Current Planning Zoning Division

178 Sams Street
Decatur, GA 30030

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

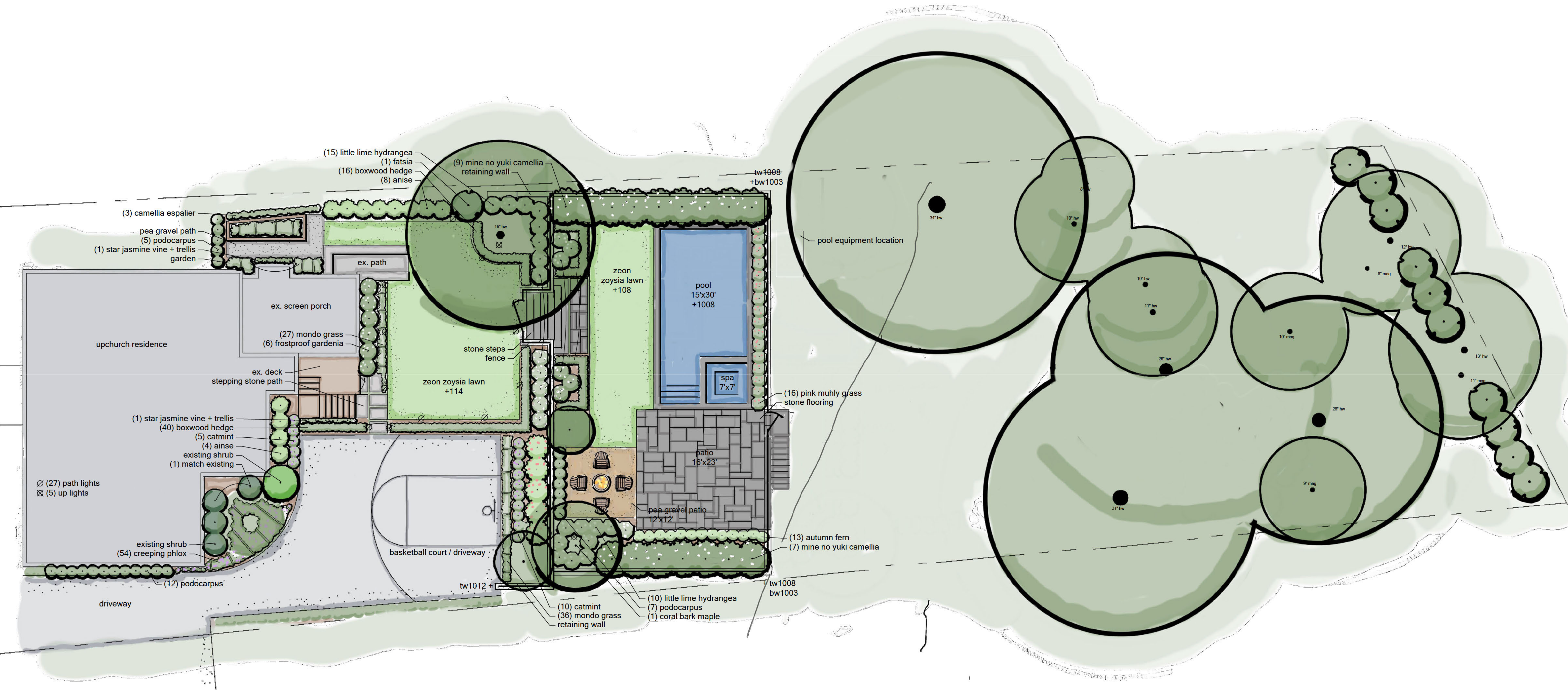
THE UPCHURCH RESIDENCE

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

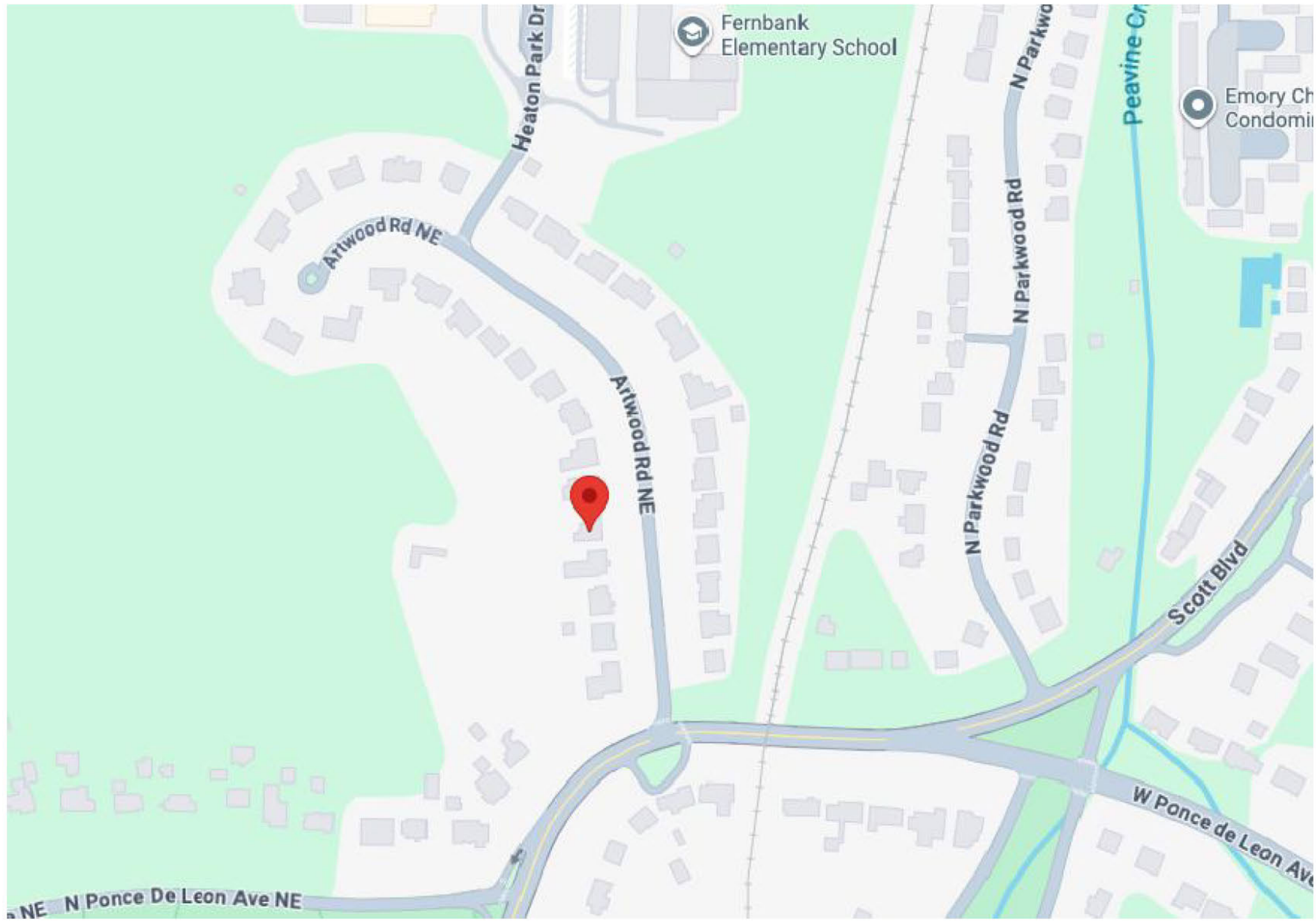
THE UPCHURCH RESIDENCE



0 8 16 24 FEET
SCALE: 1/8" = 1'-0"
SHEET L4



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
Contact 811 before you dig.

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'

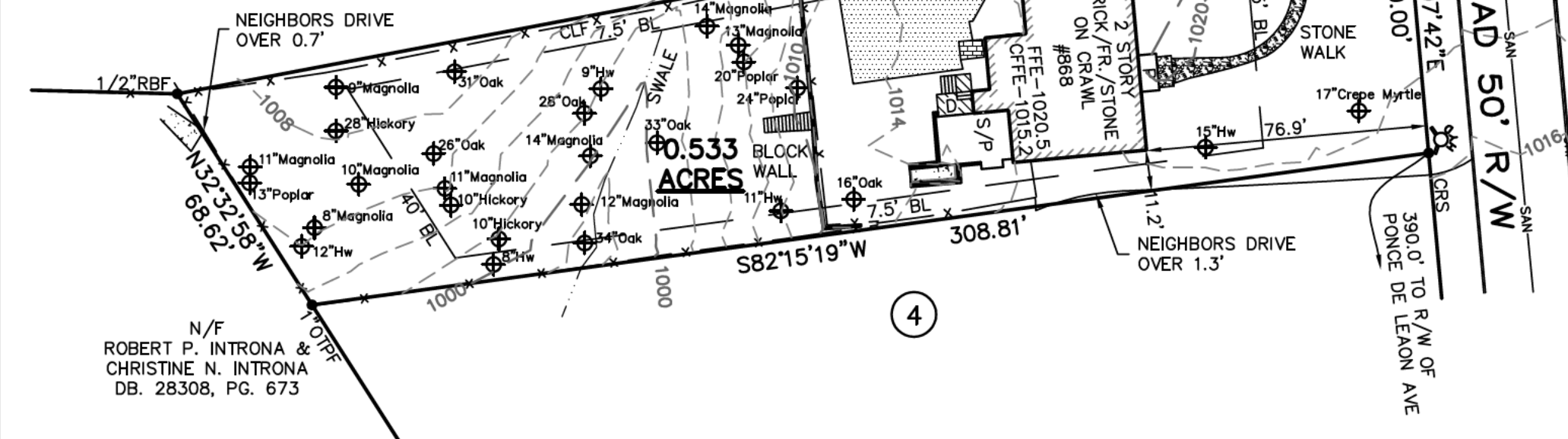
SETBACKS:

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

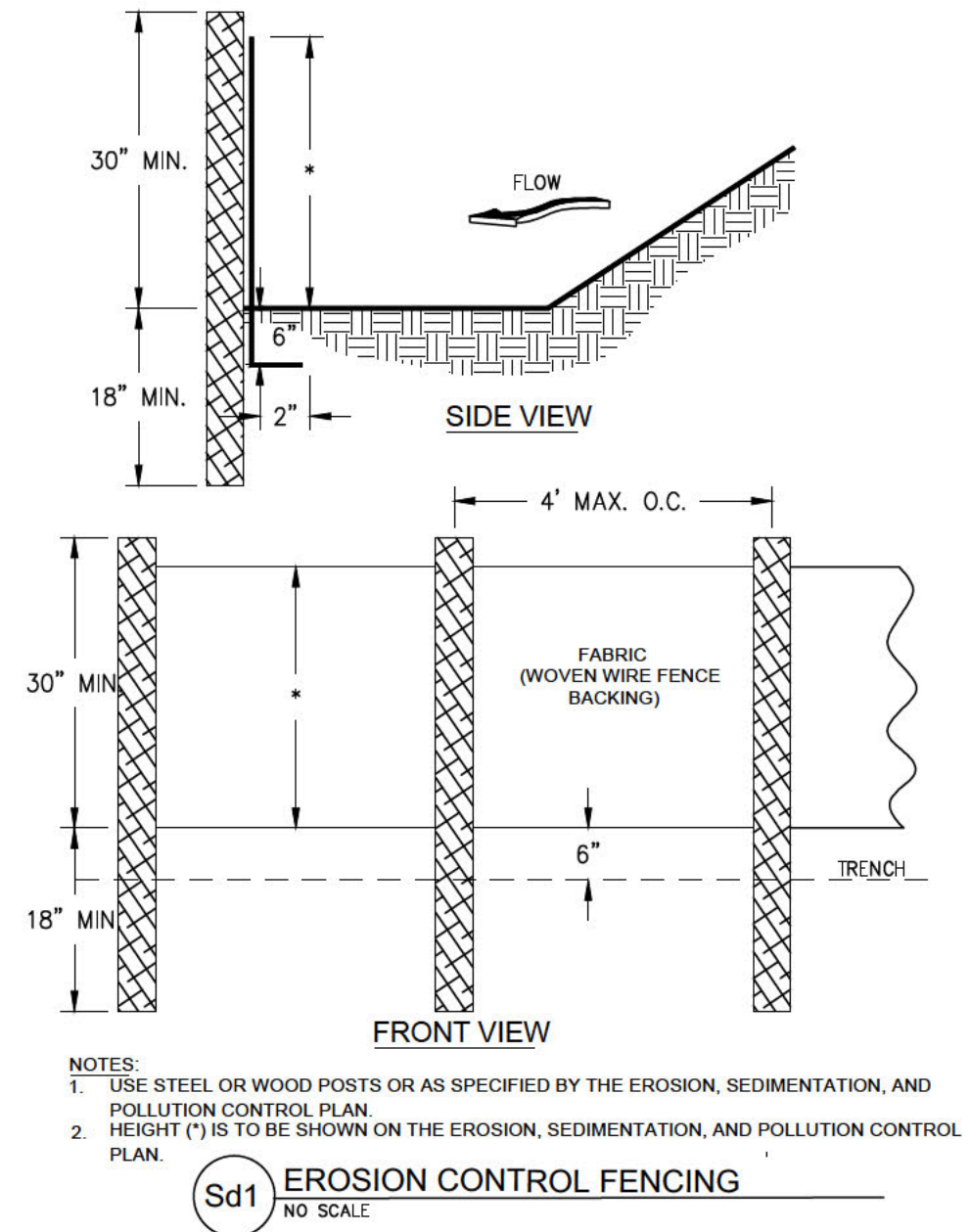
LOT 5, BLOCK 1
SUBDIVISION: ARTWOOD
LAND LOT 244, 15th DISTRICT
DEKALB COUNTY, GEORGIA
REFERENCED IN PLAT BOOK 16, PAGE 69

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.

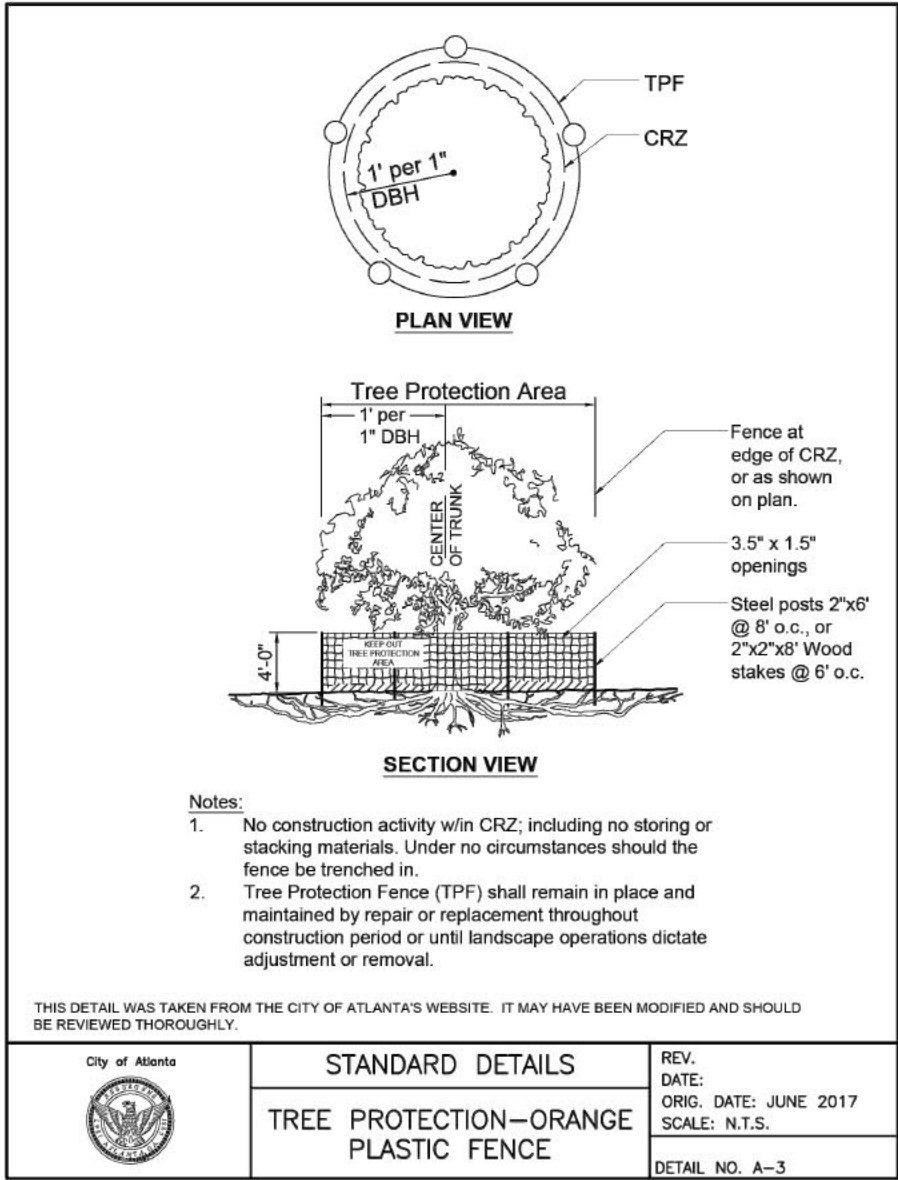
THE NUMBERS ARE APPROXIMATE. CONTRACTOR SHALL CONFIRM
CALCULATIONS.

STRUCTURAL PRACTICES

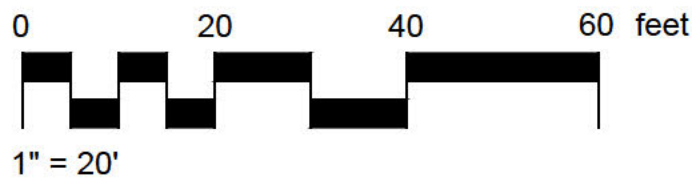
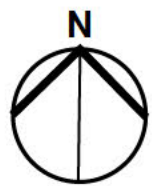
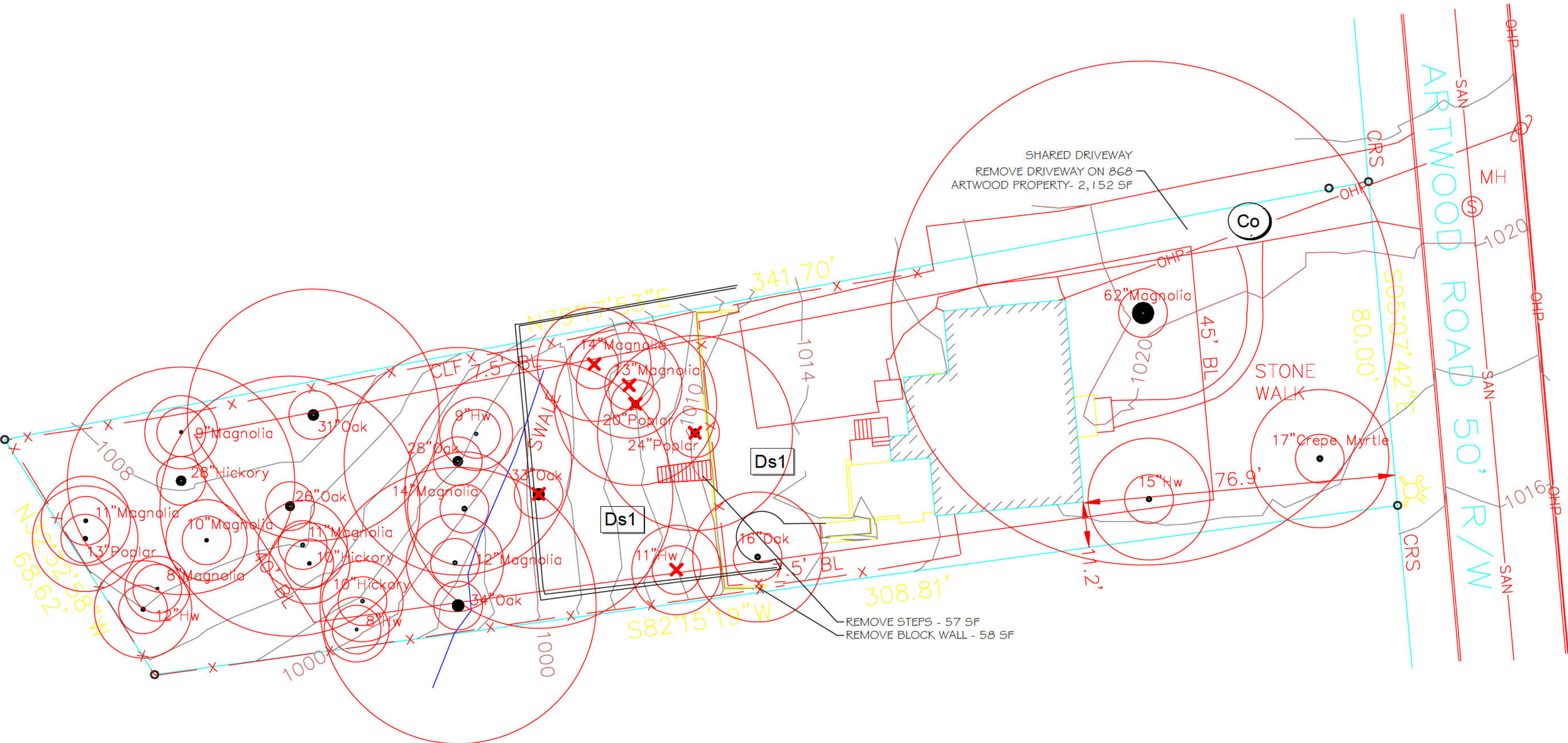
CODE	PRACTICE	CODE	PRACTICE	CODE	PRACTICE
Cd	CHECKDAM	Re	RETAINING WALL	Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ch	CHANNEL STABILIZATION	Sd1	SEDIMENT BARRIER	Ds2	DISTURBED AREA STABILIZATION (TEMP SEEDING)
Co	CONSTRUCTION EXIT	Sd2	INLET SEDIMENT TRAP	Ds3	DISTURBED AREA STABILIZATION (WITH 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.



Tr TREE PROTECTION FENCING
NO SCALE



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.



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%

PROPOSED COVERAGE:
PROPOSED WALLS: 228 SF
PROPOSED POOL: 450 SF
PROPOSED POOL COPING: 94 SF
PROPOSED STEPS: 99 SF
PROPOSED DRIVEWAY: 2,342 SF

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

GENERAL NOTES:

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".

DEMO DEBRIS CALCULATIONS

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

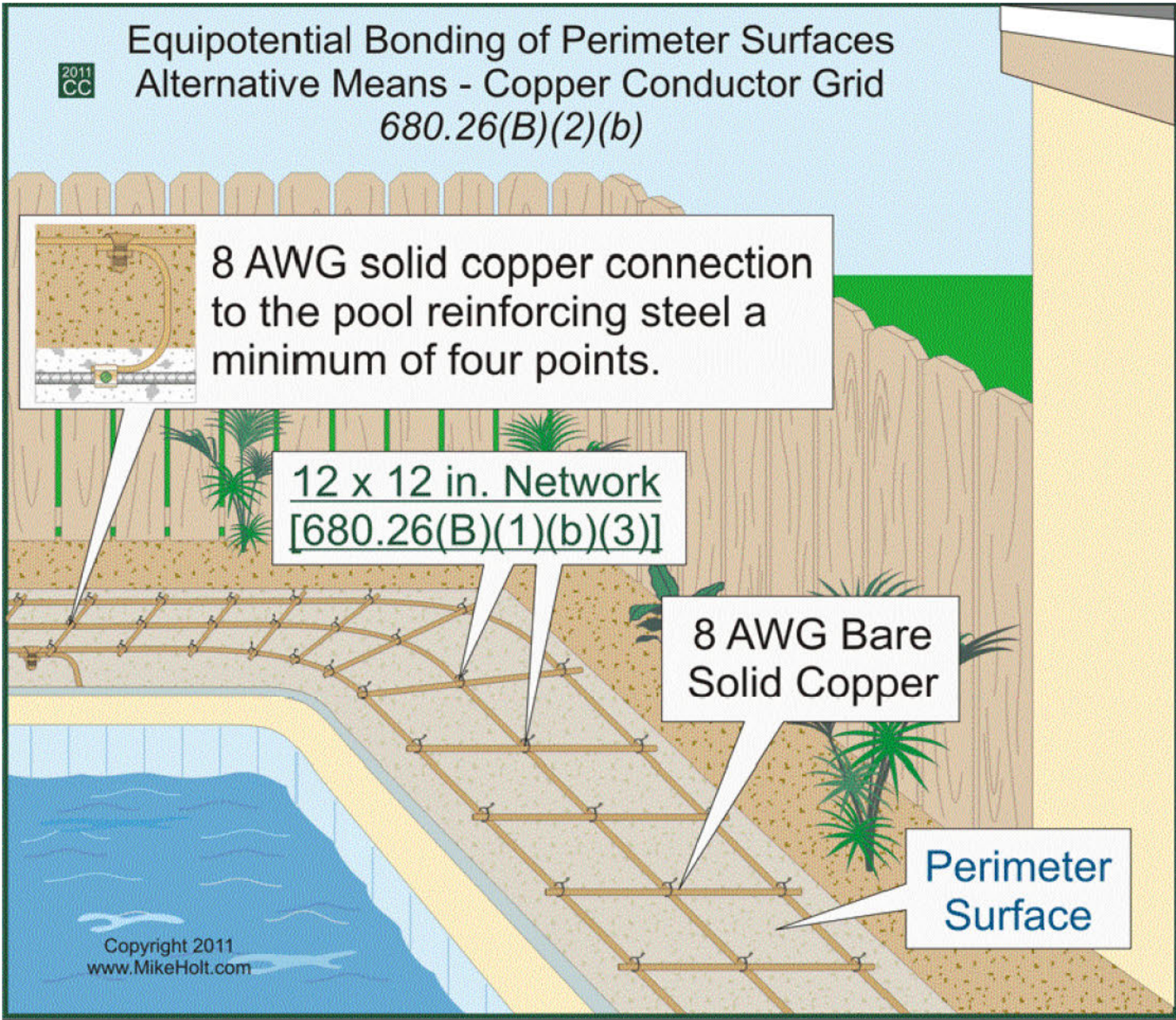
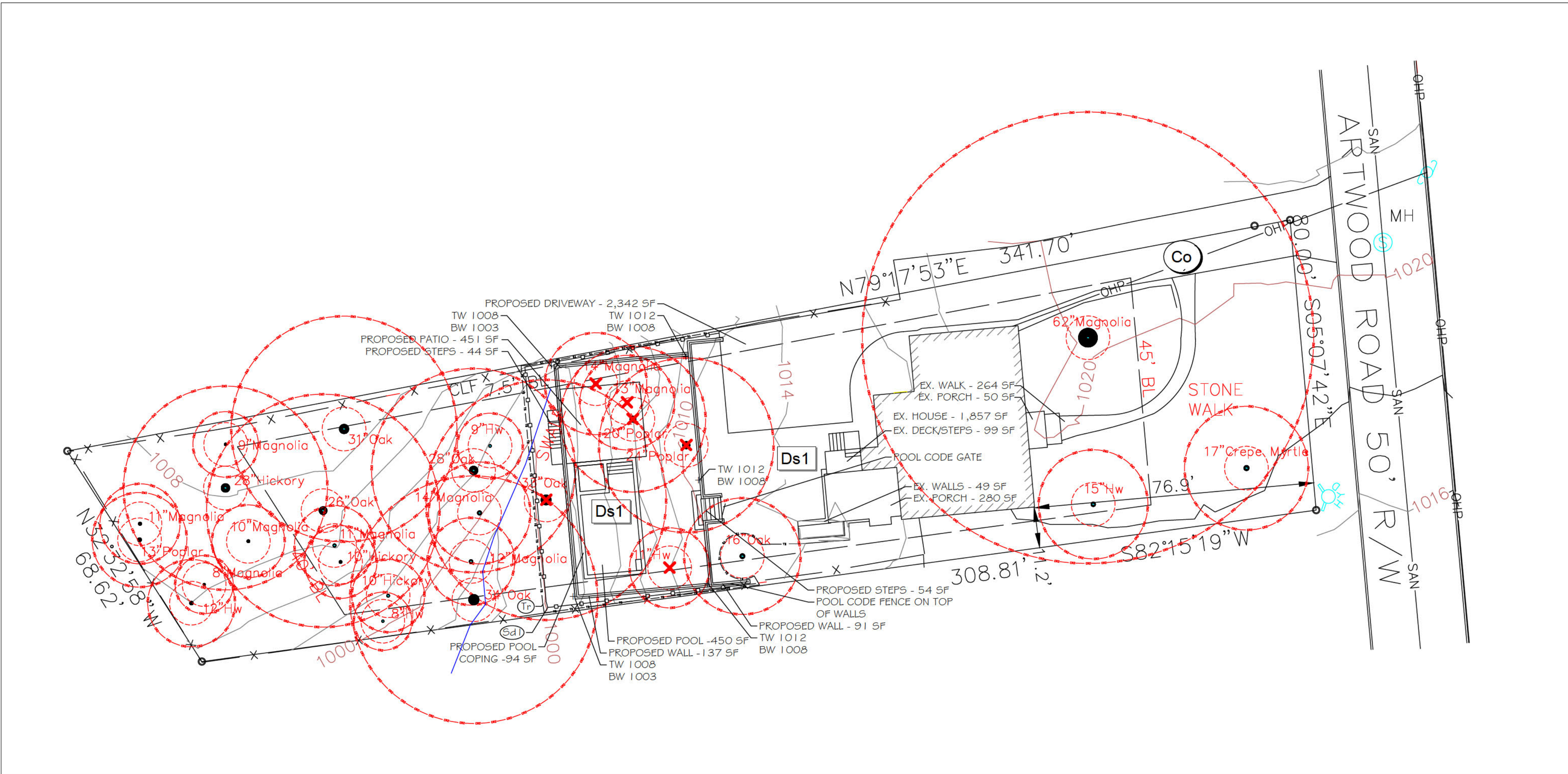
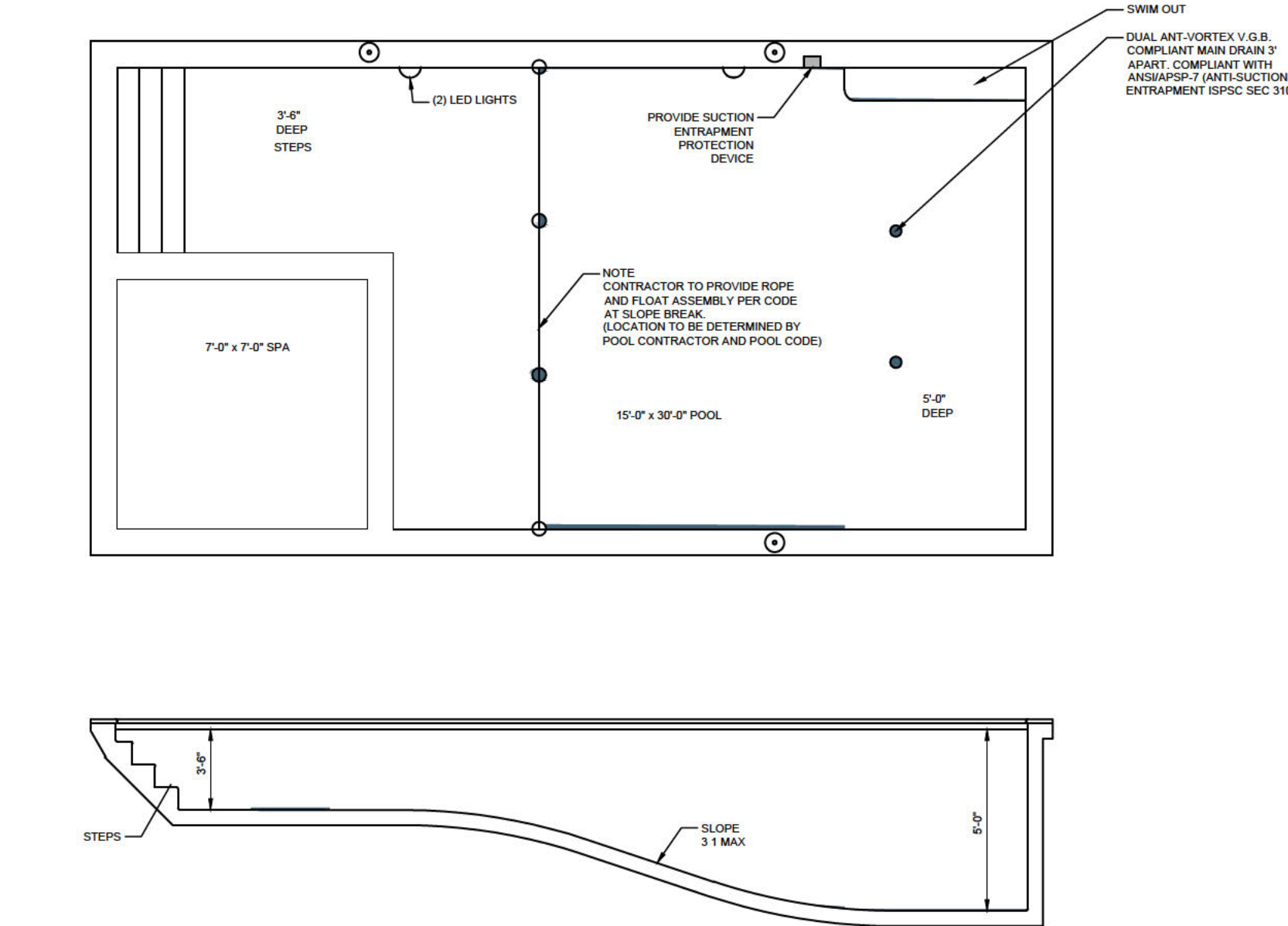
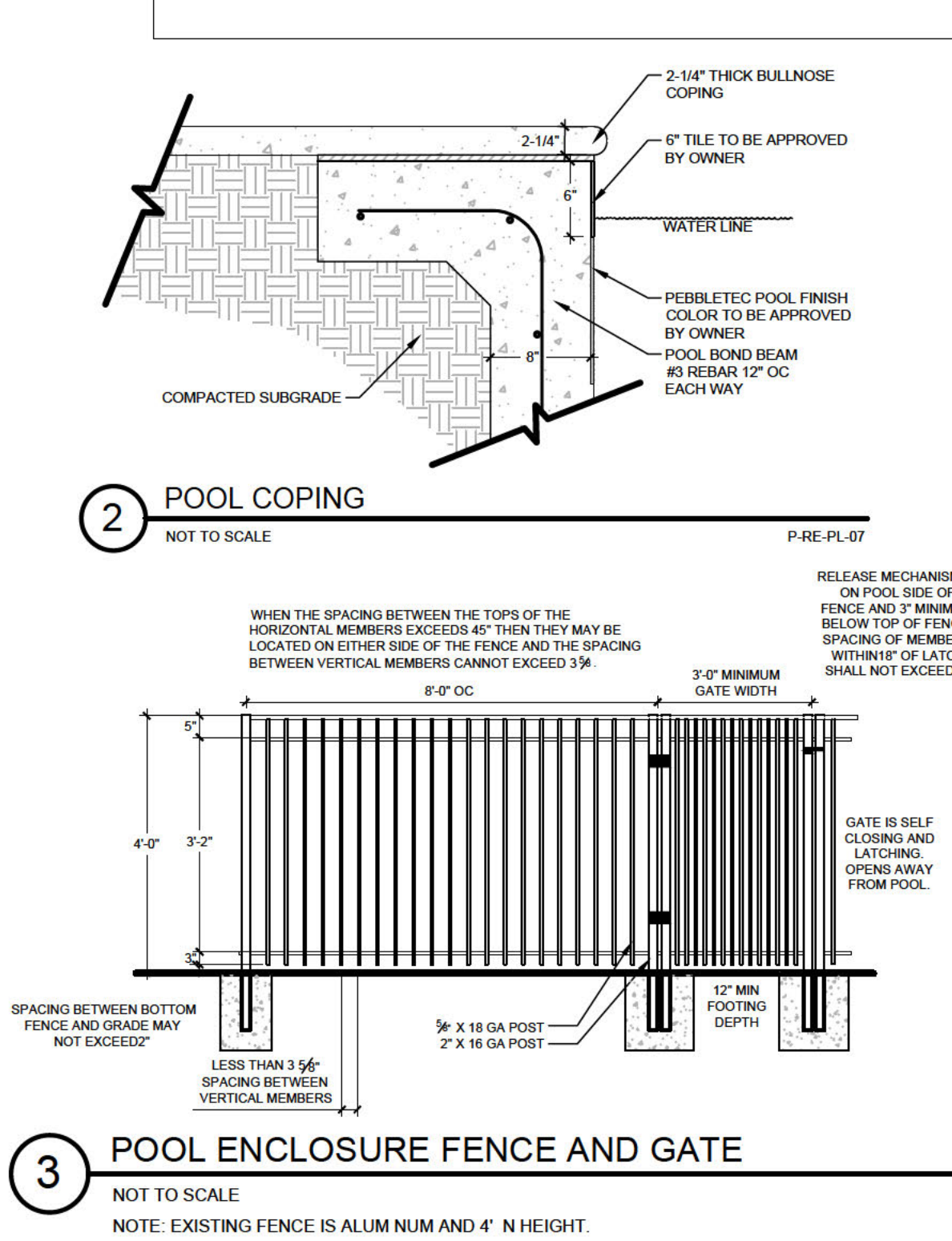
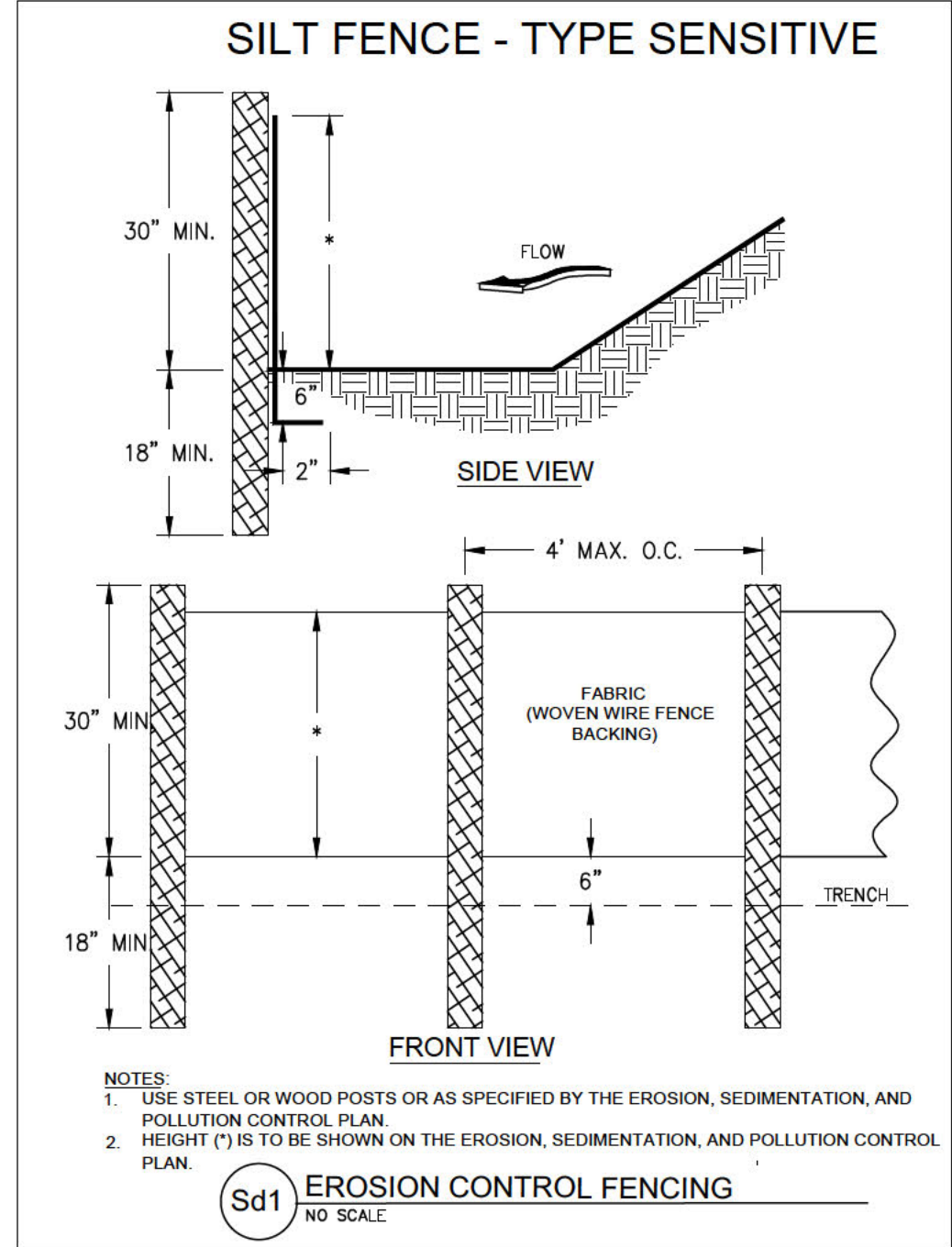
THE NUMBERS ARE APPROXIMATE. CONTRACTOR SHALL CONFIRM CALCULATIONS.

STRUCTURAL PRACTICES

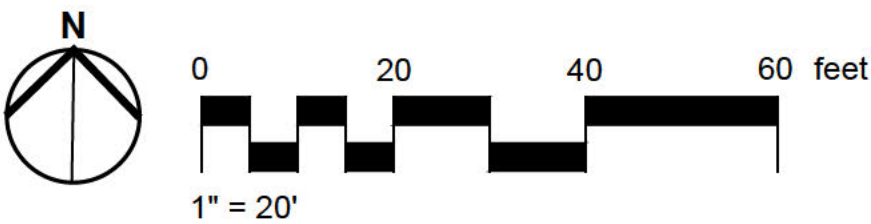
CODE	PRACTICE	CODE	PRACTICE	CODE	PRACTICE
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4 POOL BONDING
NOT TO SCALE



RELEASED FOR CONSTRUCTION

ZONING AND IMPERVIOUS COVERAGE CALCULATIONS

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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%)

GENERAL NOTES:

NO GRADED SLOPE SHALL EXCEED 2:1

THERE ARE NO WETLANDS ON THIS SITE.

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

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.

IMPACTED TREE DATA TABLE

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	

IMPACTED TREE DATA TABLE

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

TREE DENSITY CALCS:

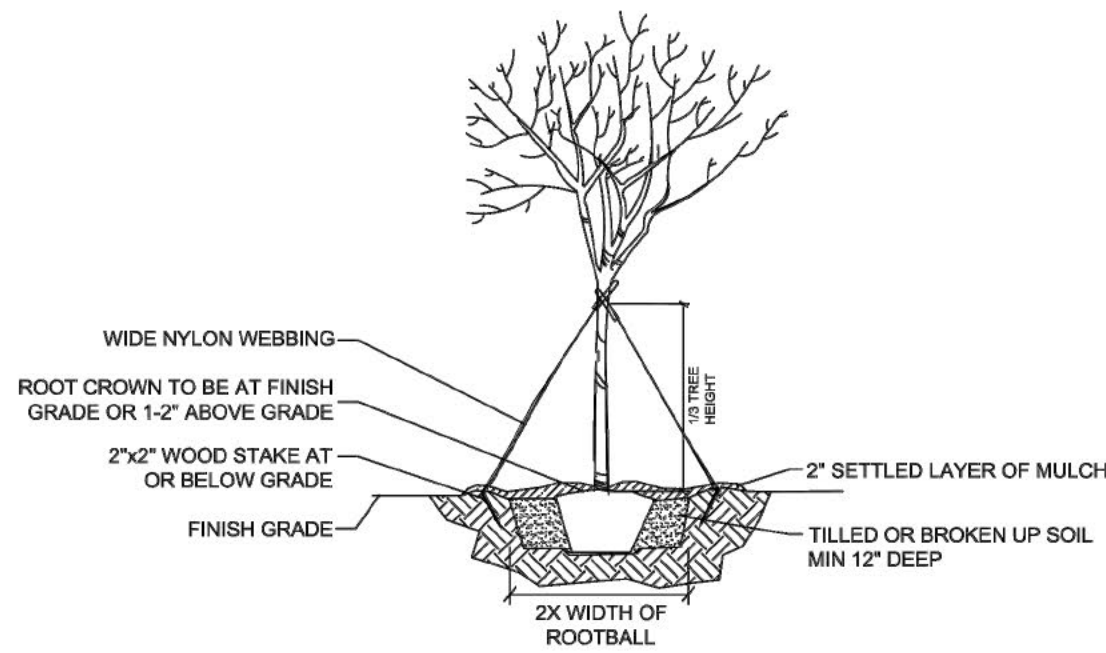
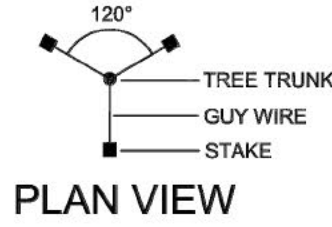
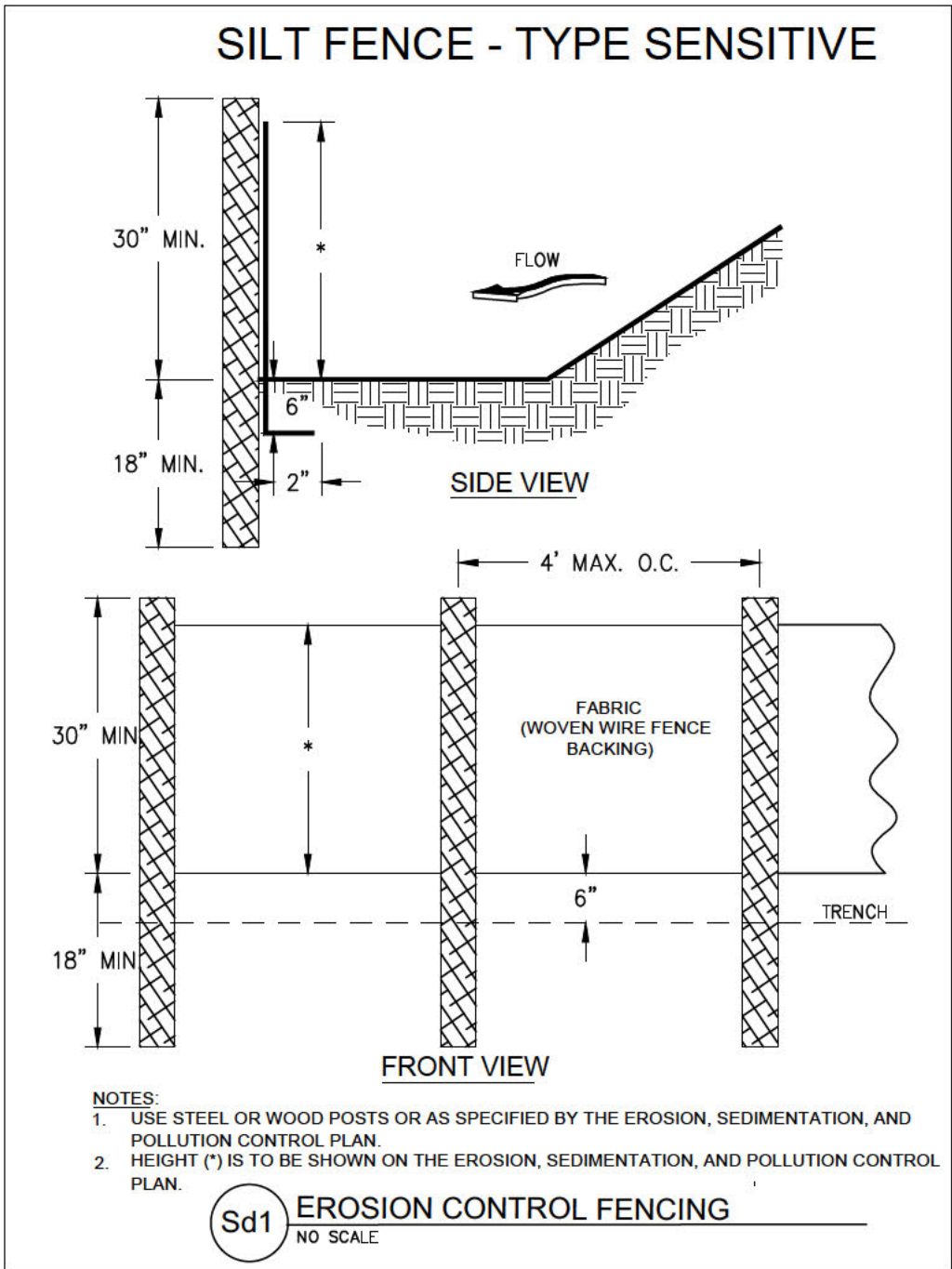
ACRES:0.533
DENSITY REQUIREMENT: 120"/ACRE OR 63.96"
DBH TO REMAIN: 405"
TREES ADDED: 1

REPLACEMENT TREE DATA

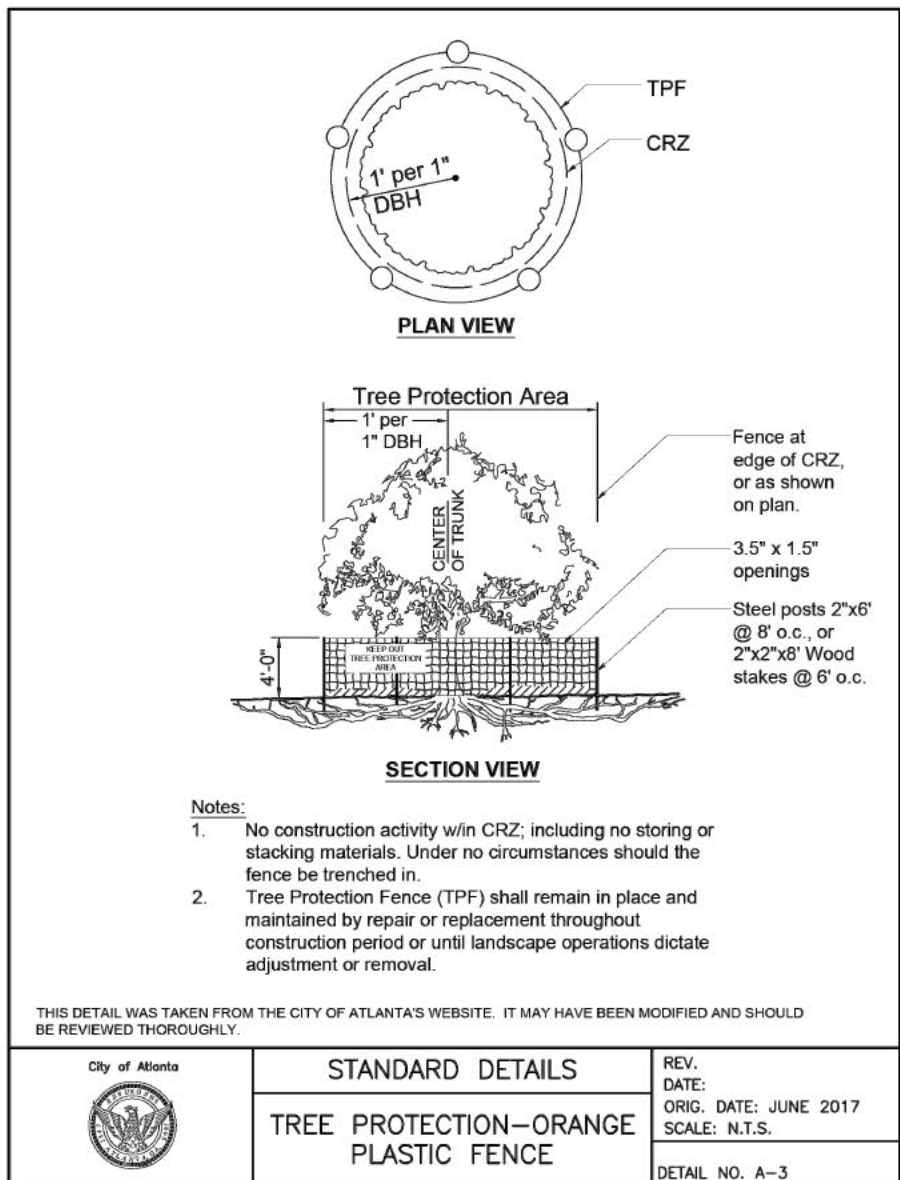
TREE #	DBH	SPECIES	SPECIES
1	2.5	HW	WHITE OAK

STRUCTURAL PRACTICES

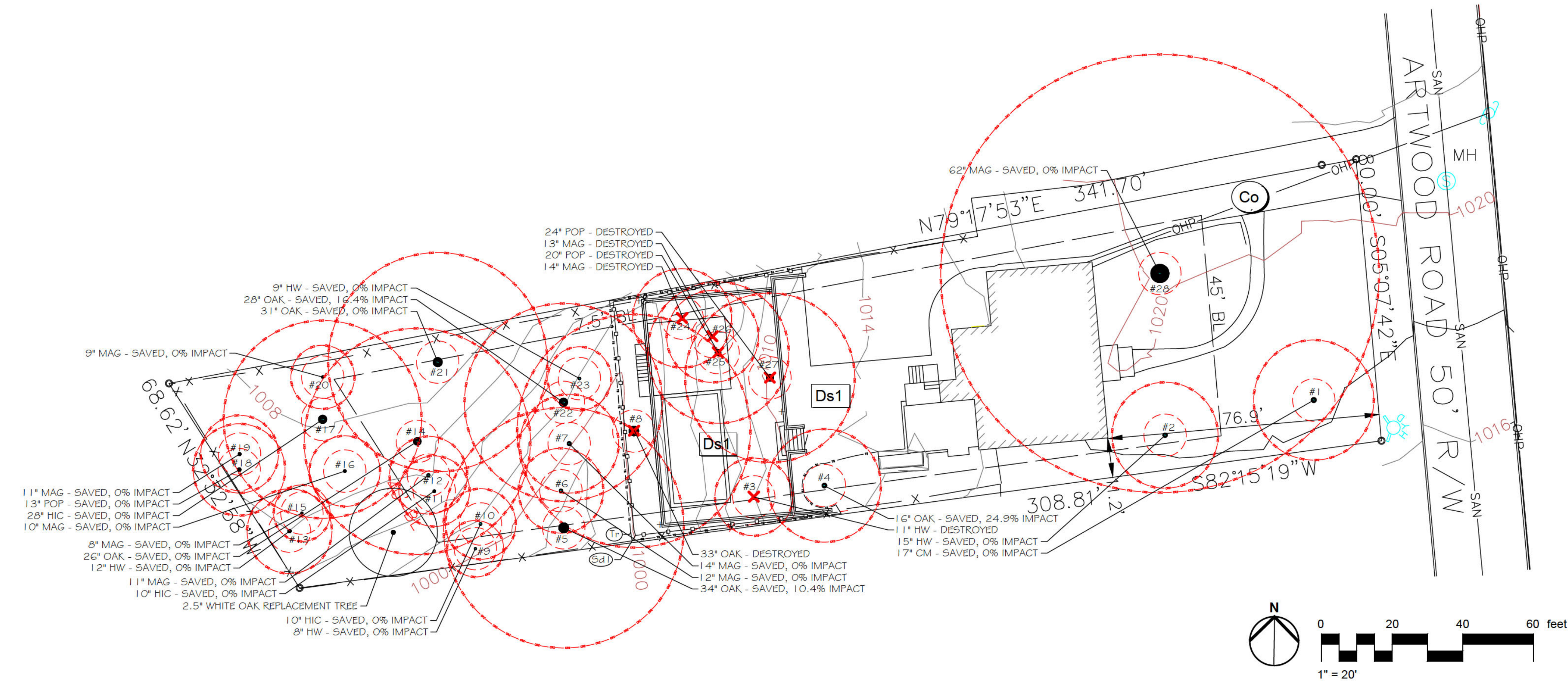
CODE	PRACTICE	CODE	PRACTICE	CODE	PRACTICE
Cd	CHECKDAM	Re	RETAINING WALL	Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Ch	CHANNEL STABILIZATION	Sd1	SEDIMENT BARRIER	Ds2	DISTURBED AREA STABILIZATION (TEMP SEEDING)
Co	CONSTRUCTION EXIT	Sd2	INLET SEDIMENT TRAP	Ds3	DISTURBED AREA STABILIZATION (WITH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



TREE PLANTING (>2" CAL.)
NOT TO SCALE



Tr TREE PROTECTION FENCING
NO SCALE



RELEASED FOR CONSTRUCTION

GEORGIA811
www.Georgia811.com
Contact 811 before you dig.

TREE PROTECTION PLAN
FOR
UPCHURCH RESIDENCE
868 ARTWOOD RD.
ATLANTA, GA 30307

REVISIONS

1.

DATE OF ISSUE
07/06/2026

SHEET

L3.0



Mine No Yuki Camellia



Coral Bark Maple

UPCHURCH RESIDENCE

Landscape Creative – Softscapes



Viridis Maple



Frostproof Gardenia



George Taber Azalea



Autumn Fern



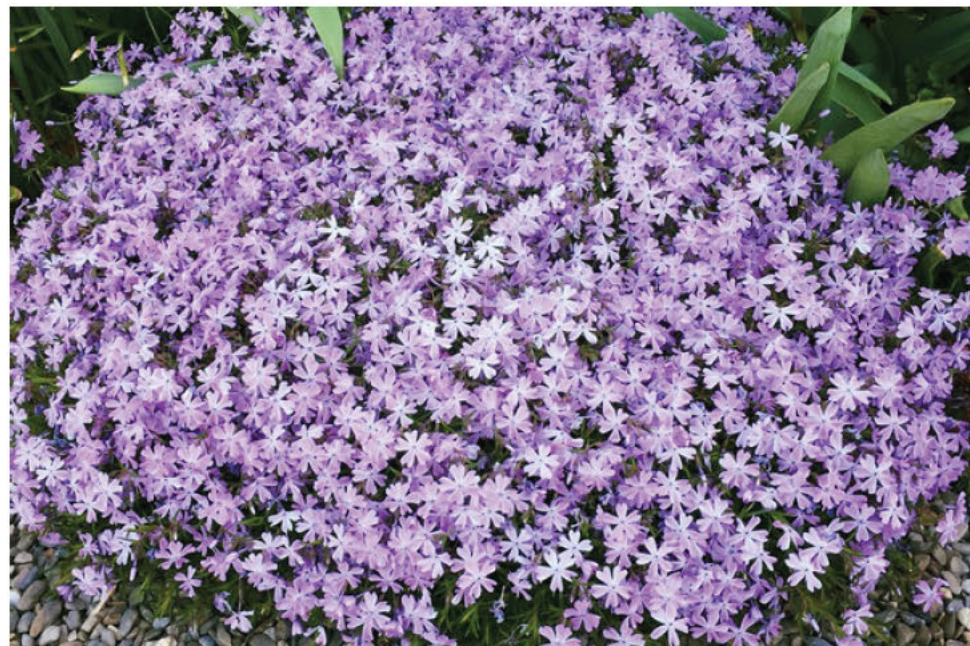
Little Lime Hydrangea



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





Date:

Wednesday, August 12, 2026 6:27:54 AM

Hi Paige,

Thank you and same to you! Thanks for sending.

1. The walls will be no taller than 6' exposed.
2. The existing driveway is asphalt and the new driveway will be concrete.
3. The driveway will not be modified in shape or size.
4. Yes, I would like to modify the height to 5'. Is that something that I need to revise and send to you or you will edit on our application?

Thank you,

David Neuman

On Aug 11, 2026, at 3:33 PM, Paige V. Jennings
<pvjennings@dekalbcountyga.gov> wrote:

Good Afternoon,

Hope that this email finds you well!

Our office is in the process of completing our staff reviews for the upcoming HPC meeting scheduled for Monday, August 17. Before finalizing our report on the application submitted for the property at, could you please provide information for the following questions?

1. What are the heights of the proposed retaining walls?
2. What material is the existing driveway and what will be the material of the new driveway?
3. Will the driveway be expanded, relocated, or modified in size or shape?
4. The proposed fencing is listed as 4' in height, however, for the fence to fulfil the Health Code requirements for pool safety, the required height is 5'. Would you want to modify the proposed height of the fencing in the application to ensure that the code requirements are met?

Please provide all information that you can as soon as possible. Our reports will be completed and sent out along with the agenda for the meeting to applicants before the end of the day tomorrow. If we receive a response after our reports have been completed, your response will be saved to the record for the Commission to review prior to the meeting along with your application.

Thank You,

Paige

Paige V. Jennings (they/them)
Senior Planner, Historic Preservation

DeKalb County Government | Department of Planning & Sustainability

Current Planning | Zoning Division

Government Services Center | 178 Sams Street | Decatur, GA 30030

Email: pvjennings@dekalbcountyga.gov

County Cell: 470-829-7341

[Book time to meet with me](#)

[REDACTED]

[REDACTED]

[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]