



Lorraine Cochran-Johnson

Chief Executive Officer

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability

178 Sams Street,

Decatur, GA 30030

Wednesday, August 12, 2026

Planning Department Staff Analysis



Juliana Njoku

Director

N3. Case No: A-26-1248178

Parcel ID(s): 18 002 04 016

Commission District 02 | Super District 06

Applicant: Dan Hanlon / Red Level Renovations

Owner: Evans Harrell and Morong Harrell
1071 Oxford Road NE
Atlanta, GA 30307

Project Name: 1071 Oxford Road — Residential Addition and Porte Cochere

Location: 1071 Oxford Road NE, Atlanta, GA 30307

Requests: Variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase maximum lot coverage from 35 percent to 45 percent to facilitate a residential addition and replacement of an existing carport in the R-75 (Residential Medium Lot-75) zoning district and Druid Hills Historic District.

Staff Recommendation: Approval with Conditions

Recommended Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and conditions of approval.

STAFF FINDINGS:

The applicant requests variance relief to facilitate a small rear addition at the main level, a second-level addition over an existing sunroom, and replacement of an existing oversized carport with a porte cochere. The subject property contains approximately 17,523 square feet (0.40 acre) and is developed with a two-story residence, pool, patios, walks, driveway, and related residential improvements.

The application states that the residence was constructed in 1927 and that several additions and site improvements predate the current owners' 2001 purchase. The submitted plan calculates existing lot coverage at 50.98 percent. Through removal of portions of the driveway, a storage shed, deck, stone paths, and brick walls, the proposal would reduce total lot coverage to 44.06 percent while adding 621 square feet of new impervious area associated with the project.

1. There is an extraordinary or exceptional physical condition(s) pertaining to the particular piece of property (such as, but not limited to, lot size, lot shape, specimen tree(s), steep slope(s), or preservation of historic characteristics of the property), which was not created by the current owner, previous owner, or applicant; by reason of a clearly demonstrable condition(s), the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district, as distinguished from a special privilege or convenience sought by the property owner.

The property is developed with a 1927 residence and a pattern of historic additions and site improvements that results in a legal nonconforming lot-coverage condition. Preservation of historic characteristics is expressly identified among the physical conditions that may support variance consideration. The established house, pool, and site layout limit the ability to add modest living area without continuing some degree of nonconformity.

The current owners did not establish the overall pattern of development described in the application. Although portions of the existing impervious area resulted from prior improvements, the proposal materially reduces that condition and concentrates most new living area above an existing sunroom rather than expanding the ground-level footprint.

2. The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located:

The request is capped at 45 percent lot coverage, and the submitted engineering plan calculates 44.06 percent after construction. The project reduces existing coverage from 50.98 percent by removing identified driveway, storage, deck, path, and wall areas. The majority of the added finished space is located above an existing sunroom, limiting new ground disturbance.

3. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located:

The use will remain a single-family residence, and the proposal does not change density or introduce a new nonresidential activity. The submitted plan includes a rain garden and stormwater-reduction measures, and total impervious coverage will decrease relative to existing conditions. These measures may reduce, rather than increase, drainage pressure associated with existing site coverage.

The application indicates Historic Preservation Commission approval, and four nearby households submitted written support.

4. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship:

Strict application of the 35-percent lot-coverage limit would prevent the proposed project even though the plan removes a substantial amount of existing impervious area and reduces the degree of nonconformity. The historic residence, pool, established hardscape, and prior additions leave limited options for a functional addition that does not require some coverage relief.

5. The requested variance would be consistent with the spirit and purpose of this Chapter and the DeKalb County Comprehensive Plan Text:

The Traditional Neighborhood character-area policies cited by the applicant emphasize preservation of established neighborhood character, reinvestment in older housing, walkability, and compatible residential form. The project retains the single-family use and has been reviewed within the Druid Hills Historic District.

The purpose of lot-coverage limits is to maintain open space, reduce excessive impervious surface, and manage drainage impacts. The proposal advances those purposes by lowering lot coverage from 50.98 percent to 44.06 percent and incorporating stormwater management.

FINAL STAFF ANALYSIS:

The requested variance would permit a residential addition while reducing an existing legal nonconforming lot-coverage condition. The submitted plan reduces total coverage from 50.98 percent to 44.06 percent, removes multiple impervious features, places most added living area above an existing structure, and incorporates a rain garden for stormwater reduction.

The property contains a 1927 residence within the Druid Hills Historic District, and the application indicates Historic Preservation Commission approval. The use, density, and basic residential character of the site will remain unchanged. Written support has been submitted by four nearby households. Therefore, staff recommends approval with conditions.

Staff Recommendation: Approval with Conditions

Recommended Conditions:

1. The following information about this variance shall be noted on any site plan prepared for the subject property: case number, approval date, type of variance, and conditions of approval.

DEPARTMENT OF PLANNING & SUSTAINABILITY

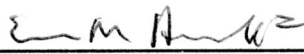
ZONING BOARD OF APPEALS APPLICATION

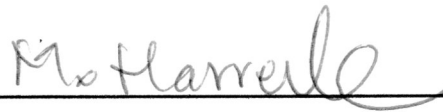
AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: June 8 2026 Applicant Signature: 

DATE: June 08/2026 Applicant Signature: 

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 6.9.26 Applicant/Agent Dan Hanlon
Signature: _____

TO WHOM IT MAY CONCERN:

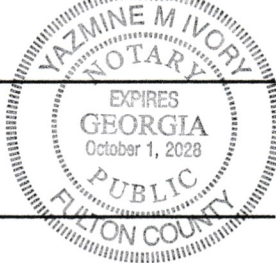
(I)/ (WE): Evans Harrell and Morag Harrell
(Name of Owners) _____

being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

Notary Public

Notary Public

Notary Public



Owner Signature

Owner Signature

Owner Signature

June 11th, 2026

DeKalb County
Department of Planning and Sustainability
330 West Ponce de Leon Avenue
Suite 300
Decatur, GA 30030

Re: 1071 Oxford Road

Planning Staff:

The owners of 1071 Oxford Road is seeking to add space to their home with a small rear addition to the main level, and a second level addition over an existing sunroom. They are also seeking to replace an existing, oversized carport with a new porte cochere. The current lot coverage is 50.98%. This is mostly due do multiple permitted projects including a sunroom addition, a pool, a shed and hardscaping.

The property is zoned R-75, with a 35% lot coverage limitation. We are requesting a variance from code section 27-2.2.1 of the DeKalb County Ordinance to increase lot coverage from 35% to 45%.

The property is located in the Druid Hills historic district, and we have received approval from the DCHPC.

Below is our justification for the project, based on the criteria for variance hardships.

Physical Conditions of the Site

The house was built in 1927, and has had several additions over the years, all before 2001, when the current owners purchased the house. The carport, pool, gazebo and all hardscape work were also done by previous owners.

With the additions that have been made, the house has a large footprint of almost 2,200sf.

Minimum Variance Necessary

We have made reasonable efforts to reduce the current lot coverage. These include:

- Limiting the footprint expansion, and adding the majority of the new finished space over the existing sunroom.
- Removing the portion of the remaining driveway that extends beyond the original house
- Removing the brick storage shed
- Removing the wooden deck
- Removing multiple stone pathways
- Removing multiple brick walls

Proposal is not materially detrimental to the public welfare or injurious to the property

We are significantly reducing lot coverage, and the proposal includes a stormwater management system, alleviating stormwater pressures on neighboring properties. The project is not detrimental to the public or the property in any way.

Strict application of the code causes undue and unnecessary hardship

Yes, any meaningful addition/renovation to the property would require a variance due to legal non-conforming lot coverage conditions.

Proposal is consistent with the spirit and purpose of Section 7.5.1 and the DeKalb County Comprehensive Plan Text

The future land use designation of this property is Traditional Neighborhood, with the intent being to preserve the style and appeal of older traditional neighborhood communities. The goals include greater walkability, on-street parking, small, regular lots, and buildings closer to the front property line. None of these desired characteristics and goals would be impacted by this project. We have received approval from the DCHPC, as the project conforms with Druid Hills aesthetics and functionality, and meets the neighborhood guidelines.



















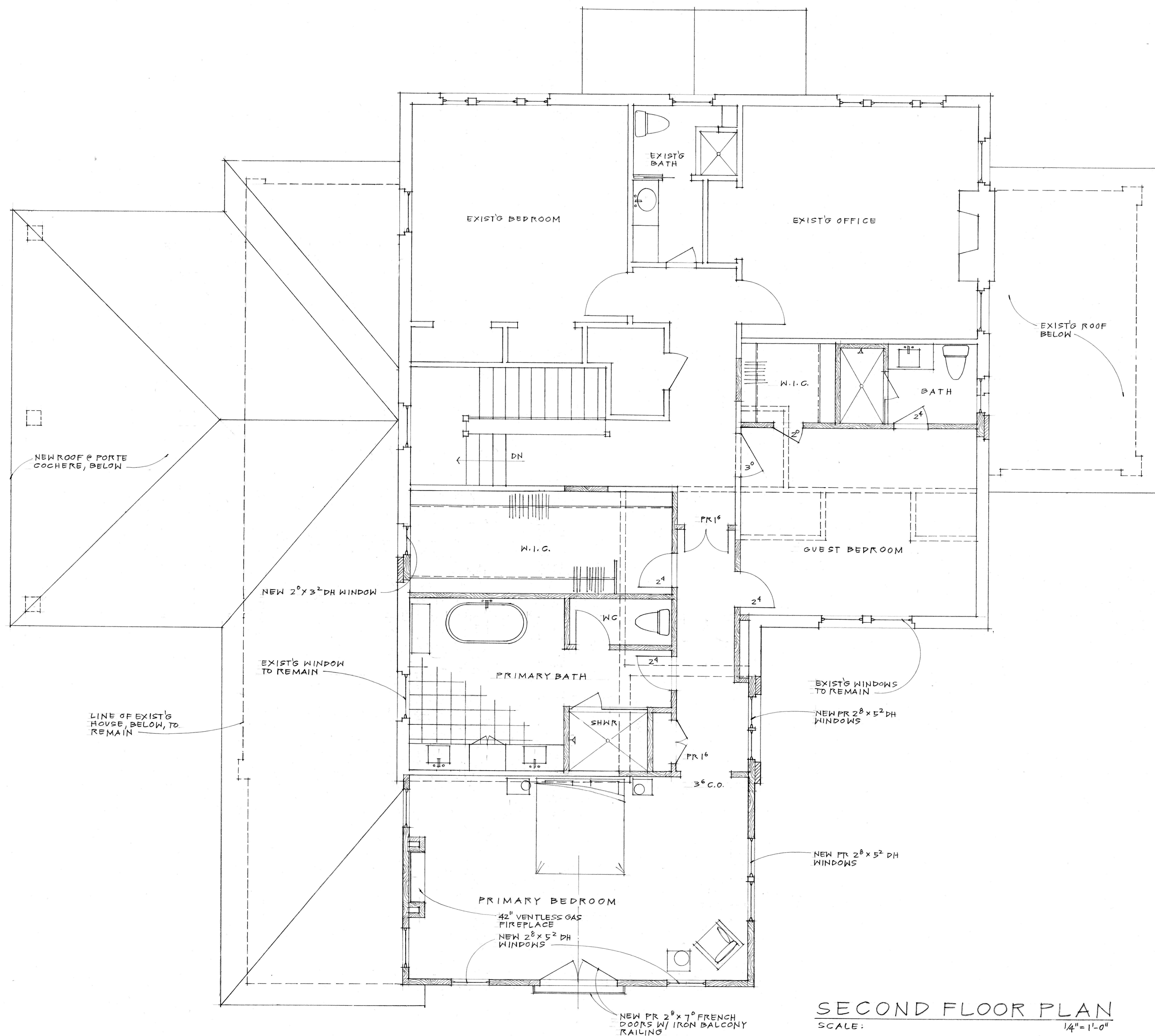


Date	2.12.26
Scale	NOTED
Drawn	JSC
Job	
Sheet	A-1
Of	Sheets

Architectural floor plan of the first floor of a house. The plan includes the following rooms and areas:

- NEW WD. AUTOMATED GATE - SEE FRONTELEV.**
- REMOVE PORTION OF EXIST'G BRICK WALL**
- NEW WD. GATE**
- EXIST'G BRICK WALL TO REMAIN**
- NEW 12" SQ BRICK COLUMNS**
- EXIST'G BRICK PIERS TO BE REMOVED - TYP OF (3)**
- CONG. DRIVE**
- DEM'D EXIST'G BAY WINDOW; INFILL BRICK EXT. WALL**
- PORTE COCHERE**
- BRICK PAVERS**
- NEW 18" X 32" DH WINDOW**
- EXIST'G CONG DRIVE TO BE REMOVED**
- NEW RAISED BRICK STOOP**
- NEW PR 26" X 7" FRENCH DOORS**
- NEW 28" X 52" DH WINDOWS**
- DEN**
- NEW PR 26" X 7" FRENCH DOORS**
- DEM'D EXIST'G WALL; INFILL WD FLOOR AS REQ'D**
- ENTRY HALL**
- NEW PR 26" X 7" PKT FRENCH DOORS**
- LIVING**
- DINING**
- INFILL EXIST'G OPN'G AS REQ'D**
- 28" C.O.**
- 7" C.O.**
- MUD ROOM**
- NEW 20" X 32" DH WINDOW**
- KITCHEN**
- BATH**
- LAUNDRY**
- SUNROOM**
- EXIST'G WINDOWS TO REMAIN**
- REPLACE EXIST'G FRENCH DOORS**
- DEM'D EXIST'G EXT WALL**
- NEW PR 20" X 310" DH WINDOWS**
- NEW PR 26" X 7" FRENCH DOORS**
- NEW BRICK LANDING AND STEPS**

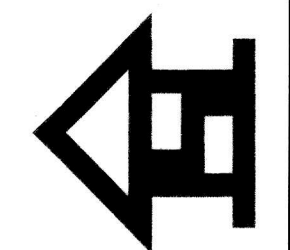
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	BY

JOHN STEVEN CONWAY
ARCHITECT
404 378 5787
JSCONWAY@AOL.COM
307 GLENN CIRCLE
DECATUR, GA 30030



PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

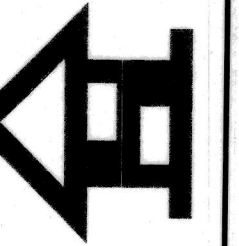
Date 2-12-26
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Drawn JSC
Job

Sheet
A-2
Of Sheets



REVISIONS BY

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PROPOSED RENOVATIONS FOR

Evans Harrell and Mo Burke

1071 Oxford Road, Atlanta, GA 30307

Date 3-2-26

Scale NOTED

Drawn JSC

Job

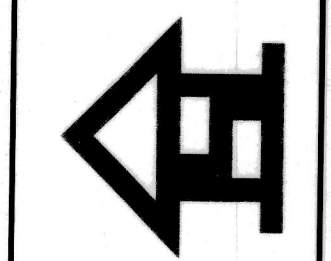
Sheet

A-3

Of Sheets

REVISIONS	BY

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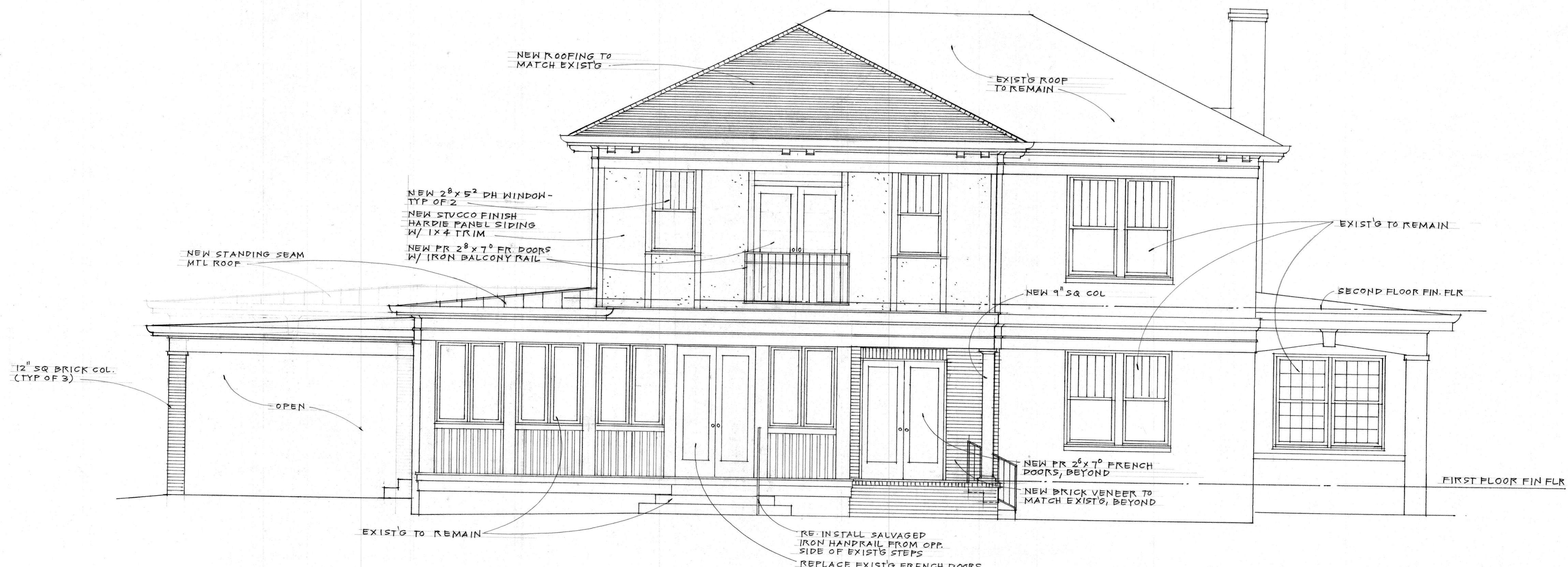


PROPOSED RENOVATIONS FOR
Evans Harrell and Mo Burke
1071 Oxford Road, Atlanta, GA 30307

Date: 3.2.26
Scale: NOTED
Drawn: JSC
Job:
Sheet
Of **A-4** Sheets



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



ALTERNATE REAR ELEVATION
SCALE: 1/4" = 1'-0"

TOTAL SITE AREA: 17,523 SF / 0.40 ACRES
TOTAL DISTURBED AREA: 9,257 SF / 0.21 ACRES
TAX ID: 18 002 04 016

SITE ADDRESS: 1071 OXFORD ROAD NE, DEKALB COUNTY, GA 30306

SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS CO. DATED 03-14-2025.

THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0062K DATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.

THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.

ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.

CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.

CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.

ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE DEKALB COUNTY, AND STATE OF GEORGIA STANDARDS.

UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.

THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.

ALL APPROPRIATE EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAIN BUFFERS THAT APPLY TO THIS PROPERTY ARE SHOWN ON THESE PLANS

TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

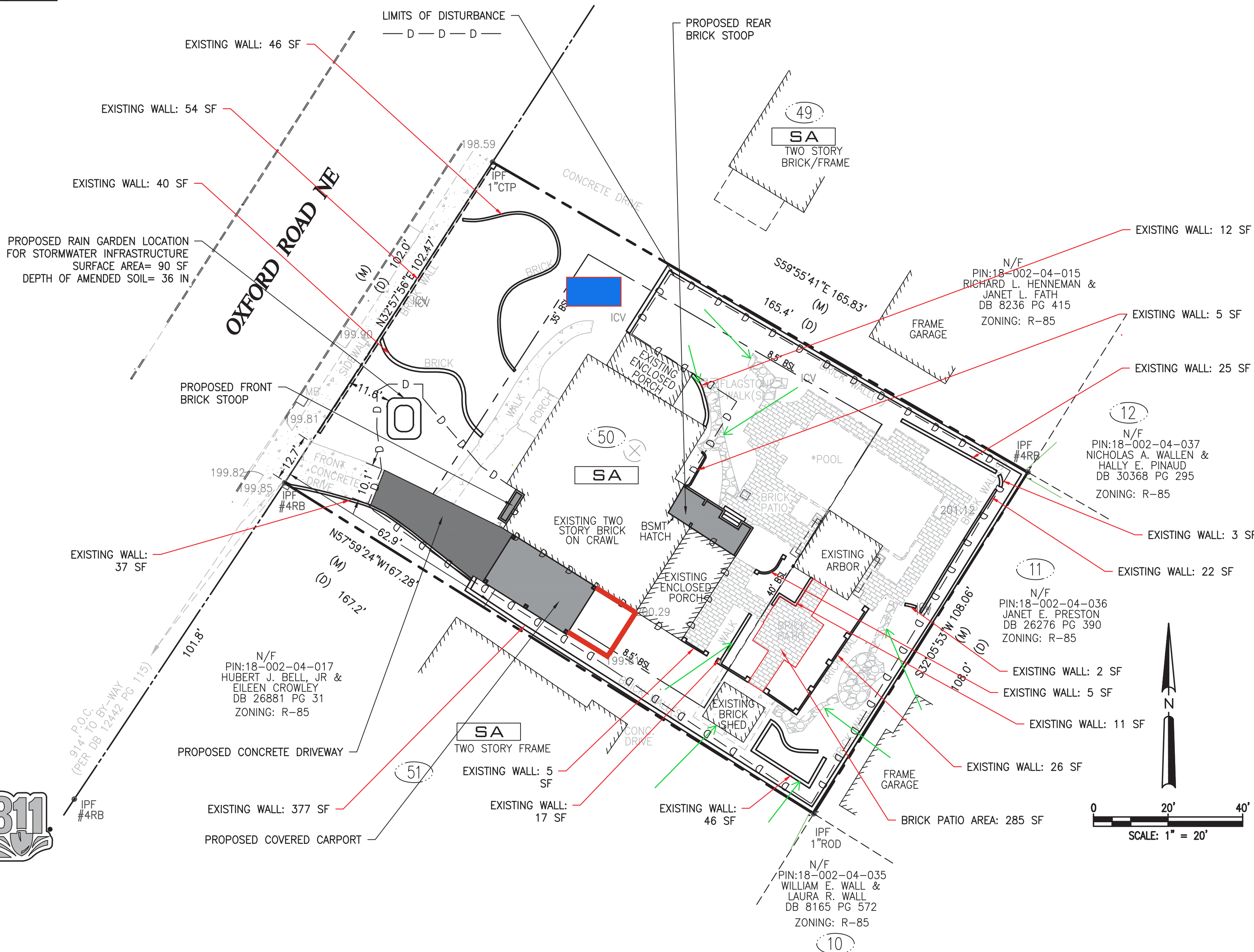
3. GRADE TO DRAIN AWAY FROM FOUNDATION.
2. ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
4. ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
6. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
7. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
8. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
9. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
10. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
11. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
12. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
13. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
14. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
15. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
16. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
17. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
18. WATER QUALITY BMP(s) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
19. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(s).
20. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm
21. DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP
22. DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEER OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT
23. 72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
24. SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT.
25. PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR. [HTTPS://WWW.DEKALBCOUNTYGA.GOV/TRANSPORTATION/UTILITY-PERMITTING](https://www.dekalbcountyga.gov/transportation/utility-permitting)
26. PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES, FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.
27. NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411 PRIOR TO START OF CONSTRUCTION
28. ANY WALL OF 4' OR GREATER IN HEIGHT REQUIRES A SEPARATE BUILDING PERMIT BEFORE CONSTRUCTION
29. DEVELOPERS' AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREETS BY EMERGENCY AND LAW ENFORCEMENT VEHICLES AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES.
30. NO WOODY VEGETATION IS ALLOWED WITHIN 15' OF THE DOWNSTREAM TOE OF EARTHEN EMBANKMENT". (I.E. STUMPS, ETC)
31. ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY WITH THE AFFECTED PROPERTIES

EXISTING IMPERVIOUS AREA	SF
EXISTING HOUSE	2,242
EXISTING FRONT CONCRETE DRIVE	1,535
EXISTING FRONT PORCH	77
EXISTING PORT COCHERE	585
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,489
EXISTING FLAGSTONE WALKS	324
EXISTING WALLS	735
EXISTING BASEMENT HATCH	28
EXISTING ARBOR	302
EXISTING POND	122
EXISTING AC PADS	21
TOTAL EXISTING IMPERVIOUS AREA	8,061
EXISTING LOT COVERAGE	46.00%

EXISTING IMPERVIOUS AREA TO REMAIN	SF
EXISTING HOUSE	2,188
EXISTING FRONT CONCRETE DRIVE	250
EXISTING FRONT PORCH	77
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,489
EXISTING FLAGSTONE WALKS	324
EXISTING WALLS	735
EXISTING ARBOR	302
EXISTING POND	122
EXISTING AC PADS	21
TOTAL EXISTING AREA TO REMAIN	6,109
PROPOSED IMPERVIOUS AREA	SF
PROPOSED FRONT CONCRETE DRIVE	472
PROPOSED COVERED CARPORT	398
PROPOSED REAR BRICK STOOP	199
PROPOSED FRONT BRICK STOOP	24
TOTAL PROPOSED IMPERVIOUS AREA	1,093
TOTAL EXISTING AREA TO REMAIN	6,109
TOTAL POST CONSTRUCTION IMPERVIOUS AREA	7,202
TOTAL LOT CONSTRUCTION LOT COVERAGE	41.02%

THE PROPOSED LOT COVERAGE IS 41.10%. THIS IS GREATER THAN THE
MAXIMUM ALLOWED LOT COVERAGE OF 35.00%.
HOWEVER, THE EXISTING LOT COVERAGE IS 46.00%.
THE PROPOSED PLAN PROVIDES A REDUCTION IN THE LOT COVERAGE.

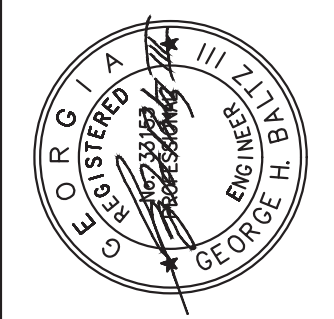
SITE ZONING: R-85 (RESIDENTIAL MEDIUM LOT-100) DISTRICT
 MINIMUM LOT SIZE: 12,000 SF
 LOT WIDTH: 85 FEET, MIN AT STREET
 85 FEET, MIN AT BUILDING LINE
 35 FEET, MIN FOR CULDESAC
 FRONT SETBACK: 50 FEET MIN (THOROUGHFARES)
 40 FEET MIN (ARTERIALS)
 35 FEET MIN (COLLECTOR AND ALL OTHERS)
 25 FEET MIN (ALLEY ACCESS)
 SIDE SETBACK: 8.5 FEET
 REAR SETBACK: 40 FEET
 LOT COVERAGE: SHALL NOT EXCEED 35%
 FLOOR AREA: NO LESS THAN 1,800 SQ FEET
 OFF-STREET PARKING: 2 SPACES
 BUILDING HEIGHT: NO MORE THAN 35 FEET
 OPEN SPACE: 20%



Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
2111 Frasier Street
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For:
**RED LEVEL
RENOVATIONS**

SITE ADDRESS:
DURID HILLS SUB,
LOT 50, BLOCK 12-B, GA



DESIGNED R. LIBERTY
DRAWN R. LIBERTY
CHECKED A. RAVAT
IN CHARGE G.H. BALTZ
DATE MAY 19, 2026

[illegible]

CONSTRUCTION PLANS FOR:
1071 OXFORD ROAD
LAND LOT 2, DISTRICT 18
DEKALB COUNTY, GEORGIA

CVE PI #	25-338
SHEET NO. C-1	

SITE NOTES:

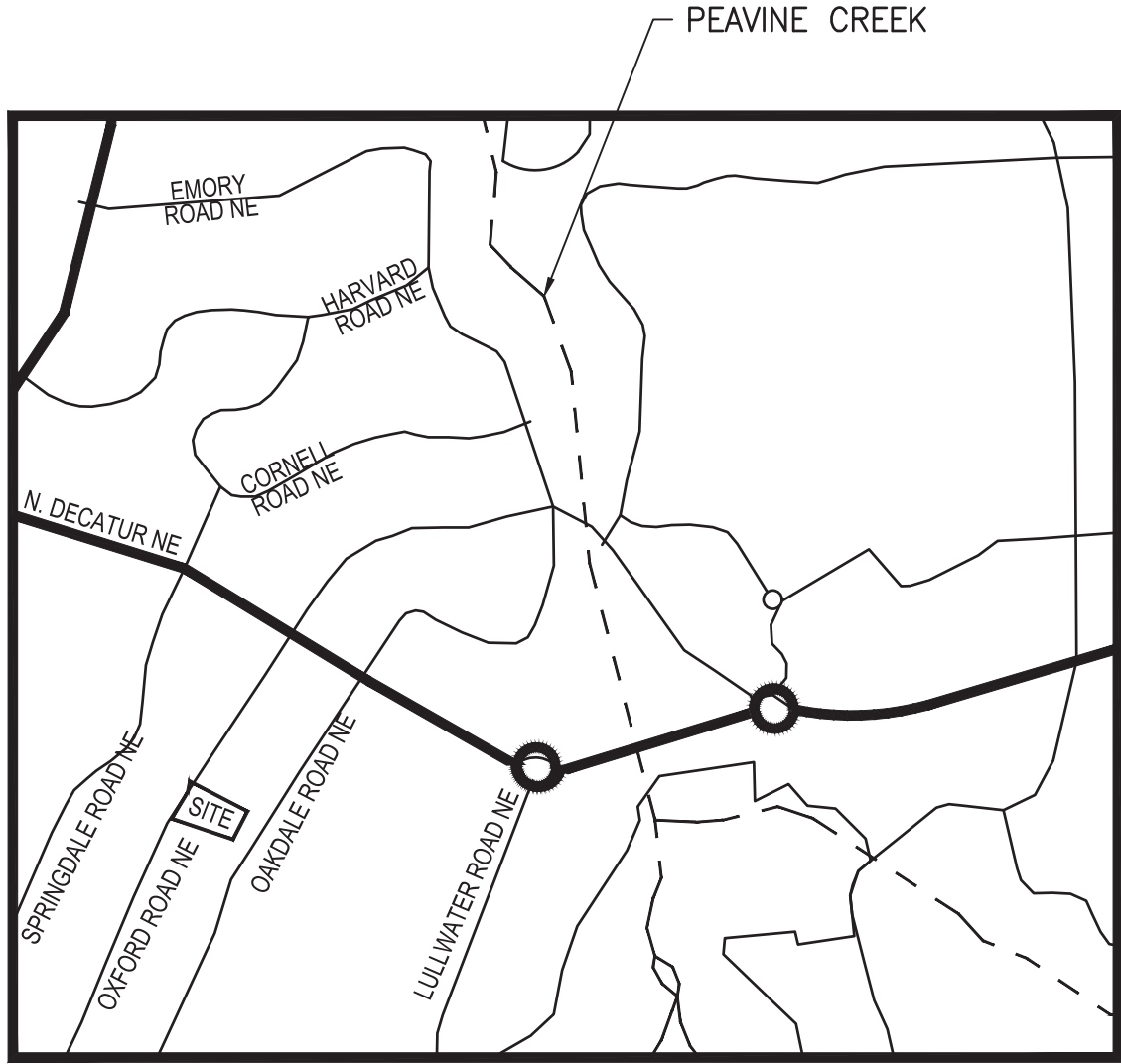
- TOTAL SITE AREA: 17,523 SF / 0.40 ACRES
TOTAL DISTURBED AREA: 9,257 SF / 0.21 ACRES
TAX ID:18 002 04 016
- SITE ADDRESS: 1071 OXFORD ROAD NE, DEKALB COUNTY, GA 30306
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS CO. DATED 05–20–2026.
- THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0062K DATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
- THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE OWNERS CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
- ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
- CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
- ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE DEKALB COUNTY, AND STATE OF GEORGIA STANDARDS.
- UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
- THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
- ALL APPROPRIATE EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAIN BUFFERS THAT APPLY TO THIS PROPERTY ARE SHOWN ON THESE PLANS
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

DEKALB NOTES:

- GRADE TO DRAIN AWAY FROM FOUNDATION.
- ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
- ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
- EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
- ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
- LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
- A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- WATER QUALITY BMP(s) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
- ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(s).
- WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm

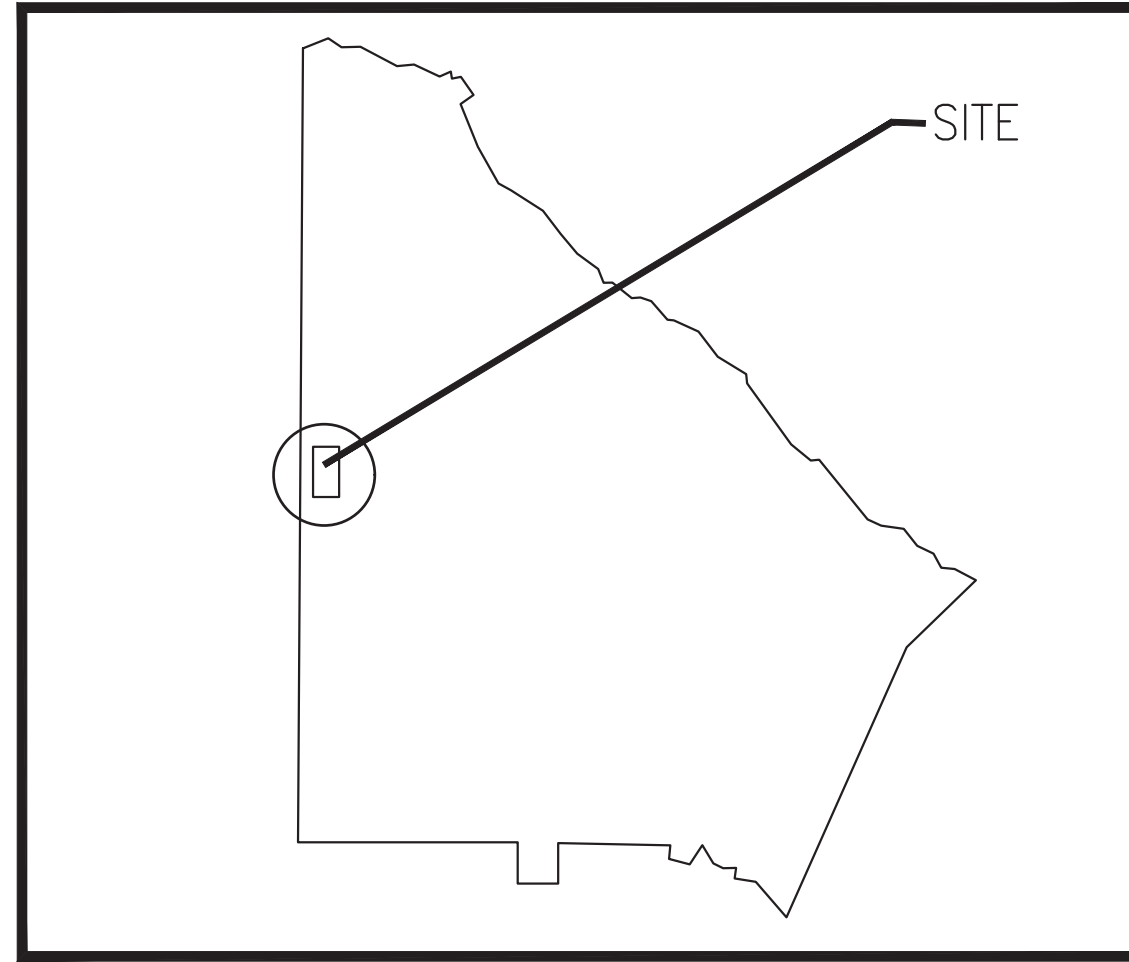
ADDITION CONSTRUCTION DOCUMENTS FOR:

1071 OXFORD ROAD NE
LAND LOT 54 DISTRICT 18
DEKALB COUNTY, GEORGIA



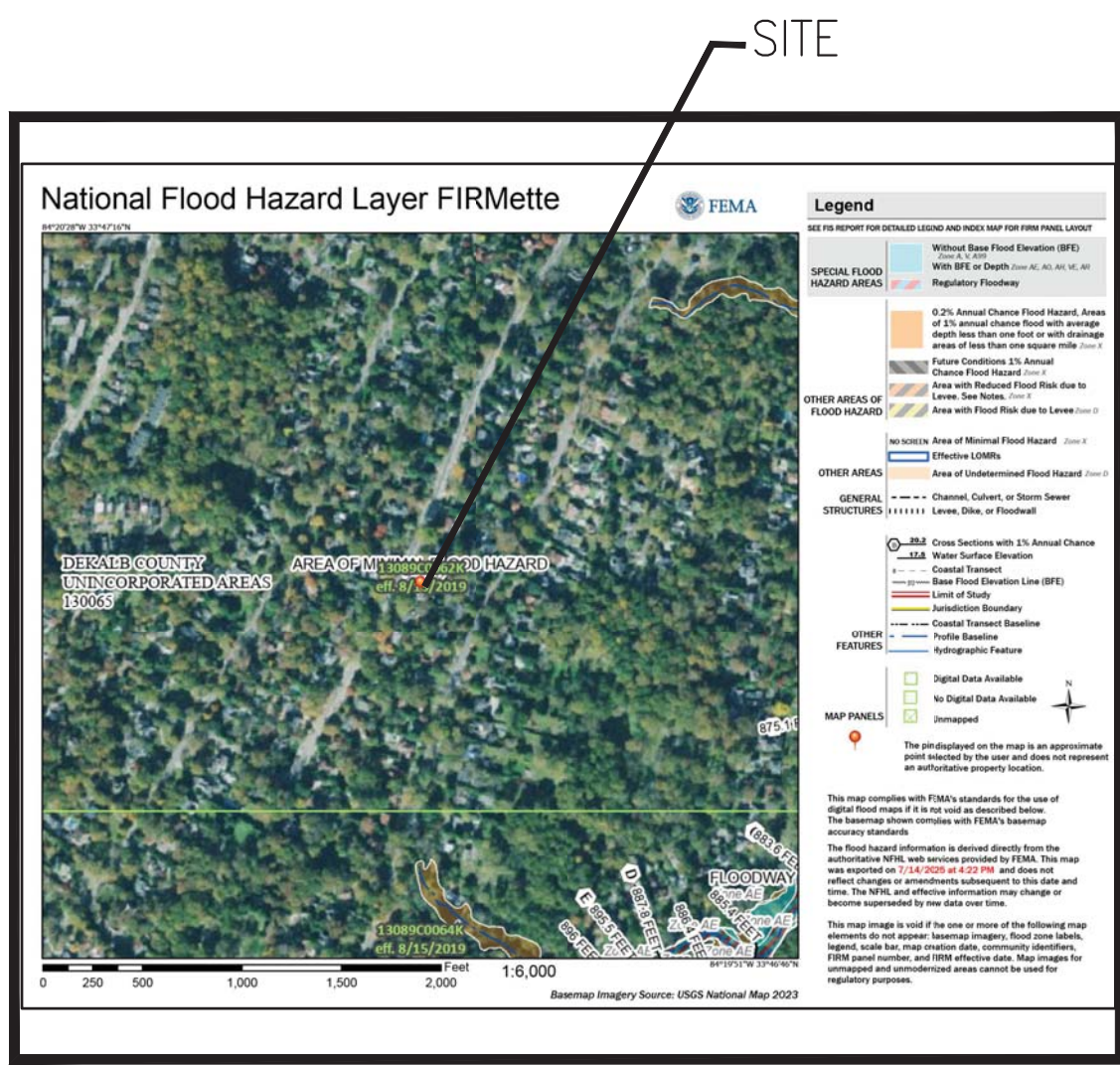
LOCATION MAP

N.T.S.



COUNTY LOCATION MAP

N.T.S.



FEMA MAP

N.T.S.

ZONING CONFORMANCE:

SITE ZONING: R-85 (RESIDENTIAL MEDIUM LOT-100) DISTRICT
MINIMUM LOT SIZE: 12,000 SF
LOT WIDTH: 85 FEET, MIN AT STREET
85 FEET, MIN AT BUILDING LINE
35 FEET, MIN FOR CULDESAC
FRONT SETBACK: 50 FEET MIN (THOROUGHFARES)
40 FEET MIN (ARTERIALS)
35 FEET MIN (COLLECTOR AND ALL OTHERS)
25 FEET MIN (ALLEY ACCESS)

SIDE SETBACK: 8.5 FEET
REAR SETBACK: 40 FEET
LOT COVERAGE: SHALL NOT EXCEED 35%
FLOOR AREA: NO LESS THAN 1,800 SQ FEET
OFF-STREET PARKING: 2 SPACES
BUILDING HEIGHT: NO MORE THAN 35 FEET
OPEN SPACE: 20%

CONSTRUCTION NARRATIVE:

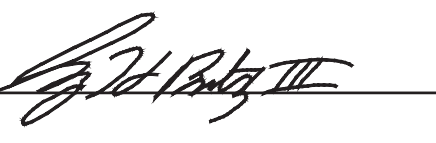
THE PROPOSED PLANS CALL FOR AN ADDITION TO A HOUSE TO REMAIN ACCORDING TO ZONING CONFORMANCE R-85.

STATE WATER STATEMENT:

THIS PROPERTY IS NOT LOCATED INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13089C0062K DATED AUGUST 15 2019.

THERE ARE NO WATERS OF THE STATE OF GEORGIA ON OR WITHIN 200 FT OF THE SITE.

"I CERTIFY UNDER THE PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION"

CERTIFIED BY  DATE 06-04-26

PRE-CONSTRUCTION IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	SF
EXISTING HOUSE	2,242
EXISTING FRONT CONCRETE DRIVE	1,535
EXISTING FRONT PORCH	77
EXISTING PORT COCHERE	585
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,489
EXISTING FLAGSTONE WALKS	324
EXISTING WALLS	735
EXISTING BASEMENT HATCH	28
EXISTING ARBOR	302
EXISTING POOL (WATER SURFACE AREA)	873
EXISTING POND	122
EXISTING AC PADS	21
TOTAL EXISTING IMPERVIOUS AREA	8,934
EXISTING LOT COVERAGE	50.98%

POST-CONSTRUCTION LOT COVERAGE:

EXISTING IMPERVIOUS AREA TO REMAIN	SF
EXISTING HOUSE	2,188
EXISTING FRONT CONCRETE DRIVE + WALK	952
EXISTING FRONT PORCH	77
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,287
EXISTING WALLS	677
EXISTING ARBOR	302
EXISTING POOL(WATER SURFACE AREA)	873
EXISTING POND	122
EXISTING AC PADS	21
TOTAL EXISTING AREA TO REMAIN	7,100
PROPOSED IMPERVIOUS AREA	SF
PROPOSED COVERED CARPORT	398
PROPOSED REAR BRICK STOOP	199
PROPOSED FRONT BRICK STOOP	24
TOTAL PROPOSED IMPERVIOUS AREA	621
TOTAL EXISTING AREA TO REMAIN	7,100
TOTAL POST CONSTRUCTION IMPERVIOUS AREA	7,721
TOTAL POST CONSTRUCTION LOT COVERAGE	44.06%

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Frasier Street
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For:
**RED LEVEL
RENOVATIONS**
SITE ADDRESS:
DRUID HILLS SUB,
LOT 50, BLOCK 12-B, GA



DESIGNED	DRAWN	CHECKED	IN CHARGE	DATE
SWS	SWS	LJZ	GHB	09 JUN 2026

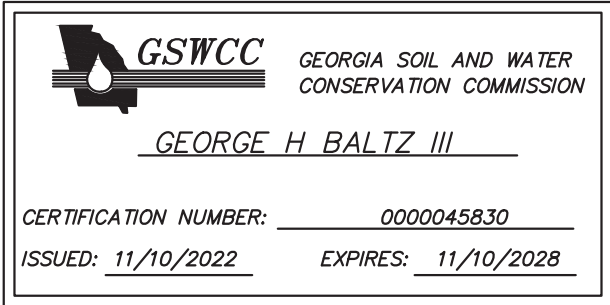
COVER SHEET	
REV	DESCRIPTION

CONSTRUCTION PLANS FOR:
1071 OXFORD ROAD
LAND LOT 2, DISTRICT 18
DEKALB COUNTY, GEORGIA

CVE PI # 25-338

SHEET NO.

CV



SIGNED 

EXPIRATION 11-10-28
0000045830
NUMBER

RESERVED FOR THE SUPERIOR COURT CLERK

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.

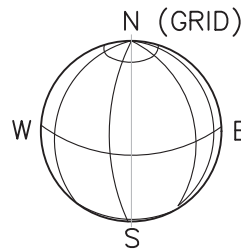
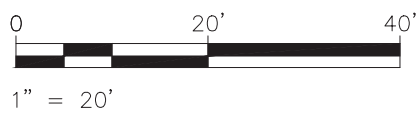
PLAT NOTES:

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.

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXEMPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING, PER CITY OR COUNTY ZONING DEPARTMENT.

NOTE: BUILDING TIES SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION WITHOUT VERIFICATION



LEGEND

- POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
EOP EDGE OF PAVEMENT
CURB BACK OF CURB
BSL BUILDING SETBACK LINE (PRIMARY)
FFE FINISHED FLOOR ELEVATION
LLL LAND LOT LINE
PP POWER POLE
GW GUIDE WIRE
R/W RIGHT OF WAY
C.P. CALCULATED POINT
IPF IRON PIN FOUND
IPS 1/2" REBAR SET
BENCHMARK
SW SIDE WALK
BOLLARD
OHP OVERHEAD POWER
UP UNDERGROUND POWER
-GAS- GAS UNDERGROUND GAS
-W- UNDERGROUND WATER
-UT- UNDERGROUND TELEPHONE
UNDERGROUND SEWER
FH FIRE HYDRANT
FDC FIRE DEPT. CONNECTION
CB CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
SWCB SINGLE WING CATCH BASIN
MH MANHOLE
JB JUNCTION BOX
WM WATER METER
WV WATER VALVE
GV GAS VALVE
GM GAS METER
CO CLEANOUT
EM ELECTRIC METER
AC AIR CONDITIONING UNIT
TELEPHONE BOX
ICB IRRIGATION CONTROL BOX
ICV IRRIGATION CONTROL VALVE
LP LIGHT POLE
CONCRETE PAD
ASPHALT
STONE
GRAVEL

(M) MEASURED
(D) DEED
(P) PLAT

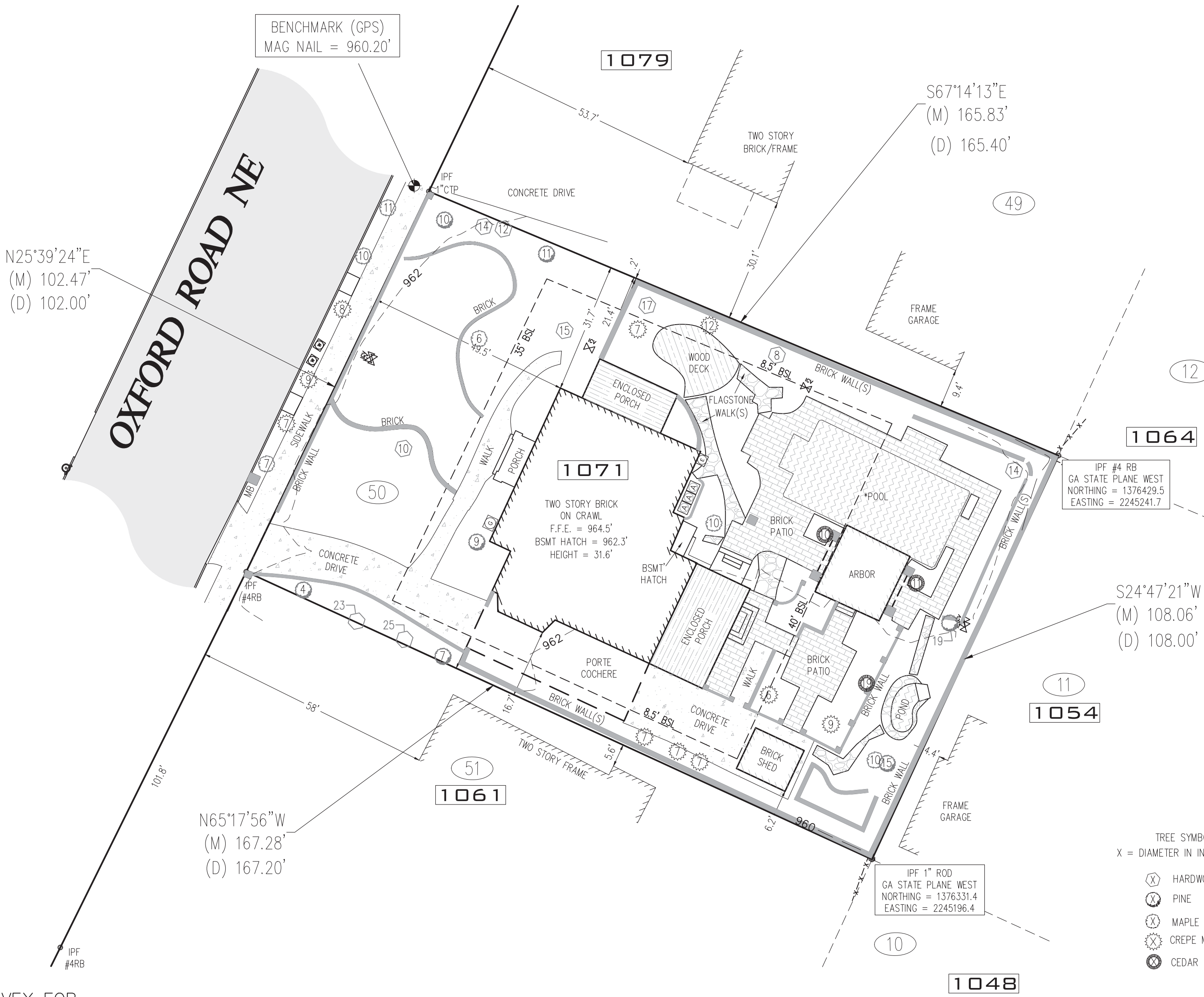


PREPARED BY:
DEKALB SURVEYS, INC.
407 WEST PONCE DE LEON AVENUE
SUITE B
DECATUR, GEORGIA 30030
404.373.9003

© 2026: THIS 18 X 24 DRAWING AND 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



- TREE SYMBOLS
X = DIAMETER IN INCHES
- (X) HARDWOOD
 - (V) PINE
 - (M) MAPLE
 - (C) CREPE MYRTLE
 - (C) CEDAR



REFERENCE:
DEED BOOK 12442 PG 115

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13089C0062K EFFECTIVE DATE AUGUST 15, 2019

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 12442 PG 115
PROPERTY OWNED AT TIME OF SURVEY: EVANS M. HARRELL II & CHARITY SCOTT
PARCEL NUMBER: 18-002-04-016

THE HORIZONTAL DATUM IS THE NORTH AMERICAN DATUM OF 1983 READJUSTED IN 2011 (NAD83(2011)). THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
THE SOURCE OF VERTICAL DATUM IS THE TRIMBLE CORS NETWORK

TOTAL AREA: 17,523 SQ FT, 0.402 AC
CALCULATED PLAT CLOSURE: 1:118,910

FIELD DATA:

DATE OF FIELD SURVEY 3-14-2025; 5-18-2026

EQUIPMENT USED:
TRIMBLE S5 ROBOTIC TOTAL STATION
TRIMBLE R2 GPS RECEIVER

BOUNDARY, TREE & TOPOGRAPHIC SURVEY FOR
RED LEVEL RENOVATIONS, LLC
LOT 50, BLOCK 12-B, DRUID HILLS SUBDIVISION

1071 OXFORD ROAD

DEKALB COUNTY, GEORGIA
LAND LOT 2, DIST 18
DATE: MARCH 28, 2025; MAY 20, 2026 (ADD TREE/TOPO)

DEMOLITION NOTES

1. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
2. CONTRACTOR SHALL IMMEDIATELY CONTACT OWNERS REPRESENTATIVE AND ENGINEER IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.
3. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, STANDARDS OR CODES. ALL NECESSARY LICENSES OR PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY STATED BY OWNER.
4. ALL CONSTRUCTION MUST CONFORM TO APPROPRIATE UTILITIES AND CITY STANDARDS.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. CONTRACTOR SHALL MAINTAIN THESE TRAFFIC CONTROL AND SAFETY METHODS THROUGHOUT CONSTRUCTION OF THIS PROJECT.
6. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
7. FOR ALL ITEMS NOTED TO BE REMOVED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
8. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS AND INSTRUCTIONS OF THE PROJECT GEOTECHNICAL ENGINEER.
9. DEMOLITION AND SITE PLANS HAVE BEEN PREPARED TO IDENTIFY MAJOR DEMOLITION ITEMS. CONTRACTOR TO PERFORM SITE VISIT PRIOR TO PRICING TO IDENTIFY ALL DEMOLITION ITEMS AS WELL AS IDENTIFYING ITEMS TO SALVAGE FOR OWNER.
10. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES & ITEMS TO REMAIN.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION ACTIVITES DAMAGE TO EXISTING STRUCTURE DURING CONSTRUCTION.
12. CONTRACTOR SHALL COORDINATE WITH OWNER/OWNER REPRESENTATIVE ALL PHASES OF CONSTRUCTION AND UTILITY CONSTRUCTION TO MAKE SURE ACCESS, HOURS OF OPERATION, AND UTILITY INTERRUPTION DO NOT INTERFERE WITH OWNER'S NEEDS.
13. LIMITS OF DEMOLITION OF CURB AND GUTTER, CONCRETE SIDEWALKS, SHALL BE TO THE NEAREST CONSTRUCTION JOINT. REPAIR WORK SHALL ALSO BE TO THE NEAREST JOINT.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND/OR REMOVAL OF ALL ITEMS IN THE AREA OF NEW CONSTRUCTION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DISPOSAL OF ALL ITEMS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES.
16. CONTRACTOR SHALL COORDINATE A MEETING ON SITE WITH THE OWNER/OWNER REPRESENTATIVE TO REVIEW ALL ELEMENTS OF DEMOLITION AND IDENTIFY ALL ITEMS TO BE SALVAGED.
17. CONTRACTOR SHALL REPAIR AT HIS/HER EXPENSE, DAMAGE TO ANY NEW OR EXISTING SITE FEATURES CAUSED BY CONSTRUCTION ACTIVITIES.
18. ALL EXISTING UTILITIES LOCATED UNDER PROPOSED BUILDING FOUNDATIONS ARE TO BE RE-ROUTED AROUND & AWAY FROM NEW BUILDING FOOTPRINT.
19. T.B.R = TO BE REMOVED

PRE-CONSTRUCTION IMPERVIOUS AREA:

EXISTING IMPERVIOUS AREA	SF
EXISTING HOUSE	2,242
EXISTING FRONT CONCRETE DRIVE + WALK	1,535
EXISTING FRONT PORCH	77
EXISTING PORT COCHERE	585
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,489
EXISTING FLAGSTONE WALKS	324
EXISTING WALLS	735
EXISTING BASEMENT HATCH	28
EXISTING ARBOR	302
EXISTING POND	122
EXISTING AC PADS	21
TOTAL EXISTING IMPERVIOUS AREA	8,061
EXISTING LOT COVERAGE	46.00%

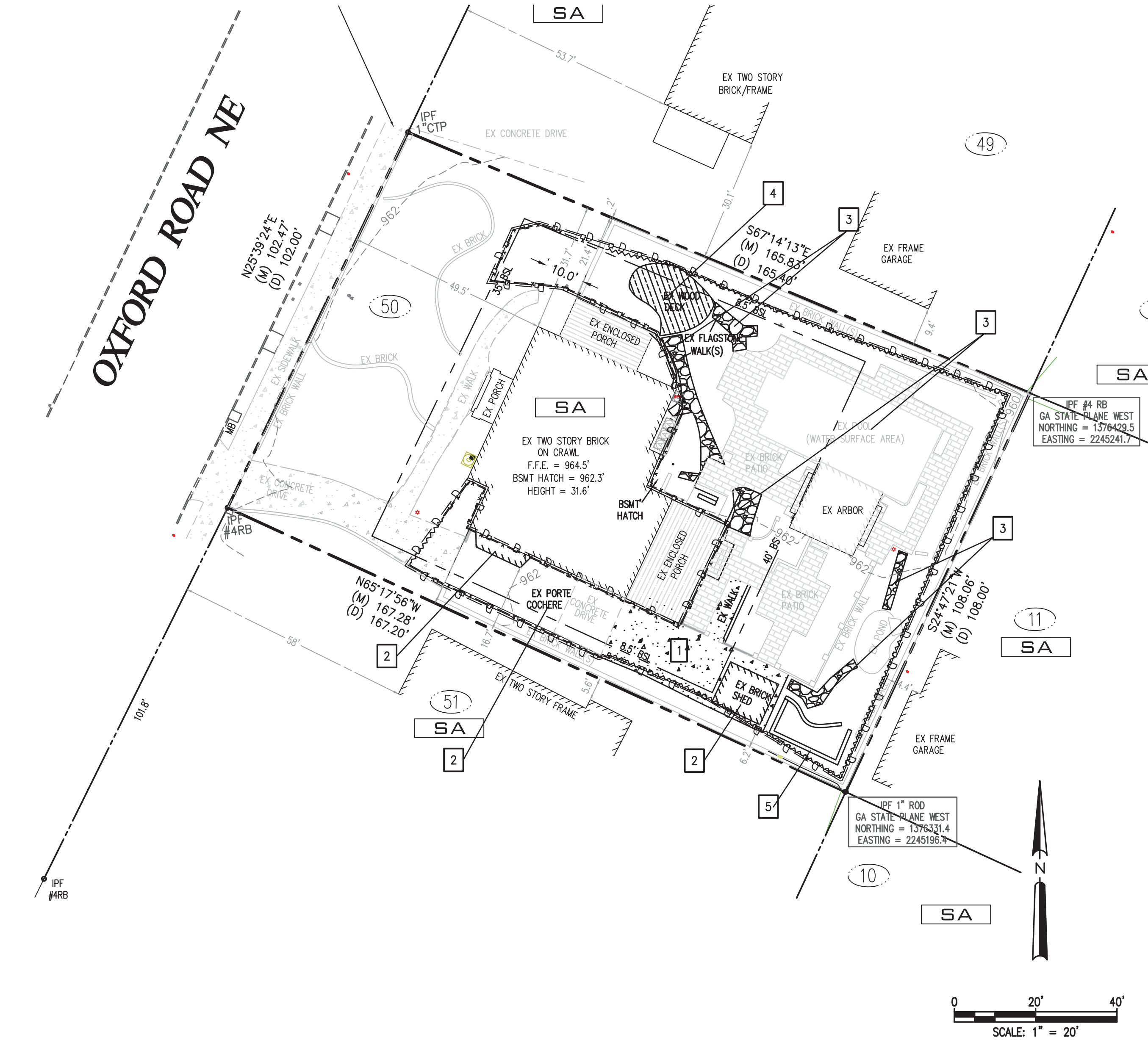
GENERAL DEMOLITION SCOPE:

BE ADVISED THIS IS NOT AN EXHAUSTIVE LIST OF DEMOLITION ITEMS. CONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE AND THE COMPLETE DESIGN INTENT OF THE CONSTRUCTION DOCUMENTS. ANY QUESTIONS, CONCERNS, OR IDEAS CONCERNING THE INTENT OR EXECUTION OF THE DESIGN DOCUMENTS MUST BE BROUGHT TO THE OWNER BEFORE PREPARING ANY BIDS OR BEFORE PERFORMING ANY CONSTRUCTION ACTIVITY.

- 1 REMOVE PORTION OF EXISTING CONCRETE IN AND DRIVEWAY
- 2 REMOVE EXISTING OVERHANG OF HOUSE PORT COCHERE AND SHED
- 3 REMOVE EXISTING WALKWAYS AND BASE
- 4 REMOVE EXISTING DECK
- 5 REMOVE EXISTING WALL AND BASE

ALL ITEMS TO BE REMOVED LOCATED
WITHIN TREE CRZS OR SPRS ARE TO
BE REMOVED BY HAND OR HAND
MACHINERY

NO TREES ARE TO BE REMOVED DURING DEMOLITION.
ITEMS LOCATED IN TREE CRITICAL ROOT ZONE ARE
TO BE REMOVED BY HAND



24 HOUR EMERGENCY CONTACT: DAN HANLON 404-425-4325

Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Fraser Street
Marietta, GA 30060
678-324-8410
www.crescentvieweng.com

Prepared For:
RED LEVEL
RENOVATIONS
SITE ADDRESS:
DRUID HILLS SUB,
LOT 50, BLOCK 12-B, GA



DESIGNED	SWS
DRAWN	SWS
CHECKED	LJZ
IN CHARGE	GHB
DATE	09 JUN 2026

REV	DATE	BY	CHKD	DESCRIPTION

CONSTRUCTION PLANS FOR:
1071 OXFORD ROAD
LAND LOT 2, DISTRICT 18
DEKALB COUNTY, GEORGIA

CVE PI # 25-338

SHEET NO.
D-1

SITE NOTES:

1. TOTAL SITE AREA: 17,523 SF / 0.40 ACRES
TOTAL DISTURBED AREA: 9,257 SF / 0.21 ACRES
TAX ID:18 002 04 016
2. SITE ADDRESS: 1071 OXFORD ROAD NE, DEKALB COUNTY, GA 30306
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY DEKALB SURVEYS CO. DATED 05--20--2026..
4. THIS SITE IS NOT LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0062K DATED AUGUST 15, 2019 FOR INCORPORATED DEKALB COUNTY, GEORGIA.
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6. ALL FUTURE CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY, COUNTY, AND STATE STANDARDS.
7. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
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10. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE DEKALB COUNTY, AND STATE OF GEORGIA STANDARDS.
11. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
12. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY.
13. ALL APPROPRIATE EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS, AND/OR FLOOD PLAIN BUFFERS THAT APPLY TO THIS PROPERTY ARE SHOWN ON THESE PLANS
14. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
15. THIS PLAN WAS PREPARED FOR PERMIT APPROVAL ONLY. ACTUAL CONSTRUCTION SHOULD BE BASED ON STAKING BY A REGISTERED LAND SURVEYOR. THE FOOTPRINT IS BASED ON AN ARCHITECTURAL PLAN BY OTHERS. THE ARCHITECTURAL PLAN SHOULD BE USED FOR HOUSE POSITIONING AND LOCATION.

DEKALB COUNTY NOTES:

1. GRADE TO DRAIN AWAY FROM FOUNDATION.
2. ALL GRADED SLOPES TO BE AT A 3:1 SLOPE OR GREATER.
3. ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION. ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE. CALL FOR FINAL INSPECTION AT 404-371-4913.
4. ALL CONSTRUCTION MUST CONFORM TO DEKALB COUNTY STANDARDS.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITY, THE LIMITS OF DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS, THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBING ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY.
6. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION AND SHALL BE MAINTAINED IN PROPER WORKING ORDER UNTIL ALL DISTURBED AREAS ARE STABILIZED.
7. A COPY OF THE APPROVED LAND DISTURBANCE PLAN SHALL BE PRESENT ON SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
8. FINAL ON-SITE INSPECTION REQUIRED PRIOR TO RELEASE OF THE CERTIFICATE OF OCCUPANCY, CERTIFIED AS-BUILTS WILL ALSO BE REQUIRED.
9. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
10. ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE IN-SITE INSPECTOR.
11. ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR OR A BUILDING PERMIT AND OR PRIOR TO FOOTERS BEING POURED.
12. LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
13. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
14. ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
15. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED
16. A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
17. A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
18. WATER QUALITY BMP(s) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
19. ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(s).
20. WORK HOURS AND CONSTRUCTION DELIVERIES ARE:
MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm
21. DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP
22. DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEER OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT
23. 72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
24. SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE PLUMBING PERMIT.
25. PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGHT-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR. [HTTPS://WWW.DEKALBCOUNTYGA.GOV/TRANSPORTATION/UTILITY-PERMITTING](https://www.dekalbcountyga.gov/transportation/utility-permitting)
26. PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES, FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.
27. NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411 PRIOR TO START OF CONSTRUCTION
28. ANY WALL OF 4' OR GREATER IN HEIGHT REQUIRES A SEPARATE BUILDING PERMIT BEFORE CONSTRUCTION
29. DEVELOPERS AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREETS BY EMERGENCY AND LAW ENFORCEMENT VEHICLES AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES.
30. NO WOODY VEGETATION IS ALLOWED WITHIN 15' OF THE DOWNSTREAM TOE OF EARTHEN EMBANKMENT". (I.E. STUMPS, ETC)
31. ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY WITH THE AFFECTED PROPERTIES

PRE-CONSTRUCTION LOT COVERAGE:

EXISTING IMPERVIOUS AREA	SF
EXISTING HOUSE	2,242
EXISTING FRONT CONCRETE DRIVE	1,535
EXISTING FRONT PORCH	77
EXISTING PORT COCHERE	585
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,489
EXISTING FLAGSTONE WALKS	324
EXISTING WALLS	735
EXISTING BASEMENT HATCH	28
EXISTING ARBOR	302
EXISTING POOL (WATER SURFACE AREA)	873
EXISTING POND	122
EXISTING AC PADS	21
TOTAL EXISTING IMPERVIOUS AREA	8,934
EXISTING LOT COVERAGE	50.98%

POST-CONSTRUCTION LOT COVERAGE:

EXISTING IMPERVIOUS AREA TO REMAIN	SF
EXISTING HOUSE	2,188
EXISTING FRONT CONCRETE DRIVE + WALK	952
EXISTING FRONT PORCH	77
EXISTING SIDE PORCH	215
EXISTING REAR PORCH	386
EXISTING BACK PATIOS	1,287
EXISTING WALLS	677
EXISTING ARBOR	302
EXISTING POOL(WATER SURFACE AREA)	873
EXISTING POND	122
EXISTING AC PADS	21
TOTAL EXISTING AREA TO REMAIN	7,100
PROPOSED IMPERVIOUS AREA	SF
PROPOSED COVERED CARPORT	398
PROPOSED REAR BRICK STOOP	199
PROPOSED FRONT BRICK STOOP	24
TOTAL PROPOSED IMPERVIOUS AREA	621
TOTAL EXISTING AREA TO REMAIN	7,100
TOTAL POST CONSTRUCTION IMPERVIOUS AREA	7,721
TOTAL POST CONSTRUCTION LOT COVERAGE	44.06%

SEE THE DEMO PLAN FOR ALL ITEMS REMOVED FROM EXISTING IMPERVIOUS

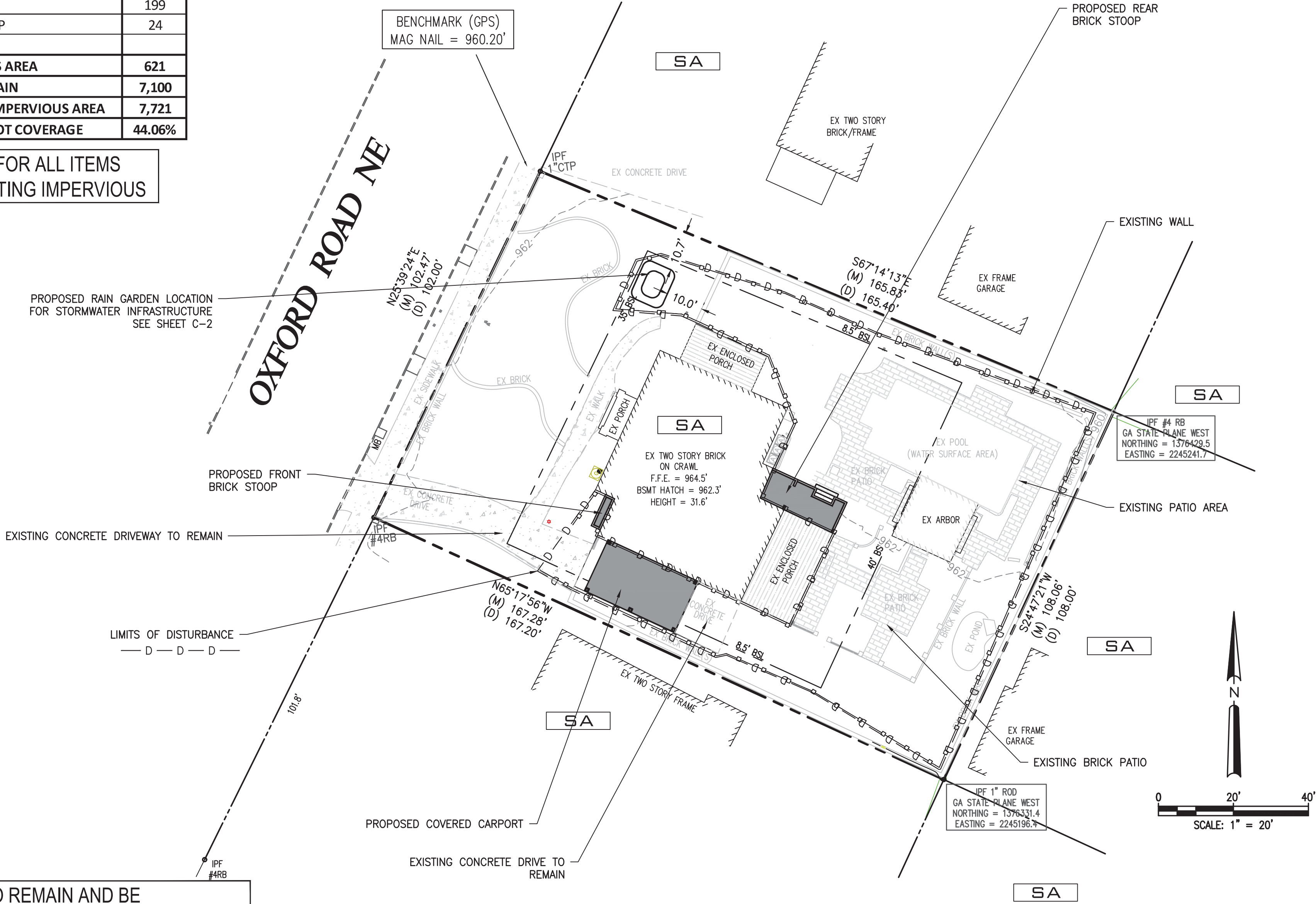
24 HOUR EMERGENCY CONTACT: DAN HANLON 404-425-4325

THE PROPOSED LOT COVERAGE IS 44.06%. THIS IS GREATER THAN THE MAXIMUM ALLOWED LOT COVERAGE OF 35.00%. HOWEVER, THE EXISTING LOT COVERAGE IS 50.98%. THE PROPOSED PLAN PROVIDES A REDUCTION IN THE LOT COVERAGE.

ZONING CONFORMANCE:

SITE ZONING: R-85 (RESIDENTIAL MEDIUM LOT-100) DISTRICT
MINIMUM LOT SIZE: 12,000 SF
LOT WIDTH: 85 FEET, MIN AT STREET
85 FEET, MIN AT BUILDING LINE
35 FEET, MIN FOR CULDESAC
FRONT SETBACK: 50 FEET MIN (THOROUGHFARES)
40 FEET MIN (ARTERIALS)
35 FEET MIN (COLLECTOR AND ALL OTHERS)
25 FEET MIN (ALLEY ACCESS)

SIDE SETBACK: 8.5 FEET
REAR SETBACK: 40 FEET
LOT COVERAGE: SHALL NOT EXCEED 35%
FLOOR AREA: NO LESS THAN 1,800 SQ FEET
OFF-STREET PARKING: 2 SPACES
BUILDING HEIGHT: NO MORE THAN 35 FEET
OPEN SPACE: 20%

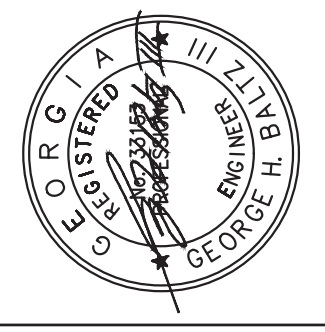


EXISTING UTILITIES TO REMAIN AND BE PROTECTED FOR USE WITH NEW CONSTRUCTION



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Prepared For:
RED LEVEL
RENOVATIONS
SITE ADDRESS:
DRUID HILLS SUB,
LOT 50, BLOCK 12-B, GA



DESIGNED	SWS
DRAWN	SWS
CHECKED	LJZ
IN CHARGE	CHB
DATE	09 JUN 2026

SITE PLAN

DESCRIPTION

CONSTRUCTION PLANS FOR:

1071 OXFORD ROAD
LAND LOT 2, DISTRICT 18
DEKALB COUNTY, GEORGIA

CVE PI # 25-338

SHEET NO.

C-1

RUNOFF REDUCTION CALCULATIONS			
PROPOSED AREA	SF	NOT/TREATED	BMP LOCATION
PROPOSED FRONT CONCRETE DRIVE	472	NOT TREATED	N/A
PROPOSED COVERED CARPORT	398	TREATED	RAIN GARDEN-FRONT
PROPOSED REAR BRICK STOOP	199	TREATED	RAIN GARDEN-FRONT
PROPOSED FRONT BRICK STOOP	24	TREATED	RAIN GARDEN-FRONT
TOTAL TREATED IMPERVIOUS AREA		621	

TOTAL PROPOSED IMPERVIOUS AREA FOR THE SITE IS 7,721 SF. THE PROPOSED IMPERVIOUS AREA IS 621 SF. THIS AREA IS TO BE TREATED BY RUNOFF REDUCTION IN THE PROPOSED RAIN GARDEN SEE LOT COVERAGE CHART FOR DETAILS.

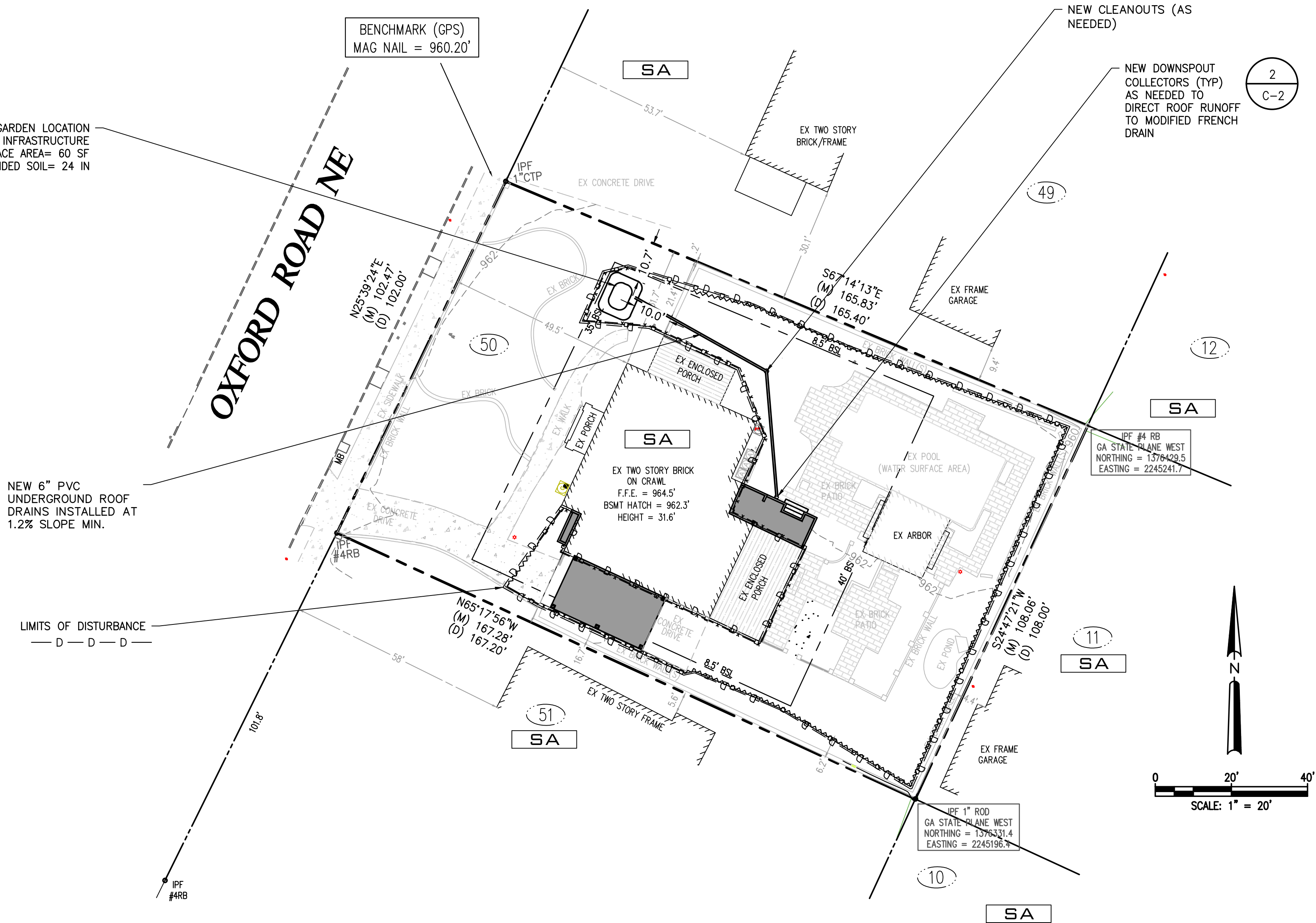
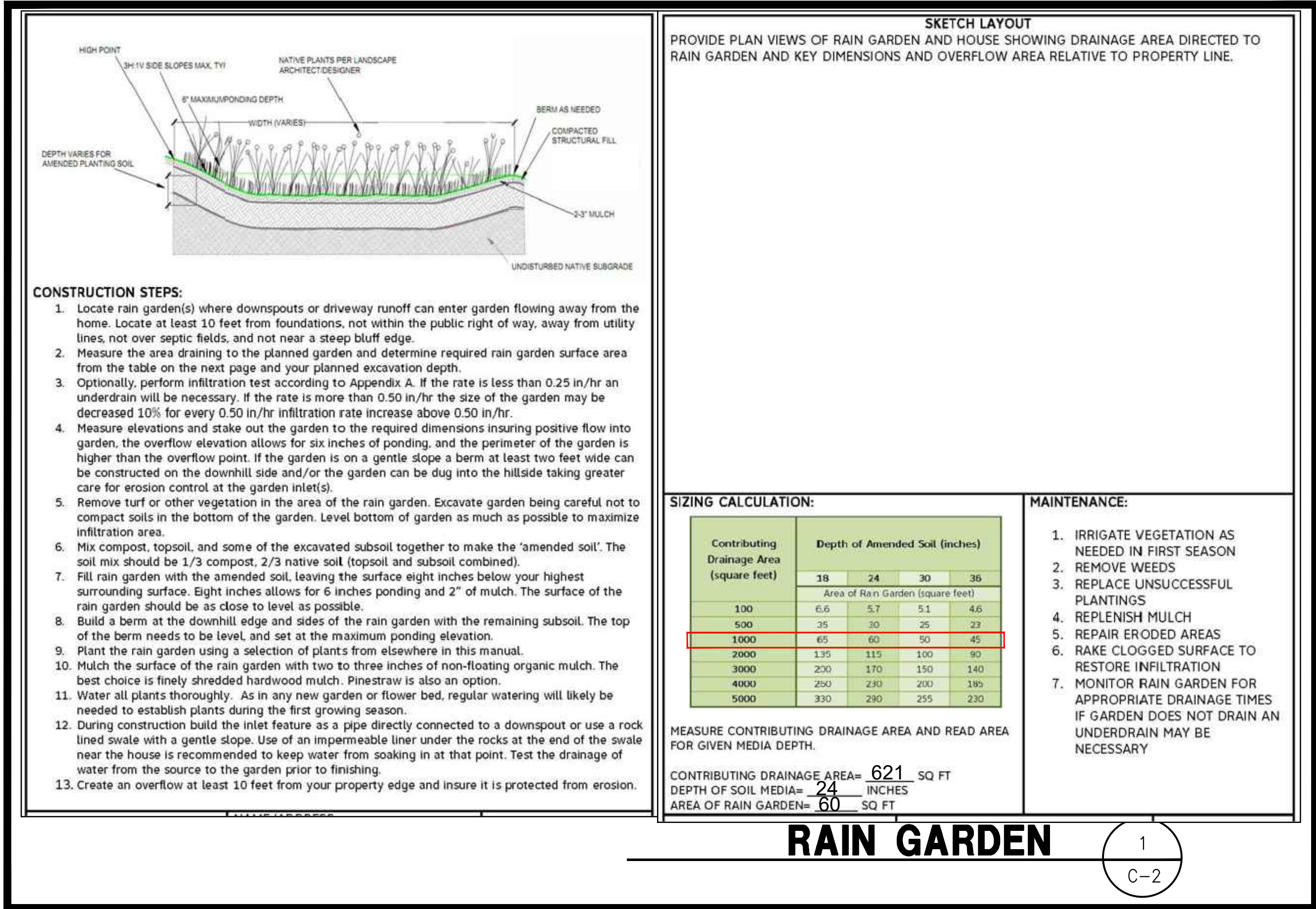
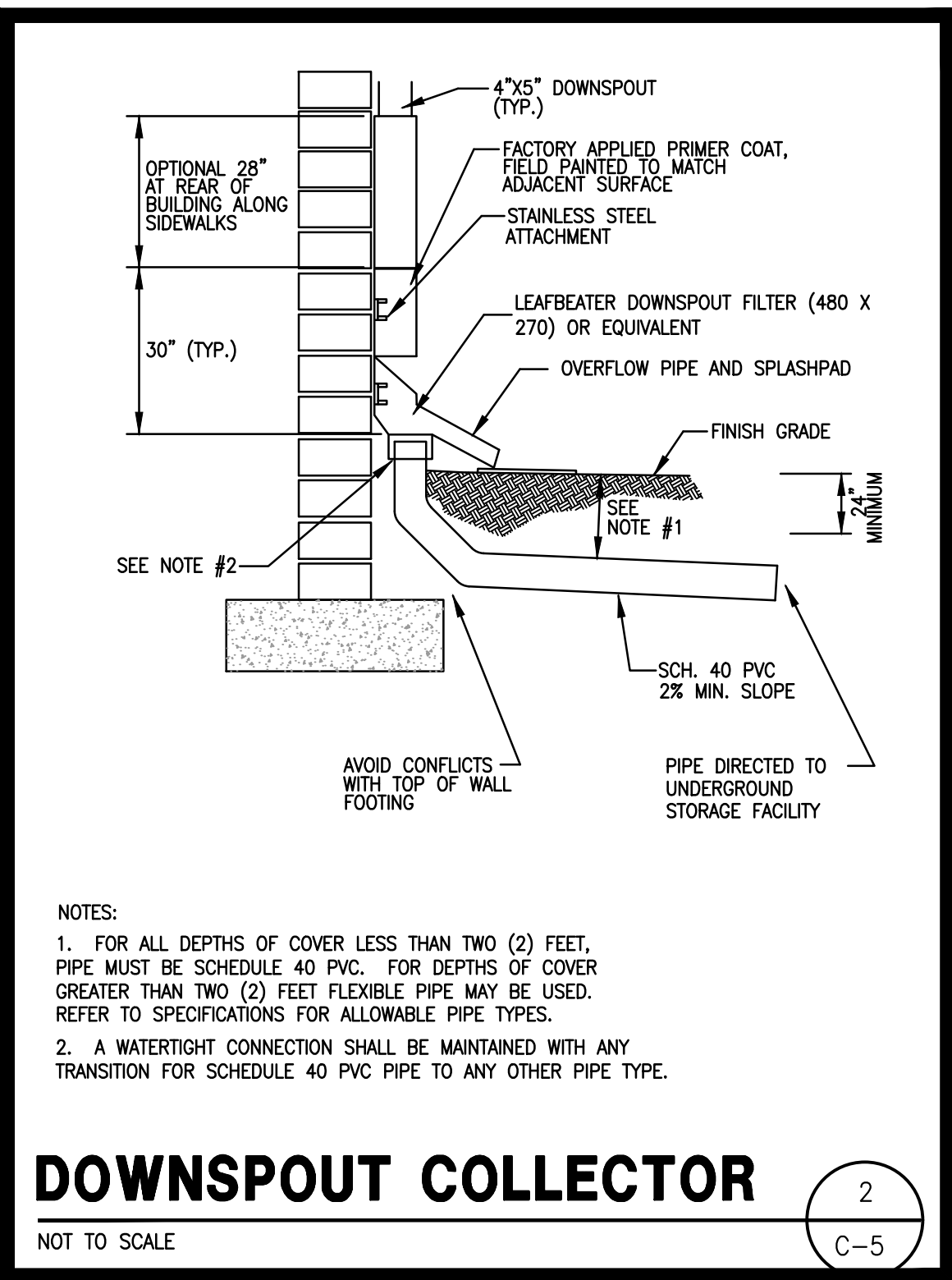
THE RUNOFF REDUCTION VOLUMES PROVIDED BY THE BMP SHOWN EXCEED THE RUNOFF REDUCTION STORAGE REQUIREMENTS. THE BMP WILL PROMOTE GROUNDWATER RECHARGE WHILE RESPECTING THE REQUIRED CRITICAL ROOT ZONE OF SAVE TREES. BECAUSE OF THE LIMITED SPACE,

RAIN GARDEN VEGETATION
THE RAIN GARDEN IS NORMALLY COVERED WITH AN AMENDED TOPSOIL AND OTHER HERBACEOUS VEGETATION. THE VEGETATION OF CHOICE WILL BE CHOSEN BY THE OWNER BUT MUST MEET THE DEKALB COUNTY REQUIREMENTS.

- INSPECT INLETS AND CLEANOUTS REMOVING ACCUMULATED LEAVES AND DEBRIS, CLEANING LEAF REMOVAL SYSTEM(S).
- IF APPLICABLE, INSPECT PRETREATMENT DEVICES FOR SEDIMENT ACCUMULATION.
- INSPECT RAIN GARDEN FOLLOWING A LARGE RAINFALL EVENT TO INSURE OVERFLOW IS OPERATING AND FLOW IS NOT CAUSING PROBLEMS.
- ROUTINE GARDEN MAINTENANCE INCLUDES WEEDING, DEADHEADING, REPLACING DEAD PLANTS, AND REPLENISHING MULCH WHEN DEPLETED. PESTICIDES SHOULD NOT BE USED IN GREEN INFRASTRUCTURE.
- INSPECT AFTER A HEAVY RAINFALL. IF STANDING WATER PERSISTS BEYOND 36 HOURS, IT MAY BE NECESSARY TO INSTALL A PERFORATED UNDERDRAIN IN THE GARDEN THAT WILL DAYLIGHT DOWNSTREAM.

- A MAXIMUM PONDING DEPTH OF 6 INCHES IS ALLOWED WITHIN RAIN GARDENS. ON AVERAGE, RAIN GARDENS DRAIN WITHIN 24 HOURS, WHICH DOES NOT ALLOW FOR MOSQUITO BREEDING.
- IF THE INFILTRATION RATE IS LESS THAN 0.25 IN/HR, ADDITIONAL CALCULATIONS WILL BE REQUIRED. CONTACT CITY STAFF. AN UNDERDRAIN SHOULD BE USED IN SUCH CIRCUMSTANCE.
- THE INFLOW SHOULD BE SLOWED DOWN BY STONES OR DENSE VEGETATION AT THE ENTRANCE OF THE RAIN GARDEN.
- IF THE GARDEN IS ON A GENTLE SLOPE, A BERM AT LEAST TWO FEET WIDE CAN BE CONSTRUCTED ON THE DOWNHILL SIDE TO CREATE THE PONDING AREA AND/OR THE GARDEN CAN BE LOCATED ON THE HILLSIDE.
- IF THE SIDES WILL BE GRASSED AND THERE IS A NEED TO BE MOWED, THE SIDE SLOPES SHOULD BE A MAX\FS20 MUM OF 33%.
- SOILS FOR RAIN GARDENS SHOULD BE A MIX CONTAINING 2/3 OF NATIVE SOILS AND 1/3 COMPOST.
- A MULCH LAYER CONSISTING OF 2-3 INCHES OF NON-FLOATABLE ORGANIC MULCH (FINE SHREDDED HARD\FS20 WOOD MULCH) SHOULD BE INCLUDED ON THE SURFACE OF THE RAIN GARDEN. PINE BARK AND WOOD CHIPS SHOULD NOT BE USED FOR THEIR TENDENCY TO FLOAT AND SMOTHER PLANTS.
- THE OVERTFLOW FROM THE RAIN GARDEN SHOULD BE NON-ERODING AND CAN CONSIST OF A SMALL BERM OR EVEN AN INLET GRATE CONNECTED TO A DAYLIGHTED PIPE. THE GRATE SHOULD BE SET AT A SLANT OR BE DOMED TO ALLOW CLOGGING DEBRIS TO FALL OFF.

- EXCAVATE CAREFULLY TO AVOID COMPACTING SOILS AT THE BOTTOM OF THE GARDEN. LEVEL THE BOTTOM AS MUCH AS POSSIBLE TO MAXIMIZE THE INFILTRATION AREA.
- MIX COMPOST, TOPSOIL, AND SOME OF THE EXCAVATED SUBSOIL TOGETHER TO MAKE THE 'AMENDED SOIL.' THE SOIL MIX SHOULD BE 1/3 COMPOST AND 2/3 NATIVE SOIL (TOPSOIL AND SUBSOIL COMBINED).
- FILL WITH THE AMENDED SOIL, LEAVING THE SURFACE EIGHT INCHES BELOW THE HIGHEST SURROUNDING SURFACE, ALLOWING FOR 6 INCHES OF PONDING AND 2" OF MULCH.
- BUILD A BERM AT THE DOWNHILL EDGE AND SIDES OF THE RAIN GARDEN WITH THE REMAINING SUBSOIL. THE TOP OF THE BERM NEEDS TO BE LEVEL, AND SET AT THE MAXIMUM PONDING ELEVATION.
- INSTALL PLANTS AND MULCH. LOOSEN UP PLANT ROOTS AND GENTLY COMPACT ONCE IN THE GROUND. THE TOP OF THE ROOTS SHOULD SIT JUST BELOW THE TOP OF THE SOIL.
- WATER ALL PLANTS THOROUGHLY. AS IN ANY NEW GARDEN OR FLOWER BED, REGULAR WATERING WILL LIKELY BE NEEDED TO ESTABLISH PLANTS DURING THE FIRST GROWING SEASONS.
- INSTALL A ROCK-LINED OR DENSELY VEGETATED SWALE WITH A GENTLE SLOPE AT THE INLET. USE OF AN IMPERMEABLE LINER UNDER THE ROCKS IS RECOMMENDED TO KEEP WATER FROM SOAKING IN AT THAT POINT.
- CREATE AN OVERTFLOW AT LEAST 10 FEET FROM ANY PROPERTY LINE AND INSURE IT IS PROTECTED FROM EROSION.

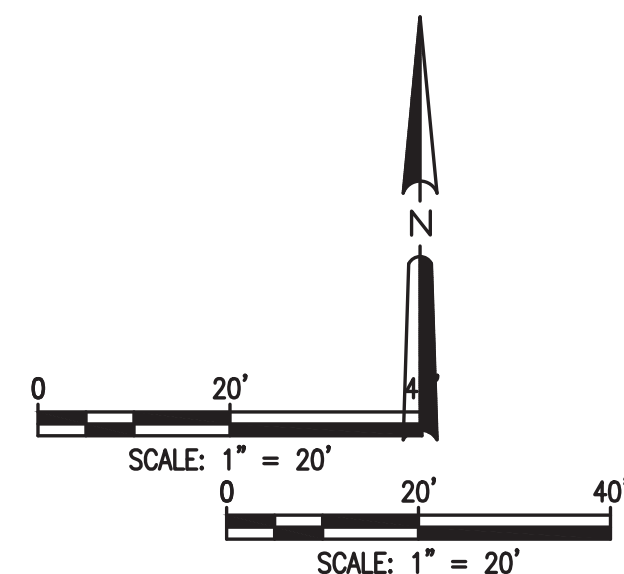
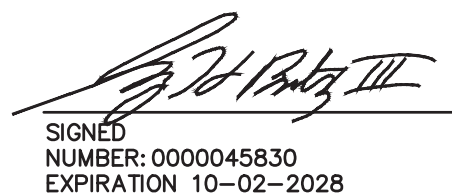


SHEET NO.
C-2

3. APPROVED EROSION CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY DETENTION BMP INSTALLATION (NOT PART OF THIS PLAN)
2. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY GEORGIA LAND SURVEYING CO. DATED 6-6-23
3. DISCOVERY OF UNSUITABLE SOILS OR ROCK MUST BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER. ALL EARTHWORK MUST NOT PROCEED AT THAT POINT UNTIL OWNER RELEASES THE CONTRACTOR TO PROCEED.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF UTILITIES AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS PROVIDED TO THE ENGINEER. INFORMATION SHOWN IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. CONTRACTOR SHALL FOLLOW ALL APPLICABLE SAFETY AND CONSTRUCTION PROCEDURES, ORDINANCES, CODES, AND STANDARDS.
6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
7. ALL ELEVATIONS SHOWN ARE FINISHED GRADE.
8. THE APPROXIMATE LOCATION OF KNOWN UNDERGROUND UTILITIES HAVE BEEN SHOWN AS PROVIDED BY THE SURVEY. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY, LOCATE AND PROTECT ALL UTILITIES ON THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATING DEMOLITION, RELOCATION AND NEW UTILITY SERVICE WITH THE APPROPRIATE UTILITY. CONTRACTOR SHALL HIRE THEIR OWN UTILITY LOCATOR TO IDENTIFY ALL EXISTING UTILITIES WITHIN THE PROPOSED CONSTRUCTION AREA. ALL EXISTING SANITARY SEWER CONNECTIONS TO BE IDENTIFIED AND CONNECTED TO NEW SANITARY SEWER LINES.
9. BEFORE STARTING WORK CONTRACTOR SHALL MAKE SUCH EXPLORATIONS AND PROBES AS NECESSARY TO ASCERTAIN ANY ACTIVE UTILITY LINES AND MAKE SURE THESE UTILITIES CAN BE BROKEN OR CHANGED WITHOUT ANY DANGER OR DISRUPTION TO ANY NECESSARY SERVICE.
10. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE, BUT IS NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.

1. THE CONSTRUCTION STAGING AREA WILL BE THE PROPOSED DRIVEWAY AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT ANY POTENTIAL TRACKING OF MUD ONTO PUBLIC STREETS.
2. SILT FENCES AND HAY BALE BARRIERS SHALL BE CLEANED OR REPLACED AND MAINTAINED IN FUNCTIONAL CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE ESTABLISHED.
3. SILT FENCE FABRIC SHALL BE COMPRISED OF GA. DOT QUALIFIED PRODUCTS LIST 36, FOR SILT FENCE FABRIC.
4. ALL GRASSING SHALL BE IN ACCORDANCE WITH CHAPTER 6, SECTION III "VEGETATIVE PRACTICES" OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
5. ALL OTHER WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS SAME MANUAL.
6. THE CONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT FROM THE SILT FENCING AND REMOVE THE FENCING FROM THE SITE ONCE ALL DISTURBED AREAS ARE STABILIZED WITH PERMANENT VEGETATION.
7. EROSION CONTROL DEVICES WILL BE IN PLACE BEFORE SITE DISTURBANCE AND WILL BE PERIODICALLY INSPECTED AND REPAIRED OR RESTORED AS NEEDED TO FUNCTION PROPERLY UNTIL PERMANENT MEASURES ARE ESTABLISHED AND PROJECT IS COMPLETE, I.E.: CONSTRUCTION EXITS AND SILT FENCES SHALL BE RE-TOPPED OR CLEANED AS SILT REDUCES THEIR EFFECTIVENESS.
8. ANY ADDITIONAL CONSTRUCTION OTHER THAN SHOWN ON THIS PLAN WILL REQUIRE SEPARATE AND ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AND APPROVAL.
9. TEMPORARY VEGETATION AND/OR HEAVY MULCH WILL BE USED TO STABILIZE AREAS. IN NO CASE SHALL A SITE BE LEFT BARE FOR MORE THAN TWO WEEKS.
10. ALL DISTURBED AREAS WILL BE PERMANENTLY LANDSCAPED AND GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT
11. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
12. ADDITIONAL MEASURES MAY BE REQUIRED TO CONTROL EROSION AS DETERMINED NECESSARY BY INSPECTORS. THE EROSION CONTROL MEASURE CAN BE DESIGNED BY A LEVEL 1B (BLUE CARD) GASWCQ CERTIFIED CONTRACTOR, UNLESS THE BMP HAS A HYDRAULIC COMPONENT. FOR ALL BMP DESIGN WITH A HYDRAULIC COMPONENT, THE BMP MUST BE DESIGNED BY A LEVEL 2 (GOLD CARD) GASWCQ CERTIFIED DESIGNER. A CONSTRUCTION EXIT IS NOT PROPOSED DUE TO THE SMALL SIZE OF THE PROJECT AND THE LEVEL 1B CONTRACTOR MUST PROVIDE ALL MEASURES TO PREVENT ANY SILT FROM ENTERING THE STREAM BUFFER.

SILT FENCE PROVIDED = 285 LINEAR FEET OF SILT FENCE
 SEDIMENT STORAGE REQUIRED = 0.21 DISTURBED ACRES x 67 CY/ DIST. ACRES = 14.07 CY
 SEDIMENT STORAGE PROVIDED = 285 FT SILT FENCE AND STAKED HAYBALES x 0.05 CY/ LENGTH OF BMP = 14.25 CY



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Prepared For:
**RED LEVEL
RENOVATIONS**

SITE ADDRESS:
DRUID HILLS SUB,
LOT 50, BLOCK 12-B, GA



DESIGNED	SWS
DRAWN	SWS
CHECKED	LIZ
IN CHARGE	GHB
DATE	09 JUN 2026

EROSION PLAN					
REV	DATE	BY	CMD	DESCRIPTION	

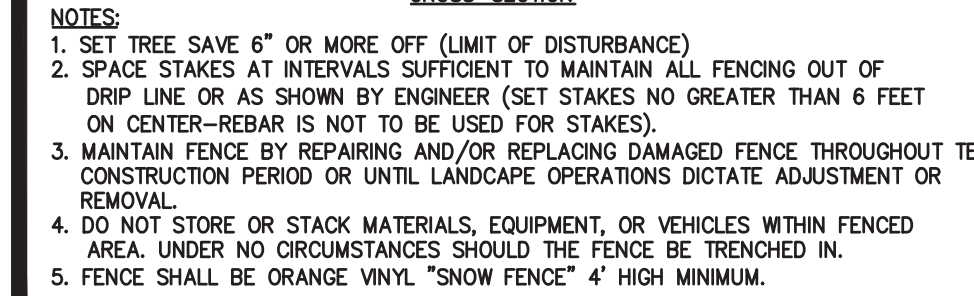
CONSTRUCTION PLANS FOR:
1071 OXFORD ROAD
LAND LOT 2, DISTRICT 18
DEKALB COUNTY, GEORGIA

CVE PI #	25-338
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SHEET NO.
C-3

1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
2. ALL TREE PROTECTION DEVICES TO BE INSTALL PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
3. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
4. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES TO OCCUR WITHIN TREE PROTECTION AREAS OR WITHIN SIX (6) FEET OF THE CRZ.
5. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER DATE OF FINAL INSPECTION.

1. NO ONE SHALL ENCRoACH, PLACE SOLVENTS, BUILDING, MACHINERY, BUILDING DEBRIS OR ANY OTHER MATERIAL WITHIN 6' OUTSIDE TREE PERIPHERY OF THE CRZ OR WITHIN ANY TREE SAVE AREA, TRANSITIONAL BUFFER ZONE, STREAM BUFFER, OR STATE BUFFER ZONE.
2. ALL TREE FENCE AND OTHER TREE PROTECTION DEVICES MUST REMAIN IN FUNCTIONING CONDITION UNTIL COMPLETION OF THE PROJECT OR UNTIL THE CO IS ISSUED.
3. A TREE THAT IS DESIGNATED TO BE SAVED, BUT IS DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED WITH 4" CALIPER TREES EQUAL TO THE UNIT VALUE OF THE TREE REMOVED. ANY SPECIMEN TREE DAMAGED SHALL BE REPLACED WITH 4" CALIPER TREES EQUAL TO 1.5 TIMES THE DBH OF THE DAMAGED SPECIMEN.
4. ALL PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
5. ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOTZONE(CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF THE LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
6. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
7. NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS (CRZ).
8. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO GROWING SEASONS AFTER THE DATE OF FINAL INSPECTION.
9. THE PROTECTION SIGNS ARE TO BE PLACED AT LEAST EVERY 50' ALONG THE LENGTH OF THE TREE PROTECTION FENCE. THE SIGNS SHOULD BE IN LANGUAGE SO THAT ALL WORKERS ON SITE ARE ABLE TO UNDERSTAND.



ON-SITE TREE LIST PRIOR TO CONSTRUCTION ON-SITE TREE LIST AFTER CONSTRUCTION

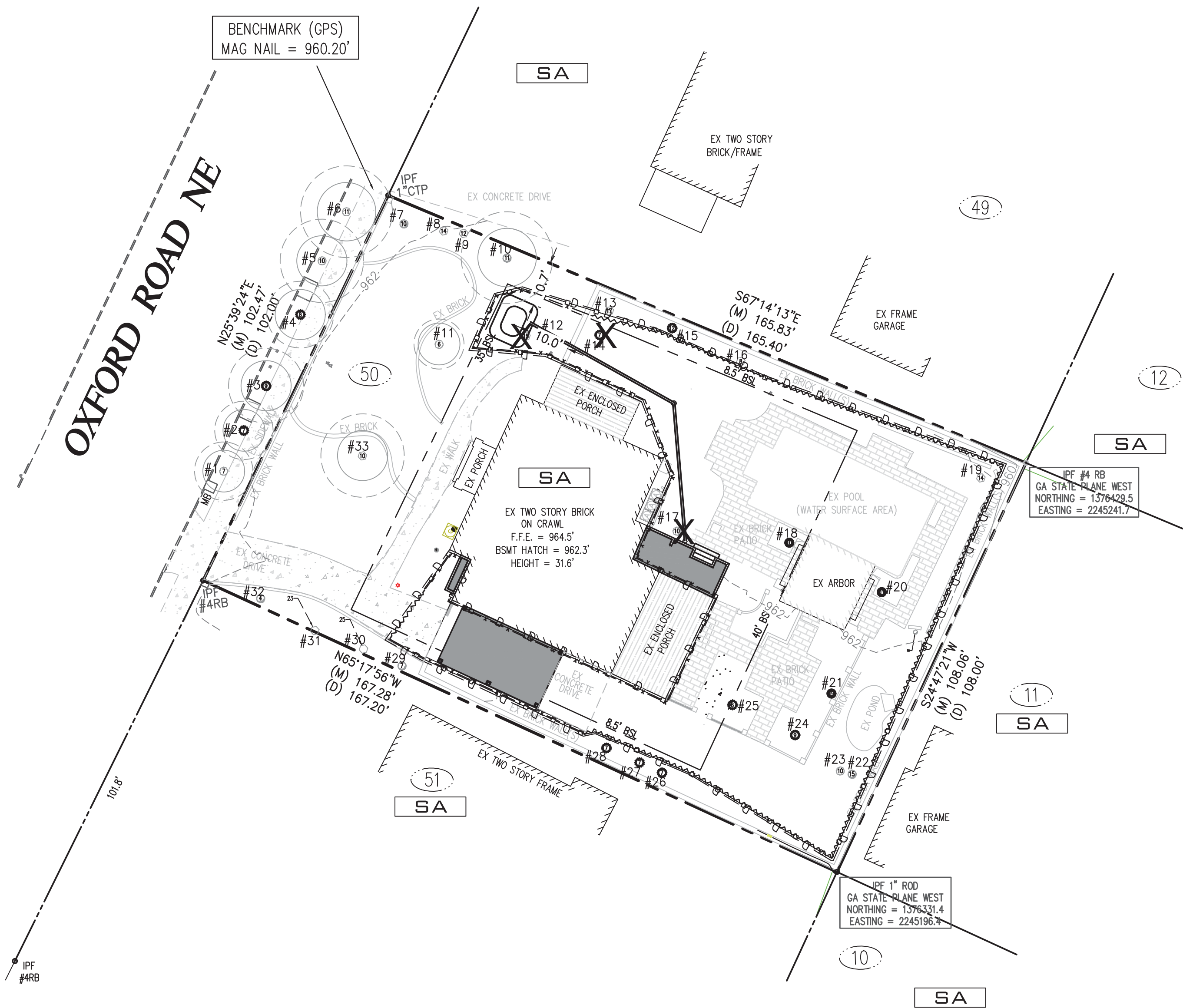
TOTAL TREES: 26 TREES
TOTAL INCHES: 286 INCHES

TOTAL TREES: 23 TREES
TOTAL INCHES: 254 INCHES

SITE DENSITY REQUIRED = 120"/ACRE x SITE SIZE = 120"/ACRE x 0.41 ACRES = 49.20"
 = INCHES TO REMAIN = 254 INCHES
 = 23 TREES / 254 INCHES > 49.2 INCHES
 = DENSITY PROVIDED BY INCHES TO REMAIN

TOTAL TREES: 1 TREES
TOTAL INCHES 25 INCHES

= NO BOUNDARY TREES REMOVED OR DESTROYED



Prepared For:
**RED LEVEL
RENOVATIONS**

SITE ADDRESS:
DURUID HILLS SUB,
LOT 50, BLOCK 12-B, GA



DESIGNED
SWS
DRAWN
SWS
CHECKED
LIZ
IN CHARGE
GHB
DATE
09 JUN 2026

[illegible]

CONSTRUCTION PLANS FOR:
1071 OXFORD ROAD
LAND LOT 2, DISTRICT 18
DEKALB COUNTY, GEORGIA

CVE PI #	25-338
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SHEET NO.

C-4

APPLICATION OF MULCH

DRY STRAW OR HAY APPLIED TO DEPTH OF 2 - 4 INCHES
WOOD CHIPS, BARK, SAWDUST APPLIED TO DEPTH OF 2 - 3 INCHES

Ds1

PLANTS, PLANTING RATES, & PLANTING DATES FOR TEMPORARY COVER OR COMPANION CROPS									
SPECIES	BROADCAST RATES 2/-PLS 3/ PER ACRE	RESOURCE (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	PLANTING DATES BY RESOURCE AREA 4/	REMARKS	SPECIES	BROADCAST RATES 2/-PLS 3/ PER ACRE	RESOURCE (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	PLANTING DATES BY RESOURCE AREA 4/	REMARKS
BARLEY (HORDEUM VULGARE)		M-L P C	J F M A M J J A S O N D	14,000 SEED PER POUND. WINTERHARDY. USE ON PRODUCTIVE SOILS.	MILLET, PEARL (PENNISETUM GLAUCUM)		M-L P C	J F M A M J J A S O N D	80,000 SEED PER POUND. QUICK DENSE COVER. MAY REACH 5 FEET IN HEIGHT. NOT RECOMMENDED FOR MIXTURES.
ALONE	3 bu. (144 lb.)				ALONE	50 lbs. 1.1 lb.			
IN MIXTURES	1/2 bu. 0.6 lb. (24 lbs.)								
LESPEDEZA, ANNUAL (LESPEDEZA STRATA)		M-L P C	J F M A M J J A S O N D	200,000 SEED PER POUND. MAY VOLUNTEER FOR SEVERAL YEARS. USE INOCULANT EL.	DAISY (AVENA SATIVA)		M-L P C	J F M A M J J A S O N D	13,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. NOT AS WINTERHARDY AS RYE OR BARLEY.
ALONE	40 lbs. 0.9 lb.				ALONE	4 bu. (128 lb.)			
IN MIXTURES	10 lbs. 0.2 lb.				IN MIXTURES	1/2 bu. 0.7 lb. (32 lbs.)			
LOVEGRASS, WEEPING (ERAGROSTIS CURVULA)		M-L P C	J F M A M J J A S O N D	1,500,000 SEED PER POUND. MAY VOLUNTEER FOR SEVERAL YEARS. MAY WITH SERICEA LESPEDEZA	RYE (SECALE CEREALE)		M-L P C	J F M A M J J A S O N D	18,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTERHARDY.
ALONE	4 lbs. 0.1 lb.				ALONE	3 bu. (180 lb.)			
IN MIXTURES	2 lbs. 0.07 lb.				IN MIXTURES	1/2 bu. 0.6 lb. (28 lbs.)			
MILLET, BROWNTOP (Panicum fasciculatum)		M-L P C	J F M A M J J A S O N D	137,000 SEED PER POUND. QUICK DENSE COVER. WILL PROVIDE TOO MUCH COMPETITION IN MIXTURES IF SEEDING AT HIGH RATES.	RYEGRASS, ANNUAL (Lolium temulentum)		M-L P C	J F M A M J J A S O N D	227,000 SEED PER POUND. DENSE COVER. VARY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES.
ALONE	40 lbs. 0.9 lb.				ALONE	40 lbs. 0.9 lb.			
IN MIXTURES	10 lbs. 0.2 lb.				IN MIXTURES	60 lbs. 1.4 lb.			

DUST CONTROL ON DISTURBED AREAS

SITE MUST BE CONTROLLED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION AREAS. CONTRACTOR SHALL UTILIZE ADDITIONAL MEASURES TO CONTROL DUST AS REQUIRED -
TEMPORARY METHODS: Ds1-MULCHING, Ds2-TACKIFIERS AND BINDERS, Ds3-TEMPORARY SEEDING, SPRAY ON ADHESIVES, IRRIGATION
PERMANENT METHODS: Ds3-PERMANENT VEGETATION, Ds4-SODDING

Du

PLANTS, PLANTING RATES, & PLANTING DATES FOR PERMANENT COVER									
SPECIES	BROADCAST RATES 1/-PLS 2/ PER ACRE	RESOURCE (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	PLANTING DATES BY RESOURCE AREA 3/	REMARKS	SPECIES	BROADCAST RATES 1/-PLS 2/ PER ACRE	RESOURCE (SOLID LINES INDICATE OPTIMUM DATES, DOTTED LINES INDICATE PERMISSIBLE BUT MARGINAL DATES)	PLANTING DATES BY RESOURCE AREA 3/	REMARKS
BAHIA/PENSACOLA (PASPALUM NOTATUM)		P C	J F M A M J J A S O N D	166,000 SEED PER POUND. LOW GROWING SOD FORMING. SLOW TO ESTABLISH. PLANT W/ A COMPANION CROP. WILL SPREAD INTO BERMUDA PASTURES & LAWNS. MARGINAL, OR TIFT 44 OR W/ SERICEA LESPEDEZA OR WEEPING LOVEGRASS.	BERMUDA SPRIGS (CYNODON DACTYLON)	40 cu.ft. 0.9 cu.ft. OR SOD PLUS 3'x3'	M-L	J F M A M J J A S O N D	A CUBIC FOOT CONTAINS APPROXIMATELY 650 SPRIGS. A BUSHEL CONTAINS 1.25 CUBIC FEET OR APPROXIMATELY 800 SPRIGS.
ALONE OR WITH TEMPORARY COVER	60 lbs. 1.4 lb.				ALONE OR WITH TEMPORARY COVER	30 lbs. 0.7 lb.			SAME AS ABOVE
W/ OTHER PERENNIALS	30 lbs. 0.7 lb.				W/ OTHER PERENNIALS	30 lbs. 0.7 lb.			SAME AS ABOVE
DAHIA/MILKWEED (PASPALUM NOTATUM)		M-L P C	J F M A M J J A S O N D	13,000 SEED PER POUND. USE ON PRODUCTIVE SOILS. NOT AS WINTERHARDY AS RYE OR BARLEY.	CENTPEDE (ERMACHLOA OPHUROIDES)	BLOCK SOD ONLY	P C	J F M A M J J A S O N D	DROUGHT TOLERANT. FULL SUN OR PARTIAL SHADE. EFFECTIVE ADJACENT TO CONCRETE AND IN CONCENTRATED FLOW AREAS. IRRIGATION IS NEEDED UNTIL FULLY ESTABLISHED. DO NOT PLANT NEAR PASTURES. WINTERHARDY AS FAR NORTH AS ATHENS AND ATLANTA.
ALONE OR WITH TEMPORARY COVER	60 lbs. 1.4 lb.				ALONE OR WITH TEMPORARY COVER	30 lbs. 0.7 lb.			SAME AS ABOVE
W/ OTHER PERENNIALS	30 lbs. 0.7 lb.				W/ OTHER PERENNIALS	30 lbs. 0.7 lb.			SAME AS ABOVE
BERMUDA, COMMON (CYNODON DACTYLON)		P C	J F M A M J J A S O N D	1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN GOOD FOR ATHLETIC FIELDS.	FESCUE, TALL (FESTUCA ARUNDINACEA)		M-L P	J F M A M J J A S O N D	227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. MAY WITH PERENNIAL LESPEDEZA OR CROWNVECK APPLY TACKING/SEEDING IN SPRING FOLLOWING FALL PLANTINGS. NOT FOR HEAVY USE AREAS OR ATHLETIC FIELDS.
WITH TEMPORARY COVER	10 lbs. 0.2 lb.				WITH TEMPORARY COVER	6 lbs. 0.1 lb.			
WITH OTHER PERENNIALS	6 lbs. 0.1 lb.				WITH OTHER PERENNIALS	6 lbs. 0.1 lb.			
BERMUDA, COMMON (CYNODON DACTYLON)		P C	J F M A M J J A S O N D	1,787,000 SEED PER POUND. QUICK COVER. LOW GROWING & SOD FORMING. FULL SUN GOOD FOR ATHLETIC FIELDS.	ALONE	50 lbs. 1.1 lb.			
ALONE	10 lbs. 0.2 lb.				ALONE	30 lbs. 0.7 lb.			
WITH OTHER PERENNIALS	6 lbs. 0.1 lb.				WITH OTHER PERENNIALS	6 lbs. 0.1 lb.			

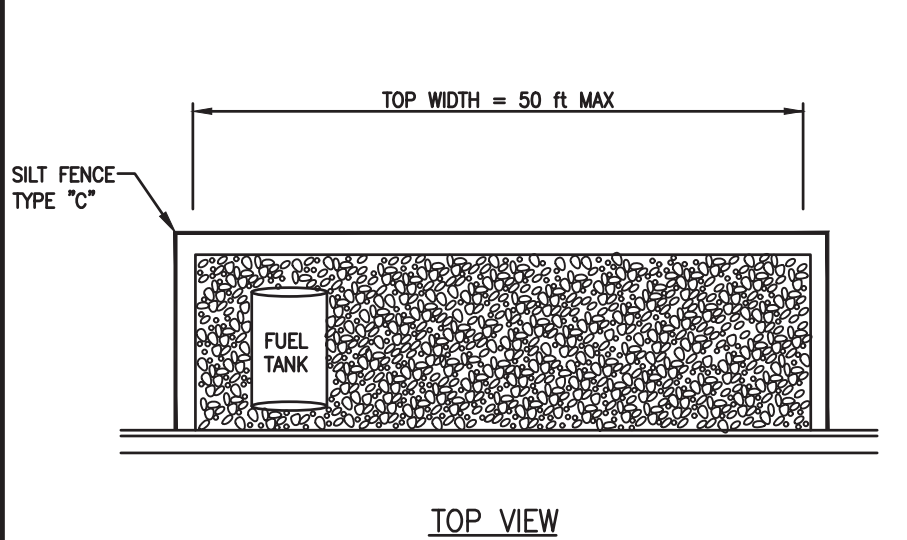
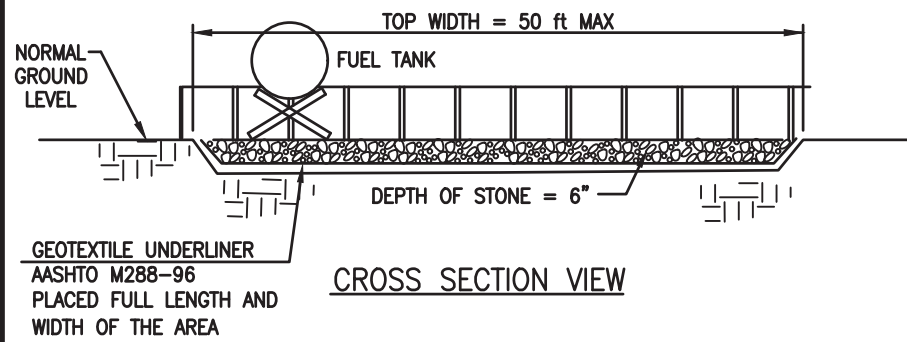
FERTILIZER REQUIREMENTS

TOP OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	TOP DRESSING RATE
1. COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	10-100 lbs./ac. 1/2/30
2. COOL SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	0-50 lbs./ac. 1/-
3. GRASS COVERS	FIRST SECOND MAINTENANCE	10-10-10 10-10-10 10-10-10	1300 lbs./ac. 3/ 1000 lbs./ac. 3/ 1100 lbs./ac.	-
4. PINE SEEDING	FIRST	20-10-5	ONE 21-GRAM PELLET PER SEEDLING PLACED IN THE CLOSING HOLE	-
5. SHRUB LESPEDEZA	FIRST MAINTENANCE	0-10-10 0-10-10	700 lbs./ac. 700 lbs./ac. 4/	-
6. TEMPORARY COVER CROPS SEEDING ALONE	FIRST	10-10-10	500 lbs./ac.	30 lbs./ac. 5/
7. WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 800 lbs./ac. 400 lbs./ac.	50-100 lbs./ac. 2/8/ 30-100 lbs./ac. 2/ 30 lbs./ac.
8. WARM SEASON GRASSES AND LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs./ac.	50 lbs./ac. 6/

- 1) APPLY IN SPRING FOLLOWING SEEDING.
- 2) APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
- 3) APPLY IN 3 SPLIT APPLICATIONS.
- 4) APPLY WHEN PLANTS ARE PRUNED.
- 5) APPLY TO GRASS SPECIES ONLY.
- 6) APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.

LIME APPLICATION REQUIREMENT - 2 TONS/ACRE

90% PASS THROUGH 50 - MESH SIEVE
25% PASS THROUGH 25 - MESH SIEVE

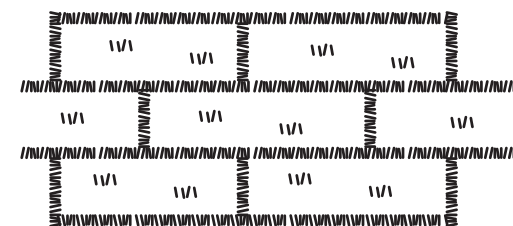


- NOTES:
1. AREA DESIGNATED FOR FUEL STORAGE AND CONCRETE TRUCKS TO DUMP EXCESS CONCRETE.

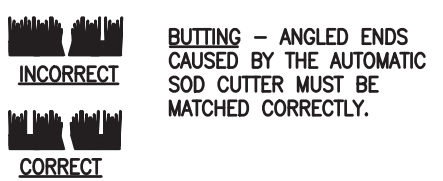
TEMPORARY GRASSING

NOT TO SCALE

Ds2

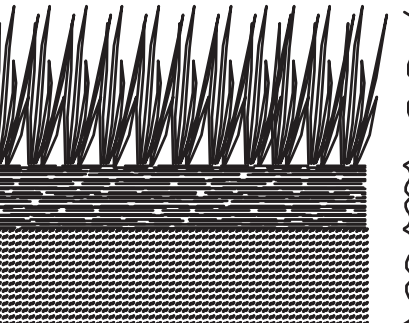


LAY SOD IN A STAGGERED PATTERN, BUT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.



1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.
3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD



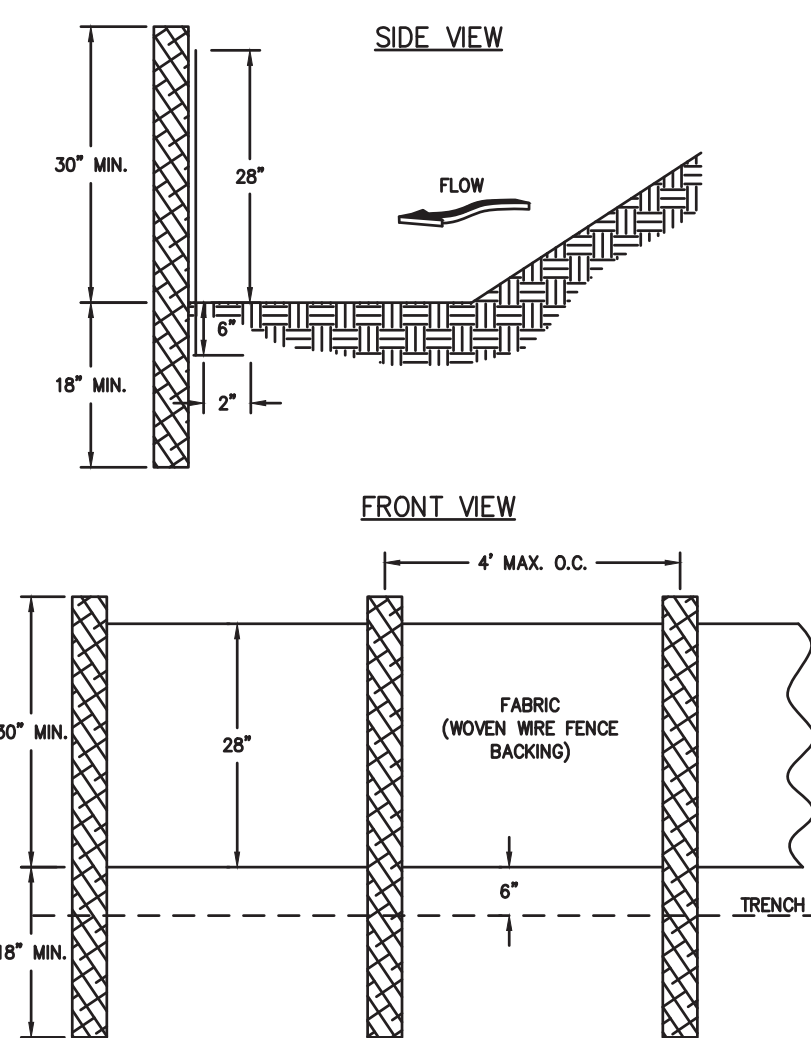
THATCH - GRASS CLIPPINGS AND DEAD LEAVES, UP TO 1/2" THICK.
ROOT ZONE - SOIL AND ROOTS. SHOULD BE 1/2"-3/4" THICK, WITH DENSE ROOT MAT FOR STRENGTH.

SODDING

Ds4

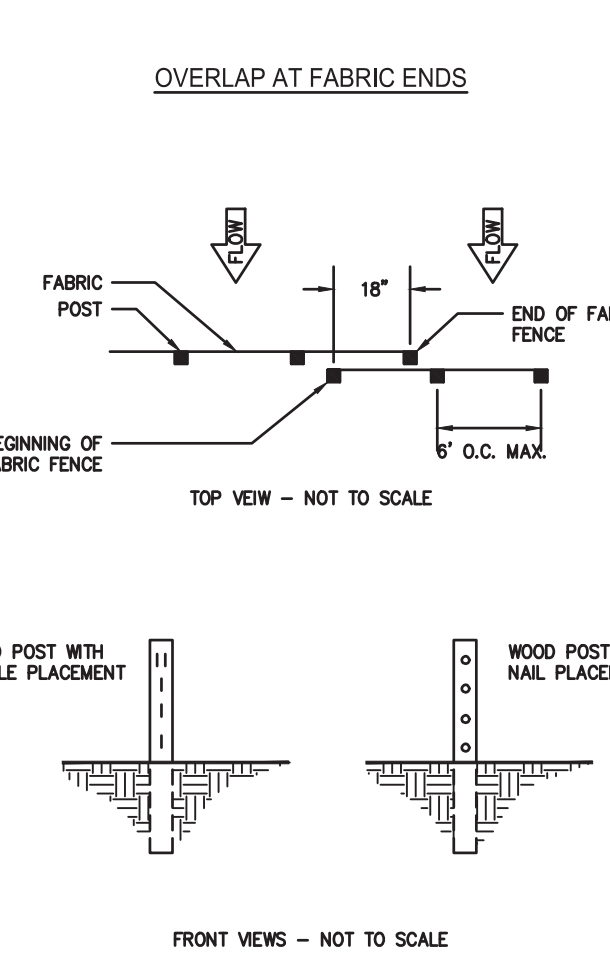
FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION (Ds4) Table 6-6.1				
FERTILIZER TYPES	FERTILIZER RATE (lbs./acre)	FERTILIZER RATE (lbs./acre)	SEASON	
10-10-10	1000	1000	FALL	
SOD PLANTING REQUIREMENTS (Ds4) Table 6-6.2				
GRASS	VARIETIES	RESOURCE AREA	GROWING SEASON	
BERMUDAGRASS	COMMON TIFWAY TIFGREEN TIFLAWN	M-L,P,C P,C P,C	WARM WEATHER	
BAHAGRASS	PENSECOLA	P,C	WARM WEATHER	
CENTPEDE	---	P,C	WARM WEATHER	
ST. AUGUSTINE	COMMON BITTERBLUE RALEIGH	P,C	WARM WEATHER	
ZOYSIA	EMERALD MYER	P,C	WARM WEATHER	
TALL FESCUE	KENTUCKY	P,C	WARM WEATHER	
FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION (Ds4) Table 6-6.3				
TYPES OF SPECIES	PLANTING YEAR	FERTILIZER RATE (N-P-K) (lbs./acre)	TOP DRESSING RATE (lbs./acre)	
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 lbs./ac. 1/2/ 30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	1500 800 400	50-100 lbs./ac. 2/8/ 30 lbs./ac.

SILT FENCE - TYPE SENSITIVE



- NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

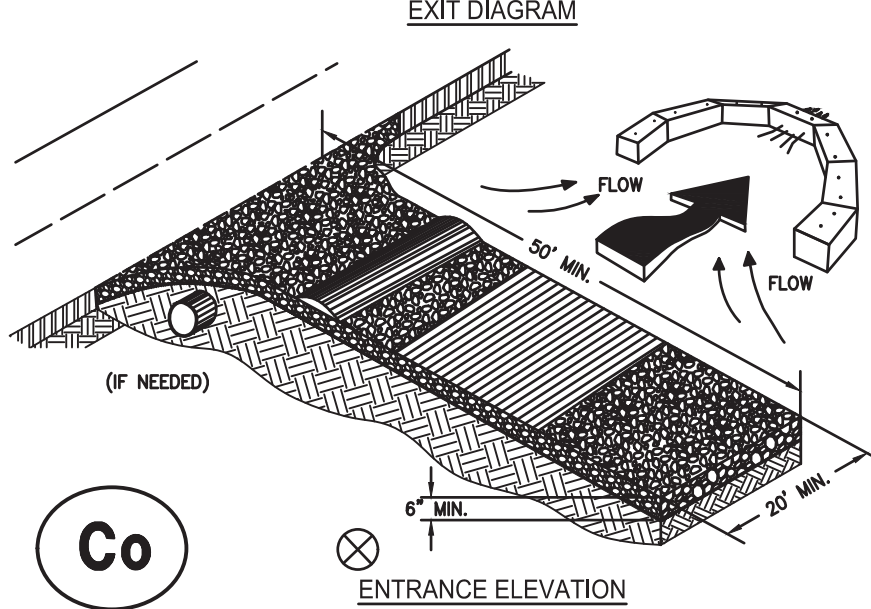
FASTENERS FOR SILT FENCES



- NOTES:
1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

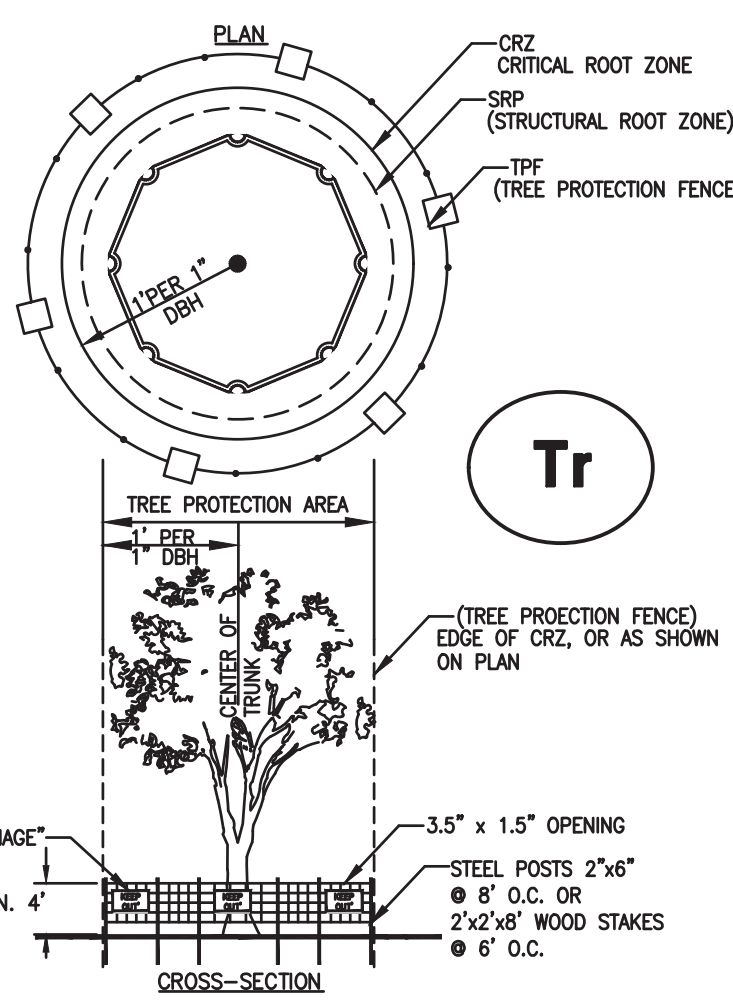
Sd1-S

CRUSHED STONE CONSTRUCTION EXIT



- NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (OVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRAKES AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRAKE DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

TREE PROTECTION



- NOTES:
1. SET TREE SAVE 6" OR MORE OFF (LIMIT OF DISTURBANCE).
 2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).
 3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL LANDSCAPE OPERATIONS DICTATE ADJUSTMENT OR REMOVAL.
 4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA. UNDER NO CIRCUMSTANCES SHOULD THE FENCE BE TRENCHED IN.
 5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4" HIGH MINIMUM.

Prepared By:
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www.crescentvieweng.com

Prepared For:
RED LEVEL
RENOVATIONS
SITE ADDRESS:
DRIUD HILLS SUB.
LOT 50, BLOCK 12-B, GA



DESIGNED	SWS
DRAWN	SWS
CHECKED	LJZ
IN CHARGE	GHB
DATE	09 JUN 2026

CONSTRUCTION DETAILS

REV	DATE	BY	CHKD	DESCRIPTION

CONSTRUCTION PLANS FOR:

1071 OXFORD ROAD
LAND LOT 2, DISTRICT 18
DEKALB COUNTY, GEORGIA

CVE PI # 25-338

SHEET NO.

C-5

We, the undersigned neighbors of 1071 Oxford Road NE, have been shown the plans for the proposed property improvements which will reduce the lot coverage from 51% to 45%, and we support the application to Dekalb County for a variance to increase the allowed lot coverage from 35% to 45%.

DATE	ADDRESS	NAME	SIGNATURE
7/5/26	1061 Oxford RD NE	Hubert Bell Jr + Eileen Crowley	H Bell Jr. Eileen Crowley
7/6/26	1079 OXFORD RD.	Richard Hennessey + Janet Fath	Richard Hennessey Janet Fath
7/7/26	1062 Oxford Rd	Carol Herrmann	Carol Herrmann
7/8/26	1064 ORINDALE RD	NICK WALLER + HARRY PINAUD	N. Waller