Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

RECEIVED
By dmwells at 3:53 pm, Sep 22, 2026

APPLICANT/OWNER: Caren Ann Nunnally / Neal Hightower / owner: 480 Properties LLC

Subject Property Address: 431 Booker Ave

City: Scottdale State: GA Zip: 30079

Parcel ID Number(s): 18 047 22. 022

Commission District(s): 4 Super District(s): 6 Acreage: .06

TYPE OF HEARING REQUESTED (check one)

- [x] VARIANCE (from Development Standards causing undue hardship upon owners of property.)
- [ ] SPECIAL EXCEPTIONS (to Reduce or Waive off-street parking or loading space requirements.)
- [ ] OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

*PLEASE REVIEWTHE FILING GUIDELINES ON PAGE 5.
FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE.

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner [x] Agent [ ]

Signature _____ Date 9/8/26

Email plansustain@dekalbcountyga.gov with any questions

ZONING BOARD OF APPEALS (ZBA) PPLICATION FEE: $300.00

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

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: 9/8/26 Applicant Signature: Mgr. 480 Properties LLC.

DATE: _____ Applicant Signature: _____

DeKalb County
GEORGIA

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 ZoningBoard of Appeals for the requests as shown in this application.

9/8/26
Date

Applicant/Owner Signature: 480 Properties LLC

TO WHOM IT MAY CONCERN:

(I)/ (WE): John Mangham
(Name of Owners)

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

Notary Public

ZEDRICK REDDING
NOTARY
EXPIRES
GEORGIA
October 18, 2026
PUBLIC
NEWTON COUNTY

Owner/Applicant Signature

9/8/26
Date:

LETTER OF INTENT

Dear Members of the Zoning Board of Appeals,

I am writing to request variances for property located at 431 Booker Ave, Scottdale GA 30079, from **Section 27-3.36.10 of the DeKalb County Zoning Ordinance** as it applies to the Scottdale Tier Two Overlay District. The subject property is a **confirmed legal lot of record**. It is unusually small compared to most of the other small lots in the neighborhood. We seek relief from the code to construct a modest single family house that is similar nature to the other new construction in the neighborhood, just smaller.

Specifically, we seek relief from requirements related to:

- Reduce front setback from 30 to 15 feet.
- Reduce rear setback from 30 to 15 feet.

Due to the lots' size, configuration, and overlay restrictions, strict compliance with these requirements would make development impossible.

1. Physical Conditions of the Site

The lot is exceptionally small especially in depth (58.89 feet) compared to standard R-75 parcels (over 200 feet deep). Its dimensions were established long before the adoption of the Scottdale Tier Two overlay requirements. These conditions are inherent to the properties and were not created by the applicant. Strict compliance with current standards for setbacks is physically impossible due to these unique lot conditions.

2. Minimum Variance Necessary

The relief requested is the minimum necessary to allow reasonable use of the property. We propose a modest 2102 sq ft home, two thirds the size of typical new construction in Scottdale. We have eliminated the garage entirely in effort to minimize our request. We were able to adhere to the 7 ft side setbacks and all other Tier Two requirements including lot coverage, sidewalk requirements and height restrictions. This site/home plan has been engineered to achieve only what is essential to development.

3. Public Welfare

The proposed home will not be detrimental to public welfare or injurious to neighboring properties. On the contrary, they will provide high-quality, more affordable housing in an area where housing diversity is ***desperately*** needed. We anticipate our home to be offered at a great value. Our mission is to provide the people with new housing options at more affordable prices. This is only possible with your help and the requested relief..

4. Ordinance Hardship

A literal interpretation of Section 27-3.36.10 would prohibit any reasonable development of these lots, effectively rendering them unusable as they have sat from the time they were platted until present day. Codes and requirements have only become more constrictive to smaller homes over the years. Without relief, the lot would remain vacant and unproductive. This constitutes an undue and unnecessary hardship that was not self-created, as the lot sizes, shapes, and separation predate the current ordinance.

5. Alignment with the Spirit of the Law & Comprehensive Plan Findings

The requested variances are consistent with the spirit and intent of the DeKalb County Zoning Ordinance and the **DeKalb 2050 Comprehensive Land Use Plan**. Specifically:

- **Housing Diversity and Affordability**: The Plan identifies the need for more affordable housing options to meet the needs of a broad range of residents. These homes directly advance that goal.
- **Traditional Neighborhood Character**: The Plan highlights the importance of walkable, traditional neighborhoods with smaller lots and houses closer to the street. The proposed variances allow us to maintain this character while adapting older lots for modern use.
- **Infill Development**: The Plan encourages efficient use of land through infill development on existing lots of record. Our proposal reactivates underutilized parcels without requiring new infrastructure.
- **Sustainability and Transportation**: By providing a modest-sized home, the project supports compact development patterns and aligns with County goals to reduce sprawl and encourage transit and pedestrian use.

Conclusion

We believe that people should not be forced to live outside of our community due to unaffordability and they should be given the opportunity to own their little slice of the American Dream. For the reasons stated above, we respectfully request that the Board grant the requested variances from Section 27-3.36.10. The proposed relief represents the minimum deviation necessary to enable development of this unusually small lot, while protecting public welfare, furthering the goals of the Comprehensive Plan, and providing much-needed more affordable housing in Scottdale. Approvals such as these by this Commission would free up many un-buildable lots in Scottdale and allow us residents to fully utilize the land we have available.

Thank you for your time and thoughtful consideration.

Respectfully,



Neal Hightower

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0067 K, DATED 08/15/19

ZONING INFORMATION:

CLASSIFICATION: SCOTTDALE OVERLAY TIER II

SETBACKS: FRONT – 30 FEET
SIDE – 7.5 FEET
REAR – 30 FEET

MINIMUM OFFSTREET PARKING = 2 SPACES

MINIMUM LOT SIZE = 5000 sf.

MINIMUM LOT WIDTH = 50 FEET

MINIMUM HOUSE SIZE = 1000 sf.

MAXIMUM BUILDING HEIGHT = 32 FEET

MAXIMUM LOT COVERAGE = 35%

LANDSCAPE STRIP = 5' MINIMUM

SIDEWALK = 4' MINIMUM FROM CURB

FRONT YARD TREES = 3.5" TREE EVERY 30 FEET MIN.

LEGEND

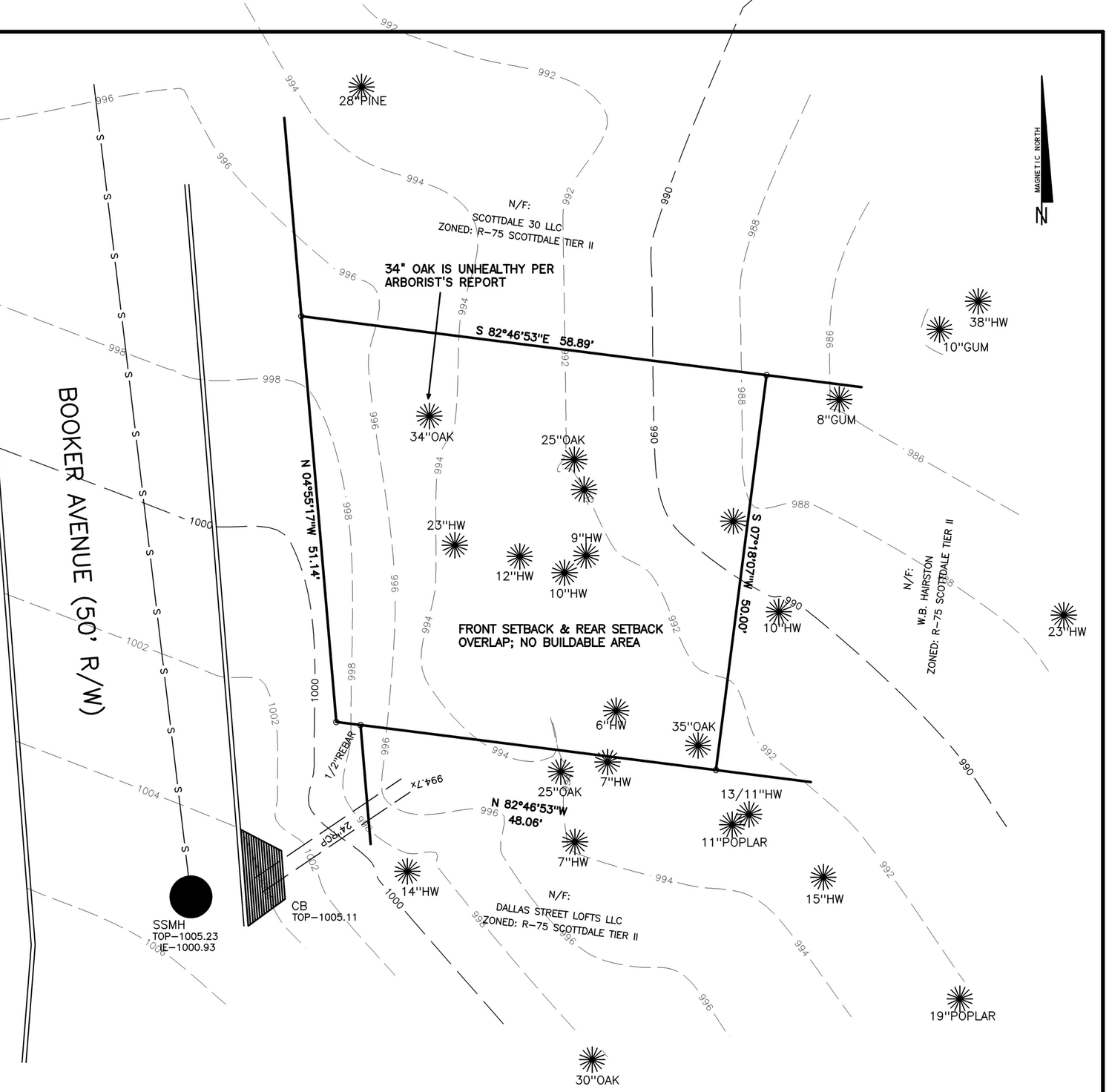
IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
—SS— = SANITARY SEWER LINE/PIPE
-X-X-X- = FENCE LINE
—O— = FLOOD HAZARD ZONE LINE
———— = STORM SEWER LINE/PIPE
—W— = WATER LINE
—G— = GAS LINE
FW = FLOW WELL
C.E. = CONSTRUCTION EASEMENT
WV = WATER VALVE
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND
WD = WOOD DECK
CO = CLEAN OUT
ICV = IRRIGATION CONTROL VALVE
WM = WATER METER
GW = GUY WIRE
W.M. = WATER METER

LOT AREA:
2674 sf.
0.061 ACRES

24 HR CONTACT:
NEAL HIGHTOWER
[redacted]

OWNER:
480 PROPERTIES, LLC
[redacted]





10 0 10 20 30
GRAPHIC SCALE – FEET

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED: 10/11/2019 EXPIRES 10/11/2028
SIGNATURE 08/31/26 DATE

GEORGIA REGISTERED NO. 3419 PROFESSIONAL LAND SURVEYOR ROBERT W RICHARDSON

ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE,GA. 30052
CONTACT: ROBERT RICHARDSON
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

EXISTING CONDITIONS FOR:

431 BOOKER AVENUE
TAX PARCEL #18-047-22-022

REVISION:

REF. PLAT: PB. 15 P. 85

LAND LOT: 47
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 06/03/26
PLAT DATE: 08/31/26

LOT: 49/50 BLOCK:
SUB: MEADOW BROOK

AREA = 0.061 ACRES
JOB No. 26223EX

The field data upon which this plat is based has a closure precision of one foot in 15,000+ feet and an angular error of 03" seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 100,000+ feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF DEKALB COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13089C 0067 K, DATED 08/15/19

ZONING INFORMATION:

CLASSIFICATION: SCOTTDALE OVERLAY TIER II

SETBACKS: FRONT – 30 FEET
SIDE – 7.5 FEET
REAR – 30 FEET

MINIMUM OFFSTREET PARKING = 2 SPACES

MINIMUM LOT SIZE = 5000 sf.

MINIMUM LOT WIDTH = 50 FEET

MINIMUM HOUSE SIZE = 1000 sf.

MAXIMUM BUILDING HEIGHT = 32 FEET

MAXIMUM LOT COVERAGE = 35%

LANDSCAPE STRIP = 5' MINIMUM

SIDEWALK = 4' MINIMUM FROM CURB

FRONT YARD TREES = 3.5" TREE EVERY 30 FEET MIN.

PROPOSED LOT COVERAGE:

HOUSE = 740 sf.
DRIVE STRIPS = 53 sf.
FRONT WALK = 23 sf.
FRONT PORCH = 22 sf.
REAR PATIO = 96 sf.

TOTAL = 934 sf.

LOT COVERAGE = 34.9%

SLATTED DECK = 128 sf.(PERVIOUS)

NO GRADED SLOPE SHALL EXCEED 3H:1V ON ALL DISTURBED AREAS

Ds1 | Ds2 | Ds3 | Ds4

DISTURBED AREA = 3325 sf.
0.076 ACRES

CUT/FILL VOLUMES:

FILL VOLUME = 75 CU YRDS
CUT VOLUME = 75 CU YRDS
SITE TO BE BALANCED
– QUANTITIES ARE APPROXIMATE

LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
—SS— = SANITARY SEWER LINE/PIPE
-X-X-X- = FENCE LINE
—O— = FLOOD HAZARD ZONE LINE
———— = STORM SEWER LINE/PIPE
—W— = WATER LINE
—G— = GAS LINE
FW = FLOW WELL
C.E. = CONSTRUCTION EASEMENT
WV = WATER VALVE
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND
WD = WOOD DECK
CO = CLEAN OUT
ICV = IRRIGATION CONTROL VALVE
WM = WATER METER
GW = GUY WIRE
W.M. = WATER METER

ALL RUNOFF FROM ROOF DRAINS SHALL BE DIRECTED TO THE WATER QUALITY BMP

OVER FLOW FROM THE WATER QUALITY BMP SHALL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

WATER QUALITY CALCULATIONS:

Rv = 0.05 + 0.009(34.9) = 0.3641

WQv = (1.2)(0.3641)(2674) / 12 = 97.4

STORAGE REQUIRED = 98 CF

INFILTRATION TRENCH TO BE UTILIZED
GRAVEL VOIDS: 98/0.4 = 245 CF
TRENCH DIMENSIONS: 6'd x 5'w x 8'2L
GRAVEL VOLUME = 245 CF
STORAGE PROVIDED = 98 CF

TREE INVENTORY:

REMOVED:

34" OAK
25" OAK
24" OAK
9" HARDWOOD
12" HARDWOOD
23" HARDWOOD
10" HARDWOOD
6" HARDWOOD
35" OAK
8" HARDWOOD

SAVED:

NONE

TREE DENSITY REQUIREMENTS:

120 x 0.061 = 7.5" DBH REQUIRED
PRESERVED = 0
7.5" DBH TO BE PLANTED

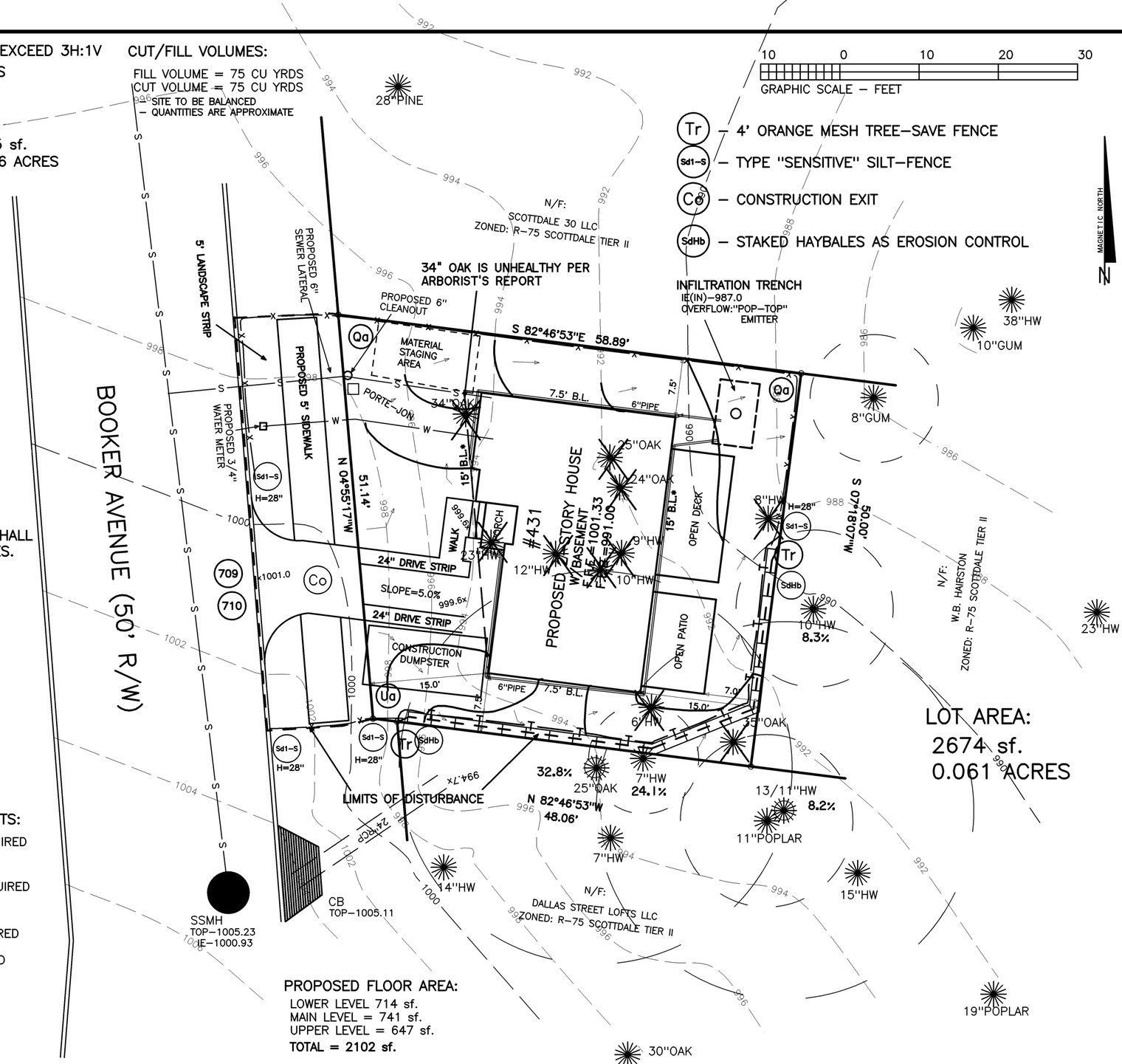
15 x 0.061 = 0.92 UNITS REQUIRED
PRESERVED = 0
1.2 UNITS TO BEPLANTED

TWO FRONT YARD TREES REQUIRED
PRESERVED = NONE
TWO 2.5" TREES TO BE PLANTED

TREE PLANTINGS:

(Qa) – 2.5" WHITE OAK (2)

(Ua) – 2.5" AMERICAN ELM (1)



LOT AREA:
2674 sf.
0.061 ACRES

PROPOSED FLOOR AREA:

LOWER LEVEL 714 sf.
MAIN LEVEL = 741 sf.
UPPER LEVEL = 647 sf.
TOTAL = 2102 sf.

FRONT YARD COVERAGE:

FRONT YARD AREA = 852 sf.
PAVED AREA = 76 sf.
FRONT YARD COVERAGE = 8.9%

* VARIANCE REQUESTS:

1) REDUCE FRONT YARD SETBACK FROM 30 FT TO 15 FT
2) REDUCE REAR YARD SETBACK FROM 30 FT TO 15 FT

GENERAL NOTES:

1) THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
2) 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.
3) ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
4) ALL LOTS/SITES WITH 2' OF FILL OR GREATER WILL REQUIRE A COMPACTION CERTIFICATE BY A PROFESSIONAL REGISTERED ENGINEER PRIOR TO A BUILDING PERMIT AND/OR PRIOR TO FOOTERS BEING POURED.
5) LOCATE AND FIELD STAKE ALL UTILITIES, EASEMENTS, PIPES, FLOOD LIMITS, STREAM BUFFERS, AND TREE SAVE AREAS PRIOR TO ANY LAND DISTURBING ACTIVITIES.
6) ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
7) ALL TREE PROTECTION DEVICES TO BE INSTALLED PRIOR TO LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING.
8) ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED OR REPLACED AS NEEDED.
9) A FINAL AS-BUILT LOT SURVEY REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
10) A FINAL AS-BUILT WATER QUALITY CERTIFICATE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
11) DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA OR RIGHT OF WAY.
12) WATER QUALITY BMP(S) TO BE INSTALLED AT THE TIME OF FINAL LANDSCAPING.
13) ALL COLLECTED WATER SHALL BE DIRECTED TO THE WATER QUALITY BMP(S)
14) NO WATER QUALITY BMP(S) ALLOWED IN UNDISTURBED STREAM BUFFERS OR TREE SAVE/CRITICAL ROOT ZONE.
15) WORK HOURS AND CONSTRUCTION DELIVERIES ARE:

MONDAY-FRIDAY 7:00am-7:00pm
SATURDAY 8:00am-5:00pm

16) I ROBERT W. RICHARDSON CERTIFY UNDER 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.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED: 10/12/2019 EXPIRES 10/11/2028
SIGNATURE 08/31/26 DATE

GEORGIA REGISTERED NO. 3419 PROFESSIONAL LAND SURVEYOR ROBERT W RICHARDSON

24 HR CONTACT:
NEAL HIGHTOWER
[redacted]

OWNER:
480 PROPERTIES, LLC
[redacted]

ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE,GA. 30052
CONTACT: ROBERT RICHARDSON
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:

SITE PLAN FOR:

431 BOOKER AVENUE
TAX PARCEL #18-047-22-022

LAND LOT: 47
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 06/03/26
PLAT DATE: 08/31/26

LOT: 49/50 BLOCK:
SUB: MEADOW BROOK

AREA = 0.061 ACRES
JOB No. 26223S1

REF. PLAT: PB. 15 P. 85

INSTALLATION SPECIFICATIONS:
1. INSTALLATION, PRODUCT SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. LOOSEN COMPACTED SOIL TO A MINIMUM DEPTH OF THREE (3) INCHES PRIOR TO APPLICATION.
3. DRY STRAW OR HAY SHALL BE IN CLEAN CONDITION AND APPLIED BY HAND OR MACHINE TO A THICKNESS OF TWO (2) TO FOUR (2) INCHES.
4. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.
5. MULCH ON SLOPES GREATER THAN 3% SHOULD BE ANCHORED WITH EMULSIFIED ASPHALT OR OTHER SUITABLE TACKIFIER.
6. ADDITIONAL MULCHING IS REQUIRED IF THE MINIMUM THICKNESS IS NOT ACHIEVED OR IF SOIL COVERAGE IS LESS THAN 90%

Ds1 **DISTURBED AREA STABILIZATION WITH MULCHING**

INSTALLATION SPECIFICATIONS:
1. INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY TO ALLOW PROPER GERMINATION AND STABILIZATION.
3. SOIL SURFACES MAY NEED TO BE TILLED, PITTED, OR OTHERWISE SCARIFIED TO ALLOW FOR PROPER SEED LODGING AND GERMINATION.
4. APPLY LIME AT A RATE OF ONE TON PER ACRE AS NEEDED.
5. APPLY 10–10–10 FERTILIZER TO SOILS WITH LOW FERTILITY AT A RATE OF 500 TO 700 POUNDS PER ACRE.
6. SEEDS SHALL BE PLANTED AT A DEPTH OF TEN TIMES THE SEED DIAMETER.
7. ACCEPTABLE PLANTING METHODS INCLUDE HYDRO–SEEDING, DRILLING, AND BROADCAST SPREADING BY MACHINE OR HAND.

SPECIES	PLANTING RATES PER ACRE*	TYPICAL PLANTING MONTHS J	F	M	A	M	J	J	A	S	O	N	D
BARLEY	144 LBS									X	X	X	X
ANNUAL LESPEDEZA	40 LBS	X	X	X	X								
WEEPING LOVEGRASS	4 LBS		X	X	X	X	X						
BROWNTOP MILLET	40 LBS				X	X	X	X					
OATS	128 LBS									X	X	X	
RYE	168 LBS									X	X	X	X
ANNUAL RYEGRASS	40 LBS	X	X	X						X	X	X	X
SUDANGRASS	60 LBS			X	X	X	X	X	X				
WHEAT	180 LBS										X	X	X

* PLANTING RATES SHOWN ARE FOR BROADCAST APPLICATIONS. REDUCE THESE RATES BY 50% FOR SEED DRILLING.

Ds2 **DISTURBED AREA STABILIZATION WITH TEMPORARY SEEDING**

PLANTING SPECIFICATIONS:
1. INSTALLATION, SEED SELECTION, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.
2. PERMANENT VEGETATION SHALL INCLUDE GROUND PREPARATION, LIMING, FERTILIZING, SEEDING, AND MULCHING.
3. INTERIM EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL AT LEAST 70% OF THE EXPOSED SURFACE IS SUFFICIENTLY STABILIZED.
4. PREPARE THE LAND FOR SEEDING BY APPLYING LIME AND FERTILIZER AND DISKING THE SURFACE TO A MAXIMUM DEPTH OF FOUR (4) INCHES. FINISHED SURFACE SHALL BE SMOOTH, UNIFORM, AND FREE OF DEBRIS SUCH AS TRASH, ROCKS, ROOTS, AND WEEDS.
5. MULCH SHALL BE APPLIED UNIFORMLY WITHIN 24 HOURS OF SEEDING.
6. REFER TO THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA FOR ADDITIONAL PLANTING SPECIFICATIONS AND ALTERNATIVE VEGETATIVE COVER SUCH AS TREES AND SHRUBS.

SPECIES	PLANTING RATES PER ACRE*	TYPICAL PLANTING MONTHS J	F	M	A	M	J	J	A	S	O	N	D
BAHIA	60 LBS	X	X	X	X	X	X	X	X	X	X	X	X
BERMUDA (HULLED)	10 LBS		X	X	X	X	X						
BERMUDA (UNHULLED)	10 LBS	X	X								X	X	X
TALL FESCUE	50 LBS			X	X				X	X	X	X	
WEEPING LOVEGRASS	4 LBS			X	X	X	X						
SERICEA LESPEDEZA	60 LBS		X	X	X	X	X						

* PLANTING RATES SHOWN ARE FOR BROADCAST APPLICATIONS. REDUCE THESE RATES BY 50% FOR SEED DRILLING.

LIME AND FERTILIZER APPLICATION:
1. GRADED AREAS REQUIRE LIME APPLICATION.
2. AGRICULTURAL LIME SHALL BE APPLIED AT A RATE OF ONE (1) TO TWO (2) TONS PER ACRE UNLESS SOIL TESTS SUGGEST OTHERWISE. REPEAT APPLICATION EVERY FIVE (5) YEARS OR AS NEEDED.

TYPE OF SPECIES	PLANTING YEAR	RECOMMENDED N–P–K	FERTILIZER RATE PER ACRE
COOL SEASON GRASSES	1	6–12–12	1500 LBS
	2	6–12–12	1000 LBS
	MAINTENANCE	10–10–10	400 LBS
COOL SEASON GRASSES AND LEGUMES	1	6–12–12	1500 LBS
	2	0–12–12	1000 LBS
	MAINTENANCE	0–10–10	400 LBS
WARM SEASON GRASSES	1	6–12–12	1500 LBS
	2	6–12–12	800 LBS
	MAINTENANCE	10–10–10	400 LBS
WARM SEASON GRASSES AND LEGUMES	1	6–12–12	1500 LBS
	2	0–10–10	1000 LBS
	MAINTENANCE	0–10–10	400 LBS

* PERMANENT SEEDING MAY BE SUBSTITUTED WITH SODDING (Ds4) AT THE DISCRETION OF THE PROPERTY OWNER AND LOCAL INSPECTOR.

Ds3 **DISTURBED AREA STABILIZATION WITH PERMANENT SEEDING**

Ds4

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" (+ or - 1/4") of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather, if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 2. See page 60 for your Resource Area.

Table 2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tiflawn	M-L, P,C P,C P,C P,C	Warm weather
Bahiagrass	Pensacola	P,C	Warm weather
Centipede	___	P,C	Warm weather
St. Augustine	Common Bitterblue Raleigh	C	Warm weather
Zoysia	Emerald Myer	P,C	Warm weather
Tall Fescue	Kentucky 31	M-L, P	Cool weather

MAINTENANCE

- Re-sod areas where an adequate stand of sod is not obtained.
- New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
- Apply one ton of agricultural lime as indicated
- Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.
- Topsoil properly applied will help guarantee a stand. Don't use topsoil recently treated with herbicides or soil sterilants.
- Mix fertilizer into soil surface. Fertilize based on soil tests or Table 1. For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.
- Agricultural lime should be applied based on soil tests or at a rate of 1-2 tons/acre.
- Lay sod with tight joints and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.

Table 1. Fertilizer Requirements for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./sq.ft.)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

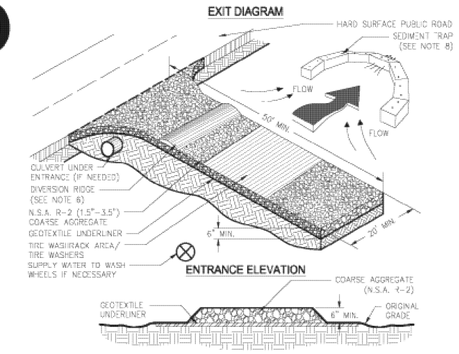
- On slopes steeper than 3:1, sod should be anchored with pins or other approved methods.
- Installed sod should be rolled or tamped to provide good contact between sod and soil.
- Irrigate sod and soil to a depth of 4" immediately after installation.
- Sod should not be cut or spread in extremely wet or dry weather.
- Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.
- Fertilize grasses in accordance with soil tests or Table 3.

Table 3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertilizer (N-P-K)	Rate (lbs./acre)	Nitrogen 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 --- 30
Warm season	First Second	6-12-12 6-12-12	1500 800	50-100 50-100

MAINTENANCE
The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

Co **CRUSHED STONE CONSTRUCTION EXIT**

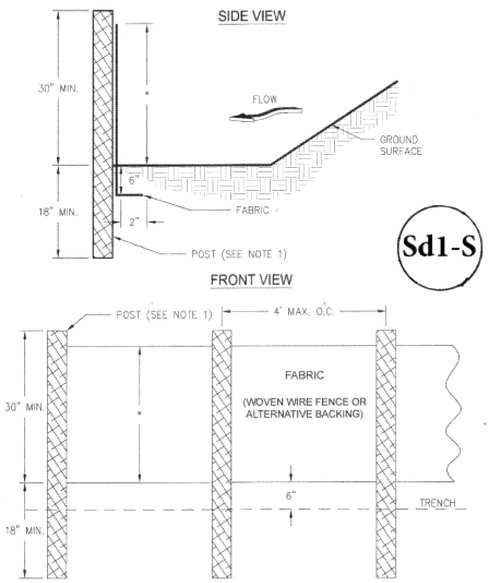


NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R–2 (1.5"–3.5" STONE).
4. GRAVEL PAD 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 (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK 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.

Figure 6-14.1

GSWCC (Amended - 2013) 6-142

SILT FENCE - TYPE SENSITIVE



Sd1-S

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.

Figure 6-27.2

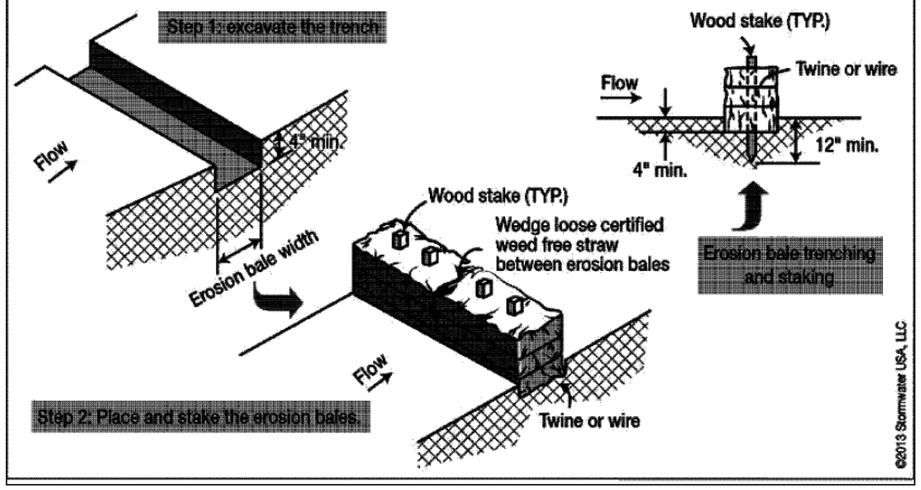
GSWCC (Amended - 2013) 6-194

BMP Detail Series

StormwaterONE

STRAW BALES DETAIL

NOTE 1. STAKES SHALL BE WOOD AND SHALL BE 2" x 2" NOMINAL.
2. EROSION BALES SHALL BE 18" x 18" x 36".
3. EROSION BALES SHALL BE ENTRENCHED 4 IN. MINIMUM INTO THE SOIL, THIGHTLY ABUTTED WITH NO CAPS, STAKED, AND BACKFILLED AROUND THE ENTIRE OUTSIDE PERIMETER.



©2013 Stormwater USA, LLC

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED: 10/11/2019 EXPIRES 10/11/2025
SIGNATURE 08/31/26 DATE

GEORGIA REGISTERED No. 3419 PROFESSIONAL LAND SURVEYOR ROBERT W RICHARDSON

ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE,GA. 30052
CONTACT: ROBERT RICHARDSON
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

NOTES & DETAILS FOR:

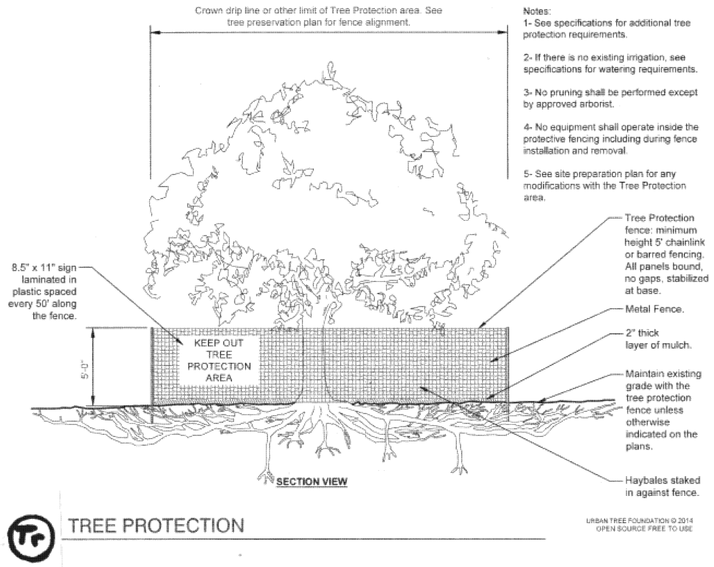
431 BOOKER AVENUE

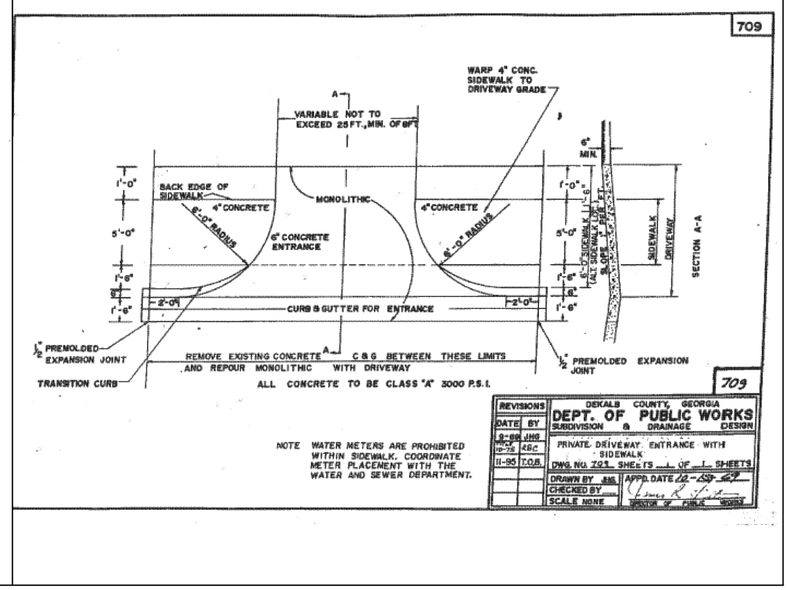
TAX PARCEL #18–047–22–022

REVISION:

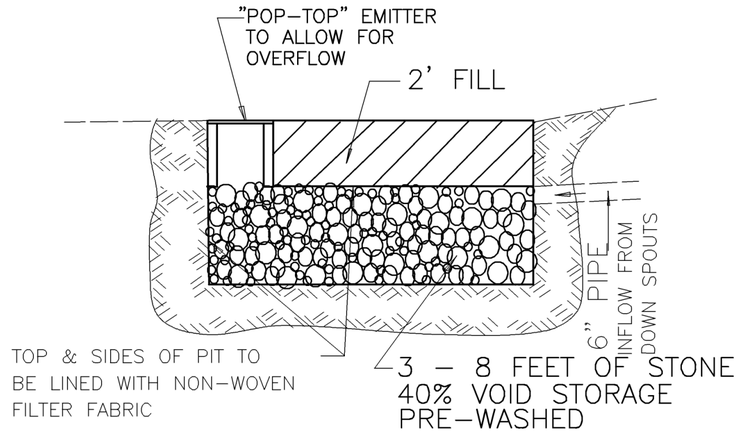
LAND LOT: 47
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 06/03/26
PLAT DATE: 08/31/26
REF. PLAT: PB. 15 P. 85

LOT: 49/50 BLOCK:
SUB: MEADOW BROOK
AREA = 0.061 ACRES
JOB No. 26223S2



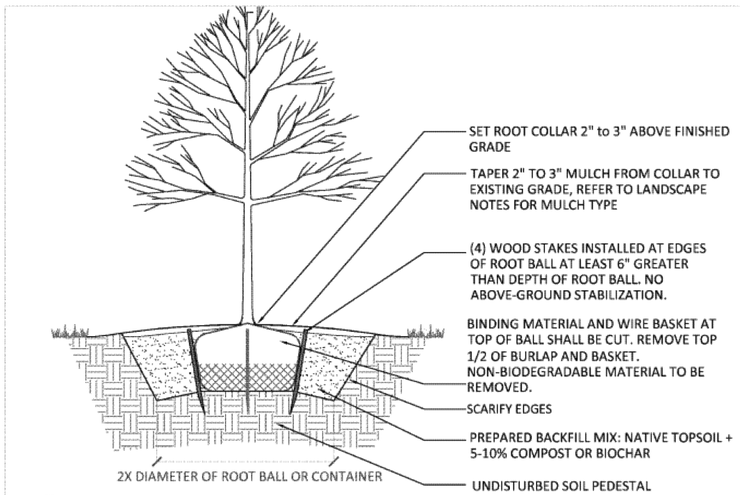


1.) DOWN DRAINS SHALL HAVE POSITIVE SLOPE AWAY FROM FOUNDATION.



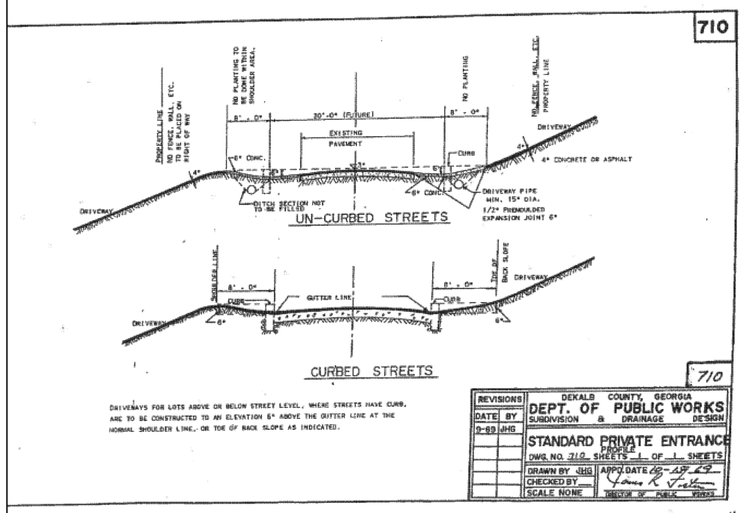
GRAVEL TRENCH : N.T.S.

2.) DOWN SPOUTS SHALL NOT BE DISCHARGE CLOSER THAN 5' FROM FOUNDATION



TREE PLANTING DETAIL

SCALE: 3/4" = 1'-0"



INFILTRATION TRENCH MAINTENANCE ACTIVITIES AND SCHEDULE	
ACTIVITY	SCHEDULE
– REPLACE GRAVEL AND TOPSOIL (WHEN CLOGGED)	AS NEEDED
– CLEAR INLETS OF DEBRIS, INCLUDING SEDIMENT AND OIL/GREASE – STABILIZE THE SURROUND AREA. – MOW GRASS AND REMOVE GRASS CLIPPINGS FROM FILTER STRIP AREAS, IF APPLICABLE – REPAIR UNDERCUT AND ERODED AREAS AT INFLOW/OUTFLOW STRUCTURES.	MONTHLY
– INSPECT PRETREATMENT DEVICES AND DIVERSION STRUCTURES FOR DEBRIS ACCUMULATION AND STRUCTURAL INTEGRITY; TAKE CORRECTIVE ACTION AS NEEDED.	SEMIANNUALLY
– AERATE PRETREATMENT BASIN BOTTOM OR DE-THATCH BASIN BOTTOM, IF APPLICABLE.	ANNUALLY
– SCRAPE PRETREATMENT BASIN BOTTOM TO REMOVE ACCUMULATED SEDIMENT AND RE-SEED GROUND COVER, IF APPLICABLE.	EVERY 5 YEARS
– TOTALLY REHABILLITATE THE TRENCH AND RESTORE ITS DESIGN STORAGE CAPACITY. – EXCAVATE TRENCH WALLS TO EXPOSE CLEAN SOIL IF APPLICABLE.	UPON FAILURE

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION
ROBERT W. RICHARDSON
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION NUMBER 0000089322
ISSUED 10/11/2019 EXPIRES 10/11/2021
SIGNATURE 08/31/26 DATE

GEORGIA REGISTERED No. 3419 PROFESSIONAL LAND SURVEYOR ROBERT W RICHARDSON

ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE,GA. 30052
CONTACT: ROBERT RICHARDSON
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

NOTES & DETAILS FOR:

431 BOOKER AVENUE

TAX PARCEL #18-047-22-022

REVISION:

REF. PLAT: PB. 15 P. 85

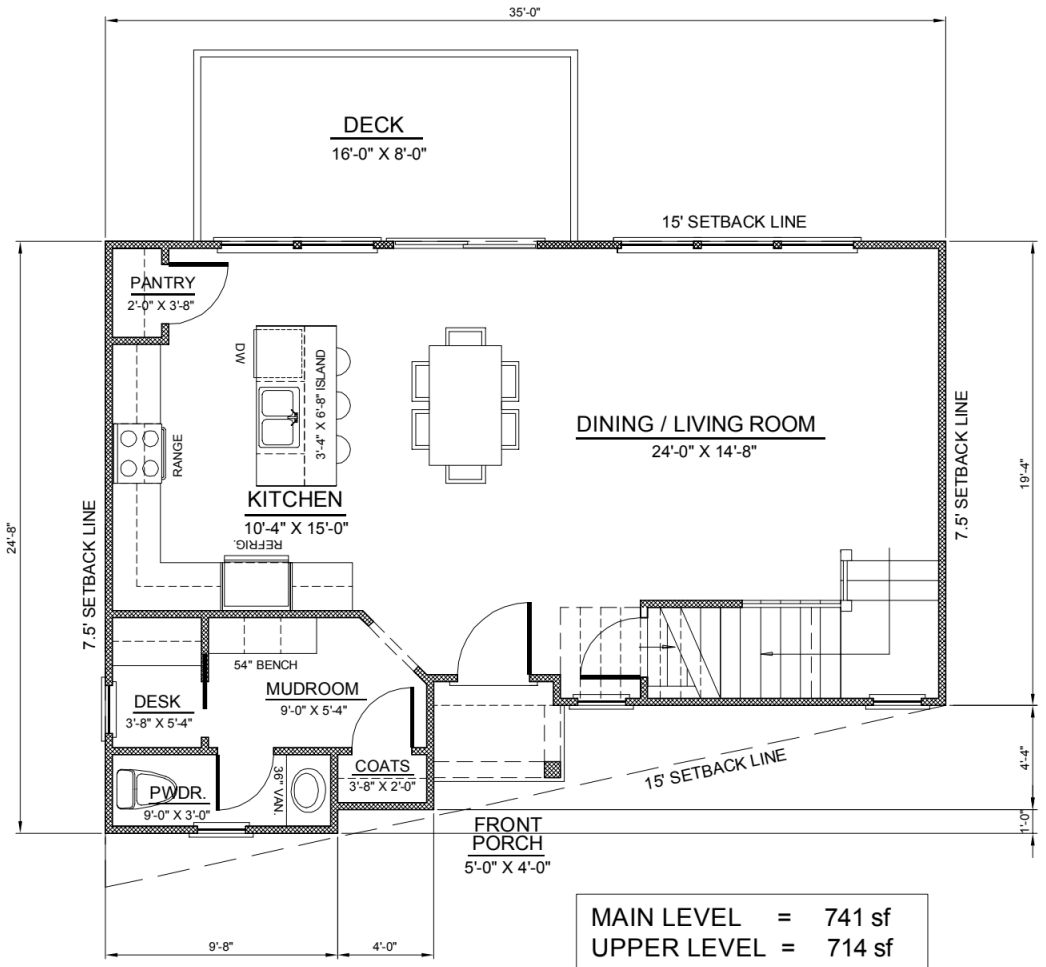
LAND LOT: 47
DISTRICT: 18TH
DEKALB COUNTY
GEORGIA
FIELD DATE: 06/03/26
PLAT DATE: 08/31/26

LOT: 49/50 BLOCK:
SUB: MEADOW BROOK
AREA = 0.061 ACRES
JOB No. 26223S3



431 BOOKER AVENUE

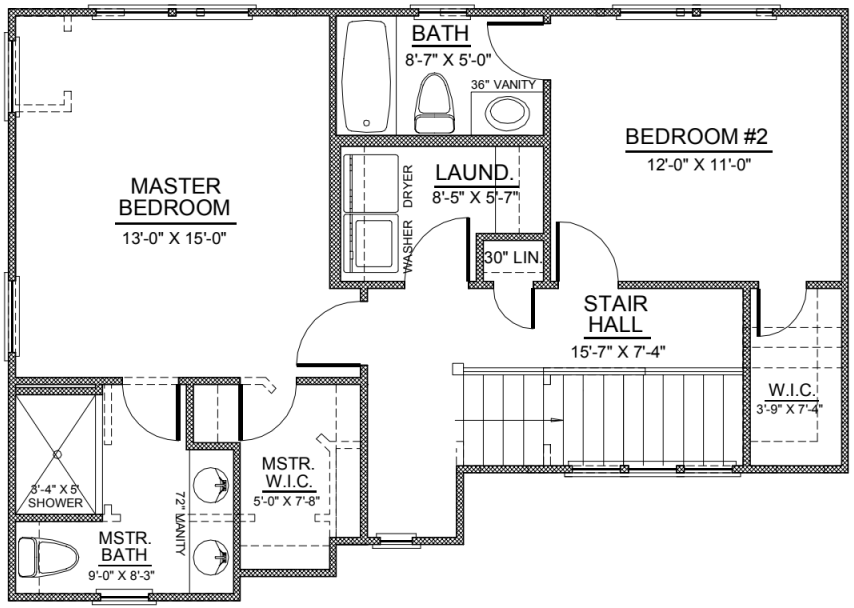
FRONT ELEVATION - 1



MAIN LEVEL	=	741 sf
UPPER LEVEL	=	714 sf
UPPER LEVEL	=	647 sf
TOTAL AREA	=	2,102 sf

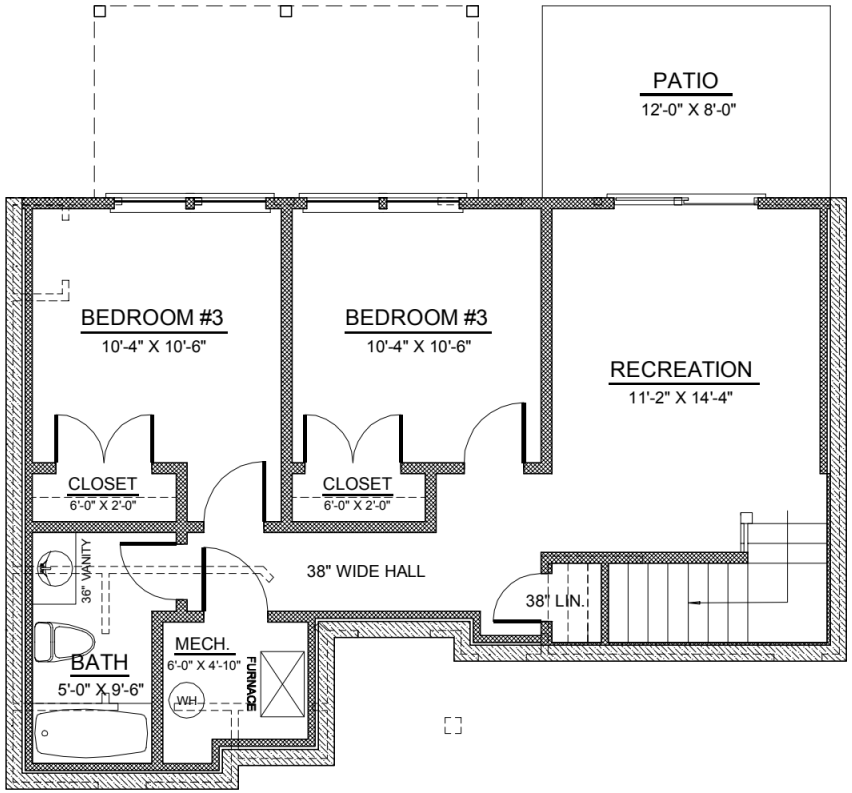
431 BOOKER AVENUE

MAIN LEVEL PLAN - 2



431 BOOKER AVENUE

UPPER LEVEL PLAN - 1



431 BOOKER AVENUE

LOWER LEVEL PLAN - 1