



DeKalb County Department of Planning & Sustainability

Hon. Michael Thurmond Chief Executive Officer

Andrew Baker, AICP, Director

ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)

BOA No.
Applicant and/or Authorized Representative Joshua F. Hall
Mailing Address: 1195 Woodland Ave., APT BZ
City/State/Zip Code: Atlanta, GA, 30324
Email: Jhall 3045B@gmail.com
Telephone Home: 912-536-5653 Business: NA
OWNER OF RECORD OF SUBJECT PROPERTY
Owner: Joshua F. Hall
Address (Mailing): 1195 Novalland Ave. NE, APT BZ
Email: 1021130458 Comail.com
Telephone Home: 912-530-5853 Business: NA
ADDRESS/LOCATION OF SUBJECT PROPERTY
Address: 3320 Altacrest Driveity: Scottoale State: GA zip: 30079
District(s): 18 Land Lot(s): 046 Block: NA Parcel: 18-046-03-278
District(s): <u>18</u> Land Lot(s): <u>046</u> Block: <u>NA</u> Parcel: <u>18-046</u> -03-278 Zoning Classification: <u>R-75</u> Commission District & Super District: <u>4</u> Super District (
CIRCLE TYPE OF HEARING REQUESTED:
• 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 REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS. *

TO BE COMPLETED BY PLANNING AND SUSTAINABILITY DEPARTMENT:

Date Received:

Fee Paid:

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July 10, 2018 Page 1





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: DZ 28 2023

Wolne A Applicant: Signature

DATE: _____

Applicant: Signature March 2, 2023

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

Re: 3320 Altacrest Drive

Planning Staff:

The owner of 3320 Altacrest Drive is seeking to reduce the front yard landscape strip from 5 ft. to 3 ft. DeKalb County requires a 5 ft. sidewalk and 5 ft. landscape strip placed in the front yard. Scottdale, as a whole, has had issues as most of the homes do not have 10 feet from property line to the street. Specifically, all the homes on Altacrest Drive only have 8 ft. from property line to the street. As a result, either the sidewalks or landscape strips need to be reduced to incorporate this variance.

DeKalb County Senior Planner, Adam Chappell, has noted these concerns and is working with the Planning and Sustainability Department to create an initiative to overcome this obstacle over the coming years. In the meantime, all residents of Scottdale have been directed to ZBOA for variance approval.

Extraordinary/Exceptional Conditions Pertaining to the Property because of Size/Shape

By reason of width from property line to street, which were not created by the owner, the strict application of the requirements set forth in chapter 7.5.4 would deprive the property owner of their rights and privileges enjoyed by other property owners in the same zoning district.

Proposal is the minimum required to afford relief

The requested variance does not go beyond the minimum necessary to afford relief. The owner is asking to reduce the front yard landscape strip from 5 ft. to 3 ft. This reduction does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the property is located.

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

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. Letters of Support from residents on Altacrest Drive are attached.

Strict application of the code causes undue and unnecessary hardship

Given the width of this space, a literal interpretation and strict application of the applicable provisions or requirements without a variance would cause undue and unnecessary hardship.

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

The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

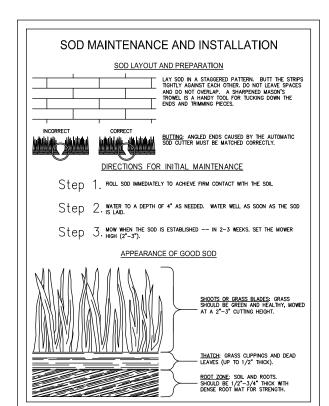
Letter of Intent

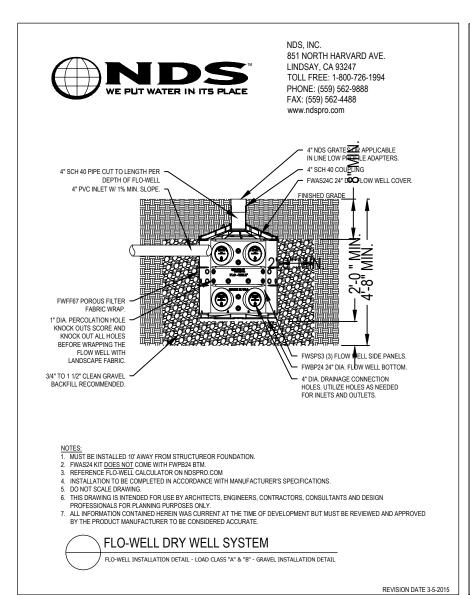
- By reason of exceptional narrowness and shape of my lot (25' X 100'), which were not created by the owner or applicant, the strict application of the requirements set forth in chapter 7.5.4 would deprive the property owner (Joshua F. Hall) of his rights and privileges enjoyed by other property owners in the same zoning district
- 2. The requested variance does not go beyond the minimum necessary to afford relief. I am asking to reduce the landscape strip from five feet to three feet. This reduction does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the property is located.
- 3. The grant of the variance(s) 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. Letters of Support from residents on Altacrest Drive are attached.
- 4. Given the width and dimensions of the lot, a literal interpretation and strict application of the applicable provisions or requirements without a variance would cause undue and unnecessary hardship.
- 5. The requested variance would be consistent with the spirit and purpose of this chapter and the DeKalb County Comprehensive Plan text.

<u>NOTES:</u>

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.





DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DEFINITION A TEMPORARY VEGETATION COVER WITH FAST GROWING SEEDINGS FOR UP TO A 12-MONTH PERIOD OR UNTIL PERMANENT VEGETATION IS ESTABLISHED.

Ds2

PURPOSE - REDUCE RUNOFF, EROSION, AND SEDIMENTATION - IMPROVE WILDLIFE HABITAT - IMPROVE AESTHETICS - IMPROVE TILTH AND ORGANIC MATTER

- INSTALLATION
- INSTALL ATION INSTALL ALL E&SC MEASURES PRIOR TO APPLYING TEMPORARY VEGETATION. GRADING OR SHAPING ARE NOT REQUIRED IF SLOPES CAN BE PLANTED WITH A HYDROSEEDER OR BY HAND-SEEDING. SEEDBED PREPARATION IS NOT REQUIRED IF SOIL IS LOOSE AND NOT SEALED BY RAIN. WHEN THE SOIL IS SEALED OR CRUSTED, IT SHOULD BE PITTED, TRENCHED OR SCARIFIED TO PROVIDE A PLACE FOR SEEDING TO LODGE AND GERMINATE. AGRICULTURAL LIME IS NOT REQUIRED. FERTILIZE LOW FERTILITY SOILS PRIOR TO OR DURING PLANTING AT THE RATE OF 500-700 POUNDS PER ACRE OF 10-10-10 FERTILIZER OR EQUIVALENT (12-16 POUNDS/1000 SQUARE FEET).

- 500-700 POUNDS PER ACRE OF 10-10-10 FERTILIZER OR EQUIVALENT (12-16 POUNDS/1000 SQUARE FEET). IT IS IMPERATIVE THAT YOU CHECK THE TAG ON THE BAG OF SEED TO VERIFY THE TYPE AND GERMINATION OF THE SEED TO BE PLANTED. APPLY SEED BY HAND, CYCLONE SEEDER, DRILL OR HYDRO-SEEDER. SEED PLANTED WITH A DRILL SHOULD BE PLANTED 1/4'-1/2" DEEP. APPLY IN ACCORDANCE WITH SPECIFICATIONS ON THE E&SC PLAN. IF INFORMATION IS NOT AVAILABLE, SELECT A TEMPORARY COVER FROM TABLE 1. TEMPORARY COVER SHALL BE APPLIED TO ALL DISTURBED AREAS LEFT IDLE FOR EQUIPTEEN DAYS (IC AN ABER IS LEFT IDLE FOR A MONTHS DEPLANENT COVER SHALL BE
- FOURTEEN DAYS. (IF AN AREA IS LEFT IDLE FOR 6 MONTHS, PERMANENT COVER SHALL BE APPLIED.)

MAINTENANCE RE-SEED AREAS WHERE AN ADEQUATE STAND OF TEMPORARY VEGETATION FAILS TO EMERGE OR WHERE A POOR STAND EXISTS.

	SOME	TEMPORARY PL	ANT SPECIES,	SEEDING RATES	AND PLANTI	NG DATES
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SOME TEMPONANT TEANT SPECIES, SEEDING										
0050150	SPECIES RATES PER RATES P		PLATIN	PLATING DATES BY REGION						
SPECIES	1000 SQ. FT.	ACRE	M-L	P	C					
BARLEY ALONE BARLEY IN MIXTURES	IIXTURES 0.6 LBS. 0.5 BU		9/1–10/31	9/15–11/15	10/1–12/31					
LESPEDEZA, ANNUAL LESPEDEZA IN MIXTURES	0.9 LBS. 0.2 LBS.	40 LBS. 10 LBS.	3/1-3/31	3/1-3/31	2/1-2/28					
LOVEGRASS, WEEPING LOVEGRASS IN MIXTURES	0.1 LBS. 0.05 LBS.	4 LBS. 2 LBS.	4/1-5/31	4/1-5/31	3/1-5/31					
MILLET, BROWNTOP MILLET IN MIXTURES	0.9 LBS. 0.2 LBS.	40 LBS. 10 LBS.	4/15-6/15	4/15-6/30	4/15-6/15					
MILLET, PEARL	PEARL 1.1 LBS.		5/15-7/15	5/15-7/31	4/15-8/15					
OATES ALONE OATS IN MIXTURES	2.99 LBS. 0.7 LBS.	4 BU. 1 BU.	9/15-11/15	9/15–11/15	9/15-11/15					
RYE (GRAIN) ALONE RYE IN MIXTURES	3.9 LBS. 0.6 LBS.	3 BU. 0.5 BU.	8/15-10/31	9/15–11/30	10/1-12/31					
RYEGRASS	0.9 LBS.	40 LBS.	8/15-11/15	9/1-12/15	9/15-12/31					
SUDANGRASS			5/1-7/31	5/1-7/31	4/1-7/31					
TRITICALE ALONE TRITICALE WITH MIXTURES	3.3 LBS. 0.6 LBS.	3 BU. 0.5 BU.	N/A	N/A	10/15-11/30					
WHEAT ALONE WHEAT WITH MIXTURES	4.1 LBS. 0.7 LBS.	3 BU. 0.5 BU.	9/15-11/30	10/1-12/15	10/15-12/31					

TABLE 1

1. UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES. 2. SEEDING DATES MAY NED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND LOCAL

CONDITIONS. 3. FOR MAJOR LAND RESOURCE AREAS (MLRAS), SEE INSTRUCTIONS FOR TACKIFIERS AND

4. SEEING RATES ARE BASED ON PURE LIVE SEED (PLS).

FERTILIZE	r require	MENTS FOR	TEMPORARY	′ VEG	ETATION	

SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSING RATE (LBS./ACRE)
COOL SEASON GRASSES	MAINTENANCE		1500 1000 400	50–100 30
COOL SEASON GRASSES & LEGUMES	FIRST SECOND MAINTENANCE	6-12-12 0-10-10 0-10-10	1500 1000 400	0–50
TEMPORARY COVER CROPS SEEDED ALONE	FIRST	10–10–10	500	30
WARM SEASON GRASSES	FIRST SECOND MAINTENANCE	6–12–12 6–12–12 10–10–10	1500 800 400	50–100 50–100 30

TABLE 2

FERTILIZER REQUIREMENTS FOR PERMANEL FERTILIZEF PLANTING YEAR TYPES OF SPECIES (N-P-K) 6-12-12 6-12-12 10-10-10 FIRST COOL SEASON GRASSES 6-12-12 0-10-10 0-10-10 FIRST SECOND COOL SEASON GRASSES AND LEGUMES AINTENANCE FIRST SECOND MAINTENANCE 6-12-12 WARM SEASON GRASSES 6-12-12 10-10-10 FIRST SECOND AINTENANCE 6-12-12 0-10-10 0-10-10 WARM SEASON GRASSES AND LEGUMES TABLE 2

Ds1 DISTURBED AREA STA

(WITH MULCHING

DEFINITION A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.

- PURPOSE - REDUCE RUNOFF, EROSION, AND SEDIMENTATION - REDUCE DUST
- CONSERVE MOISTURE - PREVENT SURFACE COMP ACTION AND CRUSTING - CONTROL UNDESIRABLE VEGETATION
- INSTALLATION INSTALL ALL OTHER REQUIRED BMPs FIRST. GRADE SITE, IF POSSIBLE, TO PERMIT THE USE OF EQUIPMI
- MULCH. LOOSEN COMPACTED SOIL, IF POSSIBLE, TO A DEPTH OF
- APPLY STRAW OR HAY UNIFORMLY, AS SHOWN IN TABLE 1, AND ANCHOR BY PRESSING INTO SOIL OR USING NETTING
- AND ANCHOR BT FRESHIG INTO SOLO IN OSING NETING. MULCH ON SLOPES GREATER THAN 3% HOULD BE ANCHOR AE-5 OR SS-1) OR OTHER SUITABLE TACKIFIER. WOOD WASTE ON SLOPES FLATTER THAN 3:1 DO NOT NEE MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS LEF'

ML	JLCHING APPLICATION REQU
MATERIAL	RATE
STRAW OR HAY	-
WOOD WASTE, CHIPS, SAWDUST, BARK	-
CUTBACK	1200 GAL./ACRE, 1/4 GAL./SQ. YD.

CUTBACK ASPHALT	1200 GAL./ACRE, 1/4 GAL./SQ. YD. SEE MANUFACTURER RECOMMENDATIONS
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS
GEOTEXTILES, JUTE MATTING, NETTING, ETC	SEE MANUFACTURE'S RECOMMENDATIONS
	TABLE 1

MAINTENANCE TABLE 1 - ADD MULCH AS NEEDED TO MAINTAIN THE SUGGESTED DE - IF ORGANIC MULCH IS TO BE LEFT AND INCORPORATED IN - OF NITROGEN IN ADDITION TO THE FERTILIZER REQUIRED F

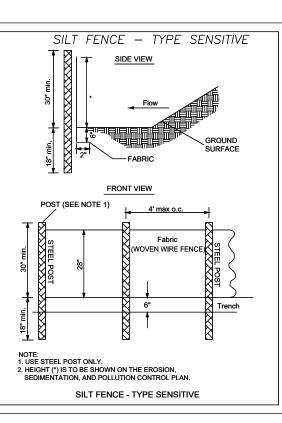
Step 1:		Step 7: View results	
939		Runoff	4.88 GPM 0.02 CFS
ter the Square Feet of Drain	lage Area Z. (Ex. Grass)	Volume of water to be stored	146.40 Gallons 19.57 Cubic fee
tep 2:			
oose the Coefficient of Run	off for Area 1; 1.0 (Concrete/Aspha ~	# of Flo+Wells Needed	1
oose the Coefficient of Run	off for Area 2: 0.35 (Grass 🗸 🗸	Amount of Gravel Needed	1.77 Cubic yards 47.79 Cubic feet
itep 3:		Download Installa	2199-1141 (1995-96940)/441 (1848)
oose the 25 Year Rainfall: (s	ee rainfall map). 0.5 🧹 in/hr	Stacked Flo-Well(TM) Installati Side-by-Side Flo-Well(TM) Insta	
tep 4:			
iter the depth of the grave	l backfill beneath the Flo-Well:		
imension A) 2	Ft		
tep 5:			
nter the thickness of the gr	avel backfill around the Flo-Well:		
Dimension B) 1	ft		
itep 6:			
	or results: Calculate Reset Print		

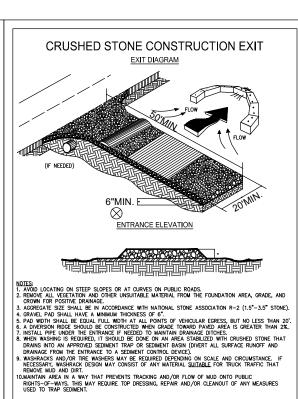
THE PURPOSE OF THIS PLAT IS TO OBTAIN A PERMIT TO BUILD A RESIDENTIAL HOUSE. THE SUBMISSION OF THIS PLAT DOES NOT GUARANTEE A BUILDING PERMIT AND MUST BE APPROVED BY THE MUNICIPALITY IN WHICH THE PROPERTY IS LOCATED. MULTIPLE VARIANCES WILL BE NEEDED FOR THIS SITE.

DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)

PERMANENT V	EGETATION		SOME PERMA	NENT PLAN		SEEDING RA	ATES, AND I	PLANTING D	ATES
∏LIZER ∙P−K)	RATE (LBS./ACRE)	N TOP DRESSING RATE	SPECIES	RATES PER ACRE	RATES PER 1,000 SQ. FT.	PLANTIN M-L	G DATES B	Y REGION	REMARKS
12-12 1500 50-100 12-12 1000 10-10 400 30		BAHIA, PENSACOLA ALONE OR WITH TEMPORARY COVER WITH OTHER PERENNIALS	60 LBS.	1.4 LBS.			3/1-5/31	LOW GROWING; SOD PRODUCING; WILL SPREAD INTO BERMUDA LAWNS	
12–12 10–10 10–10 12–12	1500 1000 400 1500	0-50 50-100	BAHIA, WLMINGTON ALONE OR WITH TEMPORARY COVER	30 LBS.	1.4 LBS.	3/15-5/31	3/1-5/31		SAME AS ABOVE
2-12 800 50-100 10-10 400 30 2-12 1500 50 0-10 1000		WITH OTHER PERENNIALS BERMUDA, COMMON (HULLED SEED) ALONE	30 LBS.	0.7 LB.		4/1-5/31	3/15-5/31	QUICK COVER; LOW GROWING; SOD FORMING; NEDS	
10–10 LE 2	400		WITH OTHER PERENNIALS BERMUDA SPRIGS COMMON LAWN AND FORAGE HYBRIDS	6 LBS. 40 CU. FT.	0.1 LB. 0.9 CU. FT.	4/15-6/15	4/1-6/15	4/1-5/31	FULL SUN 1 CU. FT.=650 SPRIGS; 1 BU.=1.25 CU. FT.
os 1			CENTIPEDE	BLOCK SOD ONLY	BLOCK	-	11/1–5/31	11/1–5/31	OR 800 SPRIGS DROUGHT TOLERANT, FULL SUN OR PARTIAL SHADE
a stabi Ching C	LIZATION DNLY)	1	CROWN VETCH WITH WINTER ANNUALS OR COOL SEASON GRASSES	15 LBS.	0.3 LB.	9/1–10/15	9/1–10/15		MIX WITH 30 LBS. TALL FESCUE OR 15 LBS. RYE; INOCULATE SEED; PLANT ONLY NORTH OR AMERICA
D TO THE SOIL AL.	L SURFACE FOR	A PERIOD OF SIX	FESCUE, TALL ALONE WTH OTHER PERENNIALS	50 LBS. 30 LBS.	1.1 LBS. 0.7 LB.	3/1-4/15 OR 8/15- 10/15	9/1–10/15		CAN BE MIXED WITH PERENNIALS LESPEDEZAS OR CROWN VETCH; NOT FOR DROUGHTY SOILS OR HEAVY USE AREAS
EPTH OF THRE TABLE 1, BY H G NETTING.	EE INCHES. HAND OR MECHA	AND ANCHORING NICAL EQUIPMENT, D ASPHALT (GRADE	LESPEDEZA, SERICEA SCARIFIED	60 LBS.	1.4 LBS.	4/1-5/31	3/15–5/31		WDELY ADAPTED ANS LOW MAINTENANCE; TAKES 2-3 YEARS TO ESTABLISH; INOCULATE SEED WITH EL INOCULANT; MIX WITH WEEPING LOVEGRASS, COMMON BERMUDA, BAHIA, OF TALL FESCUE
C. O NOT NEED ANCHORING. AREAS LEFT INACTIVE FOR FOURTEEN DAYS. TION REQUIREMENTS ITE DEPTH - 2" TO 4"		LESPEDEZA, SERICEA (CONT.) UNSCARIFIED SEED-BEARING HAY	70 LBS. 3 TONS	1.7 LBS. 138 LBS.	9/1-2/28 10/1-1/31	9/1–2/28 10/1–1/31	10/15-	MIX WITH TALL FESCUE OR WINTER ANNUALS CUT WHEN SEED IS WATURE BUT BEFORI IT SHATTERS; ADD TALL FESCUE OR WINTER ANNUALS	
- ./ACRE, ./SQ. YD. OR IFACTURER'S NDATIONS WITH SOIL, . WEIGHTS JFACTURE'S NDATIONS LE 1 GESTED DEPTH. GESTED DEPTH. GEQUIRED FOR	THE SOIL, APPL	2" TO 3" 	LESPEDEZA, AMBRO VIRGATA OR APPALOW SCARIFIED UNSCARIFIED	60 LBS. 75 LBS.	1.4 LBS. 1.7 LBS.		3/15–5/31 9/1–2/28		SPREADING GROWTH WITH HEIGHT OR 18"-24"; GOOD IN URBAN AREAS; SLOW TO DEVELOP GOOD STANDS; MIX WITH WEEPING OVEGRASS, COMMON BERNUDA, BAHIA TALL FESCUE OR WINTER ANNUALS; DO NOT MIX WITH SERICEA LESPEDEZA INOCULATE SEED WITH EL INOCULATE
			LESPEDEZA, SHRUB (LESPEDEZA, BICOLOR OR LESPEDEZA THUMBERGII) PLANTS		X3' CING	10/1-3/31	11/1-3/15	11/15- 2/28	PLANT IN SMALL CLUMPS FOR WILDLIFE FOOD AND COVER
			LOVEGRASS, WEEPING ALONE WITH OTHER PERENNIALS	4 LBS. 2 LBS.	0.1 LB. 0.05 LB.	4/1-5/31	3/15–5/31	3/1-5/31	QUICK COVER; DROUGHT TOLERANT GROWS WELL WITH SERICEA LESPEDEZA ON ROAD-BANKS AND OTHER STEEP SLOPES; SHORT LIVED
STORG 1		MAIDENCANE SPRIGS	2') SPA	K3' CING	2/1-3/31	2/1-3/31	2/1-3/31	FOR VERY WET SITE: SUCH AS RIVERBANKS AND SHORELINES; DIG SPRIGS LOCALLY	
X No.	2497	*	PANICGRASS, ATLANTIC COASTAL	20 LBS.	0.5 LB.		3/1-4/30	3/1-4/30	GROWS WELL ON COASTAL SAND DUNES; MIX WITH SERICEA LESPEDEZA BUT NOT ON SAND DUNES
D PL		44	REED CANARY GRASS WITH OTHER PERENNIALS	50 LBS. 30 LBS.	1.1 LBS. 0.7 LBS.	8/15- 10/15	9/1–10/15		GROWS SIMILAR TO TALL FESCUE; FOR WET SITES
P THO SURVES									

TABLE 1 1. RATES ARE FOR BROADCASTED SEED. IF A SEED DRILL IS USED, REDUCE THE RATES BY ONE-HALF. 2. PLS IS AN ABBREVIATION FOR PURE LIVE SEED. 3. SEEDING RATES ARE BASED ON PURE LIVE SEEDS (PLS).

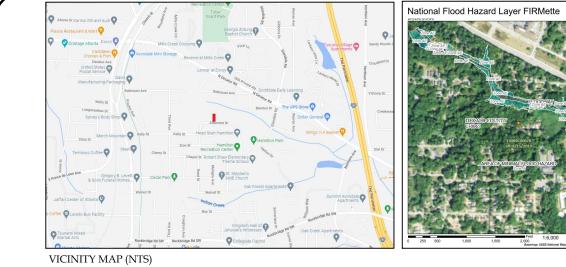


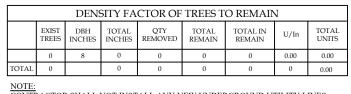


USCMF = U.S. CORP MONUMENT FOUND AXF = AXLE FOUND RWM = RIGHT OF WAY MONUMENT R/W = RIGHT OF WAY MONUMENT R/W = RIGHT OF WAY P/L = PRIFERT LINE C/L = BUILDING LL = UADD LOT LINE C/L = BUILDING LL = LAND LOT LINE C/L = CORPERTING B/L = LAND LOT LINE C/L = CORPANIENT DISTRICT P.P. = POWER POLE -TSF- = TREE SAVE FENCE -W- = WATER LINE -SF- = SEWER LINE -SF- = SEWER LINE -SF- = SEWER LINE -SF- = SILT FENCE LINE -O- = GUARD RALL XTW = CROSS TIE WALL ROAL = CHORD Arc. = ARC LENGTH N/F = NOW GR FORMERLY P.B. = PLAT BOOK D.B. = DEED BOOK P.G. = PRAGE D.E. = DRAIMAGE EASEMENT S.S.E. = SANTAFY SEWER EASEMENT F.H. = RIE HYDRANT M.H. = WAIHOLE U.M.H. = UTILITY MANHOLE C.B. = CICH BASIN J.B. = JUNCTION BOX D.L = DOPOIND BOX D.L = ROPOIND BOX P.G. F. PROMENTION 980.0 P. = PRISHED FLOOR ELEVATION 980.0 P. = PRISHED FLOOR ELEVATION 980.0 P. = RINSHED FLOOR ELEVATION 980.0 P. = RINSHED FLOOR ELEVATION 980.0 P. = RINSHED FLOOR ELEVATION P.LOW = SURFACE DRAINAGE FLOW
Notes:
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-70 FTHE BOARD RULES OF THE GEORGIA BOARD OF RECISTRATION FOR PROFESSIONAL ENCINNERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-67. THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY BE RECORDED. THIS TRAVERSE HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN <u>"OPEN</u> " FEET. EQUIPMENT USED: TOPCON GTS-225 PARCEL LD. 18 046 03 278 FLOOD NOTE: THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13089C0067 K, DATED AUGUST 15th 2019, ZONE "X". ZONING
DATE:
REVISION NOTES
BUSBEE & POSS LAND SURVEYING COMPANY 3408 HOWELL STREET, SUITE A DULUTH, GEORGIA 30096 770.497.9866 FAX: 770.497.9881 - www.busbeeandposs.com -
LOT 9, BLOCK 8, MEADOW BROOK SUBDIVISION PLAT BOOK 4, PAGE 68 LAND LOT 46, 18th DISTRICT DEKALB COUNTY, GEORGIA
2,498 ft ² (0.057 ACRES)
JOSHUA HALL
BUSBEE & POSS LAND SURVEYING CO., GA L.S.F. # 1056 RICKY C. BUSBEE, GA P.L.S. # 2497 MICHAEL W. POSS JR, GA P.L.S. # 3387
3320 ALTACREST DRIVE SCOTTDALE, GA 30079
PLAT DATE: FIELD CREW: FIELD DATE: 03/02/22 RB/RD 02/22/22

= IRON PIN FOUND (1/2" REBAR) = IRON PIN SET (1/2" REBAR) = NAIL SET = NAIL FOUND = OPEN TOP PIPE = CPIMPED TOP PIPE

IPF IPS NS NF OTF

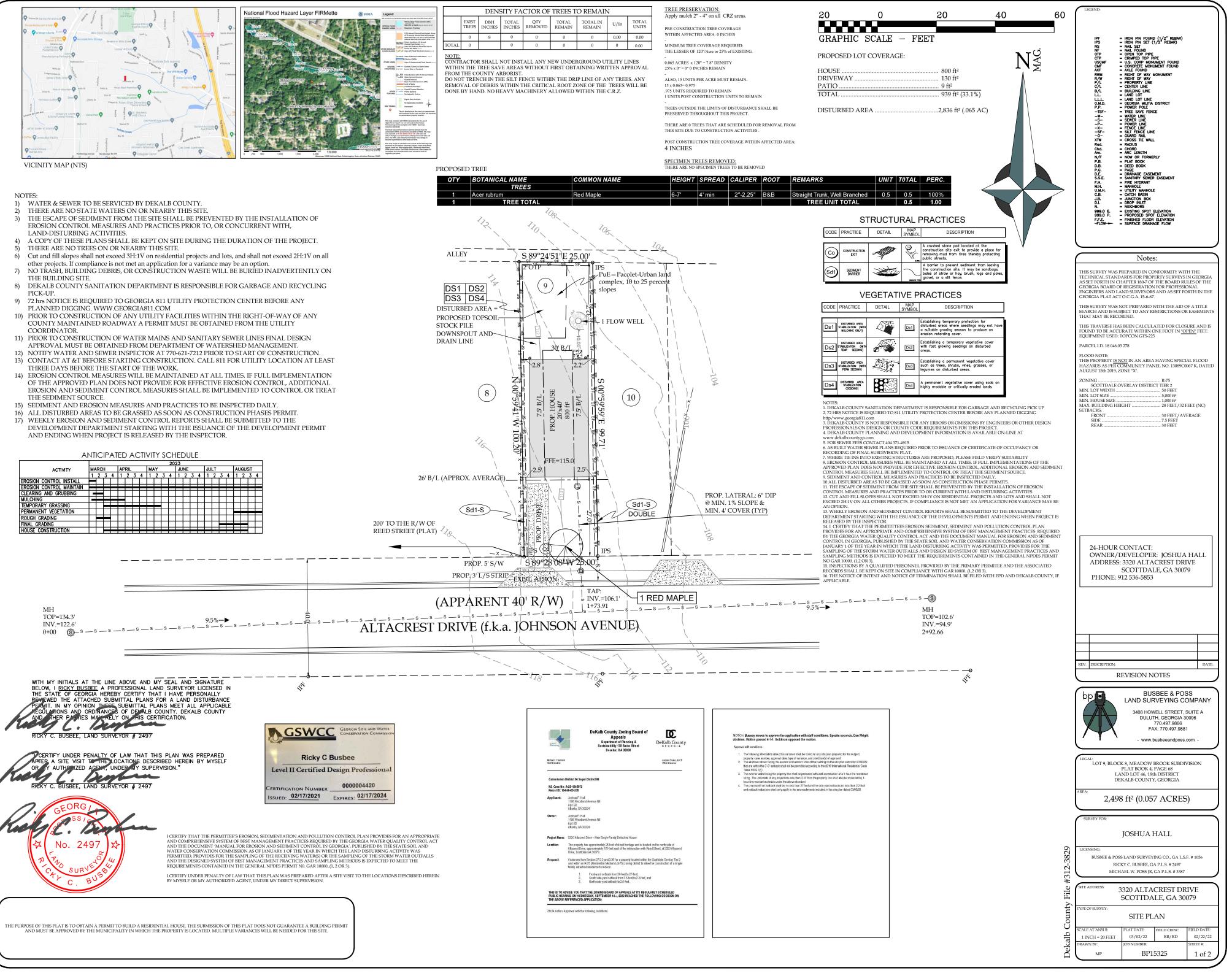


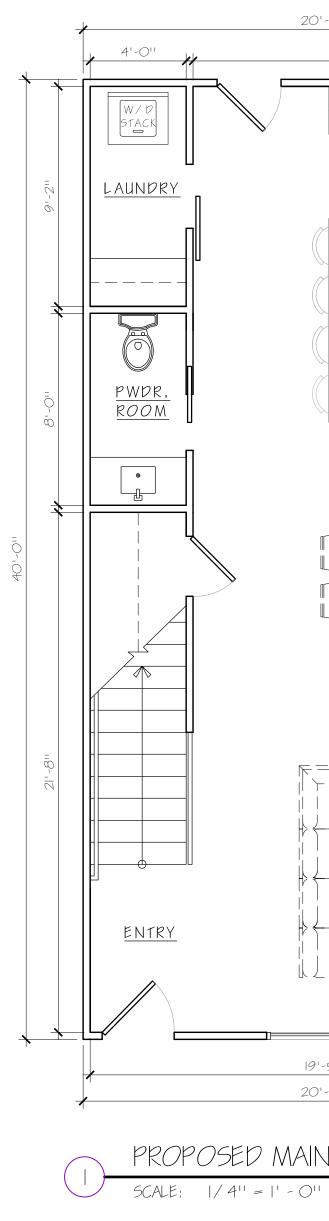


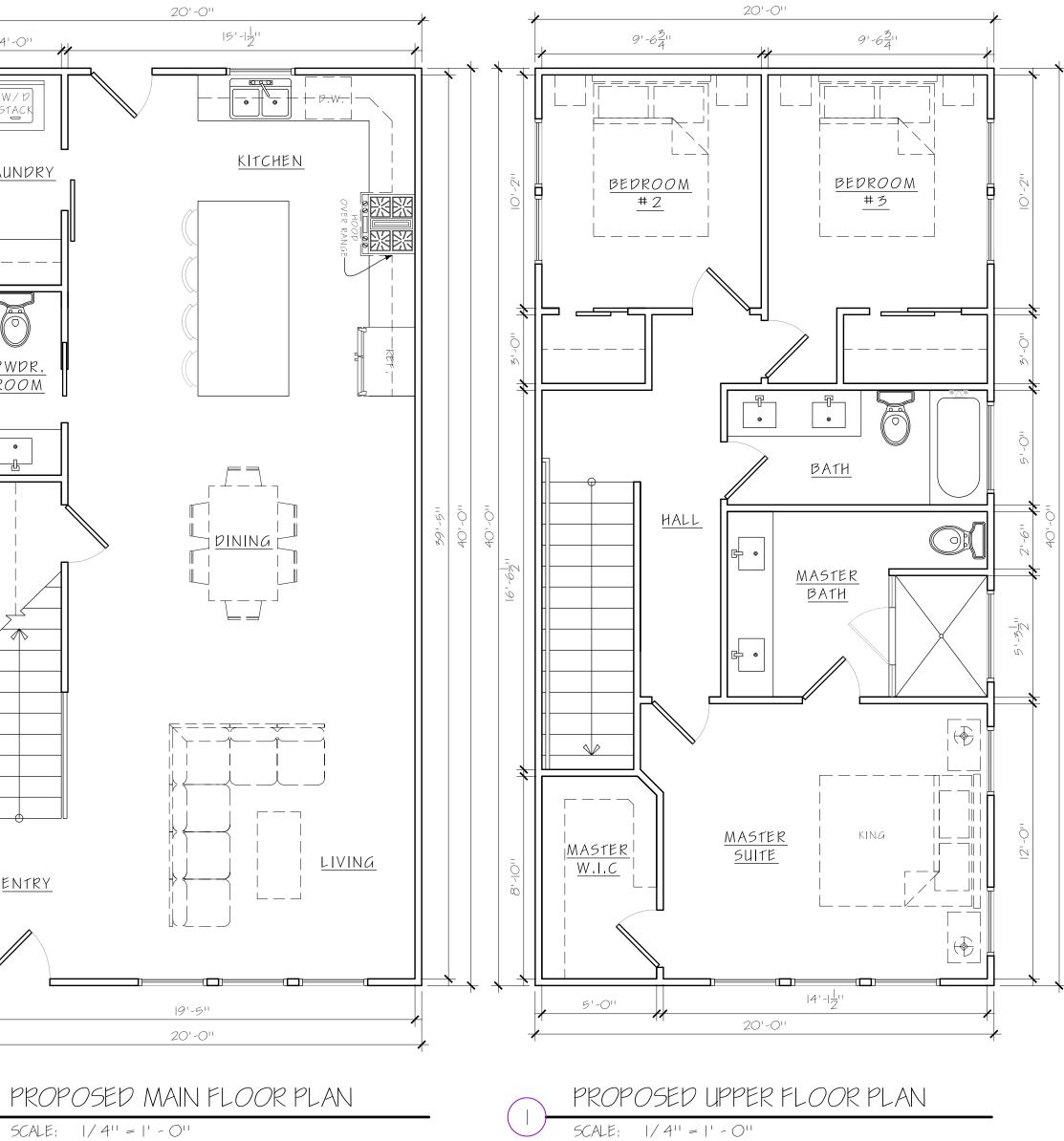
- EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH,
- THERE ARE NO TREES ON OR NEARBY THIS SITE.
- THE BUILDING SITE.
- PICK-UP.
- PLANNED DIGGING. WWW.GEORGIA811.COM
- COUNTY MAINTAINED ROADWAY A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR

- OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL THE SEDIMENT SOURCE
- DEVELOPMENT DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN PROJECT IS RELEASED BY THE INSPECTOR.

	2023																							
ACTIVITY	MA	RC	н		AF	RIL			MA	١Y			JU	NE			JU	LT			AU	GU:	ST	
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
EROSION CONTROL INSTALL																								
EROSION CONTROL MAINTAIN																								
CLEARING AND GRUBBING	-																							
MULCHING			_	-																				
TEMPORARY GRASSING				-		_																		
PERMANENT VEGETATION																					_			-
ROUGH GRADING			-																					
FINAL GRADING																			-					
HOUSE CONSTRUCTION				_		_				_														







ENGINEER STAMP & SEAL:

DRAWINGS BY: STUDIO TEN DESIGNS

JASON ALBERT - 678,390,4655 JASON@STUDIOTENDESIGNS



PROJECT MANAGER

DOCUMENT PHASE:

RELEASED FOR

CONSTRUCTION

MAY, 24 2022

SHEET TITLE:

PROPOSED

FL*OO*R PLANS

**** I

678,390,4655 JASON@STUDIOTENDESIGNS.COM

<u>DRAWN BY:</u> JASON ALBERT





Letter of Support

3320 Altacrest Drive, Scottdale, GA 30079

06/17/2020

I, <u>Janner</u>, am in support of Joshua F. Hall building a home on 3320 Altacrest Drive. I have reviewed Mr. Hall's proposed plan to build a 20 X 40 foot house on the lot. I understand to obtain a building permit, he will have to obtain a variance from the zoning commission.

As a neighbor and member of the Scottdale community, Mr. Hall has reviewed his plan of building a home and variances needed to establish building permit with me.

Thank you, anun

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Slid fred

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