

DeKalb County Zoning Board of Appeals

Department of Planning & Sustainability 178 Sams Street, Decatur, GA 30030

Wednesday, May 14, 2025



Cedric Hudson

Interim Director

Lorraine Cochran-Johnson

Planning Department Staff Analysis

Chief Executive Officer

N6. Case No: A-25-1247489 Parcel ID(s): 18 046 03 162

Commission District 04 Super District 06

Applicant: Megha Joshi

1984 Howell Mill Road PO Box 19973 Atlanta, GA 30325

Owner: Megha Joshi

1984 Howell Mill Road PO Box 19973

Atlanta, GA 30325

Project Name: 3213 McHenry – New Home Construction

Location: 3213 McHenry Avenue, Scottdale, GA 30079

Requests: Application by Joshua Hall to request variances from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce

side yard and rear yard setbacks to allow construction of a single-family home in R-75 (Residential Medium Lot) and

Scottdale Overlay District - Tier 2 district.

Staff Recommendation: Approval with condition

Condition: 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 condition(s) of approval.

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STAFF FINDINGS:

The applicant of 3213 McHenry Avenue is seeking to construct a new single-family home on a currently vacant lot. To enable construction of a 15-foot-wide home, the applicant requests variances from Section 27-3.36.10 to reduce side yard setbacks from 7.5 to 5', and minimum house size from 1,000 square feet to 600 square feet. The subject property is zoned R-75 (Residential Medium Lot-75) and is located within the Scottdale Overlay District – Tier 2. The property is located within the R-75 zoning district and the Scottdale Overlay District – Tier 2.

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 subject property exhibits extraordinary and exceptional conditions due to its extreme narrowness and irregular shape, measuring only 25 feet in width and totaling 2,178 square feet (0.05 acres). This size is below the 5,000-square-foot minimum lot area required under the Scottdale Tier 2 Overlay. These conditions were not created by the applicant or the current property owner and are the result of historic platting.

Strict application of development standards would deprive the property owner of the right to construct a single-family residence—an otherwise permitted use in this zoning district. The constraints imposed by the lot's size and dimensions distinguish this case from others and establish a hardship not commonly shared by surrounding properties.

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 applicant is requesting a reduction in the required side setbacks from 7.5 feet to 5 feet, and a reduction in the rear setback from 30 feet to 25 feet and a reduction in minimum house size from 1,000 sf to 600 sf. These modifications represent the minimum necessary to accommodate a single-family structure on the property. The proposed footprint reflects a reasonable compromise given the lot's constraints and does not exceed what is necessary to make the property developable.

Although the home size is below the required 1,000 square feet for Scottdale Tier 2, increasing the size to meet that standard would result in lot coverage of 38%, thereby necessitating a variance. In this context, the applicant's request may be seen as a proportional response to multiple competing constraints and represents a thoughtful balance between development potential and zoning compliance.

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 proposed variances are unlikely to be materially detrimental to public welfare or injurious to surrounding properties. While nearby parcels to the east and west remain undeveloped, both meet the minimum lot size standards and could likely be developed without variances. Granting this request should not impact future development on adjacent lots.

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

Due to the size and shape of the lot, strict application of setback and dimensional requirements may render the property effectively unbuildable. There is no feasible way to construct a conforming structure that meets all minimum zoning and overlay district requirements. Without relief, the property would remain vacant, representing a clear instance of unnecessary and undue hardship caused by rigid application of the code to a uniquely constrained parcel.

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

The requested variances are consistent with the overall goals and intent of the DeKalb County Zoning Ordinance and Comprehensive Plan. The proposed home helps preserve the traditional suburban land use pattern recognized by the Suburban Character Area. By promoting infill development on a vacant parcel, the proposal supports broader efforts to enhance housing diversity, especially in legacy neighborhoods like Scottdale.

FINAL STAFF ANALYSIS:

The subject property presents hardships due to its substandard lot size and narrow width, conditions that were not created by the applicant and that severely limit development options. The applicant's request represents the minimum necessary to make reasonable use of the property while aligning with broader goals of the DeKalb County Comprehensive Plan, including infill housing and suburban character preservation. Given the modest scale of the home, its compatibility with surrounding development, and community support, staff recommends approval of the application.

Staff Recommendation: Approval

Condition: 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 condition(s) of approval.



DeKalb County Department of Planning & Sustainability

178 Sams Street Decatur, GA 30030

Phone: (404) 371-2155 dekalbcountyga.gov/planning



Lorraine Cochran-Johnson Chief Executive Officer

Cedric Hudson Interim Director

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

Applicant and/or Authorized Representative: Megha Joshi	
Mailing Address: 1984 Howell Mill Rd NW, PO BO	X 19973
City/State/Zin Co.do. Atlanta, GA 30325	
hello@altairdevelopments.com	
Telephone Home: 4042477727	Business:
OWNER OF RECORD OF	SUBJECT PROPERTY
Owner: Megha Joshi	
Mailing Address: 1984 Howell Mill Rd NW, PO BO	X 19973, Atlanta, GA 30325
Email: hello@altairdevelopments.com	Telephone: 4042477727 Business: 4042477727
ADDRESS/LOCATION OF	
Address: 3213 McHenry Ave	City: Scottdale State: GA Zip: 30079
Address: 3213 McHenry Ave District(s): 18 Land Lot(s): 18 046 03 162	Block: Parcel:
Zoning Classification: R-75 Comm	nission District & Super District: 4/SuperDistrict6
CHECK TYPE OF HEARING REQUESTED:	
X VARIANCE (From Development Standards causing	g undue hardship upon owners of property.)
SPECIAL EXCEPTIONS (To reduce or waive off-s	treet parking or loading space requirements.)
OFFICIAL APPEAL OF ADMINISTRATIVE DEC	ISIONS.

*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW
GUIDELINES MAY RESULT IN SCHEDULING DELAYS.*



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION OF THE PROPERTY OWNER

I hereby authorize the staff and member	rs of the Zoning Board of Appeals to inspect the premises of the Subject Property.
I hereby certify that the information property subject to the application.	vided in the application is true and correct. I hereby certify that I am the owner of th
March 25, 2025	
DATE:	SIGNATURE:



March 25, 2025

DeKalb County
Department of Planning and Sustainability

178 Sams Street

Decatur. GA 30030

Letter of Intent - 3213 McHenry Ave, Scottdale, GA 30079

Re: 3213 McHenry Ave Planning Staff:

The applicant of 3213 McHenry Ave is seeking to build a single-family residential home on the currently vacant lot. The Scottdale community has an affordable housing shortage, and the proposed home will provide needed relief with an associated sales price of \$350-400K. The home will provide the same finishes/esthetics, same price per sqft of the community (Which will not affect the sales price of the neighboring homes) and, simultaneously, encompass the DeKalb County Affordable Housing Initiative. For reference, any new construction single family detached dwelling without HOA, in the area, is currently priced above \$550K, consistently between \$600 - 850K.

To achieve this goal, the applicant is requesting the below variances to build a 15 feet wide, single family detached home. The lot is located in R-75 (Scottdale Overlay District - Tier 2).

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

By reason of exceptional narrowness and shape of the 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 of their rights and privileges enjoyed by other property owners in the same zoning district.

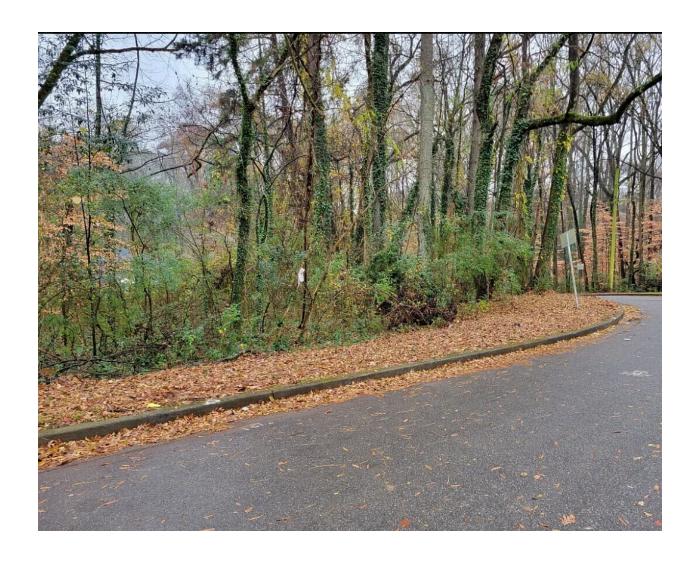
Proposal is the minimum required to afford relief

The requested variances do not go beyond the minimum necessary to afford relief. The applicant is asking to reduce side setbacks from 7.5 ft. to 5 ft. and reduce back setback from 30 ft. to 25 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

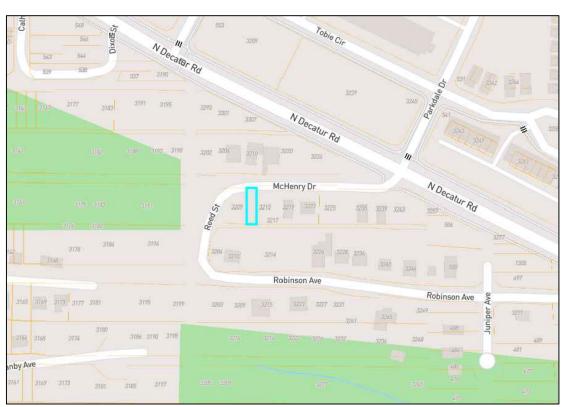
The grant of the variances will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located. Letters of Support from residents are attached.



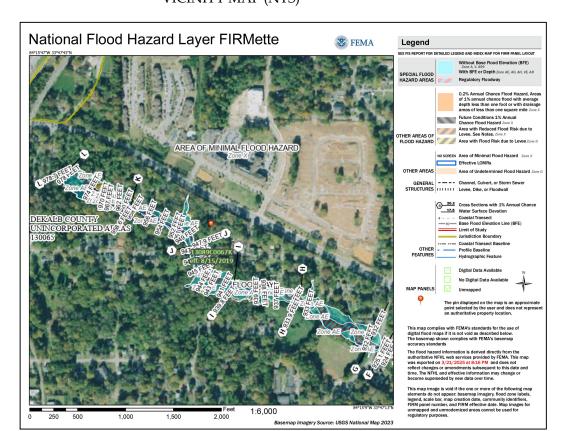


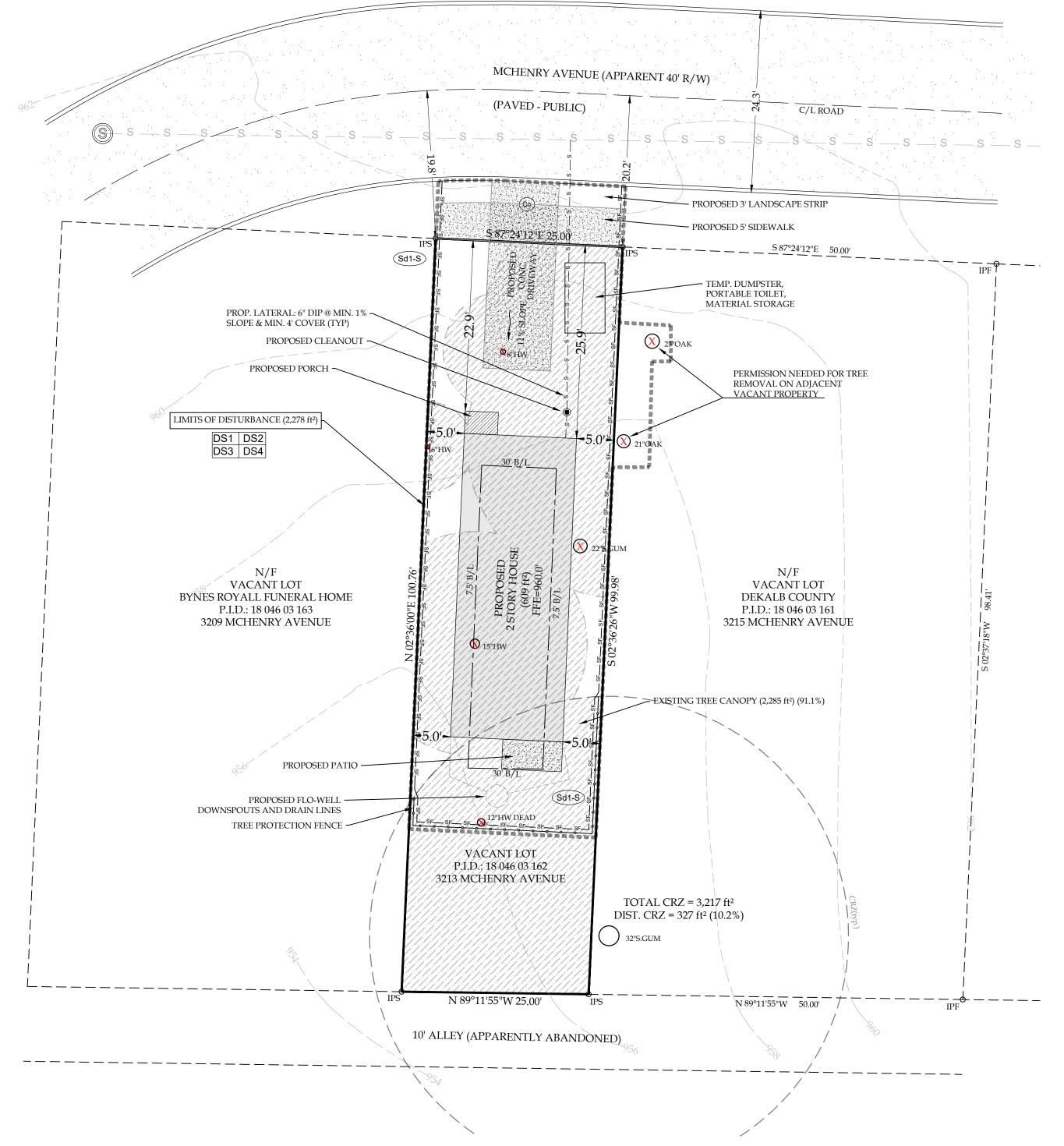






VICINITY MAP (NTS)







LEGEND: = NAIL SET = NAIL FOUND = OPEN TOP PIPE = OPEN TOP PIPE = CRIMPED TOP PIPE = U.S. CORP MONUMENT FOUND = CONCRETE MONUMENT FOUND = AXLE FOUND = PROPERTY LINE = CENTER LINE = BUILDING LINE = LAND LOT = LAND LOT LINE = GEORGIA MILITIA DISTRICT = POWER POLE = TREE SAVE FENCE = WATER LINE = SEWER LINE = POWER LINE = FENCE LINE = SILT FENCE LINE = GUARD RAIL = CROSS TIE WALL = RADIUS = CHORD = ARC LENGTH = NOW OR FORMERLY = DEED BOOK = PAGE = FIRE HYDRANT = MANHOLE = UTILITY MANHOLE = CATCH BASIN = JUNCTION BOX = DROP INLET = NEIGHBORS = EXISTING SPOT ELEVATION

= PROPOSED SPOT ELEVATION

F.F.E. = FINISHED FLOOR ELEVATION -FLOW- = SURFACE DRAINAGE FLOW

FRONT AND SIDE SETBACK VARIANCES NEEDED. TREE REMOVAL PERMISSION NEEDED.

CURRENT LEGAL DESCRIPTION REFERENCES PARCEL ID NUMBER ONLY. PROPERTY LINES ESTABLISHED BY DEKALB COUNTY TAX MAP AND MONUMENTS FOUND.

IMPERVIOUS AREA

EXISTING			PROPOSI	ED CHANGE	NET		
AREA	EXIST. ft ²	EXIST. %	PROP. ft ²	PROP. ft ² PROP. %		NET %	
HOUSE	0 ft ²	0.00%	609 ft ²	24.27%	609 ft ²	24.27%	
DRIVEWAY	0 ft ²	0.00%	153 ft ²	6.10%	153 ft ²	6.10%	
PORCH	0 ft ²	0.00%	13 ft ²	0.52%	13 ft ²	0.52%	
PATIO	0 ft ²	0.00%	32 ft ²	1.28%	32 ft ²	1.28%	
TOTAL	0 ft ²	0.00%	807 ft ²	32.16%	807 ft ²	32.16%	

TREE PRESERVATION: APPLY MULCH 2"-4" ON ALL CRZ AREAS.

PRE CONSTRUCTION TREE COVERAGE WITHIN AFFECTED AREA: 2,285 ft² CANOPY COVERAGE

MIN. TREE COVERAGE REQUIRED: THE LESSER OF 120"/ACRE OR 25% EXISTING.

0.058 ACRES x 120" = 6.96" DENSITY REQUIRED

25% x 51" = 12.75" DENSITY REQUIRED

15 UNITS PER ACRE MUST REMAIN.

 $15 \times 0.058 = 0.870$.870 UNITS REQUIRED TO REMAIN

1 UNITS POST CONSTRUCTION TO REMAIN

AND 2 ON THE ADJACENT PROPERTY.

TREES OUTSIDE THE LIMITS OF DISTURBANCE SHALL BE PRESERVED THROUGHOUT THIS PROJECT.

THERE ARE 6 TREES THAT ARE SCHEDULED FOR REMOVAL FROM THIS SITE DUE TO CONSTRUCTION ACTIVITIES. 4 ON THE SUBJECT PROPERTY

POST CONSTRUCTION TREE COVERAGE WITHIN AFFECTED AREA: 884 ft² OF CANOPY TO REMAIN

SPECIMEN TREES REMOVED:

NONE

WITH MY INITIALS AT THE LINE ABOVE AND MY SEAL AND SIGNATURE BELOW, I <u>RICKY BUSBEE</u> A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF GEORGIA HEREBY CERTIFY THAT I HAVE PERSONALLY REVIEWED THE ATTACHED SUBMITTAL PLANS FOR A LAND DISTURBANCE PERMIT. IN MY OPINION THESE SUBMITTAL PLANS MEET ALL APPLICABLE REQUIRIONS AND ORDINANCES OF DEKALB COUNTY. DEKALB COUNTY AND OTHER PARTIES MAY RELY ON THIS CERTIFICATION.

I 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 APPRICATE."



I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER UALITY CONTROL ACT AND THE DOCUMENT 'MANUAL FOR EROSION AND EDIMENT CONTROL IN GEORGIA', PUBLISHED BY THE STATE SOIL AND WATER ONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE AND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER UTFALLS AND THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES ND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS ONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 10000_(1, 2 OR 3).

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.

VEGETATIVE PRACTICES CODE PRACTICE DETAIL MAP SYMBOL DESCRIPTION

DS1 DISTURBED AREA STABULZATION (WITH MULCHING ONLY)

DS1 Establishing temporary protection for disturbed areas where seedlings may not a suitable growing season to produce an erosion retarding cover.

STRUCTURAL PRACTICES

Sd1 SEDIMENT BARRIER

GSWCC GEORGIA S OIL AND WATER CONSERVATION COMMISSION

Ricky C. Busbee Level II Certified Design Professional

Certification Number _____0000004420 ISSUED: 02/17/2024 EXPIRES: 02/17/2027

ANTICIPATED ACTIVITY SCHEDULE ACTIVITY | APRIL | MAY | JUNE | JULY | AUGUST | SEPTEMBER | 1 2 3 4 1

SITE DATA: ZONING. . SCOTTDALE TIER II (CENTRAL SCOTTDALE/ESKIMO HEIGHTS OVERLAY DISTRICT MIN. LOT SIZE. .. 5,000 ft² MIN. LOT WIDTH .. 50 FEET MIN. HOUSE SIZE. .. 1,000 ft² MAX. BUILDING HEIGHT .. 28 FEET (32 FEET IF NON-CONFORMING LOT OR BUILDING) SETBACKS: .. 30 FEET FRONT .. 7.5 FEET SIDE. REAR 30 FEET



24-HOUR CONTACT: DEVELOPER: JOSHUA HALL OWNER: QUEST ASSETS LLC 675 SEMINOLE AVE NE STE 301 ATLANTA GA 30307 PHONE: 912 536-5853

Notes: IS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPER RVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA ARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET

HIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY

THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13089C0067 K, DATED AUGUST 15th 2019, ZONE "X".

ONTRACTOR SHALL NOT INSTALL ANY NEW UNDERGROUND UTILITY LINES WITHIN THE TREE AVE AREAS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE COUNTY ARBORIST.

NY REMOVAL OF DEBRIS WITHIN THE CRITICAL ROOT ZONE OF THE TREES WILL BE DONE BY

O NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES.

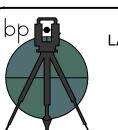
RTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GOIR MIENT OBED. EMILD REACTINGS FOR FREG ROJECTION: NAD83/GA WEST. SELATIVE POSITIONAL ACCURACY: ±0.05'+100 PPM.

O HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.

REV: DESCRIPTION:

REVISION NOTES



BUSBEE & POSS LAND SURVEYING COMPANY 3408 HOWELL STREET, SUITE A

> 770.497.9866 FAX: 770.497.9881 - www.busbeeandposs.com -

DULUTH, GEORGIA 30096

LAND LOT 46, 18th DISTRICT

2,509 ft² (0.058 ACRES)

DEKALB COUNTY, GEORGIA

ALTAIR DEVELOPMENTS

BUSBEE & POSS LAND SURVEYING CO., GA L.S.F. # 1056 RICKY C. BUSBEE, GA P.L.S. # 2497

SITE ADDRESS: 3213 MCHENRY AVENUE SCOTTDALE, GA 30079

MICHAEL W. POSS JR, GA P.L.S. # 3387

SITE PLAN

CALE AT ANSI D: PLAT DATE: FIELD CREW: RB/NB 03/21/2025 03/19/2025 1" =10' RAWN BY: JOB NUMBER: SHEET #: BP16422

WATER & SEWER TO BE SERVICED BY DEKALB COUNTY.

THERE ARE NO STATE WATERS ON OR NEARBY THIS SITE. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION

CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES. 4. A COPY OF THESE PLANS SHALL BE KEPT ON SITE DURING THE DURATION OF THE PROJECT.

THERE ARE NO TREES ON OR NEARBY THIS SITE. 6. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS, AND SHALL NOT

EXCEED 2H:1V ON ALL OTHER PROJECTS. IF COMPLIANCE IS NOT MET AN APPLICATION FOR A VARIANCE MAY 7. NO TRASH, BUILDING DEBRIS, OR CONSTRUCTION WASTE WILL BE BURIED INADVERTENTLY ON THE BUILDING

8. DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP. 9. 72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.

 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.
 PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.

12. NOTIFY WATER AND SEWER INSPECTOR AT 770-621-7212 PRIOR TO START OF CONSTRUCTION. 13. CONTACT AT &T BEFORE STARTING CONSTRUCTION. CALL 811 FOR UTILITY LOCATION AT LEAST THREE DAYS

BEFORE THE START OF THE WORK. 14. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE

APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE. 15. SEDIMENT AND EROSION MEASURES AND PRACTICES TO BE INSPECTED DAILY.

16. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT 17. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN PROJECT IS

18. DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN

PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT

FOR SEWER FEES CONTACT 404 371-4915.
 DEKALB COUNTY PLANNING AND DEVELOPMENT INFORMATION IS AVAILABLE ON-LINE AT

21. AS BUILT WATER SEWER PLANS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR

RECORDING OF FINAL SUBDIVISION PLAT.

22. WHERE TIE INS INTO EXISTING STRUCTURES ARE PROPOSED, PLEASE FIELD VERIFY SUITABILITY

23. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND LOTS AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS. IF COMPLIANCE IS NOT MET AN APPLICATION FOR VARIANCE MAY

24. I CERTIFY THAT THE PERMITITTEES EROSION SEDIMENT, SEDIMENT AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE STORM WATER OUTFALLS AND DESIGN ED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO GAR 10000. (1.2 OR 3).

25. INSPECTIONS BY A QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR 10000. (1,2 OR 3).

26. THE NOTICE OF INTENT AND NOTICE OF TERMINATION SHALL BE FILED WITH EPD AND DEKALB COUNTY, IF

1. Overflow from water quality BMP(s) shall not adversely affect adjacent properties

The installation of erosion and sedimentation control measures and practices shall occur prior to or

concurrent with land-disturbing activities. 3. 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 on-site inspector. 5. 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. 6. Locate and field stake all utilities, easements, pipes, flood limits, stream buffers, and tree save areas prior

to any land disturbing activities. 7. All tree protection areas to be protected from sedimentation.

8. All tree protection devices to be installed prior to land disturbance and maintained until final

9. All tree protection fencing to be inspected daily and repaired or replaced as needed. 10. A final as-built lot survey required prior to issuance of Certificate of Occupancy.

11. A final as-built water quality certificate required prior to Certificate of Occupancy. 12. Dumpsters and/ or temporary sanitary facilities shall not be located in street or tree protection area or

13. Water quality BMP(s) to be installed at the time of final landscaping.

14. All collected water shall be directed to the water quality BMP(s). 15. No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone 16. Work hours and construction deliveries are:

o Monday- Friday 7:00am - 7:00pm o Saturday 8:00am - 5:00pm

Area 1

Enter the Square Feet: (Ex. Roof)

Choose the Coefficient of Runoff

1.0 (Concrete/Asphalt/Roof)

Choose the 25 Year Rainfall:

Enter the depth of the gravel backfill beneath the Flo-Well: (Dimension A)

Enter the thickness of the gravel backfill

around the Flo-Well: (Dimension B)

(see rainfall map)

Rational Method Flo-Well Calculator

4.2 GPM

0.01 CFS

126.00 Gallons 16.84 Cubic Feet

Volume of water to be stored

Amount of Gravel Needed

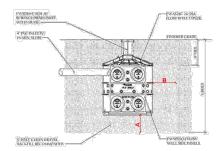
1.77 Cubic yards

47.79 Cubic feet

Q=Runoff Flow Rate C=Runoff Coefficient i=Rainfall Intensity

Gravel Specifications

Gravel depth beneath Flo-Well (Dimension A) in feet. Gravel thickness around Flo-Well (Dimension B) in feet.



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.

TYPES OF SPECIES

COOL SEASON GRASSE

WARM SEASON GRASSES

WARM SEASON GRASSES AND LEGUMES

STRAW OR H

WOOD WASTE, CHIPS, SAWDUST, BARK

PURPOSE

- REDUCE RUNOFF, EROSION, AND SEDIMENTATION

- IMPROVE WILDLIFE HABITAT

- IMPROVE AESTHETICS

- IMPROVE TILTH AND ORGANIC MATTER

INSTALLATION

INSTALLATION

INSTALLA 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

SOU-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 FOURTEEN DAYS. (IF AN AREA IS LEFT IDLE FOR 6 MONTHS, PERMANENT COVER SHALL BE APPLIED TO

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

0050/50	RATES PER	RATES PER	PLATING DATES BY REGION					
SPECIES	1000 SQ. FT.	ACRE	M-L	P	С			
BARLEY ALONE BARLEY IN MIXTURES	3.3 LBS. 0.6 LBS.	3 BU. 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	1.1 LBS.	50 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	1.4 LBS.	60 LBS.	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	10/15-12/3			

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).

FERTILIZER REQUIREMENTS FOR TEMPORARY VEGETATION								
SPECIES	PLANTING YEAR	FERTILIZER (N-P-K)	RATE (LBS./ACRE)	N TOP DRESSI RATE (LBS./ACI				
COOL SEASON GRASSES	FIRST SECOND MAINTENANCE	6-12-12 6-12-12 10-10-10	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	FIRST	10-10-10	500	30				

DISTURBED AREA STABILIZATION (WITH PERMANENT SEEDING)

SOME PERMANENT PLANT SPECIES, SEEDING RATES, AND PLANTING DATES FERTILIZER REQUIREMENTS FOR PERMANENT VEGETATION RATES PER 1,000 PLANTING DATES BY REGION N TOP DRESSING RATE (LBS./ACRE) RATE (LBS./ACRE) LOW GROWING; SOD PRODUCING; WILL SPREAD INTO BERMUDA LAWNS 6-12-12 6-12-12 10-10-10 BAHIA, WILMINGTON ALONE OR WITH TEMPORARY COVER WITH OTHER PERENNIALS 30 LBS. 0.7 LB. 60 LBS. 1.4 LBS. 3/15-5/31 3/1-5/31 SAME AS ABOVE 50-100 50-100 30 1500 800 400 BERMUDA, COMMON (HULLED SEED) ALONE TH OTHER PERENNIALS 6-12-12 0-10-10 0-10-10

- 1	1117 117 11 10 10 10 10 10 10 10 10 10 10 10 10							
_	TABLE 2	BERMUDA SPRIGS COMMON LAWN AND FORAGE HYBRIDS	40 CU. FT. SOD PLU	0.9 CU. FT. JGS 3'X3'	4/15–6/15	6 4/1–6/15	4/1-5/31	1 CU. FT.=650 SPRIGS; 1 BU.=1.25 CU. FT. OR 800 SPRIGS
	Ds1	CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	_	11/1-5/31		DROUGHT TOLERANT, FULL SUN OR PARTIAL SHADE
	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	CROWN VETCH WITH WINTER ANNUALS OR COOL SEASON GRASSES	15 LBS.	0.3 LB.	9/1–10/15	9/1–10/15	I .	MIX WITH 30 LBS. TALL FESCUE OR 15 LBS. RYE; INOCULATE SEED; PLANT ONLY NORTH OR AMERICA
	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF SIX MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL. PURPOSE - REDUCE RUNOFF, EROSION, AND SEDIMENTATION - REDUCE DUST - CONSERVE MOISTURE	FESCUE, TALL ALONE WITH 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	i	CAN BE MIXED WITH PERENNIALS LESPEDEZAS OR CROWN VETCH; NOT FOR DROUGHTY SOILS OR HEAVY USE AREAS
	- 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 EQUIPMENT FOR APPLYING AND ANCHORING MULCH LOOSEN COMPACTED SOIL, IF POSSIBLE, TO A DEPTH OF THREE INCHES APPLY STRAW OR HAY UNIFORMLY, AS SHOWN IN TABLE 1, BY HAND OR MECHANICAL EQUIPMENT, AND ANCHOR BY PRESSING INTO SOIL OR USING NETTING MULCH ON SLOPES GREATER THAN 3% SHOULD BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-5 OR SS-1) OR OTHER SUITABLE TACKIFIER.	LESPEDEZA, SERICEA SCARIFIED	60 LBS.	1.4 LBS.	4/1-5/31	3/15–5/31	4/1–5/15	WIDELY 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
	A E-3 OR SS-1) OR OTHER SUITABLE TACKFIER. WOOD WASTE ON SLOPES FLATTER THAN 3:1 DO NOT NEED ANCHORING. MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS LEFT INACTIVE FOR FOURTEEN DAYS.	LESPEDEZA, SERICEA (CONT.) UNSCARIFIED	70 LBS.	1.7 LBS.	9/1-2/28	9/1-2/28	9/1-2/28	MIX WITH TALL FESCUE OR WINTER ANNUALS
		SEED-BEARING HAY	3 TONS	138 LBS.	10/1-1/31	10/1-1/31	10/15-	CUT WHEN SEED IS

	SAWDUST, BARK		- 1,55							
	CUTBACK ASPHALT	1200 GAL./ACRE, 1/4 GAL./SQ. YD. OR SEE MANUFACTURER'S RECOMMENDATIONS								SPREADING GROWTH WITH HEIGHT OR 18"-24"; GOOD IN URBAN AREAS;
Ī	POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	_	LESPEDEZA, AMBRO VIRGATA OR APPALOW			BS. 4/1-5/31 BS. 9/1-2/28	1'		SLOW TO DEVELOP GOOD STANDS; MIX WITH WEEPING
	GEOTEXTILES, JUTE MATTING, NETTING, ETC	SEE MANUFACTURE'S RECOMMENDATIONS	_	SCARIFIED UNSCARIFIED	60 LBS. 75 LBS.				' '	LOVEGRASS, COMMON BERMUDA, BAHIA
-		Table 1 Ntain the Suggested Depth. FFT and incorporated into the He Fertilizer Required for Veg								DO NOT MIX WITH SERICEA LESPEDEZA; INOCULATE SEED WITH EL INOCULATE
				LESPEDEZA, SHRUB (LESPEDEZA, BICOLOR OR LESPEDEZA THUMBERGII) PLANTS		'X3' ACING	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		QUICK COVER; DROUGHT TOLERANT; GROWS WELL WITH SERICEA LESPEDEZA ON ROAD—BANKS AND OTHER STEEP SLOPES; SHORT LIVED
				MAIDENCANE SPRIGS		X3' CING	2/1-3/31	2/1-3/31		FOR VERY WET SITES SUCH AS RIVERBANKS AND SHORELINES; DIG SPRIGS LOCALLY

2" TO 3"

10 LBS. 0.2 LB. 4/15-5/31 4/15-5/31 4/1-5/31 MIX WITH WEEPING LOVEGRASS OR OTHER LOW GROWING GRASSES OR LEGUMES 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.

GROWS WELL ON COASTAL SAND DUNES; MIX WITH SERICEA LESPEDEZ, BUT NOT ON SAND DUNES

DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK UP 72 HRS NOTICE IS REQUIRED TO 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING http/www.georgia811.com

SUNFLOWER, AZTEC MAXIMILLIAN

DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT.

PANICGRASS, ATLANTIC 20 LBS. 0.5 LB.

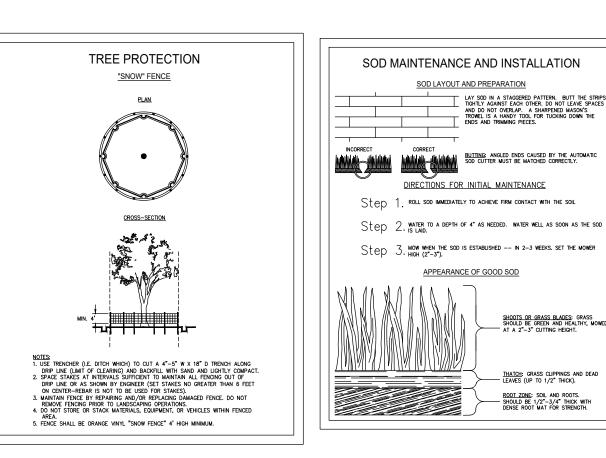
REED CANARY GRASS 50 LBS. 1.1 LBS. 8/15- 9/1-10/15 WITH OTHER PERENNIALS 30 LBS. 0.7 LBS. 10/15

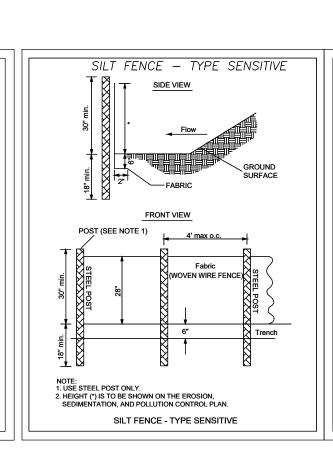
DEKALB COUNTY PLANNING AND DEVELOPMENT INFORMATION IS AVAILABLE ON-LINE AT www.dekalbcountyga.com

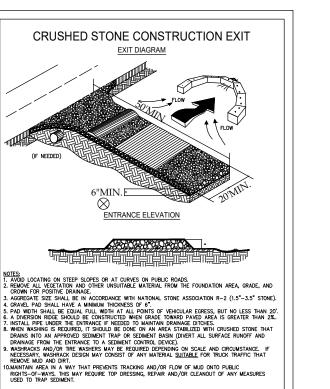
FOR SEWER FEES CONTACT 404 371-4915

AS BUILT WATER SEWER PLANS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OR RECORDING OF FINAL SUBDIVISION PLAT

WHERE TIE INS INTO EXISTING STRUCTURES ARE PROPOSED, PLEASE FIELD VERIFY SUITABILITY







24-HOUR CONTACT: DEVELOPER: JOSHUA HALL OWNER: OUEST ASSETS LLC 675 SEMINOLE AVE NE STE 301 ATLANTA GA 30307 PHONE: 912 536-5853

Notes: HIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPE JRVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA DARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET

THIS SURVEY WAS NOT PREPARED WITH THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY

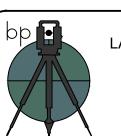
THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS AS PER COMMUNITY PANEL NO. 13089C0067 K, DATED AUGUST 15th 2019, ZONE "X".

RTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GOIR MIENT OBED. EMILD REACTI NO. 1 FREG. ROJECTION: NAD83/GA WEST.
JETWORK: RTK NTRIP VRS.
ELATIVE POSITIONAL ACCURACY: ±0.05'+100 PPM.

REV: DESCRIPTION:

REVISION NOTES



BUSBEE & POSS LAND SURVEYING COMPANY 3408 HOWELL STREET, SUITE A DULUTH, GEORGIA 30096

> FAX: 770.497.9881 - www.busbeeandposs.com -

770.497.9866

LAND LOT 46, 18th DISTRICT DEKALB COUNTY, GEORGIA

2,509 ft² (0.058 ACRES)

ALTAIR DEVELOPMENTS

BUSBEE & POSS LAND SURVEYING CO., GA L.S.F. # 1056 RICKY C. BUSBEE, GA P.L.S. # 2497

SITE ADDRESS: 3213 MCHENRY AVENUE SCOTTDALE, GA 30079

MICHAEL W. POSS JR, GA P.L.S. # 3387

STANDARDS AND DETAILS

CALE AT ANSI D: 03/21/2025 RB/NB 03/19/2025 RAWN BY OB NUMBER: SHEET #: BP16422