

ZONING BOARD OF APPEALS (ZBA) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: \_\_\_\_\_

Subject Property Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Parcel ID Number(s): \_\_\_\_\_

Commission District(s): \_\_\_\_\_ Super District(s): \_\_\_\_\_ Acreage: \_\_\_\_\_

TYPE OF HEARING REQUESTED (check one)

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.\***

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

Owner

Agent

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**ZONING BOARD OF APPEALS (ZBA) APPLICATION FEE:  
\$300.00**

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

Email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) with any questions

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**



ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

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

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

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

DATE: 01/09/2025

Applicant/Agent: [Signature]  
Signature

TO WHOM IT MAY CONCERN:

(I)/ (WE) David Shanks, Lion Hardwood Floors LLC  
(Name of Owners)

being (owner/owners) of the property described below or attached hereby delegate authority to:

Kara Copeland & Elliott Hennington

(Name of Applicant or Representative)

LIZATTE T. MARTIN  
NOTARY PUBLIC  
DeKalb County  
State of Georgia  
My Comm. Expires May 26, 2026

To file an application on (our) behalf  
[Signature]  
Notary Public

[Signature]  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner



**ZONING BOARD OF APPEALS APPLICATION**  
**AUTHORIZATION OF THE PROPERTY OWNER**

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Signature 

DATE: \_\_\_\_\_

Applicant:  
Signature \_\_\_\_\_

Dear Members of the Zoning Board,

Please consider our Letter of Intent in support of the requested variances from the applicable provisions of the DeKalb County Zoning Ordinance for the building standards section 27-3.36.10. The property is located at 439 Booker Avenue, Scottdale, Georgia 30079, which is a confirmed legal lot of record. The purpose of this request is to obtain relief from strict application of the ordinance due to unique site conditions that create an undue and unnecessary hardship. We have outlined specific requests below with explanations.

- Reduce front setbacks from 30 feet to 15 feet
- Reduce rear setbacks from 30 feet to 20 feet
- Reduce required street trees to none
- Reduce Landscape strip width from 5 feet to 1.5 feet
- Increase minimum lot coverage from 35% to 69%
- Reduce minimum parking space size to 232 square feet
- Reduce minimum floor area from 1000 square feet to 616 square feet

### **1. The Exceptional physical site Conditions - irregular lot size and shape**

The property is affected by exceptional physical conditions due to its unique shape being 64 feet to 71 feet deep and 50 feet wide. There are no current issues with slope or flooding, nor are there any trees located on the site. These conditions are inherent to the property and were not created by the owner or applicant. As a result, strict application of the zoning requirements would make it increasingly more difficult to build and enjoy ownership rights and privileges commonly enjoyed by other property owners within the same neighborhood.

### **2. Minimum Variance Necessary**

The variance requested represents the minimum relief necessary to allow reasonable use of the property. It does not exceed what is required to address the hardship created by the site's physical constraints and does not constitute a special privilege inconsistent with the limitations placed on other properties within the same zoning district.

### **3. No Detriment to Public Welfare or Surrounding Properties**

Granting the requested variance will not be materially detrimental to the public welfare, nor will it adversely affect neighboring lots, properties, or improvements within the zoning district. In fact it will add high-value and affordable options to the area. The proposed use and development will remain compatible with the surrounding area and will comply with all other applicable regulations and standards.

### **4. Undue and Unnecessary Hardship**

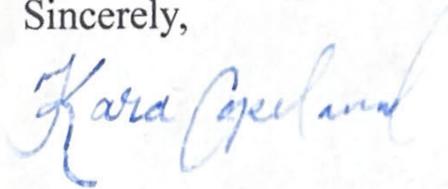
A literal interpretation and strict application of the zoning ordinance would impose an undue and unnecessary hardship on the property owner, preventing reasonable and practical use of the property. The hardship arises from the unique characteristics of the land rather than any actions taken by the owner. This constitutes an undue and unnecessary issue that includes the lot sizes, shapes, and separation that predate the current zoning ordinance.

**5. Alignment with The Spirit of law - The proposed variance would be consistent with the Dekalb County Zoning Ordinance and Comprehensive Plan text.**

The Overlay area of Scottdale is designated as Traditional Neighborhood land use in the 2050 Dekalb County Comprehensive Master Plan. We are proposing a new construction single family residential property which will have no adverse effects on the Master plan. It will create more housing diversity and affordability options to the neighborhood. Approval of this variance will support appropriate land use while maintaining the character and integrity of the community.

For these reasons, we respectfully request approval of the variance as submitted. Thank you for your time, consideration, and service to DeKalb County. We are committed to working collaboratively to ensure our proposed changes align with the goals and future intent of Dekalb County. Please do not hesitate to contact us should you require additional information.

Sincerely,



Kara Copeland



**GENERAL NOTES**

**1.0 GENERAL**

- 1.1 MATERIALS AND CONSTRUCTION SHALL CONFORM TO DESIGN DRAWINGS, STANDARD DRAWINGS (INCLUDING GENERAL NOTES) AND PROJECT SPECIFICATIONS. IN CASE OF A CONFLICT BETWEEN THESE DOCUMENTS, THE ORDER OF AUTHORITY SHALL BE:  
FIRST - DESIGN DOCUMENTS  
SECOND - STANDARD DRAWINGS  
THIRD - PROJECT SPECIFICATIONS
- 1.2 CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318) UNLESS NOTES OTHERWISE.
- 1.3 SITE PREPARATION AND EARTHWORK SHOULD BE IN ACCORDANCE TO LOCAL AUTHORITIES, AS WELL AS RECOMMENDED MEANS AND METHODS OF CONTRACTOR.

**2.0 ELEVATIONS & DIMENSIONS**

- 2.1 ALL DIMENSIONS, DIAMETERS, AND SPACINGS ON DESIGN AND STANDARD DRAWINGS ARE IN U.S. CUSTOMARY UNITS.
- 2.2 ALL ELEVATIONS DEPICT THE EXISTING FORM OF THE STRUCTURE AND SHALL BE CONFIRMED IN THE FIELD.

**3.0 MATERIALS**

- 3.1 CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI, UNLESS NOTED OTHERWISE.
- 3.2 REBAR SHALL CONFORM TO ASTM A615. REINFORCING STEEL SHALL NOT BE HEATED, STRAIGHTENED, OR RE-BENT WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
- 3.3 COLD BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318.
- 3.4 ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064,  $F_y = 70 \text{ksi}$

**4.0 CONCRETE COVER**

- 4.1 THE SPECIFIED CONCRETE COVER FOR REINFORCEMENT SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS.
  - A. CONCRETE EXPOSED TO EARTH 3" MIN.
  - B. CONCRETE EXPOSED TO WEATHER 2" MIN.

**5.0 CONCRETE SURFACE FINISHES**

- 5.1 UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS, CONCRETE SURFACES SHALL BE FINISHED AS FOLLOWS:
  - A. FORMED SURFACES NOT VIEW DO NOT REQUIRE A FINISHED SURFACE BUT SHALL BE FREE OF VOIDS, HONEYCOMBING, ETC.
  - B. FORMED SURFACES EXPOSED TO VIEW SHALL HAVE A SMOOTH, HARD, UNIFORM TEXTURE. FORM MATERIALS WITH RAISED GRAIN, TORN SURFACES, WORN EDGES, PATCHES, DENTS OR OTHER DEFECTS SHALL NOT BE USED.

**6.0 JOINTS**

- 6.1 JOINT MATERIALS
  - JOINT SEALANT SHALL BE A TWO-COMPONENT POLYSULFIDE JOINT SEALANT. SEALANT MATERIAL SHALL BE FLEXIBLE TO ACCOMMODATE CONCRETE EXPANSION AND CONTRACTION. SEALANT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
  - UNLESS NOTED OTHERWISE ON THE DESIGN DRAWINGS, WATERSTOPS SHALL BE ADEKA MC-2005T HYDROPHILIC WATERSTOPS BY ADEKA ULTRA SEAL, OR APPROVED EQUAL.
- 6.2 ISOLATION JOINTS SHALL BE LOCATED AS SHOWN ON THE DESIGN DRAWINGS.

**7.0 MISCELLANEOUS**

- 7.1 ALL EMBEDDED ITEMS SHALL BE PROPERLY POSITIONED AND SECURELY HELD IN PLACE PRIOR TO PLACING CONCRETE.
- 7.2 FORGING EMBEDDED ITEMS INTO WET CONCRETE IS STRICTLY PROHIBITED.

**8.0 CODE INFORMATION**

- 8.1 SEE G-001 FOR APPLICABLE CODES.

**LEGEND**

BL	DENOTES BUILDING LINE
PL	DENOTES PROPERTY LINE
R/W	DENOTES RIGHT-OF-WAY
CL	DENOTES CENTERLINE
BC	DENOTES BACK OF CURB
G	DENOTES GUTTER
EP	DENOTES EDGE OF PAVING
TW	DENOTES TOP OF WALL
BW	DENOTES BOTTOM OF WALL
X — X	DENOTES FENCE
RCP	DENOTES REINFORCED CONCRETE PIPE
CMP	DENOTES CORRUGATED METAL PIPE
PP	DENOTES POWER POLE
LP	DENOTES LIGHT POLE
GW	DENOTES GUY WIRE
P — P	DENOTES POWER LINE
PM	DENOTES POWER METER
PB	DENOTES POWER BOX
FO	DENOTES FIBER OPTIC
A/C	DENOTES AIR CONDITION
TB	DENOTES TELEPHONE BOX
GM	DENOTES GAS METER
GV	DENOTES GAS VALVE
GLM	DENOTES GAS LINE MARKER
WM	DENOTES WATER METER
WV	DENOTES WATER VALVE
FH	DENOTES FIRE HYDRANT
MW	DENOTES MONITORING WELL
HW	DENOTES HEADWALL
JB	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S — S	DENOTES SANITARY SEWER LINE
SSMH	DENOTES SANITARY SEWER MANHOLE
CO	DENOTES CLEAN OUT
P.O.B.	DENOTES POINT OF BEGINNING
P.O.C.	DENOTES POINT OF COMMENCEMENT
	DENOTES SECTION CALLOUT

**ABBREVIATIONS:**

AC	ACRE	REQD	REQUIRED
ALT	ALTERNATE	SECT	SECTION
ABT	ABOUT	SF	SQUARE FEET
ADDL	ADDITIONAL	SPEC	SPECIFICATION
APPROX	APPROXIMATELY	SQ	SQUARE
BLDG	BUILDING	STD	STANDARD
BM	BEAM	STL	STEEL
BRG	BEARING	TOC	TOP OF CONCRETE
CMU	CONCRETE MASONRY UNIT	VERT	VERTICAL
CONC	CONCRETE	WWR	WELDED WIRE REINFORCEMENT
DIM	DIMENSION		
DWG	DRAWING		
EL	ELEVATION		
ELEV	ELEVATION		
ENG	ENGINEERED		
EXIST	EXISTING		
FDN	FOUNDATION		
FF	FINISHED FLOOR		
FLR	FLOOR		
FTG	FOOTING		
GALV	GALVANIZED		
HORZ	HORIZONTAL		
HR	HAND RAIL		
LOC	LOCATION		
MAX	MAXIMUM		
MECH	MECHANICAL		
MIN	MINIMUM		
NTS	NOT TO SCALE		
NO	NUMBER		
OC	ON CENTER		
OD	OUTSIDE DIAMETER		
OPNG	OPENING		
POS	POINT OF SUPPORT		
PT	PRESSURE TREATED		
QTY	QUANTITY		
R	RADIUS		
REF	REFERENCE		



CLIENT  
KARA COPELAND  
439 BOOKER AVE  
SCOTSDALE, GA 30079  
UNITED STATES

DATE  
2026.01.02

REVISION	DESCRIPTION	DATE

PROJECT NAME  
NEW CONSTRUCTION  
AT  
439 BOOKER AVE

SEAL

DRAWING DESCRIPTION  
GENERAL NOTES, LEGENDS & ABBREVIATIONS



**FLOODPLAIN NOTES:**

1. THIS SITE IS NOT LOCATED WITHIN A FEMA-DESIGNATED FLOOD HAZARD AREA AS DEFINED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR DEKALB COUNTY, GEORGIA, PANEL NUMBER 13089CO067K, DATED EFF. 8/15/2019.
2. IF APPLICABLE, ALL DEVELOPMENT WITHIN THE FLOODPLAIN SHALL COMPLY WITH FEMA REGULATIONS AND DEKALB COUNTY FLOODPLAIN MANAGEMENT REQUIREMENTS.

**STORMWATER & DRAINAGE NOTES:**

1. SITE DRAINAGE SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTIES.
2. ALL STORMWATER RUNOFF SHALL BE MANAGED IN ACCORDANCE WITH DEKALB COUNTY AND CITY OF SCOTSDALE REQUIREMENTS.
3. EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED UNLESS OTHERWISE APPROVED.

**TREE & ENVIRONMENTAL NOTES:**

1. TREE PROTECTION AND REMOVAL SHALL COMPLY WITH CITY OF SCOTSDALE AND DEKALB COUNTY ORDINANCES.
2. NO TREE REMOVAL SHALL OCCUR OUTSIDE APPROVED AREAS WITHOUT PRIOR AUTHORIZATION.

**FIRE & ACCESS NOTES:**

1. FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION
2. FIRE LANES, HYDRANTS, AND EMERGENCY ACCESS SHALL COMPLY WITH CITY OF SCOTSDALE FIRE DEPARTMENT REQUIREMENTS.

**ZONING NOTES:**

ZONING: R-75  
 CLASS: R3  
 LAND USE: TN  
 OVERLAY DISTRICT: SCOTSDALE OVERLAY DISTRICT TIER: 2  
 SETBACKS: FRONT - 30 FEET  
 SIDE - 7.5 FEET  
 REAR - 30 FEET  
 MINIMUM OFFSTREET PARKING - 2 SPACES  
 MINIMUM LOT SIZE - 5000 S.F.  
 MINIMUM LOT WIDTH - 50 FEET  
 MINIMUM HOUSE SIZE - 1000 S.F.  
 MAXIMUM BUILDING HEIGHT - 32 FEET  
 MAXIMUM LOT COVERAGE - 35%  
 LANDSCAPE STRIP - 5 FEET MIN.  
 SIDEWALK - MINIMUM 4 FEET FROM CURB  
 FRONT YARD TREES - 3.5' TREE EVERY 30 FEET MIN.

$R_v = 0.05 + 0.009(55.6) = 0.5504$   
 $WQ_v = ((1.2)(0.5504)(3859)) + 12 = 212$   
 TOTAL STORAGE REQUIRED = 212 CF  
 INFILTRATION TRENCH TO BE UTILIZED  
 GRAVEL VOIDS:  $212 / 0.4 = 530$  CF  
 TRENCH DIMENSIONS: 8' d x 6' w x 13' L  
 GRAVEL VOLUME: 624 CF  
 TOTAL STORAGE PROPOSED: 212.6 CF

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

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

DS1 DS2 DS3 DS4

DISTURBED AREA = 3859 SQFT  
 0.089 ACRES

**CUT/FILL VOLUMES:**

FILL VOLUME = 28 CU YARDS  
 CUT VOLUME = 28 CU YARDS  
 -SITE TO BE BALANCED  
 -QUANTITIES ARE APPROXIMATE

**001 CIVIL SITE PLAN (VARIANCES)**

SCALE: 1:100

**FLOOR AREA:**

FIRST LEVEL = 616 SQFT  
 SECOND LEVEL = 879 SQFT  
 THIRD LEVEL = 879 SQFT  
 TOTAL = 2374 SQFT

LOT AREA:  
 3484.8 SQFT  
 0.08 AC.

NO EXISTING TREES ON SITE

**24-HOUR CONTACT:**

KARA COPELAND  
 (404) 323 6166  
 KOPELANDANDCO@GMAIL.COM

**OWNER:**

LION HARDWOOD FLOORS LLC  
 (646) 371 5964  
 INFO@DEVLINEDEVELOPMENT.COM

**VICINITY MAP**

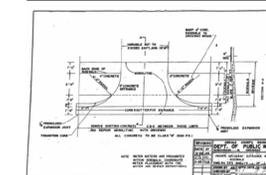


**IMPERVIOUS COVERAGE CALCULATIONS**

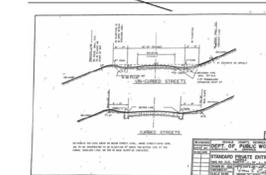
DESCRIPTION	AREA (sqft)	AREA (acres)
TOTAL LOT AREA	4356	0.100
FRONT LOT AREA	821	0.019
A. DRIVEWAY	191	0.004
B. SIDEWALK	300	0.007
C. APRON	75	0.002
D. FOOTPRINT	878	0.020
TOTAL LOT COVERAGE	1565	0.036
FRONT LOT COVERAGE	685	0.016
TOTAL IMPERVIOUS AREA	566	0.013
IMPERVIOUS COVERAGE W/O B. & C.	236	0.005
IMPERVIOUS COVERAGE W/ B. & C.	685	0.016

\*SIDEWALK, APRON, CURB & GUTTER LIE OUTSIDE OF THE RESIDENTIAL PROPERTY LINE AT 439 BOOKER AVE.

**PRIVATE DRIVEWAY ENTRANCE WITH SIDEWALK**

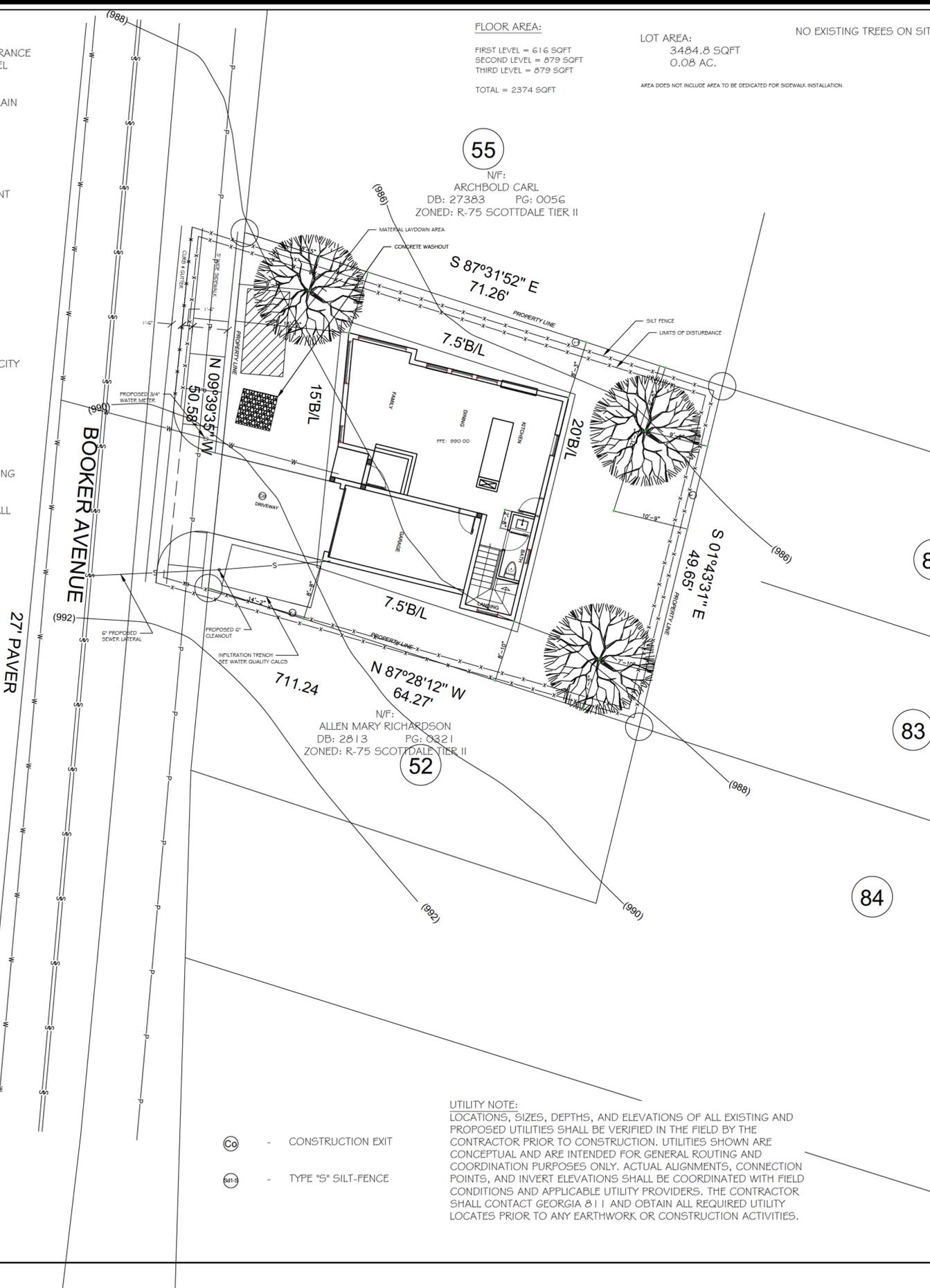
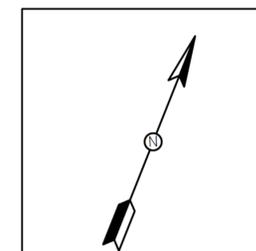
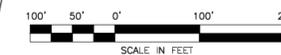


**STANDARD PRIVATE ENTRANCE**



**VARIANCE REQUESTS:**

1. REDUCE FRONT SETBACK FROM 30 FEET TO 15 FEET
2. REDUCE REAR SETBACK FROM 30 FEET TO 20 FEET
3. INCREASE MINIMUM LOT COVERAGE FROM 35% TO 69%
4. REDUCE REQUIRED STREET TREES NONE
5. REDUCE LANDSCAPE STRIP WIDTH FROM 5 FEET TO 1.5 FEET
6. REDUCE MINIMUM PARKING SPACE SIZE TO 232 SQFT
7. REDUCE MINIMUM FLOOR AREA FROM 1000 SF TO 616 SF.



- CO - CONSTRUCTION EXIT
- 5'-0" - TYPE 'S' SILT-FENCE

**UTILITY NOTE:**  
 LOCATIONS, SIZES, DEPTHS, AND ELEVATIONS OF ALL EXISTING AND PROPOSED UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. UTILITIES SHOWN ARE CONCEPTUAL AND ARE INTENDED FOR GENERAL ROUTING AND COORDINATION PURPOSES ONLY. ACTUAL ALIGNMENTS, CONNECTION POINTS, AND INVERT ELEVATIONS SHALL BE COORDINATED WITH FIELD CONDITIONS AND APPLICABLE UTILITY PROVIDERS. THE CONTRACTOR SHALL CONTACT GEORGIA 811 AND OBTAIN ALL REQUIRED UTILITY LOCATES PRIOR TO ANY EARTHWORK OR CONSTRUCTION ACTIVITIES.

**GENERAL SHEET NOTES:**

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPROVED SITE PLAN, APPLICABLE ORDINANCES OF THE CITY OF SCOTSDALE, AND THE REQUIREMENTS OF DEKALB COUNTY, GEORGIA.
2. ALL WORK SHALL COMPLY WITH THE CURRENT ADOPTED EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL ZONING CODE, INTERNATIONAL FIRE CODE, AND ALL OTHER APPLICABLE STATE AND LOCAL CODES, AS AMENDED.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN PROFESSIONAL BEFORE PROCEEDING WITH WORK.
4. PROPERTY LINES, EASEMENTS, RIGHTS OF WAY, AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS AND SURVEYS. FIELD VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. NO WORK SHALL COMMENCE UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED FROM THE CITY OF SCOTSDALE AND DEKALB COUNTY.
6. ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL CONTACT GEORGIA 811 PRIOR TO ANY EXCAVATION.
7. ANY DAMAGE TO EXISTING UTILITIES, SIDEWALKS, CURBS, PAVEMENT, OR ADJACENT PROPERTIES RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. ALL DISTURBED AREAS SHALL BE STABILIZED AND RESTORED UPON COMPLETION OF CONSTRUCTION.
9. CONSTRUCTION ACCESS, MATERIAL STAGING, DUMPSTER PLACEMENT, AND LAYDOWN AREAS SHALL BE COORDINATED TO MINIMIZE IMPACTS TO ADJACENT PROPERTIES AND PUBLIC RIGHTS OF WAY.
10. ALL REQUIRED INSPECTIONS SHALL BE SCHEDULED AND APPROVED BY THE CITY OF SCOTSDALE AND DEKALB COUNTY PRIOR TO CONCEALMENT OF WORK.



CLIENT  
 KARA COPELAND  
 439 BOOKER AVE  
 SCOTSDALE, GA 30079  
 UNITED STATES

DATE  
 2026.01.02

REVISION	DESCRIPTION	DATE

PROJECT NAME  
 NEW CONSTRUCTION AT  
 439 BOOKER AVE

SCALE

DRAWING DESCRIPTION  
 CIVIL SITE PLAN (VARIANCES)

DESIGNED BY: NF SHEET  
 DRAFTED BY: ZH  
 CHECKED BY: GM C-101

90% DESIGN - ISSUED FOR REVIEW

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 (404) 323 6166  
 KOPELANDANDCO@GMAIL.COM

**OWNER:**

LION HARDWOOD FLOORS LLC  
 (646) 371 5964  
 INFO@DEVLINEDEVELOPMENT.COM

**VICINITY MAP**

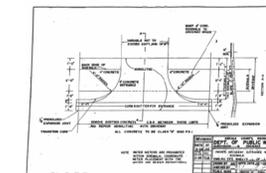


**IMPERVIOUS COVERAGE CALCULATIONS**

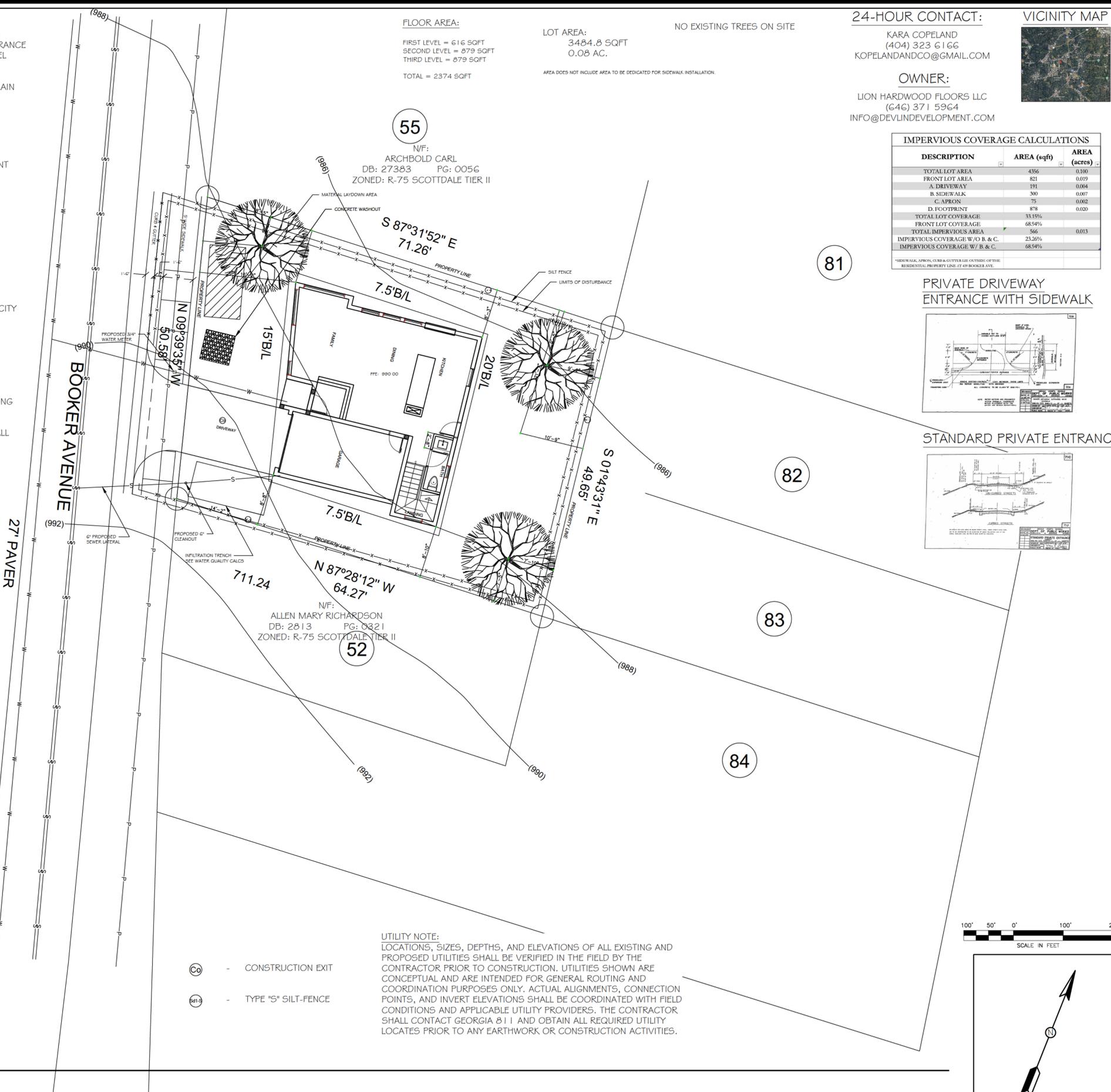
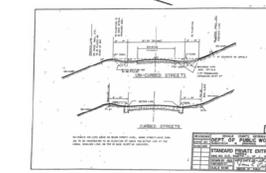
DESCRIPTION	AREA (sqft)	AREA (acres)
TOTAL LOT AREA	4356	0.100
FRONT LOT AREA	821	0.019
A. DRIVEWAY	191	0.004
B. SIDEWALK	300	0.007
C. APRON	75	0.002
D. FOOTPRINT	878	0.020
TOTAL LOT COVERAGE	1565	0.359%
FRONT LOT COVERAGE	566	68.54%
TOTAL IMPERVIOUS AREA	566	0.013
IMPERVIOUS COVERAGE W/O B. & C.	2326	53.42%
IMPERVIOUS COVERAGE W/ B. & C.	6854%	

\*SIDEWALK, APRON, CURB & GUTTER LIE OUTSIDE OF THE RESIDENTIAL PROPERTY LINE AT 439 BOOKER AVE.

**PRIVATE DRIVEWAY ENTRANCE WITH SIDEWALK**

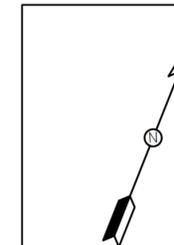
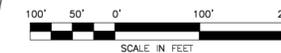


**STANDARD PRIVATE ENTRANCE**



**UTILITY NOTE:**  
 LOCATIONS, SIZES, DEPTHS, AND ELEVATIONS OF ALL EXISTING AND PROPOSED UTILITIES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. UTILITIES SHOWN ARE CONCEPTUAL AND ARE INTENDED FOR GENERAL ROUTING AND COORDINATION PURPOSES ONLY. ACTUAL ALIGNMENTS, CONNECTION POINTS, AND INVERT ELEVATIONS SHALL BE COORDINATED WITH FIELD CONDITIONS AND APPLICABLE UTILITY PROVIDERS. THE CONTRACTOR SHALL CONTACT GEORGIA 811 AND OBTAIN ALL REQUIRED UTILITY LOCATES PRIOR TO ANY EARTHWORK OR CONSTRUCTION ACTIVITIES.

- CO - CONSTRUCTION EXIT
- 5'-0" - TYPE 'S' SILT-FENCE



**GENERAL SHEET NOTES:**

1. ALL CONSTRUCTION SHALL CONFORM TO THE APPROVED SITE PLAN, APPLICABLE ORDINANCES OF THE CITY OF SCOTSDALE, AND THE REQUIREMENTS OF DEKALB COUNTY, GEORGIA.
2. ALL WORK SHALL COMPLY WITH THE CURRENT ADOPTED EDITIONS OF THE INTERNATIONAL BUILDING CODE, INTERNATIONAL ZONING CODE, INTERNATIONAL FIRE CODE, AND ALL OTHER APPLICABLE STATE AND LOCAL CODES, AS AMENDED.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN PROFESSIONAL BEFORE PROCEEDING WITH WORK.
4. PROPERTY LINES, EASEMENTS, RIGHTS OF WAY, AND UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS AND SURVEYS. FIELD VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. NO WORK SHALL COMMENCE UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED FROM THE CITY OF SCOTSDALE AND DEKALB COUNTY.
6. ALL EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL CONTACT GEORGIA 811 PRIOR TO ANY EXCAVATION.
7. ANY DAMAGE TO EXISTING UTILITIES, SIDEWALKS, CURBS, PAVEMENT, OR ADJACENT PROPERTIES RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. ALL DISTURBED AREAS SHALL BE STABILIZED AND RESTORED UPON COMPLETION OF CONSTRUCTION.
9. CONSTRUCTION ACCESS, MATERIAL STAGING, DUMPSTER PLACEMENT, AND LAYDOWN AREAS SHALL BE COORDINATED TO MINIMIZE IMPACTS TO ADJACENT PROPERTIES AND PUBLIC RIGHTS OF WAY.
10. ALL REQUIRED INSPECTIONS SHALL BE SCHEDULED AND APPROVED BY THE CITY OF SCOTSDALE AND DEKALB COUNTY PRIOR TO CONCEALMENT OF WORK.



CLIENT  
 KARA COPELAND  
 439 BOOKER AVE  
 SCOTSDALE, GA 30079  
 UNITED STATES

DATE  
 2026.01.02

REVISION	DESCRIPTION	DATE

PROJECT NAME  
 NEW CONSTRUCTION AT 439 BOOKER AVE

DESIGNED BY: NF  
 DRAFTED BY: ZH  
 CHECKED BY: GM

DRAWING DESCRIPTION  
 CIVIL SITE PLAN

DESIGNED BY: NF  
 DRAFTED BY: ZH  
 CHECKED BY: GM

90% DESIGN - ISSUED FOR REVIEW

SHEET  
 C-101