



AGENDA #:

DESIGN REVIEW BOARD APPLICATION

MEETING DATE: _____

TYPE OF REVIEW: FINAL _____ COURTESY _____ CASE # _____

PROJECT INFORMATION

PROJECT NAME: Tushell, LLC (Tucker Mathis)

PROJECT ADDRESS: #1255 Birmingham Road, Milton, Georgia 30004 (Parcel I.D. 22 422003820289,

OVERLAY/FORM BASED CODE: Rural Milton & 22 422003820271)

HAS LDP/BUILDING PERMIT BEEN SUBMITTED FOR REVIEW? YES _____ NO X

PROJECT TYPE (CHECK ONE): SITE/LANDSCAPE _____
BUILDING _____
SALES TRAILER _____
DEMOLITION X
ZONING/USE PERMIT/VARIANCE _____
OTHER (EXPLAIN) _____

PROJECT DESCRIPTION: Demolition of existing guest house and stables.

APPLICANT/REPRESENTATIVE INFORMATION

CONTACT PERSON NAME: Scott D. Reece

COMPANY: Brumbelow-Reese & Associates, Inc.

ADDRESS: 13685 Highway 9, Milton, Georgia 30004

PHONE: 770-475-6817 FAX: 770-569-4948

EMAIL: office@brumbelow-reese.com

APPLICANT'S SIGNATURE: *To the best of my knowledge, this application is correct and complete. I understand that I, or my representative should be in attendance at the Design Review Board meeting on _____, at 6:00pm, to present this project. To the best of my knowledge, I have met all applicable Overlay/Form Based Code conditions (Hwy 9/Deerfield, Birmingham, Crabapple, Rural Milton.)*

Applicant:  Date 07/29/2024



DESIGN REVIEW BOARD SUBMITTAL REQUIREMENTS

Please see the list below for materials required according to the type of review. All site plans and building plans shall be drawn to scale. Mounted drawings and sample boards showing materials, colors, etc. may be brought to the meeting for your presentation. **Please fold all large drawings down to 8 1/2 by 11 size and collate all materials.** 11x17 'booklets' are acceptable as well. **Incomplete submittals will not be accepted for review.** If you have any questions, please contact Cody Hendrix at 678 242 2513.

SITE PLAN/LANDSCAPE PLAN REVIEW—9 sets

Construction drawings, as required for LDP, including, but not limited to:

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Acreage, density, adjacent zonings
- ☐ Zoning conditions (if any)
- ☐ Building footprint, square footage
- ☐ Grading, storm water plan, detention/retention areas
- ☐ Location of streams, stream buffers
- ☐ Roadways, parking areas, driveways, sidewalks, bike paths, pedestrian paths
- ☐ Dumpster enclosure detain/ location
- ☐ Landscape plan showing location, size and type of specimen and recompense trees, as well as other plantings
- ☐ Site lighting with photometric drawings , lighting fixture details
- ☐ Retaining wall(s) location and material details
- ☐ Fencing location and detail(s)
- ☐ Bike rack location and detail
- ☐ Mail kiosk location and detail (If applicable)

BUILDING REVIEW—9 sets

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Site plan
- ☐ Colored renderings of all facades
- ☐ Line drawings of all elevations with heights, and materials labled
- ☐ Locations of roof top equipment, satellite dishes, antennas,vents,exhausts (as applicable)
- ☐ Site line study showing that rooftop units are not visible from adjoining roads (if applicable)
- ☐ Location, details of lighting fixtures
- ☐ Dumpster enclosure details (If applicable)
- ☐ Mail kiosk details (If applicable)
- ☐ Sample board showing materials, colors, etc. (Bring to the meeting)

SALES TRAILER—9 sets

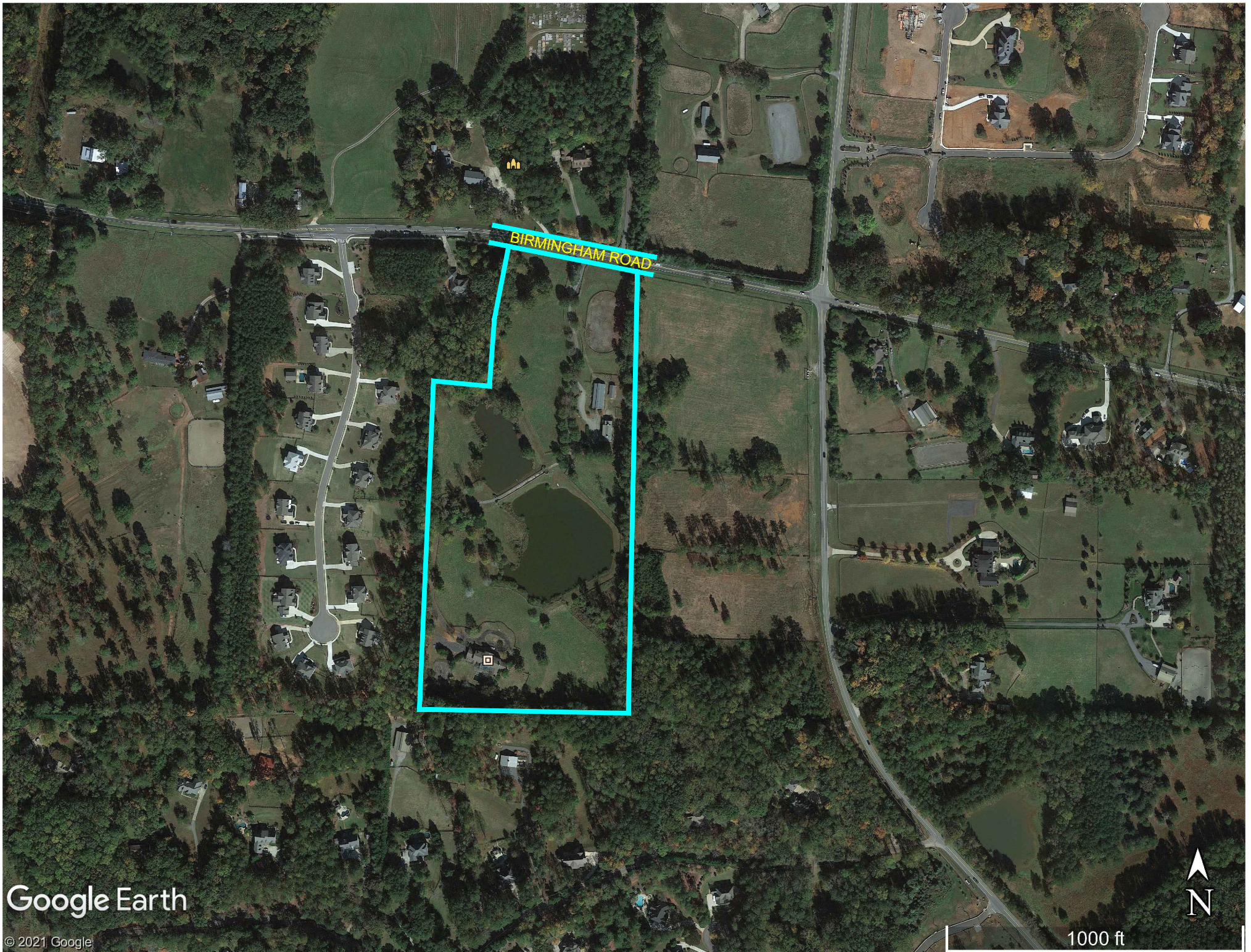
- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Site plan showing location of sales trailer, setbacks, parking, etc.
- ☐ Landscape plan
- ☐ Picture and/or construction details of trailer

DEMOLITION REVIEW—9 sets

- ☒ Site location map(atlas map)
- ☒ Aerial map (Google)
- ☒ Site plan, indicating structure(s) to be demolished and the location of specimen trees, erosion control, tree save fencing
- ☒ Pictures of structure(s) to be demolished

VARIANCE/USE PERMIT/REZONING—9 sets

- ☐ Site location map(atlas map)
- ☐ Aerial map (Google)
- ☐ Acreage, density, existing site conditions
- ☐ Conceptual site plan showing location of buildings, detention areas, streams/stream buffers, specimen trees, roads, parking, driveways, sidewalks, etc.
- ☐ For commercial/multifamily/townhome uses: conceptual renderings of buildings, square footages
- ☐ For sign variance: site line study showing view of signs from adjacent roads
- ☐ For stream buffer variance: mitigation plan



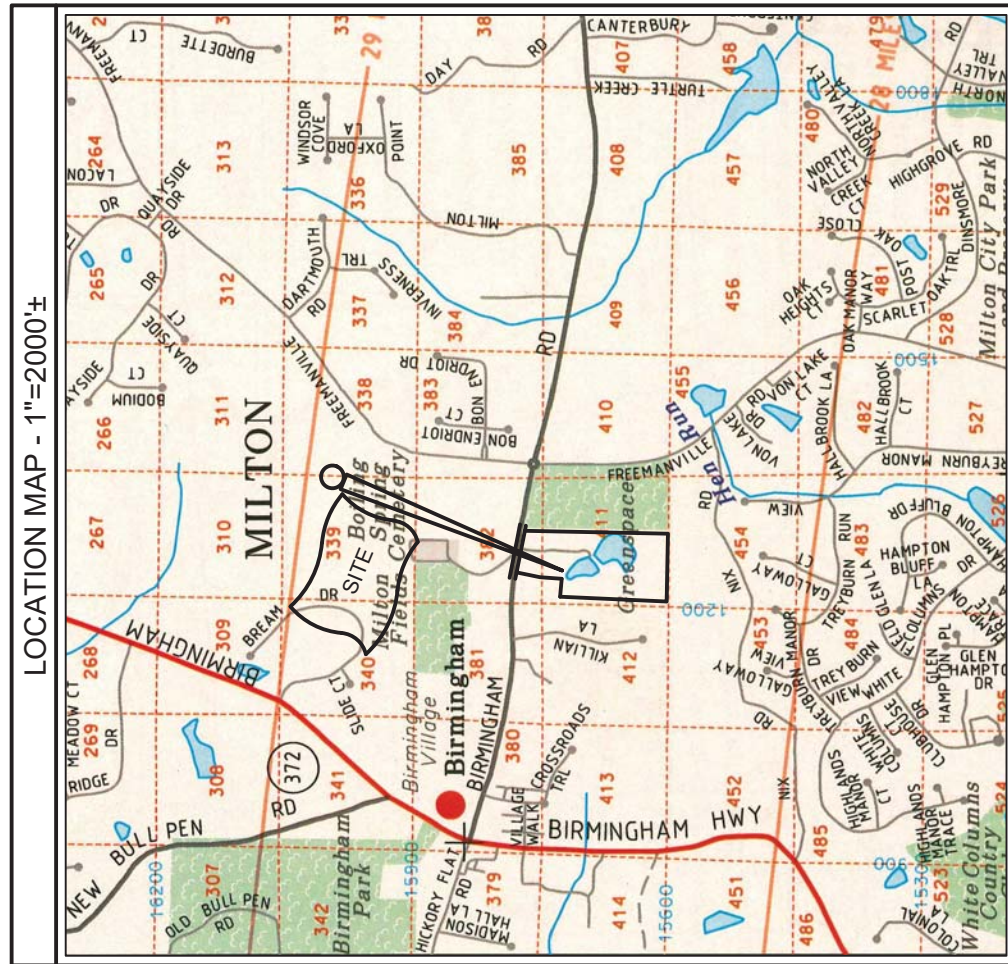
BIRMINGHAM ROAD

Google Earth

© 2021 Google



1000 ft



Atlanta Metropolitan Series October 2023 to October 2024
Copyright 2023 Aero Surveys of Ga., Inc.
Reproduced by Permission

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OWNER(S) / APPLICANT(S):

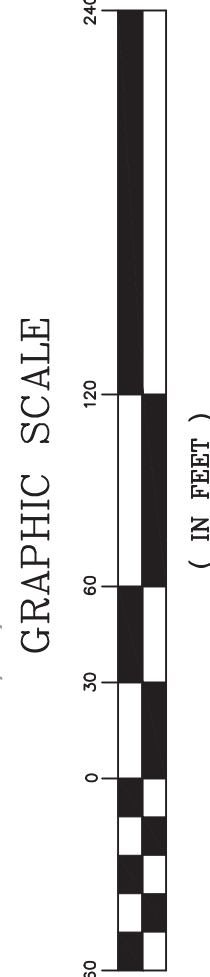
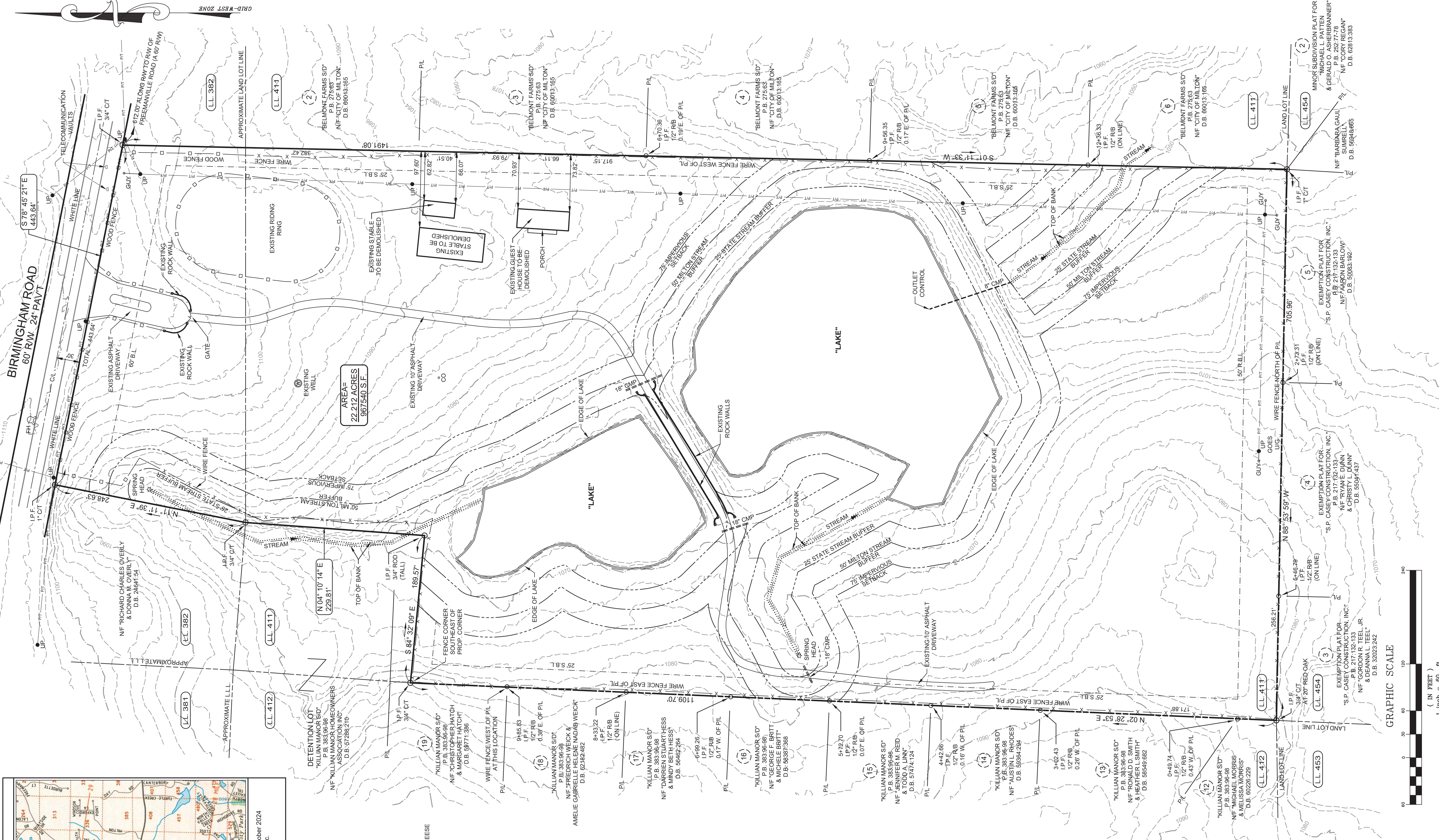
TUSHELL, LLC
14700 CREEK CLUB DRIVE
MILTON, GEORGIA 30004
CONTACT: TUCKER MATHIS
24-HR PHONE: 706-267-0041

THIS PROPERTY IS NOT LOCATED IN A
FLOOD HAZARD AREA ACCORDING TO
F.I.R.M. PANEL(S) NO. 13121C0015-G
AS LAST REVISED ON JUNE 19, 2020.

REFERENCE(S):

1. SURVEY FOR DASH CAPITAL, LLC, BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED APRIL 26, 2021.

LEGEND	ABBREVIATIONS AND SYMBOLS	ALSO KNOWN AS
ARC	LENGTH OF CURVE	
B.C.	BASELINE	
B.E.	BENCHMARK ELEVATION	
B.L.	BUILDING LINE	
B.L.W.	BUILDING LINE WIDTH	
B.W.	BOTTOM OF WALL	
BW	BOTTOM OF WALL (GROUND)	
CG	CURB AND GUTTER	
CGK	CURB AND GUTTER	
C#	CURVE NUMBER	
C	CURVE	
CB	CATCH BASIN	
CBL	CORNER BUILDING LINE	
CH	CHORD OF CURVE	
CH	CHORD OF CURVE	
CIP	CORRUGATED METAL PIPE	
CMP	CORRUGATED METAL PIPE	
CO	CLEAN OUT	
C.P.P.	CORRUGATED PLASTIC PIPE	
C.P.	CORRUGATED PLASTIC PIPE	
CIT	CURB TOP PIPE	
CIT	CURB TOP PIPE	
DB	DEED BOOK	
D.E.	DRAINAGE EASEMENT	
D.E.	DRAINAGE EASEMENT	
DIP	DUCTILE IRON PIPE	
DIP	DUCTILE IRON PIPE	
DWCB	DOUBLE WING CATCH BASIN	
E	EDGE OF PAVEMENT	
EES	EDGE OF PAVEMENT	
F	FIRST FLOOR ELEVATION	
F.F.	FIRST FLOOR ELEVATION	
FH	FIRE HYDRANT	
FH	FIRE HYDRANT	
IR.M.	FLOOD INSURANCE RATE MAP	
IR.M.	FLOOD INSURANCE RATE MAP	
HW	HEADWALL	
HW	HEADWALL	
GI	GRATE INLET (STORM)	
G	GRATE INLET (STORM)	
GV	GAS VALVE	
GV	GAS VALVE	
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE	
H.P.	HIGH POINT	
H.P.	HIGH POINT	
IF	IRON FOUNDATION	
IF	IRON FOUNDATION	
IP.S.	IRON PIN SET (1/2" RIB)	
IP.S.	IRON PIN SET (1/2" RIB)	
JB	JUNCTION BOX (STORM)	
JB	JUNCTION BOX (STORM)	
L	LINE	
L#	LINE NUMBER	
L	LINE	
L.F.	LOWEST FLOOR ELEVATION	
L.F.	LOWEST FLOOR ELEVATION	
L.L.L.	LAND LOT LINE	
L.L.L.	LAND LOT LINE	
M.F.E.	MINIMUM FLOOR ELEVATION	
M.F.E.	MINIMUM FLOOR ELEVATION	
MH	MANHOLE (GANITARY)	
MH	MANHOLE (GANITARY)	
M.N.F.	MAG NAIL FOUND	
M.N.F.	MAG NAIL FOUND	
M.S.L.	MEAN SEA LEVEL	
M.S.L.	MEAN SEA LEVEL	
N.O.	NOW OR FORMERLY	
N.O.	NOW OR FORMERLY	
N.A.D.	NORTH AMERICAN DATUM	
N.A.D.	NORTH AMERICAN DATUM	
N.V.	NORTH AMERICAN VERTICAL DATUM	
N.V.	NORTH AMERICAN VERTICAL DATUM	
O.C.S.	OPEN TOP PIPE	
O.C.S.	OPEN TOP PIPE	
P	PAVEMENT	
P	PAVEMENT	
P.V.T.	PLAT BOOK	
P.V.T.	PLAT BOOK	
P.B.	POINT OF BEGINNING	
P.B.	POINT OF BEGINNING	
P.O.B.	POINT OF BEGINNING	
P.O.B.	POINT OF BEGINNING	
P.O.C.	POINT OF COMMENCEMENT	
P.O.C.	POINT OF COMMENCEMENT	
PIL	PROPERTY LINE	
PIL	PROPERTY LINE	
R	RADIUS OF CURVE	
R	RADIUS OF CURVE	
R.M.	ROCK FOUND	
R.M.	ROCK FOUND	
R.F.	REAR BUILDING LINE	
R.B.L.	REAR BUILDING LINE	
R.B.L.	REAR BUILDING LINE	
R.C.P.	REINFORCED CONCRETE PIPE	
R.C.P.	REINFORCED CONCRETE PIPE	
R.W.	RETAINING WALL	
R.W.	RETAINING WALL	
RW	RIGHT OF WAY	
RW	RIGHT OF WAY	
S.B.L.	SIDE BUILDING LINE	
S.B.L.	SIDE BUILDING LINE	
SS	SANITARY SEWER	
SS	SANITARY SEWER	
S.S.E.	SANITARY SEWER EASEMENT	
S.S.E.	SANITARY SEWER EASEMENT	
SSE	SANITARY SEWER END SECTION (STORM)	
SSE	SANITARY SEWER END SECTION (STORM)	
T.B.M.	TEMPORARY BENCHMARK	
T.B.M.	TEMPORARY BENCHMARK	
TB	TELECOMMUNICATIONS BOX	
TB	TELECOMMUNICATIONS BOX	
TC	TOP OF CURB	
TC	TOP OF CURB	
TW	TOP OF WALL	
TW	TOP OF WALL	
UP	UTILITY POLE	
UP	UTILITY POLE	
V.P.	VITRIFIED CLAY PIPE	
V.P.	VITRIFIED CLAY PIPE	
W	WATER VALVE	
W	WATER VALVE	
W.I.	YARD INLET (PEDESTAL TYPE)	
W.I.	YARD INLET (PEDESTAL TYPE)	
W	EXISTING STORM WATER FLOW	
W	EXISTING STORM WATER FLOW	
F	FLOOD LIMITS	
F	FLOOD LIMITS	
G	GAS LINE	
G	GAS LINE	
P	PROPOSED STORM WATER FLOW	
P	PROPOSED STORM WATER FLOW	
SF	SILT FENCE	
SF	SILT FENCE	
TF	TREE FENCE	
TF	TREE FENCE	
W	WATER LINE	
W	WATER LINE	
X	WIRE FARM FENCE LINE	
X	WIRE FARM FENCE LINE	
W	WOOD FENCE LINE	
W	WOOD FENCE LINE	
o	CHAIN LINK FENCE LINE	
o	CHAIN LINK FENCE LINE	



DATE	CH	DESCRIPTION	OVERALL SITE LAYOUT FOR DEMOLITION PLAN FOR
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LOCATED IN:

TUSHELL, LLC
#1255 BIRMINGHAM ROAD

LOCATED IN:

| AND | OT(S) · 382 411

DISTRICT: 2, SEC

CITY OF: MILLION

COUNTY OF: FULTON
STATE OF GEORGIA

REVISIONS:



Hydrology and Design Authorized
GSWCC Level II Design Professional Certification #4504
Expiration 01-21-2027

GSWCC Level II Design Professional Certification #4504
Expiration 01-21-2027

GSWCC Level II Design Professional Certification #4504
Expiration 01-21-2027

GSWCC Level II Design
Expiration 01-21-2027

BRUMBELOW-REESE AND ASSOC., INC.

LAND SURVEYING SERVICES, LAND PLANNERS,

DEVELOPMENT CONSULTANT
[GEORGIA LICENSE LSE000285] - EXPIRATION 6/30/2026

13685 HIGHWAY 9 N

MILTON, GEORGIA 30004-3616
BILLYE 770 475 2047

FAX: 770-569-4948

ICE@BRUMBELow-

EMAIL: OFFICE@BRUMBELOW-REESE.COM

DATE: JULY 26, 2024

C
FI
D
C

DRAWN BY: MK

DRAWN BY: MK

CHECKED BY: RHF

DRAWING: MATHIS-DEMO

JOB #: 2023-112

OWNER(S) / APPLICANT(S):
TUSHELL, LLC
14700 CREEK CLUB DRIVE
MILTON, GEORGIA 30004
CONTACT: TUCKER MATHIS
24-HR PHONE: 706-267-0041

THIS PROPERTY IS NOT LOCATED IN A
FLOOD HAZARD AREA ACCORDING TO
F.I.R.M. PANEL(S) NO. 13121C0015-G
AS LAST REVISED ON JUNE 19, 2020.

REFERENCE(S):

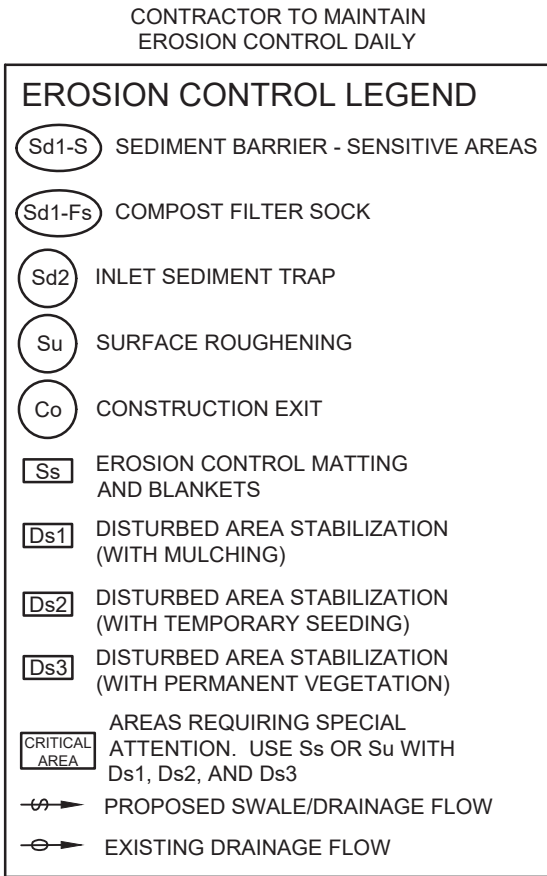
1. SURVEY FOR DASH CAPITAL, LLC, BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED APRIL 26, 2021.

NOTES:

1. ZONING = AG-1 (AGRICULTURAL)
2. TOTAL AREA = 22.212 ACRES (967,540 S.F.)
3. AREA OF LAND DISTURBANCE = 0.534± ACRES (23,282± S.F.)
4. THIS PROPERTY DOES NOT LIE WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR.
5. THE PURPOSE OF THIS PLAN IS TO OBTAIN A PERMIT TO DEMOLISH THE EXISTING GUEST HOUSE AND EXISTING STABLES. A SEPARATE SITE PLAN FOR INDIVIDUAL LOT IS REQUIRED TO OBTAIN A BUILDING PERMIT.
6. TOPOGRAPHY SHOWN HEREON TAKEN FROM FULTON COUNTY GIS TOPOGRAPHIC MAP(S) #T2541.
CONTOUR INTERVAL = 2 FEET.
7. PROVIDE EROSION CONTROL STABILIZATION AFTER ALL STRUCTURE DEMOLITION, NO GRADING IS PROPOSED.
8. ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

TREE NOTE(S):

1. THERE ARE NO SPECIMEN TREES WITHIN FIFTY FEET OF THE PROPOSED DISTURBANCE SHOWN HEREON.
2. THERE ARE NO PROTECTED TREES WITHIN LIMITS OF LAND DISTURBANCE SHOWN HEREON.



CONTACT
UTILITIES PROTECTION CENTER
TO LOCATE UNDERGROUND
UTILITIES 72 HOURS
BEFORE CONSTRUCTION
1-800-282-7411 OR 811

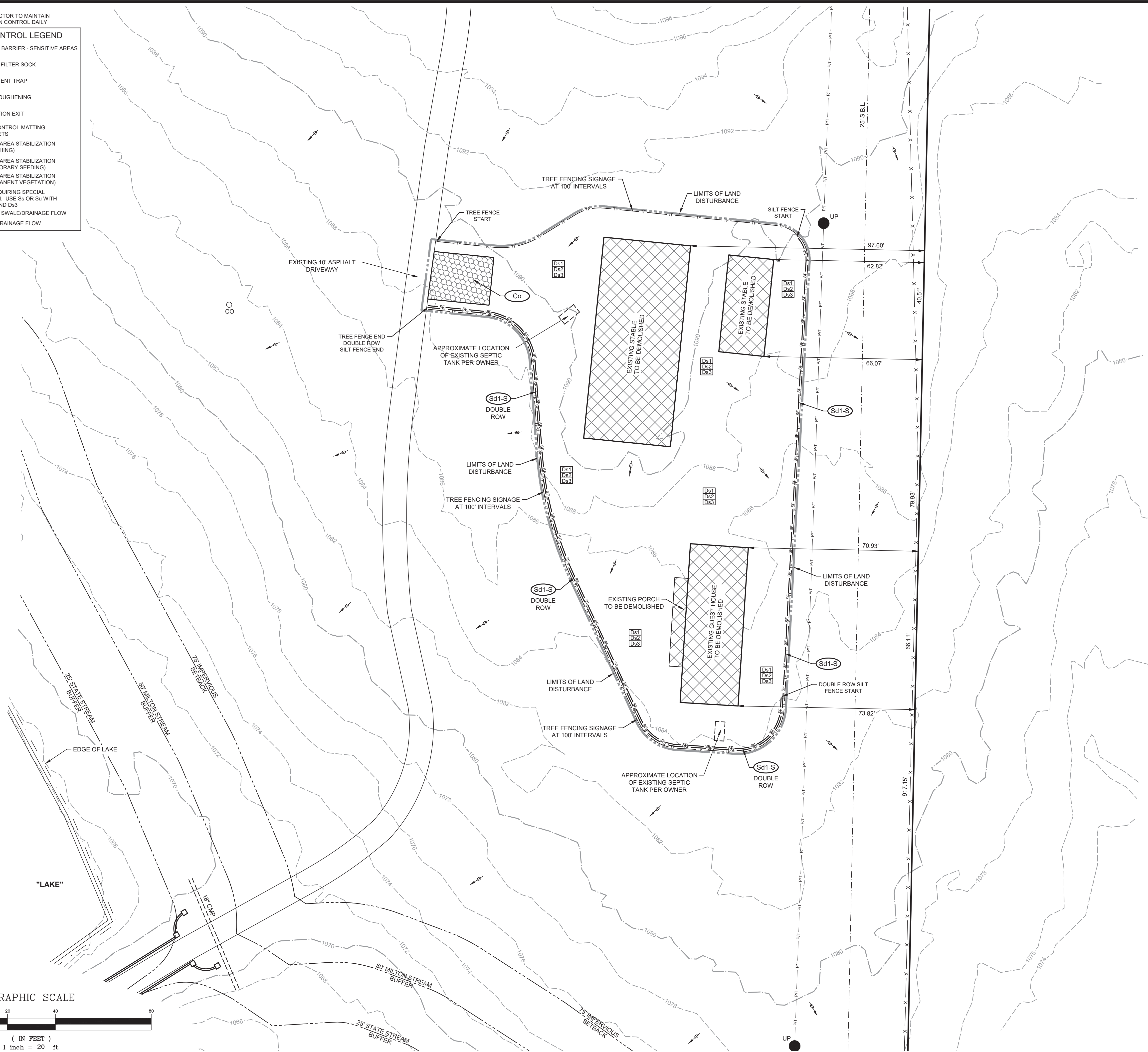
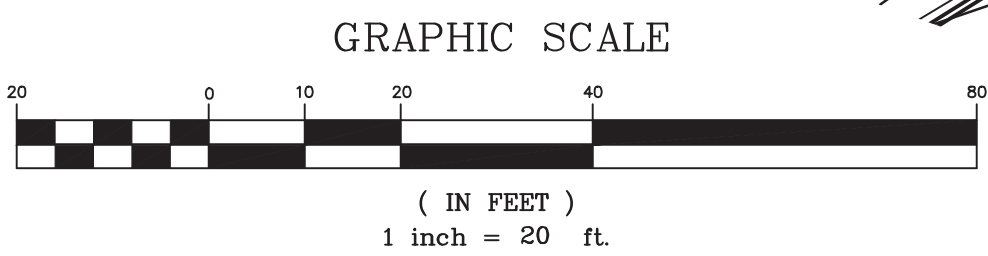
THE PLACEMENT OF DUMPSTERS AND
THE PARKING OF AUTOMOBILES IS
PROHIBITED IN THE RIGHT-OF-WAY.

CONTACT THE COMMUNITY
DEVELOPMENT DEPARTMENT AT
678-242-2543 TO SCHEDULE A
PRE-CONSTRUCTION MEETING
WITH THE SITE INSPECTOR
PRIOR TO ANY DISTURBANCE.

THE EXISTING SEPTIC TANKS FOR THIS
SITE WILL BE DEMOLISHED IN-PLACE
OR REMOVED FROM THE SITE AS PART
OF THE DEMOLITION ACTIVITIES.

EXISTING ON-SITE SEPTIC ABSORPTION
TRENCHES WILL BE ABANDONED IN PLACE.

- AREA TO BE DEMOLISHED



BRUMBELOW-REESE AND ASSOC., INC.
LAND SURVEYING SERVICES, LAND PLANNERS,
DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000289] - EXPIRATION 6/30/2026
13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: OFFICE@BRUMBELOW-REESE.COM



REVISIONS:

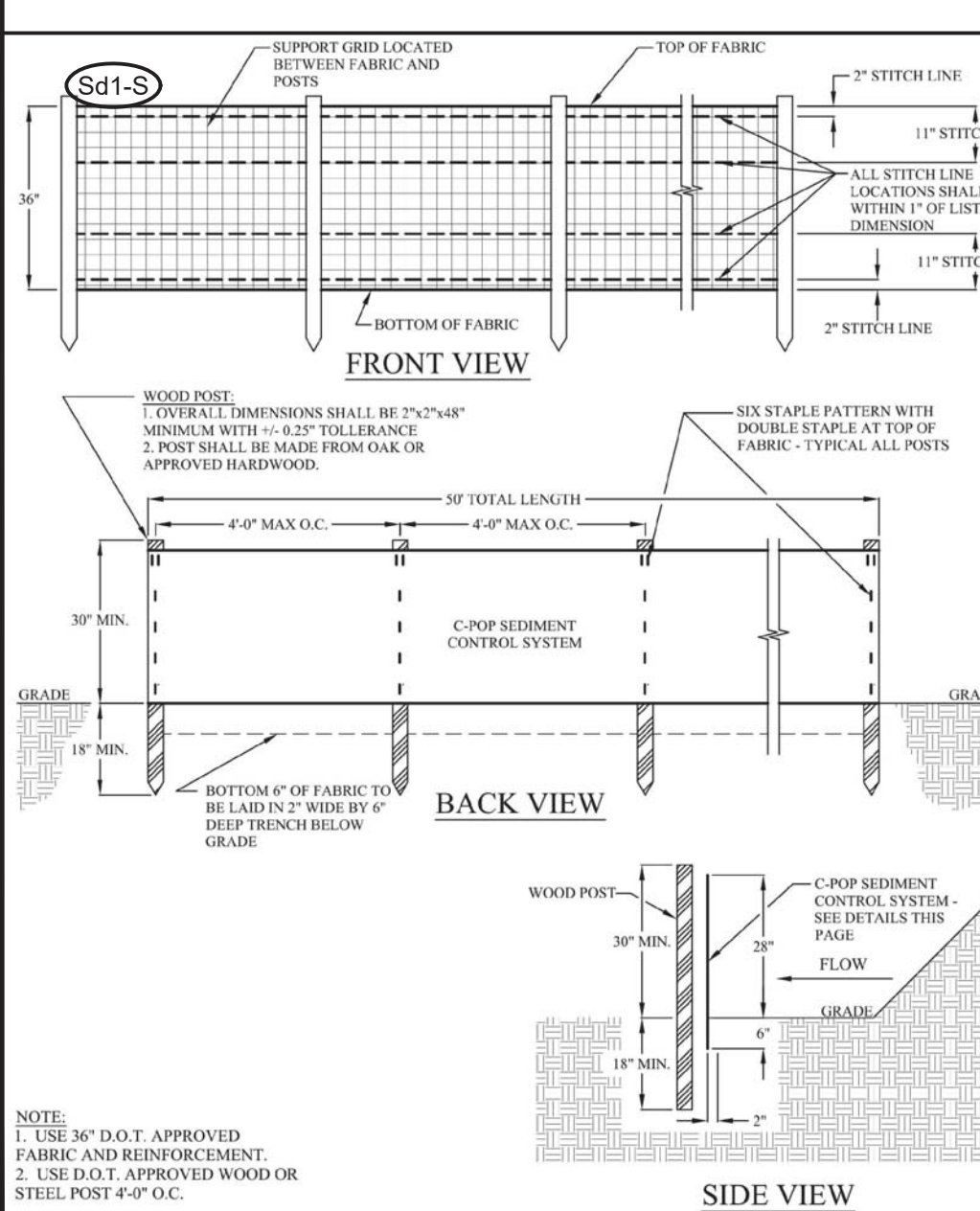
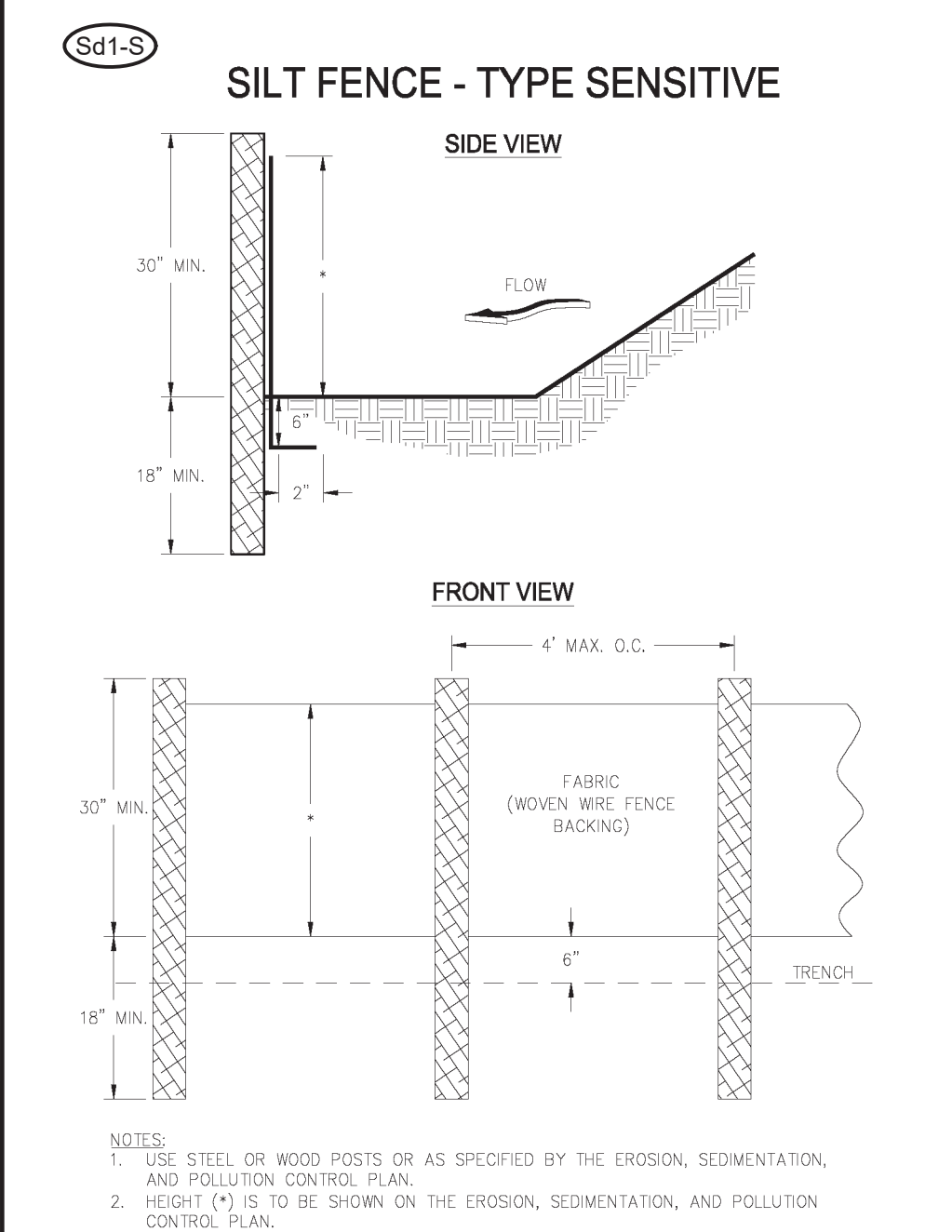
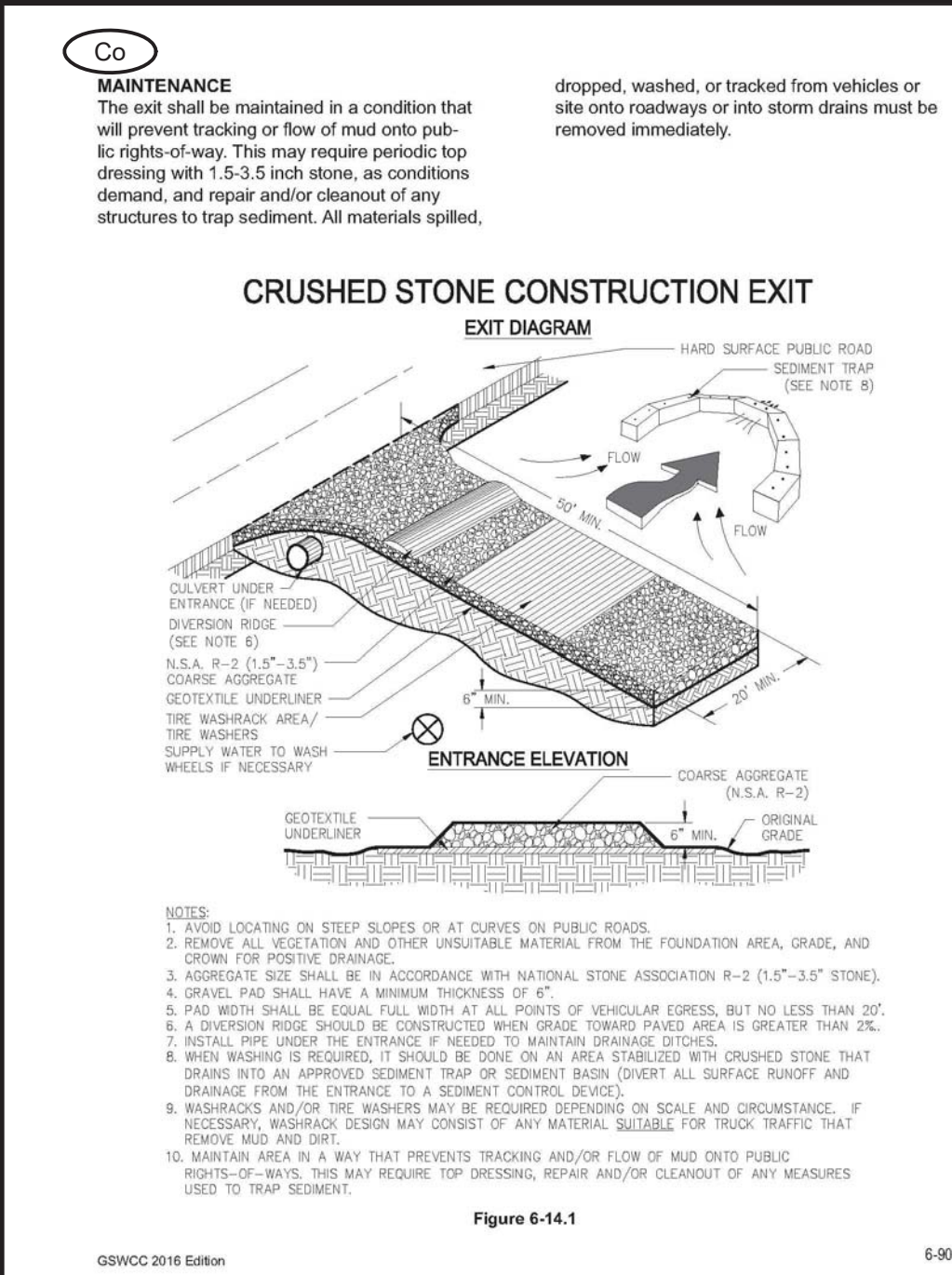
LOCATED IN:
LAND LOT(S): 382, 411
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF: GEORGIA

Rodney H. Reese, Georgia R.L.S. 2072
Professional Engineer
GSWCC License # 2072
Expiration 01-21-2027

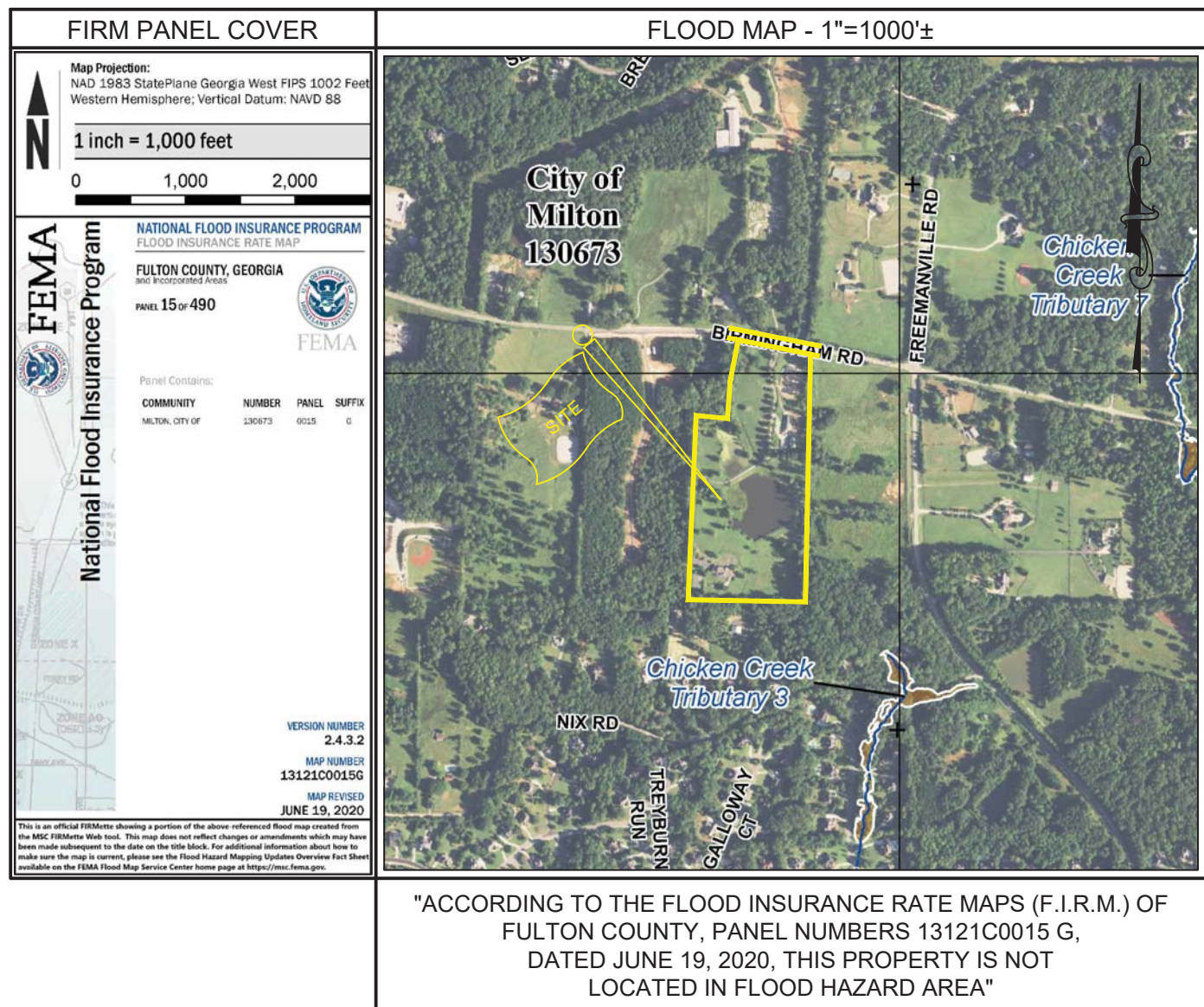
DEMOLITION PLAN FOR
TUSHELL, LLC
#1255 BIRMINGHAM ROAD

FIELD BY: SDR,MK
DRAWN BY: MK
CHECKED BY: RHR
DRAWING: MATHIS-DEMO
JOB #: 2023-112

DATE: JULY 26, 2024



C-Pop Systems, LLC - "The One and Only"
940 Harlow Ave. Griffin, GA 30223



"ACCORDING TO THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) OF FULTON COUNTY, PANEL NUMBERS 13121C0015 G, DATED JUNE 19, 2020, THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD AREA"

Ds1 Ds2 Ds3 Ds4

CONTROLLING EROSION WITH VEGETATION

Reference: A Georgia Guide to Controlling Erosion With Vegetation by Georgia Soil and Water Conservation Commission, September 1994.

SEEDBED PREPARATION

Apply lime and fertilizer before beginning seedbed preparation. See Lime and Fertilizer for rates and types of materials. Loosen the top 4-6 inches of soil, using a disk harrow, rake, or other suitable equipment. Work on the contour where feasible. Where slopes are too steep for safe operation of tillage equipment, the soil surface can be pitted or trenched across the slope every 6-8 inches with appropriate hand tools. This treatment will provide indentations where seed can lodge and germinate.

LIME AND FERTILIZER

Most critical areas have steep slopes, are severely eroded, or are otherwise inhospitable sites for plant growth. The soils usually have a low pH (or acid condition) and are infertile. The lime and fertilizer you provide at planting - as topdressing and in maintenance applications - are important for optimum plant growth and survival of the desired plant species.

At Planting, Apply dolomitic or calcitic ground limestone by soil test recommendation, or at the rate of 1-2 tons per acre (50 to 100 pounds per 1,000 square feet). Apply fertilizer at the rate shown in Table 3. Lime and fertilizer should be uniformly spread over the areas to be seeded, before seedbed preparation. Tillage operations will incorporate these materials into the top few inches of soil for a fertile seedbed. Where slopes are too steep for tillage, lime and fertilizer should be broadcast after the surface has been trenched or pitted. When working in exposed subsoil due to excessive cuts (greater than 2 feet) a minimum application of 2 tons lime per acre is advisable. Topdressing. Additional nitrogen is needed once seedlings are 2-4 inches tall. Ammonium nitrate is the most commonly available type of nitrogen fertilizer used for topdressing. If other material is used, topdressing rates specified in Table 3 should be converted, based on the analysis of the material used. To avoid foliage burns, nitrogen topdressing should be split into two separate applications and spread when foliage is dry. Rates shown in Table 3 represent a total topdressing rate for one growing season.

PLANT SELECTION

All plant species, except centipede, listed Tables 1 and 2, can be established by seed. To increase the chance of success, selections may include several species, both permanent and temporary.

The temporary species will serve as companion crops to stabilize the treatment area until the permanent species can become established. Recommended planting dates and seeding rates for temporary plants such as browntop millet, rye grain, ryegrass, or wheat are listed in Table 1.

Recommendations on planting dates and seeding rates for permanent and temporary mixes are listed in Table 2. Most species included in Table 2 require occasional mowing for proper maintenance. Where mowing is impractical because of steep slopes, other plant choices such as trees or shrubs should be considered.

Additional options and more detailed guidelines for establishing and maintaining these plants are available in Soil Conservation Service Standards & Specifications for Critical Area Planting (#342).

PLANTING

Apply seed to a freshly prepared and firmed seedbed. Weighted push type hand rollers are typically used to firm soil before planting. Spread seed uniformly over the area to be seeded, using a cultipacker seeder, rotary seeder, or by hand seeding. Cover seed lightly with soil, using a rake or cultipacker. Very small seed, such as weeping lovegrass and common bermuda grass, are difficult to spread uniformly. For best results, mix one part seed with ten parts coarse sand before putting into seeder or attempting to spread seeds by hand.

Hydroseeding is a method of applying seed, fertilizer, and mulch in a single spray application. Ingredients are all mixed with water and sprayed onto the treatment area. Since the availability of water is essential during the first 10 days of establishment, this method quickly initiates the germination process. Because of special equipment requirements, hydroseeding is usually done by contractors. More detailed guidelines for hydroseeding are available in Soil Conservation Standards and Specifications for Critical Area Planting (#342).

MULCHING

Site Preparation:
1. Grade, as needed and feasible, to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. As needed and feasible, loosen compact soil to a minimum depth of 3 inches.

Mulching Materials:

1. Dry straw or hay - spread at a rate of 2-1/2 tons per acre
2. Wood waste, chips, sawdust or bark - spread 2 to 3 inches deep (about 6 to 9 tons per acre.)
3. Erosion control matting or netting, such as excelsior, jute, textile and plastic matting and netting - applied in accordance with manufacturer's recommendations.
4. Cutback asphalt, slow curing - applied at 1200 gallons per acre (or 1/4 gallon per sq. yd.)
5. Polyethylene film - secured over banks or stockpiled soil materials for temporary protection.

Applying and Anchoring Mulch:

1. Apply straw or hay mulch uniformly by hand or mechanically. Anchor as appropriate and feasible. It may be pressed into the soil with a disk harrow with the disk set straight or with special "packer disk". The disk may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil, leaving much of it in an erect position.

Straw hay mulch spread with special blower-type equipment may be anchored with emulsified asphalt (Grade AE-5 or SS-1). The asphalt emulsion must be sprayed onto the mulch as it is ejected from the machine. Use 100 gallons of water per ton of mulch.

2. Spread wood waste uniformly on slopes that are 3:1 and flatter. No anchoring is needed.
3. Commercial matting and netting. Follow manufacturer's specification included with the material.
4. Apply asphalt so area has uniform appearance. (note: Use in areas of pedestrian traffic could cause problems of "tracking in" or damage to shoes, clothing, etc.)

Mulching Materials:
Use one of the materials given below and apply at thickness indicated.

- Material:
1. Grain straw or grass hay
 2. Pine needles
 3. Wood waste (sawdust, bark, chips)
 4. Shredded residues (crops, leaves, etc.)
 5. Completely cover area with black polyethylene film and hold in place by placing on the outer edge.

Site Grassing and Vegetative Planting Schedule:

VEGETATIVE TYPE (Pure Live Seed)	PLANTING DATES [1]			SEED RATES POUNDS PER ACRE [2]
	REGION 1	REGION 2	REGION 3	
Brown Millet	4/1-7/1	4/1-7/15	4/15-7/15	40
Rye Grain [3]	7/15-11/30	8/15-12/30	9/1-2/18	168 (3 bushels)
Ryegrass	8/15-11/15	9/1-12/15	9/15-1/1	40
Wheat	9/1-12/30	9/1-12/30	9/15-1/30	180 (3 bushels)

NOTES
1. Planting dates may need to be altered to fit temperature variations/local conditions.
2. Unusual site conditions may require heavier seeding rates.
3. Rye Grain is not the same as Ryegrass.

VEGETATIVE TYPE	PLANTING DATES [1]			SEED RATES POUNDS PER ACRE [2]
	REGION 1	REGION 2	REGION 3	
+Tall Fescue Common Bermuda (unhulled) Rye Grain	----	9/1-10/15	----	30 6 28
+Tall Fescue "Appalow" Lespedeza (unscarified)* Rye Grain	8/15-10/15	9/1-10/15	----	30 75 28
Tall Fescue Rye Grain	8/15-10/15	9/1-10/15	----	30 28
Crownvetch* Rye Grain	9/1-10/15	9/1-10/15	----	15 28
+Common Bermuda (hulled) "Appalow" Lespedeza (scarified)* Browntop Millet	----	4/1-6/1	3/15-6/1	6 60 4
+Weeping Lovegrass "Appalow" Lespedeza (scarified)* Browntop Millet	4/1-6/1	3/1-6/1	3/1-6/1	2 60 10
Sunflower "Aztec Maximilian" Weeping Lovegrass	4/15-6/1	4/15-6/1	4/1-6/1	10 2
Common Bermuda (hulled) Browntop Millet	----	4/1-6/1	3/15-6/1	10 10
Weeping Lovegrass	4/1-6/1	3/15-6/1	3/1-6/1	4
Tall Fescue	8/15-10/15	9/1-10/15	----	50
Pensacola Bahiagrass [3]	----	4/1-6/1	3/1-6/1	60
Common Bermuda (hulled)	----	4/1-6/1	3/15-6/1	10
Centipede [4]	----	5/1-7/1	4/15-6/15	Block Sod Only
Common Bermuda (unhulled) Wheat	----	10/1-3/1	11/1-2/1	10 30

NOTES
+ Preferred seed mixes that include two permanent and one temporary species.
* Use seed inoculant according to manufacturer's directions at double the recommended rate.
1. See Figure 1 to select appropriate region.
2. Seed rates are higher when one species is seeded alone.
3. Highly competitive grass that will spread into sodded lawns and bermuda pastures.
4. Use soil test recommendations for lime and fertilizer.

PLANTING OPTION	BASIC FERTILIZATION POUNDS PER 1000 SQUARE FEET [1]	TOP DRESSING POUNDS PER 1000 SQUARE FEET [2]
+Tall Fescue Common Bermuda (unhulled) Rye Grain	35	1.2-2.3
+Tall Fescue "Appalow" Lespedeza (unscarified)* Rye Grain	35	1.2-2.3
Tall Fescue Rye Grain	35	0.0-1.2
Crownvetch* Rye Grain	35	1.2-2.3
+Common Bermuda (hulled) "Appalow" Lespedeza (scarified)* Browntop Millet	35	1.2-2.3
+Weeping Lovegrass "Appalow" Lespedeza (scarified)* Browntop Millet	35	1.2-2.3
Sunflower "Aztec Maximilian" Weeping Lovegrass	35	1.2-2.3
Common Bermuda (hulled) Browntop Millet	35	1.2-2.3
Weeping Lovegrass	35	1.2-2.3
Tall Fescue	35	1.2-2.3
Pensacola Bahiagrass [3]	35	1.2-2.3
Common Bermuda (hulled)	35	1.2-2.3
Centipede [4]	10	1.2-2.3
Common Bermuda (unhulled)	35	1.2-2.3

NOTES
1. FERTILIZER ANALYSIS SHALL BE 6-12-12.
2. AMMONIUM NITRATE ANALYSIS SHALL BE 34-0-0.

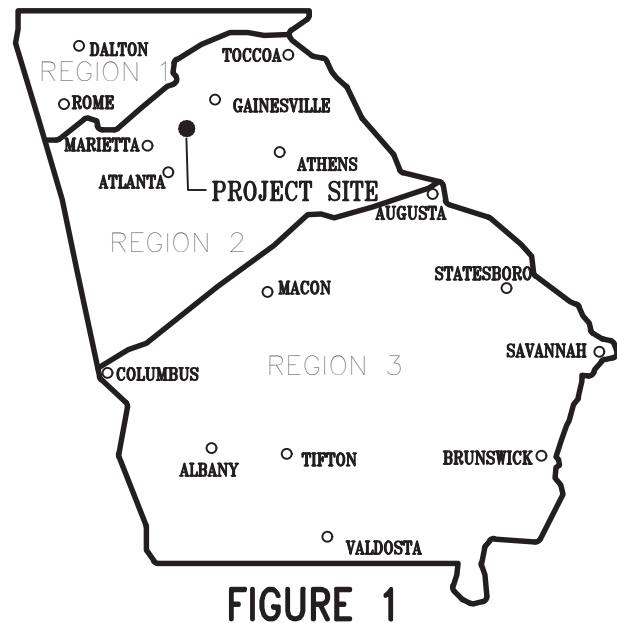


FIGURE 1

BRUMBELOW-REESE AND ASSOC., INC.
LAND SURVEYING SERVICES, LAND PLANNERS,
DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000289] - EXPIRATION 6/30/2026
13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3616
PHONE: 770-475-6817
FAX: 770-569-4948
EMAIL: OFFICE@BRUMBELOW-REESE.COM



GEORGIA R.L.S. #2072
MEMBER OF S.A.M.S.O.G.

REVISIONS:

LOCATED IN:
LAND LOT(S): 382, 411
DISTRICT: 2, SECTION: 2
CITY OF: MILTON
COUNTY OF: FULTON
STATE OF: GEORGIA

EROSION CONTROL DETAILS FOR

TUSHELL, LLC
#1265 BIRMINGHAM ROAD
FIELD BY: SDR, MK
DRAWN BY: MK
CHECKED BY: RHR
DRAWING: MATHIS-DEMO
JOB #: 2023-112

DATE: JULY 26, 2024



