

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

DeKalb County Planning Commission - Sketch Plat Hearing April 23, 2025 @ 6:00pm

STAFF ANALYSIS

Case No.: P-Plat #1246252 (Champion's Run – Phase 2 R85) **Agenda #** N2
Commission District: 5 **Super District:** 7

Location/Address: 8400 Pleasant Hill Way
Lithonia, GA 30058

Parcel ID(s): 16 252 02 002

Request: Major subdivision to construct 20 single-family detached dwellings.

Property Owner(s): D R Horton Crown Llc

Applicant/Agent: Kristal Riggins/PEC+

Acreage: 8.55 acres

Existing Land Use: Vacant

SUBJECT PROPERTY & ZONING HISTORY

The subject property consists of approximately 8.55 acres and is located in the R-85 (Residential Medium Lot-85) Zoning District. The property is under common ownership alongside several properties that comprise the larger development now known as “Champion’s Run”, of which Phase 1 is currently under construction. Several public hearings and administrative approvals relevant to the property are outlined below:

- **Z-18-1235046 (2018):** On September 25, 2018, the Board of Commissioners conditionally approved an application to rezone approximately 122.77 acres from the R-85 (Residential Medium Lot-85) Zoning District to the RNC (Residential Neighborhood Conservation) Zoning District in order to construct up to 321 single-family detached dwellings. The subject property was not included as part of this original rezoning request.
- **P-Plat #1243655 (2020):** On June 24, 2020, the Planning Commission approved a Sketch Plat application authorizing the subdivision of the 122.77 acres subject to Z-18-1235046 for the construction of 321 single-family detached dwellings.
- **Z-20-1244113 (2020):** An application was submitted (concurrently with LP-20-1244114) to rezone the subject property from the R-85 Zoning District to the RNC Zoning District to construct up to 36 single-family detached dwellings. On September 24, 2020, the Board of Commissioners granted a “Withdrawal without Prejudice” of this application.

- **LP-20-1244114 (2020):** An application was submitted (concurrently with Z-20-1244113) for a Land Use Map Amendment to change the subject property's future land use designation from Conservation Open Space (COS) to Suburban (SUB). On September 24, 2020, the Board of Commissioners approved this request.
- **#1243986 (2021):** A Land Development Permit (LDP) application was approved by the County to allow for site improvements on the eastern portion of property rezoned per Z-18-1235046, allowing for the construction of 134 single-family detached dwellings. This LDP comprised Phase 1 of development within "Champion's Run".

PROJECT DESCRIPTION

The applicant, Kristal Riggins (PEC+), proposes a major subdivision of the subject property to construct up to 20 single-family detached dwellings.

This Sketch Plat application runs concurrent with P-Plat #1246254 (Champion's Run – Phase 2 RNC); together these applications are intended to comprise Phase 2 of the larger "Champion's Run" development. The subject property, having a separate zoning designation (and not being subject to the conditions of Z-18-1235046), cannot be combined with the property designated as 8682 Pleasant Hill Road (Tax Parcel ID: 16 229 01 182) and developed under a single LDP. Nevertheless, the proposal connects – and, in some cases - shares infrastructure with Phase 1 and Phase 2 RNC of the larger "Champion's Run" development. For example, the proposal does not appear to include an above-ground stormwater detention facility; however, a preliminary stormwater plan shows an infiltration system in the northeastern corner of the development site with connections to facilities in Phase 1 and Phase 2 RNC.

Individual lots conform with underlying R-85 development standards such as lot size, lot area, setbacks, and open space; areas of enhanced open space are provided in the form of pocket parks.

Two (2) access points are proposed: Pleasant Hill Way is proposed to be extended, connecting the development site with Phase 1 to the east; the newly proposed Hollingsworth Road will connect Phase 2 RNC to the west. All interior streets will be public and constructed to public street standards, and shall include improvements such as sidewalks, streetlights, and street trees meeting the minimum requirements of Section 5.4.3. of the *Zoning Ordinance*. Portions of the existing Pleasant Hill Way Right-of-Way (ROW) are to be demolished and subsequently abandoned.

Sec. 14-96. - Standards for approval of Sketch Plats; approved Preliminary Plats.

(a) The Planning Commission shall not approve a Sketch Plat unless it is found that:

1) Provisions have been made for a water supply system that is sufficient in terms of quantity, dependability, and quality for purposes of health, emergency, and adequate fire protection for the subdivision proposed;

Water service is to be provided by DeKalb County.

2) If a public sewage system is proposed, adequate provision has been made for such a system and, if other methods of sewage disposal are proposed, that such systems will comply with federal, state, and local laws and regulations;

Sewer service is to be provided by DeKalb County.

3) Adequate areas have been allocated within a subdivision to meet the regulations in this chapter for the long-term collection, management, and treatment of stormwater;

The preliminary stormwater plan has been reviewed and approved by Land Development and appears to meet the minimum requirements of the *Land Development Code* (Chapter 14).

4) The proposed subdivision is designed to avoid areas of flood plains, watercourses, wetlands, exceptional or specimen trees or woodlands;

State waters traverse through the northwestern corner of the development site and buffers are highlighted per the submitted site plans.

5) No platting of lots within the subdivision will create any non-conforming lots or increase the non-conformity of existing non-conforming lots on property within or adjacent to the subdivision;

Newly created lots are in compliance with applicable lot standards in the R-85 Zoning District.

6) If the subdivision abuts a state designed highway, all applicable statutory provisions are followed, including the rules of Georgia Department of Transportation;

Not applicable.

7) The proposed subdivision meets all the requirements of this chapter, [Chapter 27](#), the official comprehensive plan, the official thoroughfare map, and all other standards and regulations adopted by all boards, commissions, agencies, and officials of DeKalb County and all other applicable laws from other, relevant jurisdictions;

Yes.

8) A properly issued certificate of appropriateness, when the subdivision or portions thereof lie within a designated historic area that required such a certificate as may be required by state law or this Code; and

Not applicable.

9) Lot lines have been laid out so as to minimize crossing municipal or county boundaries;

All proposed lots are located in the unincorporated area of DeKalb County.

10) All requirements of [section 14-89](#) and [section 14-90](#) have been fulfilled.

Yes.

STAFF RECOMMENDATION: *Approval*

The proposal is consistent with the goals of the *DeKalb County 2050 Unified Plan* and is compliance with all developmental standards of the *Zoning Ordinance*. All other regulatory reviews have been completed and approved (or conditionally approved). Therefore, the Planning and Sustainability Department recommends *Approval* of the submitted Sketch Plat application.

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CHAMPION'S RUN - PHASE 2 R85

SKETCH PLAT

AP# 1246252 - SKETCH PLAT
ZONING CASE NUMBER: Z-18-1235046

PARCEL ID: 16 252 02 002

DEKALB COUNTY AP NUMBERS:

1. AP# 1243986 - LDP (CHAMPION'S RUN, PHASE 1)
2. AP# 1243964 - SKETCH PLAT (RED STAG)
3. AP# 1243655 - SKETCH PLAT (RED STAG)
4. AP# 1244145 - LOT DIVISION (CHAMPION'S RUN)
5. AP# 1244075 - (NEW) LOT COMBINATION (RED STAG)
6. AP# 1243727 - (OLD) LOT COMBINATION (RED STAG)
7. AP# 1244462 - STREAM BUFFER VARIANCE
8. AP# 1246254 - SKETCH PLAT (CHAMPION'S RUN, PHASE 2, RNC ZONING)

DEKALB NOTES:

1. RECORDED OFF-SITE EASEMENT REQUIRED PRIOR TO ISSUANCE OF DEVELOPMENT PERMIT
2. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA EPD
3. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE OR SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN UNTIL CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS
5. WATER AND SEWER SERVICES TO BE PROVIDED BY DEKALB COUNTY
6. ELECTRICAL SERVICE TO BE UNDERGROUND
7. DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.
8. THE STREET TREE AND STREET LIGHT PLANS WILL BE COMPLETED DURING THE LDP PROCESS.

GENERAL NOTES:

1. PRIOR TO LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.
2. IF THE CONTRACTOR, DURING THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN PREPARED FROM THE INFORMATION AVAILABLE TO THE ENGINEER AND MAY NOT BE ACCURATE TO EXTENT OR LOCATIONS, PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL NOTIFY UTILITIES AND THEN MARK OR REMARK THEIR FACILITIES.
4. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
5. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
6. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS. THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL CODES, RULES, AND REGULATIONS.
7. TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
8. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH SECTION 7 OF THE MANUAL OF ACCIDENT PROTECTION IN CONSTRUCTION AS PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, OSHA, AND THE LOCAL REGULATIONS.
9. ANY AND ALL WALLS SHOWN HEREIN ARE FOR LAYOUT PURPOSES ONLY. WALL STRUCTURAL DESIGN, DETAILS, CALCULATIONS, APPROVALS, PERMITS, FEES, INSPECTIONS AND CERTIFICATIONS REQUIRED BY THE GOVERNING AUTHORITY SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL INSTALL FALL PROTECTION RAIL SYSTEM(S) FOR ALL WALLS 30 INCHES IN HEIGHT OR GREATER UNLESS OTHERWISE SPECIFIED BY STATE AND/OR LOCAL CODES, RULES, OR REGULATIONS. FALL PROTECTION RAIL SYSTEM(S) SHALL BE IN ACCORDANCE WITH OSHA STANDARD 1926, SUBPART M - FALL PROTECTION.
10. ALL STAIRWAYS HAVING MORE THAN THREE (3) RISERS ABOVE A FLOOR OR GRADE SHALL BE EQUIPPED WITH HANDRAILS LOCATED NOT LESS THAN 34 INCHES (34") NOR MORE THAN 38 INCHES (38") ABOVE THE LEADING EDGE OF A TREAD. EXCEPTION: HANDRAILS THAT FORM PART OF A GUARDRAIL MAY BE 42 INCHES (42") HIGH.
11. ALL WALL TOPS TO BE SIX INCHES (6") ABOVE GRADE UNLESS OTHERWISE NOTED.
12. MAXIMUM CUT OR FILL SLOPE IS 2H:1V UNLESS OTHERWISE SPECIFIED. SLOPES EQUAL TO OR STEEPER THAN 2.5H:1V AND WITH A HEIGHT OF 10' OR GREATER SHALL BE STABILIZED WITH APPROPRIATE MATTING OR BLANKETS.
13. PROPOSED STREETS WITHIN THIS DEVELOPMENT WILL BE PUBLIC.
14. PROPOSED STORMWATER INFRASTRUCTURE ON THIS SITE OUTSIDE OF THE RIGHT OF WAY IS PRIVATELY OWNED AND ANY MAINTENANCE OR REPLACEMENT IS THE HOA'S RESPONSIBILITY.
15. THERE ARE NO EXISTING BURY PITS ON THIS SITE.
16. THERE ARE NO EXISTING SEPTIC TANK AND DRAIN FIELDS LOCATED ON THIS SITE.

SITE INFORMATION

1. TOTAL ONSITE AREA: 11.33 ACRES / TOTAL AREA DISTURBED 13.11 ACRES.
2. BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY PLANNERS & ENGINEERS COLLABORATIVE, INC. DATED 04/18/2018.
3. THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER(S) 13089C0181K, EFFECTIVE DATE 12/08/2016 WAS EXAMINED AND PORTION OF THE PROPERTY SHOWN HEREIN WAS FOUND TO FALL WITHIN A DESIGNATED FLOOD ZONE "AE" (AREAS OF 100-YEAR FLOOD) OR SPECIAL FLOOD HAZARD ZONE (AREAS OF 500-YEAR FLOOD).
4. THERE ARE STATE WATERS LOCATED ON OR WITHIN 200 FEET OF THE SITE.
5. THERE ARE NO WETLANDS ON THIS SITE
6. THE ORTHOMETRIC HEIGHTS (ELEVATIONS AND CONTOURS) SHOWN HEREON WERE DETERMINED BY A COMBINATION OF FIELD RUN SURVEY BY PLANNERS & ENGINEERS COLLABORATIVE, INC. DATED 04/18/2018 AND DEKALB COUNTY GIS.

SITE DATA

ADDRESS: 8400 PLEASANT HILL WAY
LITHONIA, GA 30058

SITE AREA: 11.33 AC
ZONING: R85

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS 11.33 AC DEVELOPMENT IS TO CONSTRUCT A 20 SINGLE FAMILY LOT SUBDIVISION.

COVENANTS

THERE WILL BE A MANDATORY HOA WITH GOVERNING DOCUMENTS LEGALLY FILED WITH THE STATE OF GEORGIA. THIS DEVELOPMENT WILL BE SUBJECT TO A PRIVATE COVENANT.

8400 PLEASANT HILL WAY
LITHONIA, GA 30058

FOR

D.R. HORTON CROWN LLC

8200 ROBERTS DR., #100
ATLANTA, GA 30350
PHONE: 470-774-4884

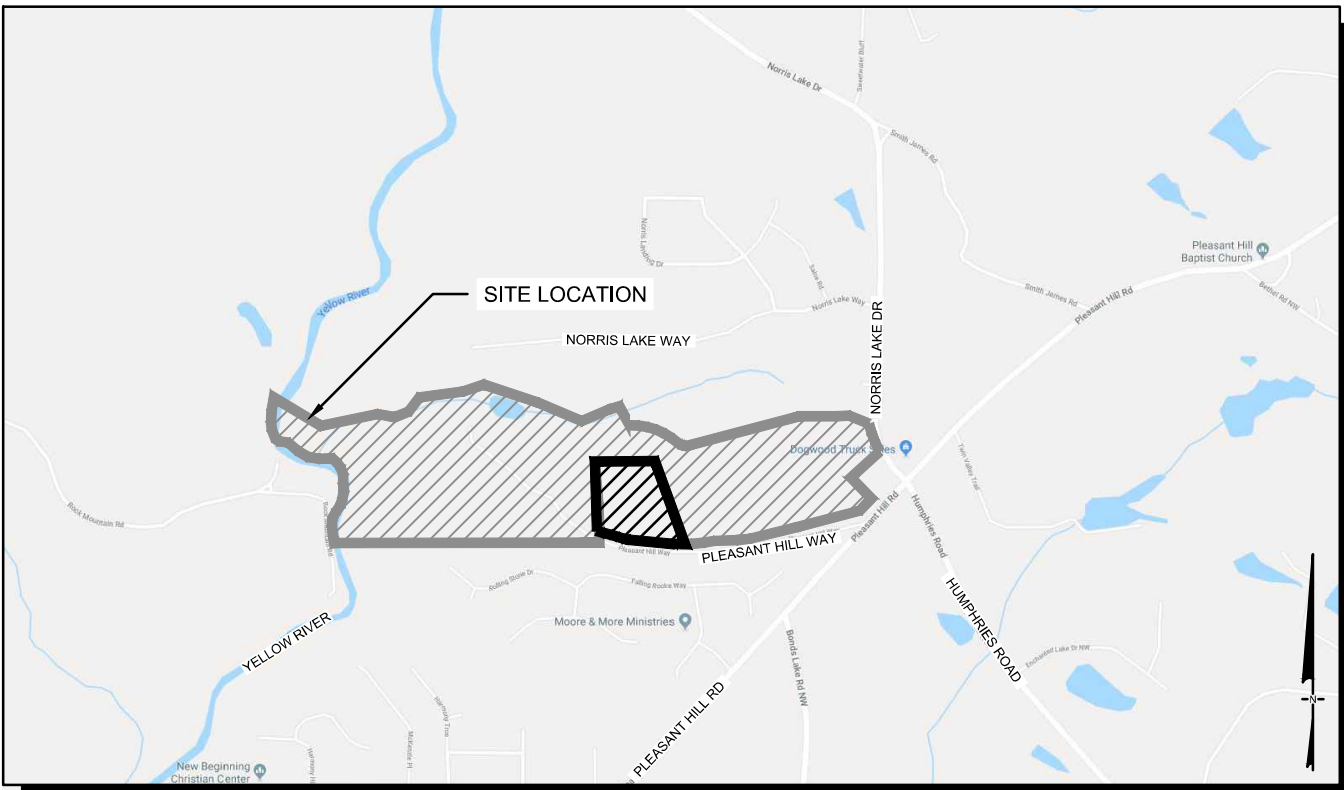
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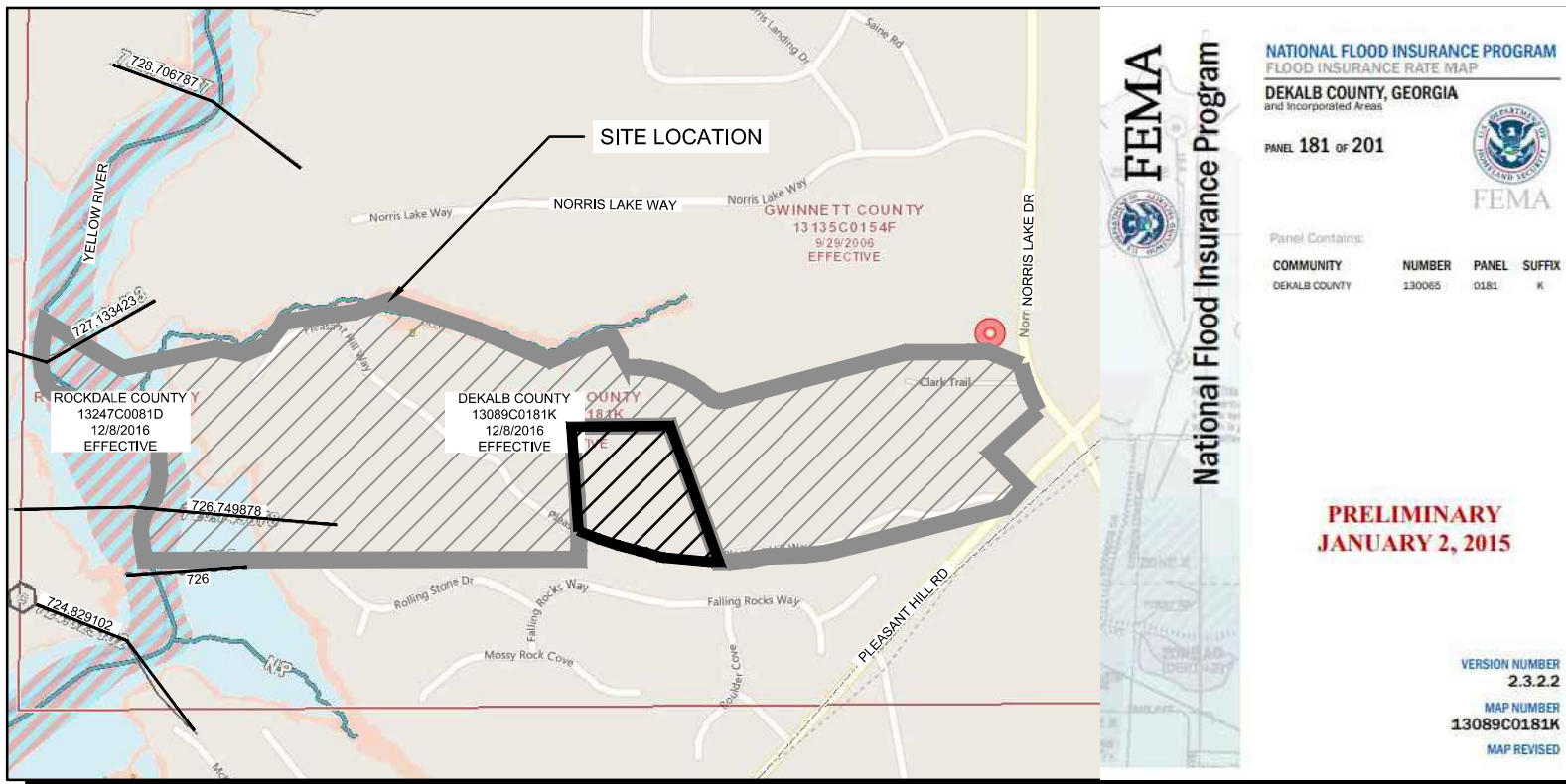
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200 PEACHTREE CORNERS, GA 30092 P: (770) 451-2741



SITE LOCATION MAP

NOT TO SCALE



FEMA FIRM MAP

FEMA FIRM PANEL NO.: 13089C0181K

NOT TO SCALE

24 HOUR CONTACT:
JAY COOMBE @ 470-774-4884

CONTACT INFORMATION:

ENGINEER: MATTHEW KACZENSKI, P.E.
PLANNERS AND ENGINEERS COLLABORATIVE
OWNER/DEVELOPER: D.R. HORTON CROWN LLC
ADDRESS: 8200 ROBERTS DR., #100
ATLANTA, GA 30350
PHONE: 770.451.2741
EMAIL: MKACZENSKI@PEC.PLUS
OWNER: 470-774-4884

DEVELOPMENT SERVICES PERMITTING DISCLAIMER:

THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING, HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, POLICIES, STANDARDS OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

SHEET INDEX

SHEET NO.	SHEET NAME
S1	COVER SHEET
S1.1 - S1.3	STANDARD SPECIFICATIONS
SURV	BOUNDARY AND TOPOGRAPHIC SURVEY
S2	ZONING CONDITIONS
S3	PHASING PLAN
S4	OVERALL SITE PLAN
S5	SKETCH PLAT
S5.1	SKETCH PLAT A
S6	OPEN SPACE PLAN
S7	LOT DIMENSION PLAN



SITE LOCATION MAP

NOT TO SCALE

AP # 1246252

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	6-17-22	CAH	1ST SKETCH PLAT SUBMITTAL
-2	12-21-22	CAH	2ND SKETCH PLAT SUBMITTAL
-3	07-10-23	CAH	3RD SKETCH PLAT SUBMITTAL
-4	04-26-24	CAH	4TH SKETCH PLAT SUBMITTAL
-5	11-15-24	CAH	5TH SKETCH PLAT SUBMITTAL

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000066476 EXP. 06/27/2027

COVER SHEET

SCALE: N/A
DATE: 11/15/2024
PROJECT: 16309.02

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS _____ DAY OF _____ 20__.

BY: _____ (BY DIRECTOR)
PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

S1

SHEET

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PLANNERS AND ENGINEERS COLLABORATIVE STANDARDS AND SPECIFICATIONS

CLEARING AND GRADING

INITIAL EROSION CONTROL MEASURES SHALL BE INSTALLED BEFORE ANY LAND DISTURBING ACTIVITY IS TO BE CONDUCTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE INSTALLED EROSION AND SEDIMENT CONTROL MEASURES WITH THE APPROVED PLAN AND THE EROSION CONTROL DEVICES ARE FUNCTIONING PROPERLY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING A NOTICE OF INTENT, ALL REPORTING AND TESTING ASSOCIATED TO EROSION CONTROL, NOTICE OF TERMINATION, COORDINATION OF ALL SUBCONTRACTORS AND ALL SECONDARY PERMITTEES, AND TERTIARY PERMITTEES. CONTRACTOR SHALL PAY THE FEES ASSOCIATED WITH EROSION CONTROL MEASURES TO THE STATE OF GEORGIA. CONTRACTOR SHALL ARRANGE AND PAY FOR AN INSPECTION OF THE SITE 7 DAYS AFTER THE INSTALLATION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED FOR COMPLIANCE WITH NPDES PERMITS.

RELATED DOCUMENTS:

- A. MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA, LATEST EDITION.
- B. INITIAL INTERMEDIATE EROSION AND SEDIMENTATION CONTROL PLAN AS APPROVED BY ISSUING AGENCY.
- C. NPDES GENERAL PERMIT GAR 100001 OR 100003 (SEE EROSION CONTROL NOTES SHEET C6.00 FOR FURTHER DETAILS).

PART 1 - GENERAL

1.1 DEFINITIONS

SURFACE SOILS: TOPSOIL WAS ENCOUNTERED AT THE SURFACE IN MOST OF THE BORING LOCATIONS. TOPSOIL IS A DARK-COLORED SURFACE MATERIAL WITH A HIGH ORGANIC CONTENT AND IS GENERALLY UNSUITABLE FOR STRUCTURAL SUPPORT.

FILL MATERIALS: FILL MAY BE ANY MATERIAL THAT HAS BEEN TRANSPORTED AND DEPOSITED BY MAN. ALLUVIAL SOILS ARE STREAM-DEPOSITED MATERIALS. ALLUVIAL SOILS CONSISTED OF SILTY SANDS (BM) AND SANDY SILTS (ML).

RESIDUAL SOIL: RESIDUAL SOIL, WEATHERING OF THE PARENT ROCK, WAS ENCOUNTERED BELOW THE SURFACE SOILS. FILL MATERIALS OR ALLUVIAL SOILS. THE RESIDUAL IS DESCRIBED AS SILTY SANDS (BM), SANDY SILTS (ML), SILTY CLAYS (CL), AND CLAYEY SANDS (SC). THE RESIDUAL SOILS ARE TYPICALLY STIFF TO VERY STIFF AND MEDIUM DENSE TO DENSE.

PARTIALLY WEATHERED ROCK: PARTIALLY WEATHERED ROCK IS A TRANSITIONAL MATERIAL BETWEEN SOIL AND ROCK WHICH RETAINS THE STRUCTURE OF THE ROCK AND HAS VERY HARD OR VERY DENSE CONSISTENCIES. THE PARTIALLY WEATHERED ROCK IS GENERALLY DESCRIBED AS VERY DENSE SILTY SANDS (BM).

REFUSAL MATERIAL: REFUSAL IS A DESIGNATION APPLIED TO ANY MATERIAL THAT CANNOT BE FURTHER PENETRATED BY THE POWER AUGER AND IS NORMALLY INDICATIVE OF A VERY HARD OR VERY DENSE MATERIAL, SUCH AS Boulders OR LENSES OR THE UPPER SURFACE OF BEDROCK.

PLANT-PROTECTION ZONE: AREA SURROUNDING INDIVIDUAL TREES, GROUPS OF TREES, SHRUBS, OR OTHER VEGETATION TO BE PROTECTED DURING CONSTRUCTION, AND INDICATED ON DRAWINGS.

TREE-PROTECTION ZONE: AREA SURROUNDING INDIVIDUAL TREES OR GROUPS OF TREES TO BE PROTECTED DURING CONSTRUCTION, AND INDICATED ON DRAWINGS DEFINED BY A CIRCLE CONCENTRIC WITH EACH TREE WITH A RADIUS 1.5 TIMES THE DIAMETER OF THE DRIP LINE UNLESS OTHERWISE INDICATED BY THE LOCAL JURISDICTION.

1.2 MATERIAL OWNERSHIP

A. EXCEPT FOR STRIPPED TOPSOIL AND STRUCTURAL FILL THAT IS INDICATED TO BE STOCKPILED OR OTHERWISE REMAIN OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.

1.3 PROJECT CONDITIONS

- A. TRAFFIC: MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
 1. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
 2. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY OWNER OR AUTHORITIES HAVING JURISDICTION.
- B. IMPROVEMENTS ON ADJOINING PROPERTY: AUTHORITY FOR PERFORMING EARTH CLEARING INDICATED ON PROPERTY ADJOINING OWNER'S PROPERTY WILL BE OBTAINED BY OWNER AND PROVIDE DOCUMENTATION OF CLEARING EASEMENT TO CONTRACTOR UPON REQUEST.
- C. UTILITY LOCATOR SERVICE: NOTIFY ONE CALL FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.
- D. DO NOT COMMENCE SITE-CLEARING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROLS, SEDIMENT PONDS, AND TREE PROTECTION FENCE IN PLACE.
- E. THE FOLLOWING PRACTICES ARE PROHIBITED WITHIN PROTECTION ZONES:
 1. STORAGE OF CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL.
 2. PARKING VEHICLES OR EQUIPMENT.
 3. FOOT TRAFFIC.
 4. ERECTION OF SHEDS OR STRUCTURES.
 5. IMPOUNDMENT OF WATER.
 6. EXCAVATION OR OTHER DIGS UNLESS OTHERWISE INDICATED.
 7. ATTACHMENT OF SIGNS OR WRAPPING MATERIALS AROUND TREES OR PLANTS UNLESS OTHERWISE INDICATED.
- F. DO NOT DIRECT VEHICLE OR EQUIPMENT EXHAUST TOWARDS PROTECTION ZONES.
- G. PROHIBIT HEAT SOURCES, FLAMES, IGNITION SOURCES, AND SMOKING WITHIN OR NEAR PROTECTION ZONES.
- H. SOIL STRIPPING, HANDLING, AND STOCKPILING: PERFORM ONLY WHEN THE TOPSOIL IS DRY OR SLIGHTLY MOIST.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. SATISFACTORY SOIL MATERIAL: REQUIREMENTS FOR SATISFACTORY SOIL MATERIAL ARE SPECIFIED IN DIVISION 2 SECTION "EARTHWORK".
 1. OBTAIN APPROVED BORROW SOIL MATERIAL OFF-SITE WHEN SATISFACTORY SOIL MATERIAL IS NOT AVAILABLE ON-SITE.

PART 3 - EXECUTION

3.1 PREPARATION

- A. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
- B. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
- C. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.

3.2 TEMPORARY EROSION AND SEDIMENTATION CONTROL

- A. PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS, ACCORDING TO EROSION AND SEDIMENTATION CONTROL DRAWINGS AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- B. VERIFY THAT FLOWS OF WATER REDIRECTED FROM CONSTRUCTION AREAS OR GENERATED BY CONSTRUCTION ACTIVITY DO NOT ENTER OR CROSS PROTECTION ZONES.
- C. INSPECT, MAINTAIN, AND REPAIR EROSION AND SEDIMENTATION CONTROL MEASURES DAILY DURING CONSTRUCTION UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- D. REMOVE EROSION AND SEDIMENTATION CONTROLS AND RESTORE AND STABILIZE AREAS DISTURBED DURING REMOVAL.

3.3 TREE AND PLANT PROTECTION

GENERAL: PROTECT TREES AND PLANTS REMAINING ON-SITE PER PLANS.

3.4 EXISTING UTILITIES

- A. LOCATE, IDENTIFY, AND PROTECT ALL EXISTING UTILITIES.
 1. ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
- B. LOCATE, IDENTIFY, AND DISCONNECT UTILITIES INDICATED TO BE ABANDONED IN PLACE.
- C. INTERRUPTING EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES ACCORDING TO REQUIREMENTS INDICATED.
 1. NOTIFY ARCHITECT NOT LESS THAN TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.
- D. EXCAVATE FOR AND REMOVE UNDERGROUND UTILITIES INDICATED TO BE REMOVED.

3.5 CLEARING AND GRUBBING

- A. REMOVE OBSTRUCTIONS, TREES, SHRUBS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION.
 1. DO NOT REMOVE TREES, SHRUBS, AND OTHER VEGETATION INDICATED TO REMAIN OR TO BE RELOCATED.
 2. MECHANICAL REMOVE ALL STUMPS AND REMOVE ROOTS, OBSTRUCTIONS, AND DEBRIS.
 3. USE ONLY HAND METHODS FOR GRUBBING WITHIN PROTECTION ZONES.
- B. DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
 1. PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING THOSE RECOMMENDED IN THE ATC GEOTECHNICAL REPORT.

3.6 TOPSOIL STRIPPING

- A. STOCKPILE TOPSOIL AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL, GRADE AND SHAPE STOCKPILES TO RAIN SURFACE WATER, SEED AND STRAW STOCKPILE AREA AND PROTECT FROM EROSION.
- B. DO NOT STOCKPILE TOPSOIL WITH PROTECTION ZONES.
 1. DISPOSE OF SURPLUS TOPSOIL: SURPLUS TOPSOIL IS THAT WHICH EXCEEDS QUANTITY NEED TO BACKFILL LANDSCAPE AREAS.
 2. STOCKPILE SURPLUS TOPSOIL TO ALLOW FOR RE-SPREADING AND REUSE IN LANDSCAPE AREAS.
- C. STOCKPILE SURPLUS TOPSOIL TO ALLOW FOR RE-SPREADING AND REUSE IN LANDSCAPE AREAS.
 1. STOCKPILE SURPLUS TOPSOIL TO ALLOW FOR RE-SPREADING AND REUSE IN LANDSCAPE AREAS.
 2. DO NOT STOCKPILE SURPLUS TOPSOIL TO ALLOW FOR RE-SPREADING AND REUSE IN LANDSCAPE AREAS.
 3. STOCKPILE SURPLUS TOPSOIL TO ALLOW FOR RE-SPREADING AND REUSE IN LANDSCAPE AREAS.

3.7 SITE IMPROVEMENTS

- A. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND NECESSARY TO FACILITATE NEW CONSTRUCTION.

3.8 DISPOSAL OF SURPLUS AND WASTE MATERIALS

- A. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.

EARTHWORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. DRAWINGS AND GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND DIVISION 1 SPECIFICATION SECTIONS, APPLY TO THIS SECTION.

1.2 SUMMARY

- A. PREPARATION INCLUDES:
 1. PREPARING SUBGRADES FOR SLABS-ON-GRADE PAVEMENTS.
 2. EXCAVATING AND BACKFILLING FOR BUILDINGS AND STRUCTURES.
 3. DRAINAGE COURSE FOR CONCRETE SLABS-ON-GRADE.
 4. SUBSURFACE COURSE FOR CONCRETE (WALKS) PAVEMENTS.
 5. SUBBASE COURSE AND BASE COURSE FOR ASPHALT PAVING.
 6. SUBSURFACE DRAINAGE BACKFILL FOR WALLS AND TRENCHES.
 7. EXCAVATING AND BACKFILLING TRENCHES FOR UTILITIES AND PITS FOR BURIED UTILITY STRUCTURES.
- B. RELATED SECTIONS:
 1. DIVISION 1 SECTION "FOR RECORDING PRE EXCAVATION AND EARTH MOVING PROGRESS."
 2. DIVISION 1 SECTION "TEMPORARY FACILITIES AND CONTROLS" FOR TEMPORARY CONTROLS, UTILITIES, AND SUPPORT FACILITIES; ALSO FOR TEMPORARY SITE FENCING IF NOT IN ANOTHER SECTION.
 3. DIVISION 2 SECTION "SITE CLEARING" FOR SITE STRIPPING, GRUBBING, STRIPPING (AND STOCKPILING) TOPSOIL, AND REMOVAL OF ABOVE- AND BELOW-GRADE IMPROVEMENTS AND UTILITIES.
 4. DIVISION 2 SECTION "SUBDRAINAGE" FOR DRAINAGE OF [FOUNDATIONS] (SLABS-ON-GRADE)[WALLS] (AND) LANDSCAPED AREAS.
 5. DIVISIONS 2, 15, AND 16 SECTIONS FOR INSTALLING UNDERGROUND MECHANICAL AND ELECTRICAL UTILITIES AND BURIED MECHANICAL AND ELECTRICAL STRUCTURES.

1.3 DEFINITIONS

- A. BACKFILL: SOIL MATERIAL OR CONTROLLED LOW-STRENGTH MATERIAL USED TO FILL AN EXCAVATION.
 1. INITIAL BACKFILL: BACKFILL PLACED BEHIND AND OVER PIPE IN A TRENCH, INCLUDING HAUNCHES TO SUPPORT SIDES OF PIPE.
 2. FINAL BACKFILL: BACKFILL PLACED OVER INITIAL BACKFILL TO FILL A TRENCH.
- B. BASE COURSE: AGGREGATE LAYER PLACED BETWEEN THE SUBBASE COURSE AND HOT-MIX ASPHALT PAVING.
- C. BEDDING COURSE: AGGREGATE LAYER PLACED OVER THE EXCAVATED SUBGRADE IN A TRENCH BEFORE LAYING PIPE.
- D. BORROW SOIL: SATISFACTORY SOIL IMPORTED FROM OFF-SITE FOR USE AS FILL OR BACKFILL.
- E. DRAINAGE COURSE: AGGREGATE LAYER UNDER THE SLAB-ON-GRADE TO MINIMIZE UPWARD CAPILLARY FLOW OF WATER.
- F. EXCAVATION: REMOVAL OF MATERIAL ENCOUNTERED ABOVE SUBGRADE ELEVATIONS AND TO LINES AND DIMENSIONS INDICATED.
- G. FILL: SOIL MATERIALS USED TO RAISE EXISTING GRADES.
- H. ROCK: ROCK MATERIAL IN BEDS, LEDGES, UNSTRATIFIED MASSES, CONGLOMERATE DEPOSITS, AND Boulders OF ROCK MATERIAL THAT EXCEED [1 CU. YD.] FOR BULK EXCAVATION OR [3/4 CU. YD.] FOR FOOTING, TRENCH, AND PIT EXCAVATION THAT CANNOT BE REMOVED BY ROCK EXCAVATING EQUIPMENT EQUIVALENT TO THE FOLLOWING IN SIZE AND PERFORMANCE RATINGS, WITHOUT SYSTEMATIC DRILLING, RAM HAMMERING, HYDRAULIC, OR BLASTING, WHEN PERMITTED.
 1. EXCAVATION OF FOOTINGS, TRENCHES, AND PITS: LATE-MODEL, TRACK-MOUNTED, RIPPING-ROLL EXCAVATOR: EQUIPPED WITH A 42-INCH WIDE, MAXIMUM, SHORT-TIP-RADIUS ROCK BUCKET, RATED AT NOT LESS THAN 138-HP FLYWHEEL POWER WITH BUCKET-CURLING FORCE OF NOT LESS THAN 28,700 LBF AND STICK-CROWD FORCE OF NOT LESS THAN 18,400 LBF WITH EXTRA-LONG REACH BOOM, MEASURED ACCORDING TO SAE J-1178.
 2. BULK EXCAVATION: LATE-MODEL, TRACK-MOUNTED LOADER, RATED NOT LESS THAN 20-HP FLYWHEEL POWER AND DEVELOPING A MINIMUM OF 47,992-LBF BREAKOUT FORCE WITH A GENERAL PURPOSE BARE BUCKET; MEASURED ACCORDING TO SAE J-732.
- I. ROCK: ROCK MATERIAL IN BEDS, LEDGES, UNSTRATIFIED MASSES, CONGLOMERATE DEPOSITS, AND Boulders OF ROCK MATERIAL THAT EXCEED [1 CU. YD.] OR MORE IN STANDARD PENETRATION RESISTANCE OF [100 BLOWS/2 INCHES] WHEN TESTED BY A GEOTECHNICAL TESTING AGENCY, ACCORDING TO ASTM D 1586.
- J. STRUCTURES: BUILDINGS, FOOTINGS, FOUNDATIONS, RETAINING WALLS, SLABS, TANKS, CURBS, MECHANICAL AND ELECTRICAL APPURTENANCES, OR OTHER MAN-MADE STATIONARY FEATURES CONSTRUCTED ABOVE OR BELOW THE GROUND SURFACE.
- K. SUBBASE COURSE: AGGREGATE LAYER PLACED BETWEEN THE SUBGRADE AND BASE COURSE FOR HOT-MIX ASPHALT PAVEMENT, OR AGGREGATE LAYER PLACED BETWEEN THE SUBGRADE AND A CEMENT CONCRETE PAVEMENT OR A CEMENT CONCRETE OR HOT-MIX ASPHALT WALK.
- L. SUBGRADE: UNFINISHED SURFACE OF AN EXCAVATION OR THE TOP SURFACE OF A FILL OR BACKFILL IMMEDIATELY BELOW SUBBASE, DRAINAGE FILL, DRAINAGE COURSE, OR TOPSOIL MATERIALS.
- M. UTILITIES: ON-SITE UNDERGROUND PIPES, CONDUITS, DUCTS, AND CABLES, AS WELL AS UNDERGROUND SERVICES WITHIN BUILDINGS.

1.4 SUBMITTALS

- A. PRODUCT DATA: FOR EACH TYPE OF THE FOLLOWING MANUFACTURED PRODUCTS REQUIRED:
 1. GEOTEXTILES.
 - B. SAMPLES FOR VERIFICATION: FOR THE FOLLOWING PRODUCTS, IN SIZES INDICATED BELOW:
 1. GEOTEXTILE: 12 BY 12 INCHES.
 2. QUALIFICATION DATA: FOR QUALIFIED TESTING AGENCY.
 - C. MATERIAL TEST REPORTS: FOR EACH [ON-SITE][AND][BORROW] SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL AS FOLLOWS:
 1. CLASSIFICATION ACCORDING TO ASTM D 2487.
- 1.5 QUALITY ASSURANCE
- A. GEOTECHNICAL TESTING AGENCY QUALIFICATIONS: QUALIFIED ACCORDING TO ASTM E 329 AND ASTM D 3740 FOR TESTING INDICATED.
- 1.6 PROJECT CONDITIONS
- A. TRAFFIC: MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING EARTH MOVING OPERATIONS.
 1. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
 2. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY OWNER OR AUTHORITIES HAVING JURISDICTION.
 - B. IMPROVEMENTS ON ADJOINING PROPERTY: AUTHORITY FOR PERFORMING EARTH MOVING INDICATED ON PROPERTY ADJOINING OWNER'S PROPERTY WILL BE OBTAINED BY OWNER BEFORE AWARD OF CONTRACT.
 - C. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE BEGINNING EARTH-MOVING OPERATIONS.
 - D. DO NOT COMMENCE EARTH-MOVING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES, SPECIFIED IN DIVISION 1 SECTION "TEMPORARY FACILITIES AND CONTROLS," DIVISION 2 SECTION "SITE CLEARING," ARE IN PLACE.
 - E. DO NOT COMMENCE EARTH-MOVING OPERATIONS UNTIL PLANT-PROTECTION MEASURES SPECIFIED TO DIVISION 2 SECTION "TREE PROTECTION AND TRIMMING" ARE IN PLACE.
 - F. THE FOLLOWING PRACTICES ARE PROHIBITED WITHIN PROTECTION ZONES:
 1. STORAGE OF CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL.
 2. PARKING VEHICLES OR EQUIPMENT.
 3. FOOT TRAFFIC.
 4. ERECTION OF SHEDS OR STRUCTURES.
 5. IMPOUNDMENT OF WATER.
 6. EXCAVATION OR OTHER DIGGING UNLESS OTHERWISE INDICATED.
 7. ATTACHMENT OF SIGNS TO OR WRAPPING MATERIALS AROUND TREES OR PLANTS UNLESS OTHERWISE INDICATED.
 - G. DO NOT DIRECT VEHICLE OR EQUIPMENT EXHAUST TOWARDS PROTECTION ZONES.
 - H. PROHIBIT HEAT SOURCES, FLAMES, IGNITION SOURCES, AND SMOKING WITHIN OR NEAR PROTECTION ZONES.

PART 2 - PRODUCTS

2.1 SOIL MATERIALS

- A. GENERAL: PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.
- B. SATISFACTORY SOILS: SOIL CLASSIFICATION [GROUPS GU, GP, GM, SW, SP, AND SM ACCORDING TO ASTM D 2487][GROUPS A-1, A-2-4, A-2-5, AND A-3 ACCORDING TO AASHTO M 145], OR A COMBINATION OF THESE GROUPS FREE OF ROCK OR GRAVEL LARGER THAN [3 INCHES] IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER.
- C. UNSATISFACTORY SOILS: SOIL CLASSIFICATION [GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487][GROUPS A-2-6, A-2-7, A-4, A-5, A-6, AND A-7 ACCORDING TO AASHTO M 145], OR A COMBINATION OF THESE GROUPS.
 1. UNSATISFACTORY SOILS ALSO INCLUDE SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
- D. SUBBASE MATERIAL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940, WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH SIEVE AND NOT MORE THAN 8 PERCENT PASSING A NO. 200 SIEVE.
- E. BEDDING COURSE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940, EXCEPT WITH 100 PERCENT PASSING A 1 INCH SIEVE AND NOT MORE THAN 8 PERCENT PASSING A NO. 200 SIEVE.
- F. DRAINAGE COURSE: NARROWLY GRADED MIXTURE OF [WASHED] CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2 INCH SIEVE AND 0 TO 3 PERCENT PASSING A NO. 8 SIEVE.
- G. FILTER MATERIAL: NARROWLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, OR CRUSHED STONE AND NATURAL SAND; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 67; WITH 100 PERCENT PASSING A 1 INCH SIEVE AND 0 TO 5 PERCENT PASSING A NO. 4 SIEVE.
- H. SAND: ASTM C 33; FINE AGGREGATE.
- I. IMPERVIOUS FILL: CLAYEY GRAVEL AND SAND MIXTURE CAPABLE OF COMPACTING TO A DENSE STATE.

2.2 GEOTEXTILES

- A. SEPARATION GEOTEXTILE: WOVEN GEOTEXTILE FABRIC, MANUFACTURED FOR SEPARATION APPLICATIONS, MADE FROM POLYOLEFINS OR POLYESTERS, WITH ELONGATION LESS THAN 50 PERCENT; COMPLYING WITH AASHTO M 288 AND THE FOLLOWING, MEASURED PER TEST METHODS REFERENCED:
 1. SURVIVABILITY: CLASS 2; AASHTO M 288.
 2. GRAB TENSILE STRENGTH: 247 LBF; ASTM D 4632.
 3. SEWN SEAM STRENGTH: 222 LBF; ASTM D 4632.
 4. TEAR STRENGTH: 90 LBF; ASTM D 4533.
 5. PUNCTURE STRENGTH: 90 LBF; ASTM D 4633.
 6. APPARENT OPENING SIZE: NO. 60 SIEVE, MAXIMUM; ASTM D 4751.
 7. PERMEABILITY: 0.02 PER SECOND, MINIMUM; ASTM D 4491.
 8. UV STABILITY: 50 PERCENT AFTER 500 HOURS EXPOSURE; ASTM D 4385.

EARTHWORK (CONTD)

PART 3 - EXECUTION

3.1 PREPARATION

- A. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS.
- B. PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS DURING EARTH MOVING OPERATIONS.
- C. PROTECT SUBGRADES AND FOUNDATION SOILS FROM FREEZING TEMPERATURES AND FROST, REMOVE TEMPORARY PROTECTION BEFORE PLACING SUBSEQUENT MATERIALS.

3.2 DEWATERING

- A. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
- B. PROTECT SUBGRADES FROM SOFTENING, UNDERMINING, WASHOUT, AND DAMAGE BY RAM OR WATER ACCUMULATION.
 1. REROUTE SURFACE WATER RUNOFF AWAY FROM EXCAVATED AREAS. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. DO NOT USE EXCAVATED TRENCHES AS TEMPORARY DRAINAGE DITCHES.

3.3 EXCAVATION, GENERAL

- A. UNCLASSIFIED EXCAVATION: EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED, UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS, NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.
 1. IF EXCAVATED MATERIALS INTENDED FOR FILL AND BACKFILL INCLUDE UNSATISFACTORY SOIL MATERIALS AND ROCK, REPLACE WITH SATISFACTORY SOIL MATERIALS.
 2. REMOVE ROCK TO LINES AND GRADES INDICATED TO PERMIT INSTALLATION OF PERMANENT CONSTRUCTION WITHOUT EXCEEDING THE FOLLOWING DIMENSIONS:
 - A. [24 INCHES] OUTSIDE OF CONCRETE FORMS OTHER THAN AT FOOTINGS.
 - B. [12 INCHES] OUTSIDE OF CONCRETE FORMS AT FOOTINGS.
 - C. [6 INCHES] OUTSIDE OF MINIMUM REQUIRED DIMENSIONS OF CONCRETE CAST AGAINST GRADE.
 - D. OUTSIDE DIMENSIONS OF CONCRETE WALLS INDICATED TO BE CAST AGAINST ROCK WITHOUT FORMS OR EXTERIOR WATERPROOFING TREATMENTS.
 - E. [6 INCHES] BENEATH BOTTOM OF CONCRETE SLABS-ON-GRADE.
 - F. [6 INCHES] BENEATH PIPE IN TRENCHES, AND THE GREATER OF [24 INCHES] WIDER THAN PIPE OR [42 INCHES] WIDE.

3.4 EXCAVATION FOR STRUCTURES

- A. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
 1. EXCAVATIONS FOR FOOTINGS AND FOUNDATIONS: DO NOT DISTURB BOTTOM OF EXCAVATION. EXCAVATE BY HAND TO FINAL GRADE JUST BEFORE PLACING CONCRETE REINFORCEMENT. TRIM BOTTOMS TO REQUIRED LINES AND GRADES TO LEAVE SLOD BASE TO RECEIVE OTHER WORK.
 2. EXCAVATION FOR UNDERGROUND TANKS, BASINS, AND MECHANICAL OR ELECTRICAL UTILITY STRUCTURES: EXCAVATE TO ELEVATIONS AND DIMENSIONS INDICATED WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. DO NOT DISTURB BOTTOM OF EXCAVATIONS INTENDED AS BEARING SURFACES.
- B. EXCAVATIONS AT EDGES OF TREE- AND PLANT-PROTECTION ZONES:
 1. EXCAVATE BY HAND TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES. USE NARROW-TIME SPADING FORKS TO COMB SOIL AND EXPOSE ROOTS. DO NOT BREAK, TEAR, OR CHOP EXPOSED ROOTS. DO NOT USE MECHANICAL EQUIPMENT TO CUT TREE ROOTS.
 2. CUT AND PROTECT ROOTS ACCORDING TO REQUIREMENTS IN DIVISION 2 SECTION "TREE PROTECTION AND TRIMMING."

3.5 EXCAVATION FOR WALKS AND PAVEMENTS

- A. EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES.

3.6 EXCAVATION FOR UTILITY TRENCHES

- A. EXCAVATE TRENCHES TO INDICATED GRADE LINES, LINES, DEPTHS, AND ELEVATIONS.
 1. EXCAVATE TRENCHES TO UNIFORM WIDTHS TO PROVIDE THE FOLLOWING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT. EXCAVATE TRENCH WALLS VERTICALLY FROM TRENCH BOTTOM TO 12 INCHES HIGHER THAN TOP OF PIPE OR CONDUIT UNLESS OTHERWISE INDICATED.
 1. CLEARANCE: 12 INCHES EACH SIDE OF PIPE OR CONDUIT (AS INDICATED).
 2. TRENCH BOTTOMS: EXCAVATE AND SHAPE TRENCH BOTTOMS TO PROVIDE UNIFORM BEARING AND SUPPORT OF PIPES AND CONDUIT. SHAPE SUBGRADE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS. REMOVE PROJECTING STONES AND SHARP OBJECTS ALONG TRENCH SUBGRADE.
 3. FOR PIPES AND CONDUIT LESS THAN 6 INCHES IN NOMINAL DIAMETER, HAND-EXCAVATE TRENCH BOTTOMS AND SUPPORT PIPE AND CONDUIT ON AN UNDISTURBED SUBGRADE.
 4. FOR PIPES AND CONDUIT 6 INCHES OR LARGER IN NOMINAL DIAMETER, SHAPE BOTTOM OF TRENCH TO SUPPORT BOTTOM 90 DEGREES OF PIPE OR CONDUIT. EXCAVATE FILL DEPRESSIONS WITH TAMPED SAND BACKFILL.
 5. FOR FLAT-BOTTOMED, MULTIPLE-DUCT CONDUIT UNITS, HAND-EXCAVATE TRENCH BOTTOMS AND SUPPORT CONDUIT ON AN UNDISTURBED SUBGRADE.
 6. EXCAVATE TRENCHES 6 INCHES DEEPER THAN ELEVATION REQUIRED IN ROCK OR OTHER UNYIELDING BEARING MATERIAL TO ALLOW FOR BEDDING COURSE.
- B. TRENCH BOTTOMS: EXCAVATE TRENCHES 4 INCHES DEEPER THAN BOTTOM OF PIPE AND CONDUIT ELEVATIONS TO ALLOW FOR BEDDING COURSE. HAND-EXCAVATE DEEPER FOR BELLS OF PIPE.
 1. EXCAVATE TRENCHES 6 INCHES DEEPER THAN ELEVATION REQUIRED IN ROCK OR OTHER UNYIELDING BEARING MATERIAL TO ALLOW FOR BEDDING COURSE.
- C. TRENCHES IN TREE- AND PLANT-PROTECTION ZONES:
 1. HAND-EXCAVATE TO INDICATED LINES, CROSS SECTIONS, ELEVATIONS, AND SUBGRADES. USE NARROW TIME SPADING FORKS TO COMB SOIL AND EXPOSE ROOTS. DO NOT BREAK, TEAR, OR CHOP EXPOSED ROOTS. DO NOT USE MECHANICAL EQUIPMENT TO CUT TREE ROOTS.
 2. DO NOT CUT MAIN LATERAL ROOTS OR TAPROOTS; CUT ONLY SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF UTILITIES.
 3. CUT AND PROTECT ROOTS ACCORDING TO REQUIREMENTS IN DIVISION 2 SECTION "TREE PROTECTION AND TRIMMING."

3.7 SUBGRADE INSPECTION

- A. NOTIFY ARCHITECT WHEN EXCAVATIONS HAVE REACHED REQUIRED SUBGRADE.
- B. IF ARCHITECT DETERMINES THAT UNDESIRABLE SOIL OR FILL IS PRESENT, CONTINUE EXCAVATION AND REPLACE WITH COMPACTED BACKFILL OR FILL MATERIAL AS DIRECTED.
- C. PROOF-ROLL SUBGRADE WITH A PNEUMATIC-TIRED (AND LOADED) 10-WHEEL, TANDEN-AXLE DUMP TRUCK WEIGHING NOT LESS THAN 15 TONS) TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES.
 1. COMPLETELY PROOF-ROLL SUBGRADE IN ONE DIRECTION [REPEATING PROOF-ROLLING IN DIRECTION PERPENDICULAR TO FIRST DIRECTION], LIMIT VEHICLE SPEED TO 3 MPH.
 2. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY ARCHITECT.
- D. AUTHORIZED ADDITIONAL EXCAVATION AND REPLACEMENT MATERIAL WILL BE PAID FOR ACCORDING TO CONTRACT PROVISIONS FOR UNIT PRICES).
- E. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES, AS DIRECTED BY ARCHITECT, WITHOUT ADDITIONAL COMPENSATION.

3.8 UNAUTHORIZED EXCAVATION

- A. FILL UNAUTHORIZED EXCAVATION UNDER FOUNDATIONS OR WALL FOOTINGS BY EXTENDING BOTTOM ELEVATION OF CONCRETE FOUNDATION OR WALL TO ELEVATION 18 INCHES ABOVE TOP OF ELEVATION. LEAN CONCRETE FILL, WITH 28-DAY COMPRESSIVE STRENGTH OF 2500 PSI, MAY BE USED WHEN APPROVED BY ARCHITECT.
 1. FILL UNAUTHORIZED EXCAVATIONS UNDER OTHER CONSTRUCTION, PIPE, OR CONDUIT AS DIRECTED BY ARCHITECT.

3.9 STORAGE OF SOIL MATERIALS

- A. STOCKPILE BORROWS SOIL MATERIALS AND EXCAVATED SATISFACTORY SOIL MATERIALS WITHOUT INTERMIXING, PLACE GRADE, AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER WITH STRAW AND SEED TO PREVENT EROSION.
 1. STOCKPILE SOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS. DO NOT STORE WITHIN DRIP LINE OF REMAINING TREES.

3.10 BACKFILL

- A. PLACE AND COMPACT BACKFILL IN EXCAVATIONS PROMPTLY, BUT NOT BEFORE COMPLETING THE FOLLOWING:
 1. CONSTRUCTION BELOW FINISH GRADE INCLUDING, WHERE APPLICABLE, SUBDRAINAGE, DAMP PROOFING, WATERPROOFING, AND PERIMETER INSULATION.
 2. SURVEYING LOCATIONS OF UNDERGROUND UTILITIES FOR RECORD DOCUMENTS.
 3. TESTING AND INSPECTING UNDERGROUND UTILITIES.
 4. REMOVING CONCRETE FORMWORK.
 5. REMOVING TRASH AND DEBRIS.
 6. REMOVING TEMPORARY SHORING AND BRACING, AND SHEETING.
 7. INSTALLING TEMPORARY HORIZONTAL BRACING ON HORIZONTALLY SUPPORTED WALLS.
- B. PLACE BACKFILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.

3.11 UTILITY TRENCH BACKFILL

- A. PLACE BACKFILL ON SUBGRADES FREE OF MUD, FROST, SNOW, OR ICE.
- B. PLACE AND COMPACT BEDDING COURSE ON TRENCH BOTTOMS AND WHERE INDICATED, SHAPE BEDDING COURSE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS.
- C. TRENCHES UNDER FOOTINGS: BACKFILL TRENCHES EXCAVATED UNDER FOOTINGS AND WITHIN 18 INCHES OF FOOTING BOTTOM WITH SATISFACTORY SOIL; FILL WITH CONCRETE TO ELEVATION OF BOTTOM OF FOOTINGS. CONCRETE IS SPECIFIED IN DIVISION 3 SECTION.
- D. BACKFILL VOIDS WITH SATISFACTORY SOIL WHILE REMOVING SHORING AND BRACING.
- E. PLACE AND COMPACT INITIAL BACKFILL OF [SUBBASE MATERIAL] AND [SATISFACTORY SOIL] FREE OF PARTICLES LARGER THAN [1 INCH] IN ANY DIMENSION, TO A HEIGHT OF 12 INCHES OVER THE PIPE OR CONDUIT.
 1. CAREFULLY COMPACT INITIAL BACKFILL UNDER PIPE HAUNCHES AND COMPACT EVENLY UP ON BOTH SIDES AND ALONG THE FULL LENGTH OF PIPING OR CONDUIT TO AVOID DAMAGE OR DISPLACEMENT OF PIPING OR CONDUIT. COORDINATE BACKFILLING WITH UTILITIES TESTING.
- F. PLACE AND COMPACT FINAL BACKFILL OF SATISFACTORY SOIL TO FINAL SUBGRADE ELEVATION.

3.12 SOIL FILL

- A. FLOW, SCARIFY, BENCH, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING MATERIAL.
- B. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS AS FOLLOWS:
 1. UNDER GRASS AND PLANTED AREAS, USE SATISFACTORY SOIL MATERIAL.
 2. UNDER WALKS AND PAVEMENTS, USE SATISFACTORY SOIL MATERIAL.
 3. UNDER STEPS AND RAMPS, USE ENGINEERED FILL.
 4. UNDER BUILDING SLABS, USE ENGINEERED FILL.

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PLANNERS AND ENGINEERS COLLABORATIVE STANDARDS AND SPECIFICATIONS

STORM DRAINAGE (CONT'D)

1.4 DELIVERY, STORAGE, AND HANDLING

- PROTECT PIPE, PIPE FITTINGS, AND SEALS FROM DIRT AND DAMAGE.
- HANDLE MANHOLES ACCORDING TO MANUFACTURERS WRITTEN RINGING INSTRUCTIONS.
- HANDLE CATCH BASINS AND STORMWATER INLETS ACCORDING TO MANUFACTURERS WRITTEN RINGING INSTRUCTIONS.

1.5 PROJECT CONDITIONS

- INTERRUPTION OF EXISTING STORM DRAINAGE SERVICE: DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICE ACCORDING TO REQUIREMENTS INDICATED:
 - NOTIFY [ARCHITECT] [CONSTRUCTION MANAGER] [OWNER] NO FEWER THAN [TWO] DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF SERVICE.
 - DO NOT PROCEED WITH INTERRUPTION OF SERVICE WITHOUT [ARCHITECT'S] [CONSTRUCTION MANAGERS'] [OWNERS'] WRITTEN PERMISSION.

PART 2 - PRODUCTS

2.1 STEEL PIPE AND FITTINGS

- ALUMINIZED TYPE II CORRUGATED - STEEL PIPE AND FITTINGS: ASTM A 760/A 760M, TYPE L OR AASHTO M36 WITH FITTINGS OF SIMILAR FORM AND CONSTRUCTION AS PIPE.
 - SPECIAL-JOINT BANDS: CORRUGATED STEEL, 1/2-1/2 HUGGER BANDS WITH BAR, BOLT AND STRAP CONNECTOR.

2.2 ALUMINUM PIPE AND FITTINGS

- CORRUGATED ALUMINUM PIPE AND FITTINGS: ASTM B 745/B 745M, TYPE I WITH FITTINGS OF SIMILAR FORM AND CONSTRUCTION AS PIPE.
 - SPECIAL-JOINT BANDS: CORRUGATED STEEL WITH O-RING SEALS.

2.3 CONCRETE PIPE AND FITTINGS

- REINFORCED-CONCRETE SEWER PIPE AND FITTINGS: ASTM C 76.
 - BELL-AND-SPIGOT ENDS AND [GASKETED JOINTS WITH ASTM C 443, RUBBER GASKETS] [SEALANT JOINTS WITH ASTM C 980, BITUMEN OR BUTYL RUBBER SEALANT].
 - CLASS I [WALL A] [WALL B].
 - CLASS IV, [WALL A] [WALL B] [WALL C].
- SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS AND FITTINGS AASHTO M252 (4"-10" DIAMETER) AASHTO M294 (12"-48").
- JOINT PERFORMANCE: PIPES SHALL BE JOINTED BY BELL AND SPIGOT ACCORDING AASHTO M252, M294, OR ASTM F2306. THE JOINT SHALL BE SOIL TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477.
- FITTINGS: FITTINGS SHALL CONFORM TO AASHTO M252, M294, OR ASTM F2306. BELL AND SPIGOT CONNECTIONS SHALL UTILIZE A SPUN-ON OR WELDED BELL AND VALLEY OR SADDLE GASKET MEETING THE SOIL TIGHT JOINT PERFORMANCE REQUIREMENTS OF AASHTO M252, M294, OR ASTM F2306.

2.5 NONPRESSURE TRANSITION COUPLINGS

- SLEEVE MATERIALS:
 - FOR CONCRETE PIPES: ASTM C 443, RUBBER.

2.6 DRAINS

2.6.1 CAST-IRON AREA DRAINS:

- MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, [PROVIDE PRODUCTS BY ONE OF THE FOLLOWING] [AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING]:

2.7 MANHOLES

- STANDARD PRECAST CONCRETE MANHOLES:
 - DESCRIPTION: ASTM C 478, PRECAST, REINFORCED CONCRETE, OF DEPTH INDICATED, WITH PROVISION FOR SEALANT JOINTS.
 - DIAMETER: 48 INCHES MINIMUM UNLESS OTHERWISE INDICATED.
 - RISER SECTIONS: 4-INCH MINIMUM THICKNESS, AND LENGTHS TO PROVIDE DEPTH INDICATED.
 - TOP SECTION: ECCENTRIC-CONE TYPE UNLESS CONCENTRIC-CONE OR FLAT-SLAB-TOP TYPE IS INDICATED, AND TOP OF CONE OF SIZE THAT MATCHES GRADE RINGS.
 - JOINT SEALANT: ASTM C 980, BITUMEN OR BUTYL RUBBER.
 - STEPS: INDIVIDUAL FRP STEPS OR FRP LADDER [INDIVIDUAL FRP STEPS, FRP LADDER, OR ASTM A 615/A 615M, DEFORMED, 1/2-INCH STEEL REINFORCING RODS ENCASED IN ASTM D 4101, PP] [ASTM A 615/A 615M, DEFORMED, 1/2-INCH STEEL REINFORCING RODS ENCASED IN ASTM D 4101, PP] WIDE ENOUGH TO ALLOW WORKER TO PLACE BOTH FEET ON ONE STEP AND DESIGNED TO PREVENT LATERAL SLIPPAGE OFF STEP, CAST OR ANCHOR STEPS INTO SIDEWALLS AT 12- TO 16-INCH INTERVALS, OMIT STEPS IF TOTAL DEPTH FROM FLOOR OF MANHOLE TO FINISHED GRADE IS LESS THAN [60 INCHES].
 - GRADE RINGS: REINFORCED-CONCRETE RINGS, 6- TO 9-INCH TOTAL THICKNESS, TO MATCH DIAMETER OF MANHOLE FRAME AND COVER, AND HEIGHT AS REQUIRED TO ADJUST MANHOLE FRAME AND COVER TO INDICATED ELEVATION AND SLOPE.
- MANHOLE FRAMES AND COVERS:
 - DESCRIPTION: FERROUS 24-INCH ILL BY 7- TO 9-INCH RISER WITH 4-INCH MINIMUM WIDTH FLANGE AND 26-INCH DIAMETER COVER, INCLUDE IDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM DRAINAGE".
 - MATERIAL: [ASTM A 536, GRADE 60-40-18 DUCTILE] [ASTM A 484, CLASS 48, CLASS 35 GRAY] IRON UNLESS OTHERWISE INDICATED.

2.8 POLYMER-CONCRETE CHANNEL DRAINAGE SYSTEMS

- DRAINAGE SPECIALTIES: PRECAST, POLYMER-CONCRETE UNITS.

2.9 CATCH BASINS

- STANDARD PRECAST CONCRETE CATCH BASINS:
 - DESCRIPTION: ASTM C 478, PRECAST, REINFORCED CONCRETE, OF DEPTH INDICATED, WITH PROVISION FOR SEALANT JOINTS.
 - BASE SECTION: 6-INCH MINIMUM THICKNESS FOR FLOOR SLAB AND 4-INCH MINIMUM THICKNESS FOR WALLS AND BASE RISER SECTION, AND SEPARATE BASE SLAB OR BASE SECTION WITH INTEGRAL FLOOR.
 - RISER SECTIONS: 4-INCH MINIMUM THICKNESS, 48-INCH DIAMETER, AND LENGTHS TO PROVIDE DEPTH INDICATED.
 - TOP SECTION: ECCENTRIC-CONE TYPE UNLESS CONCENTRIC-CONE OR FLAT-SLAB-TOP TYPE IS INDICATED, TOP OF CONE OF SIZE THAT MATCHES GRADE RINGS.
 - JOINT SEALANT: ASTM C 980, BITUMEN OR BUTYL RUBBER.
 - ADJUSTING RINGS: INTERLOCKING RINGS WITH LEVEL OR SLOPED EDGE IN THICKNESS AND SHAPE MATCHING CATCH BASIN FRAME AND GRATE, INCLUDE SEALANT RECOMMENDED BY RING MANUFACTURER.
 - GRADE RINGS: INCLUDE TWO OR THREE REINFORCED-CONCRETE RINGS, OF 6- TO 9-INCH TOTAL THICKNESS, THAT MATCH 24-INCH DIAMETER FRAME AND GRATE.
 - STEPS: INDIVIDUAL FRP STEPS OR FRP LADDER [INDIVIDUAL FRP STEPS, FRP LADDER, OR ASTM A 615/A 615M, DEFORMED, 1/2-INCH STEEL REINFORCING RODS ENCASED IN ASTM D 4101, PP] WIDE ENOUGH TO ALLOW WORKER TO PLACE BOTH FEET ON ONE STEP AND DESIGNED TO PREVENT LATERAL SLIPPAGE OFF STEP, CAST OR ANCHOR STEPS INTO SIDEWALLS AT 12- TO 16-INCH INTERVALS, OMIT STEPS IF TOTAL DEPTH FROM FLOOR OF CATCH BASIN TO FINISHED GRADE IS LESS THAN [60 INCHES].
 - PIPE CONNECTORS: ASTM C 923, RESILIENT, OF SIZE REQUIRED, FOR EACH PIPE CONNECTING TO BASE SECTION, FRAMES AND GRATES. ASTM A 536, GRADE 60-40-18, DUCTILE IRON DESIGNED FOR A-16, STRUCTURAL LOADING, INCLUDE FLAT GRATE WITH SMALL SQUARE OR SHORT-SLOTTED DRAINAGE OPENINGS.
 - SIZE: 24 BY 24 INCHES MINIMUM UNLESS OTHERWISE INDICATED.

2.10 STORMWATER INLETS

- CURB INLETS: MADE WITH VERTICAL CURB OPENING [OF MATERIALS AND DIMENSIONS ACCORDING TO UTILITY STANDARDS].
- COMBINATION INLETS: MADE WITH VERTICAL CURB AND HORIZONTAL GUTTER OPENINGS [OF MATERIALS AND DIMENSIONS ACCORDING TO UTILITY STANDARDS], INCLUDE HEAVY-DUTY FRAMES AND GRATES.

2.11 STORMWATER DETENTION OUTLET CONTROL STRUCTURES

- CAST-IN-PLACE CONCRETE, STORMWATER DETENTION OUTLET CONTROL STRUCTURES: CONSTRUCTED OF REINFORCED CONCRETE BOTTOM, WALLS, AND TOP, DESIGNED ACCORDING TO ASTM C 890 FOR A-16 (AASHTO HS20-44). HEAVY-Traffic, STRUCTURAL LOADING, OF DEPTH, SHAPE, DIMENSIONS, AND APPURTENANCES INDICATED.
 - BALLAST: INCREASE THICKNESS OF CONCRETE AS REQUIRED TO PREVENT FLOTATION.
- PIPE OUTLETS
 - HEAD WALLS: CAST-IN-PLACE REINFORCED CONCRETE, WITH APRON AND TAPERED SIDES.
 - RIPRAP BASINS: BROKEN, IRREGULARLY SIZED AND SHAPED, GRADED STONE ACCORDING TO NSSGA'S "QUARRIED STONE FOR EROSION AND SEDIMENT CONTROL."
 - FILTER STONE: ACCORDING TO NSSGA'S "QUARRIED STONE FOR EROSION AND SEDIMENT CONTROL," NO. FS-2, NO.4 SCREEN OPENING, AVERAGE-SIZE GRADED STONE.
 - ENERGY DISSIPATORS: ACCORDING TO NSSGA'S "QUARRIED STONE FOR EROSION AND SEDIMENT CONTROL," NO. A-1, 3-TON AVERAGE WEIGHT ARMOR STONE, UNLESS OTHERWISE INDICATED.

PART 3 - EXECUTION

3.1 EARTHWORK

- EXCAVATION, TRENCHING, AND BACKFILLING ARE SPECIFIED IN DIVISION 2 SECTION "EARTHWORK."

3.2 PIPING INSTALLATION

- GENERAL LOCATIONS AND ARRANGEMENTS: DRAWING PLANS AND DETAILS INDICATE GENERAL LOCATION AND ARRANGEMENT OF UNDERGROUND STORM DRAINAGE, PIPING, LOCATION AND ARRANGEMENT OF PIPING. LOCATION OF TAKE INTO ACCOUNT DESIGN CONSIDERATIONS, INSTALL PIPING AS INDICATED, TO EXTENT PRACTICAL, WHERE SPECIFIC INSTALLATION IS NOT INDICATED, FOLLOW PIPING MANUFACTURERS WRITTEN INSTRUCTIONS.
- INSTALL PIPING BEGINNING AT LOW POINT, TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. PLACE BELL ENDS OF PIPING FACING UPSTREAM. INSTALL GASKETS, SEALS, SLEEVES, AND COUPLINGS ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS FOR USE OF LUBRICANTS, CEMENTS, AND OTHER INSTALLATION REQUIREMENTS.
- INSTALL MANHOLES FOR CHANGES IN DIRECTION UNLESS FITTINGS ARE INDICATED. USE FITTINGS FOR BRANCH CONNECTIONS UNLESS DIRECT TAP INTO EXISTING SEWER IS INDICATED.
- INSTALL PROPER SIZE INCREASERS, REDUCERS, AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED, REDUCING SIZE OF PIPING IN DIRECTION OF FLOW IS PROHIBITED.
- WHEN INSTALLING PIPE UNDER STREETS OR OTHER OBSTRUCTIONS THAT CANNOT BE DISTURBED, USE PIPE JACKING PROCESS OF MICRO-TUNNELING.

STORM DRAINAGE (CONT'D)

F. INSTALL GRAVITY-FLOW, NON-PRESSURE DRAINAGE PIPING ACCORDING TO THE FOLLOWING:

- INSTALL PIPING PITCHED DOWN IN DIRECTION OF FLOW.
- INSTALL PIPING WITH 36-INCH MINIMUM COVER.
- INSTALL CORRUGATED STEEL PIPING ACCORDING TO ASTM A 798/A 798M.
- INSTALL CORRUGATED ALUMINUM PIPING ACCORDING TO ASTM B 788/B 788M.
- INSTALL REINFORCED-CONCRETE SEWER PIPING ACCORDING TO ASTM C 1479 AND ACPA'S "CONCRETE PIPE INSTALLATION MANUAL."
- INSTALL HDPE PIPE ACCORDING TO SECTION 560 OF THE GDOT STANDARD SPECIFICATIONS

3.3 PIPE JOINT CONSTRUCTION

A. JOIN GRAVITY-FLOW, NON-PRESSURE DRAINAGE PIPING ACCORDING TO THE FOLLOWING:

- JOIN CORRUGATED STEEL SEWER PIPING ACCORDING TO ASTM A 798/A 798M.
- JOIN CORRUGATED ALUMINUM SEWER PIPING ACCORDING TO ASTM B 788/B 788M.
- JOIN REINFORCED-CONCRETE SEWER PIPING ACCORDING TO ASTM C "CONCRETE PIPE INSTALLATION MANUAL" FOR RUBBER-GASKETED JOINTS.
- JOIN HDPE PIPING ACCORDING TO AASHTO M252, M294, OR ASTM F2306.

3.4 DRAIN INSTALLATION

- INSTALL TYPE OF DRAINS IN LOCATIONS INDICATED.
 - USE HEAVY-DUTY, TOP-LOADING CLASSIFICATION DRAINS IN [VEHICLE-TRAFFIC SERVICE] AREAS.

3.5 MANHOLE INSTALLATION

- GENERAL: INSTALL MANHOLES, COMPLETE WITH APPURTENANCES AND ACCESSORIES INDICATED.
- INSTALL PRECAST CONCRETE MANHOLE SECTIONS WITH SEALANTS ACCORDING TO ASTM C 891.
- SET TOPS OF FRAMES AND COVERS FLUSH WITH FINISHED SURFACE OF MANHOLES THAT OCCUR IN PAVEMENTS. SET TOPS [3 INCHES] ABOVE FINISHED SURFACE ELSEWHERE UNLESS OTHERWISE INDICATED.

3.6 CATCH BASIN INSTALLATION

- CONSTRUCT CATCH BASINS TO SIZES AND SHAPES INDICATED.
- SET FRAMES AND GRATES TO ELEVATIONS INDICATED.

3.7 STORMWATER INLET INSTALLATION

- CONSTRUCT INLET HEAD WALLS, APRONS, AND SIDES OF REINFORCED CONCRETE, AS INDICATED.
- CONSTRUCT RIPRAP OF BROKEN STONE, AS INDICATED.
- INSTALL OUTLETS THAT SPILL ONTO GRADE, WITH FLARED END SECTIONS THAT MATCH PIPE, WHERE INDICATED.
- CONSTRUCT ENERGY DISSIPATORS AT OUTLETS, AS INDICATED.

3.8 CONCRETE PLACEMENT

- PLACE CAST-IN-PLACE CONCRETE ACCORDING TO ACI 318.3.9

3.10 CHANNEL DRAINAGE SYSTEM INSTALLATION

- INSTALL WITH TOP SURFACES OF COMPONENTS, EXCEPT PIPING, FLUSH WITH FINISHED SURFACE.
- ASSEMBLE CHANNEL SECTIONS TO FORM SLOPE DOWN TOWARD DRAIN OUTLETS. USE SEALANTS, ADHESIVES, FASTENERS, AND OTHER MATERIALS RECOMMENDED BY SYSTEM MANUFACTURER.
- EMBED CHANNEL SECTIONS AND DRAINAGE SPECIALTIES IN [4-INCH] MINIMUM CONCRETE AROUND BOTTOM AND SIDES.
- FASTEN GRATES TO CHANNEL SECTIONS IF INDICATED.
- ASSEMBLE CHANNEL SECTIONS WITH FLANGED OR INTERLOCKING JOINTS.
- EMBED CHANNEL SECTIONS IN [4-INCH] MINIMUM CONCRETE AROUND BOTTOM AND SIDES.

3.10 CONNECTIONS

- CONNECT NON-PRESSURE, GRAVITY-FLOW DRAINAGE PIPING IN BUILDING'S STORM BUILDING DRAINS SPECIFIED IN DIVISION 15 SECTION "STORM DRAINAGE PIPING."
- CONNECT, FORCE-MAIN DRAINAGE PIPING TO BUILDING'S STORM DRAINAGE FORCE MAINS SPECIFIED IN DIVISION 15 SECTION "STORM DRAINAGE PIPING," TERMINATE PIPING WHERE INDICATED.
- MAKE CONNECTIONS TO EXISTING PIPING AND UNDERGROUND MANHOLES.
 - USE COMMERCIALLY MANUFACTURED WYE FITTINGS FOR PIPING BRANCH CONNECTIONS. REMOVE SECTION OF EXISTING PIPE, INSTALL WYE FITTING INTO EXISTING PIPING, AND ENCASE ENTIRE WYE WITH NOT LESS THAN 6 INCHES OF CONCRETE WITH 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 - MAKE BRANCH CONNECTIONS FROM SIDE INTO EXISTING PIPING, NPS 4 TO NPS 20, REMOVE SECTION OF EXISTING PIPE, INSTALL WYE FITTING INTO EXISTING PIPING, AND ENCASE ENTIRE WYE WITH NOT LESS THAN 6 INCHES OF CONCRETE WITH 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 - MAKE BRANCH CONNECTIONS FROM SIDE INTO EXISTING PIPING, NPS 21 OR LARGER, OR TO UNDERGROUND MANHOLES AND STRUCTURES BY CUTTING INTO EXISTING UNIT AND CREATING AN OPENING LARGE ENOUGH TO ALLOW 3 INCHES OF CONCRETE TO BE PACKED AROUND ENTERING CONNECTION, CUT END OF CONNECTION PIPE PASSING THROUGH PIPE OR STRUCTURE WALL TO CONFORM TO SHAPE OF AND BE FLUSH WITH INSIDE SURFACE, UNLESS OTHERWISE INDICATED. ON OUTSIDE OF PIPE, MANHOLE, OR STRUCTURE WALL, ENCASE ENTERING CONNECTION IN 8 INCHES OF CONCRETE FOR MINIMUM LENGTH OF 12 INCHES TO PROVIDE ADDITIONAL SUPPORT OF COLLAR FROM CONNECTION TO UNDISTURBED GROUND.
 - USE CONCRETE, THAT WILL ATTAIN A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS OTHERWISE INDICATED.
 - USE EPOXY-BONDING COMPOUND AS INTERFACE BETWEEN NEW AND EXISTING CONCRETE AND PIPING MATERIALS.
 - PROTECT EXISTING PIPING, MANHOLES, AND STRUCTURES TO PREVENT CONCRETE OR DEBRIS FROM ENTERING WHILE MAKING TAP CONNECTIONS. REMOVE DEBRIS OR OTHER EXTRANEOUS MATERIAL THAT MAY ACCUMULATE.
 - CONNECT TO SEDIMENT INTERCEPTORS SPECIFIED IN DIVISION 2 SECTION "INTERCEPTORS."
 - E. PIPE COUPLINGS, EXPANSION JOINTS, AND DEFLECTION FITTINGS WITH PRESSURE RATINGS AT LEAST EQUAL TO THE PIPE UNLESS OTHERWISE INDICATED.
 - USE NON-PRESSURE-TYPE FLEXIBLE COUPLINGS WHERE REQUIRED TO JOIN GRAVITY-FLOW, NON-PRESSURE SEWER PIPING UNLESS OTHERWISE INDICATED.
 - UNSHIELDED [SHIELDED] FLEXIBLE COUPLINGS FOR SAME OR MINOR DIFFERENCE OF PIPES.
 - UNSHIELDED, INCREASED-PRESSURE, FLEXIBLE COUPLINGS FOR PIPES WITH DIFFERENT OD.
 - RING-TYPE FLEXIBLE COUPLINGS FOR PIPING OF DIFFERENT SIZES WHERE ANNULAR SPACE BETWEEN SMALLER PIPING'S OD AND LARGER PIPING'S ID PERMITS INSTALLATION.
 - USE PRESSURE-TYPE PIPE COUPLINGS FOR FORCE-MAIN JOINTS.

3.11 CLOSING ABANDONED STORM DRAINAGE SYSTEMS

- ABANDONED PIPING: CLOSE OPEN ENDS OF ABANDONED UNDERGROUND PIPING INDICATED TO REMAIN IN PLACE, INCLUDE CLOSURES STRONG ENOUGH TO WITHSTAND HYDROSTATIC AND EARTH PRESSURES THAT MAY RESULT AFTER ENDS OF ABANDONED PIPING HAVE BEEN CLOSED. USE EITHER PROCEDURE BELOW.
 - CLOSE OPEN ENDS OF PIPING WITH AT LEAST [8-INCH] THICK, BRICK MASONRY BULKHEADS.
 - CLOSE OPEN ENDS OF PILING WITH THREADED METAL CAPS, PLASTIC PLUGS, OR OTHER ACCEPTABLE METHODS SUITABLE FOR SIZE AND TYPE OF MATERIAL BEING CLOSED, DO NOT USE WOOD PLUGS.
- ABANDONED MANHOLES AND STRUCTURES: EXCAVATE AROUND MANHOLES AND STRUCTURES AS REQUIRED AND USE ONE PROCEDURE BELOW.
 - REMOVE MANHOLE OR STRUCTURE AND CLOSE OPEN ENDS OF REMAINING PIPING.
 - REMOVE TOP OF MANHOLE OR STRUCTURE DOWN TO AT LEAST [36 INCHES] BELOW FINAL GRADE. FILL TO WITHIN [12 INCHES] OF TOP WITH STONE, RUBBLE, GRAVEL, OR COMPACTED DIRT, FILL TO TOP WITH CONCRETE.
- BACKFILL TO GRADE ACCORDING TO DIVISION 2 SECTION "EARTHWORK."

3.12 IDENTIFICATION

- MATERIALS AND THEIR INSTALLATION ARE SPECIFIED IN DIVISION 2 SECTION "EARTHWORK" ARRANGE FOR INSTALLATION OF GREEN WARNING TAPE DIRECTLY OVER PIPING AND AT OUTSIDE EDGE OF UNDERGROUND STRUCTURES.
 - USE [WARNING TAPE OR] DETECTABLE WARNING TAPE OVER FERROUS PIPING.
 - USE DETECTABLE WARNING TAPE OVER NONFERROUS PIPING AND OVER EDGES OF UNDERGROUND STRUCTURES.

3.13 FIELD QUALITY CONTROL

- INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. INSPECT AFTER APPROXIMATELY 24 INCHES OF BACKFILL IS IN PLACE, AND AGAIN AT COMPLETION OF PROJECT.
 - SUBMIT SEPARATE REPORTS FOR EACH SYSTEM INSPECTION.
 - DEFECTS REQUIRING CORRECTION INCLUDE THE FOLLOWING:
 - ALIGNMENT: LESS THAN HALF DIAMETER OF INSIDE OF PIPE IS VISIBLE BETWEEN STRUCTURES.
 - DEFLECTION: FLEXIBLE PIPING WITH DEFLECTION THAT PREVENTS PASSAGE OF BALL OR CYLINDER OF SIZE NOT LESS THAN 92.5 PERCENT OF PIPING DIAMETER.
 - DAMAGE: CRUSHED, BROKEN, CRACKED, OR OTHERWISE DAMAGED PIPING.
 - INFILTRATION: WATER LEAKAGE INTO PIPING.
 - EXFILTRATION: WATER LEAKAGE FROM OR AROUND PIPING.
 - REPLACE DEFECTIVE PIPING USING NEW MATERIALS, AND REPEAT INSPECTIONS UNTIL DEFECTS ARE WITHIN ALLOWANCES SPECIFIED.
 - REINSTATE AND REPEAT PROCEDURE UNTIL RESULTS ARE SATISFACTORY.
 - TEST NEW PIPING SYSTEMS, AND PARTS OF EXISTING SYSTEMS THAT HAVE BEEN ALTERED, EXTENDED, OR REPAIRED, FOR LEAKS AND DEFECTS.
 - DO NOT ENCLOSE, COVER, OR PUT INTO SERVICE BEFORE INSPECTION AND APPROVAL.
 - TEST COMPLETED PIPING SYSTEMS ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
 - SCHEDULE TESTS AND INSPECTIONS BY AUTHORITIES HAVING JURISDICTION WITH AT LEAST 24 HOURS ADVANCE NOTICE.
 - SUBMIT SEPARATE REPORT FOR EACH TEST.
 - INSPECT AND REPEAT PROCEDURE UNTIL RESULTS ARE SATISFACTORY.
 - EXCEPTION: PIPING WITH SOIL TIGHT JOINTS UNLESS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
 - OPTION: TEST CONCRETE PIPING ACCORDING TO ASTM C 924.
 - REPLACE LEAKING PIPING USING NEW MATERIALS, AND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

SANITARY SEWER

PART 1 - GENERAL

1.1 SCOPE OF WORK

- SUPPLY ALL LABOR, EQUIPMENT, MATERIALS, AND INCIDENTALS NECESSARY TO INSTALL AND TEST ALL PIPING AND APPURTENANCES AS SPECIFIED.
- WORK SHALL INCLUDE BUT NOT BE LIMITED TO ALL EXCAVATION, BACKFILLING, SHEETING, SLOPE PROTECTION, DRAINAGE, CONCRETE WORK, RIP-RAP, GRADING, AND ALL OTHER WORK NECESSARY TO COMPLETE THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE PIPE.

1.2 QUALIFICATIONS

- THE PIPE AND FITTINGS SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED IN ACCORDANCE WITH THESE SPECIFICATIONS AS APPLICABLE.

SANITARY (CONT'D)

1.3 SUBMITTALS AND TESTING

- IF REQUIRED, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A LIST OF MATERIALS TO BE FURNISHED PRIOR TO THE START OF CONSTRUCTION.
- SUBMIT SHOP DRAWINGS TO THE OWNER, IF REQUIRED.

1.4 INSPECTION

- ALL PIPE AND FITTINGS TO BE INSTALLED UNDER THIS CONTRACT MAY BE INSPECTED BY THE OWNER AT THE SITE OF MANUFACTURE FOR COMPLIANCE WITH THESE SPECIFICATIONS.

1.5 CONNECTION TO WORK BY OTHERS OR EXISTING LINES

- FOR EXISTING LINES OR LINES INSTALLED UNDER OTHER CONTRACTS, TO WHICH PIPING OF THIS CONTRACT MUST CONNECT, THE CONTRACTOR SHALL EXPOSE BURIED LINES TO CONFIRM OR DETERMINE END CONNECTION DETAILS, PIPE MATERIAL AND DIAMETER, FURNISH AND INSTALL APPROPRIATE PIPING, AND MAKE PROPER CONNECTIONS.

PART 1 - PRODUCTS

2.1 DUCTILE IRON PIPE AND FITTINGS

- DUCTILE IRON PIPE SHALL MEET THE FOLLOWING REQUIREMENTS AND BE AS SPECIFIED HEREINAFTER:
 - ALL DUCTILE IRON PIPE USED FOR BELOW-GRADE SERVICE IN THE PROJECT SHALL HAVE PUSH-ON JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI A21.11 OR AWWA C111, LATEST REVISIONS. DUCTILE IRON PIPE USED IN THE PROJECT FOR ABOVE-GROUND SERVICE OR IN BELOWGROUND VAULTS SHALL HAVE FLANGED JOINTS CONFORMING TO THE REQUIREMENTS OF ANSI A21.15, LATEST REVISION.
 - ALL DUCTILE IRON JOINTS USED IN THE PROJECT, UNLESS OTHERWISE NOTED, SHALL BE PUSH-ON OR AS SPECIFIED AND SHALL MEET THE REQUIREMENTS OF ANSI SPECIFICATIONS A 21.11 OR AWWA C111, LATEST REVISIONS.

FITTINGS:

MECHANICAL JOINT FITTINGS:

- FITTINGS SHALL BE DUCTILE IRON COMPACT FITTINGS CONFORMING TO ANSI A21.53. THE RUBBER GASKET JOINTS SHALL CONFORM TO ANSI A21.11. BOLTS SHALL BE LOW ALLOY, HIGH STRENGTH EQUAL TO "ACIPOLLY", "USALLOY", OR "CORTEN" BOLTS.

FLANGED FITTINGS:

- ALL DUCTILE IRON A21.10 OR A21.11 AND SHALL HAVE FLANGES FACED AND DRILLED IN CONFORMANCE WITH ANSI STANDARD A21.11. JOINTS SHALL BE INSTALLED WITH FULL RING RUBBER GASKET. BOLTS SHALL BE LOW ALLOY, HIGH STRENGTH EQUAL TO "ACIPOLLY", "USALLOY", OR "CORTEN" BOLTS.

2.2 OTHER PIPE MATERIAL

- OTHER PIPE MATERIALS FOR 10" INTERCEPTORS AND LARGER MAY ONLY BE CONSIDERED AND APPROVED AFTER EVALUATION FOR COMPLIANCE WITH SPECIFICATIONS USED BY LOCAL JURISDICTION FOR PIPE INSTALLATION.

PART 3 - EXECUTION

3.1 GENERAL

- CARE SHALL BE TAKEN IN LOADING, TRANSPORTING, AND UNLOADING TO PREVENT INJURY TO THE PIPE OR COATINGS. PIPE OR FITTINGS SHALL NOT BE DROPPED. ALL PIPE OR FITTINGS SHALL BE EXAMINED BEFORE LAYING, AND NO PIECE SHALL BE INSTALLED WHICH IS FOUND TO BE DEFECTIVE. ANY DAMAGE TO THE PIPE COATINGS SHALL BE REPAIRED AS DIRECTED BY THE OWNER.
- PIPE AND FITTINGS SHALL BE SUBJECTED TO A CAREFUL INSPECTION JUST PRIOR TO BEING LAID OR INSTALLED, IF ANY DEFECTIVE PIPE IS DISCOVERED AFTER IT HAS BEEN LAID, IT SHALL BE REMOVED AND REPLACED WITH A SOUND PIPE IN A SATISFACTORY MANNER AT NO ADDITIONAL EXPENSE TO THE OWNER. ALL PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED BEFORE LAYING, SHALL BE KEPT CLEAN UNTIL THEY ARE USED IN THE WORK, AND WHEN INSTALLED OR LAID SHALL CONFORM TO THE LINES AND GRADES REQUIRED.
- UNLESS SPECIFICALLY INDICATED OTHERWISE, UNDERGROUND PIPING SHALL SLOPE UNIFORMLY BETWEEN JOINTS.
- CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN CONSTRUCTING PIPING TO PROTECT ALL EXISTING UNDERGROUND UTILITIES AND ALL EXISTING STRUCTURES FROM DAMAGE.

3.2 INSTALLATION

- PIPE AND FITTINGS SHALL BE INSTALLED USING BEDDING, AS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH REQUIREMENTS OF AWWA STANDARD SPECIFICATIONS, EXCEPT AS OTHERWISE PROVIDED HEREIN. A FIRM EVEN BEARING THROUGHOUT THE LENGTH OF THE PIPE SHALL BE CONSTRUCTED BY PLACING AND TAMPING GRANULAR BEDDING MATERIAL AT THE SIDES OF THE PIPE UP TO THE SPRINGLINE. BLOCKING WILL NOT BE PERMITTED. BELL HOLES SHALL BE HAND EXCAVATED TO INSURE UNIFORM BEARING ALONG THE PIPE BARREL.
- ALL PIPES SHALL BE SOUND AND CLEAN BEFORE INSTALLING, WHEN INSTALLING IS NOT IN PROGRESS, INCLUDING LUNTIME, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY WATERTIGHT PLUG OR OTHER APPROVED MEANS. GOOD ALIGNMENT SHALL BE PRESERVED IN LAYING. THE DEFLECTION AT JOINTS SHALL NOT EXCEED THAT RECOMMENDED BY MANUFACTURER.
- WHEN CUTTING PIPE IS REQUIRED, THE CUTTING SHALL BE DONE BY MACHINE, LEAVING A SMOOTH CUT AT RIGHT ANGLES TO THE AXIS OF THE PIPE. CUT ENDS OF PIPE TO BE USED WITH A BELL SHALL BE BEVELED TO CONFORM TO THE MANUFACTURED SPIGOT END. LINING SHALL BE UNDAUNAGED.
- PUSH-ON JOINTS SHALL BE MADE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PIPE SHALL BE LAID WITH BELL ENDS LOOKING AHEAD. A RUBBER GASKET SHALL BE INSERTED IN THE GROOVE OF THE BELL END OF THE PIPE, AND THE JOINT SURFACES CLEANED AND LUBRICATED. THE PLAIN END OF THE PIPE IS TO BE ALIGNED WITH THE BELL OF THE PIPE TO WHICH IT IS TO BE JOINED, AND PUSHED HOME WITH A JACK OR BY OTHER MEANS, AFTER JOINING THE PIPE, A METAL FEELER SHALL BE USED TO MAKE CERTAIN THAT THE RUBBER GASKET IS CORRECTLY LOCATED.
- JOINTS AT FITTINGS, AND WHERE DESIGNATED ON THE DRAWINGS AND/OR AS SPECIFIED, SHALL BE IN ACCORDANCE WITH THE "NOTES ON METHOD OF INSTALLATION" UNDER ANSI SPECIFICATION A21.11 AND THE INSTRUCTIONS OF THE MANUFACTURER. JOINTS IN THE FIELD, THOROUGHLY CLEAN THE JOINT SURFACES AND RUBBER GASKET WITH SOAPY WATER BEFORE ASSEMBLY.
- UNLESS OTHERWISE NOTED, UNDERGROUND PIPING SHALL BE PUSH-ON.
- ALL FITTINGS AND OTHER APPURTENANCES NEEDED UPON THE PIPELINES SHALL BE SET AND JOINTED AS INDICATED ON THE DRAWINGS OR AS REQUIRED BY THE MANUFACTURER.
- THE CONTRACTOR SHALL ARRANGE, IF REQUESTED, FOR THE PIPE MANUFACTURER TO FURNISH INFORMATION AND SUPERVISE THE INSTALLATION OF AT LEAST THE FIRST FIVE PUSH-ON JOINTS.
- THE CONTRACTOR SHALL CAREFULLY REGULATE HIS EQUIPMENT AND CONSTRUCTION OPERATIONS SUCH THAT THE LOADING OF THE PIPE DOES NOT EXCEED THE LOADS FOR WHICH THE PIPE IS DESIGNED AND MANUFACTURED. ANY PIPE DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL PIPING SHALL BE PROPERLY AND ADEQUATELY SUPPORTED. SUPPORTS SHALL BE PROVIDED AS INDICATED ON THE DRAWINGS. IF THE METHOD OF SUPPORT IS NOT INDICATED ON THE DRAWINGS, PIPING SHALL BE SUPPORTED AS DIRECTED BY THE DESIGN CONSULTANT.
- THE PROPER NUMBER OF GASKETS AND ALL NECESSARY JOINT MATERIALS, PLUS ONE EXTRA GASKET FOR EVERY 50 JOINTS OR FRACTION THEREOF, SHALL BE FURNISHED WITH THE PIPE AND FITTINGS.
- PIPE EMBEDMENT SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. BEDDING AND BACKFILL FOR PIPE SHALL BE AS SPECIFIED HEREIN AND/OR SHOWN ON THE DRAWINGS.

3.3 BEDDING OF SEWER PIPE

- UNLESS OTHERWISE INDICATED, BEDDING FOR ALL SEWER PIPES SHALL BE CLASS B. CLASS B BEDDING SHALL BE DEFINED AS THAT METHOD OF BEDDING TRENCH CONDUITS IN WHICH THE CONDUIT IS SET IN THOROUGHLY TAMPED, COMPACTED, GRANULAR MATERIALS PLACED TO THE TRENCH WIDTH B AND UP TO THE CENTERLINE OF THE CONDUIT. THE REMAINDER OF THE CONDUIT IS ENTIRELY SURROUNDED TO A HEIGHT OF AT LEAST ONE FOOT ABOVE ITS TOP BY DENSELY COMPACTED BACKFILL CAREFULLY PLACED BY HAND TO COMPLETELY FILL ALL SPACES ABOVE AND ADJACENT TO THE CONDUIT, COMPLIANCE WITH SECTION 410.080.02 IS REQUIRED.

3.4 CLEANING MAINS

- AT THE CONCLUSION OF THE WORK AND PRIOR TO PRESSURE TESTING, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE NEW PIPELINE BY FLOWING WITH WATER. THE CONTRACTOR SHALL REMOVE ALL DEBRIS, AND PIECES OF WOOD OR OTHER MATERIAL, THAT MAY HAVE ENTERED DURING THE CONSTRUCTION PERIOD. THE FLUSHING WATER AND DEBRIS WILL BE TRAPPED AT THE LAST DOWNSTREAM MANHOLE AND REMOVED FROM THE SYSTEM. IF, AFTER THIS CLEANING, OBSTRUCTIONS REMAIN, THEY SHALL BE REMOVED.

WATER

PART 1 - GENERAL

1.1 SCOPE OF WORK

- SUPPLY ALL LABOR, EQUIPMENT, MATERIALS, AND INCIDENTALS NECESSARY TO INSTALL AND TEST ALL WATER SUPPLY PIPING AND APPURTENANCES AS SPECIFIED.
- WORK SHALL INCLUDE BUT NOT BE LIMITED TO ALL EXCAVATION, BACKFILLING, SHEETING, SLOPE PROTECTION, DRAINAGE, CONCRETE WORK, RIP-RAP, GRADING, AND ALL OTHER WORK NECESSARY TO COMPLETE THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE PIPE.

1.2 QUALIFICATIONS

- THE PIPE AND FITTINGS SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED IN ACCORDANCE WITH THESE SPECIFICATIONS AS APPLICABLE.

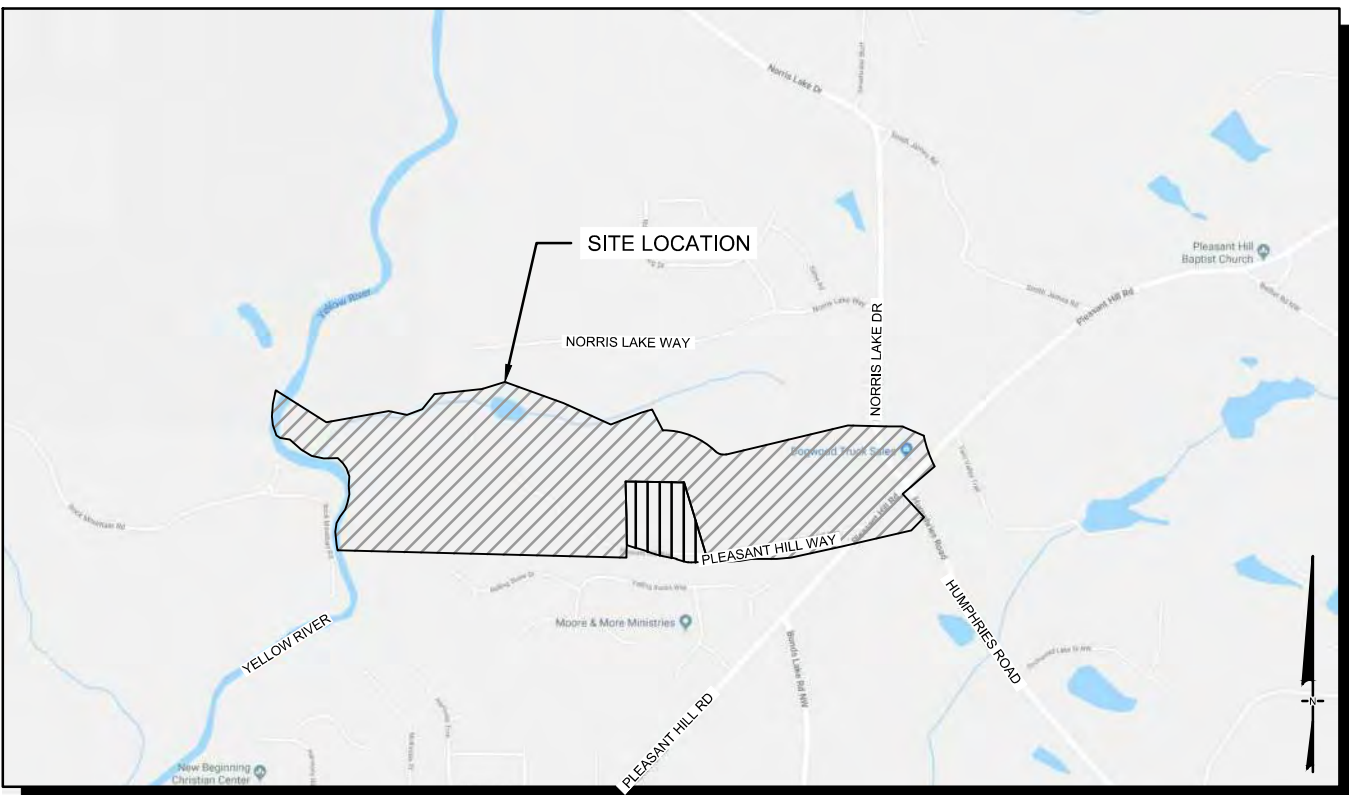
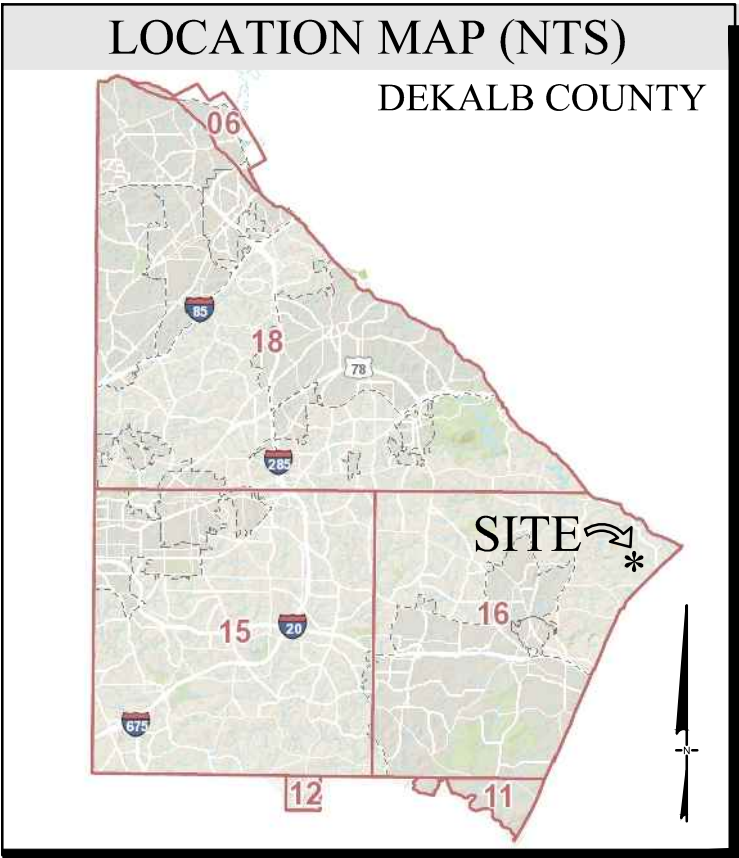
1.3 SUBMITTALS AND TESTING

- THE CONTRACTOR SHALL SUBMIT TO THE OWNER A LIST OF MATERIALS TO BE FURNISHED PRIOR TO START OF CONSTRUCTION.
- SUBMIT SHOP DRAWINGS TO THE OWNER.

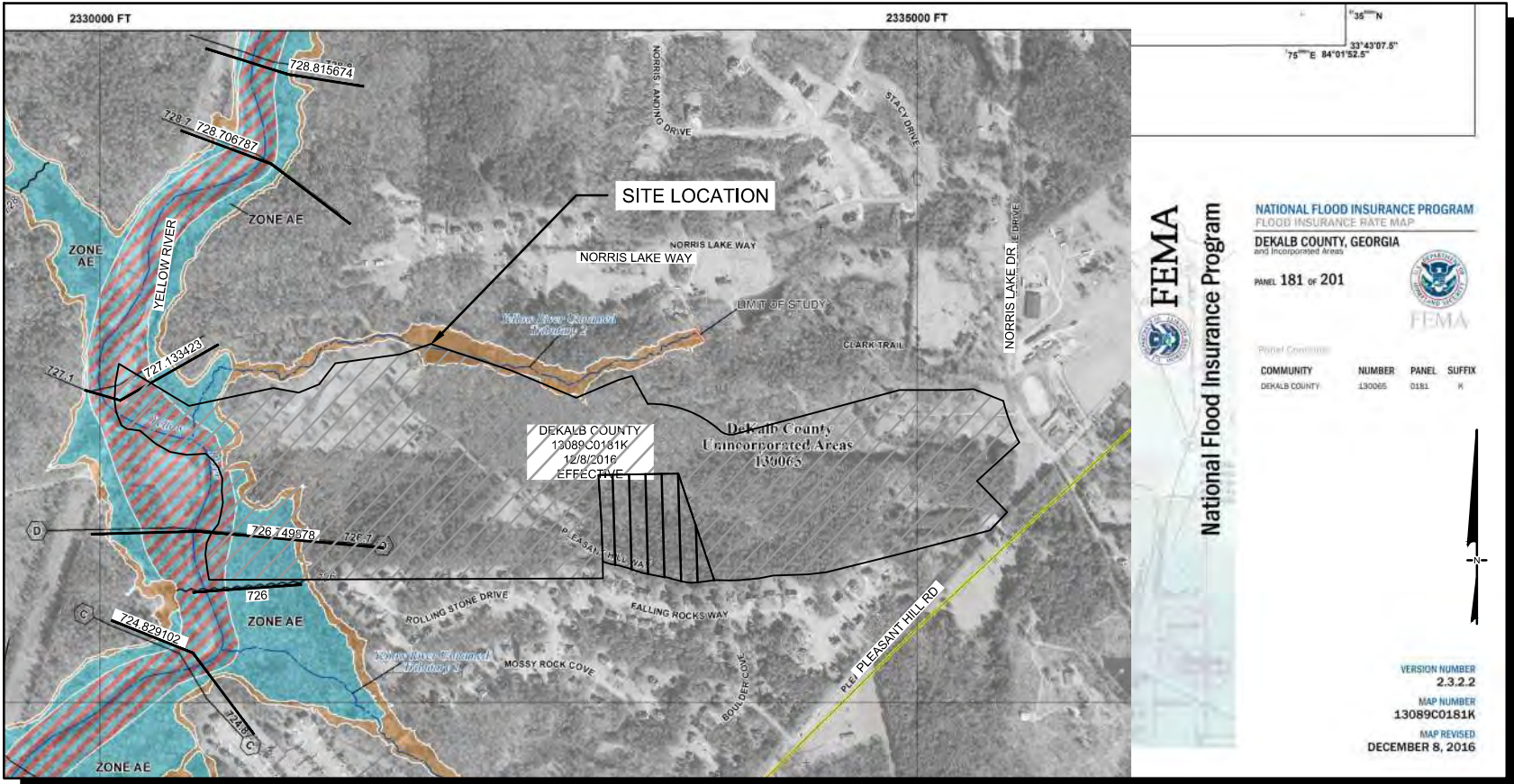
1.4 INSPECTION

- ALL PIPE AND FITTINGS INSTALLED UNDER THIS CONTRACT MAY

RESERVED FOR PLAT FILING



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13089C0181K
NOT TO SCALE

SURVEY NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13089C0181K, PANEL 181 OF 201, AND 13089C0118K, PANEL 118 OF 201 EFFECTIVE DATE DECEMBER 8, 2016 AND FOUND A PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "AE" (AREAS OF 100 YEAR FLOOD).
3. THIS SITE IS TIED TO A GRID NORTH BASED ON GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2018. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
6. THE CENTERLINE OF YELLOW RIVER AS LOCATED ON MAY 18, 2018 IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.
7. A COMPREHENSIVE FIELD REVIEW OF THE WETLANDS, INTERMITTENT STREAMS, PERENNIAL STREAMS AND OPEN WATERS WAS COMPLETE ON MAY 17, 2018 BY TUPELO ECOLOGICAL ASPECTS, INC.
8. PARCEL LINES DEPICTED HEREON NOTED AS PROPOSED ARE TENTATIVE AND DO NOT REPRESENT AN ACTUAL SUBDIVISION OF THE PROPERTY THAT HAS BEEN REVIEWED AND APPROVED BY THE JURISDICTIONAL GOVERNING AUTHORITY(S).
9. THIS SURVEY IS A RETRACEMENT OF EXISTING PROPERTY.
10. THE LEGAL DESCRIPTION SHOWN IS TRUE AND CORRECT DEPICTION OF THE SURVEYED PROPERTY.
11. THE SITE IS CURRENTLY UNDER CONSTRUCTION.

The field data upon which this map or plat is based has a closure precision of one foot in 44,619 feet and an angular error of 00° 00' 01" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 583,862 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION
LINEAR: TOPCON TOTAL STATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

LEGEND

- #4 IRON PIN FOUND (#4 Re-Rod unless noted otherwise)
- #5 IRON PIN SET (#4 Re-Rod unless noted otherwise)
- #6 IRON PIN WITH CAP FOUND
- POINT
- O/P OPEN TOP PIPE FOUND
- C/P CRIMP TOP PIPE FOUND
- ANGLE IRON
- #67 PK NAIL FOUND
- #65 PK NAIL SET
- CMF CONCRETE MONUMENT FOUND
- #67 RW RIGHT OF WAY MONUMENT FOUND
- UTY UTILITY POLE (CARRIES MULTIPLE UTILITIES)
- PWR POWER POLE (WOOD)
- S/L SERVICE POLE W/ LIGHT
- P/L POWER POLE W/ GUY WIRE
- OVERHEAD POWER / TELEPHONE LINE
- E/M ELECTRIC METER
- W/V WATER VALVE
- F/H FIRE HYDRANT
- W/M WATER METER
- G/M GAS METER
- S/S STORM SEWER LINE
- S/W SINGLE WING CATCH BASIN
- D/W DOUBLE WING CATCH BASIN
- C/I CURB INLET
- D/I DROP INLET
- J/B JUNCTION BOX
- S/S SANITARY SEWER LINE
- C/C SANITARY SEWER CLEANOUT
- S/S SANITARY SEWER MANHOLE
- T/B TELEPHONE BOX
- M/M TELEPHONE MANHOLE
- M/W MONITORING WELL
- F/O FIBER OPTIC MARKER
- W— UNDERGROUND WATER LINE
- G— UNDERGROUND GAS LINE
- E— UNDERGROUND ELECTRIC LINE
- T— UNDERGROUND TELEPHONE LINE
- C— UNDERGROUND CABLE LINE
- F/O— UNDERGROUND FIBER OPTIC LINE

ABBREVIATIONS

- APPROX. APPROXIMATE
- BM BENCH MARK
- C&G CURB & GUTTER
- CMP CORRUGATED METAL PIPE
- CL CENTERLINE
- DB DEED BOOK
- D/P DUCTILE IRON PIPE
- D/R DIRECTION
- INV. INVERT
- P.O.B. POINT OF BEGINNING
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- PB PLAT BOOK
- N/A NOW OR FORMALLY
- RCP REINFORCED CONCRETE PIPE
- LP LIGHT POLE
- LPP LAMP POST

TRACT 2 LEGAL DESCRIPTION (PARCEL ID 16 252 02 002 ZONED R-85)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 252 OF THE 16TH DISTRICT DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE FROM A #4 IRON PIN FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORRIS LAKE DRIVE (60' R/W) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD (60' R/W); THENCE ALONG SAID RIGHT-OF-WAY LINE OF PLEASANT HILL WAY SOUTH 43 DEGREES 28 MINUTES 35 SECONDS WEST A DISTANCE OF 327.61 FEET TO #4 IRON PIN FOUND

THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD SOUTH 43 DEGREES 3 MINUTES 3 SECONDS WEST A DISTANCE OF 156.12 FEET TO A #4 IRON PIN FOUND AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD AND THE NORTHERN RIGHT-OF-WAY LINE OF PLEASANT HILL WAY (50' R/W); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT HILL WAY THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 75 DEGREES 25 MINUTES 50 SECONDS WEST A DISTANCE OF 606.01 FEET TO A POINT; THENCE SOUTH 76 DEGREES 4 MINUTES 34 SECONDS WEST A DISTANCE OF 447.46 FEET TO A POINT; THENCE SOUTH 83 DEGREES 33 MINUTES 41 SECONDS WEST A DISTANCE OF 121.33 FEET TO A POINT; THENCE SOUTH 87 DEGREES 59 MINUTES 32 SECONDS WEST A DISTANCE OF 215.09 FEET TO A POINT; THENCE SOUTH 79 DEGREES 49 MINUTES 0 SECONDS WEST A DISTANCE OF 85.31 FEET TO A POINT; THENCE SOUTH 84 DEGREES 5 MINUTES 22 SECONDS WEST A DISTANCE OF 119.53 FEET TO A POINT; THENCE SOUTH 89 DEGREES 39 MINUTES 39 SECONDS WEST A DISTANCE OF 60.23 FEET TO A POINT; THENCE NORTH 89 DEGREES 18 MINUTES 57 SECONDS WEST A DISTANCE OF 67.15 FEET TO A POINT; THENCE 31.08 FEET ALONG AN ARC OF A CURVE TO THE LEFT, (SAID CURVE HAVING A RADIUS OF 399.99 FEET AND A CHORD BEARING OF SOUTH 88 DEGREES 27 MINUTES 29 SECONDS WEST AND A CHORD DISTANCE OF 31.07 FEET) TO A POINT; AND THE TRUE POINT OF BEGINNING;

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE ALONG SAID RIGHT-OF-WAY 37.56 FEET ALONG AN ARC OF A CURVE TO THE LEFT, (SAID CURVE HAVING A RADIUS OF 399.99 FEET AND A CHORD BEARING OF SOUTH 83 DEGREES 32 MINUTES 31 SECONDS WEST AND A CHORD DISTANCE OF 37.54 FEET) TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY 106.80 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 988.10 FEET AND A CHORD BEARING OF SOUTH 83 DEGREES 56 MINUTES 54 SECONDS WEST AND A CHORD DISTANCE OF 106.74 FEET) TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY 26.27 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 97.04 FEET AND A CHORD BEARING OF NORTH 85 DEGREES 11 MINUTES 57 SECONDS WEST AND A CHORD DISTANCE OF 26.19 FEET) TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 77 DEGREES 26 MINUTES 34 SECONDS WEST A DISTANCE OF 37.19 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 75 DEGREES 29 MINUTES 08 SECONDS WEST A DISTANCE OF 66.16 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY 42.70 FEET ALONG AN ARC OF A CURVE TO THE LEFT, (SAID CURVE HAVING A RADIUS OF 639.92 FEET AND A CHORD BEARING OF NORTH 77 DEGREES 23 MINUTES 51 SECONDS WEST AND A CHORD DISTANCE OF 42.69 FEET) TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 79 DEGREES 18 MINUTES 33 SECONDS WEST A DISTANCE OF 94.85 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 77 DEGREES 43 MINUTES 59 SECONDS WEST A DISTANCE OF 54.01 FEET TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY 51.67 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 339.03 FEET AND A CHORD BEARING OF NORTH 73 DEGREES 22 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 51.62 FEET) TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY 131.45 FEET ALONG AN ARC OF A CURVE TO THE LEFT, (SAID CURVE HAVING A RADIUS OF 675.56 FEET AND A CHORD BEARING OF NORTH 74 DEGREES 34 MINUTES 30 SECONDS WEST AND A CHORD DISTANCE OF 131.25 FEET) TO A POINT; THENCE ALONG SAID RIGHT-OF-WAY 67.78 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, (SAID CURVE HAVING A RADIUS OF 261.53 FEET AND A CHORD BEARING OF NORTH 72 DEGREES 43 MINUTES 29 SECONDS WEST AND A CHORD DISTANCE OF 67.59 FEET) TO A #4 IRON PIN FOUND; THENCE NORTH 01 DEGREES 56 MINUTES 30 SECONDS WEST A DISTANCE OF 251.82 FEET TO A #4 IRON PIN FOUND; THENCE NORTH 03 DEGREES 17 MINUTES 54 SECONDS WEST A DISTANCE OF 291.25 FEET TO A #4 IRON PIN FOUND; THENCE NORTH 89 DEGREES 11 MINUTES 19 SECONDS EAST A DISTANCE OF 500.16 FEET TO A #8 OPEN TOP PIPE; THENCE SOUTH 18 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 705.31 FEET TO A POINT AND THE TRUE POINT OF BEGINNING;

SAID TRACT CONTAINING 8.548 ACRES (372,338 S.F.).

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■ SITE PLANNING ■ LANDSCAPE ARCHITECTURE
■ CIVIL ENGINEERING ■ LAND SURVEYING
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(770)451-2741 ■ WWW.PECATL.COM
C.O.A.-LSF00004

5				
4				
3				
2				
1				
REV	DATE	DESCRIPTION	BY	

LAND LOT(S) 252
DISTRICT 16TH

BOUNDARY SURVEY
FOR

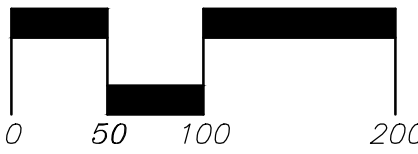
D.R. HORTON CROWN, LLC

DEKALB COUNTY
GEORGIA



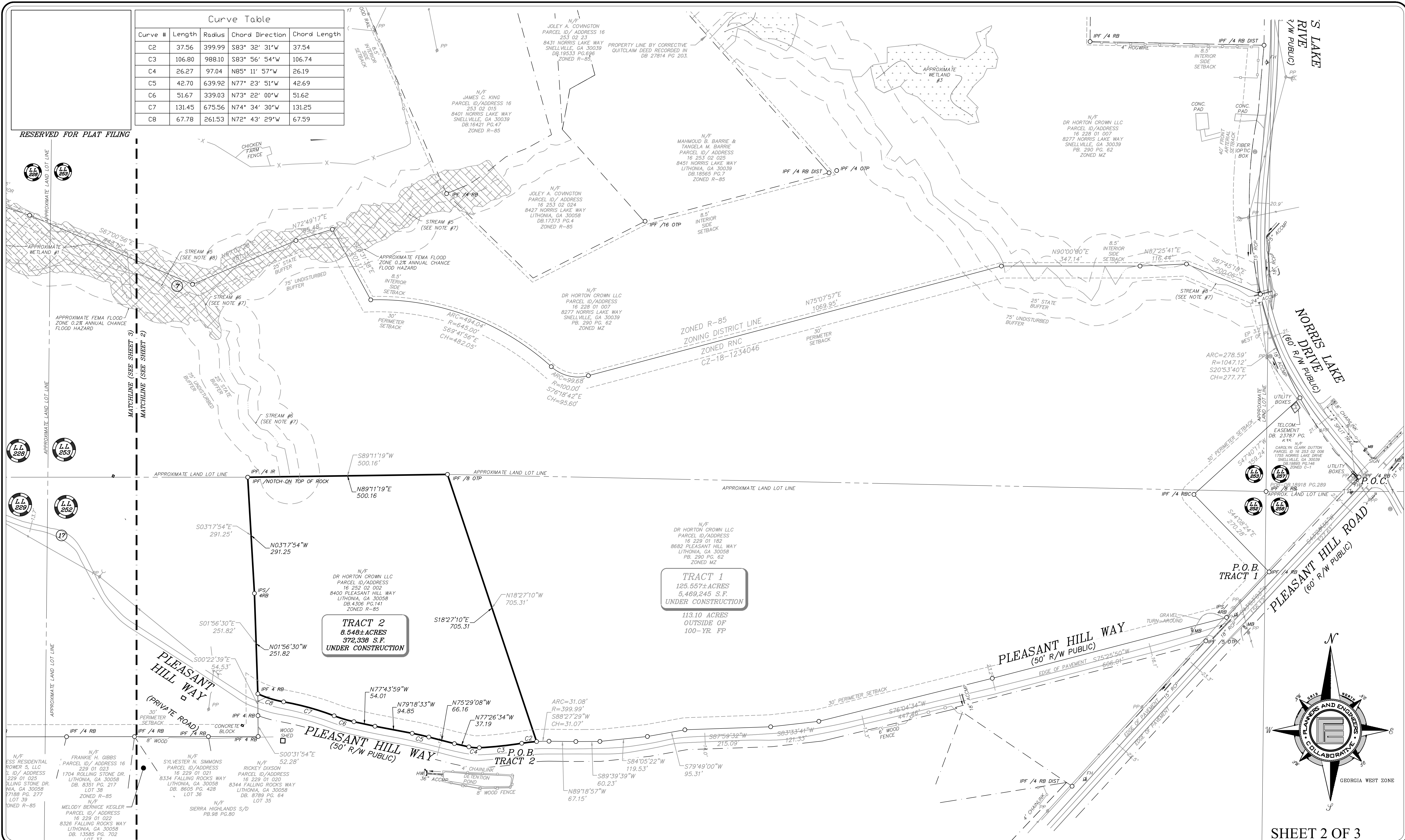
DRAWN BY: FA
CHECKED BY: JH
FILE NO.: 16309.00
DATE: 04/25/23
SCALE: 1"=100'

DATE OF FIELD WORK: 4/18/18



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C2	37.56	399.99	S83° 32' 31"W	37.54
C3	106.80	988.10	S83° 56' 54"W	106.74
C4	26.27	97.04	N85° 11' 57"W	26.19
C5	42.70	639.92	N77° 23' 51"W	42.69
C6	51.67	339.03	N73° 22' 00"W	51.62
C7	131.45	675.56	N74° 34' 30"W	131.25
C8	67.78	261.53	N72° 43' 29"W	67.59

RESERVED FOR PLAT FILING



SHEET 2 OF 3

5			
4			
3			
2			
1			
REV	DATE	DESCRIPTION	BY

LAND LOT(S) 252
DISTRICT 16TH

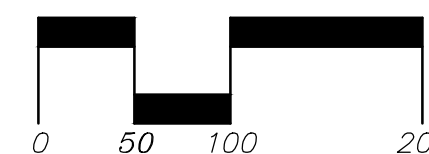
BOUNDARY SURVEY
FOR

D.R. HORTON CROWN, LLC

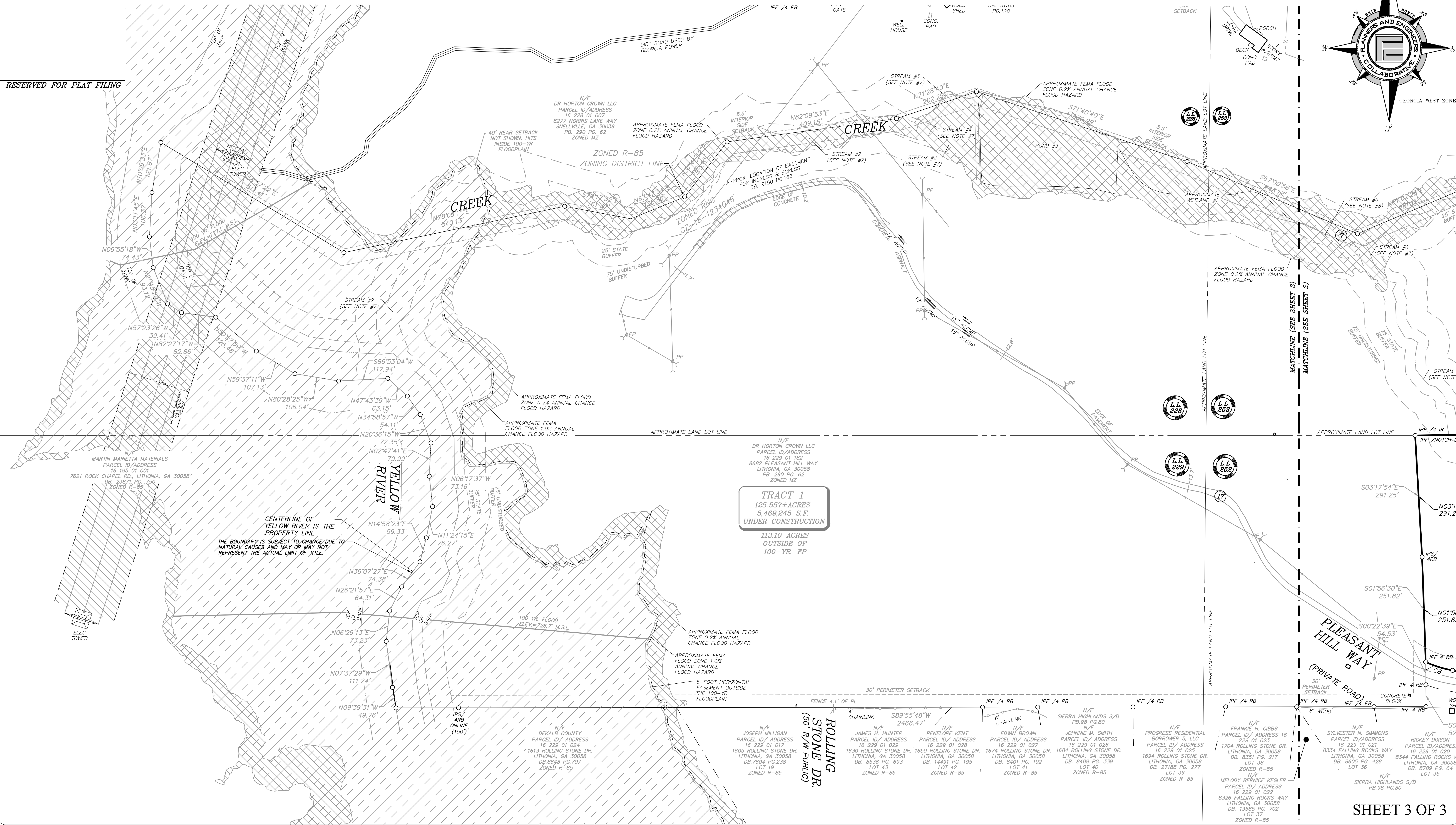


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DEKALB COUNTY
GEORGIA

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C.O.A.-LSF000004

5			
4			
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2			
1			
REV	DATE	DESCRIPTION	BY

BOUNDARY SURVEY
FOR
D.R. HORTON CROWN, LLC

LAND LOT(S) 252
DISTRICT 16TH

DEKALB COUNTY
GEORGIA

REGISTERED
LAND SURVEYOR
No. 30054
NATHAN N. HOWARD

DRAWN BY: FA
CHECKED BY: JH
FILE NO.: 16309.00
DATE: 04/25/23
SCALE: 1"=100'

DATE OF FIELD WORK: 4/18/18

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Z-18-1235046 RECOMMENDED CONDITIONS

1. Limit the use to no more than 321 single-family detached residences with recreational and greenspace area pursuant to development standards of an RNC (Residential Neighborhood Conservation) District zoned subdivision subject to review and approval by the Planning and Sustainability Department.
2. Provide a minimum of four (4) points of access per the revised site plan and subject to approval by the Transportation Division within the Department of Public Works.
3. Dedicate at no cost to DeKalb County 40 feet from centerline of right-of-way on Pleasant Hill Road; provide 6-foot sidewalks along frontage of Pleasant Hill Road and extend to intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
4. Dedicate at no cost to DeKalb County 27.5 feet from centerline of right-of-way on Pleasant Hill Way; provide 12-foot travel lane on the development side from centerline; 5-foot sidewalks; and street light on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
5. Dedicate at no cost to DeKalb County 35 feet from centerline of Norris Lake Drive; provide 6-foot sidewalks along frontage of Norris Lake Drive and extend to the intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
6. Provide a left turn lane on Pleasant Hill Road and onsite road improvements as required by the Transportation Division within the Department of Public Works.
7. Provide pedestrian/bike access from the neighborhood into the park, as approved by the Parks and Recreation Department as may be required by the Transportation Division within the Department of Public Works.
8. The heated floor area shall be no less than 1,200 square feet.
9. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
10. Provide underground utilities.
11. Front and sides shall be sodded prior to the issuance of a Certificate of Occupancy.
12. No more than one (1) brick base monument sign shall be erected at each subdivision entrance. Sign area shall not exceed 32 square feet, excluding base and shall not exceed eight (8) feet in height.

13. The entrances to the subdivision shall be landscaped subject to the approval of the DeKalb County Arborist.
14. Any applicant for development within this approved RNC shall be required to provide a legal mechanism for unified control of the entire parcel to be developed for review and approval by the county attorney prior to the issuance of any land disturbance or building permit.



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

330 W. Ponce de Leon Ave
Decatur, GA 30030
www.dekalbcountyga.gov/planning
Office: 404-371-2155

Director
Andrew A. Baker, AICP

September 9, 2021

Matt Kaczinski
350 Research Court
Peachtree Corners, GA 30092

Re: Minor Modification #1245236 to Zoning Condition of CZ-18-1235046

Dear Mr. Kaczinski,

This letter is to inform you that your request for a minor modification to taper a multipurpose path from ten feet to five feet where it will be located along 1755 Norris Lake Road, located at the intersection of Norris Lake Drive and Pleasant Hill Road, is APPROVED. The modification request is to condition #5 of CZ-18-1235046, which reads as follows:

5. Dedicate at no cost to DeKalb County 35 feet from the centerline of Norris Lake Drive; provide 6-foot sidewalks along frontage of Norris Lake Drive and extend to the intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights back-of-curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works. (emphasis mine)

Your application states that there is insufficient public right-of-way to construct a ten-foot-wide path along the frontage of 1755 Norris Lake Road. The Department of Public Works—Transportation Division is content with this modification. Moreover, tapering the sidewalk would not constitute a major change to the conditions of CZ-18-1235046, as described in Section 27-7.3.10. This is a minor change that implements only a slight alteration to the approved conditional site plan made necessary by actual field conditions at the time of development and does not alter the impact of the development on nearby properties nor the intent or integrity of the condition as originally imposed.

If additional information is required or further assistance is needed, please do not hesitate to contact me at (470) 464-1077.

Regards,

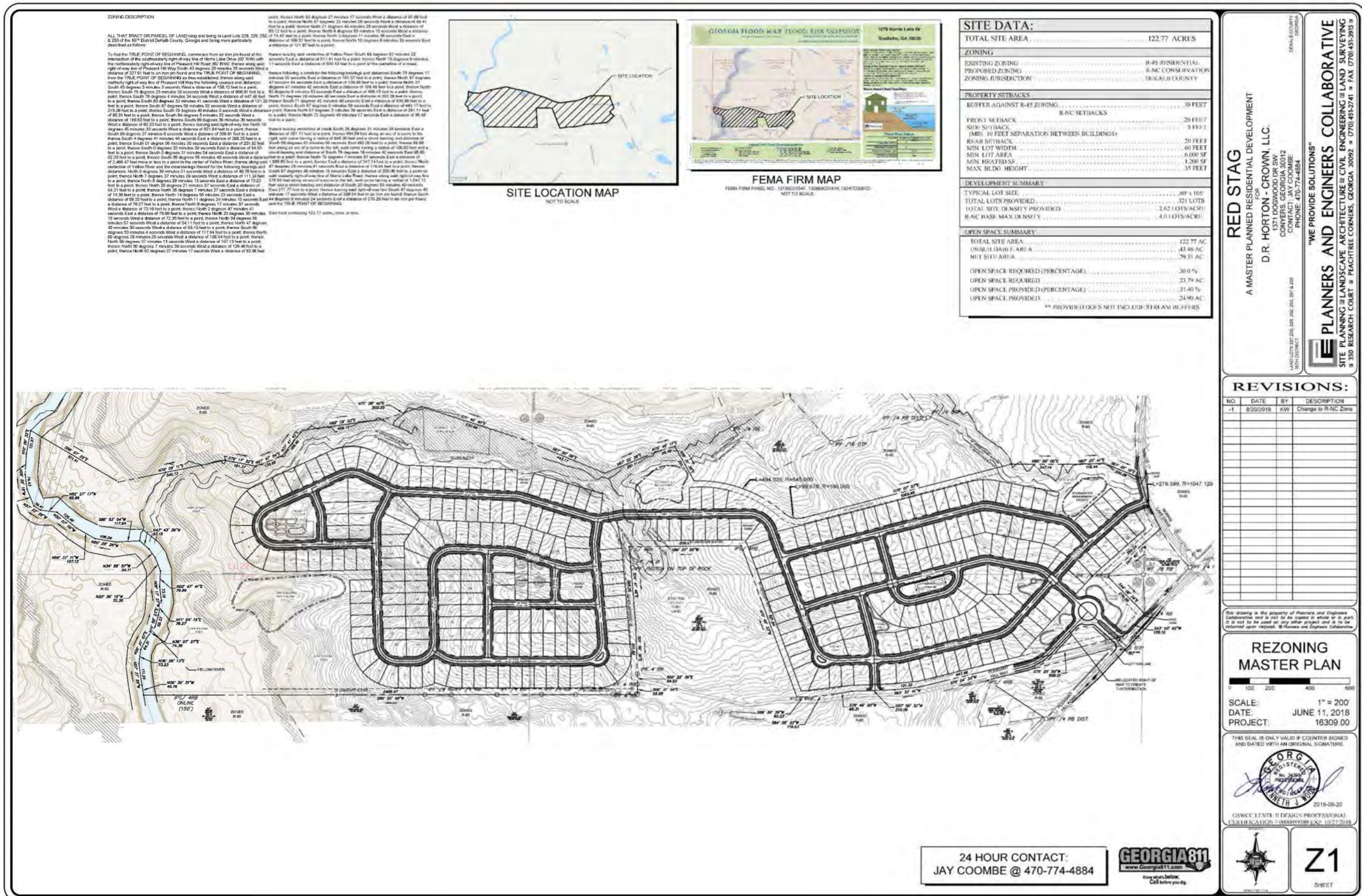
Brandon L. White, MPA, AICP
Current Planning "Zoning" Manager

cc: Rick Cunningham, Deputy Director of Development Services
Frank Oulinsou Houenou, Land Development Manager
Patrece Keeter, Transportation Manager

N.17

Z-18-1235046

Revised RNC Site Plan



P: (770) 451-2741 F: (770) 451-3915

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

CHAMPION'S RUN
- PHASE 2 SKETCH
PLAT

A MASTER PLANNED RESIDENTIAL
DEVELOPMENT
AT

8682 PLEASANT HILL RD
LITHONIA, GA 30058

FOR

D.R. HORTON CROWN LLC
1371 DOGWOOD DRIVE
CONYERS, GA 30012
P: 470-774-4884

AP # 1246252

REVISIONS

NO.	DATE	BY	DESCRIPTION
-1	6-17-22	CAH	1ST SKETCH PLAT SUBMITTAL
-2	12-21-22	CAH	2ND SKETCH PLAT SUBMITTAL
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-4	04-26-24	CAH	4TH SKETCH PLAT SUBMITTAL
-5	11-15-24	CAH	5TH SKETCH PLAT SUBMITTAL

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CERTIFICATION # 0000066476 EXP. 06/27/2027

ZONING
CONDITIONS

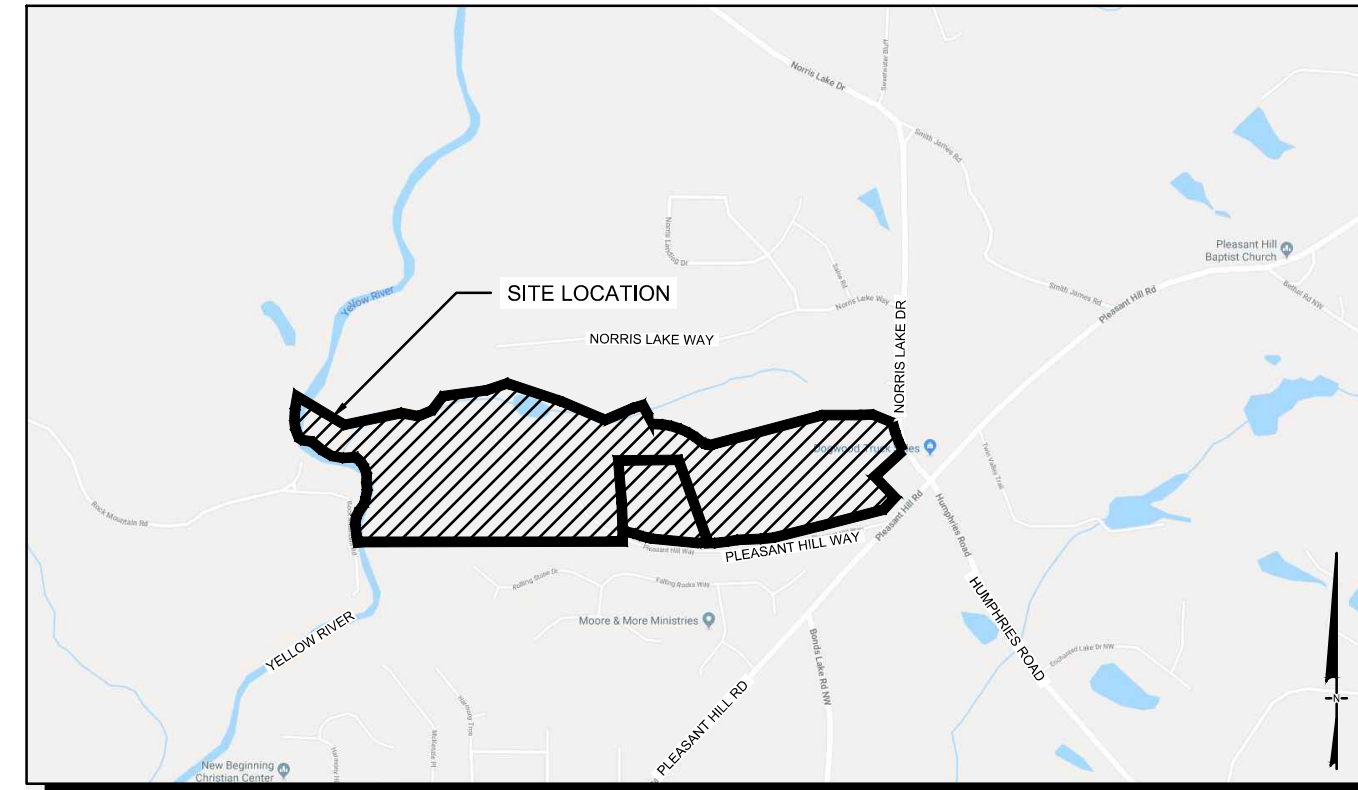
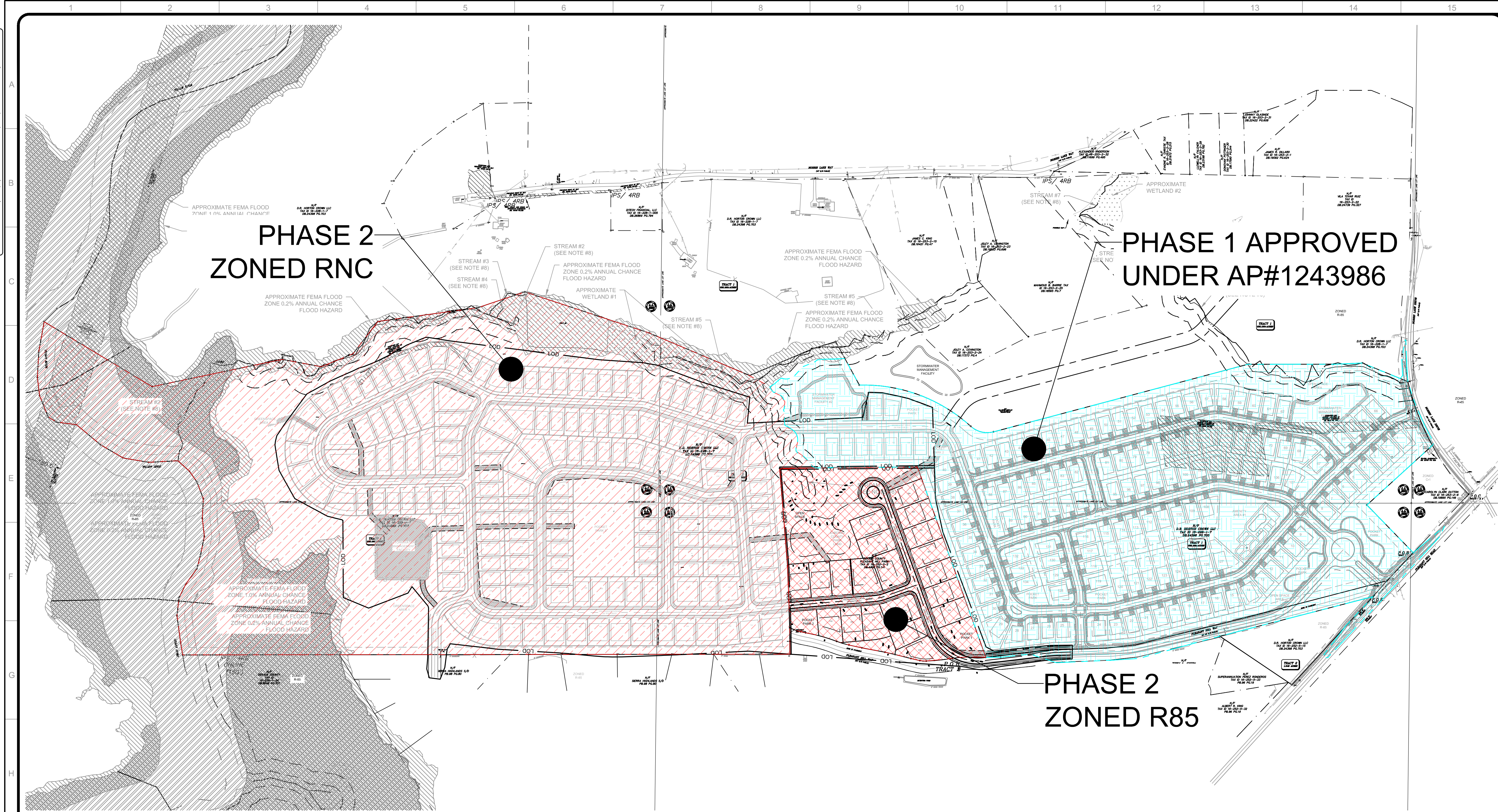
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DATE: 11/15/2024
PROJECT: 16309.02

S2

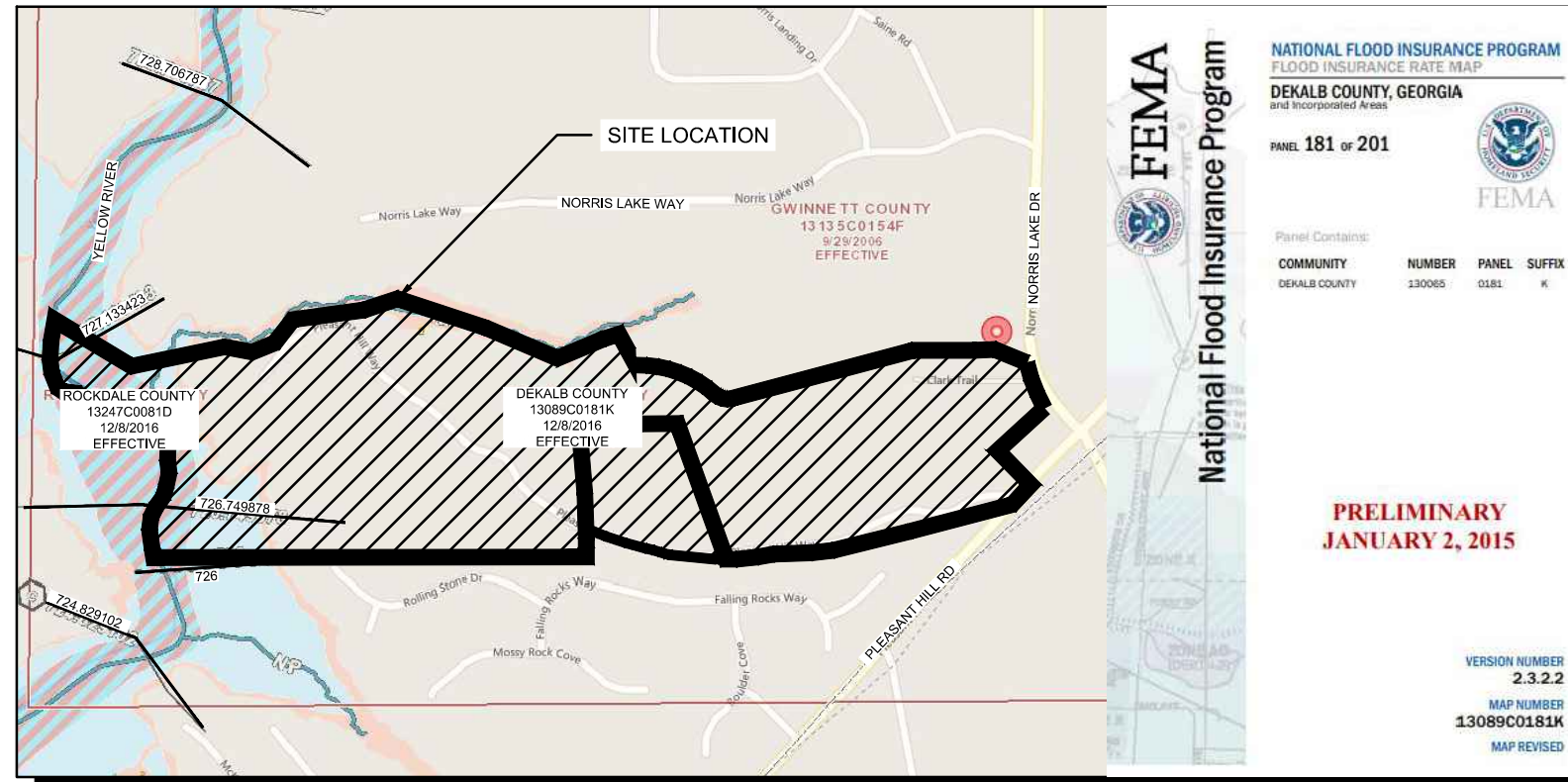
SHEET

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J:\2016\1630902\02_Plan\1630902_02_Plan - CHAMPION'S RUN - 11/15/2024 12:22 PM



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13089C0181K
NOT TO SCALE

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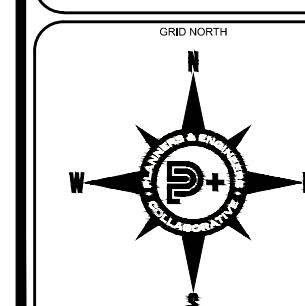


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CERTIFICATION # 0000066476 EXP. 06/27/2027

PHASING PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: 11/15/2024
PROJECT: 16309.02



S3

SHEET

24 HOUR CONTACT:
JAY COOMBE @ 470-774-4884

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SITE DATA:

	R85 ZONING
ADDRESS	8400 PLEASANT HILL WAY, LITHONIA, GA 30058
SITE AREA	11.33 AC
PROPOSED ZONING (EXISTING ZONING)	R85 (R85)
ZONING JURISDICTION	DEKALB COUNTY
LOT COUNT	20 LOTS
LOT DENSITY	20/11.33=1.77 LOT/AC
OPEN SPACE REQUIRED	2.27 ACRES (20%)
OPEN SPACE PROVIDED	3.08 AC (27.2%)
PERIMETER SETBACK	30 FEET
FRONT YARD SETBACK	35 FEET
SIDE YARD SETBACK	10 FEET BETWEEN BUILDINGS
REAR YARD SETBACK	40 FEET
MINIMUM LOT WIDTH	85 FEET
MINIMUM LOT AREA	12000 SF

FLOOD HAZARD
APPROXIMATE FEMA FLOOD
ZONE 0.2% ANNUAL CHANCE
FLOOD HAZARD

APPROXIMATE FEMA FLOOD
ZONE 0.2% ANNUAL CHANCE
FLOOD HAZARD

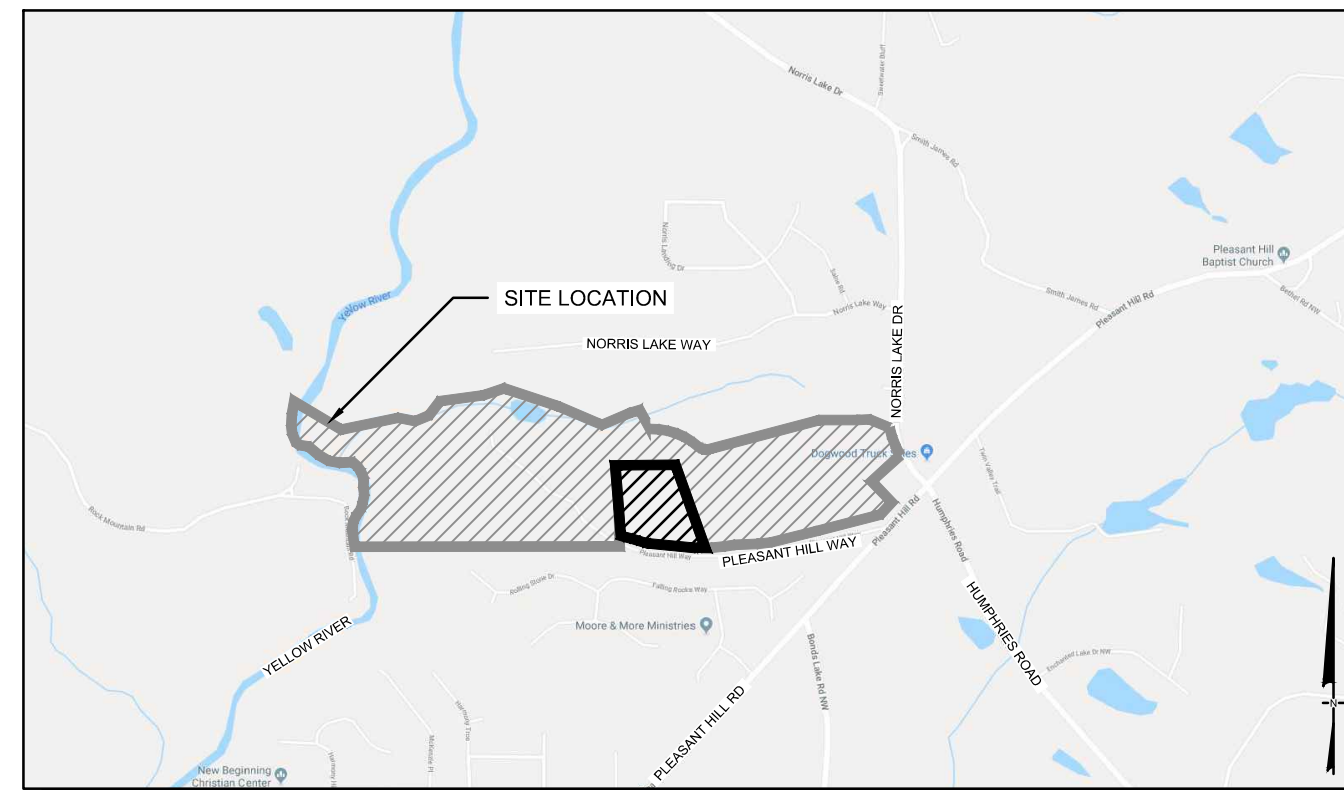
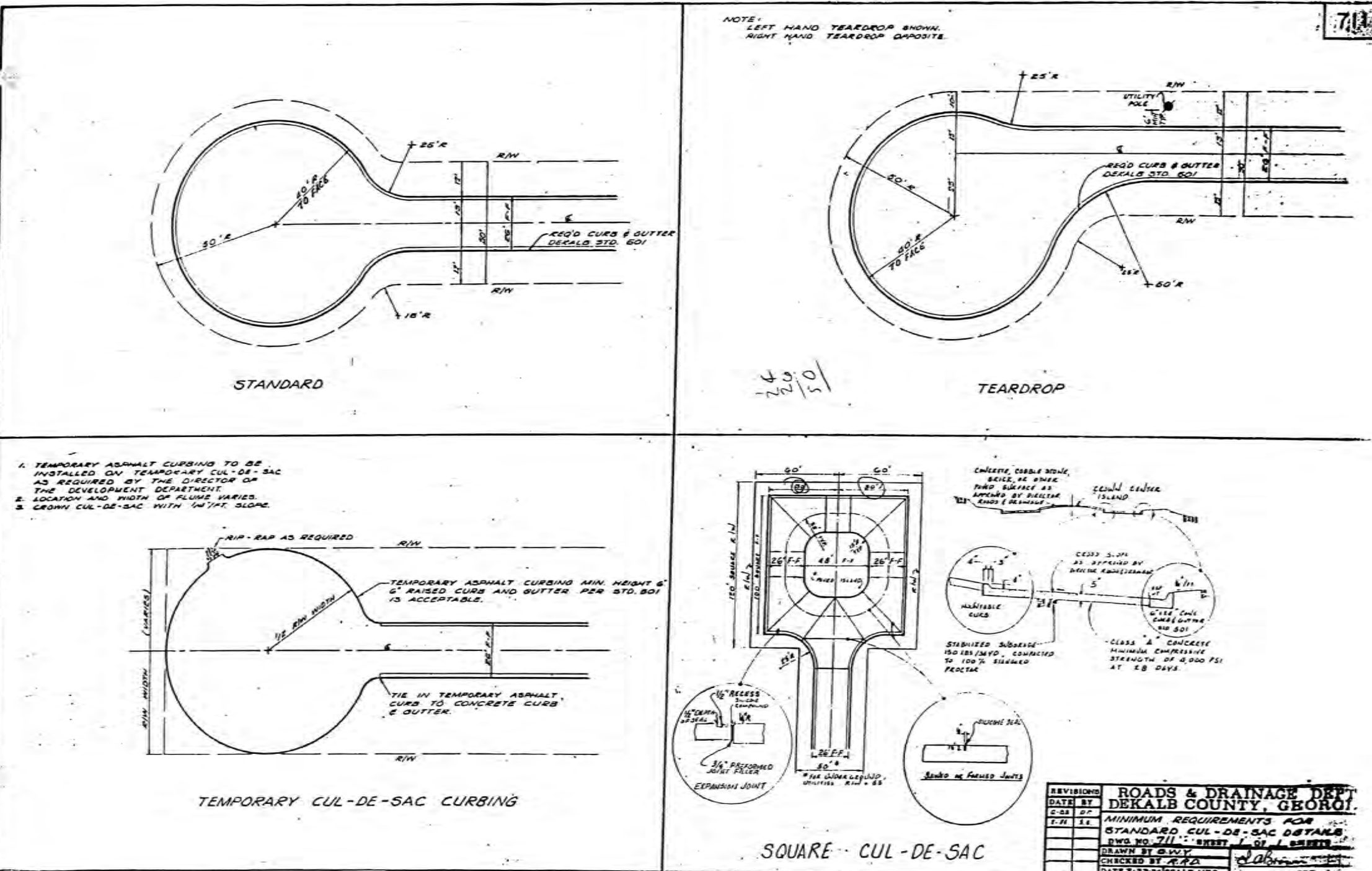
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ZONE 0.2% ANNUAL CHANCE
FLOOD HAZARD

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ZONE 0.2% ANNUAL CHANCE
FLOOD HAZARD

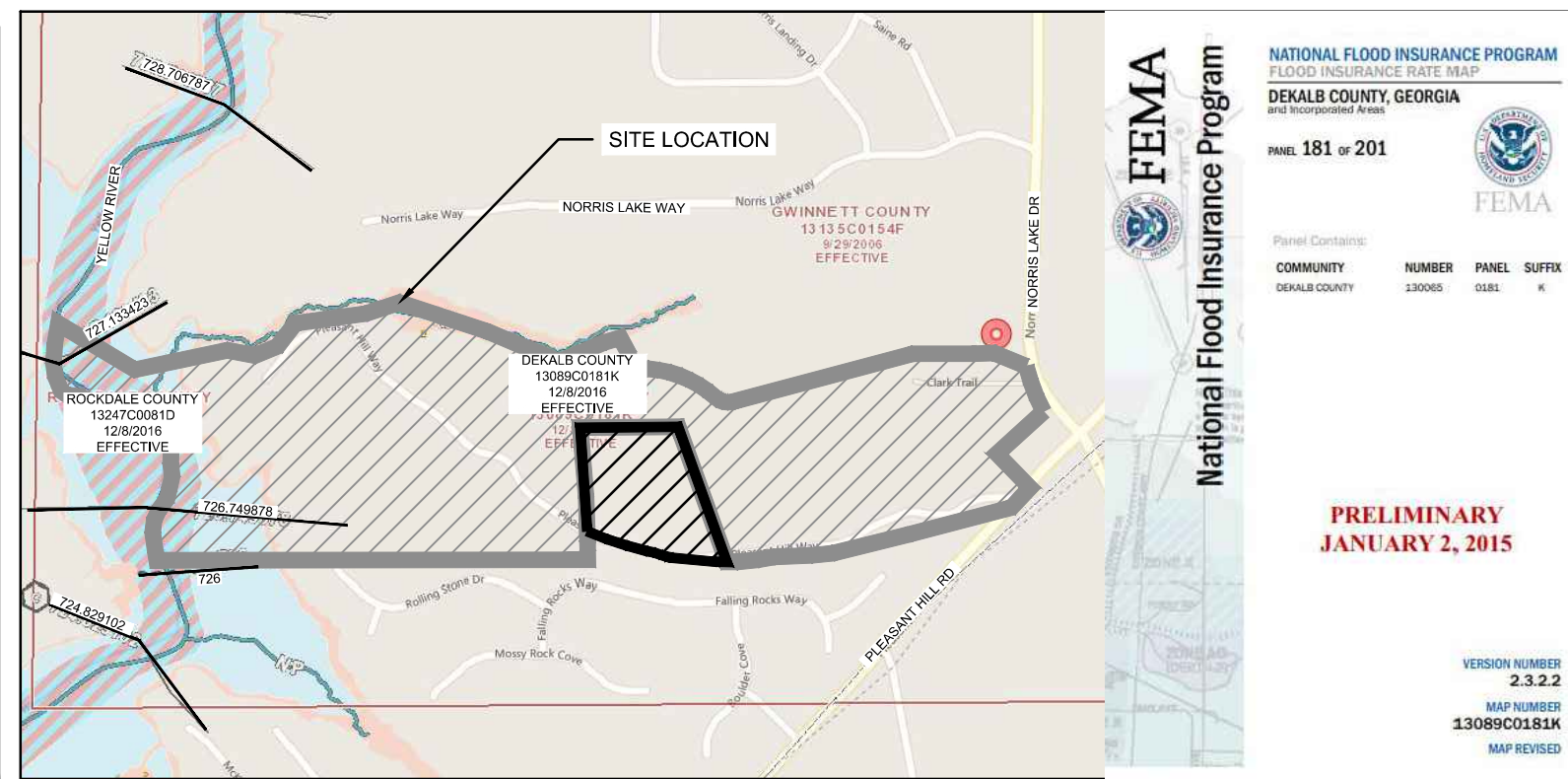
APPROXIMATE FEMA FLOOD
ZONE 0.2% ANNUAL CHANCE
FLOOD HAZARD

APPROXIMATE FEMA FLOOD
ZONE 0.1% ANNUAL CHANCE
FLOOD HAZARD

APPROXIMATE FEMA FLOOD
ZONE 0.2% ANNUAL CHANCE
FLOOD HAZARD



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13089C0181K
NOT TO SCALE

24 HOUR CONTACT:
JAY COOMBE @ 470-774-4884

P: (770) 451-2741 F: (770) 451-3915

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PEACHTREE CORNERS, GA 30092

PROJECT

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A MASTER PLANNED RESIDENTIAL
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AT

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LITHONIA, GA 30058

FOR

D.R. HORTON CROWN LLC
1371 DOGWOOD DRIVE
CONYERS, GA 30012
P: 470-774-4884

AP # 1246252

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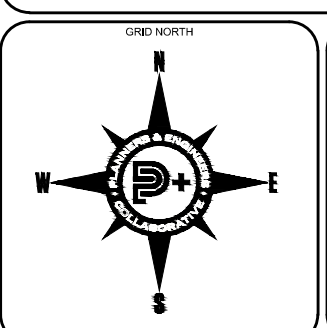


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CERTIFICATION # 0000066476 EXP. 06/27/2027

OVERALL SITE PLAN

0 100 200 400 600

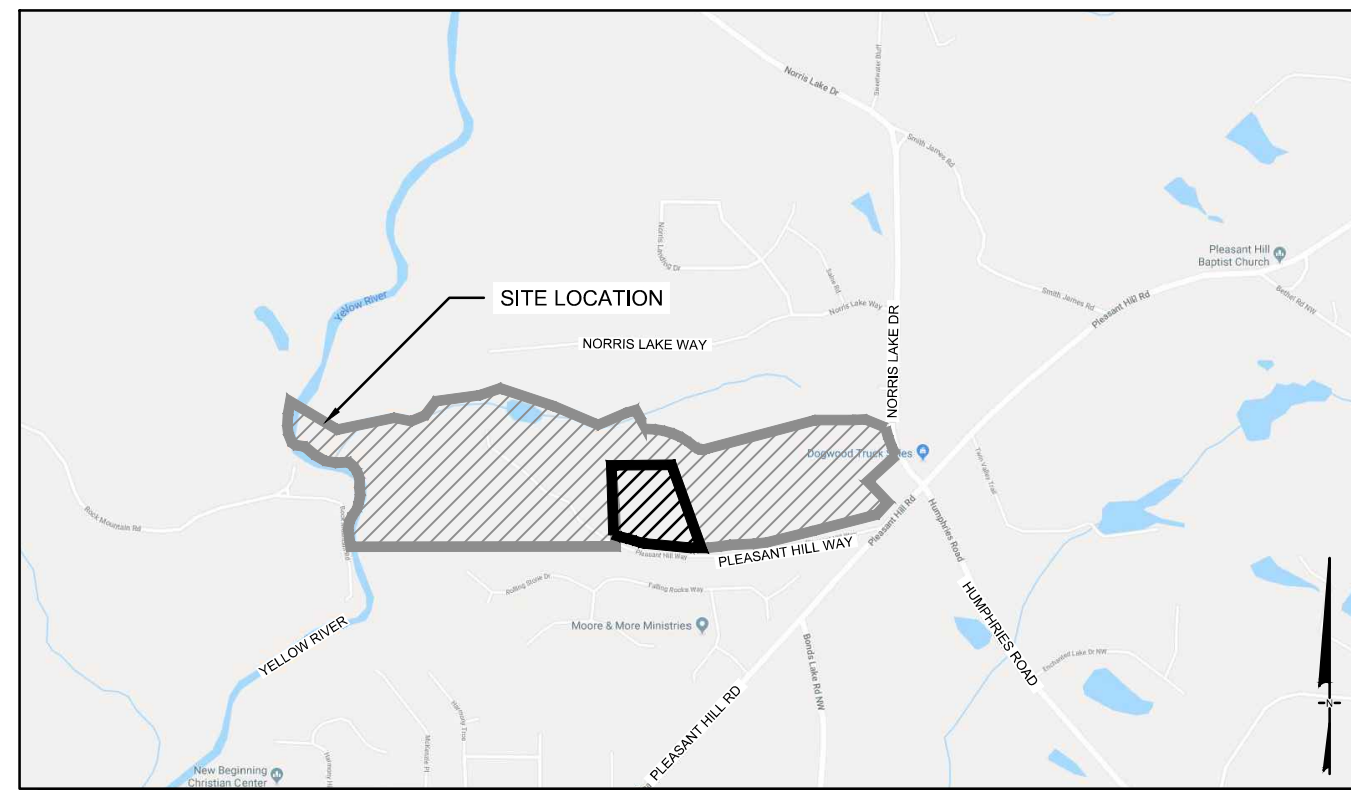
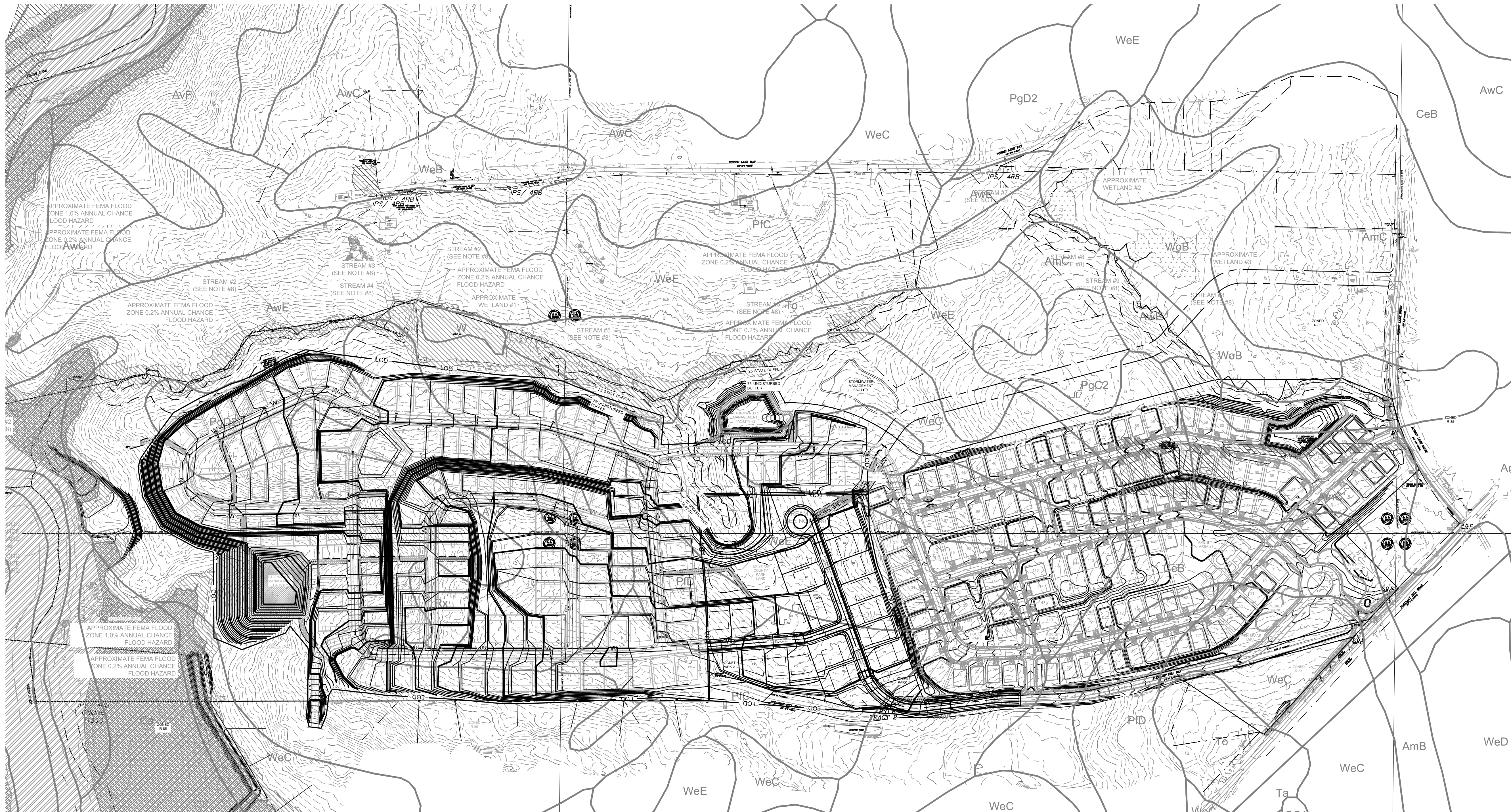
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DATE: 11/15/2024
PROJECT: 16309.02



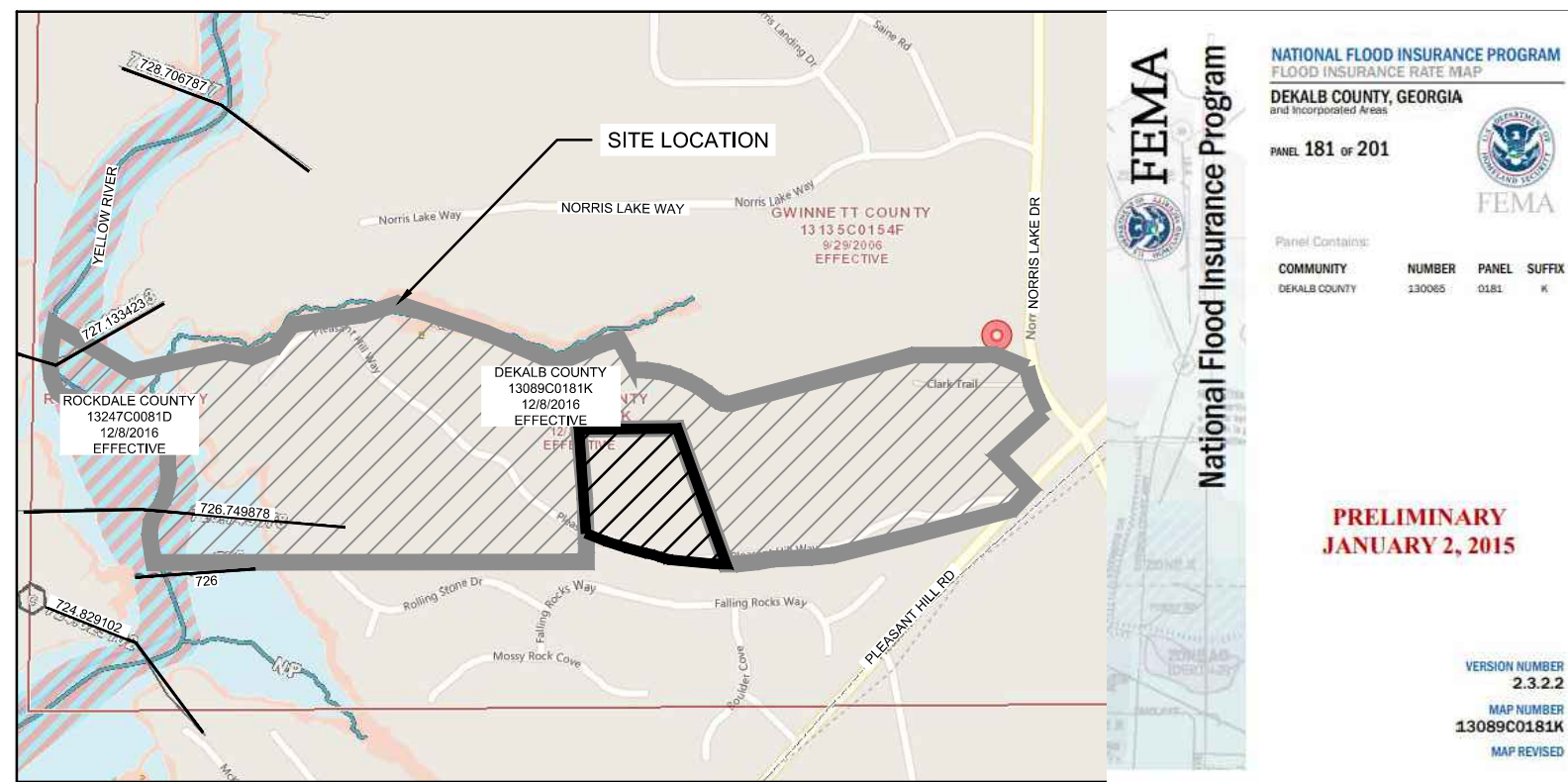
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SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13089C0181K
NOT TO SCALE

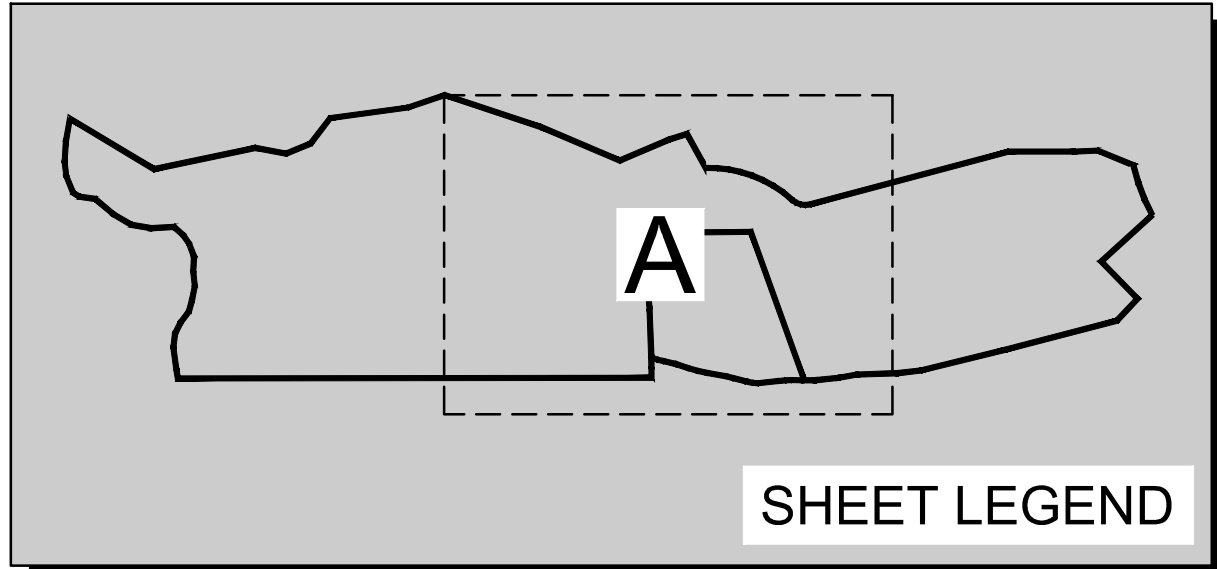
THERE ARE KNOWN STATE WATERS ON THE PROPERTY
THERE IS AN IMPAIRED STREAM NEAR THE SITE
THERE ARE KNOWN WETLANDS ON THE PROPERTY

NOTE:

- DEKALB COUNTY SANITATION WILL BE RESPONSIBLE FOR HANDLING HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL
- ALL SUBDIVISION STREETS SHALL HAVE A MINIMUM SIGHT DISTANCE OF 200 FEET. IF MIN SIGHT DISTANCE CANNOT BE ACHIEVED, THE APPLICANT SHALL, AT THEIR EXPENSE, PROVIDE ADEQUATE TRAFFIC CONTROL DEVICES OR OTHER PHYSICAL IMPROVEMENTS SUBJECT TO THE APPROVAL OF THE COUNTY

SOIL SERIES CLASSIFICATION

AmB	appling sandy loam, 2 to 6 percent slopes
AmC	appling sandy loam, 6 to 10 percent slopes
AvD	ashlar sandy loam, very rocky, 6 to 15 percent slopes
AvF	ashlar sandy loam, very rocky, 15 to 45 percent slopes
AwC	ashlar-wedowee complex, 2 to 10 percent slopes
AwE	ashlar-wedowee complex, 10 to 25 percent slopes
Ca	cartecay silt loam, frequently flooded
CeB	cecl sandy loam, 2 to 6 percent slopes
CeC	cecl sandy loam, 6 to 10 percent slopes
PFC	pacolet sandy loam, 2 to 10 percent slopes
PFD	pacolet sandy loam, 10 to 15 percent slopes
PFE	pacolet sandy loam, 15 to 30 percent slopes
PgC2	pacolet sandy clay loam, 2 to 10 percent slopes, eroded
PgD2	pacolet sandy clay loam, 10 to 15 percent slopes, moderately eroded
Rx	rock outcrop
Tf	toccoa sandy loam, 0 to 2 percent slopes, frequently flooded
To	toccoa sandy loam, high
W	water
WeB	wedowee sandy loam, 2 to 6 percent slopes
WeC	wedowee sandy loam, 6 to 10 percent slopes
WeE	wedowee sandy loam, 10 to 25 percent slopes
Wf	wehadkee silt loam, frequently flooded
WoB	worsham sandy loam, 2 to 6 percent slopes
AmB	appling sandy loam, 2 to 6 percent slopes
AmC	appling sandy loam, 6 to 10 percent slopes
CCA	cartecay and chewacla soils, frequently flooded
PaD	pacolet sandy loam, 10 to 15 percent slopes
Ta	toccoa fine sandy loam, rarely flooded
WeB	wedowee sandy loam, 2 to 6 percent slopes
WeC	wedowee sandy loam, 6 to 10 percent slopes
WeD	wedowee sandy loam, 10 to 15 percent slopes



SHEET LEGEND



24 HOUR CONTACT:
JAY COOMBE @ 470-774-4884

P: (770) 451-2741 F: (770) 451-3915

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PROJECT

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A MASTER PLANNED RESIDENTIAL
DEVELOPMENT
AT

8682 PLEASANT HILL RD
LITHONIA, GA 30058

FOR

D.R. HORTON CROWN LLC
1371 DOGWOOD DRIVE
CONYERS, GA 30012
P: 470-774-4884

AP # 1246252

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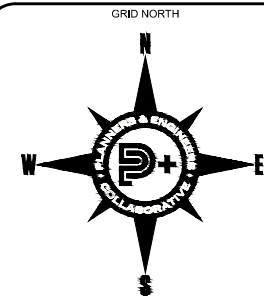


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CERTIFICATION # 0000066476 EXP. 06/27/2027

SKETCH PLAT

0 100 200 400 600

SCALE: 1" = 200'
DATE: 11/15/2024
PROJECT: 16309.02

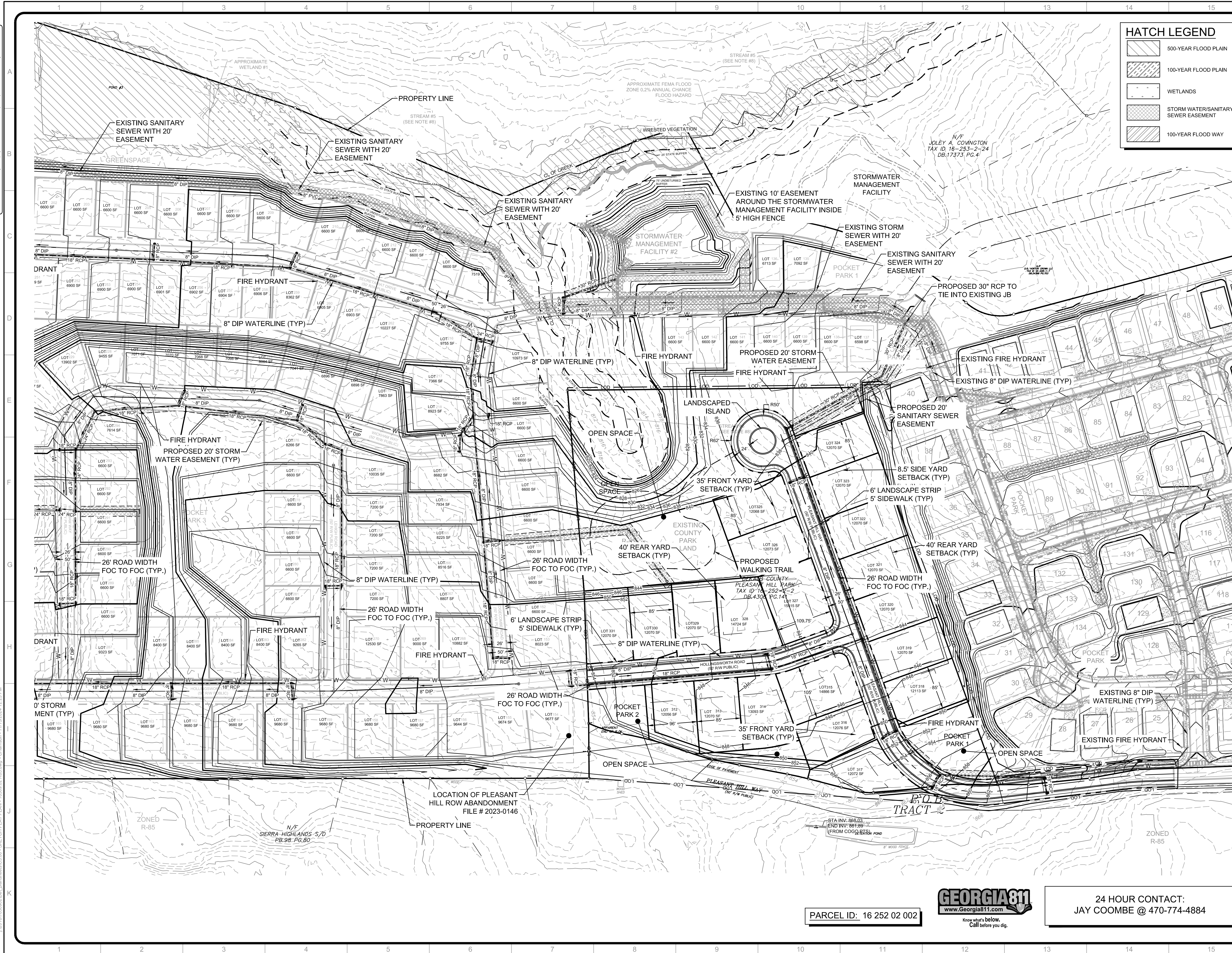


S5

SHEET

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HATCH LEGEND	
	500-YEAR FLOOD PLAIN
	100-YEAR FLOOD PLAIN
	WETLANDS
	STORM WATER/SANITARY SEWER EASEMENT
	100-YEAR FLOOD WAY

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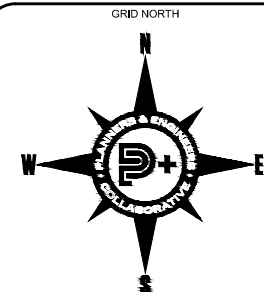


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CERTIFICATION # 0000066476 EXP. 06/27/2027

SKETCH PLAT A

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SCALE: 1" = 80'
DATE: 11/15/2024
PROJECT: 16309.02



S5.1

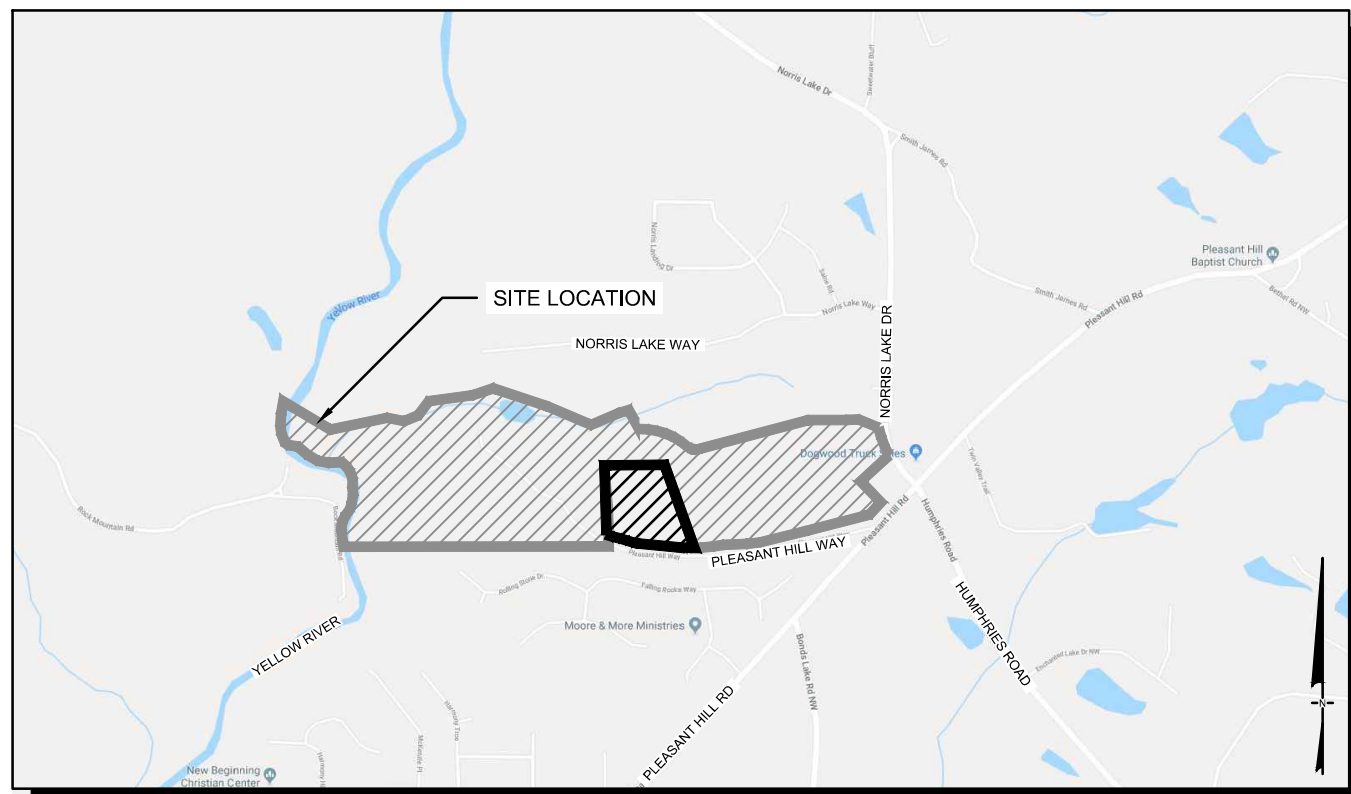
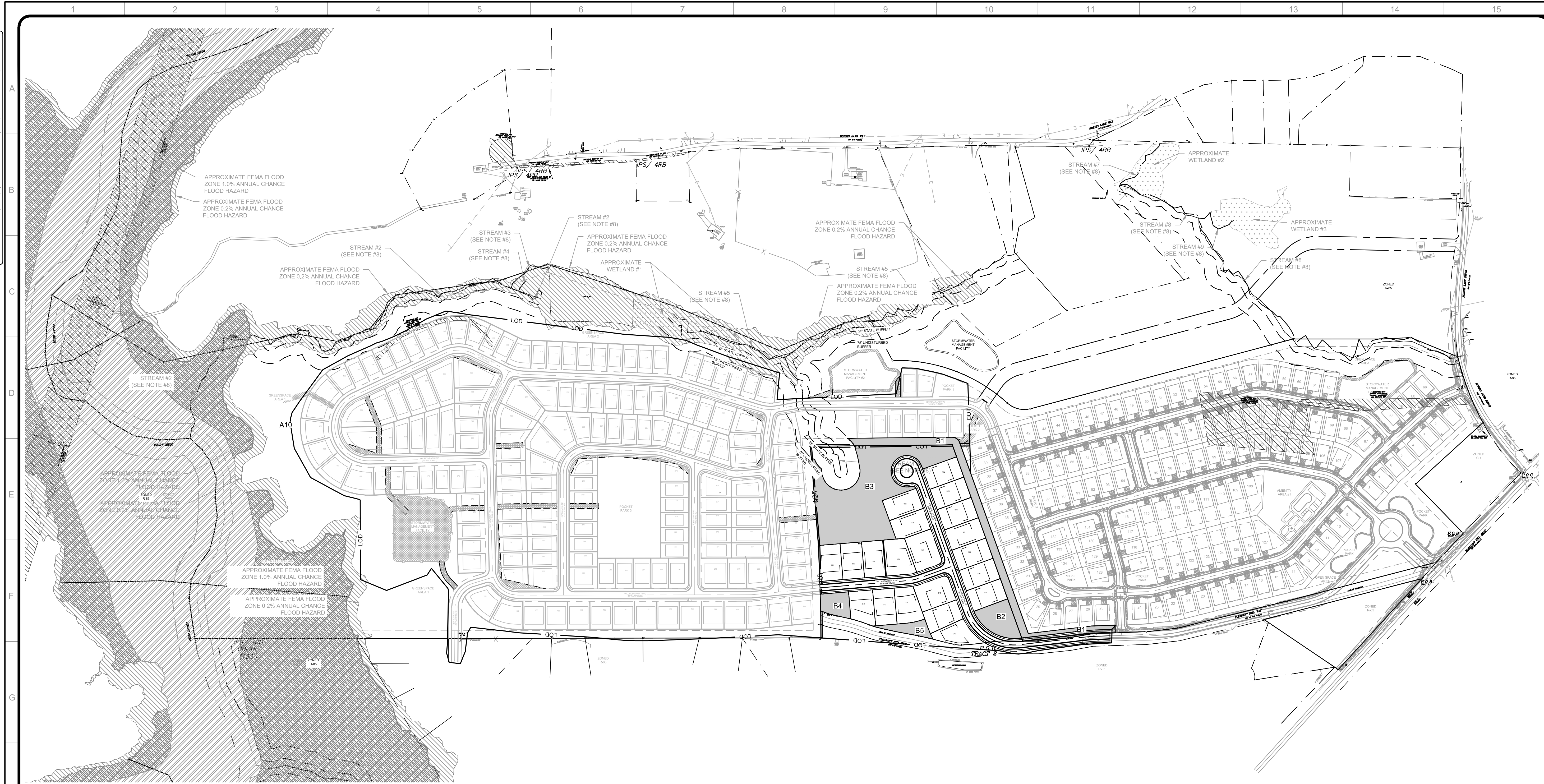
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PARCEL ID: 16 252 02 002

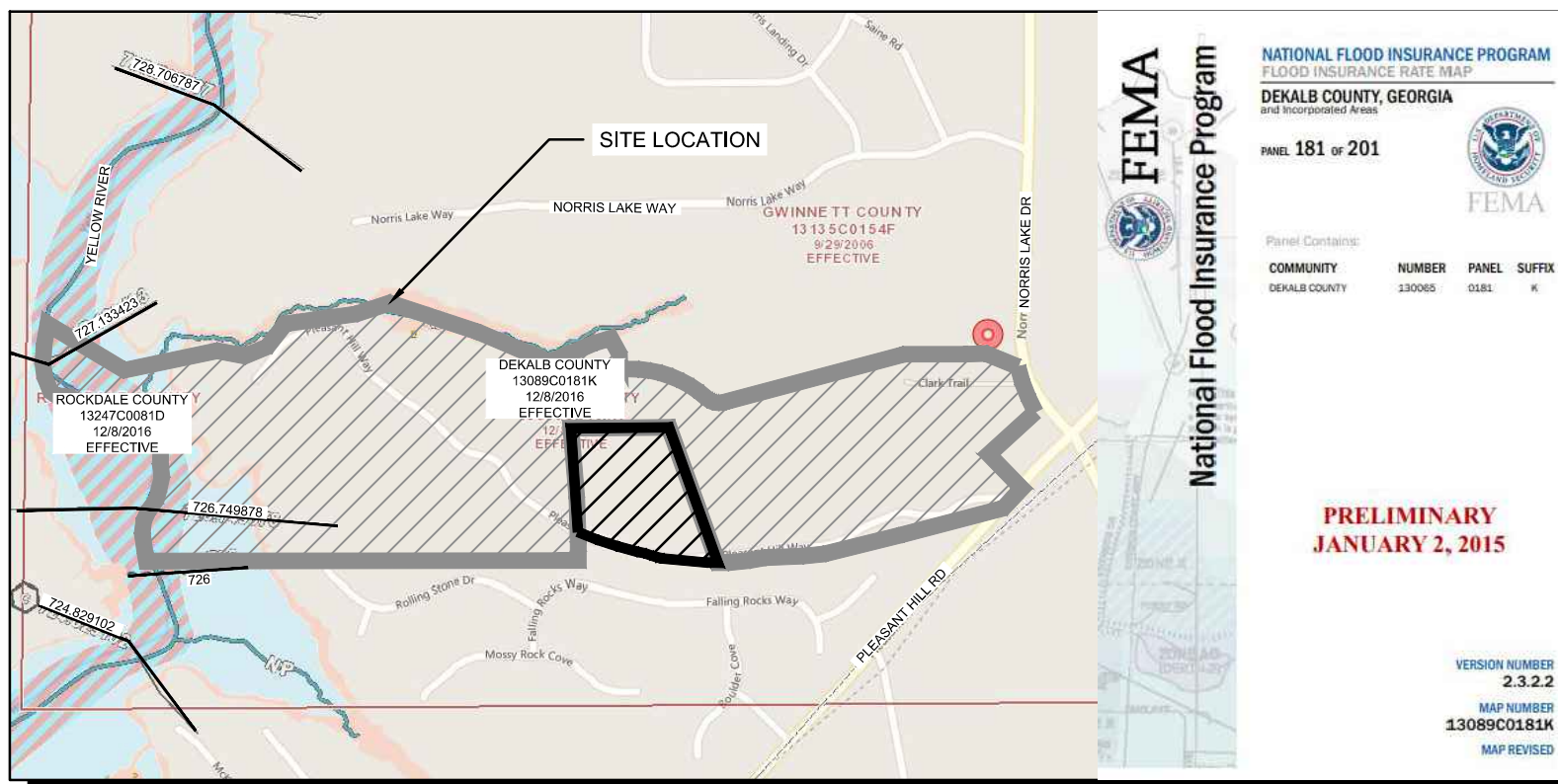


24 HOUR CONTACT:
JAY COOMBE @ 470-774-4884

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SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13089C0181K
NOT TO SCALE

PHASE 2 R85 OPEN SPACE		
LABEL	DESCRIPTION	AREA (SF)
B1	30' PERIMETER SETBACK	41832
B2*	POCKET PARK 1	17116
B3*	OPEN SPACE	61097
B4*	POCKET PARK 2	10079
B5*	GREEN SPACE	7858
TOTAL (SF)		137982
TOTAL OPEN SPACE(AC)		3.17
TOTAL ENHANCED OPEN SPACE (AC)		2.207
TOTAL PHASE 2 R85 SITE AREA (AC)		11.33
TOTAL PHASE 2 R85 SITE AREA REQUIRED (20%) (AC)		2.266
PERCENTAGE OF OPEN SPACE		27.96%
PERCENTAGE OF OPEN SPACE THAT IS ENHANCED OPEN SPACE		69.68%
* DENOTES THAT THE AREA IS A PART OF THE ENHANCED OPEN SPACE		

PARCEL ID: 16 252 02 002

GEORGIA811
www.Georgia811.com

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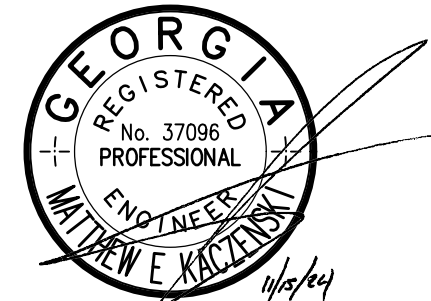
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P: 470-774-4884

AP # 1246252

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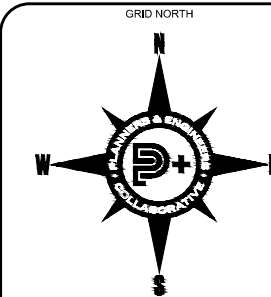


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000066476 EXP. 06/27/2027

OPEN SPACE PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: 11/15/2024
PROJECT: 16309.02



S6

SHEET

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350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

**A MASTER PLANNED RESIDENTIAL
DEVELOPMENT**
AT

FOR

AP # 1246252

NO.	DATE	BY	DESCRIPTION
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-5	11-15-24	CAH	5TH SKETCH PLAT SUBMITTAL

LOT DIMENSION PLAN

SCALE: 1" = 40'
DATE: 11/15/2024
PROJECT: 16309.02



SHEET

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www.Georgia811.com

24 HOUR CONTACT:
JAY COOMBE @ 470-774-4884

STAND B CALCULATIONS	
TREE DENSITY	
UNIT AVERAGE =	43.775
UNITS PER ACRE =	762.7356
TOTAL ACREAGE =	7.06
UNITS IN STAND =	5384.913

STAND D CALCULATIONS	
TREE DENSITY	
UNIT AVERAGE =	35.46364
UNITS PER ACRE =	617.9184
TOTAL ACREAGE =	68.69
UNITS IN STAND =	42444.81

SAMPLING COMPLETED ON 6/8/2018 BY ROOT ZONE TREE CONSULTANTS:
HALLIE HARRIMAN, SO-10044A
ISA CERTIFIED ARBORIST®

1. THE TREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN FEBRUARY 2018. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
2. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A PRECISION OF SUB 1-METER.
3. EQUIPMENT USED:
HORIZONTAL - TRIMBLE GEO 7X SERIES



FOR
D. R. HORTON - CROWN, LLC
1371 DOGWOOD DR. SW
CONYERS, GEORGIA 30012
PHONE: 470-774-4884

AND LOT 228, 229, 252, 253, 257, & 258
4th DISTRICT

ROOT ZONE TREE CONSULTANTS
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (770) 684-6202 WWW.RZCONSULTANTS.COM

A DIVISION OF PLANNERS AND ENGINEERS COLLABORATIVE WWW.PECATL.COM

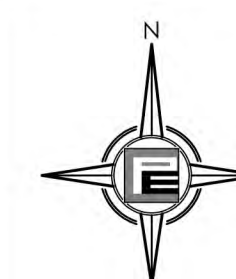
JOB # 16309.00

[illegible]

SAMPLE LOCATION



SCALE: 1" = 250'
DATE: JUNE 8, 2018
PROJECT: 16309.00



SL

1 OF

24 HOUR CONTACT
JAY COOMBE @ 470-774-4884

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RED STAG

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

SUBDIVISION SKETCH PLAT APPLICATION

Application fee: \$300.00 and \$10.00 per lot.

All applications must be accompanied by ten (10) **folded** copies of the sketch plat **and a digital** file of plans (email accepted or flash drive)
(All plans must be folded)

PLEASE PRINT ALL INFORMATION

PROJECT NAME Champion's Run - Phase 2 (R85 Zoning)

PROJECT LOCATION PARCEL ID NO.: 16 252 02 002

PROPOSED USE Single family homes

DATE OF SKETCH PLAT CONFERENCE 9/30/2022

SITE ACREAGE 11.33 # LOTS 27 # UNITS 27 SEWER X SEPTIC TANK NA

PROPERTY OWNER D.R. Horton Crown LLC PHONE 470.774.4884

ADDRESS 1371 Dogwood Drive

CITY Conyers STATE GA ZIP 30012

APPLICANT/AGENT AUTHORIZED TO RECEIVE ALL NOTIFICATIONS:

Kristal Riggins- PEC+

ADDRESS 350 Research Court, Suite 200 PHONE 678.684.6217

CITY Peachtree Corners STATE GA ZIP 30092

DEVELOPER D.R. Horton Crown LLC PHONE 470.774.4884

ADDRESS 1371 Dogwood Drive PHONE 470.774.4884

CITY Conyers STATE GA ZIP 30012

ENGINEER / ARCH PEC+ PHONE 770.451.2741

ADDRESS 350 Research Court, Suite 200

CITY Peachtree Corners STATE GA ZIP 30092

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

R85 Zoning

SKETCH PLAT APPLICATION AUTHORIZATION

TO WHOM IT MAY CONCERN:

I/We D.R. Horton Crown, LLC

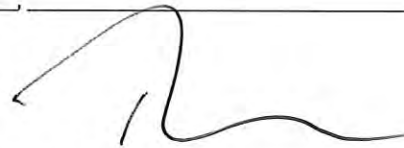
Being owner(s) of the property described below or attached, hereby delegate authority to

Planner and Engineers Collaborative to file an application in my/our
behalf.

List all property parcel numbers: 16 252 02 002



NOTARY PUBLIC



OWNER

NOTARY PUBLIC

OWNER

NOTARY PUBLIC

OWNER

NOTARY PUBLIC

OWNER

ALL APPLICATIONS FOR SKETCH PLATS MUST BE SUBMITTED BY THE OWNER OF THE AFFECTED
PROPERTY OR THE AUTHORIZED AGENT OF THE OWNER. SUCH AUTHORIZATION SHALL BE NOTARIZED
AND ATTACHED TO THE APPLICATION.

Sarah Haughton
NOTARY PUBLIC
Rockdale County, GEORGIA
My Commission Expires 03/11/2025

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP IN ORDER TO REZONE PROPERTY FROM R-85 (RESIDENTIAL MEDIUM LOT) DISTRICT TO RSM (SMALL LOT RESIDENTIAL MIX) DISTRICT TO DEVELOP 339 SINGLE-FAMILY DETACHED RESIDENCES ON 122.77 ACRES AT A DENSITY OF 2.76 UNITS PER ACRE. THE PROPERTY IS LOCATED ON THE EAST SIDE OF YELLOW RIVER, SOUTH OF AN EXISTING CREEK, WEST SIDE OF NORRIS LAKE DRIVE, WEST SIDE OF PLEASANT HILL ROAD AND THE NORTH SIDE OF PLEASANT HILL WAY AT 1679, 1735, 1729, 1695, 1709, 1719 NORRIS LAKE DRIVE; 8277 & 8455 NORRIS LAKE WAY; 8682 PLEASANT HILL ROAD; AND 8657, 8612, 8620, 8615, 6564, 8550, 8565 & 8581 PLEASANT HILL WAY. THE PROPERTY HAS APPROXIMATELY 1,664.96 FEET OF FRONTAGE ALONG THE NORTH SIDE OF PLEASANT HILL WAY, APPROXIMATELY 156.12 FEET OF FRONTAGE ALONG THE WEST SIDE OF PLEASANT HILL ROAD AND APPROXIMATELY 277.77 FEET OF FRONTAGE ALONG THE WEST SIDE OF NORRIS LAKE DRIVE AND CONTAINS 122.77 ACRES.

APPLICANT: D R Horton Crown, LLC
OWNER:

COMMISSION DISTRICTS: 5 & 7

WHEREAS, D R Horton Crown, LLC has filed an application to amend the DeKalb County Zoning Ordinance to rezone property located at 1679, 1735, 1729, 1695, 1709, 1719 Norris Lane Drive; 8277 & 8455 Norris Lake Way; 8682 Pleasant Hill Road; and 8657, 8612, 8620, 8615, 6564, 8550, 8565 & 8581 Pleasant Hill Way, and more particularly described as follows:

All that tract or parcel of land and being in **District 16, Land Lots 228, 229, 252, & 253, Blocks 01 & 02, Parcels 003, 006, 007, 008, 013; 002; 001, 003 & 005; 004, 005, 007, 008, 009, 011, 026 & 027** of DeKalb County, Georgia, containing 122.77 acres, and

WHEREAS, it appears to the Board of Commissioners that the application meets all of the criteria set forth in the DeKalb County Code, Chapter 27, Article IIV, Division 3, Section 27-7.3 for amending the DeKalb County Zoning Ordinance for the subject property from R-85 District to RSM District.

THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, HEREBY ORDAINS:

Part 1: Pursuant to the authority of the DeKalb County Board of Commissioners to exercise powers of zoning, set forth in Section 27, Article 1.1 & 7.3 of the DeKalb County Zoning Ordinance, an amendment to rezone property from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop 339 single-family detached residences on 122.77 acres at a density of 2.76 units per acre. The property is located on the east side of Yellow River, south of an existing creek, west side of Norris Lake Drive, west side of Pleasant Hill Road and the north side of Pleasant Hill Way at 1679, 1735, 1729, 1695, 1709, 1719 Norris Lake Drive; 8277 & 8455 Norris Lake Way; 8682 Pleasant Hill Road; and 8657, 8612, 8620, 8615, 6564, 8550, 8565 & 8581 Pleasant Hill Way. The property has approximately 1,664.96 feet of frontage along the north side of Pleasant Hill Way, approximately 156.12 feet of frontage along the west side of Pleasant Hill Road and approximately 277.77 feet of frontage along the west side of Norris Lake Drive. The property contains 122.77 acres and is hereby approved, (with conditions).

Part 2: That if this amendment is approved conditionally, and under the provisions of Section 27-7.3.9 of the DeKalb County Zoning Ordinance, as identified by the use of the term “Conditional” after the district designation in Part 1 above, the development and use of the above-described property shall be permitted only in compliance with the conditions and/or site plan as attached to this ordinance.

Part 3: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Part 4: This ordinance, hereby approved, does not authorize the violation of any Zoning District Regulations. District regulation variances can be approved in accordance with Chapter 27, Article VII, Division 5.

ADOPTED by the DeKalb County Board of Commissioners this _____ day of

_____ 2018.

Jeff Rader
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

ATTEST:

Barbara H. Sanders, CCC
Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

FINAL CONDITIONS FOR Z-18-1235046 2018-2450

REQUESTED BY APPLICANT:

Application of D R Horton Crown, LLC to rezone property from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop 339 single-family detached residences on 122.77 acres at a density of 2.76 units per acre.

PLANNING AND SUSTAINABILITY DEPARTMENT:

Approval w/Conditions. The proposed rezoning request from R-85 (Medium Lot Residential) District to RSM (Small Lot Residential Mix) District as originally requested is not compatible with adjacent and surrounding residential districts zoned and developed R-85. However, the RNC (Residential Neighborhood Conservation) District recommended by Planning Staff and depicted on the revised site plan submitted by the applicant allows greater flexibility for development by incorporating use of greenspace with natural features of the environment and allowing development standards compatible with adjacent residential properties and is consistent with recent Board policy. RNC developments are required to provide a legal mechanism for unified control of the entire parcel to be developed and a legal mechanism for the maintenance and protection of land held in common prior to the issuance of any land disturbance permit. The RNC District is consistent with the following DeKalb County 2035 Comprehensive Plan policies: Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density; and Ensure that new development and redevelopment is compatible with existing residential areas. Therefore, the Department of Planning and Sustainability recommends, “Approval of a substitute RNC (Residential Neighborhood Conservation) District, per the following conditions”:

1. Limit the use to no more than 321 single-family detached residences with recreational and greenspace area pursuant to development standards of an RNC (Residential Neighborhood Conservation) District zoned subdivision subject to review and approval by the Planning and Sustainability Department.
2. Provide a minimum of four (4) points of access per the revised site plan and subject to approval by the Transportation Division within the Department of Public Works.
3. Dedicate at no cost to DeKalb County 40 feet from centerline of right-of-way on Pleasant Hill Road; provide 6-foot sidewalks along frontage of Pleasant Hill Road and extend to intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
4. Dedicate at no cost to DeKalb County 27.5 feet from centerline of right-of-way on Pleasant Hill Way; provide 12-foot travel lane on the development side from centerline; 5-foot sidewalks; and street light on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
5. Dedicate at no cost to DeKalb County 35 feet from centerline of Norris Lake Drive; provide 6-foot sidewalks along frontage of Norris Lake Drive and extend to the intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
6. Provide a left turn lane on Pleasant Hill Road and onsite road improvements as required by the Transportation Division within the Department of Public Works.
7. Provide pedestrian/bike access from the neighborhood into the park, as approved by the Parks and Recreation Department as may be required by the Transportation Division within the Department of Public Works.

8. The heated floor area shall be no less than 1,200 square feet.
9. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
10. Provide underground utilities.
11. Front and sides shall be sodded prior to the issuance of a Certificate of Occupancy.
12. No more than one (1) brick base monument sign shall be erected at each subdivision entrance. Sign area shall not exceed 32 square feet, excluding base and shall not exceed eight (8) feet in height.
13. The entrances to the subdivision shall be landscaped subject to the approval of the DeKalb County Arborist.
14. Any applicant for development within this approved RNC shall be required to provide a legal mechanism for unified control of the entire parcel to be developed for review and approval by the county attorney prior to the issuance of any land disturbance or building permit.

PLANNING COMMISSION:

Approval w/Modified Conditions 7-1-0. M. Butts moved, J. Johnson seconded for approval of the rezoning from R-85 to RNC with Staff's conditions, with a revision to condition #2 that the site plan include three (3) access points. P. Womack, Jr. opposed.

BOARD OF COMMISSIONERS:

September 25, 2018, Approved with fourteen (14) Staff conditions, with an amendment to condition number 2, to provide three (3) access points, per the site plan.



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File #: 2018-2450

9/25/2018

File Status: Preliminary Item

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

N17 D R Horton-Crown, LLC Z-18-1235046

PETITION NO: Z-18-1235046

PROPOSED USE: 339 Single-Family Detached Residences

LOCATION: Pleasant Hill Road, Pleasant Hill Way & Norris Lake Drive

PARCEL NO.: 16-228-01-003, 006, 007, 008, 013; 16-229-01-002; 16-252-02-001, 003 & 005; 16-253-02-004, 005, 007, 008, 009, 011, 026 & 027

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop 339 single-family detached residences on 122.77 acres at a density of 2.76 units per acre. The property is located on the east side of Yellow River, south of an existing creek, west side of Norris Lake Drive, west side of Pleasant Hill Road and the north side of Pleasant Hill Way at 1679, 1735, 1729, 1695, 1709, 1719 Norris Lake Drive; 8277 & 8455 Norris Lake Way; 8682 Pleasant Hill Road; and 8657, 8612, 8620, 8615, 6564, 8550, 8565 & 8581 Pleasant Hill Way. The property has approximately 1,664.96 feet of frontage along the north side of Pleasant Hill Way, approximately 156.12 feet of frontage along the west side of Pleasant Hill Road and approximately 277.77 feet of frontage along the west side of Norris Lake Drive and contains 122.77 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Deferral

PLANNING COMMISSION: Approval Conditional

PLANNING STAFF: Substitute Approval to RNC (Residential Neighborhood Conservation) District

PLANNING STAFF ANALYSIS: The proposed rezoning request from R-85 (Medium Lot Residential) District to RSM (Small Lot Residential Mix) District as originally requested is not compatible with adjacent and

surrounding residential districts zoned and developed R-85. However, the RNC (Residential Neighborhood Conservation) District recommended by Planning Staff and depicted on the revised site plan submitted by the applicant allows greater flexibility for development by incorporating use of greenspace with natural features of the environment and allowing development standards compatible with adjacent residential properties and is consistent with recent Board policy. RNC developments are required to provide a legal mechanism for unified control of the entire parcel to be developed and a legal mechanism for the maintenance and protection of land held in common prior to the issuance of any land disturbance permit. The RNC District is consistent with the following DeKalb County 2035 Comprehensive Plan policies: Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density; and Ensure that new development and redevelopment is compatible with existing residential areas. Therefore, the Department of Planning and Sustainability recommends **APPROVAL** of a substitute RNC (Residential Neighborhood Conservation) District on the subject site per the following attached conditions:

PLANNING COMMISSION VOTE: 7-1-0/ M. Butts moved, J. Johnson seconded for approval of the rezoning from R-85 to RNC with Staff's conditions, with a revision to condition #2 that the site plan include three (3) access points. P. Womack, Jr. opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: 5-2-2/Deferral to wait for comments from the Transportation Division.

Z-18-1235046 RECOMMENDED CONDITIONS

1. Limit the use to no more than 321 single-family detached residences with recreational and greenspace area pursuant to development standards of an RNC (Residential Neighborhood Conservation) District zoned subdivision subject to review and approval by the Planning and Sustainability Department.
2. Provide a minimum of four (4) points of access per the revised site plan and subject to approval by the Transportation Division within the Department of Public Works.
3. Dedicate at no cost to DeKalb County 40 feet from centerline of right-of-way on Pleasant Hill Road; provide 6-foot sidewalks along frontage of Pleasant Hill Road and extend to intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
4. Dedicate at no cost to DeKalb County 27.5 feet from centerline of right-of-way on Pleasant Hill Way; provide 12-foot travel lane on the development side from centerline; 5-foot sidewalks; and street light on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
5. Dedicate at no cost to DeKalb County 35 feet from centerline of Norris Lake Drive; provide 6-foot sidewalks along frontage of Norris Lake Drive and extend to the intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
6. Provide a left turn lane on Pleasant Hill Road and onsite road improvements as required by the Transportation Division within the Department of Public Works.
7. Provide pedestrian/bike access from the neighborhood into the park, as approved by the Parks and Recreation Department as may be required by the Transportation Division within the Department of Public Works.
8. The heated floor area shall be no less than 1,200 square feet.
9. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
10. Provide underground utilities.
11. Front and sides shall be sodded prior to the issuance of a Certificate of Occupancy.
12. No more than one (1) brick base monument sign shall be erected at each subdivision entrance. Sign area shall not exceed 32 square feet, excluding base and shall not exceed eight (8) feet in height.

13. The entrances to the subdivision shall be landscaped subject to the approval of the DeKalb County Arborist.
14. Any applicant for development within this approved RNC shall be required to provide a legal mechanism for unified control of the entire parcel to be developed for review and approval by the county attorney prior to the issuance of any land disturbance or building permit.



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: September 06, 2018, 6:30 P.M.

Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: 2018-2450/ Z-18-1235046 **Agenda #:** N.17

Location/Address: The east side of Yellow River, south of an existing creek, west side of Norris Lake Drive, west side of Pleasant Hill Road and the north side of Pleasant Hill Way at 1679, 1735, 1729, 1695, 1709, 1719 Norris Lake Drive; 8277 & 8455 Norris Lake Way; 8682 Pleasant Hill Road; and 8657, 8612, 8620, 8615, 6564, 8550, 8565, & 8581 Pleasant Hill Way, Lithonia, Georgia. **Commission District: 5 Super District: 7**

Parcel ID: 16-228-01-006, 008, 013; 16-229-01-002; 16-252-02-001, 003, 005; 16-253-02-007, 009, 011, 026; and portions of 16-228-01-003 & 007; 16-253-02-004, 005, 008, & 027

Request: To rezone property from R-85 (Residential Medium Lot) Districts to RSM (Small Lot Residential Mix) District to develop 339 detached single-family residences.

Property Owners: D R Horton -Crown, LLC

Applicant/Agent: D R Horton -Crown, LLC

Acreage: 122.77 Acres

Existing Land Use: Primarily Undeveloped with some Single Family Detached Residences

Surrounding Properties: Single-Family detached residences/Pleasant Hill Park

Adjacent & Surrounding Zoning: North, East, West & South: R-85 (Residential Medium Lot) District

Comprehensive Plan: Suburban Consistent X

Proposed Units: 339 Single-Family Residences	Existing: Scattered Single-Family Detached Residences
Proposed Lot Coverage: < 35% Per Lot	Existing Lot Coverage: N/A

SUBJECT PROPERTY:

The 122.77-acre site is primarily undeveloped and located along Pleasant Hill Road, Pleasant Hill Way and Norris Lake Drive. The site is heavily wooded with dense mature trees and shrubbery. A creek runs along the west and north property lines. Pleasant Hill Park is surrounded on three sides by the project site. Existing and surrounding land uses include single-family residences south of Pleasant Hill Way and west of Pleasant Hill Road. A few scattered single-family residences are north of Pleasant Hill Way. The site, adjacent and surrounding properties are zoned R-85 (Residential Medium Lot) District.

PROJECT ANALYSIS:

The revised site plan, stamped received September 12, 2018 by the Planning & Sustainability Department, is based on the Substitute Recommendation by Planning Staff for an RNC (Residential Neighborhood Conservation) District on the subject site. The revised site plan depicts 321 single-family detached residences at a density of 2.62 units per acre.

There are two (2) amenity areas and several pocket parks throughout the development. Four (4) access points to the development is proposed: one (1) on Pleasant Hill Road; two (2) on Pleasant Hill way; and one (1) on Norris Lake Drive. Staff notes that Chapter 14 of the Land Development Chapter of the DeKalb County Code requires a minimum of 4 access points for residential over 300 units. The revised site plan complies with this standard. Required buffers are depicted on the site plan adjacent to identified streams along the west and north property lines. Given the large number of proposed lots, the applicant submitted a traffic study conducted by CALYX Engineers & Consultants. The study concluded that all the affected traffic intersections are expected to operate adequately in the weekday peak hours, with or without the project traffic with the existing lane configuration or with the planned site driveways and traffic control. Per the chart below, the revised site plan depicts compliance with RNC standards except for the proposed interior side yard setback. If the RNC District is approved on the site, the revisions must be made during the Building Permitting (BP) process approved or seek a variance from the Zoning Board of Appeals (ZBOA).

Development Standards	RNC Per Article 2.10	Proposed	Compliance
Lot Area	6,000 Square Feet Article 5.2.3 Compatibility of new and adjacent lots:	6,000 Square Feet	Yes Yes: provides 20 feet transitional buffer & new lots at least 80% width of adjacent lot in subdivision
Side Yard Setback	7.5 Feet	5 Feet with minimum 10 Feet separation between buildings	No. Revise site plan or apply for variance from the ZBOA (Zoning Board of Appeals)
Lot Width	60 Feet	60 Feet	Yes
Front Yard Setback	20 Feet 30 Feet adjacent to R-85 along perimeter lots	20 Feet 30 Feet	Yes Yes
Side yard along street side on corner lot	20 Feet	None stated on revised site plan.	Must comply or apply for a variance from the ZBOA.
Rear Yard	20 Feet	60 Feet	Yes
Open Space	30%	31.40%	Yes

ZONING ANALYSIS:

The R-85 (Residential Medium Lot) District allows single-family detached residences on minimum 12,000 square foot lots. The most recent Board Policy in the area for single-family detached residential development is approval for the RNC (Residential Neighborhood Conservation) District on Pleasant Hill Road in the area pursuant to Z-18-22130. Per Sec.2.10.2, the RNC (Residential Neighborhood Conservation) District was created to encourage residential development within the county that preserves unique environmental features and be consistent with the comprehensive land use plan. The RNC encompasses elements of the Green DeKalb Initiative by providing greenspace areas and preserving existing natural trees and vegetation. The goals of the RNC District regulations are: To conserve significant areas of useable greenspace within single-family neighborhoods in the rural and suburban character areas of the comprehensive plan; To provide a residential development that permits flexibility of design in order to promote environmentally sensitive and efficient use of land in compliance with the Code; To promote construction of accessible landscaped walking trails and bike paths both within subdivisions and where possible connected to neighboring communities, business, and facilities to reduce reliance on automobiles; To preserve natural features, specimen trees, historic buildings, archaeological sites and establish a sense of community; To improve water quality and reduce runoff and soil erosion by reducing the total amount of clearing, grading, and paving, within the total area of a development, and To encourage efficient community design that reduces infrastructure maintenance and public service costs borne by the county. The RNC zoning district has a minimum lot size of 6,000 square feet. However, the RNC zoning district requires a larger lot size and side yard setback on periphery lots abutting residential zoned property. This allows large sites with unique and natural characteristics to be compatible with existing adjacent residential properties. Therefore, Planning Staff believes the RNC District would be more appropriate for the site.

IMPACT ANALYSIS:

Section 27-7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.

- A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.** The substitute rezoning proposal to the RNC (Neighborhood Conservation) District is consistent with plan policy to “Ensure that new development and redevelopment is compatible with existing residential areas”.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.** The RNC zoning district would require single-family residences with compatible lot sizes on peripheral lots abutting other residential zoned properties. This standard permits a use that is suitable in view of adjacent and nearby residential development.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.** The site has a reasonable economic use as currently zoned R-85 (Residential Medium Lot) District albeit constrained by environmental features. However, the RNC zoning district with its combined greenspace and natural features may provide more opportunity for economic development.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:** The substitute RNC zoning district may not adversely affect the use or usability of adjacent or nearby residential properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.** The intent of the RNC zoning district is to provide a residential development that permits flexibility of design in order to promote environmentally sensitive and efficient use of land in compliance with the Zoning Code. The site has natural and

physical features that qualify this site for RNC Development. The site has dirt, gravel, rocks with dense shrubbery and mature hardwood trees located throughout with a creek that runs west and north of the site.

- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.** It appears there are no historic buildings, sites, districts, or archaeological resources located on the property or in the surrounding area.
- G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** Given that Pleasant Hill Road is a minor arterial, it should be able to absorb additional traffic resulting from the proposed subdivision. Traffic impact may be also lessened by installation of traffic improvements such as a deceleration lane at the subdivision entrance. Given existing residential properties in the area, the request should not cause an excessive burden on utilities. The proposed development may impact school enrollment. If the development is fully constructed with 339 units as originally proposed for the RSM District, it is expected to generate 166 students: 42 at Rock Chapel ES, 20 at Lithonia MS, 29 at Lithonia HS, 70 at other DCSD schools and 5 in private schools. The elementary and middle schools have capacity for additional students. The high school may become over-crowded with this development and require additional capacity to be added. An alternative RNC district with fewer lots (321) should reducing area traffic and school enrollment in area schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The RSM (Small Lot Residential Mix) district has no requirements for incorporating natural resources into the site. However, a rezoning to the RNC (Neighborhood Conservation) District has a positive impact on the environment and surrounding natural resources by incorporating the natural resources (rock, streams, wetlands) in the overall design of the proposed subdivision.

STAFF RECOMMENDATION: SUBSTITUTE APPROVAL TO RNC (Residential Neighborhood Conservation) District

The proposed rezoning request from R-85 (Medium Lot Residential) District to RSM (Small Lot Residential Mix) District as originally requested is not compatible with adjacent and surrounding residential districts zoned and developed R-85. However, the RNC (Residential Neighborhood Conservation) District recommended by Planning Staff and depicted on the revised site plan submitted by the applicant allows greater flexibility for development by incorporating use of greenspace with natural features of the environment and allowing development standards compatible with adjacent residential properties and is consistent with recent Board policy. RNC developments are required to provide a legal mechanism for unified control of the entire parcel to be developed and a legal mechanism for the maintenance and protection of land held in common prior to the issuance of any land disturbance permit. The RNC District is consistent with the following DeKalb County 2035 Comprehensive Plan policies: Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density; and Ensure that new development and redevelopment is compatible with existing residential areas. Therefore, the Department of Planning and Sustainability recommends **APPROVAL** of a substitute RNC (Residential Neighborhood Conservation) District on the subject site per the following recommended conditions:

1. Limit the use to no more than 321 single-family detached residences with recreational and greenspace area pursuant to development standards of an RNC (Residential Neighborhood Conservation) District zoned subdivision subject to review and approval by the Planning and Sustainability Department.
2. Provide a minimum of four (4) points of access per the revised site plan and subject to approval by the Transportation Division within the Department of Public Works.

3. Dedicate at no cost to DeKalb County 40 feet from centerline of right-of-way on Pleasant Hill Road; provide 6-foot sidewalks along frontage of Pleasant Hill Road and extend to intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
4. Dedicate at no cost to DeKalb County 27.5 feet from centerline of right-of-way on Pleasant Hill Way; provide 12-foot travel lane on the development side from centerline; 5-foot sidewalks; and street light on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
5. Dedicate at no cost to DeKalb County 35 feet from centerline of Norris Lake Drive; provide 6-foot sidewalks along frontage of Norris Lake Drive and extend to the intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
6. Provide a left turn lane on Pleasant Hill Road and onsite road improvements as required by the Transportation Division within the Department of Public Works.
7. Provide pedestrian/bike access from the neighborhood into the park, as approved by the Parks and Recreation Department as may be required by the Transportation Division within the Department of Public Works.
8. The heated floor area shall be no less than 1,200 square feet.
9. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
10. Provide underground utilities.
11. Front and sides shall be sodded prior to the issuance of a Certificate of Occupancy.
12. No more than one (1) brick base monument sign shall be erected at each subdivision entrance. Sign area shall not exceed 32 square feet, excluding base and shall not exceed eight (8) feet in height.
13. The entrances to the subdivision shall be landscaped subject to the approval of the DeKalb County Arborist.
14. Any applicant for development within this approved RNC shall be required to provide a legal mechanism for unified control of the entire parcel to be developed for review and approval by the county attorney prior to the issuance of any land disturbance or building permit.

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map
5. Land Use Plan Map
6. Aerial Photograph

NEXT STEPS

Following an approval of this request, one or several of the following may be required:

- ✓ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ • **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- ✓ • **Sketch Plat & Final Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- ✓ • **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.

SEPTEMBER 2018 REZONING AGENDA – TRANSPORTATION COMMENTS

N1. Lawrenceville Hwy is a major arterial on a state route. Dedicate right of way at least 50 from centerline. Install sidewalks along property frontage (ensure sidewalks are within right of way). GDOT review and permits required. Street lights required 1 foot behind sidewalks on right of way.

N2. Clairmont Road is a major arterial on a state route. Dedicate right of way at least 50 from centerline. GDOT review and permits required.

N3. Briarcliff Road is a minor arterial and state route. GDOT review and permits required. No access allowed onto Briarcliff Road.

N4. No Comments.

N5. No Comments.

N6. No Comments.

N7. No Comments.

N8 & N9. Columbia Drive is a minor arterial. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 40 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. As shown in the application, interior roads must be private.

N10. Candler Road is a major arterial and a state route. GDOT review and permits required. Kelly Lake Road is a local road. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) Right of way dedication of 50 from centerline on Candler Road, 6-foot sidewalks. Right of way dedication on Kelly Lake Road 27.5 feet from centerline, 5-foot sidewalks. Extend sidewalks along Kelly Lake Road within existing right of way to Candler Road. Street Lights required on back of sidewalk within right of way along both frontages. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect.)

N11. Treadway Road is classified local. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) Public local roads require a 27.5 foot right of way from the centerline (for a total of 55 feet), 5-foot sidewalks, 5-foot landscape strip and street lights within the right of way. The right of way width show on the application does not seem to meet the 55 feet for the interior streets. Cul-de-sac appears to be substandard also. These will need to be corrected prior to permitting and will impact storm detention, setbacks, etc.

N12. McClendon is a collector street. Allow only one standard size commercial curb cut on McClendon Dr. Install sidewalks along property frontage. Street lights required behind sidewalk within right of way at permitting.

N13. Memorial Drive is a major arterial and a state route. GDOT review and permits required.

N14. Memorial Drive is a major arterial and a state route. GDOT review and permits required. Eliminate a curb cut on 6158 and restore streetscape.

N15. Snapfinger Road is a major arterial. Site limited to right in/right out access point.

N16. Rockbridge Road is a minor arterial. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 40 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. Construct sidewalks along Rockbridge Road to Allgood Circle within right of way. Limited to one access point onto Rockbridge Road.

N17. Bermuda Road is a collector road. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 35 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. Add roundabout at the intersection of Stewart Mill Road and Bermuda Road. Gordon Burkett at Keep DeKalb Beautiful is working on the concept for this project. Add sidewalks and street lights along Bermuda Road (within right of way) to the intersection of Stewart Mill Road. Complete all requirements of GRTA's notice of decision that are within DeKalb County. Design to restrict truck movements from using Stewart Mill Road to get to Rockbridge Road.

N18. Norris Lake is a collector road. Pleasant Hill is a minor arterial. Pleasant Hill Way is a local road. Pleasant Hill Way appears to be public in some areas where the development is proposed. I assume they are planning a right of way abandonment. Provide ped/bike access from the neighborhood into the park, as approved by the Parks and Recreation Department. Frontage on Pleasant Hill Way must be improved to Code also. 339 lots requires a traffic study be completed prior to zoning. Traffic study should include the access points and the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Left turn lane required on Pleasant Hill Road. Add sidewalks along frontage of Norris Lake Road and extend to the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Add sidewalks along frontage of Pleasant Hill Road and extend to the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Consider moving the roundabout to Pleasant Hill Road. **Request deferral until the study is received.** Norris Lake requires right of way dedication of 35' from centerline, 6-foot sidewalks, 4-foot bike lanes and street lights on back of curb within the proposed right of way. Pleasant Hill Road requires right of way dedication of 40' from centerline, 6-foot sidewalks, 4-foot bike lanes and street lights on back of curb within the proposed right of way. Pleasant Hill Way right of way dedication of 27.5' from centerline, 12-foot travel lane on the development side from centerline, 5 foot sidewalks and street light on back of curb within the proposed right of way.

N19. No Comments.

N20 & N21. Rock Chapel Road is a major arterial and state route. GDOT review and permits required at permitting. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.)

N22. S. Stone Mountain Lithonia Road is a minor arterial. Add sidewalks and street lights behind sidewalks and within right of way along property frontage and dedicate 40 feet of right of way from centerline.

N23. Stephenson Road is a collector road. Dedicate 35 feet of right of way from centerline, add sidewalks and street lights behind sidewalks and within right of way.

N24. Briarcliff Road is a minor arterial and a state route. GDOT has already permitted the right in only driveway. The right-out driveway was probably not allowed due to restricted sight distance when exiting due to the curve (trying to verify with GDOT). No other comments.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. The site is a stormwater hotspot.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter

14 and FEMA floodplain regulations. Detention/water quality ponds are not allowed in the floodplain.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

**DeKalb County School District
Zoning Review Comments**

Analysis Date: 8/10/2018

Submitted to: Dekalb County

Case #: 2018-2450/Z-18-1235046

Name of Development: Red Stag (Pleasant Hill Way)

Location: Pleasant Hill Road East of Pleasant Hill Trail

Description: 339 detached single-family residences on primarily undeveloped land with a few single-family detached residences

Impact of Development: When fully constructed, this development would be expected to house 166 students: 42 at Rock Chapel ES, 20 at Lithonia MS, 29 at Lithonia HS, 70 at other DCSD schools and 5 in private schools. The elementary and middle schools have capacity for additional students. The high school may become over-crowded with this development and require additional capacity to be added.

	Rock Chapel			Other DCSD Schools	Private Schools	Total
Current Condition of Schools	ES	Lithonia MS	Lithonia HS			
Capacity	713	1,188	1,416			
Portables	0	0	0			
Enrollment (Foct. Oct. 2018)	500	1,138	1,409			
Seats Available	213	50	7			
Utilization (%)	70.1%	95.8%	99.5%			
New students from development	42	20	29	70	5	166

New Enrollment	542	1,158	1,438
New Seats Available	171	30	-22
New Utilization	76.0%	97.5%	101.6%

Yield Rates*	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.125344	0.092908	0.007372	0.225624
Middle	0.060198	0.047279	0.002826	0.110303
High	0.085487	0.065970	0.003932	0.155389
Total	0.2710	0.2062	0.0141	0.4913
Student Calculations				
Proposed Units	339			
Unit Type	SF			
Cluster	Lithonia			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	42.49	31.50	2.50	76.49
Middle	20.41	16.03	0.96	37.40
High	28.98	22.36	1.33	52.67
Total	91.88	69.89	4.79	166.56
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Rock Chapel ES	42	32	3	77
Lithonia MS	20	16	1	37
Lithonia HS	29	22	1	52
Total	91	70	5	166

*Comparable Developments Method Used



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2018-2450/2 - 18-1035046 Parcel I.D. #: 16-228 16-229 16-253 01-006, 008, 013 01-002 02-007, 009, 011, 024
Address: 1679 Norris Lake Road 16-228 01-003 + 007
8682 Pleasant Hill Road 16-253 02-004, 005, 008, 027
Lithonia, Ga.

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Did not see any traffic engineering concerns at this time.

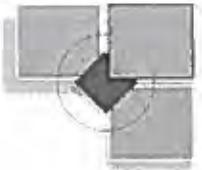
Signature: Russell



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. 7-18-1235046
Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: D.R. Horton - Crown, LLC E-Mail: JRCoombe@drhorton.com

Applicant Mailing Address:
1371 Dogwood Drive SW, Conyers, GA 30012

Applicant Phone: (470) 774-4884 Fax: 1 (866) 658-1753

Owner(s): D.R. Horton - Crown, LLC E-Mail: JRCoombe@drhorton.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
1371 Dogwood Drive SW, Conyers, GA 30012

Owner(s) Phone: (470) 774-4884 Fax: 1 (866) 658-1753

Address/Location of Subject Property: Located off Pleasant Hill Way

District(s): 16th Land Lot(s): 253/257/258 Block: 01/02 Parcel(s): See Letter of Application

Acreage: 122.77 Commission District(s): District 5

Present Zoning Category: R-85 Proposed Zoning Category: RSM

Present Land Use Category: Suburban

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

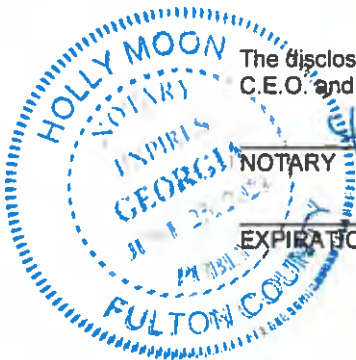
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A. Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes X No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.



NOTARY

EXPIRATION DATE / SEAL

SIGNATURE OF APPLICANT / DATE

Jay Robert Coombe, Jr., on behalf of D.R. Horton - Crown, LLC

Check One: Owner X Agent

330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov

6/18/2018

Mr. Andrew A. Baker
Director
DeKalb County Planning & Sustainability
330 W. Ponce de Leon Ave
Decatur, GA 30030

Re: Letter of Application - Red Stag – Proposed 339 Lots

± 122.77 Acres of property located along Norris Lake Drive (1679, 1735, 1695, 1735) and Pleasant Hill Way within Land Lots 228, 229, 253, 252, 257, 258, 16th District, DeKalb County, Georgia, and identified as tax parcels 16 228 01 003, 16 228 01 006, 16 228 01 007, 16 228 01 008, 16 228 01 013, 16 229 01 002, 16 252 02 001, 16 252 02 003, 16 252 02 005, 16 253 02 004, 16 253 02 005, 16 253 02 007, 16 253 02 008, 16 253 02 009, 16 253 02 011, 16 253 02 026, 16 253 02 027 (the "Property")

Planners and Engineers Collaborative, Inc. Project No. 16309.00

Dear Mr. Baker:

Please accept this letter with the application for the above referenced project on behalf of D.R. Horton – Crown, LLC ("D.R. Horton") in support of its Application to Amend Official Zoning Map of DeKalb County, Georgia (the "Application"). D.R. Horton seeks rezoning of the Property from its present R-85 classification to the RSM single-family detached classification for purposes of development as a subdivision including a mixture of lot and product sizes.

The Property is owned by D.R. Horton and consists of approximately 122.77 acres of predominantly undeveloped land located along Pleasant Hill Road and Norris Lake Drive. The Property is designated as "Suburban" in the 2035 Comprehensive Plan, which supports the zoning of the property for the RSM zoning classification. Tracts immediately surrounding the Property have been developed to include single-family residences, with the exception of two parcels, which are zoned commercial and located at the intersection of Pleasant Hill Road and Norris Lake Drive. The Property is surrounded on the north, east and south by tracts similarly identified as "Suburban" in the 2035 Comprehensive Plan, with the exception of one unimproved parcel located on the southern boundary of the Property, which is identified as "Conservative/Open Space" and known as the Pleasant Hill Park. The tracts located across the Yellow River from the western boundary of the Property are designated as "Industrial" on the 2035 Future Land Use Map. Thus, the proposed development is compatible with the surrounding area.

The proposal is to construct 339 single family detached lots on the Property. Our plan exceeds the amount of open space required without needing any density bonus. The Property is well under the RSM density allowances at 2.76 lots per acre. There is a mixture of homes throughout the site with varying lot sizes to be able to offer different price points as well as product choices. The project would be constructed as a master planned development. Within this development, there would be all new upgrades to the frontages of the Property with new landscaping, sidewalks, and street lights. The plan would also provide buffering to all surrounding sites. In addition, traffic improvements would be provided for the development and area. Currently, Pleasant Hill Road and Pleasant Hill Way are poorly aligned, creating a dangerous intersection. The proposal would include the rerouting and creation of a new T-intersection to correct the skew issue of the existing drive. The merits of the proposed development are more



particularly described in the Impact Analysis submitted herewith.¹ Please note that footnote #1 hereto contains key issues, challenges and notices that are expressly made and called to the attention of the addressee and DeKalb County, Georgia.

This proposal would provide much needed new housing to an area that has not had much new construction in recent years. The new homes would vary in size and price providing a great diversity to the neighborhood. The 122.77 acres has beautiful scenery from the back part of the Property that would be protected near the river and creeks. The price points of the new homes would vary and help to increase home values in the area with new construction available to this area. There would be master amenities that would include swimming pools, a clubhouse, a picnic area, outdoor sport courts and games. There will be a master HOA to govern each of the outside maintenance and amenities.

The proposed subdivision of the single family detached homes under the RSM category is consistent with the intent of the land use, the nearby homes, and the price points for homes in the area. The development is consistent with the 2035 Comprehensive Plan and provides an appropriate development compatible with other single-family detached communities.

The DeKalb County Zoning Ordinance sets forth the various requirements applicable to requests for zoning changes. In support of the Application, D.R. Horton submits the following documents (together with a flash drive containing electronic copies thereof):

1. Application to Amend Official Zoning Map of DeKalb County, Georgia (including the Disclosure of Campaign Contributions);
2. This Letter of Application;
3. Impact Analysis;
4. Site Plan (4 copies 24" x 36," folded; and 4 copies 8.5" x 11");

¹ D.R. Horton hereby notifies DeKalb County of its constitutional concerns with respect to the Application. Specifically, if the Board of Commissioners denies the Application in whole or in part, then the Property does not have a reasonable economic use under the DeKalb County Zoning Ordinance, as the same is amended from time to time (the "Zoning Ordinance"). Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl vs. Holcomb Bridge Road, 238 Ga. 322 (1977). If the Board of Commissioners denies the Application in whole or in part, such an action will deprive D.R. Horton of the ability to use the Property in accordance with its highest and best use. Similarly, if the Board of Commissioners amends the zoning of the Property to some classification other than the RSM zoning district without D.R. Horton's consent, or if the Board of Commissioners limits its approval by attaching conditions to such approval affecting the Property or the use thereof without D.R. Horton's consent, then such approval would deprive D.R. Horton of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (see Ga. Const. 1983, Art. I, § 3, para. 1(a)), and the just compensation clause of the Fifth Amendment to the United States Constitution (see U.S. Const. Amend. 5). To the extent that the Zoning Ordinance allows such an action by the Board of Commissioners, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between D.R. Horton and the owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Finally, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by D.R. Horton) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of D.R. Horton's rights to substantive and procedural due process as guaranteed by the Constitution of the State of Georgia (see Ga. Const. 1983, Art. I, § 1, para. 1) and the Fifth and Fourteenth Amendments of the Constitution of the United States (see U.S. Const. Amend. 5 and 14). D.R. Horton further challenges the constitutionality and enforceability of the Zoning Ordinance (together with all applicable land use and zoning maps, comprehensive plans, zoning regulations, conditions and site plans), in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the Board of Commissioners's discretion in considering or deciding applications for zoning amendments. Nevertheless, D.R. Horton remains optimistic that the Board of Commissioners's consideration of the Application will be conducted in a constitutional manner.



5. Sealed Boundary Survey and metes and bounds legal description of the Property;
6. Building Elevations (renderings or details of materials proposed for compliance to Article 5);
7. Application Fee in the amount of \$500.00.

Please note, D.R. Horton hosted and held the mandatory community meeting on June 6, 2018 at the Stonecrest Library located at 3123 Klondike Road, Lithonia, Georgia 30038. Attached are the required Sign In Sheets from that community meeting.

D.R. Horton is the applicant, owner and developer of this ± 122.77 tract. D.R. Horton is one of the largest and most reliable developers in our nation today, and D.R. Horton has all the staying power and strength to properly, carefully and thoughtfully develop this wonderful property, which D.R. Horton already owns. There simply are not many other companies or entities who have the capacity, ability or strength to carry out this large, high quality development. We look forward to working with DeKalb County and our neighbors to achieve a successful outcome.

D.R. Horton expressly calls to DeKalb County's attention the information set forth in footnote #1.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
President
For the Firm



May 21, 2018

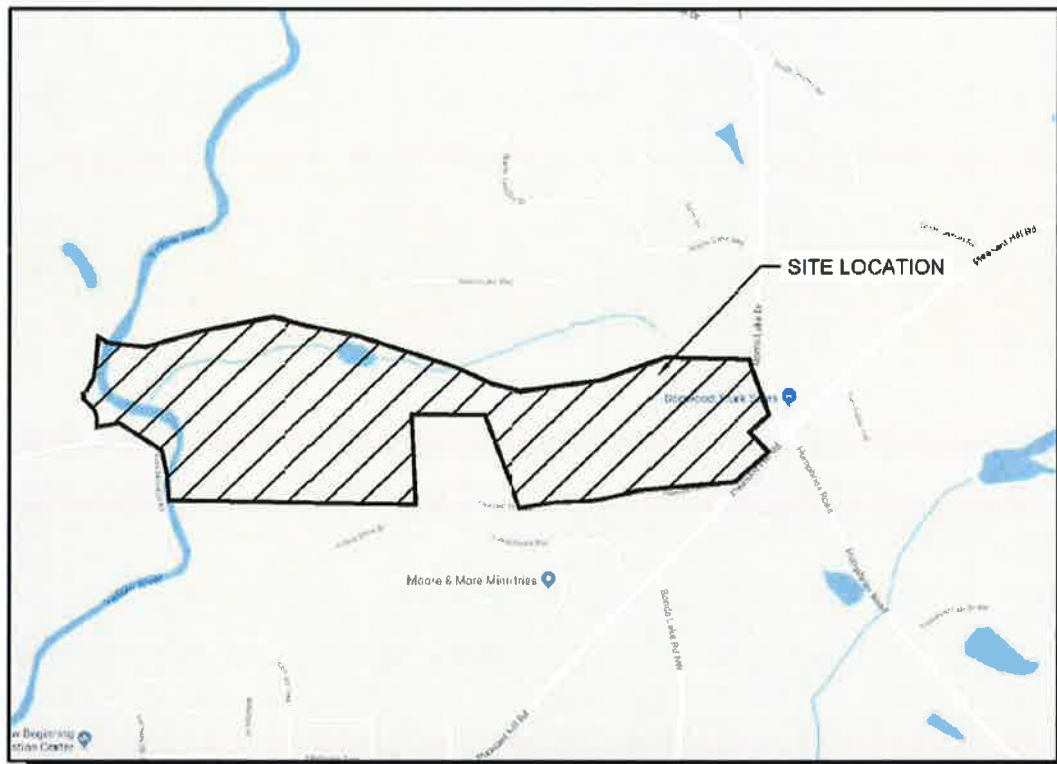
RE: NOTICE OF PRE-SUBMITTAL COMMUNITY MEETING FOR ZONING MATTERS

Dear Property Owner:

D.R. Horton is requesting a rezoning for predominantly undeveloped property located in unincorporated DeKalb County along Norris Lake Drive and Pleasant Hill Road, as shown below. The subject properties are currently zoned R-85. D.R. Horton desires to rezone the properties to RSM to develop a residential community.

Due to this request, D.R. Horton will hold a Pre-Submittal Community Meeting on **Wednesday, June 6, 2018 at 7:00 pm** at the **Stonecrest Library, 3123 Klondike Road, Lithonia, GA 30038**. This is an informational meeting designed to provide the community with the opportunity to learn of the zoning request and ask any questions of the property owner.

Site Location Map Showing Land Subject to Rezoning



SITE LOCATION MAP

NOT TO SCALE

If you have any questions or concerns leading up to the meeting, feel free to reach out to:

Richard Hathcock
Assistant Land Development Project Manager
D.R. Horton
1371 Dogwood Drive SW
Conyers, GA 30012
678-509-0519 (phone)
rhathcock@drhorton.com (email)

MEETING SIGN-IN SHEET	
Project: <i>D.R. Horton / 122 ± Acres</i>	Meeting Date: <i>5/6/18</i>
Facilitator: <i>James M. Key</i>	Location: <i>Thorris Lake Road</i>

Meeting Date: 5/6/18

Location: Thorn's Lake Road

[illegible]

MEETING SIGN-IN SHEET

Project: D.R. Horton / 120 ± Acres

Meeting Date: 5/6/18

Facilitator: James M. Neys

Location: Norris Lake Road

[illegible]

6/18/2018

Re: **Standards and factors governing review of proposed amendments to the Official Zoning Map.**

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

Yes, the Subject Property is designated as "Suburban" in the 2035 Comprehensive Plan. The Suburban Character Area/Land Use Designation supports density of up to eight (8) units an acre, including single family detached, townhomes, assisted living facilities, neighborhood retail and certain other public facilities. The RSM zoning category is a permitted zoning designation under the Suburban Character Area Designation. There is no small area plan applicable to the Subject Property in the 2035 Comprehensive Plan. Suburban Character Area Policies support infill development as proposed, including: 4. Density Increases; 5. Walkability; 6. Infill Development; 7. Infill Development; 14. Sense of Place; and 15. Density.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

Yes, the properties that surround the site are C-1 Commercial and R-85 single family detached. There has not been much new development that has occurred through this section of DeKalb. We are suitable in that we are planning a total project of single family detached homes. We are proposing to mix product and lot sizes, which offers a wide arrange of price points and buyers, to this attractive site. We used section 5.2.3 of the DeKalb County Zoning Ordinance compatibility to determine where to place buffers and product sizes against other projects in the area that exist. This residential development will be consistent with the development trends in the larger surrounding area and will preserve the residential character. In addition, the redevelopment will help solve an issue with road alignment and the dangerous intersection at Pleasant Hill Way and Pleasant Hill Road.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

No, the property fronting along Pleasant Hill Road is characterized by older single family residences on lots of varying width, the majority of which are nonconforming under existing R-100 and R-85 standards. Redevelopment under the existing R-85 Zoning designation is not economically feasible given the varied ownership of the properties, the differing conditions of the properties, and the cost associated with redevelopment. This property needs to be properly planned and productively developed, and that cannot occur unless some reasonable flexibility, expenditure of funds and thoughtful development is achieved.



D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

No, the proposed development is consistent with the residential character of the area and the existing development of single family homes in the area. Further, the proposed development includes a buffer adjacent to all external property lines. There are also stream buffers on the north side separating the property from the R-85 homes. The projected prices for the proposed new homes are consistent and in many cases higher than the prices of existing homes in the area.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Yes, the development trends are pushing outward in Dekalb County toward this section of the county. This would bring new vibrant and well planned single family detached housing to the area. The proposal supports saving trees, steep slopes, protecting stream buffers, and providing needed housing to the area while offering buffering and a wide variety of home sizes and lot size. This is a large and attractive parcel of land that deserves to be properly planned, designed and developed for the benefit of the uses and improvements of the area.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

No, there are no historic buildings, sites, districts, or archeological resources on the property. There is an adjacent park that is owned by the county. This park is undisturbed and does not seem to have any park features on it. This project would bring attention and notice to a potential park in the future. In addition, the park is located off a public roadway that has a dangerous intersection. This proposal would seek to realign this intersection and make it much safer.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

No. Although the proposed development will result in a moderate increase in traffic and demand for utilities in the vicinity, the development will not overly tax the use of these public facilities. The project is proposing to connect to two different roadway systems and make upgrades to connection locations with turn lanes and decal lanes in order to facilitate the localized traffic. We have analyzed the sanitary capacity and water capacity for the site and determined how to run both to accommodate the development without impacting the environment or surrounding natural resources.

This proposal has been carefully designed and planned to avoid the possible excesses that are pointed out. This area has been overlooked and deserves to be properly developed. This is the proper and correct way to help this entire area to advance and take its rightful place as a key part of DeKalb County.



Should there be any additional questions, please do not hesitate to contact me at 770.451.2741 or at kwood@pecatl.com.

Sincerely,
Planners and Engineers Collaborative, Inc.

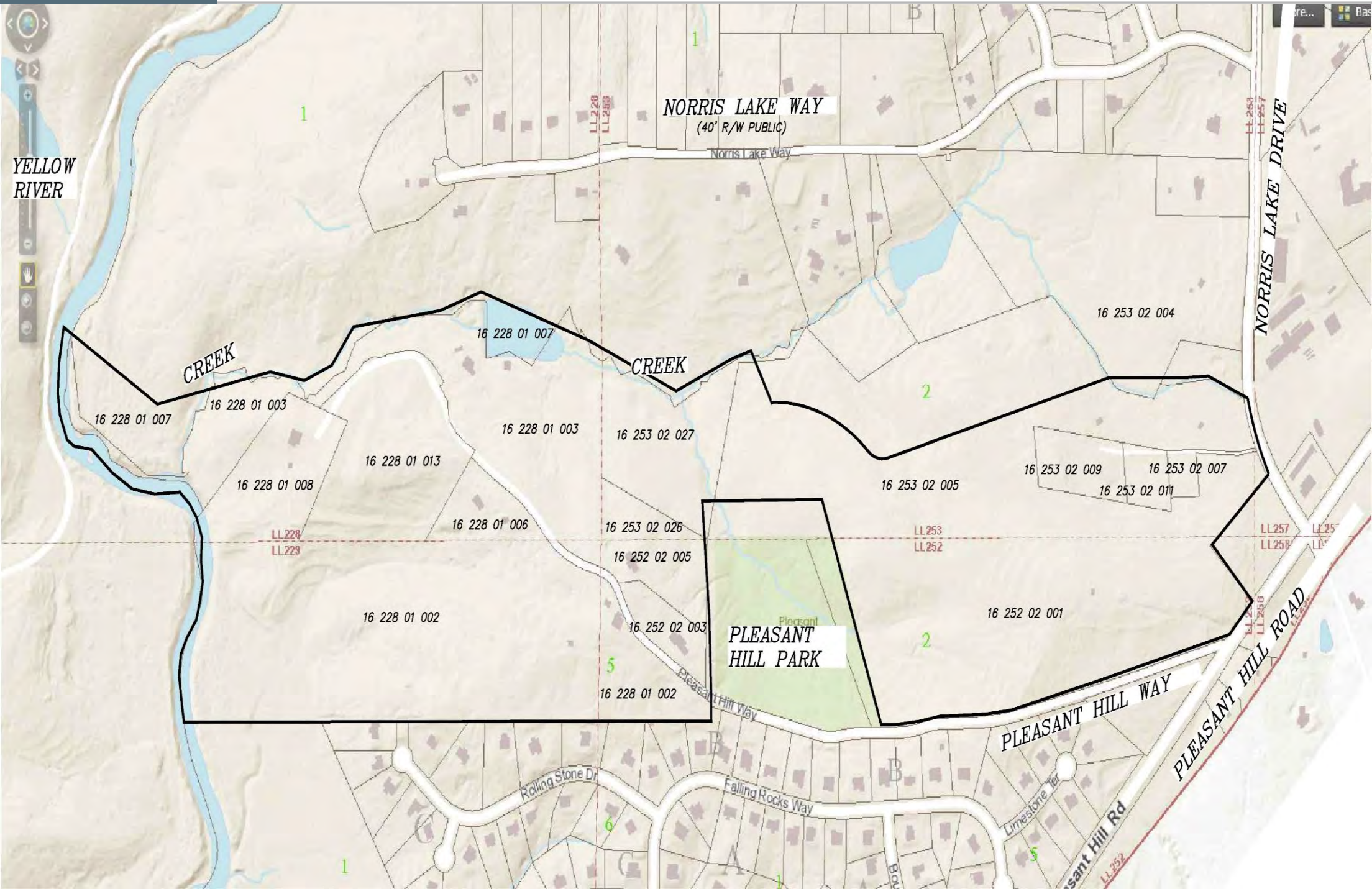
Kenneth J. Wood, P.E., LEED AP
President

For the Firm

N.17

Z-18-1235046

Site Parcel Map





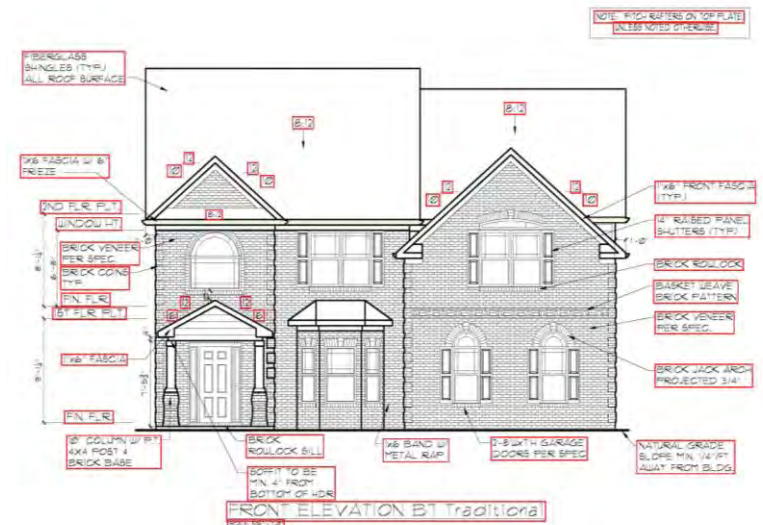
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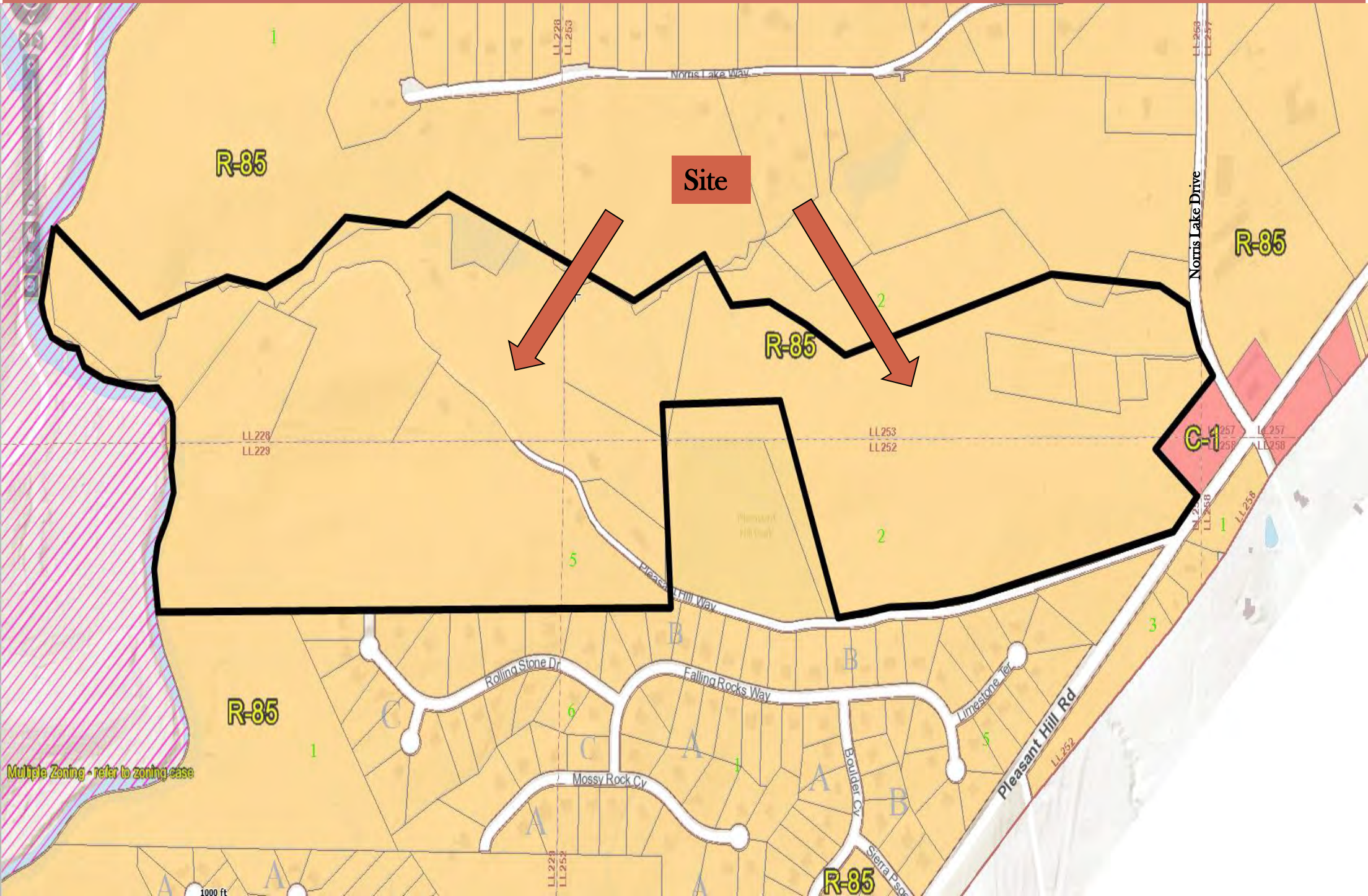


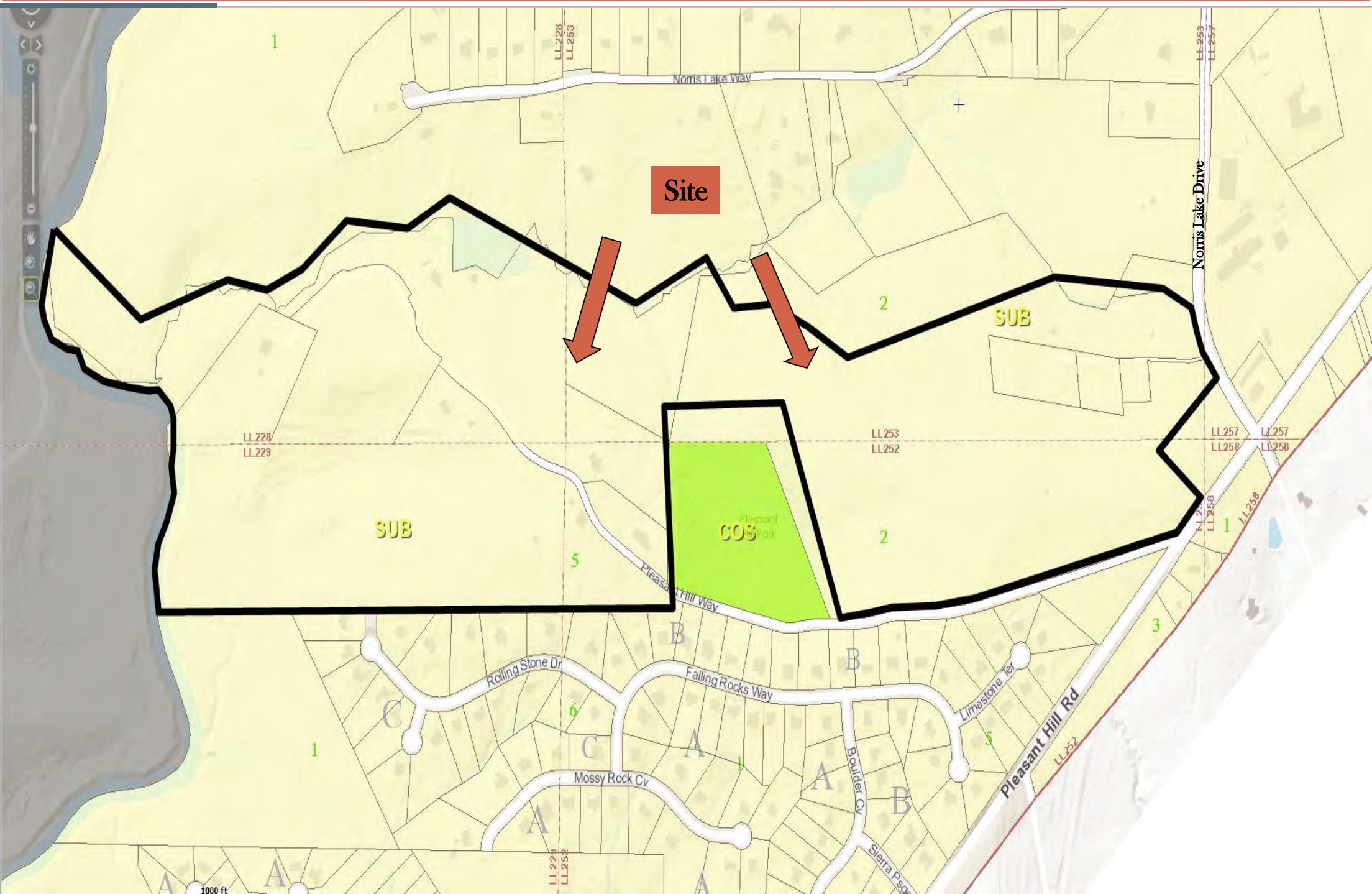
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(SCALE 3/8"=1'-0")

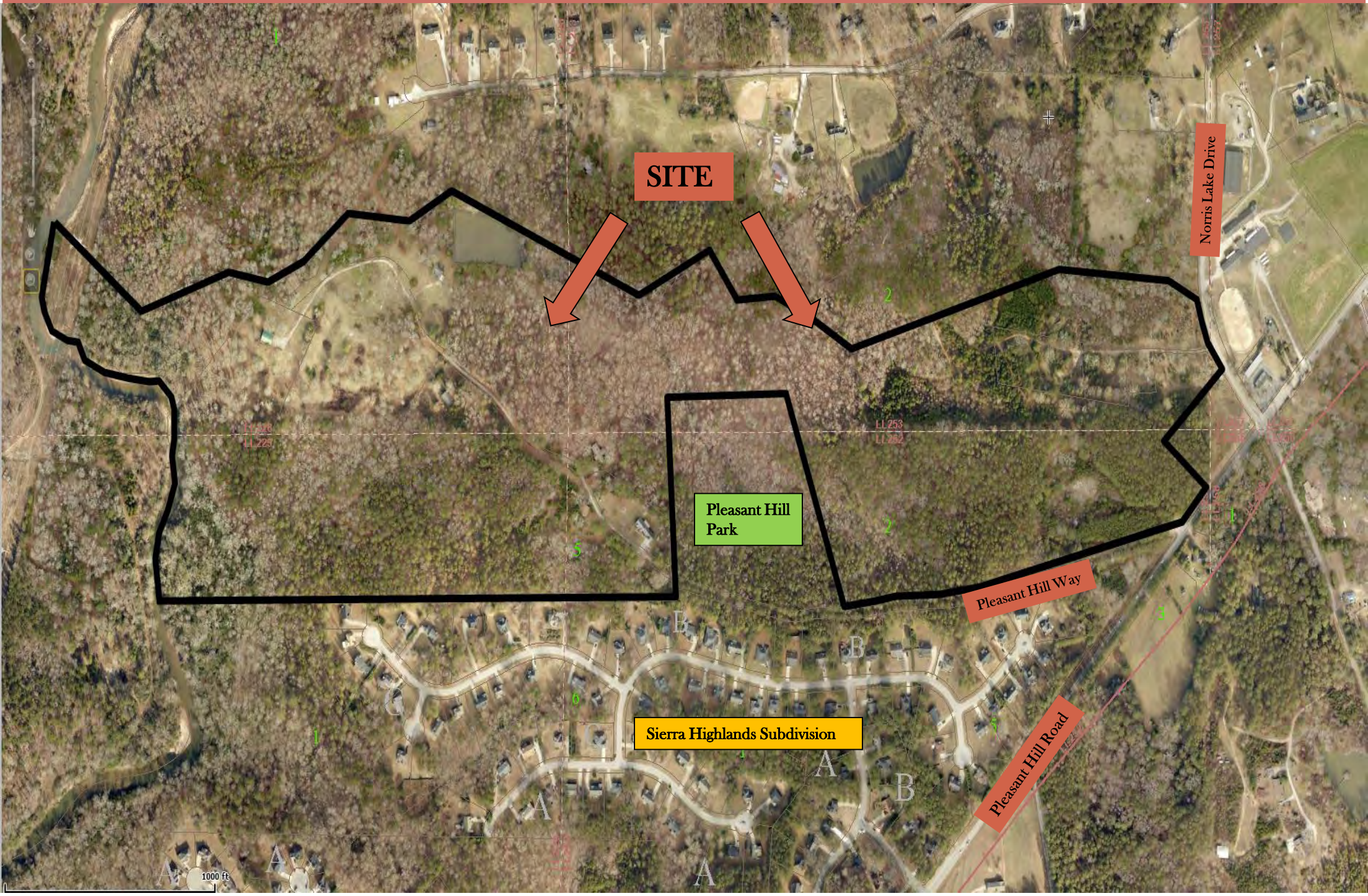


FRONT ELEVATION A-1
(SCALE 3/8"=1'-0")











CHAMPIONS RUN

Seabrook Rd

SKETCH PLAT



SKETCH PLAT

A change is being proposed for this site.

Case Number: N2. P-Plat #1246252
Existing Zoning: R-85

Site Location:
8400 Pleasant Hill Way

Purpose: Request to subdivide approximately 8.55 acres to
construct up to 20 single-family detached dwellings.

CONTACT US
404.371.2155
www.dekalbcountyga.gov/planning
info@dekalbcountyga.gov

Planning Commission Sketch Plat Meeting
Date: 04/23/2025 Time: 6:00pm
Zoom ID: <https://dekalbcountyga.zoom.us/j/96630244636>
Phone: (888) 270-9916
Code: 961150



CR

Seabiscuit Rd

Pleasant Hill Rd

CHAMPIONS RUN

SKETCH PLAT

A change is being proposed for this site.

Case Number: N2, P-Plat #1246252
Existing Zoning: R-85

Site Location:
8400 Pleasant Hill Way

Purpose: Request to subdivide approximately 8.55 acres to
construct up to 20 single-family detached dwellings.

Planning Commission Sketch Plat Meeting

CONTACT US
800.371.2281
www.dekalbcountyga.gov
dco/planning/development/land-use

Date: 09/29/2025 Time: 6:00pm
Zoom ID: <https://dekabcountyga.zoom.us/j/96130244636>
Phone: (404) 270-9836
Code: 991303





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CHAMPIONS RUN

Seabiscuit Rd

SKETCH PLAT



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00000000

SKETCH PLAT
A change in being proposed for this site.
The following is a sketch of the proposed
change. The sketch is for informational purposes
only and does not constitute a final plan.
The sketch is subject to change without notice.
The sketch is not to be used for any other purpose.



SKETCH PLAT
A change is being proposed for this site.
SP
Case Number: N3 P-Plat #1246254
Existing Zoning: RNC
Site Location:
8682 Pleasant Hill Way
Purpose: Request to subdivide approximately 84.52 acres to construct up to 376 single-family detached dwellings.
Planning Commission Sketch Plat Meeting
Date: 11/11/2024 Time: 6:00pm
Location: 1000 Peachtree Street, Suite 1000, Atlanta, GA 30309
Call: 404.386.1100
QR Code

←
All Deliveries
D. RHORTON
America's Builder

Secretariat Dr

CR



CR

SKETCH PLAT

A change is being proposed for this site.

Case Number: NC H-Plan #1240202

Location: County Rd 100

Site: Pleasant Hill Way

Project: Construction of a new 100' x 100' lot.



CHAMPIONS
RUN



All
Deliveries

SKETCH PLAT

As shown in being prepared for this site.

Owner: [illegible]

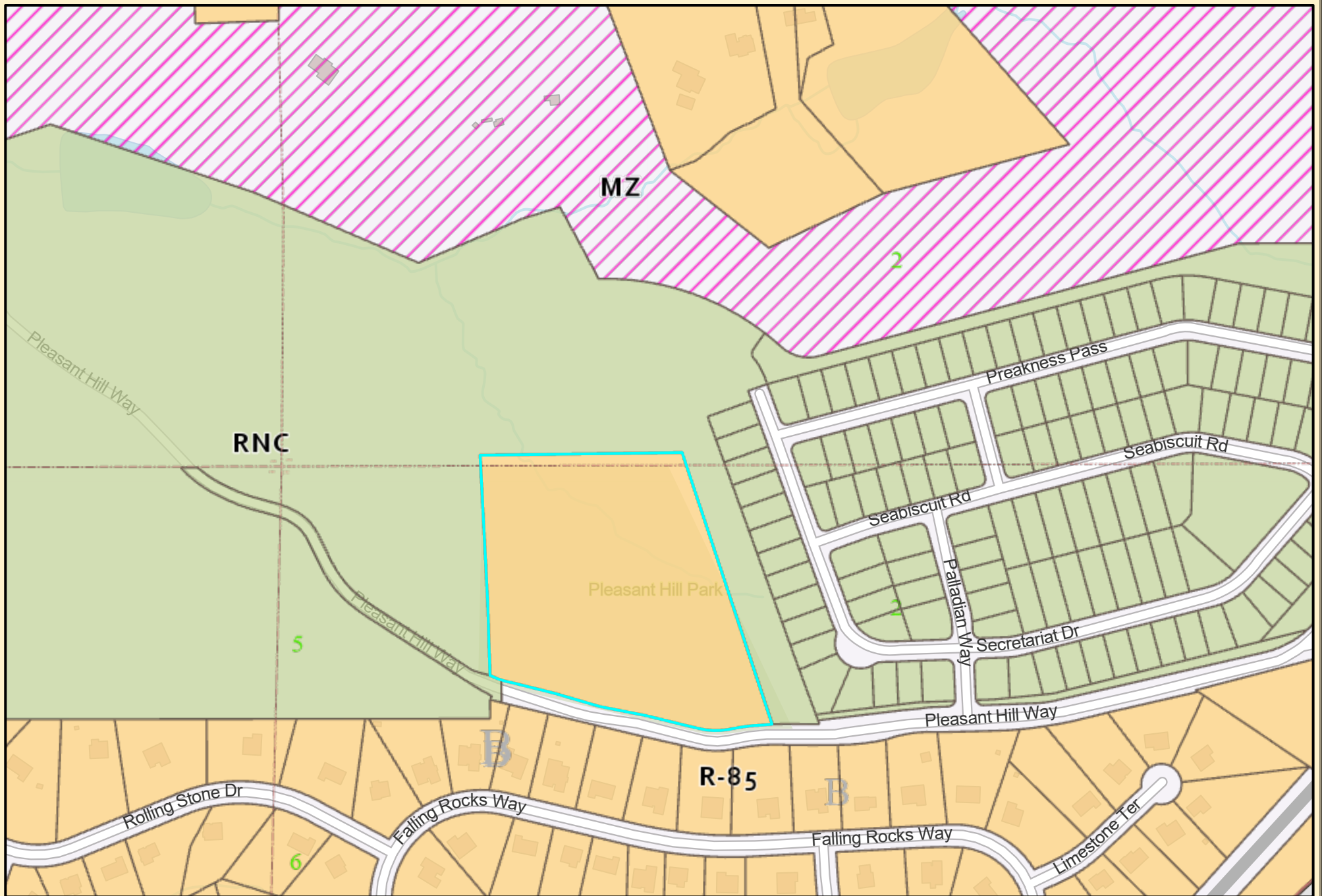
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Site: [illegible]

Project: [illegible]

Scale: [illegible]

Notes: [illegible]



Zoning Map

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Date Printed: 4/14/2025

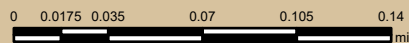


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Land Use Map



Date Printed: 4/14/2025



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Aerial

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 4/14/2025



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