



CITY COUNCIL MEETING
Monday, May 4, 2026 at 5:30 PM
Council Chambers and YouTube Livestream

Website: www.lithoniacity.org
YouTube: [City of Lithonia - Watch Live](#)
Phone: (770) 482-8136

CITY HALL
6920 Main Street
Lithonia, GA 30058

Mayor Shameka S. Reynolds

Council Member Yolanda Murphy

Mayor Pro Tem Darold P. Honore, Jr.

Council Member Diane W. Howard

Council Member Vanneriah Wynn

Council Member Amelia Inman

AGENDA

I. Call to Order and Roll Call

II. Moment of Silence

III. Approval of Agenda

IV. Public Comments

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@lithoniacity.org by 2 pm on the day of the meeting to be read by the City Clerk. via email to cityclerk@lithoniacity.org by 2 pm on the day of the meeting to be read by the City Clerk. All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council.

V. Consent Agenda

VI. Public Hearing

Citizens interested in commenting on the public hearing portion of the meeting may comment in person. You may also submit your comment in writing to cityclerk@lithoniacity.org by 2 pm the day of the Public Hearing to be read into the record at the meeting. If you choose to submit your comment in writing, please include your full name, address, the item you are speaking about and if you are for or against it. When it is your turn to speak, please state your name, address, and relationship to the case.

There is a ten (10) minute time allotment for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

- a. For Decision - Special Exception 6963 Main Street - Bill Johnston, Planning and Zoning Administrator

VII. Old Business

VIII. New Business

- a. For Discussion - Georgia Initiative for Community Housing - Councilmember Amelia Inman
- b. For Discussion - Peace Walk with Emory Healthcare - Chief DeJarnette, City Administrator
- c. For Discussion - Budget - Chief DeJarnette, City Administrator
- d. For Discussion - Millage Rate & Budget Meeting Dates - Chief DeJarnette
- e. For Decision - Moratorium on Recovery Centers - Chief DeJarnette, City Administrator
- f. For Decision - Dog Park - Chief DeJarnette, City Administrator

IX. Executive Session (If Necessary)

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security)

X. Updates and Reports

- a. City Administrator Report
- b. Police Update
- c. Public Works Report
- d. Code Enforcement Report
- e. Mayor's Report
- f. Councilmember Updates

XI. Adjournment

Americans with Disabilities Act

The City of Lithonia does not discriminate on the basis of disability in its programs, services, activities and employment practices. If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the City Clerk, Ashley Waters, as soon as possible, preferably 2 days before the activity or event.



City of Lithonia, Georgia

MEMORANDUM

TO: Ashley Waters, CMC, City Clerk
FROM: Bill Johnston, Zoning Administrator
DATE: 27 April 2026
RE: Application for a Special Exception to allow a Restaurant serving alcohol at 6963 Main Street

BACKGROUND

Ms. Brittany Wharton is applying for permission to establish a restaurant serving alcoholic beverages at 6963 Main Street. This use is subject to Mayor and Council approval of a Special Exception as seen in Sec. 7 Schedule of Uses as found in the Form Based Code.

Restaurants (alcohol and/or entertainment)

S

S

X

Criteria to be considered in deciding applications for Special Exception Uses include Sec. 27-896. Standards for review for special exceptions.

FINDINGS

The property is located in Lithonia's town center amidst a mix of retail and service uses.

Lithonia Zoning Ordinance Guidance

The property is located in the Core District (CD) described as follows: "The historic core of the downtown Lithonia area which serves as the inspiration for the remaining areas. This area is true to the historic nature of the existing structures along Main Street without modification."

Comprehensive Plan Guidance

Perhaps the strongest indicator of the desired direction of the Lithonia Community is found in the Character Areas Map which is attached to this memorandum. That Map designates the property as "Intown Mixed Use." This character area is described as: "The Intown Mixed Use character area includes general retail, service commercial, office professional, and higher density residential, as well as some public and open space facilities. . ." The proposed restaurant is consistent with the service commercial use.

CONCLUSIONS

Sec. 27-896. Standards for review for special exception provides the following guidance:

1. General policy. Special exceptions are neither absolutely permitted as a matter of right, nor prohibited in particular zoning districts. Such uses of property are permitted as generally compatible with the zoning district, but not in every location therein, nor without certain standards or other requirements or conditions met. Uses which require special exceptions are potentially incompatible with uses usually allowed in the particular district or particularly incompatible with nearby or contiguous districts.

2. Standards for review. Special emphasis shall be placed on the justification for the proposed use at the proposed location and how the proposal relates to and affects neighboring properties. Therefore, Mayor and Council shall consider among other matters, the statement of general policy stated above and the following:

a. Compliance with the City of Lithonia's zoning ordinance.

Such compliance relates to the permitted uses allowed on the property and the fundamental purposes of the Zoning Ordinance, including the purposes of the zoning district assigned to the property. The Form Based Code lists "Restaurants serving alcohol on the premises" in the Sec. 7 Schedule of Uses with each being subject to approval of a Special Exception Use by Mayor and Council.

The Core District is described as follows Core (CD): "The historic core of the downtown Lithonia area which serves as the inspiration for the remaining areas. This area is true to the historic nature of the existing structures along Main Street without modification." The property is located in the downtown, within walking distance of Lithonia neighborhoods.

b. The character and use of buildings and structures adjoining or in the vicinity of the subject property.

The restaurant will be established in an existing building and the proposed use is consistent with other restaurants in the town center.

c. The compatibility of the proposed use at the subject property to the present uses of the buildings, structures, or properties adjoining or in the vicinity of the subject property.

Town centers are a unifying factor in the Atlanta region. Many have experienced a renewal due to the desire of patrons to visit walk able settings. The proposed restaurant will be compatible with other restaurants and shops in the town center.

d. Impact of the proposed use on nearby properties, including existing and possible future uses.

Restaurants and shops, service commercial uses will have a positive impact on nearby properties and future uses. As businesses subscribe to a herd mentality, the proposed use will contribute to revitalization of the town center.

e. Impact of the proposed use on public facilities, utilities and public infrastructure.

The town center is well served by public facilities. No substantial impacts are anticipated.

f. Appropriateness of the proposed use as related to the city's land use plan.

The City of Lithonia 2020 Comprehensive Plan Update designates the property as an "Intown Mixed Use Character Area." The Intown Mixed Use Character Area includes general retail, service commercial, office professional, and higher density residential, as well as some public and open space facilities. The proposed use is appropriate.

g. The number of persons residing, studying, working in or otherwise occupying buildings adjoining or in the vicinity of the subject property.

Just as Granite Crossing has provided a boost in interest and population, the restaurant is expected to stimulate establishment of other uses the demand for which will be driven by uses such as restaurants.

h. Traffic conditions in the area of the proposed use and possible aggravation of traffic conditions by the proposed use.

The transportation network, including direct access to a four-lane, will handle the traffic, even at peak hours, generated by the proposed use.

i. Accessibility of building for fire and police protection.

Access to the building by emergency vehicles is adequate.

j. Materials of combustible, explosive or inflammable nature to be sold, stored, or kept on the premises.

No such materials are expected to be sold, stored, or kept on the premises.

k. Protection of occupants of adjoining and surrounding buildings from noise, dust, gases, pollution.

No such adverse impacts are anticipated. In the event excessive noise is generated, the City Noise Ordinance will address such an unlikely situation.

l. Population density in the surrounding area and threats to the public safety created by the proposed use.

The proposed use will not affect population density in the vicinity or create threats to public safety.

m. Relationship of the proposed use to the neighboring areas in the context of how the use might service or have utility to the area.

Restaurants are proven generators of walking traffic. Lithonia's investment in streetscapes will foster a growing market for these uses. Appropriateness of the proposed use as related to the city's land use plan, includes the following objectives:

A. Develop a fully integrated, mixed-use, pedestrian-oriented environment with traditional residential neighborhoods and a traditional downtown with buildings containing commercial, residential and office uses.

B. Create a synergy of uses within the downtown area, supporting economic development and redevelopment. Objective A calls for a mixed use, pedestrian environment. . . and a traditional downtown with buildings containing commercial, residential and office uses. In order to achieve a mixed use setting, a wide variety of uses would best facilitate creation of a mixed use setting.

n. *Adequacy of the site in terms of protecting and screening nearby properties from adverse impacts which might result from the proposed use.*

Lithonia's town center is an older commercial district, established before the more recent focus on landscaping. This form of screening is not yet in place; however, as seen in the major public investment in streetscapes such screening may continue as capital budgets permit.

o. *The number, size, and type of signs proposed for the site.*

Any new signs must comply with the City Sign Ordinance.

p. *The amount and location of open space on the site.*

The 6963 Main Street building is situated on a zero lot line. Typical of older downtowns, no private open space is possible on this lot.

q. *Hours and manner of operation of the proposed use.*

Mayor and City Council during the review of the application may choose to establish hours of operation protective of surrounding uses.

r. *The type of electrical illumination for the proposed use with special reference to its effects on nearby structures and the glare, if any, from such illumination in surrounding sleeping quarters.*

No extraordinary illumination is anticipated. This important consideration can be addressed at site plan review to ensure any lighting is appropriate

s. *Adequacy of ingress and egress to the property.*

The location of the access to the property is from three streets, one a four-lane, yields excellent access in the event of an emergency.

t. *Impact of the proposed use on the property values of surrounding properties given the uses for which surrounding properties are presently being used.*

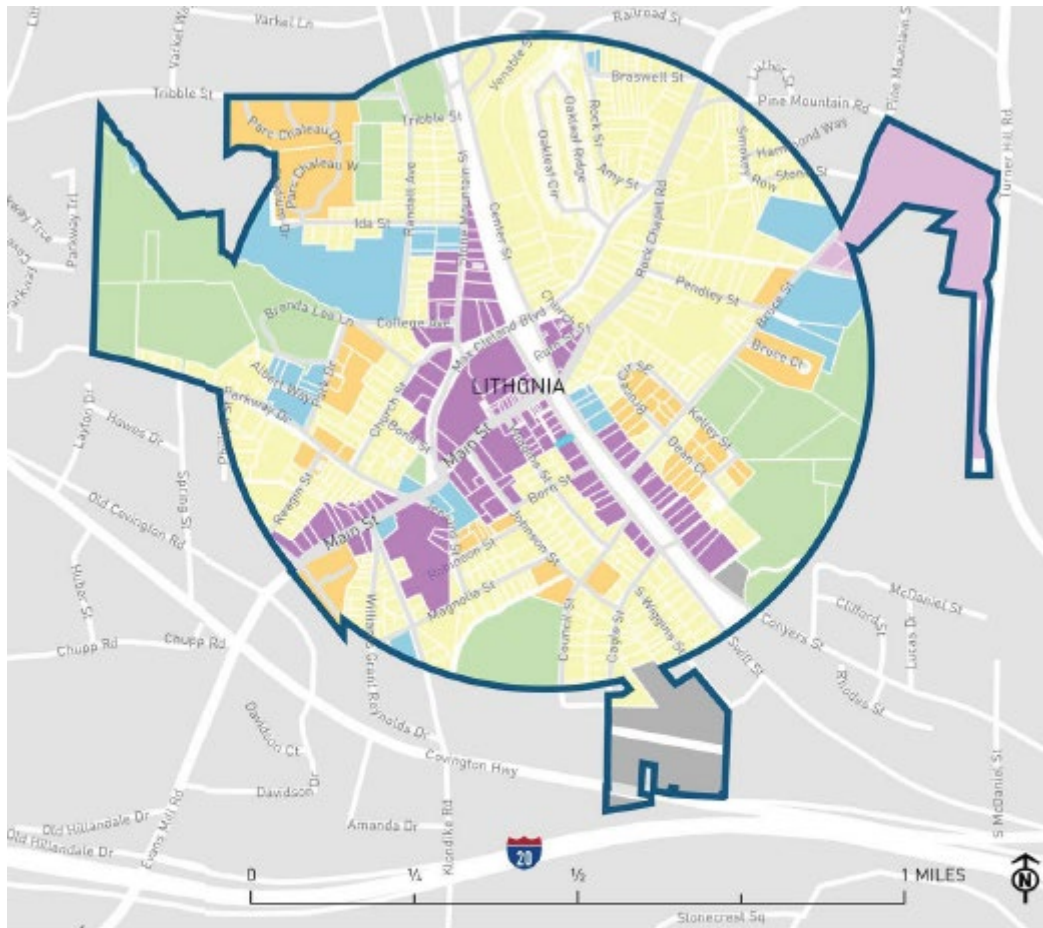
Restaurant operators tend to be risk takers given the high failure rate. This use can generate foot traffic that represents a market beyond restaurants. As vacant buildings are brought back on line, property values across a range of commercial uses should increase.

RECOMMENDATION

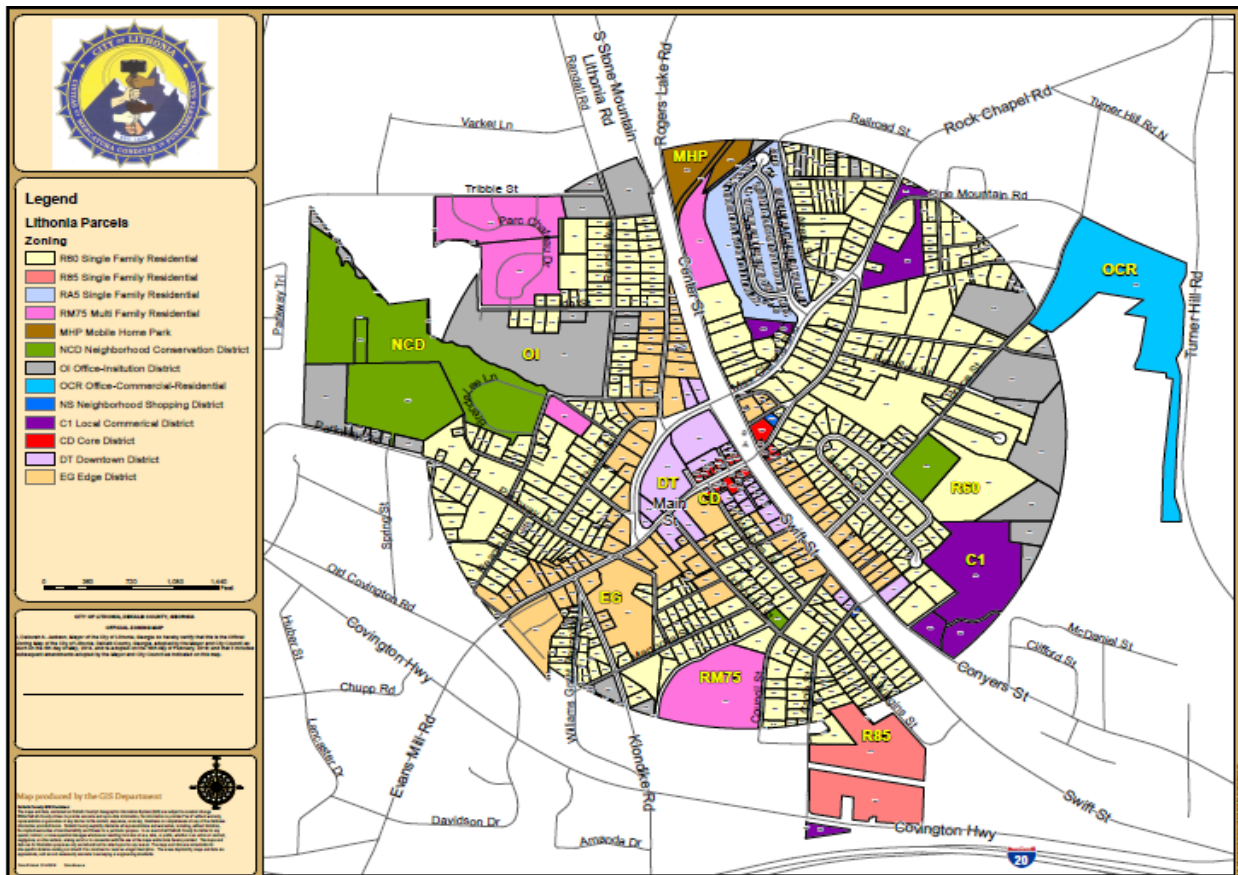
Based on the above analysis applying Sec. 27-896. *Standards for review for special exception*, a recommendation of approval of the application for a restaurant serving alcohol is appropriate.

Attachments: Future Land Use & Character Areas Map
Zoning Map
Snip of Zoning Map

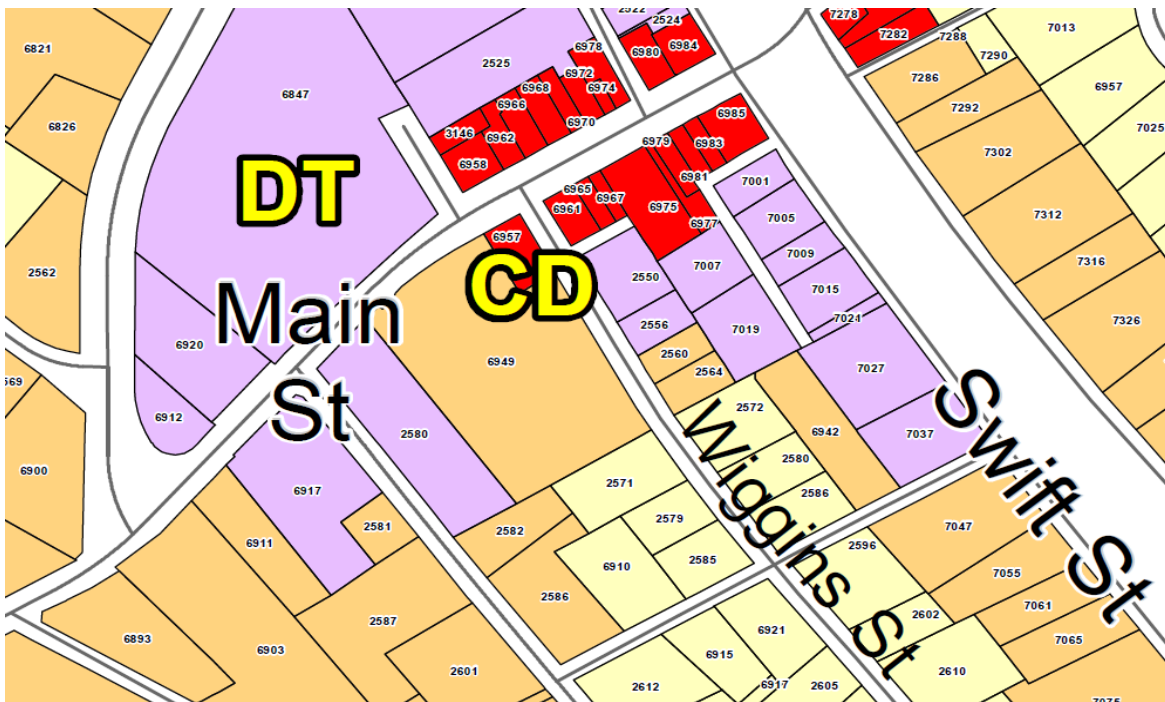
FUTURE LAND USE & CHARACTER AREAS MAP



ZONING MAP



SNIP OF ZONING MAP



The background of the page features a photograph of a suburban neighborhood with several two-story houses, some with porches, and green lawns under a clear blue sky. The right half of the page is overlaid with a semi-transparent green rectangle. The title "Georgia Initiative for Community Housing" is written in large, white, bold, sans-serif font across the middle of this green area. Below the title, the acronym "GICH" is written in a smaller, white, bold, sans-serif font.

Georgia Initiative for Community Housing

GICH

HOW WE HELP

- Technical assistance
- Training
- Facilitation
- Networking
- Mentoring

WHAT YOU'LL DO

- Identify issues and needs
- Develop new ideas and solutions
- Learn about best practices and available resources
- Produce community housing plan
- Begin implementation of action plan
- Participate in two annual retreats

Program Overview

The Georgia Initiative for Community Housing Initiative (GICH) offers communities a three-year program of collaboration and technical assistance related to housing and community development. The objective of the initiative is to help communities create and implement a locally based plan to meet their housing needs. Launched in 2004, GICH grew out of Georgia's experience with the National League of Cities' Affordable Housing Program and the success stories that were celebrated at the annual Magnolia Awards for Excellence in Affordable Housing. The Archway Partnership, Carl Vinson Institute of Government, and UGA Extension provide in-kind support, and the program is partially funded by a USDA Rural Development RCDI grant.



CHAMBLEE FENCE PROPOSAL

APR 29, 2026

parker@chambleefence.com
(770) 307-8984

CITY OF LITHONIA

6920 Main Street
Lithonia, GA
30058
donald.dejarnette@lithoniacity.org
(770) 482-8136

INTRODUCTION

Don,

Thank you so much for meeting with Chamblee Fence Company! You've made the right choice for your fence needs. Consider this:

- Chamblee Fence has been in business since 1959. The company has a proven track record of performance and quality installations.
- We are one of the largest fence companies in the Southeast and in the Greater Atlanta area.
- We offer a wide variety of fencing and associated products to satisfy our customers' needs. Our Design Center, located in Berkeley Lake, houses the largest fence showroom in the Southeast.
- Many of our installation teams and staff have been with Chamblee Fence for over 20 years, which provides experience and stability for our customers.
- We are completely licensed, insured, and bondable for the security of our customers.
- Our size allows us to purchase fencing products at low prices and pass the savings onto you.
- We back our products with fair and comprehensive warranties.
- We are members in good standing with the American Fence Association, The Better Business Bureau, The Gwinnett County Chamber of Commerce, Atlanta Home Builders Association, and the Atlanta Apartment Association.

Below you will find the proposal attached for the fence work we discussed. You will be responsible for the final placement of the fence, as well as any local code compliance requirements, such as HOA approval or a permit. We'd be happy to recommend assistance for those areas.

Thanks for the opportunity to quote your project. Let us know what we can do to earn your business!

Parker Watson
Chamblee Fence Company
4760 Peachtree Industrial Blvd.
Berkeley Lake, GA 30071
Cell: (770) 307-8984
Office: 7703964200
parker@chambleefence.com

PHOTOS



BLACK CHAIN LINK

Description	Qty
Black Vinyl Chain Link Furnish labor and material to install 420 feet of 6 ft tall black vinyl coated chain link fence, including two 4 ft wide walk gates and two 8 ft wide double gates. Terminal posts will be 2 3/8" black tubing, line posts will be 1 5/8" black tubing, and top rail will be 1 3/8" black tubing.	1
Estimate subtotal	\$7,840.00
Total	\$7,840.00

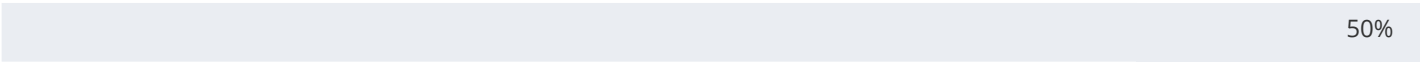
SIGNING & UPGRADES

Black Chain Link

\$7,840.00

Name: Don Dejarnette
Address: 6920 Main Street, Lithonia, GA

Deposit



Customer Comments / Notes

Don Dejarnette: _____

Date: _____

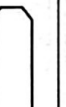
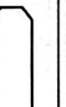


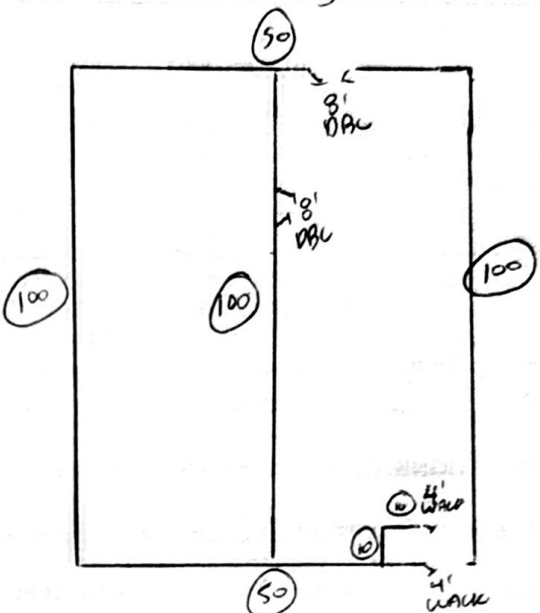
Chamblee Fence Company, Inc.

4760 Peachtree Industrial Blvd
Berkeley Lake, GA 30071
770-396-4200

3625 Kennesaw North Industrial Pkwy
Kennesaw, GA 30144
770-727-3683



Customer: <u>City of Lithonia - Don DeJarnette</u>		Home #	Date: <u>4/29/20</u>
Address: <u>4920 Main Street</u>		Work #	Subdivision:
City: <u>Lithonia</u>	State: <u>GA</u>	Zip: <u>30058</u>	Cell # <u>(770) 482-8130</u>
Job Address:		Email: <u>donald.dejarnette@lithoniacity.org</u>	
FOOTAGE	FENCE TYPE	HEIGHT	
<u>420'</u>	<u>Res. Black Chain Link</u>	<u>6'</u>	
	<u>w/ Tension Wire</u>		
Qty.	Size	GATES	Type & Style
<u>2</u>	<u>4'x6'</u>	<u>WALK</u>	
<u>2</u>	<u>8'x6'</u>	<u>DBL</u>	
WOOD SPECIFICATIONS			
1"x 4" Pickets	_____		
1"x 6" Boards	_____		
Cedar	_____		
P.T.Pine	_____		
4"x 4" Posts	_____		
4"x 6" Posts	_____		
6"x 6" Posts	_____		
2"x 4" Runners	Cedar _____		
(2) (3) (4)	P.T.Pine _____		
Panel Design			
			Other _____
Straight	Neg. Scallop	Pos. Scallop	Other
Construction Design			
Face _____	Slope with grade (less space) _____		
Exposed _____	Straight (more space at bottom) _____		
Between _____	Step (large spaces at bottom) _____		
CHAIN LINK SPECIFICATIONS			
Fabric/Gauge	<u>9GA</u>	Gate Posts	<u>2 3/8"</u>
Top Rail	<u>1 3/8"</u>	Gate Frame	<u>1 3/8"</u>
Line Posts	<u>1 5/8"</u>	Barbed Wire	<u>No</u>
Terminal Posts	<u>2 3/8"</u>	Tension Wire	<u>YES</u>
ORNAMENTAL SPECIFICATIONS			
_____ Aluminum	_____ Steel	_____ Picket size	_____ Post size
_____ Height	_____ Style	_____ Rings	_____ Finials () Plastic () Metal
_____ Color	_____ Post size	I acknowledge that I have read and understand this page. Initials: _____	



FACE FENCE IN _____ FT. REMOVAL & DISPOSAL
☒ FACE FENCE OUT _____ FT. DROP CLEARING

- Purchaser agrees that final price will be determined by final installed footage.
- Purchaser is responsible for locating property lines, and is solely responsible for fence location.
- Purchaser accepts terms & conditions page.
- Chamblee Fence is not responsible for damage to underground systems, except marked utilities.

Wood fence components, when exposed to the elements are subject to immediate warpage, shrinkage, cracking, etc.
Price valid for 14 days • Credit card purchases subject to a 3.5% surcharge

COMMENTS / SPECIAL INSTRUCTIONS

Approximate Installation 2-4 weeks from deposit/signed contract

Total Price \$	<u>7,840</u>	Revised Price \$	
Deposit \$	<u>1/2 3,920</u>	Deposit \$	
Balance \$		Balance \$	

TERMS: 1/2 Deposit • Balance Due upon Completion

SUBJECT TO CONDITIONS ON REVERSE

Accepted by Purchaser X _____ Date _____
Estimator Parker Watson _____ Date 4/29/20

STATEMENT OF CONDITIONS

Chamblee Fence Company, Inc. hereby sells to the Purchaser, or structure described, subject to all terms and conditions on each side of this contract, and the purchaser in consideration thereof, agrees that:

1. **RESPONSIBILITY OF BUYER.** Purchaser agrees to locate and identify the property line, easement and all underground cables and pipes. Purchaser is solely responsible for the fence described in this proposal. Purchaser will defend Chamblee Fence Company, Inc. and will reimburse for all costs in connection with any claim made by anyone about the location of the fence. Purchaser is responsible for any special work described in this proposal.
2. **UNUSUAL CONDITIONS – ADDITIONAL CHARGES.** Purchaser agrees Chamblee Fence Company, Inc. has the right to make additional reasonable charges if unusual ground conditions hinder the installation. Such conditions may be rock formations, hidden foundations, tree roots and other obstacles.
3. **UNDERGROUND SYSTEMS.** Purchaser agrees Chamblee Fence Company, Inc. will not be held responsible for any damages to any underground pipes, drains, wires, cables, foundations, sprinklers, etc, except marked utilities.
4. **LANDSCAPE.** Purchaser agrees Chamblee Fence Company, Inc. will not be responsible for the restoration of any part of the landscape that is disturbed during the fence installation. Chamblee Fence Company, Inc. will not be required to remove or reform soil excavation from post holes during installation.
5. **PAYMENT.** Payment to Chamblee Fence Company, Inc. is due per the terms specified on the face of the contract. "Due upon Completion" means Purchaser will pay installer on the day the project is complete. Purchaser agrees that if payment is made later than agreed terms, a late charge of 1.5% per month will be paid by the Purchaser. Failure to pay as agreed will void all warranties. There will be a \$35.00 charge for a returned check. If any unpaid balance is turned over to an attorney or to a collection organization, the Purchaser will be responsible for all fees associated with the collection of the monies due. In addition, the Purchaser will also be responsible for a \$200.00 fee to reimburse Chamblee Fence Company, Inc. for the cost associated with any liens placed on the property until full payments have been received.
6. **DISPUTES.** Purchaser agrees that any disputes concerning this contract will be adjudicated in the appropriate local jurisdiction in the State of Georgia.
7. **CHANGES/VARIATIONS.** Contract price is for the agreed footage. Final footage may vary. Said variations will be billed on an installed footage basis.
8. **REDO WORK AND EXTRA TRIPS.** Purchaser shall be present when work commences unless alternative arrangements are made in advance to indicate location of fence and gates, and to inform installers of any special conditions. Work accomplished in error due to Purchaser's lack of direction to installers will be corrected at Purchaser's expense.
9. **WARRANTIES.** Fences are warranted for one year against defects in workmanship (not materials). This warranty is coverage against workmanship, or installation errors for as long as the customer of record owns the fence. Exclusions: Vandalism, extreme weather, vehicular damage, misuse, climbing, unusual impact or pressure and normal wear and tear. Fence materials will change in appearance, dimension and shape due to the process of aging and exposure to the elements. Wood material are subject to warpage and cracking. No warranty is expressed or implied against changes in installed fence materials that occur as a result of these natural processes. Gates will be adjusted at no charge for a period of ninety days (90 days) after contract date, provided abuse is not evident. This Limited Warranty is in lieu of any other expressed or implied warranties, including but not limited to implied warranties of merchantability or fitness for any particular purpose. No verbal assurance or warranties will be valid at any time.
10. **ANIMAL AND CHILD CONTAINMENT.** Due to the varied surface of the earth, uneven spaces will exist between the bottom of the fence and the ground. Pets and children will exploit these spaces to escape. Pets and children may also climb over any installed fence. Purchaser agrees that Chamblee Fence Company, Inc. will not be held responsible for the retention of pets or children within installed fences or for damages resulting from escape of pets or children.
11. **ATTACHMENT TO MASONRY.** The attachment of fences and gates to existing masonry structures such as columns, walls, driveways etc. carries a risk of damaging said structures. Purchaser agrees that Chamblee Fence Company, Inc. will not be held liable for damage to masonry structures described herein.
12. **SCHEDULING.** Inclement weather, manpower, and equipment restraints, etc. can delay completion of this contract. Said delays can cause the Purchaser inconvenience and/or expense such as lost time at work, pet boarding fees, etc. Purchaser agrees that under no circumstances will Chamblee Fence Company, Inc. allow a reduction in the contract price, nor reimbursement be made to compensate the Purchaser for said expenses or inconveniences.
13. **FENCE HEIGHT.** Fence height is herein described as the height of the fence at its tallest point from grade plus or minus six (6) inches.
14. **SITE PREPARATION.** Site preparation such as clearing and grading is the responsibility of the Purchaser unless other specific arrangements are made in this contract.
15. **BUILDING PERMITS.** Building permits will be obtained and paid for by the Purchaser.
16. **UNLESS SPECIFIED.** Unless specified on the reverse side of this contract, all matters relating to the completion of this project will be decided by Chamblee Fence Company, Inc. This will include gate placement, material selection, construction technique etc.
17. **VERBAL REPRESENTATION.** Responsibilities of Chamblee Fence Company, Inc. are limited to that which is described in this contract. Verbal representations by Chamblee Fence Company, Inc. employees will not be honored.
18. **CANCELLATION.** This contract may be cancelled without penalty, if done with three (3) days of date signed by Purchaser. After the three (3) day grace period, cancellation of this contract will result in charges for any work performed and / or materials procured for the contracted work, plus a fee equal to 15% of contract amount.
19. **EMAILED/FAXED COPY.** Both parties agree an EMAILED/FAXED copy to be binding.
20. **SIGNATURE.** The signatory on reverse side, irrespective of any title, hereby personally and individually guarantees payment of this obligation.

I acknowledge that I have read and understand this page. Initials: _____

GOOD ADVICE ABOUT YOUR NEW FENCE

Chamblee Fence Company wants your fence installation to be worry and problem free.
Please help us with the following:

1. **LOCATE**: Locate and clear the exact place of your fence installation. Although there is no law, we recommend that you stay 6" (inches) inside the property line. Stake the fence corners with inexpensive twine and string out the entire fence line. This will give you an idea of how your fence will look and alert you to potential problems (such as trees and shrubs that are in the way).
2. **ELECTRICITY & WATER**: Access to water and electricity are required for most fence installations.
3. **INFORM**: Inform your neighbors of what you are doing. They normally will agree and even permit you to connect to their fence if you seek permission. A new fence can cause tension between neighbors when it comes as a surprise.
4. **PERMIT**: City governments may require a permit. Be sure to inquire and comply. If a fence violates code, work will be delayed until you secure the necessary permitting.
5. **COVENANTS**: Covenants and city or county laws are important to obey. Be sure to check with your community and your governing agency for such things as fence height, type and location. The customer is responsible for meeting these criteria.
6. **LOCATE**: Locate Utilities: Chamblee Fence will call and have your main utilities such as phone, gas, power and cable located. They **will not** locate lines, such as gas lines to lights and grills, sprinkler irrigation lines or low voltage lighting. We cannot be held responsible for what we hit with an auger machine or post-hole digger. Please make your salesperson and installer aware of these lines to avoid problems.
7. **HOLES**: The holes we dig while installing your posts produce a good amount of spoils. Some of this dirt will be spread out around your post footing, and some will be distributed around the yard. Any grass in the area will eventually fill back in over time. We do not haul off any spoils.
8. **CALL**: Call if you have any changes, redesign issues, timing issues or general questions!



FenceWorks of Georgia

Est. 2006

300 Piedmont Court, STE A, Atlanta, GA 30340

(770) 452-9900

Office@FenceWorksGA.com

Customer: Don Dejarnette		Job Address (if different):		For Office Use:	
Address: 2658 Johnson St				Materials Ordered ☐	
City: Lithonia		Zip: 30058		Materials Delivered ☐	
Email:		Cell:	(706) 968-4802		
Footage: 450		Fence Type: Black Chain Link		Height: 6	
Subject to Statement of Conditions					
10 Year Warranty against defects in workmanship. FenceWorks will exchange up to 15% of pickets for 10 years (labor not included). Wood components, when exposed to the elements are subject to warpage, cracking, mold, mildew, rot & discoloration. All posts set in wet concrete.					
Customer agrees to obtain all required permits, mark all property lines, and mark any underground pipes, wires or other structures that may be damaged during installation. FenceWorks will not be held liable for damages to any unmarked structures.					
Approximate Picket Spacing (May Vary)					
Spacing: 0"					
Gates					
Qty	Width	Height	Description		
2	5	6	walk gates		
4	4	6	walk gates		
Wood Specifications					
Post		Panel / Picket			
Style					
Type					
Size					
Post Cap		Rails	3		
Design	Face				
Other		Straight			
Top of Fence		Panel Direction			
Slope with Grade (less Space)		Face OUT			
Metal & Vinyl Specifications					
		Black Chain Link			
					
Ornamental Specifications		Chain Link Specifications			
Post Cap		Fabric / Gauge			
		Top Rail			
		Line Posts			
Finials		Terminal Posts			
		Gate Posts			
Color		Notes:		Gate Frame	
Picket				Barbed Wire	
Post				Tension Wire	

50'

100'

8' gates

4' gates

50'

Comments or Special Instructions

Financing Options Available

Total Price:	\$10,926.00		
Materials Deposit (50%):	\$5,463.00		
Terms: 50% Materials Deposit, balance due upon completion			
No Fee for Check or eCheck Credit Card Fee 3.3% Financing Fee 3.9%			
Bids are valid for 14 Days.			
Accepted by Purchaser:		Date:	
Estimator:	Brian DiMaggio	Date:	04/22/26
Phone:	(404) 981-5887		
Email:	Brian@FenceWorksGA.com		

ESTIMATE

CGS LLC

6040 Dawson Blvd Ste K
Norcross, GA 30093

info@cgscontractors.com
+1 (404) 234-0248
www.cgscontractors.com



Bill to

City of Lithonia
6920 Main Street
Lithonia, GA 30058

Ship to

City of Lithonia
6920 Main Street
Lithonia, GA 30058

Estimate details

Estimate no.: 837210
Estimate date: 04/27/2026

Job Address: Lithonia Dog Park

#	Product or service	Description	Qty	Rate	Amount
1.	Demolition	Scope of Work – Sidewalk Removal & Disposal • Prep Area: Prepare work zone, including safety measures and protection of surrounding areas as needed. • Demolition: Remove existing concrete sidewalk measuring approximately 210 linear feet x 4 feet wide x 4 inches thick. 840 SF • Debris Removal & Disposal: Haul away and properly dispose of all demolished concrete and associated debris off-site.	840	\$3.60	\$3,024.00
2.	Granite	Scope of Work – Prep & Granite Curb Reset • Prep Area: Prepare the work zone, including layout, traffic control (if required), and protection of adjacent surfaces. • Granite Curb Removal & Reset: Carefully remove existing granite curb as necessary to facilitate sidewalk replacement. After pouring and curing of the new concrete sidewalk, reset granite curb to proper line and grade, ensuring tight joints, alignment, and stability. • Finish & Alignment: Adjust curb to match finished sidewalk elevation and ensure proper drainage flow.	210	\$63.70	\$13,377.00

3.	Concrete	Scope of Work – Sidewalk Installation • Prep Area: Prepare the work zone, including layout, safety measures, and protection of adjacent areas. • Grading: Grade and compact existing surface to establish proper subgrade for new sidewalk installation. • Formwork: Set forms for new concrete sidewalk measuring approximately 210 linear feet x 5 feet wide x 4 inches thick. 1050 SF • Concrete Placement: Furnish and install 3000 PSI concrete, place, finish, and cure in accordance with standard practices. • Form Removal: Strip and remove forms after concrete has properly set. • Cleanup & Disposal: Remove and dispose of all excess materials and construction debris off-site.	1050	\$10.50	\$11,025.00
4.	Grading	Scope of Work – Grading for Concrete Trail • Grading & Excavation: Grade existing surface and excavate/remove soil as needed to achieve proper subgrade and elevation. • Dimensions: Construct concrete trail measuring approximately 110 linear feet x 12 feet wide x 4 inches thick. • Cleanup & Disposal: Remove and properly dispose of excess soil and construction debris off-site.	1	\$5,140.00	\$5,140.00
5.	Concrete	Scope of Work – New Concrete Trail Installation • Subgrade Preparation: Grade and compact existing surface to provide a stable base for the new trail. • Formwork: Set forms for new concrete trail and driveway apron measuring approximately 110 linear feet x 12 feet wide (1,320 SF) x 4 inches thick. • Concrete Placement: Furnish and install 3000 PSI concrete, place, finish, and cure in accordance with standard practices. • Form Removal: Strip and remove forms after concrete has properly set. • Cleanup & Disposal: Remove and properly dispose of all construction debris and excess materials off-site.	1320	\$10.50	\$13,860.00

Asphalt	Scope of Work – Asphalt Patch Repair • Asphalt Patch Installation: Saw-cut, remove, and patch asphalt at the intersection of Johnson St and Council St, measuring approximately 10 linear feet x 5 feet wide. • Surface Restoration: Install and compact new asphalt to match existing grade and ensure a smooth transition. • Cleanup & Disposal: Remove and properly dispose of all debris and excess materials off-site.	1	\$2,950.00	\$2,950.00
				Total
				\$49,376.00

Accepted date

Accepted by



Quote

Account Number - 265615

Estimate # QUORCO35255

4/29/2026

Barco Products, LLC
24 N Washington Ave
Batavia IL 60510
(800) 338-2697
customerservice@barcoproducts.com

Customer
Lathaydra Sands
City of Lithonia
6920 Main St
Lithonia GA 30058
(770) 482-0152

Ship To
Lathaydra Sands
City of Lithonia
6920 Main St
Lithonia GA 30058

Barco SKU	Qty	Rate	Amount	Estimated Lead Time
05WB2020-YL Outdoor Pet Bowl/ Yellow	2	\$1,995.00	\$3,990.00	Ships in 10 - 12 Weeks
KPW1475-BK Bag Dispenser/ 10 Gal. Receptacle/ Sign/ Inground/ Header Bags / Hardware / Black	2	\$729.00	\$1,458.00	Ships in 6 - 8 Weeks
KDP4000-BK/BK Biscuit Bench/ 6' Bench/ Black/ Black Frame Text for 1st Board (26 Characters): PENDING Text for 2nd Board (26 Characters): PENDING	2	\$899.00	\$1,798.00	Ships in 6 - 8 Weeks
KDP3500-CD/GN Leash Post	2	\$499.00	\$998.00	Ships in 6 - 8 Weeks
CBINOTE Custom Build Instructions for Item: Part Number: KDP3500-CD/GN CBI Description: Can the color for this item be in all black	1	\$0.00	\$0.00	Ships in 6 - 8 Weeks
KDP1100-CD/GN Top Dog A-Frame Ramp/ Inground	2	\$1,099.00	\$2,198.00	Ships in 6 - 8 Weeks
CBINOTE Custom Build Instructions for Item: Part Number: KDP1100-CD/GN CBI Description: Made in black	1	\$0.00	\$0.00	Ships in 6 - 8 Weeks



Barco Products, LLC
24 N Washington Ave
Batavia IL 60510
(800) 338-2697
customerservice@barcoproducts.com

Quote

Account Number - 265615

Estimate # QUORCO35255

	4/29/2026
Subtotal	\$10,442.00
Tax Total (%)	\$0.00
Shipping	\$688.36
Total	\$11,130.36

*Estimated lead time is based on normal fulfillment time of an order at this moment. Orders with large quantities may require additional time. These estimates are subject to change based on the nationwide supply chain issue.

PRICING FOR THIS QUOTE IS LOCKED IN FOR 30 DAYS

Please fill in your exemption details using the link below:

<https://app.certexpress.com/?r=BY-Pf-r4-cf-Q3-yc-Lc-Xk>

CONSTRUCTION DOCUMENTS FOR
LITHONIA DOG PARK

2658 JOHNSON ST
LITHONIA, GA 30058
TAX PARCEL: R5312 008

PREPARED FOR:
CITY OF LITHONIA

6920 MAIN STREET, LITHONIA, GA 30058

PREPARED BY:
LOWE
ENGINEERS

990 HAMMOND DRIVE, SUITE 900
ATLANTA, GEORGIA 30328
(770) 857-8400

GENERAL NOTES

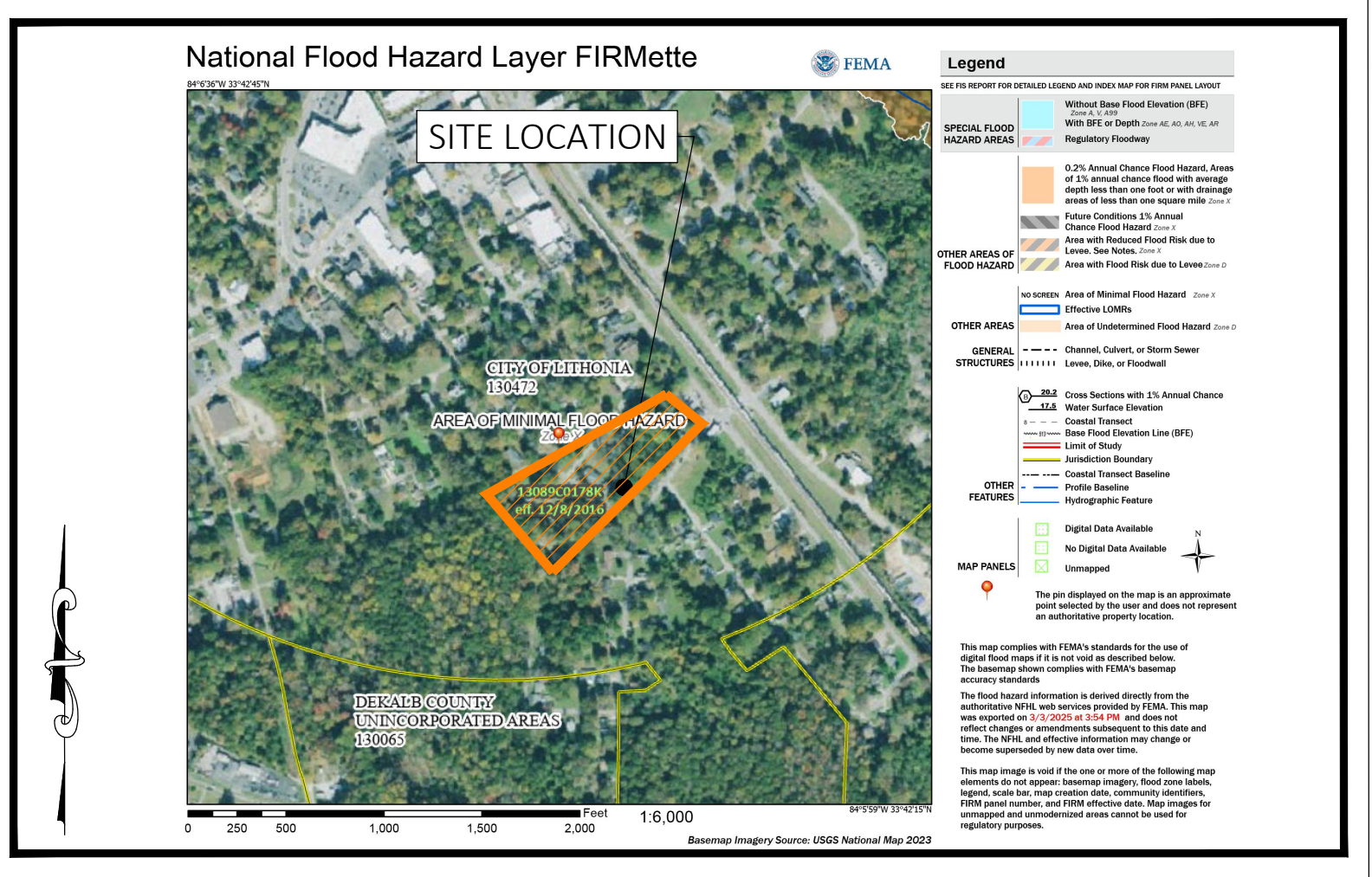
- DEVELOPMENT SERVICES PERMITTING DISCLAIMER:** THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS 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, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
- ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS.
- IF ANY CONFLICTS, DISCREPANCIES OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED
- PRIOR TO LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.
- 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.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
- 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.
- TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- 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

PROJECT NARRATIVE

PROPOSED DOG PARK EXTENSION AT THE INTERSECTION OF COUNCIL ST AND JOHNSON ST



SITE LOCATION MAP
NOT TO SCALE



FEMA FIRM MAP
FEMA FIRM PANEL NO.: 13089C0178K
DATED: 12/08/2016
NOT TO SCALE

DEVELOPMENT TEAM

OWNER CITY OF LITHONIA 6920 MAIN STREET PHONE: 770-482-8136 CONTACT: DONALD DEJARNETTE	CIVIL ENGINEER LOWE ENGINEERING 990 HAMMOND DRIVE SUITE 900 ATLANTA, GA 30328 PHONE: 770-857-8428 EMAIL: BILL.AGUILAR@LOWEENGINEERS.COM CONTACT: BILL AGUILAR
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SHEET LIST TABLE	
Sheet Number	Sheet Title
C0.00	COVER
C1.00	GENERAL NOTES
C2.00	DEMOLITION PLAN
C3.00	SITE PLAN
C4.00	PHASE I - EROSION CONTROL PLAN
C5.00	EROSION CONTROL DETAILS
C6.00	CONSTRUCTION DETAILS

SITE DATA SUMMARY

ADDRESS	2658 JOHNSON ST, LITHONIA, GA 30058
TOTAL PROPERTY AREA:	0.5± AC (21780± S.F.)
ZONING CLASSIFICATION	
ZONING:	R100
ADJACENT ZONING:	R100
JURISDICTION:	DEKALB COUNTY

COVER

LITHONIA DOG PARK
2658 JOHNSON ST
LITHONIA, GA 30058

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: N/A
DATE: 03/11/2025
DRAWN BY: JK
CHECKED BY: BA
PROJECT MANAGER:
BILL AGUILAR
PROJECT #: 25-220005
SHEET
C0.00



THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT IS PROPERLY SIGNED AND SEALED.
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR ANY OTHER PERSON.

CITY OF LITHONIA
6920 MAIN STREET
LITHONIA, GA 30058
PHONE: 770-482-8136
24-HOUR CONTACT:
DONALD DEJARNETTE: 770-482-8136

PREPARED BY:
LOWE
ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770-857-8400

FILE NAME: C:\Users\Jkwon\Desktop\2025.03.27 Lithonia Dog Park\DWG\GENERAL NOTES.dwg LAST SAVED BY: JKWON 3/4/25 AT 1:04 PM PLOTTED BY: JKWON 3/11/25 AT 2:03 PM PAPER SIZE: ARCH FULL BLEED (36.00X 24.00 INCHES) DEVICE: DWG TO PDF-P3 PLOT STYLE: CIVIL.DSC,CTB

LOWE ENGINEERS NOTES

GENERAL NOTES

- A. 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, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
- B. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS.
- C. IF ANY CONFLICTS, DISCREPANCIES OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED
- D. PRIOR TO LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.
- E. 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.
- F. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING VEGETATION WHICH DOES NOT UNREASONABLY INTERFERE WITH CONSTRUCTION.
- G. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, REFERENCE POINTS AND STAKES.
- H. 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.
- I. TESTING SHALL BE DONE BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- J. SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL.
- K. 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
- L. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE, CITY AND COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- M. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, BUILDING UTILITY ENTRANCE LOCATIONS, EXACT LOCATIONS AND DIMENSIONS OF ENTRIES, SIDEWALKS, DOWNSPOUTS, AND BOLLARDS IN BUILDING SIDEWALKS.
- N. UNLESS SHOWN OTHERWISE ON THE PLANS, CONTRACTOR SHALL APPLY 6" OF TOP SOIL TO ALL DISTURBED AREAS OF THE SITE, PLANT GRASS SEED OR SOD, APPLY STRAW, AND WATER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED OR SODDED AREAS. IF A HEALTHY STAND OF GRASS CAN NOT BE ESTABLISHED BY THE TIME THE BUILDING BECOMES OCCUPIED, THEN SOD SHALL BE INSTALLED AND WATERED UNTIL GRASS IS ESTABLISHED.
- O. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE CURB & GUTTER AS SHOWN IN THESE PLANS AND THE CONSTRUCTION DRAWINGS.
- P. ALL DIMENSIONS AND RADII ARE REFERENCED TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
- Q. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BID. AREAS TO BE DISTURBED SHALL BE IMPROVED PER THESE PLANS OR RESTORED TO THEIR ORIGINAL OR BETTER CONDITION.
- R. ACCESSIBLE SIGNS WITH A "VAN" MARKING SHALL HAVE ADDITIONAL SIGN MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY SIGN DENOTING VAN ACCESSIBILITY. ALL ACCESSIBLE SIGNS SHALL MEET THE CURRENT MINIMUM ADA AND LOCAL STANDARDS.
- S. ALL HEIGHTS AND SETBACKS SHALL MEET THE MINIMUM STANDARDS SET FORTH IN THE LOCAL CODE.
- T. THE CONTRACTOR SHALL EMPLOY ALL NECESSARY BARRICADES, SIGNS, FENCES, FLASHING LIGHTS, TRAFFIC MEN, ETC. FOR MAINTENANCE AND PROTECTION OF TRAFFIC AS REQUIRED.
- U. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
- V. CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE DEPARTMENT OF TRANSPORTATION.
- W. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE OWNER ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL FIELD CONDITIONS AND THE CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING

DEMOLITION

- A. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITY.
- B. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS.
- C. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS AND PAY FEES REQUIRED FOR
- D. DEMOLITION AND HAUL-OFF FROM THE APPROPRIATE AUTHORITIES.
- E. THE CONTRACTOR SHALL PREPARE ALL DOCUMENTS AND ACQUIRE APPROPRIATE PERMITS AS REQUIRED
- F. PRIOR TO THE COMMENCEMENT OF DEMOLITION.
- G. THE DEMOLITION PLAN IS INTENDED TO DEPICT GENERAL DEMOLITION AND UTILITY WORK. IT IS NOT INTENDED TO IDENTIFY EACH ELEMENT OF DEMOLITION OR RELOCATION. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION ACTIVITY.
- H. IN ACCORDANCE WITH THE DEMOLITION PLAN, CONTRACTOR TO COMPLETELY DEMOLISH AND DISPOSE OF ANY MATERIALS OFFSITE IN A LAWFUL MANNER EXISTING BUILDINGS, INCLUDING BUT NOT LIMITED TO FOUNDATIONS AND ALL APPURTENANCES (I.E. BOLLARDS, GAS METERS, AIR CONDITIONING UNITS, SIGNS, CURBS, SIDEWALKS, ELECTRIC METERS, FENCING, ETC.)
- I. REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC, AND TELEPHONE AS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
- J. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG, ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED, OR AS OTHERWISE NOTED. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTEND OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
- K. THE CONTRACTOR SHALL ARRANGE FOR RESETTNG OF CURB BOXES, VALVE BOXES AND REMOVAL AND/OR RELOCATION OF OVERHEAD UTILITIES AND POLES WITH THE APPROPRIATE UTILITY COMPANY.
- L. INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES AND TREE PROTECTION PRIOR TO BEGINNING DEMOLITION WORK.
- M. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
- N. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO EXISTING ROAD SURFACE.

- O. SAWCUT AT INTERFACE OF PAVEMENT OR CURB TO REMAIN. SAWCUT EXISTING PAVEMENT AT THE R/W.
- P. ALL EXISTING ITEMS TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE SOLE EXPENSE OF THE CONTRACTOR.
- Q. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE ADJOINING PROPERTIES DURING THE DEMOLITION PROCESS.
- R. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER IMMEDIATELY FOR DIRECTION BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
- S. ASBESTOS OR HAZARDOUS MATERIAL, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIAL CONTRACTOR AND DISPOSED OF PROPERLY

GRADING

- A. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- B. ALL CUT OR FILL SLOPES SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
- C. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN IN SURVEY.
- D. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- E. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- F. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY -----, DATED -----.
- G. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL.
- H. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS AND MAINTAIN DISTURBED AREAS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- I. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- J. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS AND CODES AND OSHA STANDARDS.
- K. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
- L. ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK, AND THIS MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUND BREAKING.
- M. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO OWNER ANY DISCREPANCIES FOUND BETWEEN ACTUAL FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS AND SHALL WAIT FOR INSTRUCTION PRIOR TO PROCEEDING.
- N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UTILITIES, AND SHALL REPAIR ALL DAMAGE TO EXISTING UTILITIES THAT OCCUR DURING CONSTRUCTION.
- O. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
- P. ALL SITE PREPARATION AND UNSUITABLE SOIL REMOVAL, AS WELL AS THE PLACEMENT OF FILL MATERIALS SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT (BY OTHERS).
- Q. LIMITS OF CLEARING SHOWN ON GRADING PLAN ARE BASED UPON THE APPROXIMATE CUT AND FILL SLOPE LIMITS, OR OTHER GRADING REQUIREMENTS.
- R. THE PROPOSED CONTOURS SHOWN IN DRIVES AND PARKING LOTS AND SIDEWALKS ARE FINISHED ELEVATIONS INCLUDING PAVEMENT. REFER TO PAVEMENT CROSS SECTION DATA TO ESTABLISH CORRECT SUBBASE OR AGGREGATE BASE COURSE ELEVATIONS.
- S. CONTRACTOR SHALL INSURE POSITIVE DRAINAGE SO THAT RUNOFF WILL DRAIN BY GRAVITY FLOW ACROSS NEW PAVEMENT AREAS TO NEW OR EXISTING DRAINAGE INLETS OR SHEET OVERLAND.
- T. ANY GRADING BEYOND THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GRADING PLAN IS PROHIBITED.
- U. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, BRACING AND SPECIAL EXCAVATION MEASURES REQUIRED TO MEET OSHA, FEDERAL, STATE AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THESE DRAWINGS. THE DESIGN ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE DESIGN(S) TO INSTALL SAID ITEMS. THE CONTRACTOR SHALL INCLUDE IN THE BID ANY DEWATERING AND MOISTURE CONDITIONING NECESSARY TO CONSTRUCT THE PROJECT AS SHOWN ON THE PLANS.
- V. ALL FOUNDATION EXCAVATION SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL REPRESENTATIVE TO DETERMINE WHETHER UNSUITABLE MATERIAL MUST BE REMOVED. ALL UNDESIRABLE MATTER SHALL BE REMOVED, BACKFILLED AND COMPACTED AS REQUIRED BY THE GEOTECHNICAL REPRESENTATIVE.
- W. GRADES, ELEVATIONS AND LOCATIONS SHOWN ARE APPROXIMATE. AS DIRECTED BY THE ENGINEER, THEY MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN CONDITIONS. STATIONS, OFFSETS AND ELEVATIONS REFER TO THE CENTER OF DROP INLETS, MANHOLES AND JUNCTION BOXES, AND THE MIDPOINT OF THE GUTTERS AND EDGE OF PAVEMENT FOR CATCH BASINS.

DRAINAGE

- A. CONTRACTOR TO CONFIRM STRUCTURE ELEVATIONS SHOWN AND PROVIDE SHOP DRAWINGS TO OWNER & ENGINEER FOR REVIEW PRIOR TO ORDERING OF OR INSTALLATION OF STRUCTURES. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
- B. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
- TYPE 1: RCP, CLASS III PER ASTM C-76, WITH FLEXIBLE PLASTIC BITUMEN GASKETS AT JOINTS.
- TYPE 2: SPIRAL RIB METAL PIPE TYPE 1R: ALUMINIZED COATED AS SPECIFIED ON CONSTRUCTION DRAWINGS. ONLY PERMITTED WHEN SPECIFICALLY INDICATED ON CONSTRUCTION DRAWINGS. PIPE ENDS SHALL BE RE-CORRUGATED AND INSTALLED WITH SEMI-CORRUGATED HUGGER-TYPE BANDS AND "O" RING GASKETS IN ACCORDANCE WITH PIPE MANUFACTURER'S INSTALLATION REQUIREMENTS. SPIRAL RIB METAL PIPE MUST COMPLY WITH ASTM A 760 TYPE 1R, ACCEPTABLE MANUFACTURER: CONTECH, INC." ULTRA FLO OR ULTRA FLO II", CALDWELL CULVERT CO. "SMOOTH RIB", OR APPROVED EQUAL.
- TYPE 3: HIGH DENSITY POLYETHYLENE, ADS N-12 ST 1B PIPE (PER AASHTO M294), OR APPROVED EQUAL, SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. 4- THROUGH 60-INCH SHALL MEET AASHTO M294. PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING AASHTO M294. THE JOINT SHALL BE SOIL-TIGHT AND GASKETS, WHEN APPLICABLE, SHALL MEET THE REQUIREMENTS OF ASTM F477. FITTINGS SHALL CONFORM TO ASTM F 2306. MATERIAL FOR PIPE PRODUCTION SHALL BE AN ENGINEERED COMPOUND OF VIRGIN AND RECYCLED HIGH DENSITY POLYETHYLENE CONFORMING WITH THE MINIMUM REQUIREMENTS OF CELL CLASSIFICATION 424420C (ESCR TEST CONDITION B) FOR 4- THROUGH 10-INCH (100 TO 250 MM) DIAMETERS, AND 435420C (ESCR TEST CONDITION B) FOR 12- THROUGH 60-INCH DIAMETERS, AS DEFINED AND DESCRIBED IN THE LATEST VERSION OF ASTM D3350, EXCEPT THAT CARBON BLACK CONTENT SHOULD NOT EXCEED 4%. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321 OR PER MANUFACTURER'S RECOMMENDATION.
- C. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- D. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- E. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS

WATERTIGHT.

- F. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- G. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
- H. ALL STORM DRAINAGE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE SHOWN.
- I. ALL PIPE LENGTHS AND SLOPES ARE APPROXIMATE.
- J. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- K. SUBSURFACE DRAINAGE FACILITIES MAY RE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
- L. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
NO MORE THAN 500 LF OF TRENCH MAY BE OPENED AT ONE TIME.

EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

MATERIAL USED FOR BACK-FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

DESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE EROSION AND SEDIMENTCONTROL REGULATIONS.

APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- M. THIS PLAN DETAILS PIPES UP TO 5FT FROM THE BUILDING FACE. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING CONNECTIONS. CONTRACTOR SHALL SUPPLY AND INSTALL PIPE ADAPTERS AS NECESSARY.
- N. STRUCTURE TOP ELEVATIONS SHOWN HERE ARE APPROXIMATE. CONTRACTOR SHALL ADJUST AS NECESSARY.

UTILITY

- A. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- B. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72-HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- C. SANITARY SEWER PIPE, SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLANS:
PVC PER ASTM D 3034
DUCTILE IRON PIPE PER AWWA C150
PIPE RUNS BETWEEN MANHOLES TO BE THE SAME CLASS.
- D. WATER LINES, SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLANS:
PVC C-900 PER ASTM D 2241, CLASS 200 UNDER PUBLIC ROADS, OTHERWISE CLASS 150
DUCTILE IRON PIPE PER AWWA C150
EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22
PVC, 200 P.S.I. PER ASTM D1784 AND D2241.
- E. MINIMUM TRENCH WIDTH SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING CODES AS SHOWN IN THE CONSTRUCTION DETAILS IN THESE PLANS.
- F. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN THE SPECIFICATIONS IN THE DETAILS.
- G. ALL UTILITIES SHOULD BE KEPT TEN (10") APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
- H. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
- I. UNLESS OTHERWISE NOTED BY LOCAL JURISDICTIONS. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE MUST BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
- J. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- K. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS WITH WATER TIGHT LIDS.
- L. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3,000 P.S.I. UNLESS OTHERWISE NOTED BY LOCAL JURISDICTIONS.
- M. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
- N. REFER TO INTERIOR PLUMBING DRAWINGS (BY OTHERS) FOR TIE-IN OF ALL UTILITIES.
- O. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- P. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS WAS PROVIDED BY THE LAND SURVEYOR AND IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- Q. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY.
- R. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- S. ALL EXISTING AND PROPOSED UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.
- T. ALL EXISTING UTILITIES PROPOSED TO BE RELOCATED ON THESE PLANS SHALL BE PLACED UNDERGROUND, UNLESS OTHERWISE NOTED

DRAWING LEGEND

- -- EXISTING PROPERTY LINE
- - - - - EXISTING RIGHT-OF-WAY
--- -- EXISTING SETBACK LINE
--- -- ROW --- -- PROPOSED RIGHT-OF-WAY
--- -- PROPOSED SETBACK LINE
--- -- 100 YEAR FLOOD PLAIN
===== PROPOSED RETAINING WALL
||||||| CROSS WALK
- STOP BAR - PAVEMENT MARKINGS
--- TRAFFIC FLOW ARROW - PAVEMENT MARKINGS
--- YIELD --- YIELD - PAVEMENT MARKINGS
--- DIRECTIONAL ARROWS - PAVEMENT MARKINGS
- "ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKINGS)
- HANDICAP STALL SYMBOL
--- CONCRETE WHEEL STOP
--- ADA STANDARD CURB RAMP
- PARKING COUNT
--- SIGN
--- LIGHT POLE
- DUMPSTER PAD
- TRANSFORMER PAD
- GRATE INLET
--- STORM MANHOLE
--- DOUBLE WING CATCH BASIN
--- SINGLE WING CATCH BASIN
--- YARD INLET
--- OUTLET CONTROL STRUCTURE
--- HEADWALL
--- SANITARY SEWER MANHOLE
--- CONCRETE
--- STANDARD DUTY PAVING
--- HEAVY DUTY PAVING
- LOD --- LIMITS OF DISTURBANCE
--- 123 --- EXISTING MINOR CONTOURS
--- 123 --- EXISTING MAJOR CONTOURS
--- 123 --- PROPOSED MINOR CONTOURS
--- 123 --- PROPOSED MAJOR CONTOURS
123.45 EXISTING SPOT ELEVATION
TFG-123.45 EXISTING TOP OF FINISHED GRADE
BFG-123.45 EXISTING BOTTOM OF FINISHED GRADE
123.45 PROPOSED SPOT ELEVATION
TFG-123.45 PROPOSED TOP OF FINISHED GRADE
BFG-123.45 PROPOSED BOTTOM OF FINISHED GRADE
2% PROPOSED SLOPE ARROW
- ===== EXISTING STORM LINE
===== PROPOSED STORM LINE
- FOC --- FIBER OPTIC LINE
--- OHP --- ELEC. OVERHEAD LINE
--- UGP --- ELEC. UNDERGROUND LINE
--- G --- GAS LINE
--- SAN --- SEWER LINE
--- FM --- SEWER FORCEMAIN
--- OHT --- TELE. OVERHEAD LINE
--- UGT --- TELE. UNDERGROUND LINE
--- W --- WATER LINE
- SANITARY SEWER MANHOLE
--- SANITARY SEWER CLEANOUT
--- POST INDICATOR VALVE
--- WATER METER
- WATER BENDS 11.25" - 90"
- WATER TEE WITH THRUST BLOCK
- GATE VALVE
--- DOUBLE DETECTOR CHECK VALVE ASSEMBLY
- FIRE HYDRANT
--- FIRE DEPARTMENT CONNECTION
- GREASE TRAP
- POWER POLE

CITY OF LITHONIA
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LITHONIA, GA 30058
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DONALD DELANE, P.E. 770-482-8135

PREPARED BY:
LOWE ENGINEERS

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ATLANTA, GA 30328
770.857.8400

REGISTERED
No. PE026369
PROFESSIONAL
ENGINEER
WILLIAM C. AGUILAR
03/04/2025
PROFESSIONAL SEAL

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GENERAL NOTES

LITHONIA DOG PARK
2658 JOHNSON ST
LITHONIA, GA 30058

REVISIONS	NO.	DATE	DESCRIPTION

SCALE: N/A

DATE: 03/11/2025

DRAWN BY: JK

CHECKED BY: BA

PROJECT MANAGER: BILL AGUILAR

PROJECT #: 25-220005

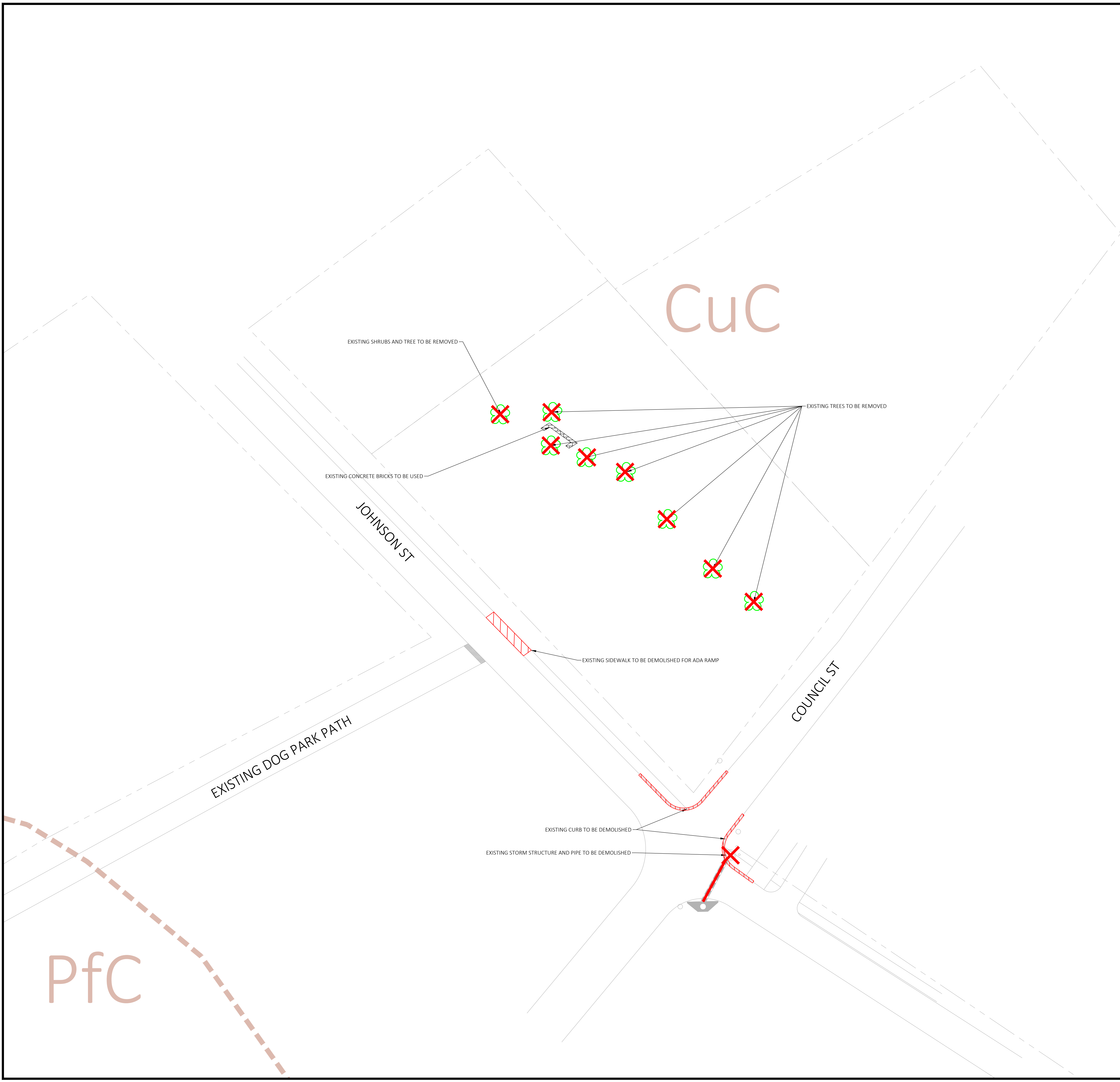
SHEET

C1.00

ZONING: P100
TAX DISTRICT: E1
TAX PARCEL ID: 16 152 05 007

Page 25 of 30

FILE NAME: C:\Users\jkwon\Desktop\2025.02.27 Lithonia Dog park\DWG\SHEETS\C2.00 DEMO.dwg LAST SAVED BY: jkwon 3/4/25 AT 11:48 AM PLOTTED BY: jkwon 3/11/25 AT 2:03 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: CIVIL SITE.CTB



GENERAL DEMOLITION NOTES

- CONTRACTOR TO INSTALL ALL APPROPRIATE EROSION CONTROL MEASURES, INCLUDING TREE PROTECTION FENCING, PRIOR TO ANY DEMOLITION ACTIVITY TAKING PLACE.
- CONTRACTOR TO ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS CONCERNING THE REMOVAL, DEMOLITION, AND/OR DISPOSAL OF POSSIBLE HARMFUL MATERIALS INCLUDING LEAD PAINT, ASBESTOS ETC. DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR TO SAW CUT EXISTING PAVEMENT FULL DEPTH AT EDGE OF DEMOLITION LIMITS.
- ALL ITEMS NOTED FOR REMOVAL/DEMOLITION SHALL BE REMOVED FROM THE SITE OR DISPOSED OF IN A LEGAL MANNER.
- THERE IS NOT FLOODPLAIN ON THIS SITE PER FEMA FIRM MAP 13089C0178K, DATED 12/08/2016.
- POLLUTION CONTROLS: USE WATER SPRINKLERS AND TEMPORARY ENCLOSURES TO LIMIT THE AMOUNT OF DUST AND DIRT RISING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS CONDITIONS, ICE, FLOODING, OR POLLUTION.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO THE START OF THE WORK.
- COORDINATE WITH THE CORRESPONDING UTILITY COMPANY BEFORE REMOVING ANY UNDERGROUND OR OVERHEAD UTILITY LINES AND TRANSFORMERS.
- PRIOR TO DEMOLITION, THE SITE IS TO BE VISITED BY THE CONTRACTOR TO DETERMINE EXISTING CONDITIONS OF STRUCTURE(S) TO BE REMOVED.
- ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE STRUCTURE AS THE WORK PROGRESSES. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON THE SITE WILL NOT BE PERMITTED.
- TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND ADJACENT OCCUPIED OR USED FACILITIES. OBTAIN ANY PERMITS FOR LANE CLOSURE IF NECESSARY.
- ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, FACILITIES, AND PERSONS.
- PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
- CONTRACTOR SHALL NOTIFY ALL GOVERNMENTAL AGENCIES, HAVING JURISDICTION, PRIOR TO THE START OF ANY DEMOLITION WORK. ANY FINES AND/OR PENALTIES INCURRED DUE TO THE CONTRACTOR NOT CONTACTING ALL REQUIRED GOVERNMENTAL AGENCIES PRIOR TO DEMOLITION SHALL BE PAID BY THE CONTRACTOR.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- ALL TREES TO REMAIN AND HAVE PROPER PROTECTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
- DUMPSTERS AND/OR TEMPORARY SANITARY FACILITIES SHALL NOT BE LOCATED IN STREET OR TREE PROTECTION AREA.
- ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED AS DEEMED NECESSARY BY THE ON-SITE INSPECTOR.
- CONTRACTOR SHALL ADJUST AND/OR REPLACE ALL DAMAGED EXISTING CURBS OR CURB AND GUTTER ALONG PROPERTY FRONTAGE. ANY MISSING CURBS AND/OR GAPS DUE TO DRIVEWAY RELOCATIONS, WILL REQUIRE NEW CURBS TO BE INSTALLED TO MATCH EXISTING

UTILITY CAUTION NOTE:

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF THE UNDERGROUND UTILITIES, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATION OF ALL UTILITIES SHOWN AS WELL AS THOSE NOT SHOWN WITHIN THE CONSTRUCTION LIMITS. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DEMOLITION & EROSION LEGEND

	EXISTING PAVING, CURB & GUTTER AND SIDEWALKS TO BE REMOVED
	EXISTING UTILITY LINES TO BE REMOVED
	EXISTING STRUCTURES TO BE REMOVED
	SOIL DELINEATION LINE
	SOIL TYPE SERIES

SOIL INFORMATION

CuC	CECIL-URBAN LAND COMPLEX, 2-10% SLOPES
PfC	PACOLET SANDY LOAM, 2-10% SLOPES



DEMOLITION PLAN

LITHONIA DOG PARK
2658 JOHNSON ST
LITHONIA, GA 30058

NO.	DATE	DESCRIPTION

0' 10' 20' 30'

SCALE: 1" = 20'

DATE: 03/11/2025

DRAWN BY: JK

CHECKED BY: BA

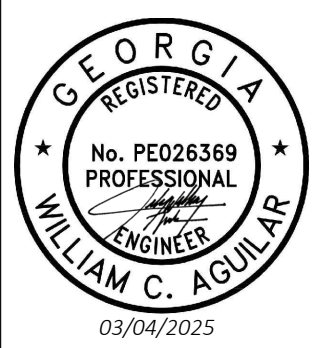
PROJECT MANAGER: BILL AGUILAR

PROJECT #: 25-220005

SHEET C2.00

CITY OF LITHONIA
6920 MAIN STREET
LITHONIA, GA 30058
PHONE: 770-482-8136

PREPARED BY:
LOWE
ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400



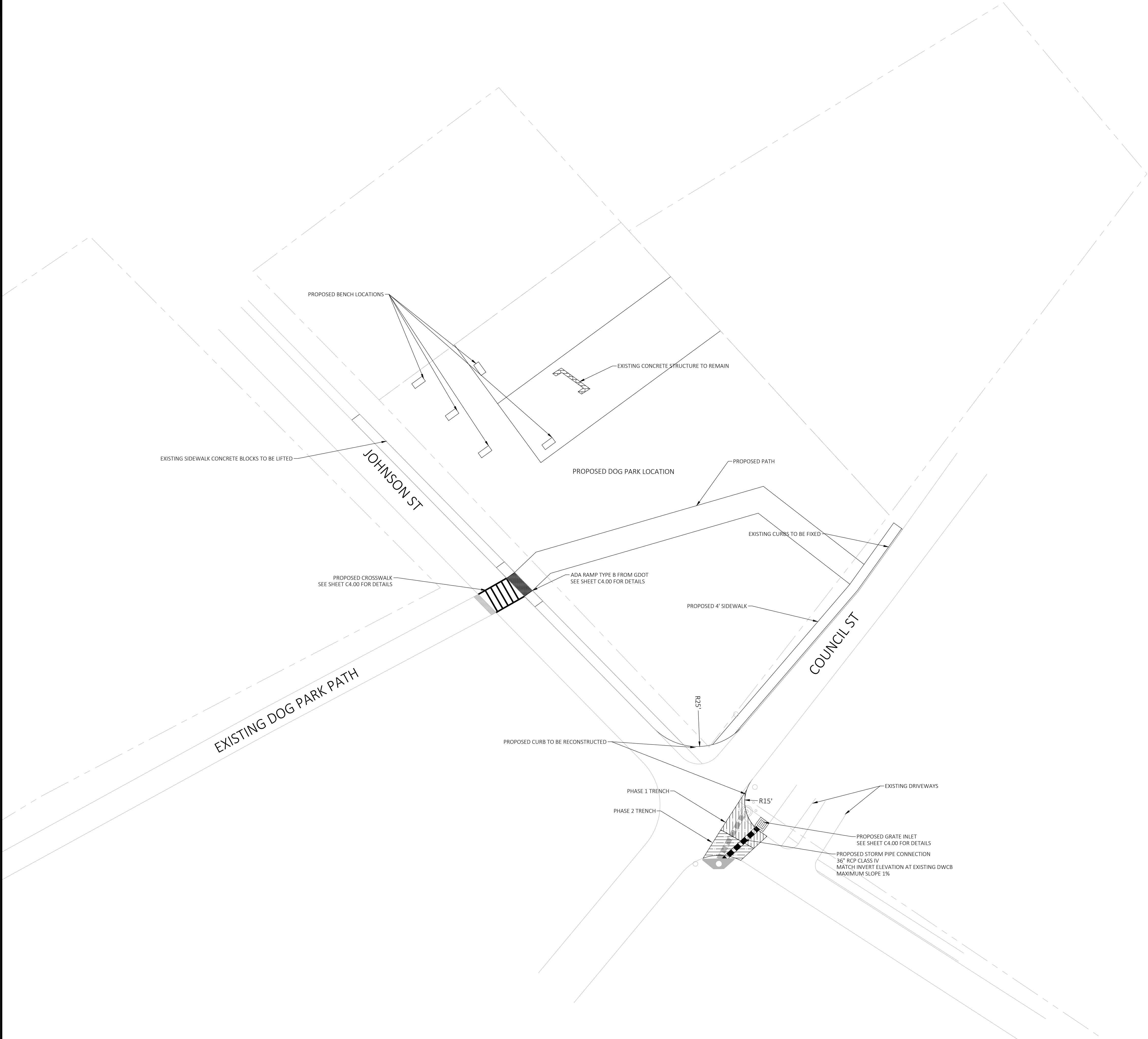
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ZONING: R-100
TAX DISTRICT: E1
TAX PARCEL ID: 16 152 05 007

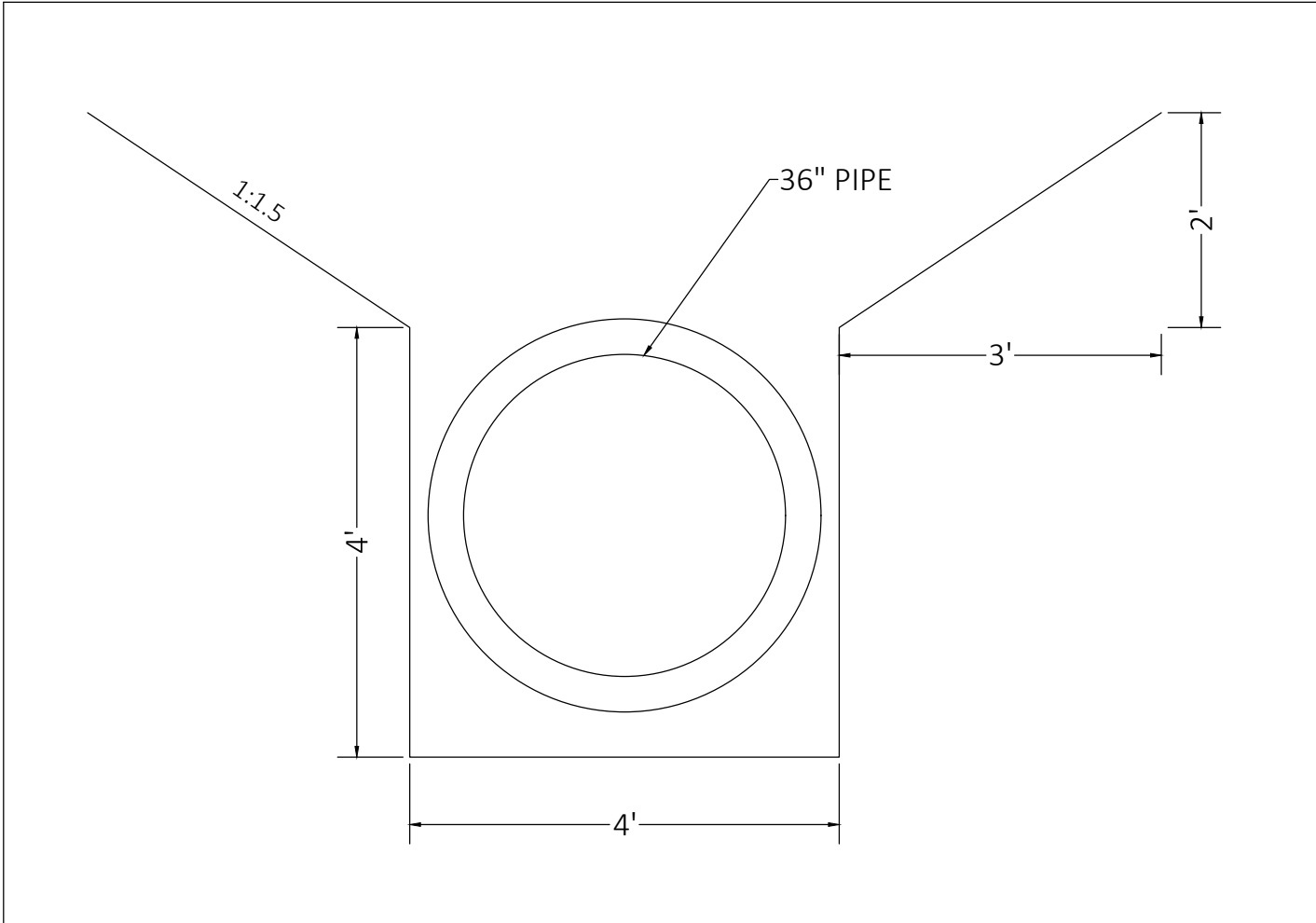
FILE NAME: C:\Users\jkwon\Desktop\2025.02.27 Lithonia Dog Park\DWG\SHEETS\C3.00 SITE PLAN.dwg LAST SAVED BY: jkwon 3/11/25 AT 2:02 PM PLOTTED BY: jkwon 3/11/25 AT 2:03 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: DWG TO PDF PLOT STYLE: CIVIL SITE.CTB



GENERAL SITE NOTES

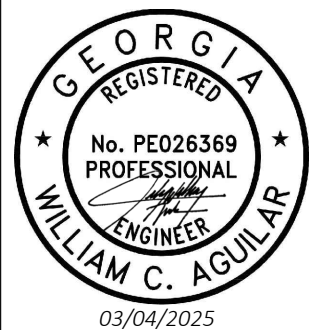
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL INTERIOR CURB RADII TO BE 5' UNLESS OTHERWISE NOTED.
- PARKING LOT AND ROAD STRIPING SHALL BE IN ACCORDANCE WITH GDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- ACCESSIBLE PARKING, SIGNAGE, WARNING STRIPES AND STRIPING SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
- ALL LAND DISTURBANCE TO BE STABILIZED WITH VEGETATION UPON COMPLETION OF DEMOLITION.
- ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS SPECIFY OTHERWISE.
- TOPOGRAPHIC SURVEY BY NA, DATED NA.
- FLOODPLAIN IS NOT PRESENT ON SITE AS DEPICTED BY FEMA FIRM PANEL NUMBER 13089C0178K, DATED 12/08/2016.
- OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, UTILITY CONNECTIONS, SIDEWALK, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
- ALL NEW ASPHALT AND OR PAVEMENT SHALL MEET THE GEOTECHNICAL REPORT RECOMMENDATION. REPORT PREPARED BY XXXXXX DATED XX/XX/2020 .
- TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. ALL BARRICADES AND SIGNS SHALL BE FURNISHED AND USED BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL/STATE AND CURRENT SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGN, TO WARN AND KEEP PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING POSTAL DELIVERY METHOD WITH THE LOCAL JURISDICTION. IF A PHYSICAL MAILBOX IS REQUIRED, GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PURCHASE, LOCATION PLACEMENT, AND INSTALLATION.
- BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS.
- SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
- SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5' OF THE BUILDINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC., GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

OSHA TRENCH DETAILS



CITY OF LITHONIA
6920 MAIN STREET
LITHONIA, GA 30058
PHONE: 770-482-8136

24-HOUR CONTACT:
DONALD DELARNETTE: 770-482-8136



PROFESSIONAL SEAL
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SITE PLAN

LITHONIA DOG PARK
2658 JOHNSON ST
LITHONIA, GA 30058

REVISIONS		DESCRIPTION
NO.	DATE	

0' 10' 20' 30'

SCALE: 1" = 20'

DATE: 03/11/2025

DRAWN BY: JK

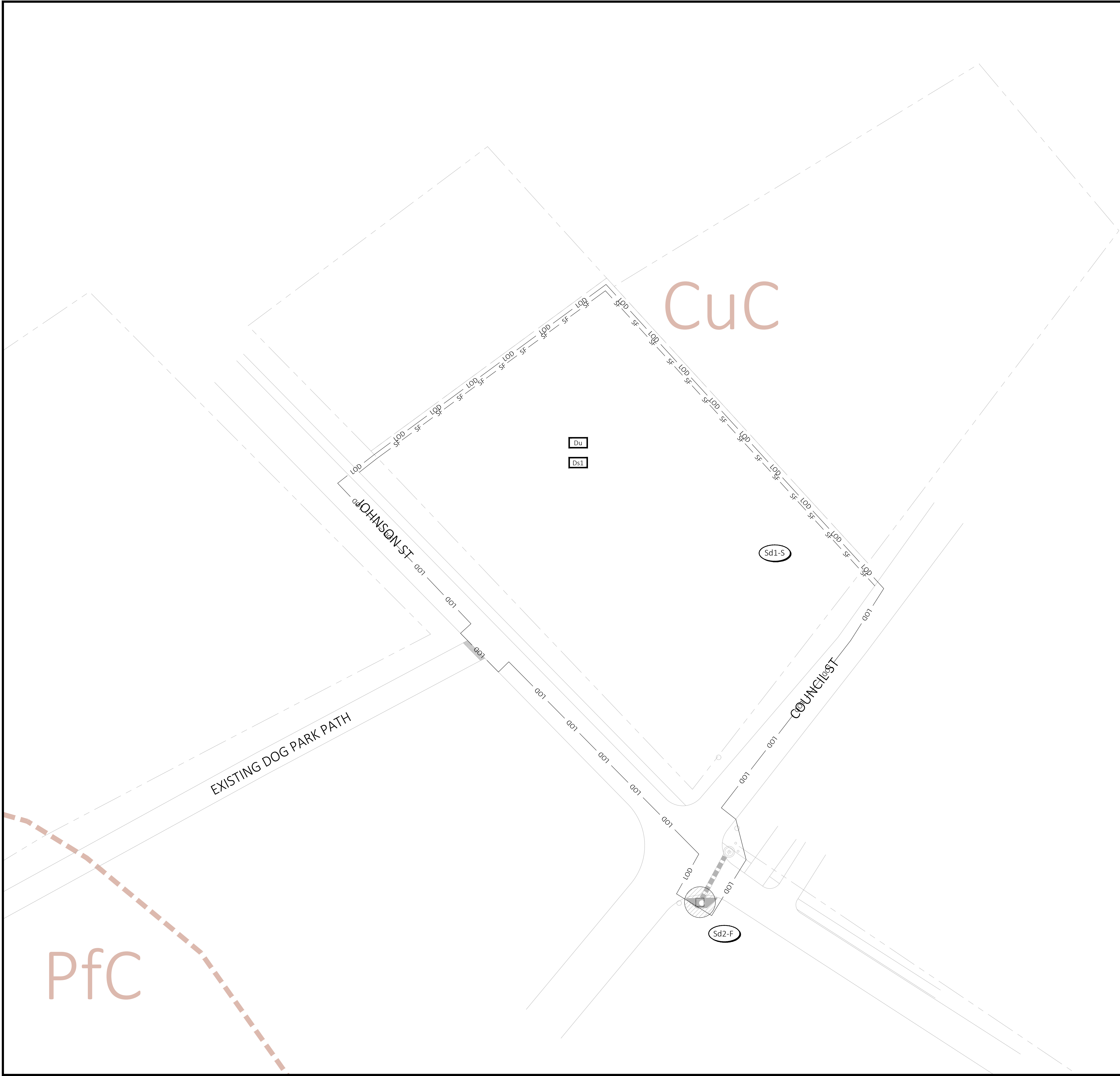
CHECKED BY: BA

PROJECT MANAGER: BILL AGUILAR

PROJECT #: 25-220005

SHEET C3.00

FILE NAME: C:\Users\kwon\Desktop\2025.02.27 Lithonia Dog park\DWG\SHEETS\G6.10 EROSION PHASE1.dwg LAST SAVED BY: KWON 3/4/25 AT 11:48 AM PLOTTED BY: KWON 3/11/25 AT 2:03 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: CML SITE.CTB



EROSION LEGEND			
Ds1	DISTURBED AREA MULCHING ONLY	Du	DUST CONTROL
Sd2-F	TEMPORARY INLET SEDIMENT TRAP (FILTER FABRIC)	Sd1-S	SEDIMENT BARRIER SILT FENCE (TYPE SENSITIVE)
FLOW ARROW		SOIL TYPE SERIES	<i>Toc</i>
LIMITS OF DISTURBANCE		SOIL DELINEATION LINE	

GENERAL EROSION AND SEDIMENTATION NOTES

- ALL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL CONFORM TO THE LATEST EROSION AND SEDIMENT CONTROL REGULATIONS FOR THE STATE, COUNTY AND/OR CITY.
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES, AND MAINTAINED DURING SUCH ACTIVITIES.
- WHEN ANY CONSTRUCTION BORDERS A DRAINAGE COURSE, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY BUILDING OR OTHER EXCAVATION SPOILED DIRT, CONSTRUCTION TRASH OR DEBRIS, ETC. FROM THE DRAINAGE AREAS SHOWN HEREON IN AN EXPEDITIOUS MANNER AS CONSTRUCTION PROGRESSES.
- EROSION CONTROL MEASURES ARE TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES. WIRE REINFORCED BACKING (TYPE NON-SENSITIVE) SILT FENCE TO BE USED UNLESS OTHERWISE INDICATED.
- SILT FENCE MUST MEET REQUIREMENTS OF THE SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DETAILS OR AN EQUIVALENT PRODUCT APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO ANY OTHER CONSTRUCTION A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE BUILT. THE CONSTRUCTION ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OR SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
- PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE ACTIVITY SHALL BE DEMARCATED FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. NO LAND DISTURBANCE SHALL OCCUR OUTSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS. IF WETLANDS EXIST ON-SITE, ANY CLEARING MUST BE IN ACCORDANCE WITH THE WETLANDS PERMIT.
- IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.
- THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
- EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GROUND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL. IN THE SEDIMENTATION POND, SEDIMENT REMOVAL IS REQUIRED WHEN SEDIMENT REACHES THE ELEVATION CORRESPONDING TO CLEANOUT BASIN.
- FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB UNTIL SUCH MEASURES ARE CORRECTED.
- A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE SITE WHENEVER LAND DISTURBANCE ACTIVITY IS IN PROGRESS.
- ALL OPEN SWALES MUST BE GRASSED AND/OR RIP-RAP PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 4.5 SQUARE YARDS OF 50-LB STONES SHALL BE PLACED AT ALL DOWNSTREAM HEADWALLS. THE PLACEMENT OF RIP-RAP AT THE DOWNSTREAM HEADWALLS SHALL BE PLACED IMMEDIATELY UPON THE INSTALLATION OF PIPES AND DRAINAGE DITCHES.
- ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- EROSION AND SEDIMENT CONTROL SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE, INSTALLATION, MAINTENANCE AND REMOVAL AS REQUIRED BY THE REGULATIONS OF THE STATE AND/OR GOVERNING AGENCY. THE INSTALLATION OF THE REQUIRED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION.
- CONTRACTOR TO MAINTAIN ON-SITE DAILY LOG OF ALL MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES. LOG SHALL BE MADE AVAILABLE FOR INSPECTION AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE TO SUBMIT THE NPDES NOTICE OF INTENT AND NOTICE OF TERMINATION TO THE APPROPRIATE STATE AGENCY.
- THE CONTRACTOR IS RESPONSIBLE FOR UPHOLDING THE EROSION CONTROL STANDARDS FOR STATE OF GEORGIA REGARDLESS OF WHAT SEDIMENT CONTROL MEASURES WERE INDICATED WITHIN THE PLAN SET.
- FOR CALCULATIONS OF ANY BMPs SHOWN TO BE USED, SEE DETAIL SHEETS FOR THOSE NOT SHOWN ON THE PLAN

SOIL INFORMATION	
CuC	CECIL-URBAN LAND COMPLEX, 2-10% SLOPES
PfC	PACOLET SANDY LOAM, 2-10% SLOPES

24 HOUR CONTACT		4
770-482-8136	DONALD DEJARNETTE LITHONIA	CITY OF LITHONIA

PROPERTY OWNER		5
CITY OF LITHONIA	MAIN STREET LITHONIA, GA 30058	6920

EROSION CERTIFICATION

"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTING, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. 100001"

03/11/2025		BILL AGUILAR, P.E.	PE026369	0000101231
DATE	DESIGN PROFESSIONAL SIGNATURE	DESIGN PROFESSIONAL NAME	GA PE #	GSWCC CERT #



PHASE I - EROSION CONTROL PLAN

LITHONIA DOG PARK
2658 JOHNSON ST
LITHONIA, GA 30058

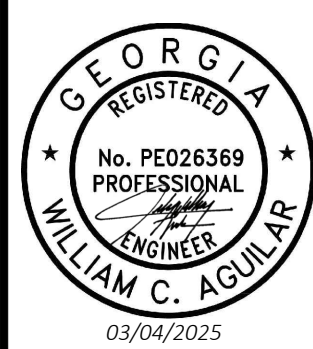
ZONING: R100
TAX DISTRICT: E1
TAX PARCEL ID: 16 152 05 007

REVISIONS	
NO.	DESCRIPTION

SCALE: 1" = 20'
DATE: 03/11/2025
DRAWN BY: JK
CHECKED BY: BA
PROJECT MANAGER: BILL AGUILAR
PROJECT #: 25-220005

SHEET
C4.00

CITY OF LITHONIA
6920 MAIN STREET
LITHONIA, GA 30058
PHONE: 770-482-8136



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FILE NAME: C:\Users\kwon\Desktop\2025.02.27 Lithonia Dog park\DWG\SHEETS\G5.40 EROSION DETAILS.dwg PLOTTED BY: KWON 3/11/25 AT 2:09 PM PAPER SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: CML SITE.CTB

Ds1

DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

DEFINITION

APPLYING PLANT RESIDUES OR OTHER SUITABLE MATERIALS, PRODUCED ON THE SITE IF POSSIBLE, TO THE SOIL SURFACE.

CONDITIONS

MULCH OR TEMPORARY GRASSING SHALL BE APPLIED TO ALL EXPOSED AREAS WITHIN 14 DAYS OF DISTURBANCE. MULCH CAN BE USED AS A SINGULAR EROSION CONTROL DEVICE FOR UP TO SIX MONTHS, BUT IT SHALL BE APPLIED AT THE APPROPRIATE DEPTH, DEPENDING ON THE MATERIAL USED, ANCHORED, AND HAVE A CONTINUOUS 90% COVER OR GREATER OF THE SOIL SURFACE. MAINTENANCE SHALL BE REQUIRED TO MAINTAIN APPROPRIATE DEPTH AND 90% COVER. TEMPORARY VEGETATION MAY BE EMPLOYED INSTEAD OF MULCH IF THE AREA WILL REMAIN UNDISTURBED FOR LESS THAN SIX MONTHS. IF AN AREA WILL REMAIN UNDISTURBED FOR GREATER THAN SIX MONTHS, PERMANENT VEGETATIVE TECHNIQUES SHALL BE EMPLOYED

SPECIFICATIONS

MULCHING WITHOUT SEEDING

THIS STANDARD APPLIES TO GRADES OR CLEARED AREAS WHERE SEEDINGS MAY NOT HAVE A SUITABLE GROWING SEASON TO PRODUCE AN EROSION RETARDANT COVER, BUT CAN BE STABILIZED WITH A MULCH COVER.

SITE PREPARATION

1. GRADE TO PERMIT THE USE OF EQUIPMENT FOR APPLYING AND ANCHORING MULCH.
2. INSTALL NEEDED EROSION CONTROL MEASURES AS REQUIRED SUCH AS DIKES, DIVERSIONS, BERMS, TERRACES AND SEDIMENT BARRIERS.
3. LOOSEN COMPACT SOIL TO A MINIMUM DEPTH OF 3 INCHES.

MULCHING MATERIALS

SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:

1. DRY STRAW OR HAY SHALL BE APPLIED TO A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THE MATERIAL IS EASY APPLICATION.
2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
3. CUTBACK ASPHALT (SLOW CURLING) SHALL BE APPLIED AT 1200 GALLONS PER ACRE (OR 1/2 GALLON PER SQ. YD.).
4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND REUSED.

APPLYING MULCH

WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF THE EXPOSED AREA.

1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OR DAMAGE TO SHOES, CLOTHING, ETC.
4. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH

1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK." DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH, BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION. STRAW OR HAY MULCH SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-5 OR SS-1). THE ASPHALT EMULSION SHALL BE SPRAYED ONTO THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION TB-TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY

Du

DUST CONTROL ON DISTURBED AREAS

DEFINITION

CONTROLLING SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADS, AND DEMOLITION SITES.

PURPOSE

- TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES.
- TO REDUCE THE PRESENCE OF AIRBORNE SUBSTANCES THAT MAY BE HARMFUL OR INJURIOUS TO HUMAN HEALTH, WELFARE, OR SAFETY, OR TO ANIMALS OR PLANT LIFE.

CONDITIONS

THIS PRACTICE IS APPLICABLE TO AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON AND OFF-SITE DAMAGE MAY OCCUR WITHOUT TREATMENT.

METHOD AND MATERIALS

A. TEMPORARY METHODS

MULCHES. SEE STANDARD Ds1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO SPECIFICATION TAC - TACKIFIERS. RESINS SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

VEGETATIVE COVER. SEE SPECIFICATION DS2 - DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING).

SPRAY-ON ADHESIVES. THESE ARE USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO SPECIFICATION TAC - TACKIFIERS.

TILLAGE. THIS PRACTICE IS DESIGNED TO ROUGHEN AND BRING CLODS TO THE SURFACE. IT IS AN EMERGENCY MEASURE THAT SHOULD BE USED BEFORE WIND EROSION STARTS. BEGIN PLOWING ON WINDWARD SIDE OF SITE. CHISEL-TYPE PLOWS SPACED ABOUT 12 INCHES APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT THAT MAY PRODUCE THE DESIRED EFFECT.

IRRIGATION. THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED.

BARRIERS. SOLID BOARD FENCES, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.

CALCIUM CHLORIDE. APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

B. PERMANENT METHODS

PERMANENT VEGETATION. SEE SPECIFICATION Ds3 - DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION). EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

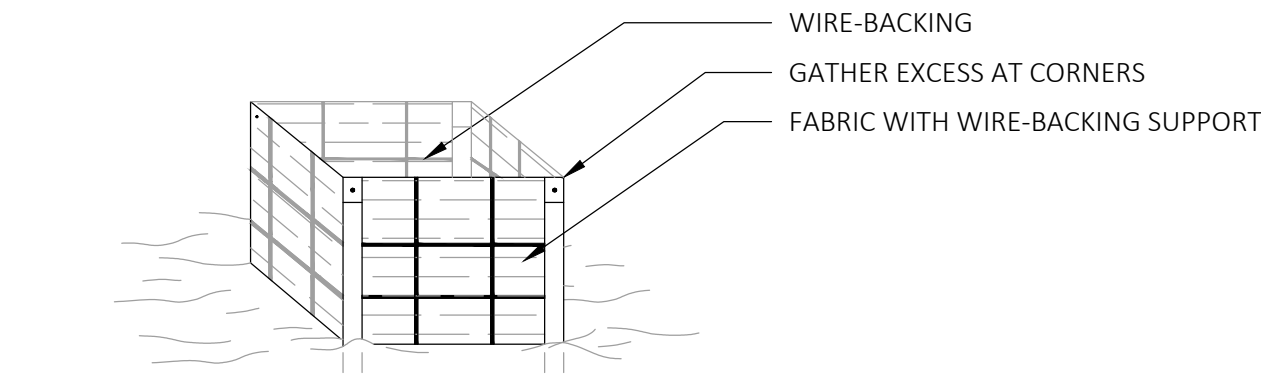
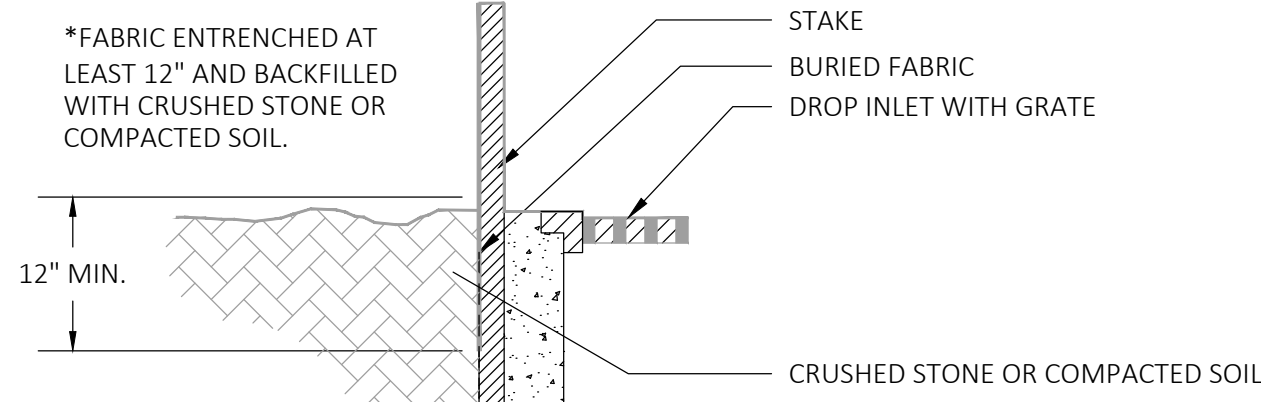
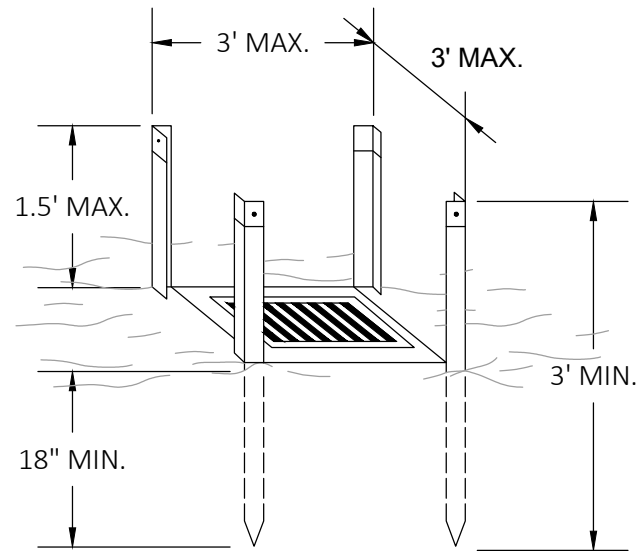
TOPSOILING. THIS ENTAILS COVERING THE SURFACE WITH LESS EROSION SOIL MATERIAL. SEE SPECIFICATION Tp - TOPSOILING.

STONE. COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE SPECIFICATION G-CONSTRUCTION ROAD STABILIZATION.

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

Sd2-F

STEEL FRAME AND SILT FENCE INSTALLATION



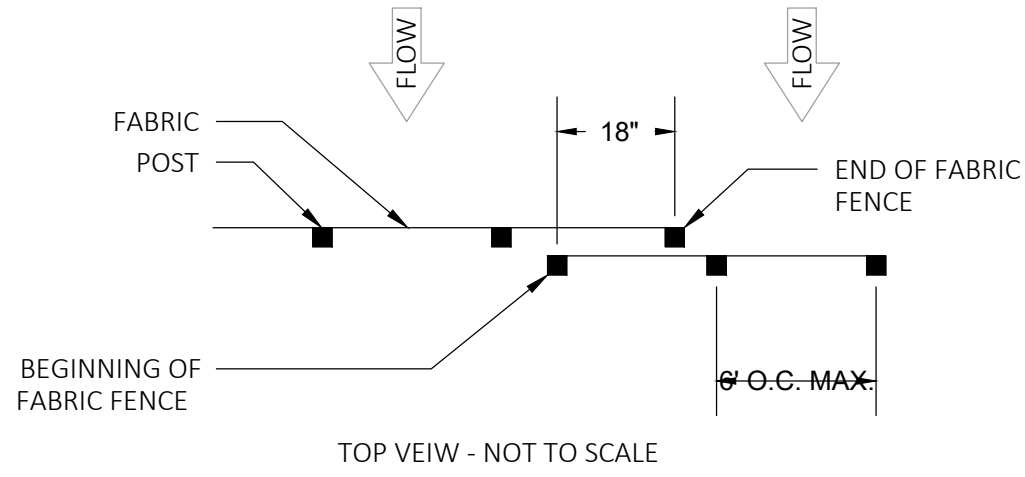
NOTES

1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.

FASTENERS FOR SILT FENCES

Sd1

OVERLAP AT FABRIC ENDS



FRONT VIEWS - NOT TO SCALE

NOTES

1. THE FABRIC AND WIRE SHOULD BE SECURELY FASTENED TO POSTS AND FABRIC ENDS MUST BE OVERLAPPED A MINIMUM OF 18" OR WRAPPED TOGETHER AROUND A POST TO PROVIDE A CONTINUOUS FABRIC BARRIER AROUND THE INLET.

EROSION CONTROL DETAILS

LITHONIA DOG PARK
2658 JOHNSON ST
LITHONIA, GA 30058

ZONING: R-100
TAX DISTRICT: E1
TAX PARCEL ID: 16 152 05 007

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: N/A
DATE: 03/11/2025
DRAWN BY: JK
CHECKED BY: BA
PROJECT MANAGER: BILL AGUILAR
PROJECT #: 25-220005

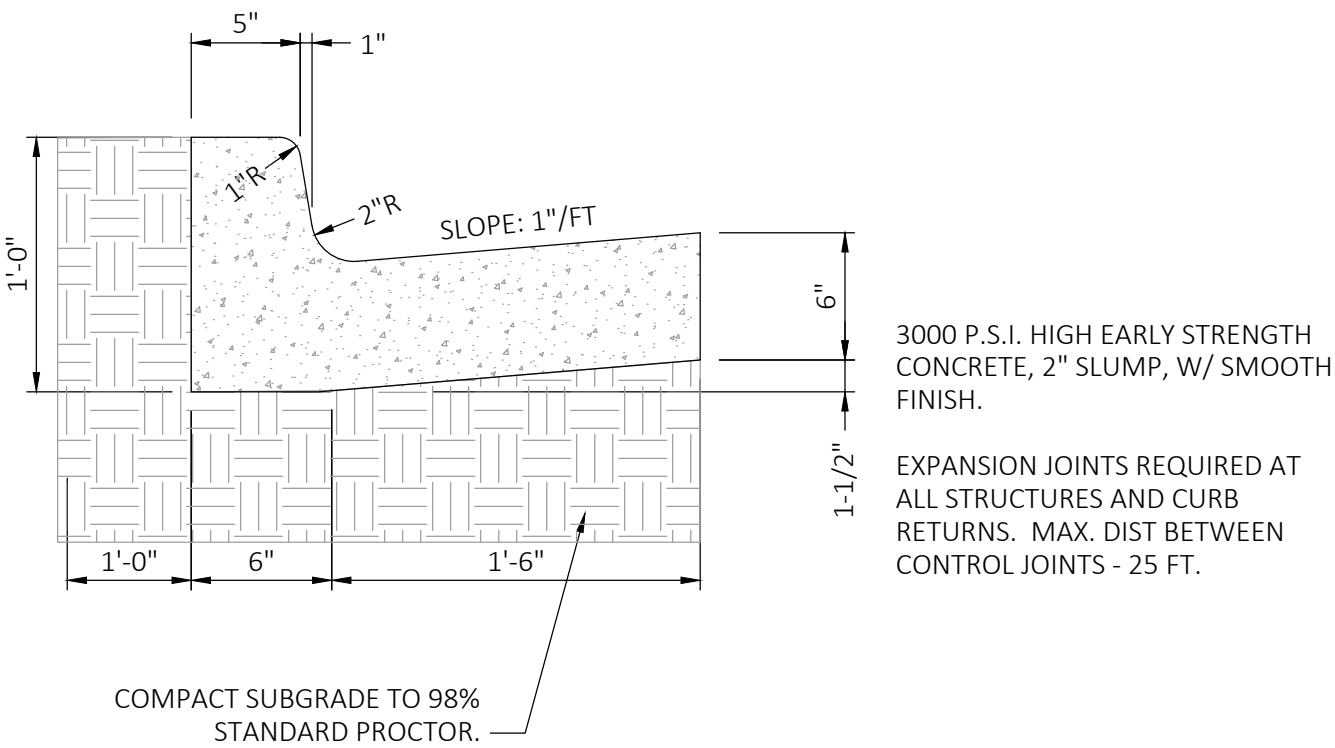
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CITY OF LITHONIA
6920 MAIN STREET
LITHONIA, GA 30058
PHONE: 770-482-8136

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770.857.8400



03/04/2025
PROFESSIONAL SEAL
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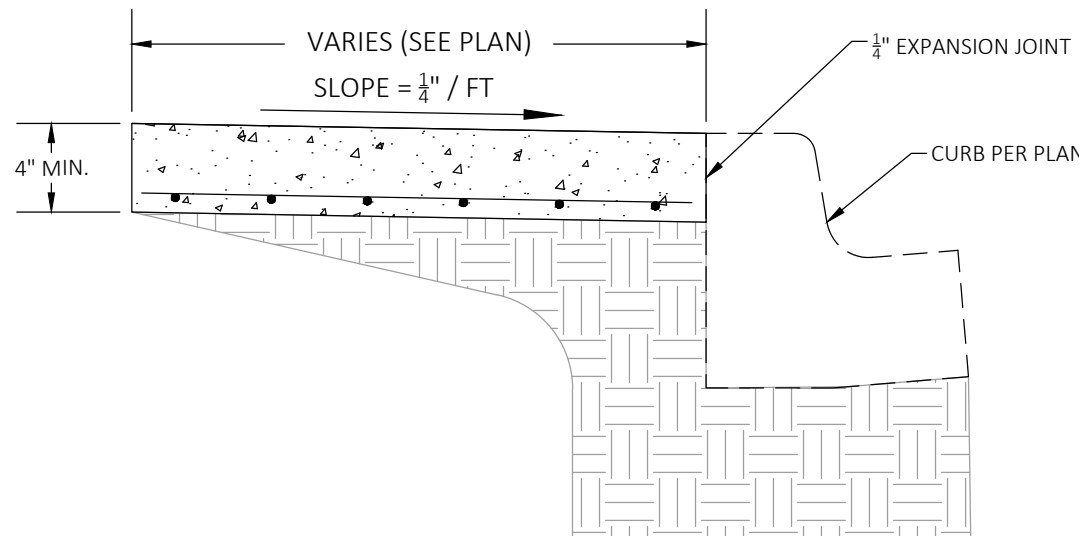


24" CONCRETE CURB & GUTTER

NOT TO SCALE

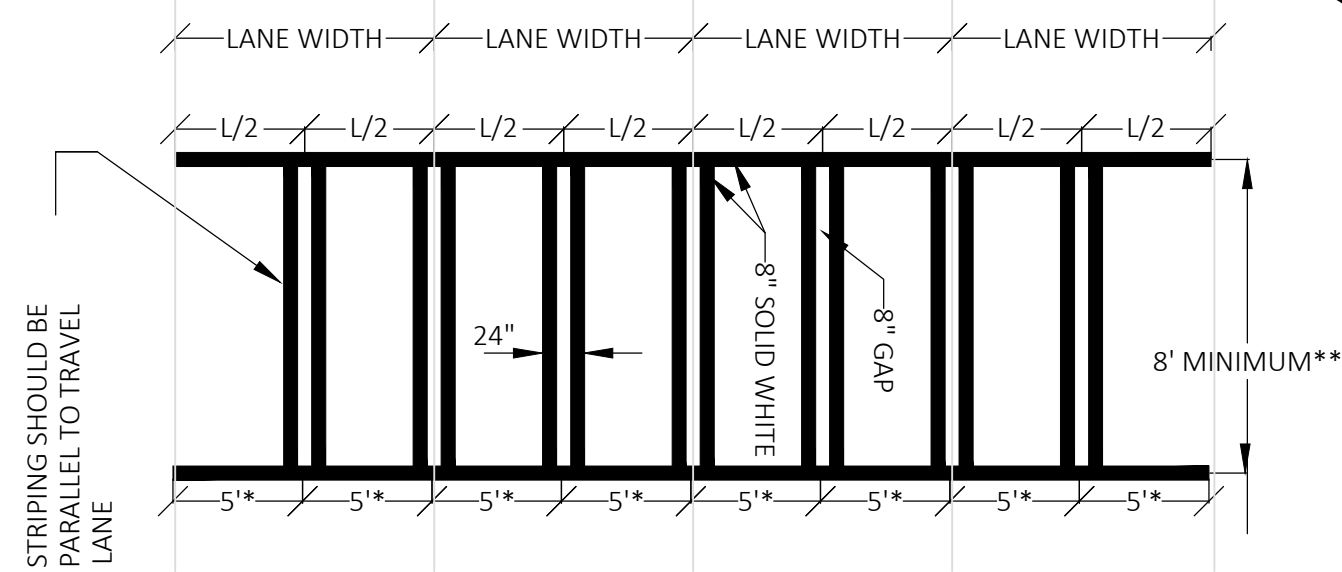
NOTES:

1. ACCESSIBLE RAMPS, PER D.O.T. SPECIFICATIONS, TO BE PROVIDED AT ALL LOCATIONS SHOWN ON PLANS
2. WHERE REQUIRED REINFORCING WILL BE NO. 3 BARS AT 24" ON CENTER EACH WAY (MAXIMUM SPACING), OR 6x6 - W1.4xW1.4 WWF
3. 4" AGGREGATE BASE COURSE COMPACTED TO 98% STANDARD PROCTOR TYPICAL IN AREAS WITH UNSUITABLE SUBGRADE
4. REFER TO STANDARD SPECIFICATIONS FOR MORE INFORMATION
5. DISTANCE BETWEEN SCORE LINE NOT TO EXCEED 5' IN LONGITUDINAL & TRAVERSE DIRECTION IN SIDEWALK



CONCRETE SIDEWALK

NOT TO SCALE

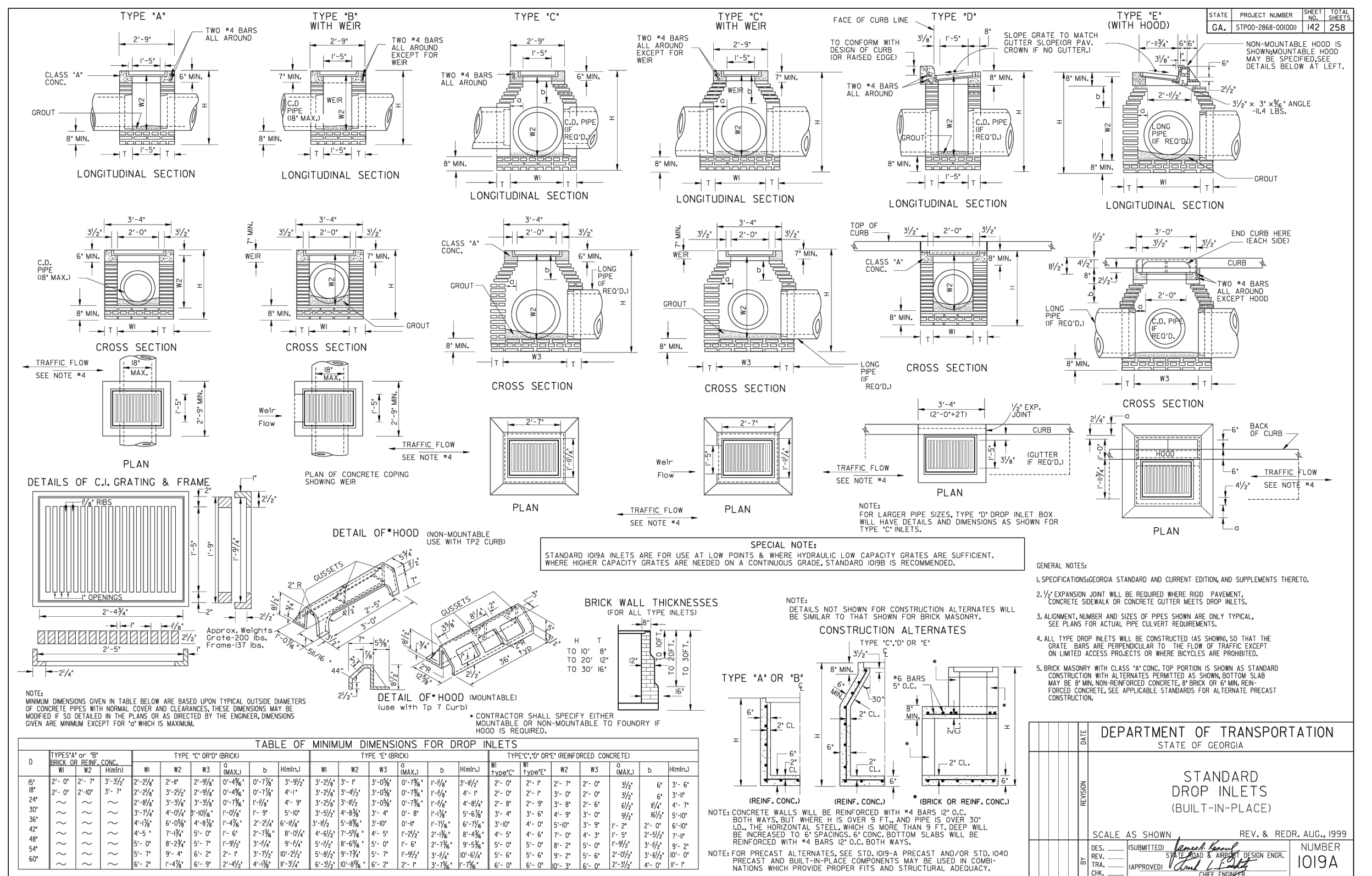
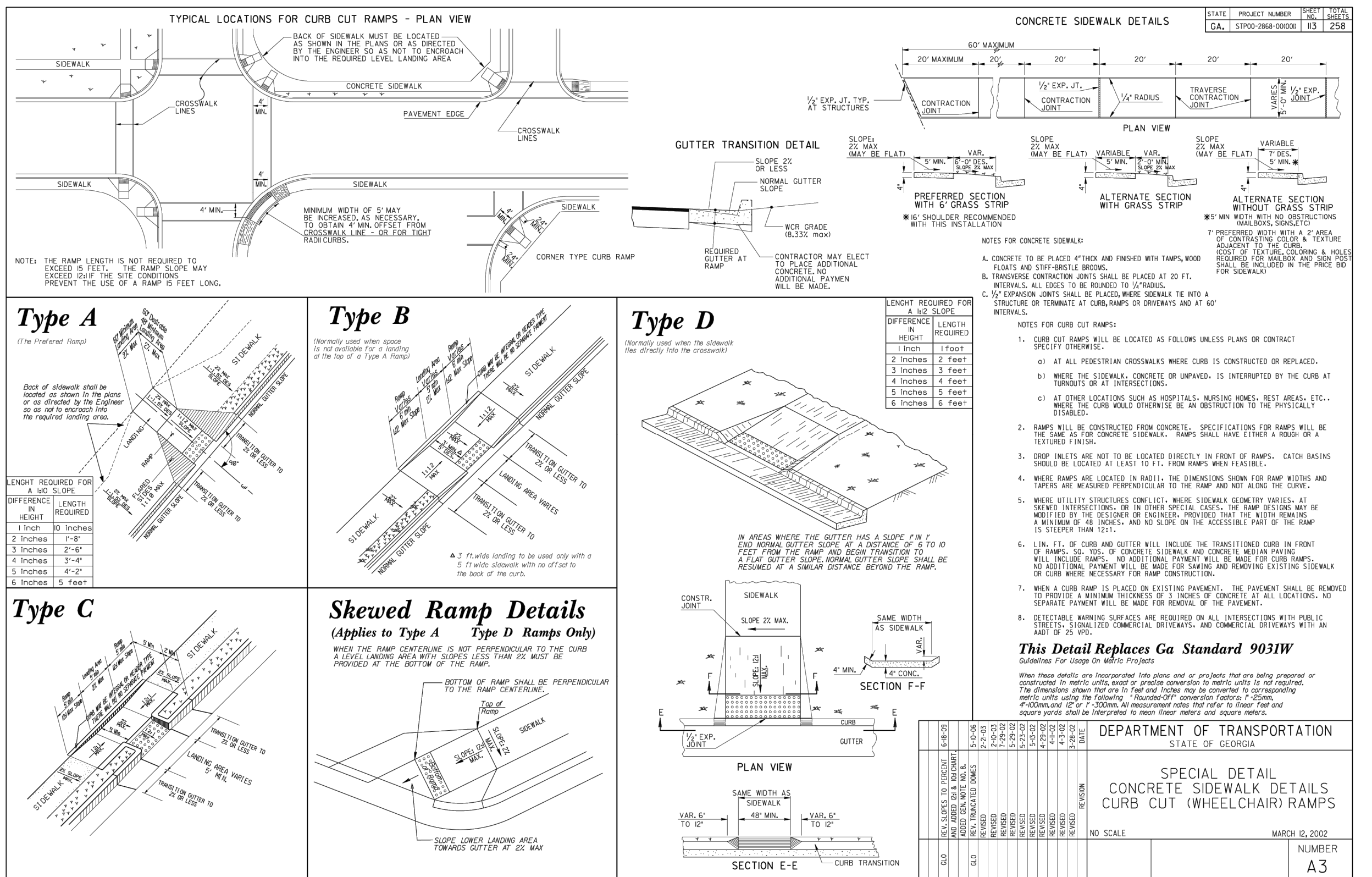


* USED WHEN THE LANE WIDTH EXCEEDS 12' OR WHERE LANE LINES HAVE BEEN OMITTED

NOTE: MAKE NECESSARY ADJUSTMENTS TO STRIPING LAYOUT TO ACCOUNT FOR MEDIANS AND ISLAND STRIPING, TO MAINTAIN PARALLEL STRIPING CENTERED ON LANE LINES AND CENTER OF LANE.

CROSSWALK DETAIL

NOT TO SCALE



CITY OF LITHONIA
6920 MAIN STREET
LITHONIA, GA 30058
PHONE: 770-482-8136

24 HOUR CONTACT:
DONALD DELAMANTE: 770-482-8136

PREPARED BY:
LOWE ENGINEERS
990 HAMMOND DRIVE, SUITE 900
ATLANTA, GA 30328
770-857-8400

REGISTERED
No. PE026369
PROFESSIONAL
ENGINEER
WILLIAM C. AGUILAR
03/04/2025
PROFESSIONAL SEAL

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CONSTRUCTION DETAILS
LITHONIA DOG PARK
2658 JOHNSON ST
LITHONIA, GA 30058

REVISIONS
NO. DATE DESCRIPTION
1. 03/11/2025
2. 03/11/2025
3. 03/11/2025
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