



Where Community Connects

STOCKBRIDGE

CITY COUNCIL

Mayor

Anthony Ford

Mayor Pro Tem Alphonso Thomas

Councilman Elton Alexander

Councilwoman Yolanda Barber

Councilman John Blount

Councilwoman LaKeisha Gantt

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

John Wiggins

CITY ATTORNEY

Quinton G. Washington

Jeremy T. Berry

Council Meeting Agenda January 9, 2023 6:00 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, JANUARY 9, 2023 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Adoption of the Minutes November 14, 2022
- 2 Adoption of the Minutes November 29, 2022

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting. You must sign your name, address, and phone number. You will be able to address the Mayor and Council for three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated while meetings are in session.

CEREMONIAL

- 3 Appointment and Swearing in of Municipal Court Judge
- 4 Appointment and Swearing in of Municipal Court Solicitor
- 5 Appointment of Mayor Pro Tem
- 6 Appointment of City Attorney
- 7 Swearing-In of Planning Commission Members
- 8 Swearing-In of Youth Council Advisory Committee Members
- 9 Swearing-In of Main Street Advisory Board Members
- 10 Review of Law Enforcement Appreciation Day and Dr. Martin Luther King, Jr. Holiday Proclamations

PRESENTATION

- 11 Presentation of Amphitheater Sound Study - Results and Recommendations

PUBLIC HEARING

- 12 ANNEXATION CASE #AX-2022-01 -- The City of Stockbridge Planning Commission and the City of Stockbridge Mayor and City Council will hear an Annexation Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to annex a parcel, as described below, into the Stockbridge City Limits from unincorporated Henry County in order to allow the parcel to be combined with an adjacent parcel for an age-restricted residential development.

Parcel #071-01034012 – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Currently zoned 'MU' (Mixed-Use), with a land use designation of 'MIX' (Mixed-Use). Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.

Planning staff recommended approval of this request, with twenty-four (24) conditions. On August 25, 2022, the Planning Commission recommended APPROVAL of this request. The City Council postponed the vote on this item until the January 9, 2023 meeting, in order to await the decision of the Henry County Board of Commissioners, who offered an objection to the annexation. However, at the November 14, 2022 Henry County Board of Commissioners, Henry County rescinded their objection, which allows the City Council to render a final decision on the annexation and accompanying zoning requests for this proposed project.

- 13 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-02 -- Consideration of a Comprehensive Plan Amendment Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to change the future land use designations of certain parcels, as are described below, from 'Light Industrial' and 'Mixed-Use' to 'High-Density Residential' in order to allow for an age-restricted residential development.

Parcel #071-01034014—Located within the Stockbridge City Limits, with frontage on Highway 42 North and situated at the end of Technology Parkway. Applicant proposes to change the current land use designation from 'Light Industrial' to 'High-Density Residential'. Contains 22.01 +/- acres. Located in Land Lot 31 of District 7.

Parcel #071-01034012 – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Applicant proposes to change the current County land use designation of 'Mixed-Use' to the City land use designation of 'High-Density Residential' after the parcel is annexed into the Stockbridge City Limits. Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.

Planning Staff recommended approval of this request. On August 25, 2022, the Planning Commission recommended APPROVAL of this request. This item was delayed in connection with the associated Annexation case.

- 14 REZONING CASE #RZ-2022-02 -- Consideration of a Rezoning Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to rezone certain property from 'OI' (Office-Institutional) and 'LI' (Light Industrial) in the Stockbridge City Limits and 'MU' (Mixed-Use) in unincorporated Henry County to 'PUD' (Planned Unit Development) to allow for an age-restricted residential development. The property contains two parcels, as are listed below, with 42.01 +/- total acres.

Parcel #071-01034014—Located within the Stockbridge City Limits, with frontage on Highway 42 North and situated at the end of Technology Parkway. Currently zoned 'OI' (Office-Institutional) and 'LI' (Light Industrial). Property also lies within the Parkway Mixed-Use Overlay District. Contains 22.01 +/- acres. Located in Land Lot 31 of District 7.

Parcel #071-01034012 – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Currently zoned 'MU' (Mixed-Use). Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.

Planning staff recommended approval of this request. On August 25, 2022, the Planning Commission recommended APPROVAL of this request. The City Council postponed the vote on this item until the January 9, 2023 meeting, in order to await the decision of the Henry County Board of Commissioners, who offered an objection to the annexation. However, at the November 14, 2022 Henry County Board of Commissioners, Henry County rescinded their objection, which allows the City Council to render a final decision on the annexation and accompanying zoning requests for this proposed project. This item was delayed in connection with the associated Annexation request.

- 15 **CITY OF STOCKBRIDGE – ADOPTION OF THE OFFICIAL ZONING MAP- #OZM-2022-01.** To consider Staff amendments to the Official Zoning Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.

This item was advertised as being presented to the City Council on January 9, 2023. However, because the Planning Commission has been postponed, this item will be presented to the City Council at the February 13, 2023 meeting.

- 16 **CITY OF STOCKBRIDGE – ADOPTION OF THE OVERLAY DISTRICT MAP #ODM-2022-01.** To consider Staff amendments to the Overlay District Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.

This item was advertised as being presented to the City Council on January 9, 2023. However, because the Planning Commission has been postponed, this item will be presented to the City Council at the February 13, 2023 meeting.

- 17 **CITY OF STOCKBRIDGE – ADOPTION OF THE FUTURE LAND USE MAP #FLUM-2022-01** To consider Staff amendments to the Future Land Use Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.
This item was advertised as being presented to the City Council on January 9, 2023. However, because the Planning Commission has been postponed, this item will be presented to the City Council at the February 13, 2023 meeting.
- 18 **CITY OF STOCKBRIDGE – UNIFIED DEVELOPMENT CODE -- TEXT AMENDMENT TX-2022-01** To allow the use of “Computer and data processing services” within the C-3 Heavy Commercial District as a permitted use, and update other applicable references to this use throughout the Unified Development Code.
This item was advertised as being presented to the City Council on January 9, 2023. However, because the Planning Commission has been postponed, this item will be presented to the City Council at the February 13, 2023 meeting.

NEW BUSINESS

- 19 Council consideration to approve Yellowstone Landscape to perform the Campground Road and Hudson Bridge Road Median Enhancement Project in the amount of \$70,158.96. Funding source from Fund Balance. - Presented by: Decius Aaron
- 20 Council consideration to approve the annual contract (RFP 2020-0026) with Site Engineering, Inc. for on-call water & sewer emergency & operational repair/maintenance and construction services in the amount of \$300,000.00 as approved in the FY2023 Stormwater budget. The funding source is from the Stormwater budget account number 510-42500-542515 (Stormwater Repair). - Presented by: Decius Aaron
- 21 Council consideration to approve the award of Request For Proposal (RFP) Number 2022-0017, Waste Water Treatment Plant Pole Barn to Diversified Construction of Georgia, Inc., in the amount of \$1,271,650.00. Funding source is from Water and Sewer department fund balance account 505-43300-541462 (WWTP Facility Improvements). - Presented by: Decius Aaron
- 22 Council consideration to ratify the Resolution to extend a consultant contract to Harold Young effective January 1, 2023. - Presented by: Quinton Washington
- 23 Council Consideration to appoint members to the Youth Council Advisory Committee - Presented by: Quinton Washington

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change.

Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- Citywide Development Authority Meeting, 6:00 p.m. City Hall Levi Meeting Room 2nd Tuesday of each month (Jan 10)
- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. City Hall Levi Meeting Room (Jan 13)
- Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Jan 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Jan 20)
- Planning Commission Meeting, Fourth Thursday of each month at 6:30 p.m. City Hall Council Chamber – (Jan 26)
- City Council Work Session Meeting, Last Tuesday of each month at 6:00 p.m. – City Hall Council Chamber (Jan 31)
- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. City Hall Levi Meeting Room (Feb 10)
- City Council Meeting, 2nd Monday of each month – City Hall Council Chamber (Feb 13)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Feb 13)

UPCOMING CITY EVENTS/INITIATIVES

- *A Continuous Salute to Veterans*: Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba every Saturday morning at Vivid Affairs Event Center located at 747 Davis Rd. Suite 400 Stockbridge at 8:00 a.m. Come out for FREE fitness!
- Join Councilman Alexander Saturday, January 14th from 10am – noon for the Annual M L K Jr. Community Service Project to Keep Stockbridge Beautiful at I-75 and Hudson Bridge Rd. - Parking at the Hudson Bridge Walmart 1400 Hudson Bridge Rd. Contact Rosalynd Rawls for more information: 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Join Councilman Blount for Bingo Bash at the Merle Manders Conference Center, 111 Davis Rd Stockbridge, Wednesday, January 18th from 10am – noon. Loads of fun to be had by all.

- Here is your opportunity to *Meet the Mayor* and talk with Mayor Ford on Tuesday, January 24th from 10am to noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- **SAVE THE DATE!** Join Mayor Pro Tem Thomas for the Annual African American Heritage Celebration, Saturday, February 25th. More details to follow.

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, NOVEMBER 14, 2022 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, City Attorney

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.

The meeting was called to order by Mayor Ford.

Invocation by Mrs. Linda Jones.

Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were in attendance.

Mayor Pro Tem Thomas motioned to amend the Agenda to add Item #17 – Discussion of Volunteer Appreciation Gala: Second by Councilman Alexander. The motion passed 5-0.

Mayor Pro Tem Thomas motioned to amend the Agenda to remove Item #5, Item #6, and Item #7 to be heard at the January 9, 2023 Council Meeting: Second by Councilman Alexander. The motion passed 5-0.

Mayor Pro Tem Thomas motioned to amend the agenda to table Item #16: Second by Councilman Alexander. The motion passed 5-0.

Mayor Pro Tem Thomas motioned to adopt the agenda: Second by Councilman Alexander. The motion passed 5-0.

Councilman Alexander motioned for adoption of the following Minutes: Second by Councilwoman Barber. The motion passed 5-0.

1. Draft Minutes Council Meeting September 12, 2022
2. Draft Work Session Meeting Minutes September 27, 2022

CEREMONIAL

3. Mayor Ford presented proclamations for Small Business Saturday and Lambda Sigma Sigma Alumnae Chapter of Sigma Gamma Rho Sorority, Inc.

Councilman Alexander motioned to amend the Agenda to add Item #16 to the Agenda: Second by Mayor Pro Tem Thomas. The motion passed.

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated. None

PUBLIC HEARING - Mayor Ford read the Public Hearing Rules/Procedures

4. FIRST READING - PROPOSED FY2023 Operating Budget and Capital Improvement Plan
Presented by: Frederick Gardiner

Mr. Gardiner gave a presentation of the FY2023 Operating Budget noting the numbers will change between now and the Second Reading.

Mr. Gardiner noted there will be increases in permit fees which would be brought up-to-date metro-wide and recommends increased fees for the cemeteries along with increasing water rates to stay consistent with the county; noted there are some additional opportunities that the city would be seeking to continue funding public safety; noted SPLOST (Special Purpose Local Option Sales Tax) and TSPLOST (Transportation Special Purpose Local Option Sales Tax), along with revitalizing the downtown area and key to supporting economic development; noted the biggest challenge is LOST (Local Option Sales Tax) and noted the cities and county have come to an agreement with the county receiving 66% and a 34% split within the four sister cities; noted the city would need to figure out where the additional 2.75% would come from due to the annexation that occurred November 8th, 2022 increasing the population and was told by GMA (Georgia Municipal Association) it would have to come from a different entity other than the sister cities, and will enter into conversations with the county to begin that process; noted other challenges includes long-term funding for the general fund via sales tax and managing long term debt portfolios; noted the biggest source of revenue for the city is LOST (Local Option Sales Tax) and will recommend an increase based on the percentage the city would be entitled to following the annexation referendum passage; noted alcohol and beverage will be at \$776,000, insurance premiums will have a slight decrease and other taxes will be at \$3.1 million totaling \$13.583 million for general fund revenues; noted taxation is the biggest source of revenue, followed by miscellaneous income, license, and permits, intergovernmental agreements, fines and forfeitures and last charges of services.

Mr. Gardiner noted the majority of expenditures will be the Police Department at 34%, Public Works at 18%, Planning and Zoning at 10% and rest of the departments are at or below 5%; and noted the overall total budget is set at \$53 million which includes the sales tax increase and the LOST (Local Option Sales Tax) split due to growth.

Councilman Blount expressed his concerns about the budget being balanced for the first time with Fund Balance; and noted it is important to be transparent and with the citizens.

Mayor Pro Tem Thomas noted he had been the only member of Council to respond to the presentation of the budget and asked for feedback from members of Council; and noted the change in the budget process that took place this year this year.

Mr. Gardiner noted this was his first budget presented to this Council and would take corrective actions and add a workshop for the Council, amending the process for next year.

Councilman Blount noted he has asked questions regarding the budget directly to the City Manager.

Councilwoman Gantt expressed her concerns with L.O.S.T.; noted the budget has doubled within the past two years as stated by the city's financial advisor; and inquired if the budget increase in the budget was due to the annexation and the increased needs of the Public Works Department.

Mr. Gardiner noted the passage of the annexation referendum was uncertain and budgeted for FY2023 with the city's current needs.

Councilwoman Barber inquired if grants or federal funding was included to offset the 34% expenditures for the Police Department.

Mr. Gardiner noted the 34% is the operational cost outside of any grants and noted the city will continue to pursue grants and federal funding.

Councilman Alexander noted the county lost approximately 7,000 residents and with that public safety and planning and zoning and that took weight off of the county; noted the addition of the City of Stockbridge Police Department has made everyone in Henry County safer; noted with the passage of the annexation referendum, there is more revenue coming into the city with the addition of commercial businesses that are now located within the city limits of Stockbridge; and noted the newly annexed vacant land of 200-300 acres brings a huge potential for economic development; noted FY2023 does not have a city property tax.

Mr. Gardiner noted the city will receive a rollback from the county; noted residents were paying for police services to the county and the tax will no longer appear on their county property tax statements.

Councilwoman Gantt noted Piedmont Henry hospital is a 501-3(c) entity.

Councilman Blount requested the city's Financial Advisor be present at the next meeting.

Public Hearing Opened

No Comments in Favor

No Comments Opposed

The Public Hearing for the First Reading of the FY2023 was closed.

Second Reading will take place on Tuesday, November 29, 2022 at 6:00 p.m.

5. ANNEXATION CASE #AX-2022-01 -- The City of Stockbridge Planning Commission and the City of Stockbridge Mayor and City Council will hear an Annexation Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to annex a parcel, as described below, into the Stockbridge City Limits from unincorporated Henry County in order to allow the parcel to be combined with an adjacent parcel for an age-restricted residential development.

Parcel #071-01034012 – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Currently zoned 'MU' (Mixed-Use), with a land use designation of 'MIX' (Mixed-Use). Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.

NOTE This case was deferred at the October 10, 2022 City Council meeting to be heard at the November 14, 2022 Council Meeting.

Presented by: Ryan Anderson

Item was Tabled at the applicant's request to be heard at the 1/9/2023 Council Meeting.

6. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-02 -- Consideration of a Comprehensive Plan Amendment Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to change the future land use designations of certain parcels, as are described below, from 'Light Industrial' and 'Mixed-Use' to 'High-Density Residential' in order to allow for an age-restricted residential development.

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Parcel #071-01034012 – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Applicant proposes to change the current County land use designation of 'Mixed-Use' to the City land use designation of 'High-Density Residential' after the parcel is annexed into the Stockbridge City Limits. Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.

NOTE This case was deferred at the October 10, 2022 City Council meeting to be heard at the November 14, 2022 Council Meeting.

Presented by: Ryan Anderson

Item was Tabled at the applicant's request to be heard at the 1/9/2023 Council Meeting.

7. REZONING CASE #RZ-2022-02 -- Consideration of a Rezoning Request by S3 Capital Investments, LLC, the Applicant, represented by Battle Law, P.C., the Agent, to rezone certain property from 'OI' (Office-Institutional) and 'LI' (Light Industrial) in the Stockbridge City Limits and 'MU' (Mixed-Use) in unincorporated Henry County to 'PUD' (Planned Unit Development) to allow for an age-restricted residential development. The property contains two parcels, as are listed below, with 42.01 +/- total acres.

Parcel #071-01034014—Located within the Stockbridge City Limits, with frontage on Highway 42 North and situated at the end of Technology Parkway. Currently zoned 'OI' (Office-Institutional) and 'LI' (Light Industrial). Property also lies within the Parkway Mixed-Use Overlay District. Contains 22.01 +/- acres. Located in Land Lot 31 of District 7.

Parcel #071-01034012 – Subject property is in unincorporated Henry County, with frontage on Highway 42 North, across from Summit View Drive. Currently zoned 'MU' (Mixed-Use). Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.

NOTE This case was deferred at the October 10, 2022 City Council meeting to be heard at the November 14, 2022 Council Meeting.

Presented by: Ryan Anderson

Item was Tabled at the applicant's request to be heard at the 1/9/2023 Council Meeting.

8. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-05 - John R. Landers, Jr., applicant, requests a Comprehensive Plan Amendment to change the future land use designation of Parcel #S27-02021000 (a.k.a. 443 MLK, Sr. Heritage Trail) from 'Medium-Density Residential' to 'Heavy Industrial' to allow for an industrial development. The property contains 1.962 +/- acres and it is located in Land Lot 36 of District 12 within the Stockbridge city limits.

Presented by: Ryan Anderson

Mr. Anderson noted the applicant operates a house-moving business from the property, where he parks vehicles and stores business equipment outdoors, and proposes to continue the same use but to construct a small modular building on the property, in compliance with UDC Section 3.2.20, to store his equipment; noted LI districts are located to the north and east of the property; noted modular buildings are allowed in both LI and HI districts with Memorial Park and the City Transfer Station located to the south of the property; noted the applicant has requested a Comprehensive Plan Amendment under the City of Stockbridge UDC (Unified Development Code) Section 9.2.7; noted the proposed development is not consistent with the Comprehensive Plan's future land use designation of Medium Density Residential for the property, and therefore the applicant has requested a Comprehensive Plan Amendment via CP-2022-05 to change the property's land use designation to Heavy Industrial which would allow the proposed metal building to be built; noted the property's requested zoning districts are not compatible with the list of permitted zoning districts that are found in the Comprehensive Plan; to allow for the proposed zoning, the applicant has requested the rezoning of the property from SR (Suburban Residential) to HI (Heavy Industrial) to allow for the building to be built with the rezoning to be heard concurrently with this case; noted the Future Land Use Designation Map designates the property as Medium Density Residential; however, the current Future Land Use is incompatible with the requested rezoning and the applicant is seeking a comprehensive plan amendment to change the Future Land Use Designation from Medium Density Residential to Heavy Industrial.

Mr. Anderson noted the proposed “Heavy Industrial” land use designation would not be compatible due to other surrounding areas are comprised of light industrial and residential uses, and while there are heavy industrial uses in the greater vicinity, it is separated by Rock Quarry Rd.; noted maintaining the current use would deny the applicant for developing the proposed project and the applicants proposed zoning is not feasible and compatible with the surrounding community since the area is primarily light industrial and residential; noted the proposed comprehensive plan amendment project would result in a negative impact on the overall community because it would introduce heavy industrial uses to an area that is predominantly light industrial and residential; noted staff recommends denial of Heavy Industrial to prevent a “spot” land use (keeping heavy industrial uses to the east of Rock Quarry Road), but approval of ‘Light Industrial’ instead. Staff recommended approval with conditions of Light Industrial Land Use in conjunction with the requested rezoning of the property via RZ-2022-06 and the Planning Commission agreed unanimously at its meeting on October 27, 2022.

Councilman Blount inquired on the permitted use.

Mr. Anderson note it was adopted before the new UDC was approve and therefore the property was given legally non-conforming status.

Ms. Carter, Community Development Director noted the use was on the property prior to the codes being implemented and there are several properties that have been there for years, and she’s never done additional things such as getting permits, changing ownership on businesses, and is considered a legally non-conforming use.

Mayor Pro Tem Thomas noted his concern regarding the property it that it does not coincide with the future of M. L. King Senior Heritage Trail and the Master Park Plan.

Councilman Alexander noted having districts would help with situations like these noting this property lies withing Mayor Pro Tem Thomas’ district where the owner could speak directly to the representative and the residents could address the issue as well with the District Representative bringing the information and recommendation to the City Council.

Councilwoman Gantt inquired at what point did the property become legal non-conforming use and what is the protocol to have items on a property that are not allowed.

Ms. Carter noted non-conforming can continue as is and Code Enforcement addresses the issue(s).

Councilman Alexander noted illegal use has taken place on the property for a long time and the action of trying to get a permit has brought this matter to their attention.

Mr. Landers noted he is not the property owner, he rents the property and was made aware of the zoning for the property following his inquiry to purchase the property.

Mayor Pro Tem Thomas noted the property has been in violations for years and should have been cited.

Councilman Blount inquired on the purchase of the property.

Mr. Landers noted he has rented the property 5 years and developed the property to store equipment.

Councilwoman Gantt asked what the future land use plan for that area.

Mrs. Carter noted it's currently used as a Medium Density Residential and noted the Comprehensive Plan update will start at the end of the year to look at the overall comprehensive use of all properties.

Public Hearing Opened

Mr. John R. Landers, the applicant spoke in favor (Ellenwood, GA)

Ms. Diane Miller, spoke in opposition (Stockbridge, GA)

Public Hearing was closed

Mayor Pro Tem Thomas motioned to deny for heavy or light industrial development: Second by Councilman Alexander. The motion passed 5-0.

9. REZONING CASE #RZ-2022-06 John R. Landers, Jr., applicant, requests a Rezoning to rezone Parcel #S27-02021000 (a.k.a. 443 MLK, Sr. Heritage Trail) from 'SR' (Suburban Residential) to 'HI' (Heavy Industrial) to allow for an industrial development. The property contains 1.962 +/- acres and it is located in Land Lot 36 of District 12 within the Stockbridge city limits.

Presented by: Ryan Anderson

Mr. Anderson noted the applicant operates a house-moving business from the property, where he parks vehicles and stores business equipment outdoors and proposes to continue the same use is proposing to construct a small modular building on the property, in compliance with UDC Section 3.2.20, to store his equipment; noted LI districts are located to the north and east of the property; noted modular buildings are allowed in both LI and HI districts with Memorial Park and the City Transfer Station located to the south of the property; noted the applicant has requested a Comprehensive Plan Amendment under the City of Stockbridge UDC (Unified Development Code) Section 9.2.7; noted the proposed development is not consistent with the Comprehensive Plan's future land use designation of Medium Density Residential for the property; noted the applicant has requested a Comprehensive Plan Amendment via CP-2022-05 to change the property's land use designation to Heavy Industrial which would allow the proposed metal building to be built.; noted the property's requested zoning districts are not compatible with the list of permitted zoning districts that are found in the Comprehensive Plan; to allow for the proposed zoning, the applicant has requested the rezoning of the property from SR (Suburban Residential) to HI (Heavy Industrial) to allow for the building to be built with the rezoning to be heard concurrently with this case; noted the Future Land Use Designation Map designates the property as Medium Density Residential; however, the current Future Land Use is incompatible with the requested rezoning and the applicant is seeking a comprehensive plan amendment to change the Future Land Use Designation from Medium Density Residential to Heavy Industrial; noted the proposed "Heavy Industrial" land use designation would not be compatible due to other surrounding areas are comprised of light industrial and

residential uses, and while there are heavy industrial uses in the greater vicinity, it is separated by Rock Quarry Rd.; noted maintaining the current use would deny the applicant for developing the proposed project and the applicants proposed zoning is not feasible and compatible with the surrounding community since the area is primarily light industrial and residential; noted the proposed comprehensive plan amendment project would result in a negative impact on the overall community because it would introduce heavy industrial uses to an area that is predominantly light industrial and residential; noted staff recommends denial of Heavy Industrial to prevent a “spot” land use (keeping heavy industrial uses to the east of Rock Quarry Road), but approval of ‘Light Industrial’ instead. Staff recommended approval with conditions of Light Industrial Land Use in conjunction with the requested rezoning of the property via RZ-2022-06 and the Planning Commission agreed unanimously at its meeting on October 27, 2022.

Mayor Pro Tem Thomas recommended heavy and/or light industrial businesses on the Rock Quarry Rd. side, but not along M. L King Senior Heritage Trail along and residential side.

Councilwoman Gantt opposed to the recommendation of heavy and/or light industrial along Rock Quarry Rd.

Mayor Pro Tem Thomas clarified the area north of Rum Creek.

Councilman Alexander noted the city’s overlay districts will dictate the uses.

Public Hearing Opened

No speakers in Favor

No Speakers Opposed

Public Hearing Closed

Mayor Pro Tem Thomas motioned to deny rezoning case #RZ-2022-06: Second by Councilman Alexander. The motion passed 5-0.

10. ZONING MODIFICATION CASE #ZM-2022-01 - Eaman Fatemi, Applicant and Member of Pivotal Enterprises, LLC (Owner as Applicant), requests a Zoning Modification to modify the previously approved Rezoning Case #RZ-03-04 and its Development Agreement (along with two amendments) to allow for the proposed Brush Creek Commons townhome development. The applicant requests various changes to the required amenities and site plan. The property contains 15.895 +/- acres, with frontages on Brush Creek Court and Shields Road. It is located in Land Lots 59 & 70 of District 12 within the Stockbridge city limits.

Presented by: Ryan Anderson

Mr. Anderson noted the applicant requests changes in the number, type, and locations of amenities that were required by RZ-03 -04 and its development agreements; noted the last known approved site plan was from 2005; noted the applicant requests the changes due to the presence of floodplains and wetlands on the property, plus anticipated high HOA maintenance costs and impractical amenity locations; noted the developer must still comply with the remaining Development Conditions of the approved rezoning and development agreements; noted the current UDC does not list required amenities for multifamily projects.

Mr. Anderson noted the property was rezoned in 2003 via case RZ-03-04, from R-2 (Single Family Residential) to RM-2 (Residential Multifamily for Townhomes); noted the property has 18.95 acres, but 5.45 acres are designated as restricted use by the Henry County Tax Assessors due to the presence of floodplains and wetlands; noted the applicant cites this as being one of the reasons why some of the required amenities cannot be installed; other reasons include a high HOA maintenance cost and impractical locations; noted the applicant has proposed to develop 41 townhomes and surrounding zonings includes: North- MHR (Mobile Home Residential) and SR (Suburban Residential) districts; South-C-2 (General Commercial), MFR (Multiple Family Residential) and SR (Suburban Residential) districts; East-SR (Suburban Residential) districts; West-C-3 (Heavy Commercial) and C-2 (General Commercial); noted the Future Land Use Designation is Medium-Density and Low-Density residential and the current use existing Brush Creek Court was previously installed to serve the development, but no buildings have been constructed; noted the surrounding land use is: North- two mobile home parks; South- Commercial uses (QuickTrip and Waffle House) and an apartment community; East- Meadow Ridge Subdivision and individual single-family homes; West-Commercial use.

Mr. Anderson noted the list of proposed amenity changes:

1. Keep the following:
 1. Clubhouse
 2. Pavilion
 3. Gazebo
 4. Monument sign
2. Remove the following:
 1. Soccer Field
 2. Volleyball Court
 3. Walking Trail
 4. Parking Spaces (extra to serve the amenities to be removed)
 5. Three (3) Wooden bridges over Brush Creek
 6. Putting Green
 7. Bird Sanctuary
3. Change the following:
 1. Reduce the number of playgrounds from two to one by having a combined playground
4. Provide the following:
 1. Add a gym and workout space inside the clubhouse
 2. Provide grills and benches next to the clubhouse
 3. Extend the sidewalk to interconnects to neighborhood developed commercial spaces
 4. Provide a sidewalk stub out for future interconnectivity to neighboring lots

Staff recommends Approval with Conditions (four). The Planning Commission agreed, by a vote of 3-0-1, at its October 27, 2022 meeting.

Councilman Blount inquired if the property included floodplains in the original agreement and the knowledge known of what was going on with the property.

Mr. Anderson noted it has always been a floodplain, but the development was not properly thought out where some amenities were placed.

Mr. Steve Cole, Attorney representing the applicant noted the current applicant was not the original property owner, and there was a request for the seller to attend the meeting; noted the property has remained dormant for 20 years and wants to complete the project with the amenities adjusted.

Councilman Alexander spoke about the flood zone areas noting the green area represents a 500-year flood area and the pink area represents a 100-year flood area, and don't occur with great frequency; inquired if Austin Park and the current property were owned by the same owners and noted his problem of trying to make the development cheaper.

Mr. Eaman Fatemi, the applicant noted Austin Park was a different developer.

Councilman Alexander inquired on the price point and square footage of the home.

Mr. Eaman Fatemi, applicant noted most of the homes will have a basement with around 2,500 square feet and proposes an average selling price of around 400,000.

Councilwoman Gantt noted she was okay with reducing some of the amenities and noted there are laws in place when dealing with flood areas and inquired on who would be responsible for maintaining the retention pond and seeing some amenities being taken away and if the owners would be responsible in getting flood hazard insurance and noted liking the idea of having separate playgrounds.

Councilman Blount noted the elevation is high and the flood plain therefore does not play a role; and noted the property has remained undeveloped for 16 years.

Ms. Carter assured the Council, whatever is approved will be within the city's code.

Mr. Massous Fatemi noted due to being outside of the flood zones, the owners would not have to get flood hazard insurance; also noted the detention pond had a reciprocal agreement the original developers had set in place an agreement between the commercial properties with the HOA responsible for the maintenance with the cost split depending on the amount used; noted the access roads going around the property follows along Brush Creek with access roads functioning as a walking path.

Councilman Alexander noted the trails would be important due to trails being along Brush Creek and would not like to see the trail eliminated.

The City Clerk requested the amenities be read into the record.

Ms. Carter re-iterated the amenity changes as follows:

1. Keep the following:
 5. Clubhouse
 6. Pavilion
 7. Gazebo
 8. Monument sign
2. Remove the following:
 1. Soccer Field
 2. Volleyball Court
 3. Walking Trail
 4. Parking Spaces (extra to serve the amenities to be removed)
 5. Three (3) Wooden bridges over Brush Creek
 6. Putting Green
 7. Bird Sanctuary
3. Change the following:
 1. Reduce the number of playgrounds from two to one by having a combined playground
4. Provide the following:
 1. Add a gym and workout space inside the clubhouse
 2. Provide grills and benches next to the clubhouse
 3. Extend the sidewalk to interconnects to neighborhood developed commercial spaces
 4. Provide a sidewalk stub out for future interconnectivity to neighboring lots

Councilman Alexander noted he was agreeable with removing some of the amenities but to keep the walking trails.

Mayor Ford inquired if the sidewalks could be extended to become trails.

Ms. Carter noted the sidewalks and streets have already been installed within the development.

Public Hearing Opened

Mr. Scott Duhart spoke in Favor

Mr. Eaman Fatemi, the Applicant, spoke in Favor

Mr. Massous Fatemi spoke in Favor

Mrs. Darlene Clark spoke in Opposition

Public Hearing Closed

Councilman Alexander motioned to approve with conditions: Second by Councilwoman Barber.

Keep the following:

9. Clubhouse
10. Pavilion

11. Gazebo
12. Monument sign
13. Walking Trail
14. Extra Parking spaces to serve the amenities

Change the following:

1. Reduce the number of playgrounds from two to one by having a combined playground rather than a separate “tot lot” and playground for older children.

Provide the following:

1. Provide a gym and workout space inside the clubhouse
2. Provide grills and benches next to the clubhouse with fireplace.
3. Extend the sidewalk to interconnects to neighborhood developed commercial spaces.
4. Provide a sidewalk stub outs for future interconnectivity to neighboring lots.

The motion passed 4-1 (Blount Opposed).

NEW BUSINESS

11. Grant Acceptance: Criminal Justice Coordinating Council (CJCC) - FY23 Law Enforcement Training Grant in the amount of \$17,495.00.

Presented by: Frank Trammer, Karen Anderson

Chief Trammer noted the city’s Police Department has received a grant from Criminal Justice Coordinating Council (CJCC) in the amount of \$17,495 which will cover law enforcement training specifically related to use of force and de-escalation training for all staff and is considered a pillar 5 of the Presidents 21st century policing task force.

Chief Trammer noted Captain Anderson has secured over \$1.5 million in grant funding for various and different initiatives; noted the city has received \$1.25 million through the COPS hiring grant that will enable to onboard ten (10) additional officers and will help defray the cost those ten additional officers for the next three (3) years.

Chief Trammer also noted Walmart has given the city’s Police Department two additional separate grants both of \$5,000 to serve needy families in the city through a Shop-With-A-Cop program.

Councilwoman Barber thanked Captain Anderson for going out and acquiring grants, an inquired on a grant that was presented during the summer months to help offset the cost of obtaining officers.

Chief Trammer noted there was a Resolution approved by the Council authorizing staff to apply for and accept the grants which the city has received but has had procedural issues.

Councilman Blount motioned to approve the Criminal Justice Coordinating Council (CJCC) - FY23 Law Enforcement Training Grant in the amount of \$17,495.00; Second by Councilman Alexander. The motion passed 5-0.

12. Grant Acceptance: Office of Community Oriented Policing Services (COPS) - FY22 Law Enforcement Mental Health and Wellness Act (LEMHWA) Grant in the amount of \$175,000.00.

Presented by: Frank Trammer, Karen Anderson

Chief Trammer noted this grant being pillar 6 of the Presidents 21st century policing task force and relates to officers' safety and wellness and is considered an internal grant that will allow to provide psychological evaluation for staff on a regular basis and to also conduct various training and wellness programs that will serve the officers better.

Councilman Blount motioned to approve the Office of Community Oriented Policing Services (COPS) - FY22 Law Enforcement Mental Health and Wellness Act (LEMHWA) Grant in the amount of \$175,000.00: Second by Councilwoman Barber. The motion passed 5-0.

13. Grant Acceptance: FY22 Department of Justice - Bulletproof Vest Partnership Award. This funding is not awarded on the predicate of the city identifying and confirming a cost match for a project. This funding is awarded to offset costs the department has/will incur after April 1, 2022, for the purchase of bulletproof vests. The offset amount is 50% and the Department of Justice will reimburse to the city. The department has 56 bulletproof vests at a cost of \$44,800. The reimbursement amount awarded to the city is \$22,400. The account to be used for the receipt of the reimbursement is: 100-00000-334317.

Presented by: Frank Trammer

Chief noted this funding is not awarded on the predicate of the city identifying and confirming a cost match for a project; noted funding is awarded to offset costs the department has/will incur after April 1, 2022, for the purchase of bulletproof vests. The offset amount is 50% and the Department of Justice will reimburse to the city. The department has 56 bulletproof vests at a cost of \$44,800. The reimbursement amount awarded to the city is \$22,400. The account to be used for the receipt of the reimbursement is: 100-00000-334317.

Councilwoman Barber motioned to approve FY22 Department of Justice - Bulletproof Vest Partnership Award: Second by Councilwoman Gantt. The motion passed 5-0.

14. Council Consideration to approve the Resolution for the City of Stockbridge to request remittance of 1.904 mills associated with former police services provided by Henry County Police Department to City of Stockbridge residents for police services (July 1, 2022 - December 31, 2022); and to amend the Service Delivery Strategy (SDS) for police services. The City hereby withdraws from the SDS agreement its need for police services by Henry County. Further, the city requests and approves staff to amend the SDS agreement to reflect the creation of the Stockbridge Police Department. The city further resolves that this resolution be presented to Henry County as a request to end Henry County policing the City of Stockbridge. Further, the city requests that the County reimburse the City of Stockbridge for all money it is owed from July of 2022 forward. Further, if money is held for policing in the next calendar year, the city requests that that money be sent to the City as well. The relevant document is attached as Exhibit A.

Presented by: Frederick Gardiner

Mr. Gardiner noted the Resolution for the City of Stockbridge to request remittance of 1.904 mills associated with former police services provided by Henry County Police Department to City of Stockbridge residents for police services (July 1, 2022 - December 31, 2022); and to amend the Service Delivery Strategy (SDS) for police services. The City hereby withdraws from the SDS agreement its need for police services by Henry County. Further, the city requests and approves staff to amend the SDS agreement to reflect the creation of the Stockbridge Police Department. The city further resolves that this resolution be presented to Henry County as a request to end Henry County policing the City of Stockbridge. Further, the city requests that the County reimburse the City of Stockbridge for all money it is owed from July of 2022 forward. Further, if money is held for policing in the next calendar year, the city requests that that money be sent to the City as well. The relevant document is attached as Exhibit A.

Councilwoman Gantt motioned to approve: Second by Councilman Blount. The motion passed 5-0.

15. Consider approval of the following dates for the Redevelopment Plan public hearings and adoption (November 29, 2022, First Reading, and December 12, 2022 adoption).

Presented by: Frederick Gardiner, City Manager and Gary Mangin, Consultant of KB Advisory Group

Frederick Gardiner, City Manager noted during the last meeting there was an update on working on developing an Urban Redevelopment Plan as part of O.C.G.A 36.44 which is the redevelopment powers law that allows for cities to develop a TAD (Tax Allocation District). Mr. Gardiner noted in 2020 residents voted on a referendum to allow for the Cities and County to have a TAD (Tax Allocation District) and the City of Stockbridge will be the first of the cities to move forward with a TAD (Tax Allocation District).

Gary Mangin, Consultant of KB Advisory Group noted the City Council has until December 31st to adopt a redevelopment plan and create a TAD to become effective in 2023, otherwise the process must be delayed a year. Mr. Mongeon noted KB Advisory Group analyzed options for a potential TAD and expressed there are a few things to consider such as establishing qualifications for the redevelopment area and identify the tax allocation district and provide a business plan on how the city would implement the plan and what it would use the funds for. Mr. Mongeon noted 5 different categories that applies to the area: pervasive poverty, high vacancy, stagnant or declining rental or sales prices, substantial presences of structures and inadequate structures. Mr. Mongeon noted the proposed area would contain about 1350 acres and 26% of the city population (before annexation).

Mr. Mongeon expressed communities have a lot of discretion to determine how the incentives can be used for eligible purposes allowed by law, and the redevelopment plan forecasts potential future revenues from the TAD and outlines the City's priorities; the contents of the plan are not binding on the city. Mr. Mongeon noted a TAD does not impose a tax increase on grant abatements, has nothing to do with eminent domain, authorize bond issues, binds the county or school district to participate and not property is

entitled to receive public funds for any purpose. Mr. Mongeon noted the proposed TAD includes 344 parcels and 501 acres containing an estimated 2022 tax digest of just under \$35.9 million with the average age of buildings being built in the 1970's. Mr. Mongeon noted the main thing the plans are supposed to do are identify the potential for redevelopment to occur with the main area being the area #1-Core Downtown area, followed by Areas #2&3- Residential Development Sites. Mr. Mongeon noted with a 2% mileage rate added, the city could generate roughly \$71,000 in city taxes. Mr. Mongeon included the draft plan proposes that the City Council retain power as the Redevelopment Agency with the authority to delegate implementation tasks to the DDA and or URA as needed in the future; the TAD must be consistent with the city's zoning and future land use map; affirms the city's commitment to follow local and state historic preservation policies; establishes a potential 30-year life for the TAD; provide the city with flexibility to use different approaches to finance future redevelopment plans' includes a school system impact analysis and list individual TAD parcels in the appendix. Mr. Mongeon noted the next steps are to draft the redevelopment plan and have it delivered to the city by November 21st; hold a public hearing on November 29th; vote and adopt the TAD on December 12th and if approved the city will submit a request to the county assessor to certify the accuracy of the TAD parcels values and submit to the department of revenue by December 14th; in between December and January, they city request will begin negotiations for County and then school districts consent and by January 2023, the commissioner of revenue should return a letter certifying the TAD digest as of December 31, 2022.

Councilwoman Gantt motioned to approve the following dates for the Redevelopment Plan public hearings and adoption (November 29, 2022, First Reading, and December 12, 2022 adoption): Second by Councilwoman Barber. The motion passed 5-0.

16. Council Consideration to authorize the City of Stockbridge to publish a Notice of Intent to take action to increase the annual compensation of the mayor from \$14,000 to \$22,000 and City Councilmembers from \$12,000 to \$20,000 effective January 1, 2024.

Presented by: Quinton Washington

Quinton Washington, City Attorney noted being tasked from council to draft a resolution for Mayor and Council to receive raises and to also post in the legal organ. Councilman Alexander inquired if it needed to include a public hearing. Mayor Ford noted it was just a Notice of Intent and would not need a public hearing.

Councilman Blount noted he was not aware of the conversation and expressed not formulating or have in hand anything that shows a path forward in the city's expenditures and sustainability for the city.

Councilman Alexander motioned to approve to authorize the City of Stockbridge to publish a Notice of Intent to take action to increase the annual compensation of the mayor from \$14,000 to \$22,000 and City Councilmembers from \$12,000 to \$20,000 effective January 1, 2024: Second by Mayor Pro Tem Thomas. The motion passed 3-1-1 (Councilman Blount Opposed and Councilwoman Barber Abstained).

17. Council Consideration to authorize a Volunteer Appreciation Dinner to take place on Saturday, December 10, 2022, at the Merle Manders Conference Center and to reallocate the funding of the 2022 Halloween Event funding that was to take place on M L King, Sr. Heritage Trail in the amount of \$10,000.00 to fund the event.
Presented by: Mayor Pro Tem Thomas

Mayor Pro Tem Thomas noted Councilman Alexander motioned for the Main Street Dept to have a Halloween event which was approved but did not happen and would like council to reallocate those funds not used to the volunteer appreciation dinner.

Mayor Pro Tem Thomas motioned to approve to authorize a Volunteer Appreciation Dinner to take place on Saturday, December 10, 2022, at the Merle Manders Conference Center and to reallocate the funding of the 2022 Halloween Event funding that was to take place on M L King, Sr. Heritage Trail in the amount of \$10,000.00 to fund the event:
Second by Councilman Alexander. The motion passed 5-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- Downtown Development Authority Meeting, 600 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Nov 15)
- Youth Council Advisory Committee Meeting, 630 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Nov 15)
- Planning Commission Meeting, 4th Thursday at 630 p.m. City Hall Council Chamber – (Nov 17)
- City Council Work Session Meeting, Tuesday at 600 p.m. – City Hall Council Chamber (Nov 29)
- Main Street Advisory Board Meeting, 2nd Friday of each month 900 a.m. City Hall Levi Meeting Room (Dec 9)
- City Council Meeting, Second Monday of each month – City Hall Council Chamber (Dec 12)
- Youth Council Meeting, 630 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Dec 12)

UPCOMING CITY EVENTS/INITIATIVES

- *A Continuous Salute to Veterans* Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Clark Community Park at 800 a.m. Come out for fitness in the park!

- The City of Stockbridge will be distributing FREE Turkeys while supplies last on Saturday, November 19th at the Merle Manders Conference Center parking lot from 10:00 a.m. to 1:00 p.m.
- Mayor Pro Tem Thomas and the City of Stockbridge Fire Marshall will be distributing FREE Smoke Detectors while supplies last on Saturday, November 19th in the parking lot of the Merle Manders Conference Center from 10:00 a.m. – 12:00 p.m.
- Please join Mayor Ford for his monthly “Meet the Mayor” on Monday, November 28th from 10:00 a.m. – noon. Please contact Rosalynd Rawls to schedule an in-person appointment at rrawls@cityofstockbridge-ga.gov or call 678-833-3348
- Please join the City of Stockbridge for the Annual Holiday Festival featuring Santa and Mrs. Claus, a Live Nativity Scene, Live Entertainment, Inflatables, Rides, a DJ and Food Trucks on Thursday, December 1st from 5:00 p.m. – 9:00 p.m. at the Merle Manders C.
- Bingo is Back! Please join Councilman Blount on Wednesday, December 7th from 10:00 – noon at the Merle Manders Conference Center for lots of fun.

MAYOR'S COMMENTS (Mayor Anthony Ford)

Mayor Ford congratulated the citizens who voted to annex into the city on Election Day, November 8th and noted they would be proud and protected and the governing body will serve you well as city of Stockbridge residents, and noted it is important for the city to listen and do good things for all of its residents and business owners with the effective date being January 1; with Council Districts in place with Councilmembers who will represent you.

Mayor Pro Tem Thomas extended an invitation to Chief Trammer and the Police Department to participate in the Smoke Alarm giveaway and will be on the same day as the City's Free Turkey Giveaway.

Mayor Ford offered prayers and condolences to the family of the victims of a recent fire here in the Stockbridge; congratulated the Henry County Sheriff's Office on the recent capture of a fugitive; referenced the city's annual Veterans Day event, wishing all veterans a Happy Belated Veterans Day, and asked that everyone continue to serve as best as they can in the community; wished Stockbridge native Michael Harris II well on his nomination for Rookie of the Year and looks forward to honoring him here in the Council Chamber; referenced the upcoming runoff election for Senator between Warnock and Walker, and encourage everyone to vote.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

Mayor Pro Tem Thomas motioned to convene Executive Session for Personnel, Real Estate and Litigation: Second by Councilman Alexander. The motion passed 5-0.

Councilwoman Gantt motioned to adjourn Executive Session without Action: Second by Councilwoman Barber. The motion passed 3-0 (Mayor Pro Tem Thomas and Councilman Blount were not present for the vote).

Councilwoman Gantt motioned to reconvene the meeting: Second by Councilman Alexander. The motion passed 3-0. (Mayor Pro Tem Thomas and Councilman Blount were not present for the vote).

ADJOURN

Councilwoman Gantt motioned to adjourn the meeting: Second by Councilman Alexander. The motion passed 3-0. (Mayor Pro Tem Thomas and Councilman Blount were not present for the vote).



WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, NOVEMBER 29, 2022 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, City Attorney

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.

The meeting was called to order by Mayor Ford.

Invocation by Brad Holtsinger.

Pledge Of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were in attendance except Councilwoman Gantt and Councilman Blount.

Mayor Pro Tem Thomas motioned to amend the Agenda to add Item #13 Lost Negotiations Certificate: Second by Councilman Alexander. The motion passed 3-0.

Mayor Pro Tem Thomas motioned to adopt the Agenda: Second by Councilman Alexander. The motion passed 3-0.

REVIEW OF THE MINUTES – No Action

1. Draft Minutes Special Called Meeting October 3, 2022
2. Draft Minutes Council Meeting October 10, 2022
3. Draft Minutes Work Session Meeting October 25, 2022

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.

Ms. Jovanni Robbins addressed the Council regarding a new salon in the city limits and was denied a permit. The City Manager was tasked with following up with the salon owner.

Councilwoman Gantt joined the meeting.

PUBLIC HEARING

4. Second Reading - Public Hearing of the Proposed FY2023 Operating Budget and Capital Improvement Plan

Presented by: Frederick Gardiner, John Wiggins

Mr. Gardiner noted the adjustments were made to the proposed FY2023 Operating Budget noting an increase in revenue as a result of the recent L.O.S.T. (Local Option Sales Tax) negotiations with Henry County and the cities whereas the City of Stockbridge will receive 11.50% for the next ten years and will be projected at \$53,706,704.08 and Expenditures of \$51,039,306.59 with a projected surplus of \$2,667,397.50; referenced additional comments he received from Mayor Pro Tem Thomas earlier this morning regarding the proposed budget and will issue a response.

Mayor Pro Tem Thomas expressed his disappointment with there being no adjustments made to the proposed budget and noted his concern with the hiring of additional staff (excluding police), suggesting the city should hold the line noting there would be additional expenses related to benefits, insurance, equipment, travel, training and supplies in what has been said to be challenging times for the city; noted there were questions regarding the police department that need to be responded to as well, and asked that other council members chime in with their questions, comments and concerns; and further noted the budget is prepared by the City Manager based on the vision of the City.

Mr. Gardiner responded that with the exception of the Economic Development Director position, and Stormwater positions which will be covered by their Enterprise Fund, all proposed positions will not be filled; and noted the Budget Analyst and Risk Manager will be looked for the 2nd part of the year highlighting the risks and liabilities of the police department, trenching concerns and certifications of workers; noted both positions are not funded in the proposed budget and a budget amendment would be brought back to the Council; and noted the request for the Permit Manager was not moving forward and is not being funded.

Mayor Pro Tem Thomas requested the proposed FY2023 Final Reading exclude positions not being funded except for the two IT positions, noting the Council will review the recommendations for any new positions at that time.

Mr. Gardiner noted the request for IT in-house would have a significant savings compared to the current contracted IT Services of approximately \$450,000 versus approximately \$367,000 annually.

Mayor Ford noted the recent annexation of approximately 7,000 residents and that logically speaking, there would be a need to increase staff in certain areas.

Councilwoman Barber requested a Pay & Classification analysis and research for the Budget Analyst and Risk Manager positions and agrees the positions should not be funded in the proposed FY2023 Operating Budget; and asked for a Pay & Class analysis and research for IT with a comparison of in-house versus contracting IT services, and to include the proposed pay rate to be offered for the IT positions.

Mr. Gardiner confirmed the information would be provided, noting, a Pay & Classification analysis is typically performed citywide every 2-5 years to make sure the city's pay is in line. Councilwoman Barber requested ARPA (American Rescue Plan Act) balances and wanted to see the information in the budget and requested FY2022 Year-to-Date figures; inquired about the Amphitheater expenses (pg. 79) in the amount of \$60,000 allocated for equipment; and inquired about the \$50,000 allocated for construction costs.

Mr. Gardiner noted the city intends to purchase a lift, noting the city currently rents the equipment; and noted the construction costs are related to stormwater retention that the city may have to incur noting Falcon Design, the city's engineers, found the clay to be deficient.

Councilwoman Barber inquired if the city had a warranty on the construction of the Amphitheater Pond.

Mr. Gardiner responded that Falcon Design believes it to be outside of the warranty.

Councilwoman Barber inquired about Building & Improvements costs, Rental of Equipment & Vehicles.

Mr. Aaron noted these funds are used when there is damage to city buildings and less than the city's deductible amount; noted the city may have needs to specialized equipment that the city does not own and may have to rent to make repairs throughout the city.

Councilwoman Barber inquired about the landscaping associated with the Amphitheater and if there was a separate contract noting the 2022 budget amount is \$30,000 and the proposed budget amount for 2023 is \$75,000.

Mr. Aaron noted the landscaping contract amount for the Amphitheater for 2023 is \$6,185 per month, or approximately, \$75,000 annually.

Councilwoman Barber asked what time frame is reflected in the YTD totals.

Mr. Wiggins noted the budget numbers and YTD totals were prepared as of July 31, 2022.

Councilwoman Barber made a request for YTD totals to be submitted to the Mayor & Council prior to the Final Reading and Adoption.

Councilman Alexander noted he was glad to see that the proposed positions were not included in the proposed budget and would not be included in the Final Reading; noted he is pleased to see \$2 million dollars in surplus revenue as a result of the L.O.S.T. negotiations with proposed revenue of \$53 million and projected expenses of \$51 million dollars; noted that during his seven-year tenure as a councilmember, he has advocated to give staff what is needed to be effective and asked the City Manager to clarify the positions will not be funded; Mr. Gardiner confirmed. Councilman Alexander noted the \$2 million dollars in surplus has been a repeated trend; noted the IT positions will save the city revenue based on the \$330,000 compared to \$440,000 and we should re-invest in ourselves with a greater level of service when it comes to technology for the city; and asked what departments had the positions that were not being funded.

Mr. Gardiner noted the positions are in Permitting, Human Resources and Finance. Councilwoman Gantt joined the meeting.

Councilman Alexander noted the recent Black Friday and Cyber Monday were the largest sales days ever recorded and is not seeing an economic downturn with consumer confidence reflected in the spending on these two days; noted the city is growing and should continue to do so responsibly and save where we can.

Councilwoman Gantt made a request for actual YTD budget numbers for comparison.

Gardiner confirmed noting the budget process begins six months out.

Mayor Pro Tem Thomas noted he understands where the city proposes to go with IT and requested a comparison of IT Services in-house versus contract.

Councilwoman Barber asked for a project of IT fees noting there was nothing provided to the Council for comparison; there was no analysis or competitive bidding, and if the city would like to move forward with bringing the services in-house, tasked staff with providing salaries, benefits and expenses for IT Services and all proposed new positions.

Public Hearing Opened
No Comments in Favor
No Comments Opposed
Public Hearing Closed

The Final Reading and Adoption will take place on Monday, December 12, 2022

5. Notice of Public Hearing Comment on Proposed Stockbridge Redevelopment Plan for (Tax Allocation District #1 – Downtown and North Henry Boulevard Corridor).
Presented by: Frederick Gardiner, Gary Mongeon of KB Advisory Group
Mr. Mongeon reviewed the proposed (TAD) Tax Allocation District Plan noting if approved would be the first TAD in Henry County.

Mr. Mongeon noted the City Council has until December 31st to adopt a redevelopment plan and create a TAD to become effective in 2023, otherwise the process must be delayed a year; noted to use a tax increment financing, there must be a tax allocation district with a Resolution and a plan where the TAD must exist in a qualified area under the statute; noted 5 different categories that applies to the area: pervasive poverty, high vacancy, stagnant or declining rental or sales prices, substantial presences of structures and inadequate structures; noted the population and household growth is 1% lower than the city average and half of the homeownership rate are renters; the median owner-occupied housing is 30% lower than the city average and 37% lower than the county's average; noted a TAD does not impose a tax increase on grant abatements, has nothing to do with eminent domain, authorize bond issues, binds the county or school district to participate and not property is entitled to receive public funds for any purpose; noted the proposed TAD includes 344 parcels and 501 acres containing an estimated 2022 tax digest of just under \$35.9 million with the average age of buildings being built in the 1970's; noted if the TAD is created as of December 31, 2022 the digest would be fixed until the TAD is dissolved with the city's general fund continuing to collect revenues based on the \$35.9 million in the digest; noted if the county and school districts chose to participate in tax revenues from within the TAD, most of the revenue would go to the city and would be able to use for redevelopment purposes; noted the draft plan proposes that the City Council retain power as the Redevelopment Agency with the authority to delegate implementation tasks to the DDA and or URA as needed in the future; the TAD must be consistent with the city's zoning and future land use map; affirms the city's commitment to follow local and state historic preservation policies; establishes a potential 30-year life for the TAD; provide the city with flexibility to use different approaches to finance future redevelopment plans' includes a school system impact analysis and list individual TAD parcels in the appendix.

Public Hearing Opened

No Comments in Favor

No Comments Opposed

Public Hearing Closed

The Final Reading and Adoption will take place on Monday, December 12, 2022

Councilman Alexander thanked Mr. Mongeon for the presentation and thanked Mr. Gardiner, the City Manager, for being proactive with bringing this tool forward noting the TAD will aid the city with its development of the downtown and will be a tool to help with the Opportunity Zone which will provide \$3,500 in tax incentives to employers which can be used to re-invest back into their businesses by not be required to pay tax to the state as long as the employee remains active for one year; and noted there is a designated area that has been confirmed by the DCA (Department of Community Affairs) for the Opportunity Zone.

NEW BUSINESS

6. Council consideration to approve and publish the 2023 Public Meetings Schedule.

Presented by: Vanessa Holiday

Ms. Holiday noted the city is required to publish the meeting schedule for the upcoming year for public meetings to include the City Council, Planning Commission, Main Street Advisory Board, Downtown Development Authority, Youth Council, Youth Council Advisory Committee, Public Facility Authority, Citizen Police Advisory Council, Development Authority, and the Urban Redevelopment Authority. Mrs. Holiday noted the Public Facility Authority, Development Authority and Urban Redevelopment Authority are currently scheduled to meet as needed; noted the City Council is scheduled to meet the 2nd Monday of each month at 6:00pm in the council chambers; City Council Work Session meetings are scheduled to meet the last Tuesday of each month, noting exceptions around holidays and conventions; noted the Planning Commission is scheduled to meet the 4th Thursday of each month at 6:30pm in the council chambers; noted the Main Street Advisory Board is scheduled to meet the 2nd Friday at 9:00am at the new Welcome Center located at 130 Martin Luther King Sr. Heritage Trail; noted the Downtown Development Authority is scheduled to meet the 3rd Tuesday of each month at 6:00pm via zoom; Youth Council is scheduled to meet the 2nd Mondays at 6:30pm in the Levi Meeting Room; noted the Youth Council Advisory Committee is scheduled to meet 3rd Tuesday of each month at 6:30pm in the Levi Meeting Room; and noted the Citizens Police Advisory Committee is scheduled to meet every 1st Thursday at 6:00pm at the Stockbridge Police Department.

Councilwoman Gantt motioned to approve and publish the 2023 Public Meetings Schedule: Second by Councilwoman Barber. The motion passed 4-0.

7. Council consideration to approve the 2023 Agenda Timeline.

Presented by: Vanessa Holiday

Ms. Holiday noted the Agenda Timeline Schedule allows for staff to upload documents into the city's software program by a specific date to allow for the preparation of information to be submitted to the Mayor and Council to review one week prior to the upcoming meeting; and noted like the Meeting schedule, adjustments have been made regarding holidays and annual conferences.

Councilwoman Gantt motioned to approve the 2023 Agenda Timeline: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

8. Council consideration to approve the 2023 Holiday Calendar

Presented by: Renee Wheeler, HR Manager

Ms. Wheeler presented the 2023 Holiday Calendar for the city noting Veteran's Day has been added as a federal holiday.

Councilwoman Gantt motioned to approve the 2023 Holiday Calendar: Second by Councilman Alexander. The motion passed 4-0.

9. Council Approval of Health and Wellness Program administered by Corporate Health Partners in the amount of \$53,260.00.

Ms. Wheeler noted the Health and Wellness Program administered by Corporate Health is a program provided to employees who receive a health review and planning session which helps familiarize themselves with the culture in the city and also determines various locations and dates for screenings and results coaching; noted the program offers online wellness assessments and healthy risk assessments and allows for them to categorize employees to work on various issues they may have with yearly biometric screenings; noted each employee receives individual assessment report, staff receives a monthly progress report on participation with incentives management programs and each employee receives a 30 minute one on one coaching and various types of challenges employees can participate.

Councilwoman Barber requested a copy of the current contract.

Councilwoman Gantt motioned to approve the Health and Wellness Program administered by Corporate Health: Second by Mayor Pro Tem Thomas. The motion passed 3-0-1 (Barber Abstained and requested a copy of the current contract).

10. Council consideration to approve Surplus Items (Public Works Trucks) to be placed on GovDeals.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted certain vehicles have exceeded their useful life with ages in range between 11-24 years and the average age being 15 years old; and noted his attempts to have the vehicles surplused as they have been inoperable and sitting at the maintenance shop for at least 6 years.

Councilwoman Gantt motioned to approve Surplus Items (Public Works Trucks) to be placed on GovDeals: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

11. Council consideration to approve Task Order No. 40 with Carter & Sloope – 2022 Wastewater Treatment Plant Improvements in the amount of \$398,200.00. The funding source is from SPLOST V.

Presented by: Decius Aaron, Public Works Director and Brad Holtsinger, Wastewater Superintendent.

Mr. Aaron noted in keeping up with improvements with the Wastewater Treatment Plant that is over 30 years old, continued improvements will allow to continue to receive the gold award.

Mr. Holtsinger noted the project would include the existing headworks diversion pump station, rehabilitation of the existing pond pump station, new aerators in the equalization pond, dredging of the equalization pond, replacement of existing digester blowers, modifications to existing disc filters and UV disinfection to provide additional capacity, provide automated valve to divert flow from surge tank to the equalization pond during high flows, new vacuum trucks discharge station, new plant generator, investigate and provide correction to nuisance tripping of main plant breaker, replacement of existing aqua aerobics control panel and replacement of 200 LF of 8" gravity sewer main and accompanying manholes near Old Conyers Rd.

Councilwoman Gantt motioned to approve Task Order No. 40 with Carter & Sloope – 2022 Wastewater Treatment Plant Improvements in the amount of \$398,200.00: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

Staff was tasked with submitting a report to the Mayor & Council with ARPA and SPLOST V Account Balances.

12. Council Consideration to approve the Youth Council to utilize the Merle Manders Conference Center on December 9, 2022 between 6:30pm-8:00pm for a Youth Council End of the Year Banquet

Presented by: Ericka Harvey, Chairperson

Ms. Harvey noted the Youth Council is scheduled to host an end of the year banquet on December 9, 2022 between 6:30pm-8:00pm in the Merle Manders Conference Center ballroom to acknowledge the youth students for the events they have attended during the year and acknowledge volunteers and community partners who sponsored Youth Council activities. Ms. Harvey acknowledged she was not aware that approval from the Council was required to use the Merle Manders Conference Center, and that the staff liaison had provided approval on October 24th via email, and the event planning began.

Mayor Pro Tem Thomas noted the Council approved a Volunteer Appreciation Gala on Saturday, December 10th and will need access to the ballroom on December 9th; noting although a volunteer position, the Chairperson should be familiar with the city's policies and procedures.

Ms. Harvey noted she had been made aware of the city's Volunteer Appreciation Gala and as a Plan B, requested use of the lower level of the Merle Manders Conference Center.

Councilwoman Gantt expressed her appreciation for all volunteers of the city, noting in some instances, the elected body has been confused about the city's policies and procedures.

Councilman Alexander motioned to approve use of the Lower Level of the MMCC for the Youth Council year end event on December 9, 2022: Second by Councilwoman Gantt. The motion passed 4-0.

13. Council consideration to approve the Resolution for Henry County L.O.S.T. (Local Option Sales Tax Distribution) Certification of Distribution for Henry County – 66%, Stockbridge 11.50%, McDonough 11.50%, Locust Grove 5.50%, and Hampton 5.50% for the next ten years.

Presented by: Frederick Gardiner

Mr. Gardiner referenced the Resolution certifying for the Mayor to sign for the certification of the 34% distribution with the City of Stockbridge receiving 11.50 %, the City of Hampton receiving 5.5%, the City of Locust Grove receiving 5.5%, City of McDonough receiving 11.5% and the county receiving 66% which will be over a ten (10) year period of L.O.S.T. (Local Option Sales Tax Distribution) collections from 2023-2033.

Councilman Alexander motioned to approve the Resolution for Henry County L.O.S.T. (Local Option Sales Tax Distribution) Certification of Distribution for Henry County – 66%, Stockbridge 11.50%, McDonough 11.50%, Locust Grove 5.50%, and Hampton 5.50% for the next ten years: Second by Councilwoman Gantt. The motion passed 4-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- **Main Street Advisory Board Meeting, 2nd Friday of each month 9:00 a.m. City Hall Levi Meeting Room (Dec 9)**
- **City Council Meeting, Second Monday of each month – City Hall Council Chamber (Dec 12)**
- **Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Dec 12)**
- **Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Dec 20)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 20)**
- **City Council Work Session Meeting, Tuesday at 6:00 p.m. – City Hall Council Chamber (Dec 20)**
- **Planning Commission Meeting, 4th Thursday at 6:30 p.m. City Hall Council Chamber – (Dec 22)**

UPCOMING CITY EVENTS/INITIATIVES

- ***A Continuous Salute to Veterans:*** Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Clark Community Park at 8:00 a.m. Come out for fitness in the park!
- Please join the City of Stockbridge for the Annual Holiday Festival featuring Santa and Mrs. Claus, a Live Nativity Scene, Live Entertainment, Inflatables, Rides, a DJ and Food Trucks on Thursday, December 1st from 5:00 p.m. – 9:00 p.m. at the Stockbridge Amphitheater parking lot.
- Please join the Stockbridge Police Department for Coffee with a Cop at Drip-Thru Coffee 50 Hwy. 138 on Friday, December 2nd from 8:00 a.m. to 9:00 a.m.
- The Police Department is excited to announce its first Annual Shop With A Cop event on Saturday December 3rd at 10:00 AM at the N. Henry Blvd Walmart and Saturday December 10th at 10:00 AM at the Hudson Bridge Walmart. We are seeking children between the ages of 6 to 13 for this year's event. For information on how to participate please email: PDCommAffairs@cityofstockbridge-ga.gov.
- Bingo is Back! Please join Councilman Blount on Wednesday, December 7th from 10am – noon at the Merle Manders Conference Center for a great time.
- Here is your opportunity to *Meet the Mayor* and talk with Mayor Ford on Monday, December 19th from 10am to noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov

MAYOR'S COMMENTS (Mayor Anthony Ford)

Mayor Ford noted the state's runoff election for U.S. Senate is underway between candidates Walker and Warnock noting voting is taking place through Friday, December 2nd at various locations throughout the County from 7am – 7pm; noted locations are available throughout the County for COVID vaccinations and booster shots noting the Henry County Health Department from 9am – 11:30 am and from 1pm – 2:30 pm at 130 Henry Parkway in McDonough, and to call 470-664-0005 for an appointment; and noted testing is available at Red Hawk Field Monday, Wednesday and Friday from 9am – 3pm and encouraged everyone to get a flu shot.

ADJOURNMENT

Councilman Alexander motioned to adjourn the meeting: Second by Councilwoman Gantt. The motion passed 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk MMC

Anthony S. Ford, Mayor



City of Stockbridge

AGENDA ITEM

MEETING DATE

January 9, 2023

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☒ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☒ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST IV
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM: N/A

ACCOUNT TRANSFER TO: N/A

PRESENTER: City Manager Frederick Gardiner, Brecca R. Carter, Director of Community Development

DEPARTMENT: City Manager's Office

ITEM/PROJECT/EVENT:

Council consideration to review the Stockbridge Amphitheater Sound Study presented by Tunnell-Spangler & Walsh and Acustica Design consulting groups.

Summer 2022, the City Manager's office was asked by the City Council to prepare a Sound Study to address ways to mitigate the sound impact on adjacent property owners/residents from the Stockbridge Amphitheater. A survey was conducted and sound study drafted by the Tunnel-Spangler & Walsh consulting firm and Acustica Design prepared the Amphitheater Sound Study. The presentation are their findings.

BACKGROUND INFORMATION:

The sound study was requested of the City Council in the Summer of 2022 in response to adjacent property owners/residents' concerns. The Noise Ordinance was amended by the City Council on September 27, 2022 and the updates were taken into account in the sound study.

SIGNATURES:

CITY ATTORNEY _____

CITY TREASURER N/A _____

CITY MANAGER _____

FINANCIAL IMPACT: N/A

AMOUNT: N/A

ATTACHMENTS: Yes

ACUSTICA

SHAPING SOUND THROUGH ARCHITECTURE

To: Heather Hubble - TSW
From: Shimby McCreery – Acustica
Date: 18 October, 2022

Re: Site Noise Study
Amphitheater Noise Study – Stockbridge, GA

Dear Heather,

The following document summarizes our findings from a recent environmental site noise study performed at the Stockbridge Amphitheater site on Saturday August 20, 2022. Please let me know if you have any questions or concerns regarding the contents of this report.

Project Overview

The city of Stockbridge recently opened a municipal amphitheater located at 4545 N. Henry Boulevard in Stockbridge, GA. The city has received complaints from some residents near the site about the level of sound that is reaching their property during sound checks and performances. The city has requested that the problem be studied and that options for noise control and abatement be developed.

Resident Survey Summary

Prior to conducting the site noise measurements, a survey was distributed to residents to determine the extent and character of the disturbance. Survey results revealed that the level of disturbance is highly subjective and that proximity to the site is not the only factor affecting residents' reported level of disturbance.

- Of the 13 respondents to the survey, all responded that they were aware of sound coming from the amphitheater.
- 7 of the 13 respondents reported being disturbed by that sound.
- Of the 7 respondents that reported disturbance, 4 live outside the immediate vicinity of the amphitheater (1000 ft. or greater from the amphitheater stage).
- 3 of the respondents who responded disturbance were located within the measurement range of the study on adjacent N. Lee and Bryant streets.
- 1 of the respondents to report no disturbance lived within the measurement range of the study while the other 5 respondents lived beyond the measured range.

Measurement Procedure and Equipment

The measurement procedure, results and equipment were performed in accordance with the updated City of Stockbridge Noise Ordinance which is attached to the end of this document as Appendix B for reference. This report is intended to document measured levels and does not aim to interpret the existing noise ordinance with respect to whether or not the amphitheater is in compliance with said ordinance.

Measurements were performed with the following equipment:

Equipment	Model	Serial #	Most Recent Laboratory Calibration Date:
Sound Level Meter	Rion NL-52	008432243	2/14/2022
Preamplifier	Rion NH-25	43257	2/14/2022
Microphone	Rion UC-59	06881	2/11/2022
Calibrator	Rion NC-74	35078716	5/9/2022
Windscreen	Rion WS-10	N/A	N/A

Calibration certificates for test equipment is included at the end of this report under Appendix C.

The sound level meter was set to record A-weighted levels on the fast setting due to fluctuations in levels coming from the amphitheater. Sound level measurements during the concert on the evening of Saturday 8/20/2022 were performed under the following weather conditions: 80 degrees F and no precipitation. Background sound level measurements with no activity in the amphitheater were performed the morning of Monday 8/22/2022 under the following weather conditions: 74 degrees F and no precipitation

Measurement Locations and Results

A total of 15 measurement locations were documented during the testing performed on 8/20/2022. These are located on the measurement map attached as Appendix A. To the extent possible, measurements were taken at or within 5ft. of the residential property line.

The following table outlines the registered A-weighted sound levels at each measurement location. For logistical reasons, measurement locations were not documented in the numerical order listed on the map; consequently, measurement times are not necessarily sequential.

Table 1. dBA Levels Recorded Along Property Lines Surrounding Amphitheater

Measurement Location	Concert Sound Level (dBA)	Time:	Background Sound Level (dBA)
01	65	21:53	54
02	63	21:46	53
03	66	21:40	51
04	64	21:34	53
05	68	19:59	46
06	69	20:06	48
07	69	20:15	49
08	67	20:28	46
09	65	20:37	48
10	62	21:25	47
11	61	21:18	51
12	62	21:12	49
13	64	21:06	53
14	62	21:00	52
15	67	20:53	51

Measurement Findings

- While this document reports measured levels, it does not aim to interpret the results with respect to the City of Stockbridge Noise Ordinance and whether the amphitheater complies with the updated ordinance. This interpretation has been left to the City of Stockbridge.
- Some residents have registered complaints suggesting that the sound levels from the Amphitheater have resulted in hearing loss. While this report does not aim to establish whether this has in fact occurred, the measured levels can be compared to permissible noise exposures designated by the Occupational and Safety and Health Administration (OSHA) in their Standard 1919.95 – Occupational Noise Exposure. This standard establishes allowable duration of exposure to certain sound levels that are deemed permissible based on OSHA's mission of protecting the health and safety of workers. This standard does not speak to annoyance or disturbance. Table G-16 in the aforementioned standard states that hearing protection is required when levels reach 100 dBA for 2 or more hours per day. The allowable exposure is increased to 3 hours per day when levels reach 97 dBA. The lowest cited level in the table is 90 dBA for which permissible exposure extends to 8 hours per day. Based on the measured levels documented in Table 1 above, the levels produced at residential property lines do not approach the OSHA thresholds that would require hearing protection to avoid long-term hearing loss.

Recommendations

Should the city choose to pursue sound abatement strategies in order to reduce the impact to surrounding residents, the best first step would be to purchase and install a sound containment curtain for the amphitheater stage. This element would be comprised of a flexible mass loaded vinyl core intended to block the sound. As these curtains are industrial in appearance the city would have the choice of deploying a more traditional theatrical drape in front of (and potentially behind) the sound isolating core curtain.

The curtain would extend down the sides of the stage and turn to run behind the central brick wall to provide a continuous sound containment barrier shielding areas behind the stage from sound produced by the PA. Access for performers and crew would be provided through an operable opening such as a tracking portion of the curtain and/or overlapping curtain segments with a gap between. The exact layout will need to be refined in conjunction with the architect and structural engineer as mounting positions and load limits will need to be verified.

The basis of design for the sound isolating core would be an SCC-16 Noise Curtain provided by Steelguard Safety Products. This product comes in 4' wide vertical strips that are joined with velcro at overlapping vertical joints. An alternate product with comparable isolation performance could be considered.

As the bulk of the acoustical performance will be provided by the sound isolating core, there are many options for the face curtain intended to conceal the core. Acoustically, the recommendation would be to employ an inherently flame-retardant velour type curtain material. A standard product for this type of application would be Black Commando 16oz. FR by Rose Brand Fabrics sewn to a minimum 50% fullness. Long term durability may be a concern and manufacturer guidelines should be consulted. Explicitly outdoor-rated options are available, but tend to be lower performing and

cost significantly more. A more extensive review of alternative face fabric options can be performed in consultation with the design team.

A preliminary sketch and cost estimate of the proposed solution was prepared by ADE Construction Consultants and is attached to the end of this report as Appendix D.

End of Report

APPENDIX A
MEASUREMENT LOCATIONS FOR ENVIRONMENTAL SITE NOISE
MONITORING PERFORMED ON 8/20/22



APPENDIX B

CITY OF STOCKBRIDGE NOISE ORDINANCE

11.26.010. Name, purpose, and intent.

- 1) This chapter shall be informally known as the Stockbridge Noise Ordinance.
- 2) The provisions contained in this chapter are enacted for the purpose of preventing unreasonable noise or noise disturbance. Above certain levels, unreasonable noise or noise disturbance is detrimental to the health and welfare of the citizenry and the individual's right to peaceful and quiet enjoyment. Therefore, it is hereby declared to be the policy of the city to prohibit unreasonable noise or noise disturbance from all sources, subject to its police power in order to secure and promote the public health, comfort, convenience, safety, welfare, and prosperity of the citizens of Stockbridge.
- 3) This chapter shall apply to the control of sound originating from sources within the city limits.
- 4) Nothing in this chapter is intended to deter individuals from lawfully exercising the individual right to freedom of speech or any other freedom guaranteed under the Constitutions of the United States of America or of the State of Georgia.
- 5) No provisions of this chapter shall apply to the emission of sound for the purpose of alerting persons to the existence of an emergency, the emission of sound in the performance of emergency work, or noises resulting from any authorized emergency vehicles when responding to an emergency.

11.26.020. Definitions.

- 1) The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:
 - a) "Ambient sound level" means the total sound pressure level in the area of interest excluding the noise source of interest.
 - b) "*A-weighted sound level*" means the sound pressure level in decibels as measured on a sound level meter using the A-weighting network. The level so read is designated as dB(A) or dBA.
 - c) "City" means the City of Stockbridge, Georgia.
 - d) "*Commercial area*" means, for the purposes of this chapter, any parcel of land in an area zoned for commercial use as set forth in the city zoning ordinance.
 - e) "*Decibel*" (dB) means a unit for measuring the volume of a sound, equal to 20 times the logarithm to the base ten of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
 - f) "*Emergency*" means any occurrence or set of circumstances involving actual or imminent physical trauma or property damage which demands immediate action.

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- g) *"Emergency work"* means any work performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency.
- h) *"Gross vehicle weight rating (GVWR)"* means the value specified by the manufacturer as the recommended maximum loaded weight of a single motor vehicle. In cases where trailers and tractors are separable, the gross combination weight rating (GCWR), which is the value specified by the manufacturer as the recommended maximum loaded weight of the combination vehicle, shall be used.
- i) *"Industrial area"* means, for the purposes of this chapter, any parcel of land in an area zoned for industrial use as set forth in the city zoning ordinance.
- j) *"Land use categories"* means, for the purpose of this chapter the land use categories defined as "residential," "commercial" and "industrial" shall have their ordinary and customary meaning provided further that the residential classifications shall include the following classifications from the city zoning ordinance: RA, R-1, R-2, R-3, RD, RM, RMH, and PD (for all residential uses). The commercial classifications shall include the following classifications from the city zoning ordinance: C-1, C-2, C-3, M-1, M-2, and OI (for all commercial uses). The industrial classifications shall include the following classifications from the city zoning ordinance: M1 and M2 (for all industrial uses).
- k) *"Motor carrier vehicle engaged in interstate commerce"* means any vehicle for which regulations apply pursuant to section 18 of the Federal Noise Control Act of 1972 (P.L. 92-574), as amended, pertaining to motor carriers engaged in interstate commerce.
- l) *"Motorcycle"* means any motor vehicle designed to travel on not more than three wheels in contact with the ground and any four-wheeled vehicle weighing less than 500 pounds and equipped with an engine of less than six horsepower, excepting farm tractors
- m) *"Motor vehicle"* means any self-propelled device or device designed for self-propulsion, upon or by which any person or property is or may be drawn or transported upon a street or highway, except devices moved by human power or used exclusively upon stationary wheels or tracks.
- n) *"Noise"* means any sound of such level and duration as to be or tend to be injurious to human health or welfare, or which would unreasonably interfere with the enjoyment of life or property throughout the city or in any portions thereof, but excludes all aspects of the employer-employee relationship concerning health and safety hazard within the confines of a place of employment.
- o) *"Noise control administrator (NCA)"* means any individual designated by the director of the department of community development or the chief of police as the liaison with all city departments for issues related to noise control and who is charged with the administration of the noise ordinance, maintaining records showing that noise control officers are properly trained and that the sound level meters in use in the city meet the standards required by the noise ordinance.

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- p) *"Noise disturbance"* means any sound that due to such sound exceeding the limits set forth in this article, endangers the health, safety, or welfare of any person, and therefore is detrimental to the peaceful enjoyment of private property and the use and enjoyment of public spaces including public rights-of-way, any sound that:
- q) *"Person"* means any individual, corporation, company, association, society, firm partnership, joint stock company, the municipality any political subdivision, agency, or instrumentality of the municipality.
- r) *"Public right-of-way"* means any street, avenue, boulevard, road, highway, sidewalk, or alley that is leased, owned, or controlled by a governmental entity.
- s) *"Property boundary"* means an imaginary line along the ground surface, and its vertical extension, which separates the real property owned, leased, or otherwise legally controlled by one person from that owned, leased, or otherwise legally controlled by another person, including intra-building real property divisions.
- t) *"Residential area"* means, for the purposes of this chapter, any parcel of land any parcel of land in an area zoned for residential use as set forth in city zoning ordinance.
- u) *"Sound"* means an oscillation in pressure, particle displacement, particle velocity or other physical parameter, in a medium with internal forces that causes compression and rarefaction of that medium. The description of sound may include any characteristic of such sound, including duration, intensity, and frequency.
- v) *"Sound generation"* means any conduct, activity, or operation, whether human, mechanical, electronic, or other, and whether continuous, intermittent, or sporadic, and whether stationary or ambulatory in nature, which produces or results in an audible sound.
- w) *"Sound level"* means the weighted sound pressure level obtained by the use of a sound level meter and the A-frequency weighting network, as specified in American National Standards Institute specifications for sound level meters.
- x) *"Sound level meter"* means an instrument which includes a microphone, amplifier, RMS detector, integrator, or time averager, output meter and weighting networks used to measure sound pressure levels.

11.26.030. Enforcement officers.

- 1) The provisions of this chapter shall be enforced by the code enforcement officers and/or the police officers of the city.
- 2) The director of the department of community development, or his/her designee, or the chief of police, or his/her designee, shall have the power to:

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- a) Coordinate the noise control activities of all municipal departments and cooperate with all other public bodies and agencies to the extent practicable;
 - b) Review the actions of other municipal departments and advise such departments to the effect, if any, of such actions on noise control;
 - c) Review public and private projects, subject to mandatory review or approval by other departments or boards, for compliance with this chapter;
 - d) Grant permits for variances according to the provisions of section 11.26.120; and
 - e) Grant special temporary permits according to the provisions of section 11.26.130.
- 3) A code enforcement officer or police officer shall be qualified to enforce the provisions of this chapter if he/she has satisfactorily completed any of the following:
- a) An instructional program in community noise from a certified noise control engineer, as evidenced by certification from the Institute of Noise Control Engineering (INCE);
 - b) An instructional program in community noise from another qualified code enforcement officer or police officer; or
 - c) Education or experience or a combination thereof certified by the director of the department of community development or the chief of police as equivalent to the provisions of subsections (3)(a) or (b) of this section.
 - d) Noise measurements taken by a code enforcement officer or police officer shall be taken in accordance with the procedures specified in this chapter and as promulgated by the chief of police pursuant to section 11.26.070 herein.

11-26.040. Duties and responsibilities of other departments.

- 1) All departments and agencies of the city shall carry out their programs according to law and shall cooperate with the director of the department of community development or the chief of police in the implementation and enforcement of this chapter.
- 2) All departments charged with new projects or changes to existing projects that may result in the production of noise shall consult with the director of the department of community development or the chief of police, prior to the approval of such projects, to ensure that such activities comply with the provisions of this chapter.

11.26.050. Enforcement procedures.

- 1) Upon occurrence of a violation of this chapter, code enforcement officers or police officers having jurisdiction in the area where the violation takes place may issue a citation or summons for the violation returnable to the municipal court of the city.
- 2) In lieu of issuing a citation or summons the director of the department of community development or the chief of police may issue an order requiring abatement of any sound source alleged to be in violation of this chapter within a reasonable time period and according to guidelines that the director or chief may prescribe.
- 3) No provision of this chapter shall be construed to impair any common law or statutory cause of action, or legal remedy therefrom, of any person for injury or damage arising from any violation of this chapter or from other law.

11.26.060. Testing of sound level meters.

- 1) In order to implement and enforce this chapter effectively, the director of the department of community development or the chief of police shall develop and promulgate standards and procedures for testing and validating sound level meters used in the enforcement of this chapter.

11.26.070 Sound measurement procedures.

- 1) Insofar as practicable, sound will be measured while the source under investigation is operating at normal, routine conditions. All noise measurements shall be made at or outside the property boundary of the impacted site, unless otherwise directed in this chapter. When instrumentation cannot be placed at or outside the property boundary, the measurement shall be made as close thereto as is reasonable. However, noise measurements shall not be made at a distance of less than twenty-five (25) feet from the edge of a noise source unless otherwise stated in this chapter.
- 2) In a structure used as a multifamily dwelling enforcement officers may take measurements to determine sound levels from common areas within or outside the structure or from other dwelling units within the structure, when requested to do so by the owner or tenant in possession and control thereof. Such measurement shall be taken at a point at least four feet from the wall, ceiling, or floor nearest the noise source, with doors to the receiving area closed and windows in the normal position for the season.
- 3) All tests shall be conducted in accordance with the following procedures:
 - a) The city shall, to the extent practicable, identify all sources contributing sound to the point of measurement.

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- b) Measurements shall be taken at or outside the property line of the affected person(s), including the city.
 - c) No outdoor measurements shall be taken:
 - (1) During periods when wind speeds (including gusts) exceed fifteen (15) mph;
 - (2) Without a windscreen, recommended by the sound level meter manufacturer, properly attached to the sound level meter;
 - (3) Under any condition that allows the sound level meter to become wet;
 - (4) When the ambient temperature is out of the range of the tolerance of the SLM;
 - (5) Provided however that it shall not be necessary to document the absence of the conditions set forth in this subsection for a reading to be valid.

11.26.080. Sound level testing.

- 1) The decibel level of any noise regulated by this chapter may be measured by the use of a sound level meter which measures sound pressure levels. Such measurements shall be accepted as prima facie evidence of the level of noise at issue in any court or legal proceeding to enforce the provisions of this chapter.
- 2) The sound level meter must be certified, and the calibrator must be recalibrated at least once each year by the manufacturer or by a person that has been approved by the noise control administrator (NCA). A copy of written documentation of such recertification and recalibration, in a form approved by the NCA, shall be kept with the equipment to which it refers.
- 3) The accuracy of the sound level meter shall be tested by a calibrator recommended by the sound level meter manufacturer before and after each series of readings. Any sworn report of the results of any test of the calibrator for the accuracy of a sound level meter shall be admissible in court in any criminal or civil proceeding, as evidence of the facts therein stated.
- 4) An individual operating a sound level meter pursuant to the provisions of this chapter shall complete a sworn report to indicate:
 - a) That the sound level meter used to take the decibel level reading was operated in accordance with the manufacturer's specifications;
 - b) That the city has on file a certificate which states that the sound level meter has been tested within the past 12 months and has been found to be accurate;
 - c) The name of the accused;
 - d) The location of the noise;
 - e) The date and time that the reading was made; and

f) The decibel level reading.

- 5) Such sworn report, when attested by the operator taking the decibel level reading, shall be admissible in court in any criminal or civil proceeding as evidence of the facts therein stated and of the decibel level reading. A copy of the sworn report shall be delivered to the accused upon request.

11.26.090. Maximum sound levels in residential areas.

- 1) It shall be unlawful, except as expressly permitted herein, to make, cause or allow the making of any noise or sound which violates the provisions of this chapter.
- 2) No person shall operate or cause to be operated any source of sound from any location in such a manner as to create a sound level which exceeds the limits set forth in the table below for the receiving land use category (zoning classification) as measured at any point along the real property boundary separating the real property from which the sound emanates from the receiving land use category.

Receiving Property	Daytime (7:00 a.m.—11:00 p.m.)	Nighttime (11:01 p.m.—6:59 a.m.)
Zoning Classification Residential (RA, R-1, R-2, R-3, RD, RM, RMH, PD, PTD)	75	65
Commercial (C-1, C-2, and C-3)	80	70
Industrial (O-I, M-1, and M-2)	85	75

11.26.100. Exemptions.

- 1) The following activities or sources of noise shall be exempt from the daytime prohibition set forth in subsection 11.26.090.
- a) Religious or political gatherings and other activities protected by the First Amendment to the United States Constitution.
 - b) Activities for which the regulation of noise has been preempted by state or federal law.
 - c) The generation of noise in the performance of any work or action necessary to deliver essential services including, but not limited to, water or sewer projects, and other related public works projects; repairing gas, electric, telephone, and/or public transportation facilities; removing fallen trees on public rights-of-way; or abating emergency conditions threatening the public health, safety, or general welfare.
 - d) Noise from public and private transportation, refuse collection and sanitation services.

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- e) Carillons, chimes, or unamplified bells while being used in conjunction with religious services.
 - f) Noises resulting from any event sponsored by, associated with, or approved by a recognized institution of learning.
 - g) Noises that result from or arise out of or stem from the occurrence of athletic contests or organized sports league.
 - h) Noise generated from celebrations, outdoor festivals, and/or city sponsored or approved events which were approved by contract, permit or otherwise.
 - i) Aircraft-related noises associated with aircraft while in flight and while under the jurisdiction of the Federal Aviation Administration or the Department of Defense.
 - j) Railroad-related noises associated with trains while operating and while under the jurisdiction of applicable federal or state entities.
 - k) Noise from an exterior burglar alarm of any building, or from an automobile alarm, provided such alarm shall terminate its operation within five (5) minutes of its activation if the sound is not intermittent or ten (10) minutes if intermittent.
 - l) Activities related to the construction, repair, maintenance, remodeling, or demolition, grading or other improvement of real property, except as further regulated pursuant to section 11.26.140 subsection (n). This will not apply to the operations of existing mining operations within the city.
 - m) Gardening, lawn care, tree maintenance or removal and other landscaping activities, except that all professional landscaping companies are further regulated pursuant to section 11.26.140 subsection (i).
 - n) Any noise resulting from activities of a temporary duration, for which a permit for temporary variance has been granted pursuant to this chapter, and which conforms to the conditions and limits stated in the variance and reasonably related activities.
 - o) Events with amplified or un-amplified sound that are operating within the parameters set forth in an approved special temporary event permit as defined in section 11.26.130.

11.26.110. Motor vehicle maximum sound levels; amplified sound from vehicles.

- 1) No person shall operate or cause to be operated a public or private motor vehicle or motorcycle on a public right-of-way at any time in such a manner that the sound level emitted by the motor vehicle or motorcycle, when measured at a distance of fifty (50) feet or more, exceeds the level set forth in the following table:

Vehicle Class	Speed limit 35 MPH or less	Speed limit Over 35 MPH
All motor vehicles of GVWR or GCWR of 6,000 lbs. or more	86	90
Any motorcycle	82	86
Any other motor vehicle or any combination of vehicles towed by any motor vehicle	76	82

- 2) *Exemptions:* The following activities or sources of noise shall be exempt from the prohibitions set forth in subsection (1) of this section:
 - a) Any motor carrier vehicle engaged in interstate commerce;
 - b) Motor vehicles driven in a duly authorized parade, or;
 - c) Motor vehicle alarms or other security devices.
- 3) Adequate Mufflers or Sound-Dissipative Devices.
 - a) No person shall operate or cause to be operated any motor vehicle or motorcycle on a public or private road which is not equipped with a muffler in proper working order and in constant operation.
 - b) No person shall remove or render inoperative or cause to be removed or rendered inoperative any muffler or sound-dissipative device on a motor vehicle or motorcycle other than for purposes of maintenance, repair, or replacement.
 - c) The provisions of the subsections of this section apply to moving motor vehicles. Those motor vehicles operating in a stationary position or condition are governed by the provisions of Section 11.26.090 and subsection (2).
- 4) Notwithstanding any other provisions of this section or provisions of this chapter related to noise, it shall be unlawful for any person to play or operate or permit the playing, use or operation of any radio, tape player, compact disc player, loud speaker or other electronic device used for the amplification of sound, which is located within a motor vehicle being operated or parked on public or private property within the city, including any public or private street or alley, in such manner as to disturb the peace, quiet and comfort of passersby or other persons outside of the subject motor vehicle. The operation of any such machine or device between the hours of 11:00 p.m. and 7:00 a.m. in such a manner as to be audible to the human ear at a distance of (100) or more feet from the vehicle in which it is located shall be prima facie evidence of a violation of this section. Such acts for purposes of this subsection are hereby found to be the creation of unreasonably loud, disturbing, and unnecessary noise in the city.

11.26.120. Variances.

- 1) Any person desiring temporary relief from any provisions of this chapter may apply for a variance to cause or create a noise at sound levels which would otherwise be in violation of this chapter. Variances to the provisions contained in this chapter may be requested, in writing, at least 48 hours prior to the proposed operation or event, for consideration by the director of the department of community development or the chief of police. Such a request shall state the following:
 - a) The reasons that a variance from the provisions of this chapter are needed;
 - b) The impact that the denial of this request will have on the applicant's project or event and the surrounding properties;
 - c) The steps which have been taken by the applicant to communicate those needs and impacts to owners of surrounding and nearby properties;
 - d) The steps that have or will be taken to limit the impact of the proposed activity upon surrounding and nearby properties, activities and uses;
 - e) The time at which the proposed activity that requires a variance will occur; and
 - f) The duration of the proposed activity that requires a variance to the provisions of this chapter.
- 2) No variance shall be approved unless the applicant presents adequate proof that:
 - a) Noise levels occurring during the period of the variance will not constitute a danger to public health; and
 - b) Compliance with this chapter would impose an unreasonable hardship on the applicant; or
 - c) Compliance with this chapter would prevent a benefit to the public equal to or greater than any detriment caused by noncompliance.
- 3) In making the determination of granting a variance, the director of the department of community development or the chief of police shall consider the following:
 - a) The character and potential or actual degree of injury to, or interference with, the health and welfare of the public or the reasonable use of adjoining properties;
 - b) The social and economic value of the activity for which the variance is sought;
 - c) The ability of the applicant to apply the best practical noise control measures;

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- d) The time and duration of the activity for which the variance is sought; and
 - e) The location of the activity in relationship to adjoining properties, uses and activities.
- 4) If the director of the department of community development or the chief of police find that the variance application adequately demonstrates the need for a variation from the provisions of this chapter and adequately provides for the amelioration of the impact upon surrounding and nearby properties, an administrative variance shall be granted for a period of no longer than 14 days. Any person holding a permit of temporary variance and requesting an extension of time shall apply for a new permit of temporary variance according to the provisions of this section. An extension of 14 days may be granted without a second hearing in the event that there have been no complaints received by the NCA. If complaints have been received, a new application and hearing shall be required.
- 5) A fee of twenty-five dollars (\$25.00) shall accompany the noise variance application.
- 6) The permit of variance may be revoked by the director of the department of community development or the chief of police if the terms of the permit of variance are violated. A variance may be revoked if there is a:
- a) Violation of one or more conditions of the variance;
 - b) Material misrepresentation of fact in the variance application; or
 - c) Material changes in any of the circumstances relied on in granting the variance.

11.26.130. Special temporary permits

- 1) Sound Amplification Devices.
- a) General. Except as otherwise provided for in this chapter, no person shall use or operate, or cause to be used or operated, any sound amplification device in any location within the city where the sounds therefrom may be heard in any public place or public street without first having obtained a permit from the city. For purposes of this chapter, "sound amplification device" shall mean means the speaker or mechanism from which amplified sound emanates.
 - b) Separate Permits. A separate permit and fee shall not be required for each sound amplification device but shall be required for each day during which a sound amplification device is used; provided, however, where authorized by this chapter, a single permit may be issued which will extend for the two-hour period between 12:01 a.m. and two (2:00) a.m. of the subsequent day. This restriction shall not apply where the permit is requested to use or operate a sound amplification device in a park or in connection with an activity for which the city council has approved a street closure.
 - c) Frequency of Permit Issuance. No permit may be issued for the use or operation of a sound amplification device if a sound amplification permit had been obtained for the same tract of land or address within the

previous thirty (30) days; provided, however, this restriction shall not apply to parks or in connection with a city sponsored event.

- d) Application Procedure. Each person desiring to use or operate a sound amplification device shall make an application in writing to the director of the department of community development or chief of police on form(s) provided by the city, requesting a permit for such use or operation. The form of such application shall be prescribed by the director of the department of community development or chief of police and shall include the name, address and telephone number of the applicant; the address or location upon which the applicant proposes to use or operate a sound amplification device; the hours during which the applicant proposes to use or operate such device; and a statement by which the applicant accepts and assumes responsibility for ensuring compliance with all terms and conditions of any permit issued to the applicant.
- e) Permit Based on Certain Conditions. The director of the department of community development or chief of police shall, upon receipt of such application and after payment of the required application fee, issue the applicant a sound amplification permit in accordance with the conditions established in this chapter:
- f) No permit shall be issued for the use or operation of a sound amplification device at any location within one hundred (100) feet of any property having a residential zoning designation; provided, this restriction shall not apply to public parks, or a street closure approved by the city;
- g) No permit shall be issued for the use or operation of a sound amplification device located for within three hundred (300) feet of a school, church or hospital; provided, however, this prohibition shall not apply if approval in writing is obtained by the applicant from the affected school, church or hospital, and included with the application;
- h) A permit for the use of a sound amplification device on a vehicle traveling the public streets or rights-of-way will be granted conditioned upon the use of such device between the hours of ten (10:00) a.m. and seven (7:00) p.m. only on Monday through Saturday, and between the hours of twelve (12:00) noon and six (6:00) p.m. on Sunday. Notwithstanding any other provision of this chapter, written permission of a church, school or hospital shall not be required as a condition for the issuance of a permit for the amplification of sound from a moving vehicle;
- i) If the sound amplification device is to be used or operated within a park, any permit shall be conditioned upon the use or operation of such device between the hours of ten (10:00) a.m. and eleven (11:00) p.m., except as provided hereinafter:
- j) If approval for use of the park beyond the established curfew has been obtained from the city, and the sound amplification device is to be used or operated on a permanently constructed bandstand, or within or about a building utilized for dances, performances, parties or similar activities, any permit shall be

conditioned upon the use or operation of such device between the hours of ten (10:00) a.m. and two (2:00) a.m.;

- k) If approval for use of the park beyond the established curfew has been obtained from the city, and the amplified sound device is more than six hundred (600) feet from any property having a residential zoning designation, any permit shall be conditioned upon the use or operation of the sound amplification device between the hours of ten (10:00) a.m. and two (2:00) a.m.;
 - l) In addition to the preceding time restrictions, no amplification device shall be used or operated within a park to produce a sound in excess of eighty-five (85) dB between ten (10:00) a.m. and eleven (11:00) p.m.; and eighty (80) dB between eleven (11:00) p.m. and two (2:00) a.m., as measured one hundred (100) feet in front of the device or at the boundary of such park in front of the device, whichever distance is lesser.
 - m) If the tract of land or location upon which the applicant proposes to use or operate the sound amplification device is beyond one hundred (100) feet but within six hundred (600) feet of any property having a residential zoning designation, any permit will be conditioned upon such use or operation between the hours of ten (10:00) a.m. and eight (8:00) a.m. on Sunday through Thursday, and between the hours of ten (10:00) a.m. and eleven (11:00) p.m. on Friday and Saturday.
 - n) If the tract of land or location upon which the applicant proposes to use or operate the sound amplification device is beyond six hundred (600) feet of any property having a residential zoning designation, any permit will be conditioned upon such use or operation between the hours of ten (10:00) a.m. and two (2:00) a.m.
- 2) Copy for Permittee. A copy of any original permit shall be provided to the applicant.
- 3) *Exemptions.*
- a) The permit requirement contained in this section shall not apply to a person using a device for the amplification of sound at a permanent business location or at a stadium or ballpark, or at a church where such device is used for the amplification of clarions. Such persons shall be governed by the provisions of this section generally.
 - b) The permit requirement shall also not apply to officers and employees of the city, the county, the state, the United States of America, or any official governmental entity when such amplification of sound is being used by such officer or employee while engaged in his official duty.
- 4) Fee. Applicants for permits shall pay a fee of twenty-five dollars (\$25.00) to cover expenses resulting from the processing of the application for a temporary permit.
- 5) No temporary permit shall be approved unless the applicant presents adequate proof that:

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- a) Noise levels occurring during the period of the temporary permit will not constitute a danger to public health; and
 - b) Compliance with the chapter would impose an unreasonable hardship on the applicant without equal or greater benefits to the public.
- 6) In making the determination of granting a temporary permit, the city shall consider the following factors:
- a) The character and degree of injury to, or interference with, the health and welfare or the reasonable use of property that is caused or threatened to be caused;
 - b) The social and economic value of the activity for which the temporary variance is sought; and
 - c) The ability of the applicant to apply the best practical noise control measures.
- 7) The temporary permit may be revoked by the city if the terms of the temporary permit are violated.
- a) A temporary permit may be revoked by the city if there is:
 - i) Violation of one (1) or more conditions of the temporary permit;
 - ii) Material misrepresentation of fact in the temporary permit application; or
 - iii) Material changes in any of the circumstances relied on by the city in granting the temporary permit.

11.26.140 Specific prohibitions.

- 1) It shall be unlawful for any person to make, continue to make or cause to be made, within the city, any loud, unnecessary, or unusual sound or noise which either unreasonably annoys, disturbs, injures, or unreasonably endangers the comfort, repose, health, peace, or safety of others, and which is audible to the human ear at a distance of 100 or more feet from the point of origin of such sound or noise. Such acts for purposes of this section are hereby found to be the creation of unreasonably loud, disturbing, and unnecessary noise in the city.
- 2) The general prohibition in this section includes the use of consumer fireworks that create loud and unreasonable noise, except during the following dates and times: after the time of 10:00 a.m. and up to and including the time of 11:59 p.m. on January 1, the last Saturday and Sunday in May, July 3, July 4, the first Monday in September, and December 31 of each year; and beginning at the time of 12:00 midnight and up to and including the ending time of 1:00 a.m. on January 1 of each year.
- 3) The following specific acts, without limitation, are declared to be loud, disturbing, or unnecessary sounds or noises in violation of this chapter, except by variance or a special temporary permit issued by the city pursuant to Section 11.26.120 or Section 11.26.130. Provided, however, that sound amplification to a level of sixty-five

(65) decibels at a hundred (100) feet from the source of the sound without a permit shall be allowed for a limited period of time not to exceed two (2) hours.

- a) *Horns, signaling devices.* The sounding of any horn or signaling device on any automobile, motorcycle, or other vehicle on public right of way or other place in the city, except as a danger warning. This includes the sounding of any horn or signaling device for any unnecessary and unreasonable period of time.
- b) *Radios, phonographs, stereos, tape players, compact disc players, other handheld music players, or similar devices.* The using, operating, or permitting to be played, used, or operated of any machine or device for the producing or reproducing of sound within the city in such manner as to unreasonably disturb the peace, quiet and comfort of the neighboring inhabitants, or at any time with louder volume than is reasonably necessary for convenient hearing for the person who is in the room, vehicle, or chamber in which such machine or device is operated and who is a voluntary listener thereto. The operation of any such set, instrument, phonograph, machine, or device between the hours of 11:00 p.m. and 7:00 a.m. in such a manner as to be plainly audible to a person with reasonably normal hearing at a distance of (100) feet from the room, building, structure, or vehicle in which it is located shall be prima facie evidence of a violation of this section.
- c) *Loudspeakers, amplifiers for advertising or attention.* The using, operating, or permitting to be played, used, or operated of any radio receiving set, musical instrument, phonograph, loudspeaker, sound amplifier, or other machine or device within the city for the producing or reproducing of sound which is cast upon the public right of ways for the purpose of commercial advertising or otherwise attracting the attention of the public for any purpose to any building or structure.
- d) *Yelling, shouting, etc.* Yelling, shouting, hooting, or whistling on the public right of way, between the hours of 11:00 p.m. and 7:00 a.m. or at any time or place so as to unreasonably annoy or disturb the quiet, comfort, or repose of persons in any residence, dwelling, hotel, office building, or government building.
- e) *Animals, birds.* The keeping of any animal or bird within the city which, by causing frequent or long continued sound or noise, shall unreasonably disturb the comfort or repose of any persons.
- f) *Exhausts.* The discharge within the city into the open air of the exhaust of any steam engine, stationary internal combustion engine, motor vehicle, or motorboat except through a muffler or other [device] which effectively prevents unreasonably loud or explosive noises therefrom.
- g) *Defect in vehicle or load.* The use of any automobile, motorcycle, or vehicle so out of repair, so loaded, or in such manner as to create unreasonably loud and unnecessary grating, grinding, rattling or other noise.
- h) *Loading, unloading, opening boxes.* The creation of any unreasonably loud and excessive noise within the city in connection with loading or unloading any vehicle or the opening and destruction of bales, boxes, crates, and containers, between the hours of 11:00 p.m. and 7:00 a.m.

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- i) *Construction or repair of buildings.* Construction of any type, including, but not limited to, the erection (including excavation), demolition, alteration, or repair of any building, as well as the operation of any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist, automatic nailers or staplers, or any similar equipment, shall be prohibited during the following times: Before 7:30 a.m. or after 7:30 p.m. on weekdays, and before 8:00 a.m. or after 5:00 p.m. on Saturdays, and at any time on Sundays and/or legal holidays (New Years' Day (as observed by the city), Memorial Day, Independence Day (as observed by the city), Labor Day, Thanksgiving Day and Christmas Day (as observed by the city)). Notwithstanding the foregoing, interior construction shall be permitted subject to the provisions of sections 38-87(a) and (b) or section 38-89 above, as applicable.
 - j) *Schools, courts, churches, hospitals.* The creation of any excessive and unreasonable noise on any street adjacent to any school, institution of learning, church, or court while the same are in use, or adjacent to any hospital, which reasonably interferes with the working of such institution, or which disturbs or unduly annoys patients in the hospital; provided that conspicuous signs are displayed in such streets indicating that school, hospital, church, or court is nearby and the hours of operation. Noise caused by school events in conjunction with sports activities, public performances and related activities shall not be deemed excessive and unreasonable noise during the event.
 - k) *Hawkers, peddlers, vendors.* The shouting and crying of peddlers, hawkers, or vendors within the city which unreasonably disturbs the peace and quiet of the neighborhood.
 - l) *Noises to attract attention.* The use of any drum or other instrument or device within the city for the purpose of attracting attention to any performance, show or sale by creation of the noise.
 - m) *Motorized equipment.* The operation within the city of any noise-creating mower, blower, vacuum, power fan or other equipment before 6:30 a.m. or after 9:00 p.m. on weekdays, and before 8:00 a.m. or after 9:00 p.m. on weekends.
 - n) *Landscape contractors.* The use of any type of motorized mowers or mechanical blowers and other equipment which create noise exceeding 55 dB(A) when measured at or outside the property boundary shall be prohibited, during the following times: Before 6:30 a.m. or after 7:30 p.m. on weekdays, and before 8:00 a.m. or after 5:00 p.m. on weekends, and/or legal holidays (New Years' Day (as observed by the city), Memorial Day, Independence Day (as observed by the city), Labor Day, Thanksgiving Day and Christmas Day (as observed by the city)).
 - o) *Sound trucks.* The use within the city of mechanical loudspeakers or amplifiers on trucks or other moving or standing vehicles for advertising or other commercial purposes or when used at such an unreasonably loud volume so as to unreasonably disturb persons in their residences, offices, schools, hospitals,

churches, or courts; or for noncommercial purposes when used between the hours of 11:00 p.m. and 7:00 a.m.

p) *Car drifting on private property within 1,000 feet of a residentially zoned district.* For purposes of this section, car drifting shall mean a driving technique or motorsport where the driver intentionally oversteers, causing loss of traction in the rear wheels, while maintaining control from entry to exit of a corner. A car is drifting when the rear slip angle is greater than the front slip angle, to such an extent that the front wheels are pointing in the opposite direction to the turn (e.g., car is turning left; wheels are pointed right or vice versa).

q) *Alarms and Emergency Warning Systems.*

- i) Except in a case of an emergency, the intentional sounding of any alarm between the hours of nine (9:00) p.m. and eight (8:00) a.m.
- ii) The testing of any alarm for a period in excess of sixty (60) seconds at any time.
- iii) The testing of a complete emergency warning system, including the signaling device and the personnel response to the signaling device, more than once in each calendar month, and the sounding of said emergency warning system for a period in excess of fifteen (15) minutes.

11.26.150. Penalties.

- 1) Any person violating the terms of this chapter shall be punished in municipal court as provided for in Section 1.04.080.
- 2) Each day any violation of this chapter shall continue shall constitute a new and separate offense.
- 3) In addition to the penalties provided in this section, any condition caused or permitted to exist in violation of any provisions of this chapter shall be deemed a public nuisance and may be abated by the city or its designee as provided by law or ordinance, either summarily by a restraining order or by a court of competent jurisdiction.

11.26.160. Inconsistent provisions.

- 1) Insofar as the provisions of this chapter are inconsistent with any other title of the city code, or any other rule or regulation of the city, then the provisions of this noise control ordinance shall be controlling.

Secs. 11.26.161—11.26-999. Reserved.

APPENDIX C

SOUND LEVEL METER CALIBRATION CERTIFICATES

Scantek, Inc.

CALIBRATION LABORATORY

ISO 17025: 2017, ANSI/NCSL Z540:1994 Part 1

ACCREDITED by NVLAP (an ILAC MRA signatory)

NVLAP[®]
CALIBRATION
NVLAP Lab Code: 200625-0

Calibration Certificate No.47546

Instrument: Sound Level Meter
Model: NL52
Manufacturer: Rion
Serial number: 00843243
Tested with: Microphone UC-59 s/n 06881
Preamplifier NH25 s/n 43257
Type (class): 1
Customer: Scantek, Inc.
Tel/Fax: 410-290-7726 / 410-290-9167

Date Calibrated: 2/14/2022 **Cal Due:** 2/14/2023

Status:

Received	Sent
X	X

In tolerance:

X	X
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Out of tolerance:

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See comments:

Contains non-accredited tests: ☐ Yes ☒ No

Calibration service: ☐ Basic ☒ Standard

Address: 6430 Dobbin Road, Suite C,
Columbia, MD 21045

Tested in accordance with the following procedures and standards:
Calibration of Sound Level Meters, Scantek Inc., Rev. 6/26/2015
SLM & Dosimeters – Acoustical Tests, Scantek Inc., Rev. 7/6/2011

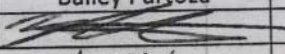
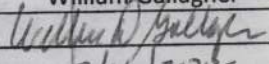
Instrumentation used for calibration: Nor-1504 Norsonic Test System:

Instrument - Manufacturer	Description	S/N	Cal. Date	Traceability evidence	Cal. Due
				Cal. Lab / Accreditation	
483B-Norsonic	SME Cal Unit	31052	Nov 8, 2021	Scantek, Inc./ NVLAP	Nov 8, 2022
DS-360-SRS	Function Generator	88077	Dec 3, 2020	ACR Env./ A2LA	Dec 3, 2022
34401A-Agilent Technologies	Digital Voltmeter	MY47011118	Feb 4, 2021	ACR Env. / A2LA	Mar 4, 2022
PTU300-Vaisala	Environmental Monitor	P5011262	Sept 10, 2021	ACR Env./ A2LA	Sept 10, 2022
PC Program 1019 Norsonic	Calibration software	v.6.1T	Validated Nov 2014	Scantek, Inc.	-
1251-Norsonic	Calibrator	30878	Oct 27, 2021	Scantek, Inc./ NVLAP	Oct 27, 2022

Instrumentation and test results are traceable to SI (International System of Units) through standards maintained by NIST (USA) and NPL (UK).

Environmental conditions:

Temperature (°C)	Barometric pressure (kPa)	Relative Humidity (%)
23.0	101.06	41.0

Calibrated by:	Bailey Partoza	Authorized signatory:	William Gallagher
Signature		Signature	
Date	2 / 14 / 22	Date	2 / 16 / 2022

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Results summary: Device complies with following clauses of mentioned specifications:

CLAUSES ¹ FROM IEC/ANSI STANDARDS REFERENCED IN PROCEDURES:	RESULT ^{2,3}	EXPANDED UNCERTAINTY (coverage factor 2) [dB]
INDICATION AT THE CALIBRATION CHECK FREQUENCY - IEC61672-3 ED.2 CLAUSE 10	Passed	0.15
SELF-GENERATED NOISE - IEC 61672-3 ED.2 CLAUSE 11	Passed	0.30
FREQUENCY WEIGHTINGS: A NETWORK - IEC 61672-3 ED.2.0 CLAUSE 13	Passed	0.20
FREQUENCY WEIGHTINGS: C NETWORK - IEC 61672-3 ED.2.0 CLAUSE 13	Passed	0.20
FREQUENCY WEIGHTINGS: Z NETWORK - IEC 61672-3 ED.2.0 CLAUSE 13	Passed	0.20
FREQUENCY AND TIME WEIGHTINGS AT 1 KHZ IEC 61672-3 ED.2.0 CLAUSE 14	Passed	0.20
LEVEL LINEARITY ON THE REFERENCE LEVEL RANGE - IEC 61672-3 ED.2 CLAUSE 16	Passed	0.25
TONEBURST RESPONSE - IEC 61672-3 ED.2.0 CLAUSE 18	Passed	0.30
PEAK C SOUND LEVEL - IEC 61672-3 ED.2.0 CLAUSE 19	Passed	0.35
OVERLOAD INDICATION - IEC 61672-3 ED.2.0 CLAUSE 20	Passed	0.25
HIGH LEVEL STABILITY TEST - IEC 61672-3 ED.2.0 CLAUSE 21	Passed	0.1
LONG TERM STABILITY TEST - IEC 61672-3 ED.2.0 CLAUSE 15	Passed	0.1
COMBINED ELECTRICAL AND ACOUSTICAL TEST - IEC 61672-3 ED.2.0 CLAUSE 13	Passed	See test report

¹ The results of this calibration apply only to the instrument type with serial number identified in this report.

² Parameters are certified at actual environmental conditions.

³ The tests marked with (*) are not covered by the current NVLAP accreditation.

Comments: The sound level meter submitted for testing has successfully completed the class 1 periodic tests of IEC 61672-3, for the environmental conditions under which the tests were performed. As public evidence was available, from an independent testing organization responsible for approving the results of pattern evaluation tests performed in accordance with IEC 61672-2, to demonstrate that the model of sound level meter fully conforms to the requirements in the IEC 61672-2, the sound level meter submitted for testing conforms to the class 1 requirements of IEC 61672-1.

Note: The instrument was tested for the parameters listed in the table above, using the test methods described in the listed standards. All tests were performed around the reference conditions. The test results were compared with the manufacturer's or with the standard's specifications, whichever are larger. The measurement results are reported as Pass / Fail simple acceptance; measured values are in the tolerance interval.

Tests made with the following attachments to the instrument:

Microphone:	Rion UC-59 s/n 06881 for acoustical test
Preamplifier:	Rion NH25 s/n 43257 for all tests
Other:	line adaptor ADP005 (18pF) for electrical tests
Accompanying acoustical calibrator:	none
Windscreen:	Rion WS-10

Measured Data: in Test Report # 47546 of 7 +1 pages.

Place of Calibration: Scantek, Inc.
6430 Dobbin Road, Suite C
Columbia, MD 21045 USA

Ph/Fax: 410-290-7726/ -9167
callab@scantekinc.com

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Scantek, Inc.

CALIBRATION LABORATORY

ISO 17025: 2017, ANSI/NCSL Z540:1994 Part 1
ACCREDITED by NVLAP (an ILAC MRA signatory)**NVLAP**[®]
CALIBRATION
NVLAP Lab Code: 200625-0

Calibration Certificate No.47547

Instrument: Microphone
Model: UC-59
Manufacturer: Rion
Serial number: 06881
Composed of:

Date Calibrated: 2/11/2022 Cal Due: 2/11/2023
Status: Received Sent
In tolerance: X X
Out of tolerance:
See comments:
Contains non-accredited tests: Yes ☒ No

Customer: Scantek, Inc.
Tel/Fax: 410-290-7726/410-290-9167

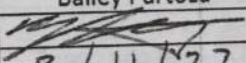
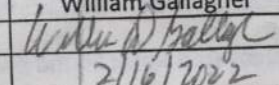
Address: 6430 Dobbin Road, Suite C,
Columbia, MD 21045

Tested in accordance with the following procedures and standards:
Calibration of Measurement Microphones, Scantek, Inc., Rev. 2/25/2015

Instrumentation used for calibration: N-1504 Norsonic Test System:

Instrument - Manufacturer	Description	S/N	Cal. Date	Traceability evidence	Cal. Due
				Cal. Lab / Accreditation	
483B-Norsonic	SME Cal Unit	31052	Nov 8, 2021	Scantek, Inc./ NVLAP	Nov 8, 2022
DS-360-SRS	Function Generator	88077	Dec 3, 2020	ACR Env./ A2LA	Dec 3, 2022
34401A-Agilent Technologies	Digital Voltmeter	MY47011118	Feb 4, 2021	ACR Env. / A2LA	Mar 4, 2022
PTU300-Vaisala	Environmental Monitor	P5011262	Sept 10, 2021	ACR Env./ A2LA	Sept 10, 2022
PC Program 1017 Norsonic	Calibration software	v.6.1T	Validated Nov 2014	Scantek, Inc.	-
1253-Norsonic	Calibrator	28326	Oct 27, 2021	Scantek, Inc./ NVLAP	Oct 27, 2022
1203-Norsonic	Preamplifier	14059	March 3, 2021	Scantek, Inc./ NVLAP	March 3, 2022
4180-Brüel&Kjaer	Microphone	2246115	Oct 6, 2021	DPLA / DANAK	Oct 6, 2023

Instrumentation and test results are traceable to SI - BIPM through standards maintained by NPL (UK) and NIST (USA)

Calibrated by:	Bailey Partoza	Authorized signatory:	William Gallagher
Signature		Signature	
Date	2/11/22	Date	2/16/2022

Calibration Certificates or Test Reports shall not be reproduced, except in full, without written approval of the laboratory.
This Calibration Certificate or Test Reports shall not be used to claim product certification, approval or endorsement by NVLAP, NIST, or any agency of the federal government.
Document stored as: Y:\Calibration Lab\Mic 2022\Rion59_06881_M1.doc

Results summary: Device was tested and complies with following clauses of mentioned specifications:

CLAUSES / METHODS ¹ FROM PROCEDURES		MET ^{2,3}	NOT MET	NOT TESTED	MEASUREMENT EXPANDED UNCERTAINTY (coverage factor 2)
Open circuit sensitivity (insert voltage method, 250 Hz)		X			See below
Frequency response	Actuator response	X			63 – 200Hz: 0.3 dB 200 – 8000 Hz: 0.2 dB 8 – 10 kHz: 0.5 dB 10 – 20 kHz: 0.7 dB 20 – 50 kHz: 0.9 dB 50 – 100 kHz: 1.2 dB
	FF/Diffuse field responses	X			63 – 200Hz: 0.3 dB 200 – 4000 Hz: 0.2 dB 4 – 10 kHz: 0.6 dB 10 – 20 kHz: 0.9 dB 20 – 50 kHz: 2.2 dB 50 – 100 kHz: 4.4 dB
	Scantek, Inc. acoustical method			X	31.5 – 125 Hz: 0.16 dB 250, 1000 Hz: 0.12 dB 2 – 8 kHz: 0.8 dB 12.5 – 16 kHz: 2.4 dB

¹ The results of this calibration apply only to the instrument type with serial number identified in this report.

² Parameters are certified at actual environmental conditions.

³ The tests marked with (*) are not covered by the current NVLAP accreditation.

Note: The free field/diffuse field characteristics were calculated based on the measured actuator response and adjustment coefficients as provided by the manufacturer. The measurement results are reported as Pass / Fail simple acceptance; measured values are in the tolerance interval.

Comments: The instrument was tested and met all specifications found in the referenced procedures.

Environmental conditions:

Temperature (°C)	Barometric pressure (kPa)	Relative Humidity (%)
22.1 ± 1.0	100.28 ± 0.020	49.3 ± 2.0

Main measured parameters:

Tone frequency (Hz)	Measured ⁴ /Acceptable Open circuit sensitivity (dB re 1V/Pa)	Sensitivity (mV/Pa)
250	-25.97 ± 0.12/ -27.0 ± 2.0	50.30

⁴ The reported expanded uncertainty is calculated with a coverage factor k=2.00

Tests made with following attachments to instrument and auxiliary devices:

Protection grid mounted for sensitivity measurements
Actuator type: G.R.A.S. RA0014

Measured Data: Found on Microphone Test Report # 47547 of one page.

Place of Calibration: Scantek, Inc.

6430 Dobbin Road, Suite C

Columbia, MD 21045 USA

Ph/Fax: 410-290-7726/ -9167

callab@scantekinc.com

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Scantek, Inc.

CALIBRATION LABORATORY

ISO 17025: 2017, ANSI/NCSL Z540:1994 Part 1

ACCREDITED by NVLAP (an ILAC MRA signatory)

NVLAP[®]

CALIBRATION

NVLAP Lab Code: 200625-0

Calibration Certificate No.48080

Instrument: **Acoustical Calibrator**
Model: **NC-74**
Manufacturer: **Rion**
Serial number: **35078716**
Class (IEC 60942): **1**
Barometer type:
Barometer s/n:

Date Calibrated: **5/9/2022** Cal Due: **5/9/2023**

Status:	Received	Sent
In tolerance:	X	X
Out of tolerance:		
See comments:		
Contains non-accredited tests:	Yes X No	

Customer: **Scantek, Inc.**
Tel/Fax: **410-290-7726 / 410-290-9167**

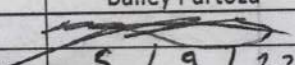
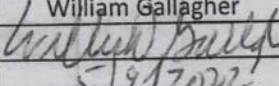
Address: **6430 Dobbin Road, Suite C,
Columbia, MD 21045**

Tested in accordance with the following procedures and standards:
Calibration of Acoustical Calibrators, Scantek Inc., Rev. 10/1/2010

Instrumentation used for calibration: Nor-1504 Norsonic Test System:

Instrument - Manufacturer	Description	S/N	Cal. Date	Traceability evidence	Cal. Due
				Cal. Lab / Accreditation	
483B-Norsonic	SME Cal Unit	31052	Nov 8, 2021	Scantek, Inc./ NVLAP	Nov 8, 2022
DS-360-SRS	Function Generator	88077	Dec 3, 2020	ACR Env./ A2LA	Dec 3, 2022
34401A-Agilent Technologies	Digital Voltmeter	MY47011118	Mar 10, 2022	ACR Env. / A2LA	Mar 10, 2023
PTU300-Vaisala	Environmental Monitor	P5011262	Sept 10, 2021	ACR Env./ A2LA	Sept 10, 2022
140-Norsonic	Real Time Analyzer	1406423	Nov 8, 2021	Scantek / NVLAP	Nov 8, 2022
PC Program 1018 Norsonic	Calibration software	v.6.1T	Validated Nov 2014	Scantek, Inc.	-
4134-Brüel&Kjaer	Microphone	173368	Nov 8, 2021	Scantek, Inc. / NVLAP	Nov 8, 2022
1203-Norsonic	Preamplifier	14059	Mar 7, 2022	Scantek, Inc./ NVLAP	Mar 7, 2023

Instrumentation and test results are traceable to SI (International System of Units) through standards maintained by NIST (USA) and NPL (UK)

Calibrated by:	Bailey Partoza	Authorized signatory:	William Gallagher
Signature		Signature	
Date	5 / 9 / 22	Date	5 / 9 / 2022

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Page 1 of 2

Results summary: Device was tested and complies with following clauses of mentioned specifications:

CLAUSES ¹ FROM STANDARDS REFERENCED IN PROCEDURES:	MET ²	NOT MET	COMMENTS
Manufacturer specifications			
Manufacturer specifications: Sound pressure level	X		
Manufacturer specifications: Frequency	X		
Manufacturer specifications: Total harmonic distortion	X		
Current standards			
ANSI S1.40:2006 B.3 / IEC 60942: 2003 B.2 - Preliminary inspection	X		
ANSI S1.40:2006 B.4.4 / IEC 60942: 2003 B.3.4 - Sound pressure level	X		
ANSI S1.40:2006 A.5.4 / IEC 60942: 2003 A.4.4 - Sound pressure level stability	-	-	
ANSI S1.40:2006 B.4.5 / IEC 60942: 2003 B.3.5 - Frequency	X		
ANSI S1.40:2006 B.4.6 / IEC 60942: 2003 B.3.6 - Total harmonic distortion	X		

¹ The results of this calibration apply only to the instrument type with serial number identified in this report.

² The tests marked with (*) are not covered by the current NVLAP accreditation.

Main measured parameters ³:

Measured ⁴ /Acceptable ⁵ Tone frequency (Hz):	Measured ⁴ /Acceptable ⁵ Total Harmonic Distortion (%):	Measured ⁴ /Acceptable Level ⁵ (dB):
1001.92 ± 1.0/1000.0 ± 10.0	1.41 ± 0.10/ < 3	94.15 ± 0.12/94.0 ± 0.4

³ The stated level is valid at measurement conditions.

⁴ The above expanded uncertainties for frequency and distortion are calculated with a coverage factor k=2; for level k=2.00

⁵ Acceptable parameters values are from the current standards

Environmental conditions:

Temperature (°C)	Barometric pressure (kPa)	Relative Humidity (%)
22.8 ± 1.0	101.05 ± 0.000	44.1 ± 2.0

Tests made with following attachments to instrument:

Calibrator ½" Adaptor Type: NC-74-002

Other:

Adjustments: Unit was not adjusted.

Comments: The instrument was tested and met all specifications found in the referenced procedures.

Note: The instrument was tested for the parameters listed in the table above, using the test methods described in the listed standards. All tests were performed around the reference conditions. The test results were compared with the manufacturer's or with the standard's specifications, whichever are larger. The measurement results are reported as Pass / Fail simple acceptance; measured values are in the tolerance interval.

Measured Data: in Acoustical Calibrator Test Report # 48080 of one page.

Place of Calibration: Scantek, Inc.

6430 Dobbin Road, Suite C

Columbia, MD 21045 USA

Ph/Fax: 410-290-7726/ -9167

callab@scantekinc.com

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Document stored as: Y:\Calibration Lab\Cal 2022\RIONNC74-0.5in_35078716_M1.doc

APPENDIX D

SOUND CONTROL CURTAIN COST ESTIMATE

SCHEMATIC DESIGN ANALYSIS

For The

SOUND CONTROL STUDY

STOCKBRIDGE AMPHITHEATER

Stockbridge, Georgia

CODE	DESCRIPTION	QTY	UNIT	COST	TOTAL
<u>PROJECT SUMMARY</u>					
	SOUND CONTROL			366,082	
				366,082	
	GENERAL CONDITIONS	10.0%		36,608	
	BONDS, INSURANCES, AND FEES	3.0%		12,081	
	ESCALATION (18% per year, 12 months)	18.0%		74,659	
	FEE - GENERAL CONTRACTOR	7.0%		34,260	
	DESIGN CONTINGENCY	10.0%		52,369	
TOTAL CONST COST (HARD COST)		-	GSF	\$	576,059
TOTAL SOFT COST (A&E fees, permitting, insurance)		11.0%		63,366	
TOTAL FFE (furniture, fixtures, & equipment)		7.0%		NIC	
TOTAL OWNER'S CONTINGENCY		LS		NIC	
TOTAL PROJECT COST				\$	639,425

CODE	DESCRIPTION	QTY	UNIT	COST	TOTAL
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PROJECT DETAIL

SOUND CONTROL STUDY

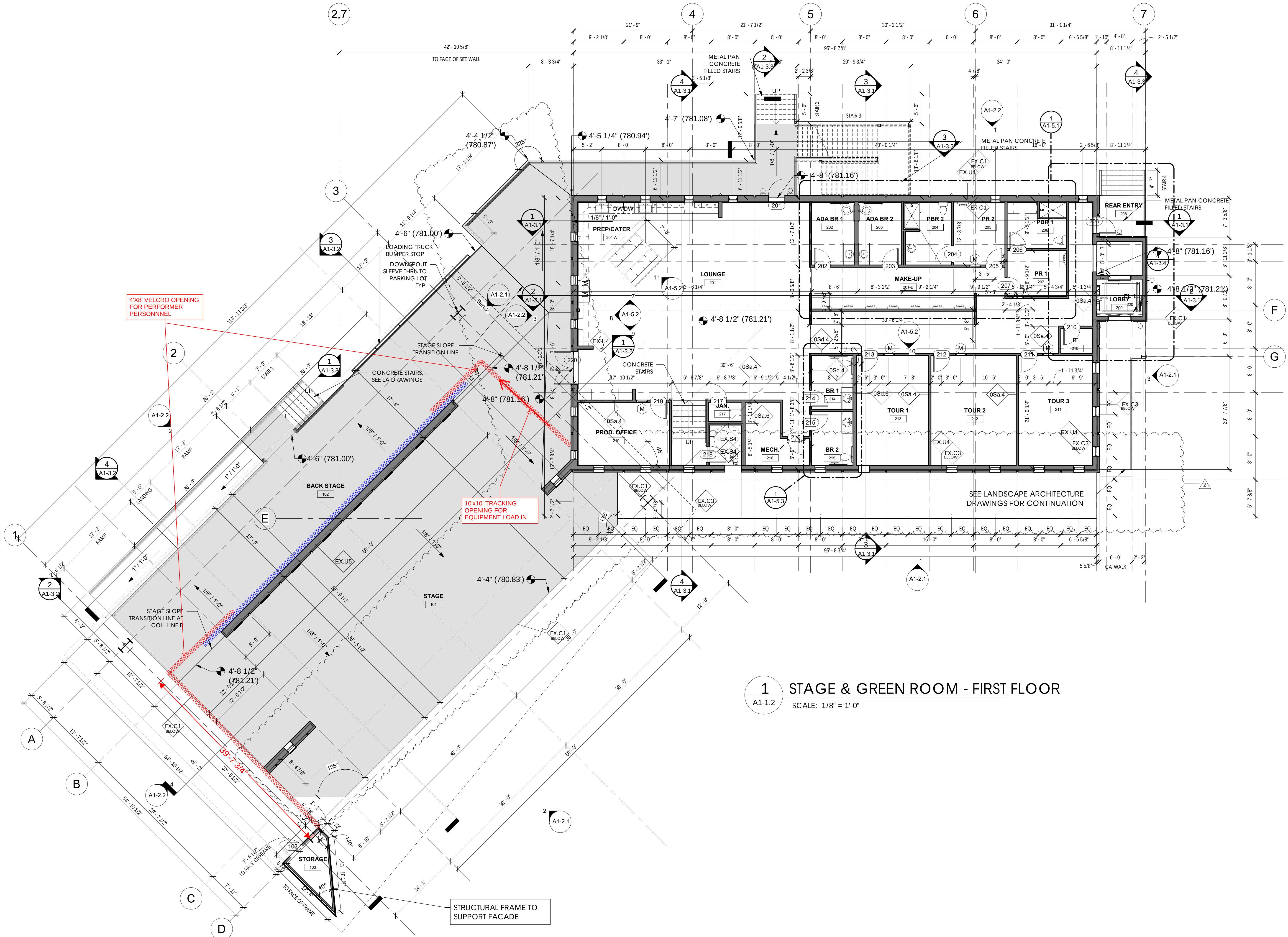
2-1	Temporary Protection Allowance	1	LS	2,500.00	2,500
2-2	Demo Soffit Panels	700	SF	7.50	5,250
2-3	Reinstall and Rework Soffit Panels	700	SF	12.50	8,750
2-4	Miscellaneous Steel Allowance	2	TONS	6,750.00	13,500
2-5	Touch Up Allowance	1	LS	2,500.00	2,500
2-6	Sound Curtain	4,196	SF	19.50	81,822
2-7	Aesthetic Curtain - Front Side - Allowance	4,196	SF	30.00	125,880
2-8	Aesthetic Curtain - Back Side - Allowance	4,196	SF	30.00	125,880

Division 2 Subtotal **366,082**

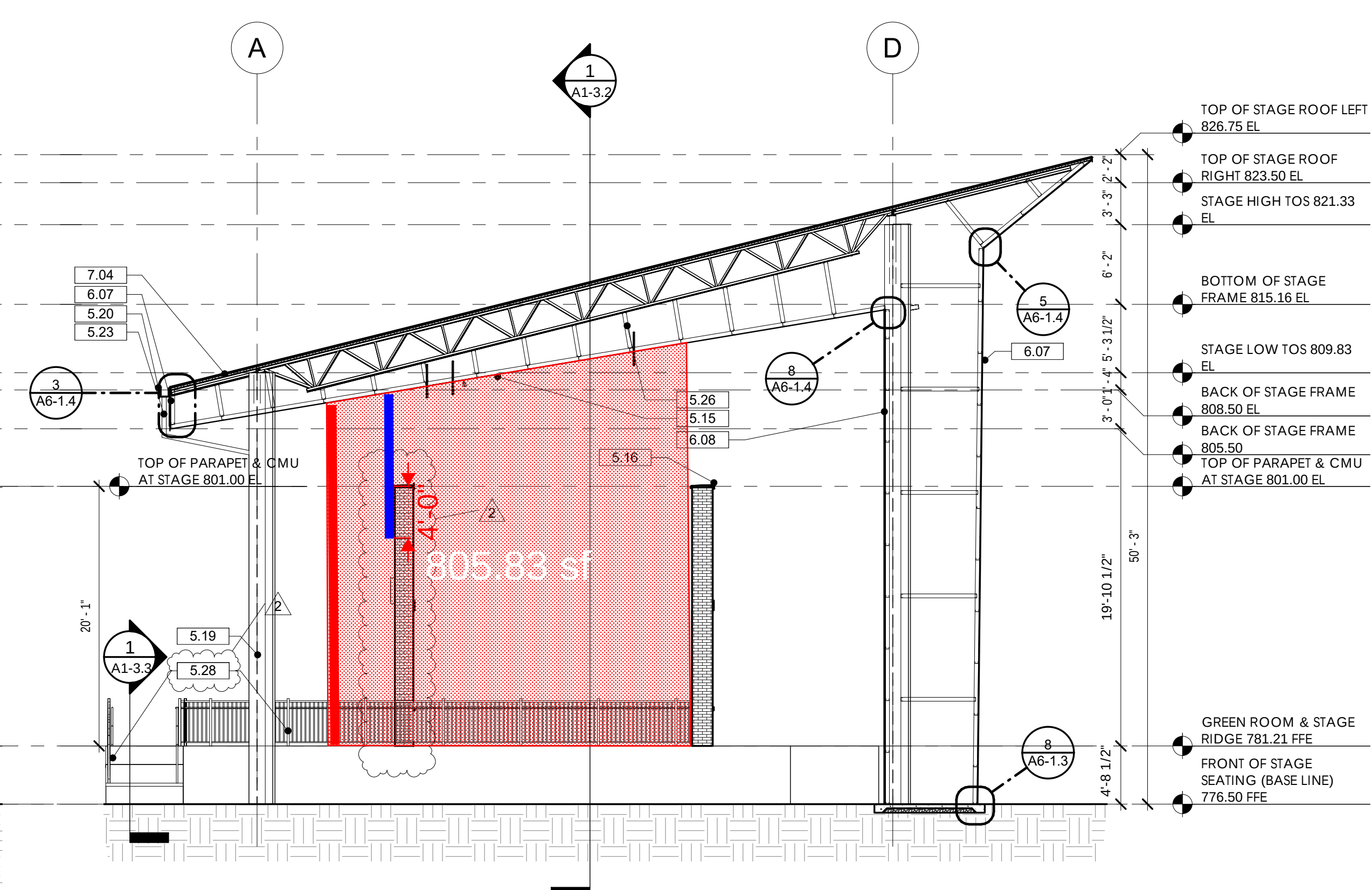
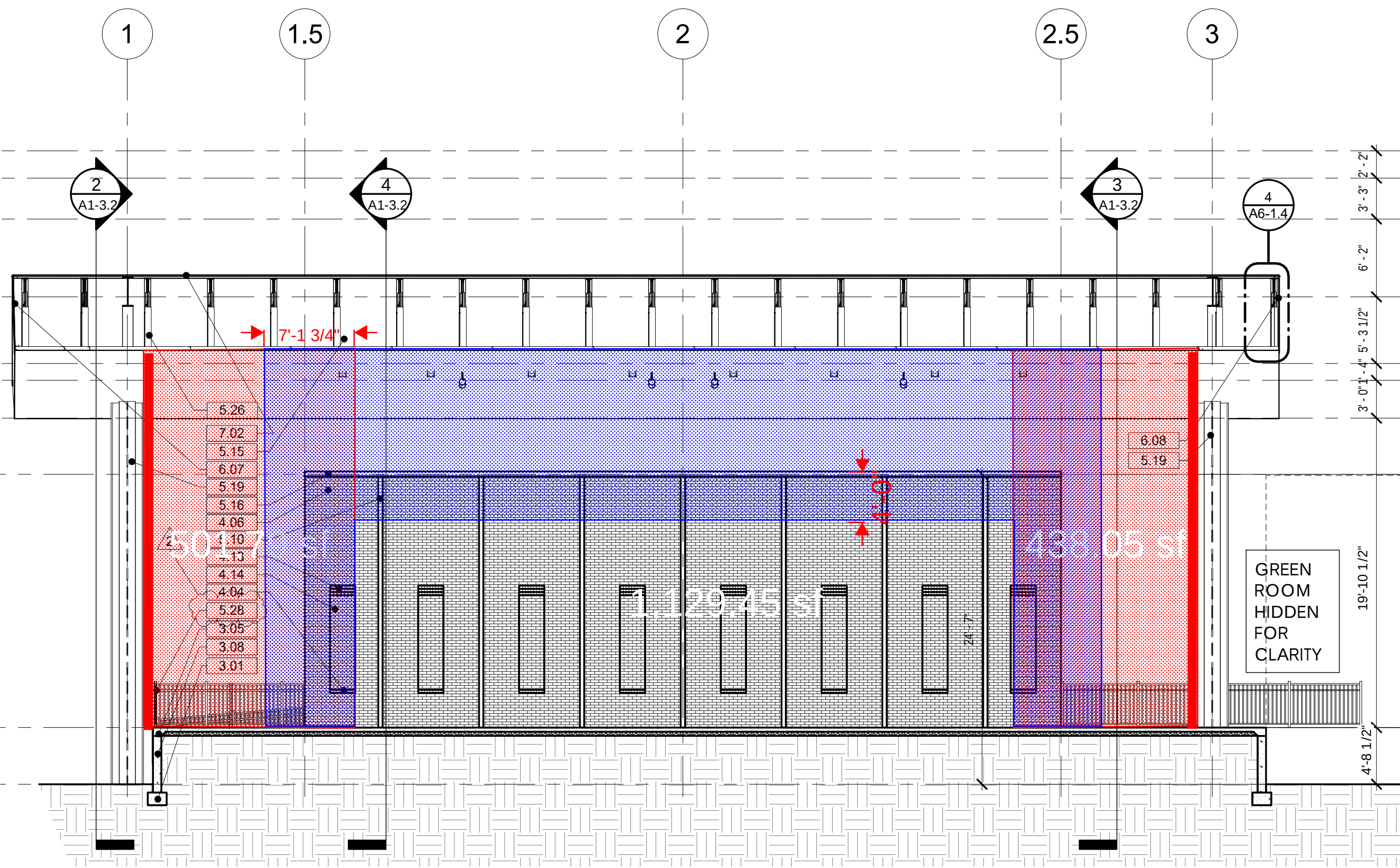
DIVISIONS SUBTOTAL **366,082**

GENERAL CONDITIONS	10.0%	36,608
BONDS, INSURANCES, AND FEES	3.0%	12,081
ESCALATION (18% per year, 12 months)	18.0%	74,659
FEE - GENERAL CONTRACTOR	7.0%	34,260
DESIGN CONTINGENCY	10.0%	52,369

TOTAL HARD COST **\$ 576,059**

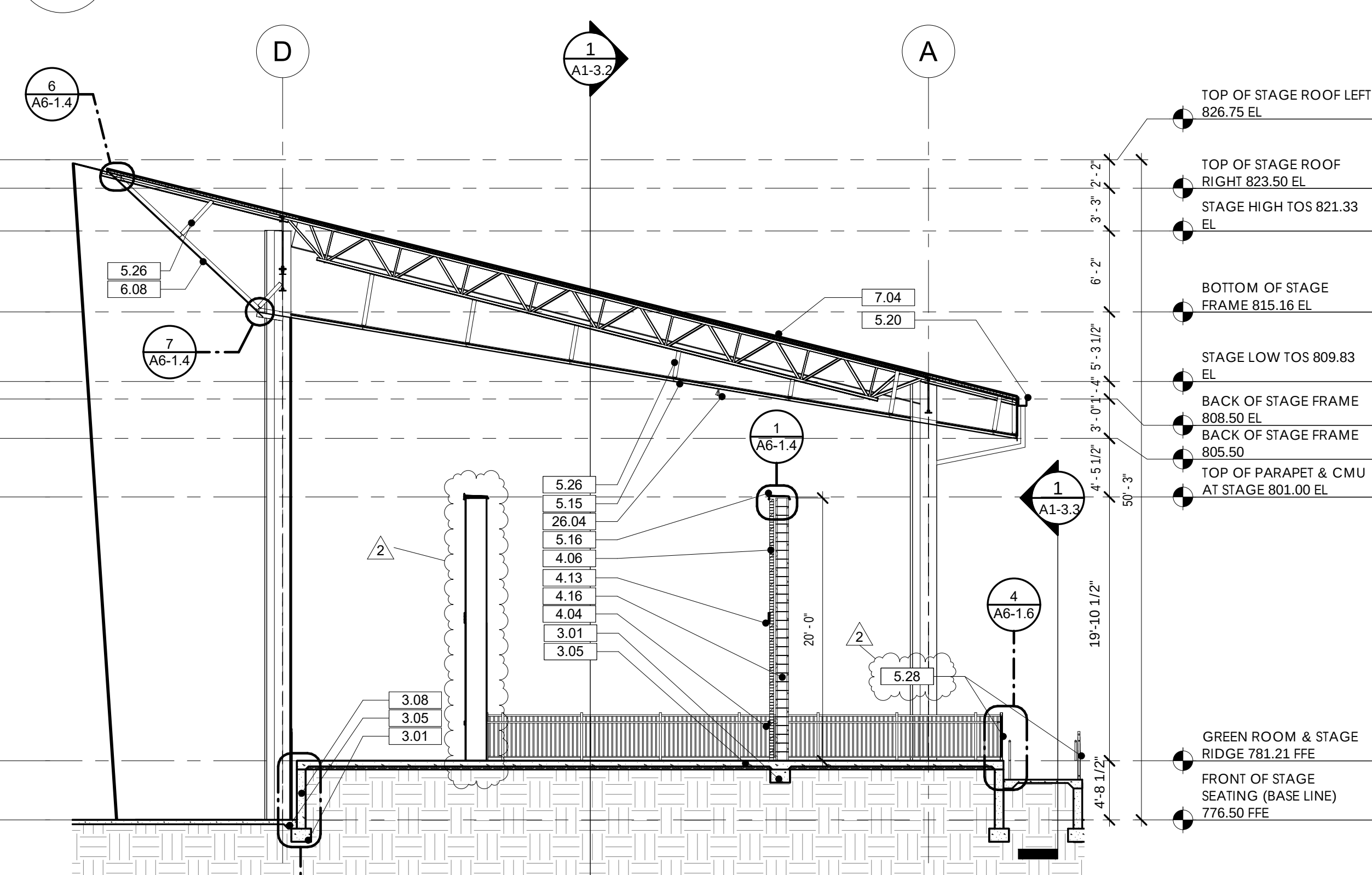
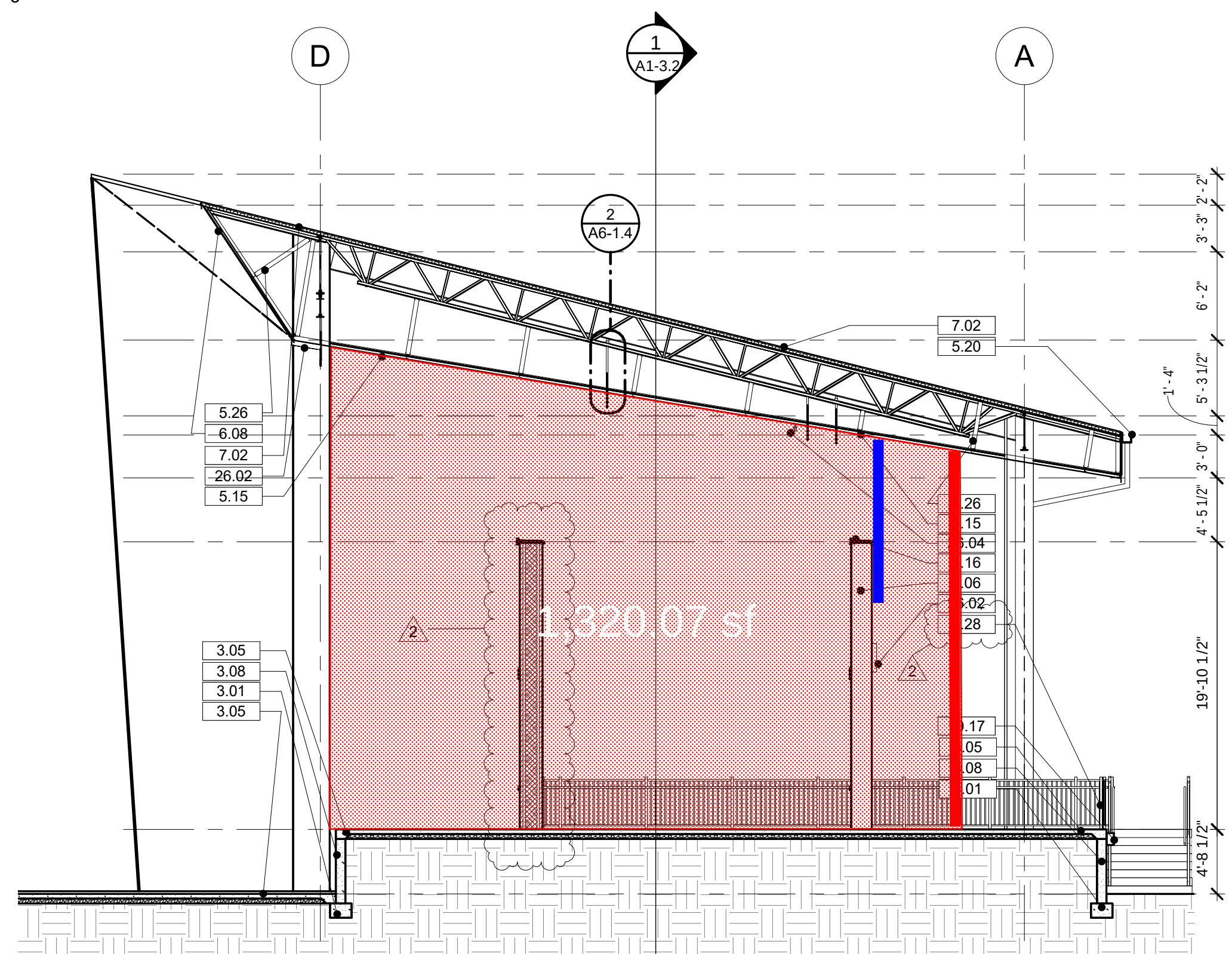


1 STAGE & GREEN ROOM - FIRST FLOOR
A1-1.2 SCALE: 1/8" = 1'-0"



1 STAGE LONGITUDINAL SECTION
A1-3.2 SCALE: 1/8" = 1'-0"

2 STAGE TRANSVERSE SECTION @ COLUMN
A1-3.2 SCALE: 1/8" = 1'-0"



3 STAGE TRANSVERSE SECTION
A1-3.2 SCALE: 1/8" = 1'-0"

4 STAGE TRANSVERSE SECTION @ WALL
A1-3.2 SCALE: 1/8" = 1'-0"

SCHEMATIC DESIGN ANALYSIS
For The
SOUND CONTROL STUDY
STOCKBRIDGE AMPHITHEATER
 Stockbridge, Georgia

CODE	DESCRIPTION	QTY	UNIT	COST	TOTAL
<u>PROJECT SUMMARY</u>					
	SOUND CONTROL			366,082	
				366,082	
	GENERAL CONDITIONS	10.0%		36,608	
	BONDS, INSURANCES, AND FEES	3.0%		12,081	
	ESCALATION (18% per year, 12 months)	18.0%		74,659	
	FEE - GENERAL CONTRACTOR	7.0%		34,260	
	DESIGN CONTINGENCY	10.0%		52,369	
TOTAL CONST COST (HARD COST)		-	GSF	\$	576,059
TOTAL SOFT COST (A&E fees, permitting, insurance)		11.0%			63,366
TOTAL FFE (furniture, fixtures, & equipment)		7.0%			NIC
TOTAL OWNER'S CONTINGENCY		LS			NIC
TOTAL PROJECT COST				\$	639,425

CODE	DESCRIPTION	QTY	UNIT	COST	TOTAL
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PROJECT DETAIL

SOUND CONTROL STUDY

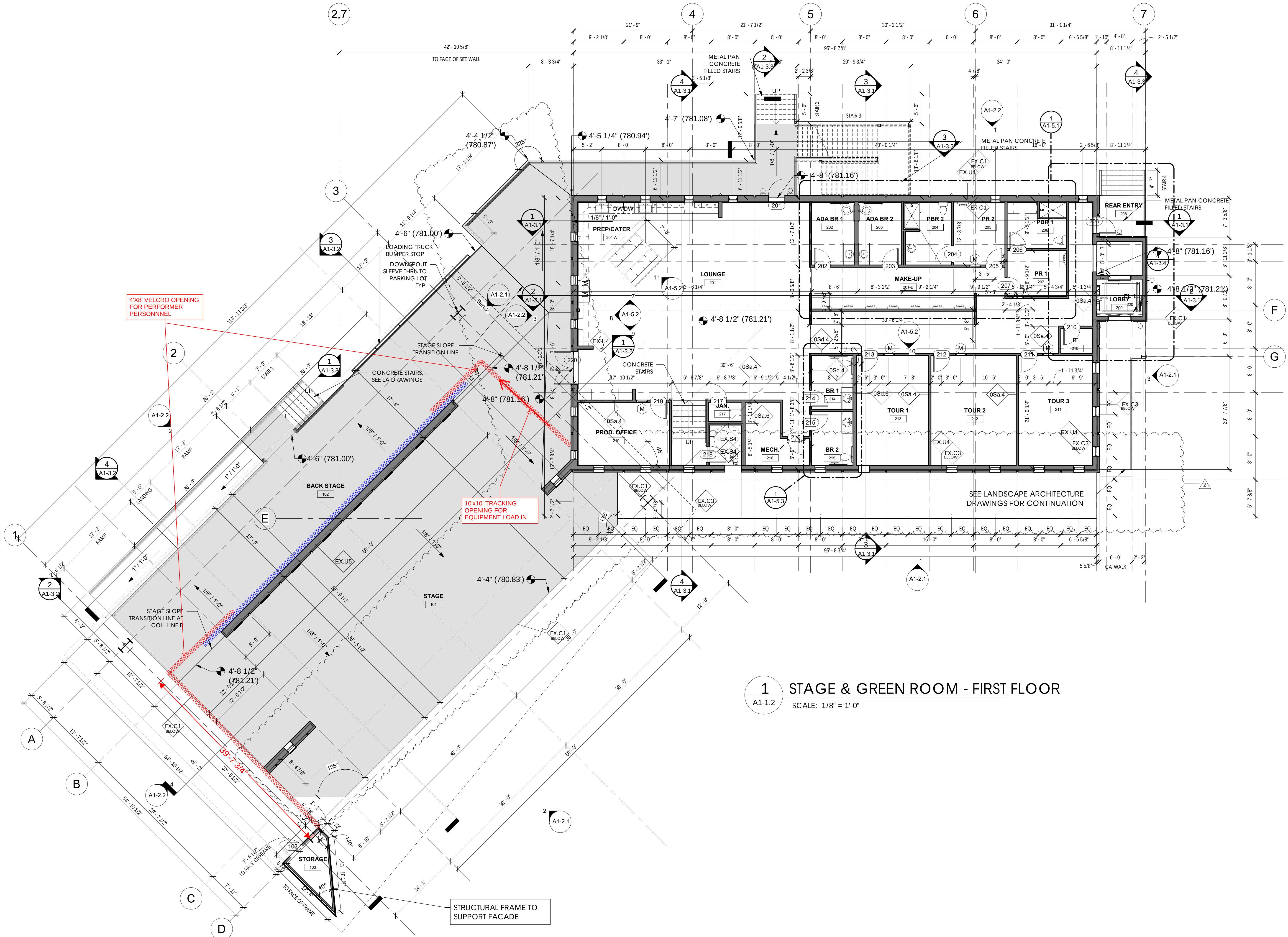
2-1	Temporary Protection Allowance	1	LS	2,500.00	2,500
2-2	Demo Soffit Panels	700	SF	7.50	5,250
2-3	Reinstall and Rework Soffit Panels	700	SF	12.50	8,750
2-4	Miscellaneous Steel Allowance	2	TONS	6,750.00	13,500
2-5	Touch Up Allowance	1	LS	2,500.00	2,500
2-6	Sound Curtain	4,196	SF	19.50	81,822
2-7	Aesthetic Curtain - Front Side - Allowance	4,196	SF	30.00	125,880
2-8	Aesthetic Curtain - Back Side - Allowance	4,196	SF	30.00	125,880

Division 2 Subtotal **366,082**

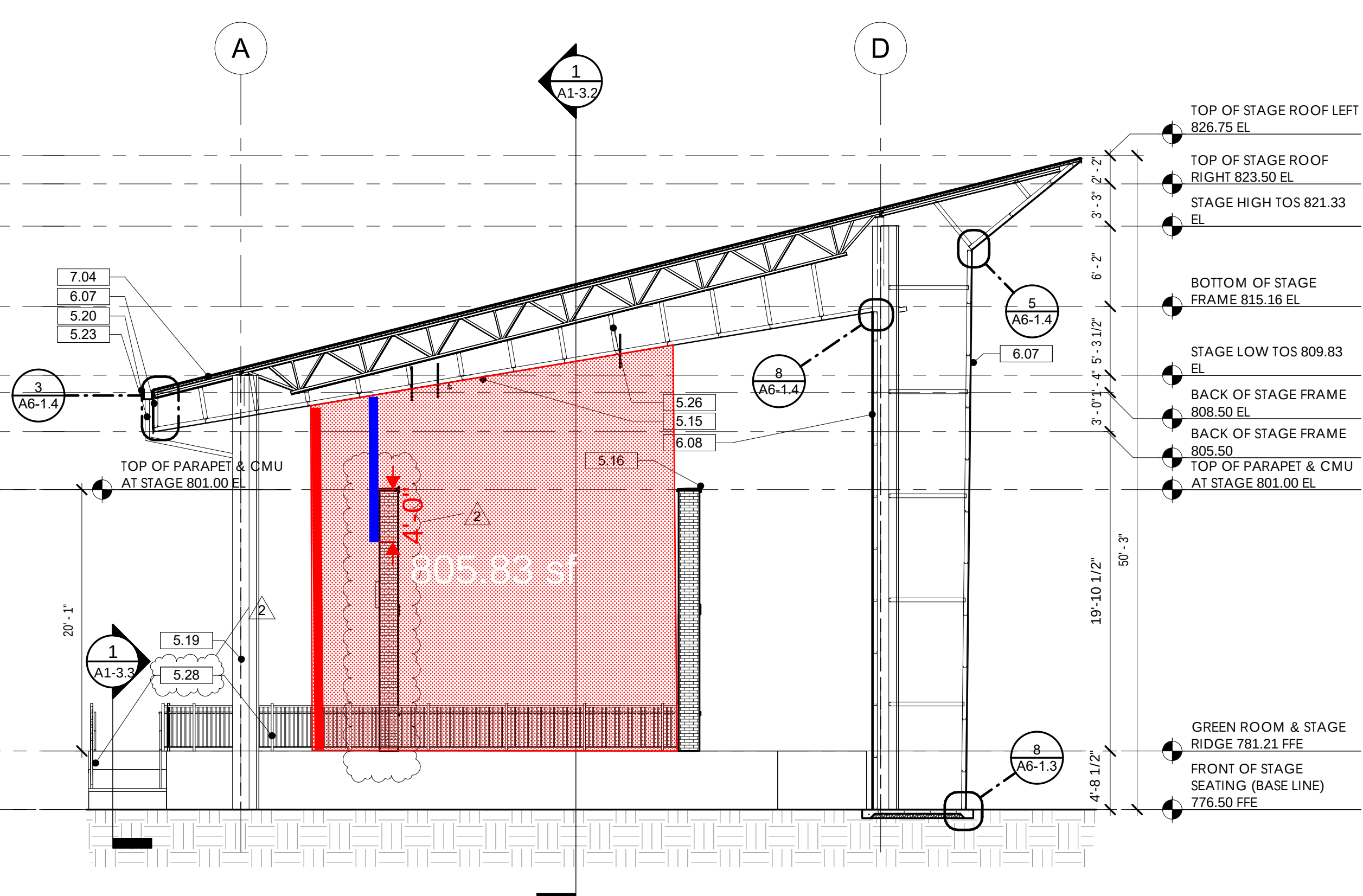
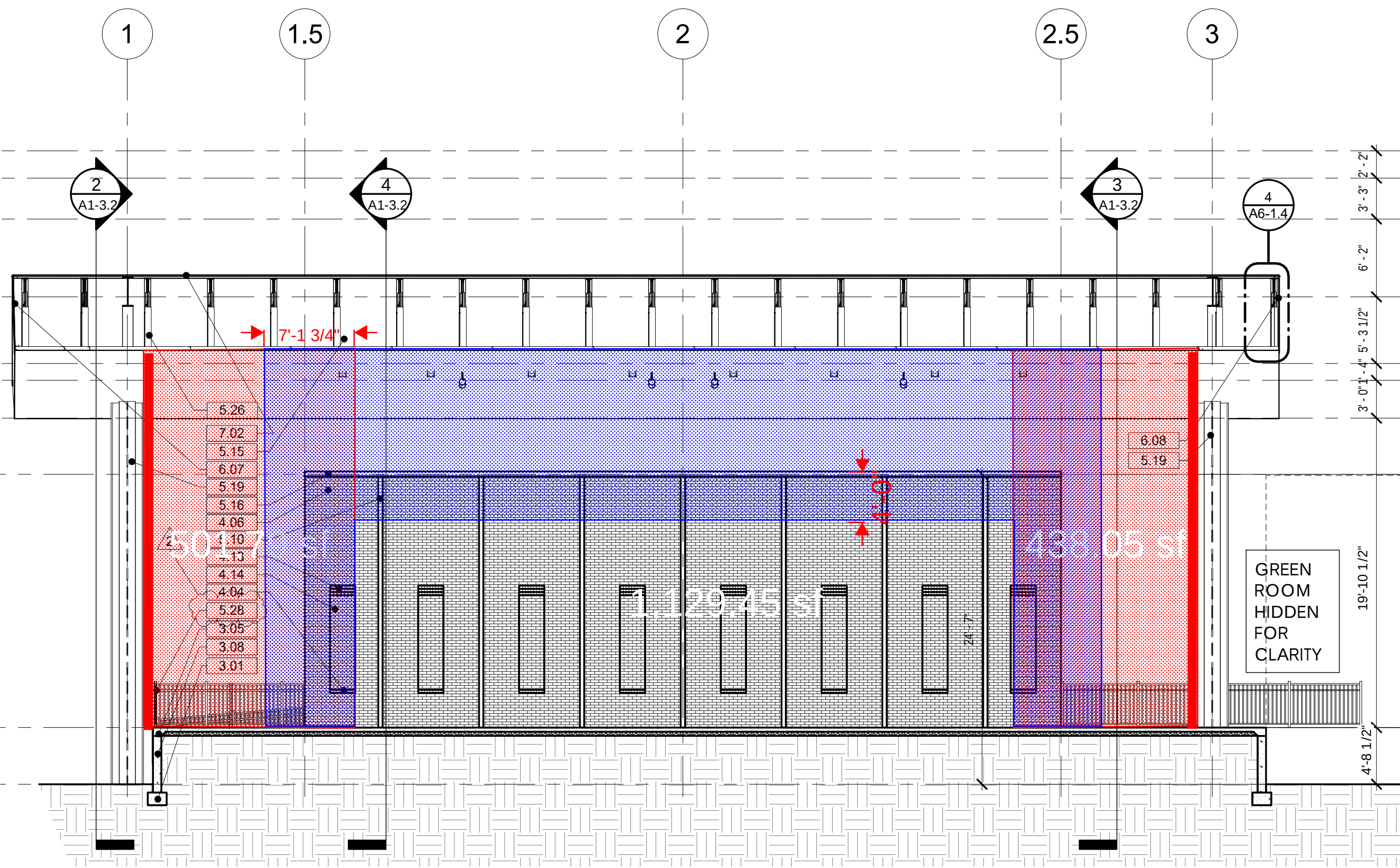
DIVISIONS SUBTOTAL **366,082**

GENERAL CONDITIONS	10.0%	36,608
BONDS, INSURANCES, AND FEES	3.0%	12,081
ESCALATION (18% per year, 12 months)	18.0%	74,659
FEE - GENERAL CONTRACTOR	7.0%	34,260
DESIGN CONTINGENCY	10.0%	52,369

TOTAL HARD COST **\$ 576,059**

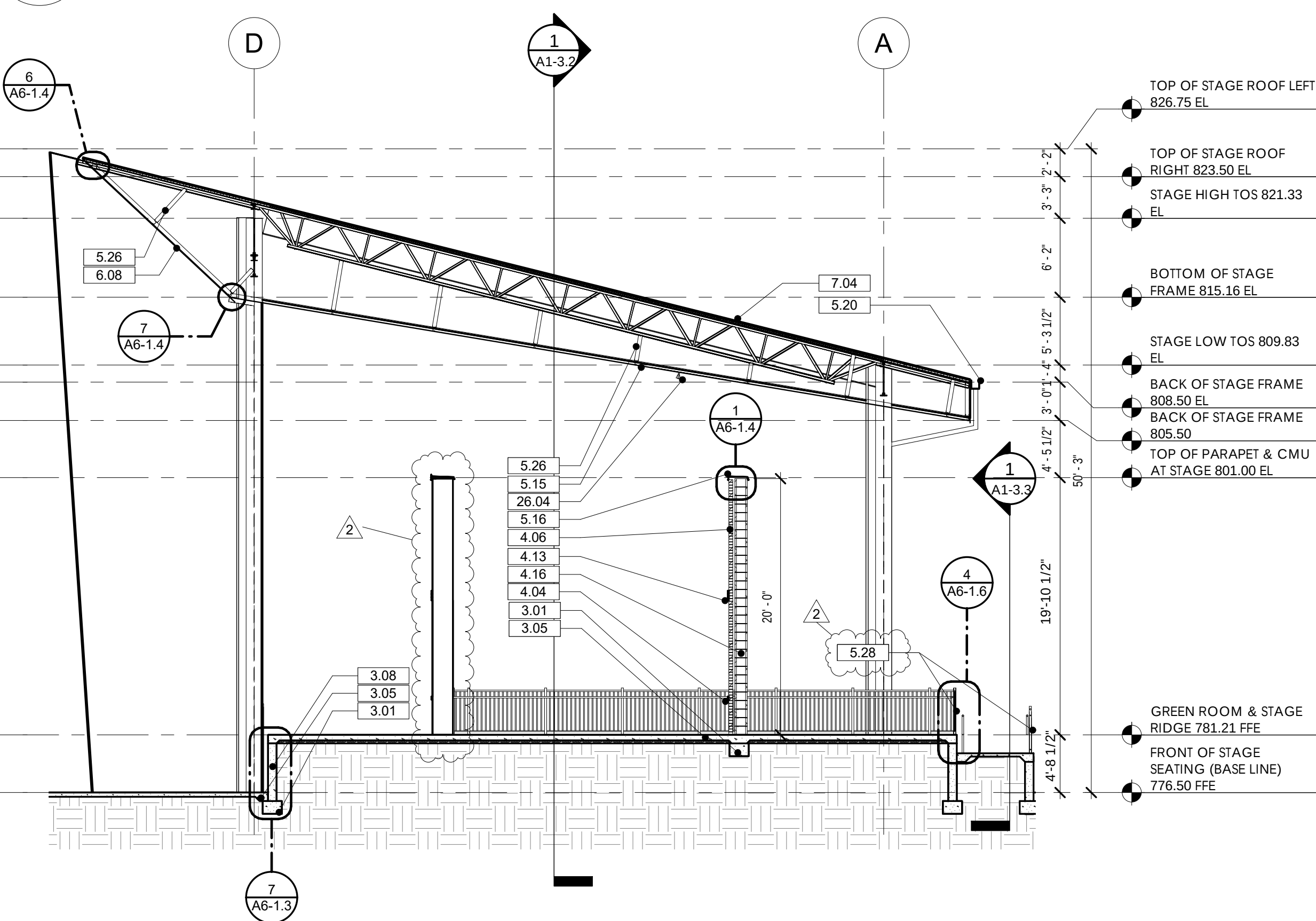
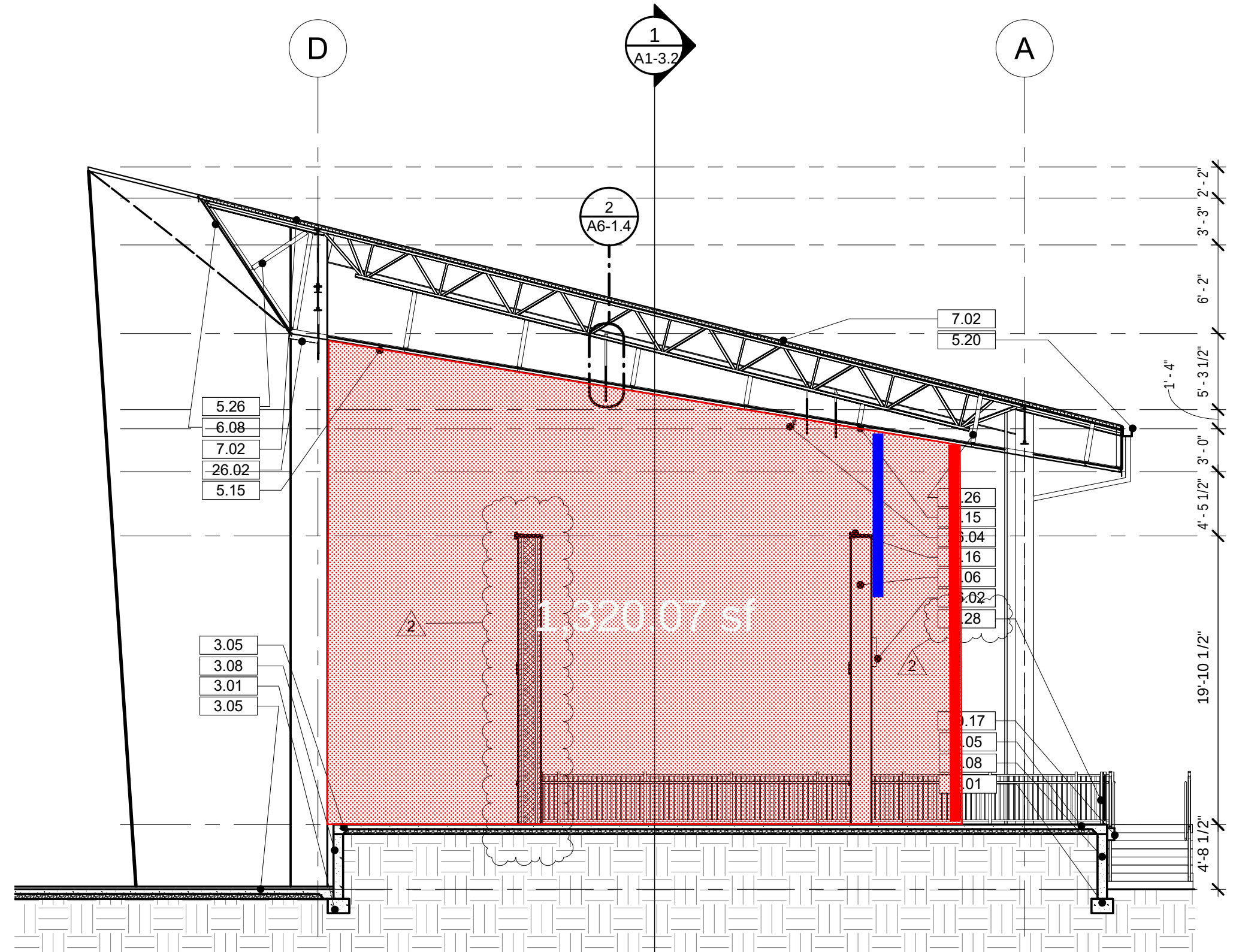


1 STAGE & GREEN ROOM - FIRST FLOOR
A1-1.2 SCALE: 1/8" = 1'-0"



1 STAGE LONGITUDINAL SECTION
A1-3.2 SCALE: 1/8" = 1'-0"

2 STAGE TRANSVERSE SECTION @ COLUMN
A1-3.2 SCALE: 1/8" = 1'-0"



3 STAGE TRANSVERSE SECTION
A1-3.2 SCALE: 1/8" = 1'-0"

4 STAGE TRANSVERSE SECTION @ WALL
A1-3.2 SCALE: 1/8" = 1'-0"

Amphitheater Site Noise Study

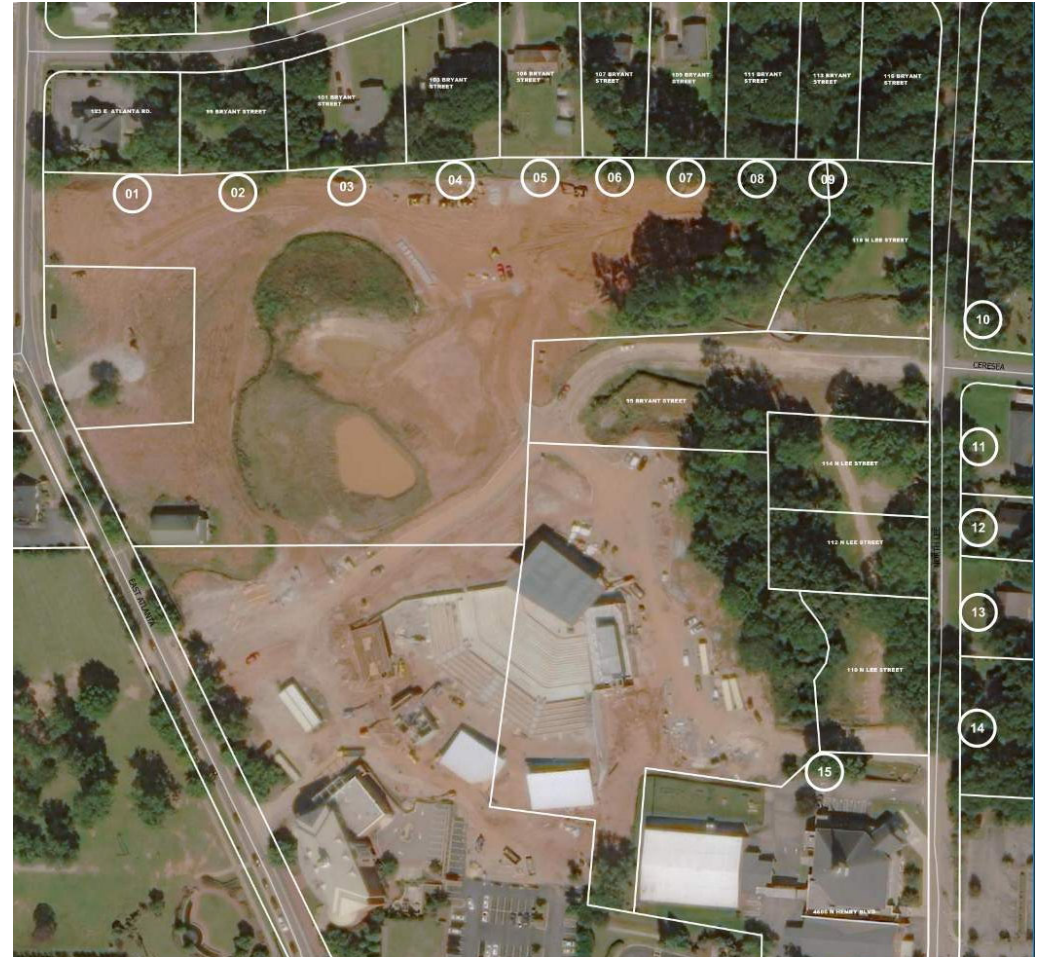
stockbridge
Where Community Connects



PLANNING • ARCHITECTURE
LANDSCAPE ARCHITECTURE

Amphitheater Site Noise Study

- Complaints from residents due to sound levels during sound check and concerts
- Record sound levels in accordance with city ordinance
- Provide recommendations for sound abatement



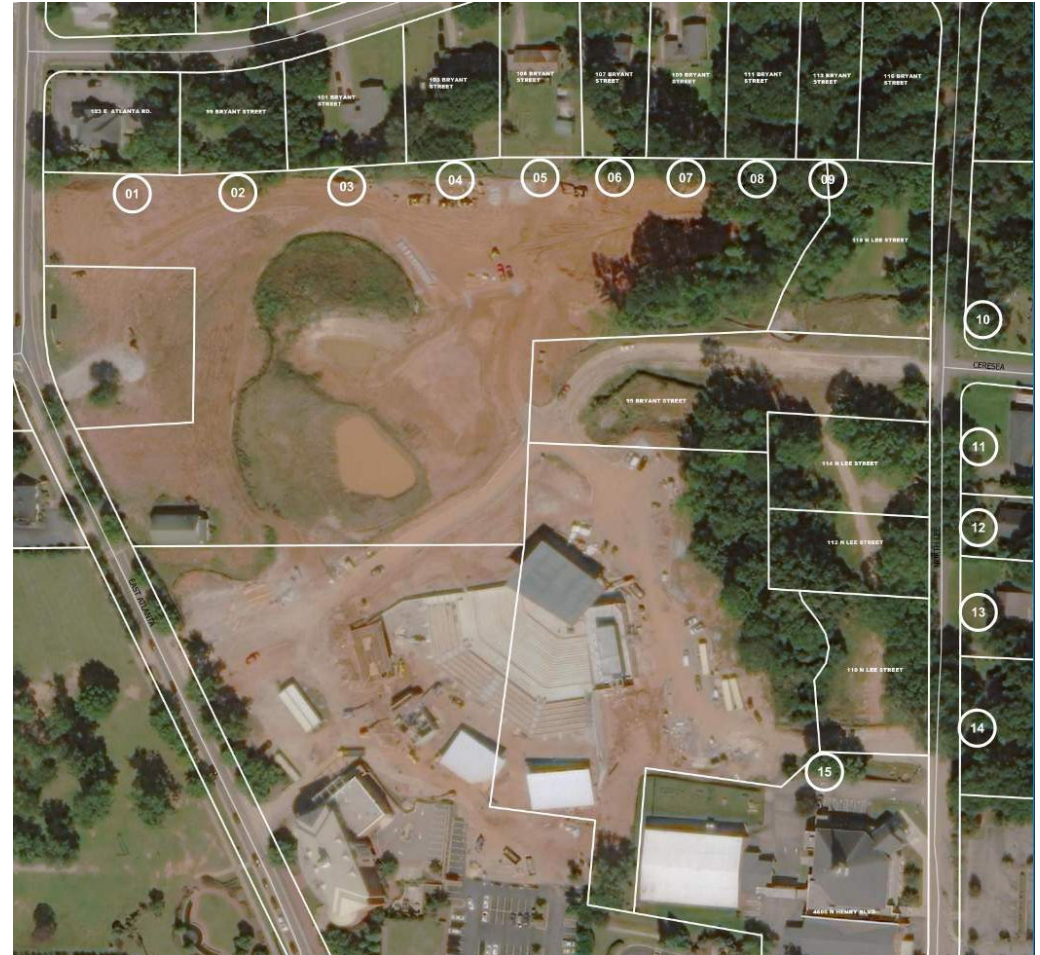
Resident Survey

13 Respondents approximately 50 mailers to adjacent residences

- All are aware of sound coming from the amphitheater
- 7 Reported disturbance from Amphitheater sound
 - 3 Live within vicinity of the amphitheater (Up to 1000 ft. from stage)
 - 4 Live outside the vicinity of the amphitheater
- 6 Reported no disturbance
 - 1 Lives within vicinity of the amphitheater
 - 5 Live outside vicinity of the amphitheater

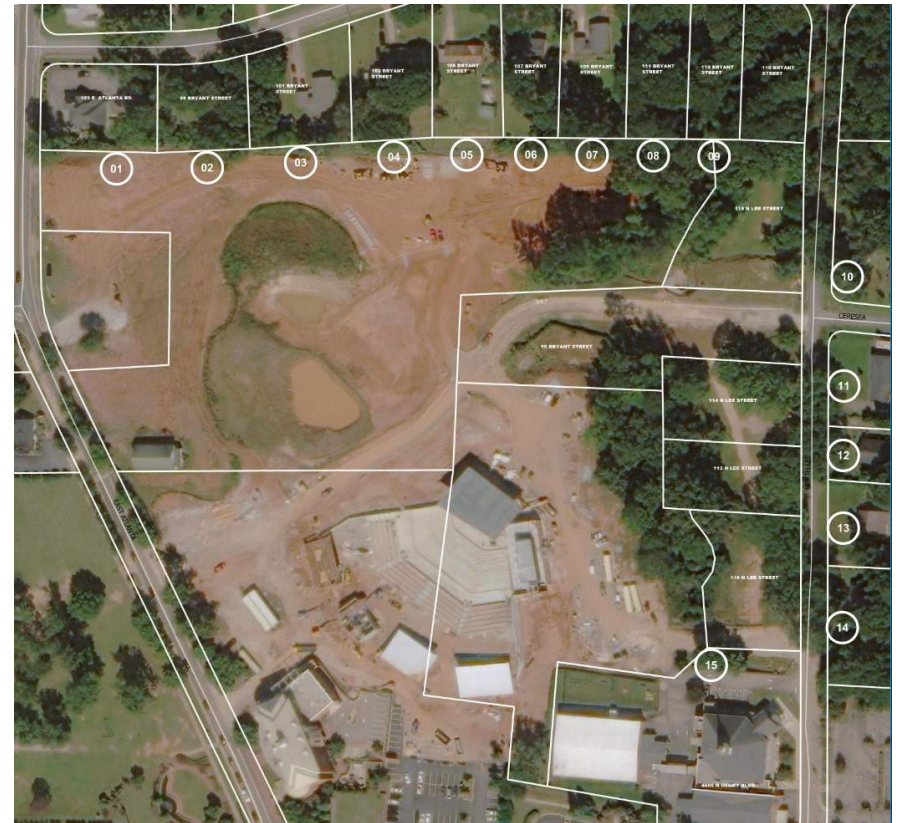
Measurement Procedure

- Measure during 8/20/22 concert
- 15 Measurement positions at adjacent property lines
- 5 minute continuous measurement at each position
- Record A-weighted sound levels
- Levels recorded during concert and during typical daytime conditions



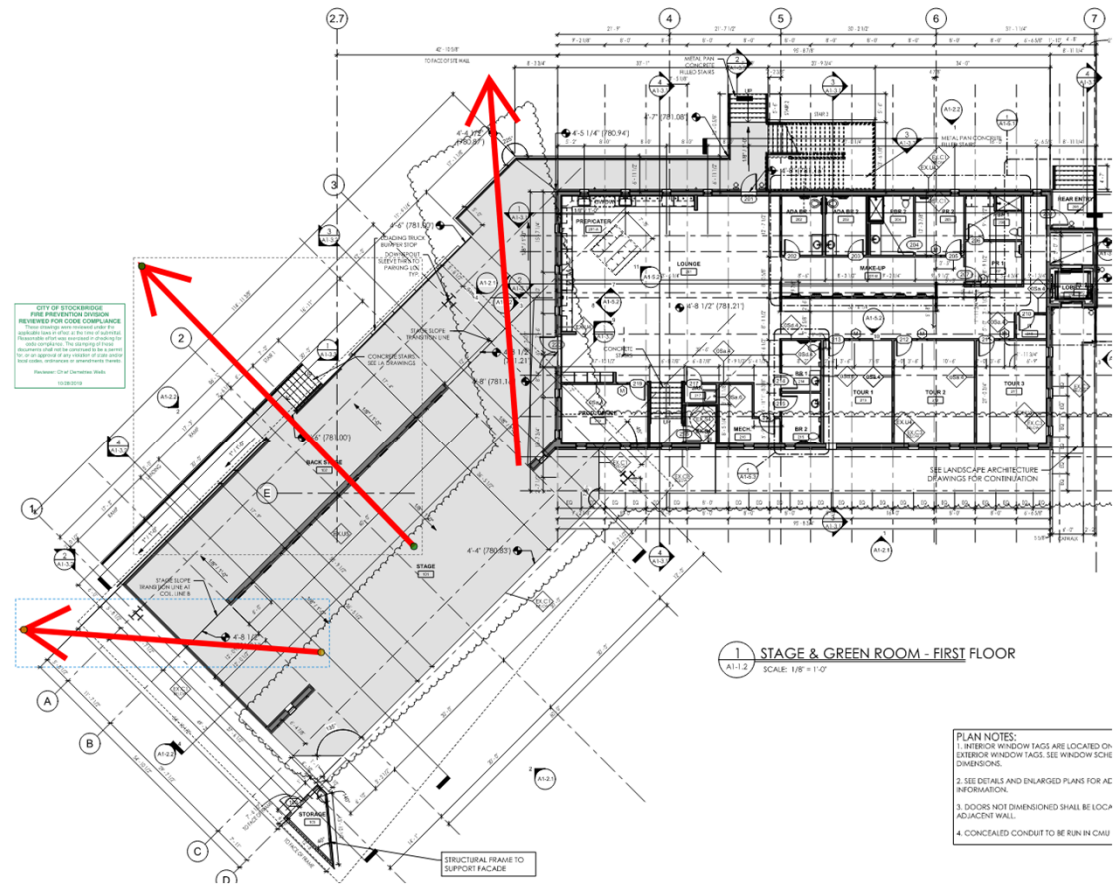
Measurement Results

Measurement Location	Concert Sound Level (dBA)	Daytime Sound Level (dBA)
01	65	54
02	63	53
03	66	51
04	64	53
05	68	46
06	69	48
07	69	49
08	67	46
09	65	48
10	62	47
11	61	51
12	62	49
13	64	53
14	62	52
15	67	51



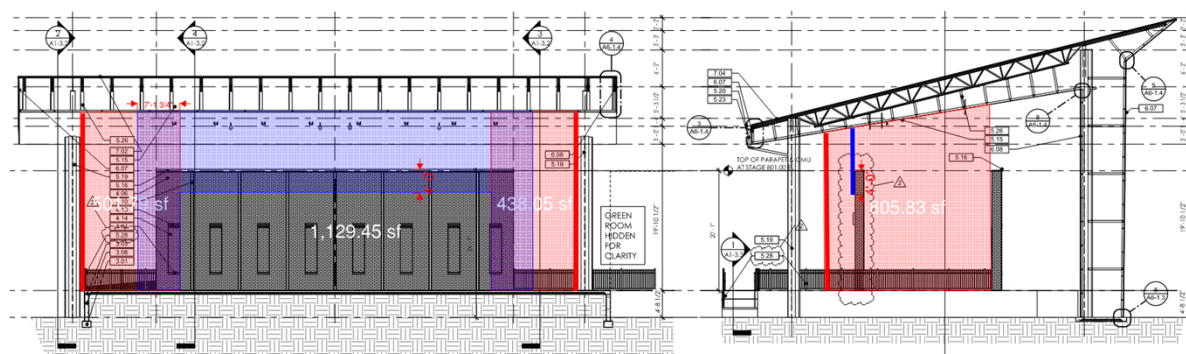
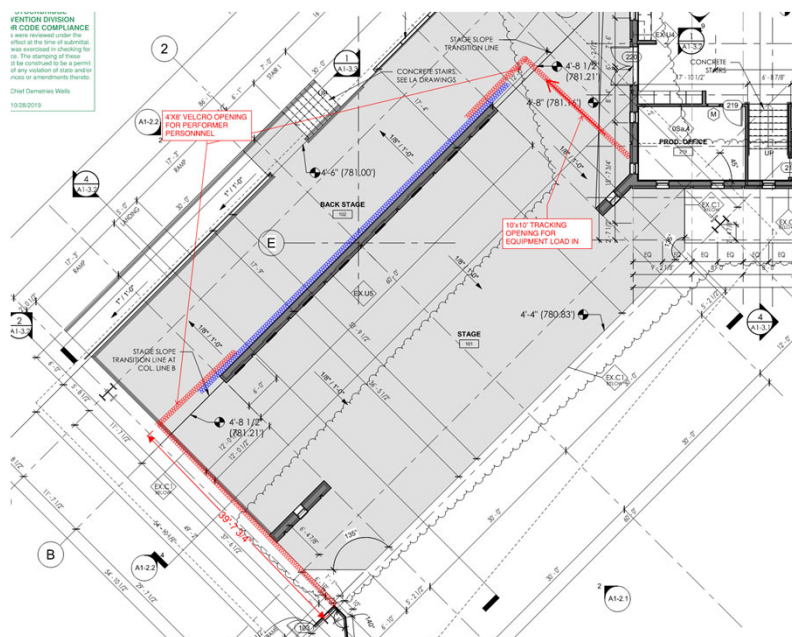
Findings

- Sound levels are clearly audible above ambient background noise
- Sound levels are highest at properties to the North of site
- Sound escaping through the open backstage areas- there is potential for improvement at this location



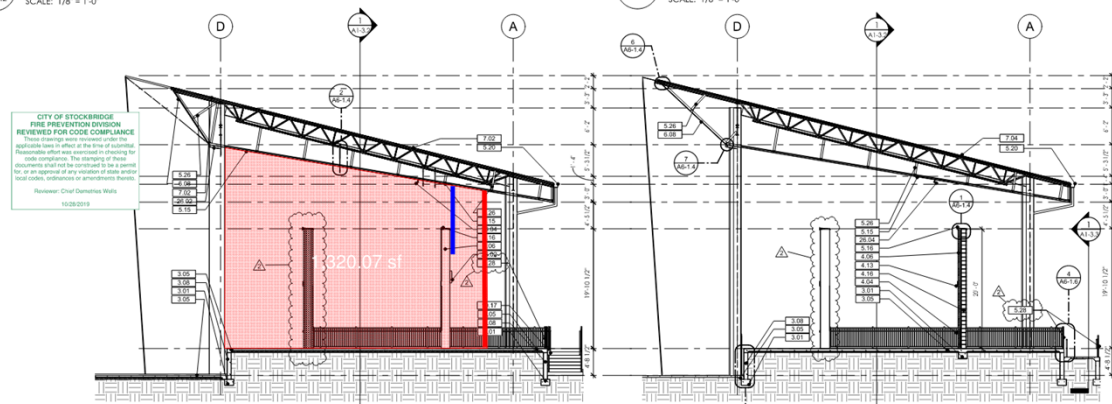
Sound Blocking Curtain

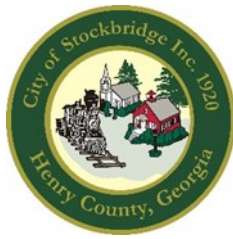
Heavy duty curtain would be suspended from roof and surround performance area.



1 STAGE LONGITUDINAL SECTION
A1-3.2 SCALE: 1/8" = 1'-0"

2 STAGE TRANSVERSE SECTION @ COLUMN
A1-3.2 SCALE: 1/8" = 1'-0"





City of Stockbridge

AGENDA ITEM

MEETING DATE

January 9, 2023

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST IV
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM: N/A

ACCOUNT TRANSFER TO: N/A

PRESENTER: Brecca Carter, Director and Ryan Anderson, Chief Planner.

DEPARTMENT: Community Development.

ITEM/PROJECT/EVENT:

Consider an Annexation request (AX-2022-01) by S3 Capital Investments, LLC, represented by Battle Law, to annex property at 2125 Highway 42 North, with 20 +/- acres, into the City to allow for an independent living/age-restricted residential development. The existing Southern Crescent Rehabilitation and Retirement Center would remain, and 100 new independent living/age-restricted residential units would be constructed. The property would be combined with an adjacent parcel to the north, at Highway 42 North and Technology Parkway (in the City), where 176 units would be constructed.

BACKGROUND INFORMATION:

Proposed Development—Existing facility plus 276 new independent living, age-restricted, attached and detached residential units on two parcels, with 42.01 +/- acres.

Staff & Planning Commission Recommendation—Approval of AX-2022-01.

Companion Applications—1) CP-2022-02 to request a change in the land use designations of both parcels to 'High-Density Residential'; and 2) RZ-2022-02 to request the rezoning of both parcels to PUD.

Previous Henry County Rezoning—Case #RZ-21-18 on 7/20/21; rezoned from OI to MU with 24 conditions.

SIGNATURES:

CITY ATTORNEY _____

CITY TREASURER N/A _____

CITY MANAGER _____

FINANCIAL IMPACT: N/A

AMOUNT: N/A

ATTACHMENTS: Yes



TO: Mayor and City Council, City of Stockbridge

FROM: Linda Logan, Senior Planner

CC: Brecca Carter, Community Development Director
R. Ryan Anderson, Chief Planner

DATE: January 9, 2023

SUBJECT: **Annexation Case #AX-2022-01** for Property at 2125 Highway 42 North within unincorporated Henry County

I. PURPOSE

Consider a petition to annex 22.01 +/- acres of land at **2125 HIGHWAY 42 NORTH** within unincorporated Henry County, located in Land Lot 31+ of District 7, and comprising Parcel #071-01034012. The application by S3 Capital Investments, LLC, is represented by Battle Law, P.C., as part of a development proposal to include Parcel #071-01034014 within the Stockbridge City Limits at Highway 42 North and Technology Parkway).

II. BACKGROUND DATA TABLE

Proposed Development	Age-restricted residential development.
Site Address	2125 Highway 42 North, across from Summit View Drive.
Parcel Identification	Parcel #071-01034012.
Parcel Acreage	20.01 +/- acres.
Applicant	S3 Capital Investments, LLC.
Owner	Southern Crescent Rehabilitation & Retirement Community, Inc.
Current County Zoning	'MU' (Mixed-Use).
Current City Zoning	N/A
County Land Use Designation	'MIX' (Mixed-Use).
City Land Use Designation	N/A
Current Use	Southern Crescent Rehabilitation &

	Retirement Center.
Surrounding Land Uses	• <u>North</u>—Vacant land. • <u>South and West</u>—Magnolias @ Eagles Landing Subdivision. • <u>East</u>—Highlands at Eagles Landing Subdivision; Summit at Eagles Landing Subdivision; a Thai restaurant.

III. OTHER FINDINGS OF FACT

1. The applicant had submitted a letter which requested the deferral of this application from the July 28, 2022, Planning Commission meeting and the August 8, 2022 City Council meeting. The Staff recommended the deferral of this case, and AX-2022-01 was subsequently deferred at both meetings.
2. The applicant has also applied for a Comprehensive Plan Amendment (CP-2022-02) and a rezoning of the property (RZ-2022-02).
3. The applicant seeks to combine the subject property with Parcel # 071-01034014 to the north, within the Stockbridge City Limits, for which a Recombination Plat application will be required.
4. A small stream borders the subject property to the north. It appears to be a tributary of Wolfe Creek.
5. This property was previously rezoned by the Henry County Board of Commissioners on July 20, 2021, via Rezoning Case #RZ-21-18 and Resolution #21-135, from 'OI' (Off-Institutional) to 'MU' (Mixed-Use), with twenty-four (24) Zoning Conditions. The City of Stockbridge's Community Development Department has identified nineteen (19) of them which are applicable to the proposed development, and which comply with the City's Unified Development Code (UDC).

IV. PROJECT DESCRIPTION

The applicant requests the annexation of the subject property at 2125 Highway 42 North (Tract 1) as part of an independent living residential development proposal, which would include the adjacent property to the north. Tract 1 would include the existing Southern Crescent Rehabilitation & Retirement Center, as well as the construction of 100 new independent living units, including 7 detached units and 93 attached units, with a density of 5 units per acre. The adjacent parcel (Tract 2), which is currently vacant, would feature the construction of 176 independent living units, including 52 detached units and 124 attached units, with a density of 8 units per acre. The total development, including both parcels, would contain 276 independent living units, with a density of 6.6 units per acre.

To allow for the proposed development, the applicant has also applied for a rezoning of the subject property (from Henry County's 'MU' (Mixed Use) to the City's 'PUD' (Planned

Unit Development), as well as a change in the property's land use designation (from Henry County's 'MIX' (Mixed Use) to the City's 'High-Density Residential'. Further, the applicant would need to apply for a Recombination Plat to combine the two parcels.

The applicant's submitted Conceptual Site Plan shows that three accesses would be provided into the proposed development. These include the existing driveway at 2125 Highway 42 North, which serves the existing Southern Crescent Rehabilitation & Retirement Center; a new entrance off Highway 42 North, across from Glenmore Lane; and the extension of Technology Parkway. A central street would connect the two tracts, crossing over the existing stream.

Each tract would have its own set of amenities. The subject property (Tract 1) would contain a clubhouse, a pool, and a cabana, while Tract 2 would contain pickleball courts, a pool, and a cabana. Tract 1 would contain two small detention ponds and Tract 2 would contain a larger detention pond.

The submitted rendering suggests that the proposed residential units would have pitched roofs, hardiplank veneers, and single-car garages.

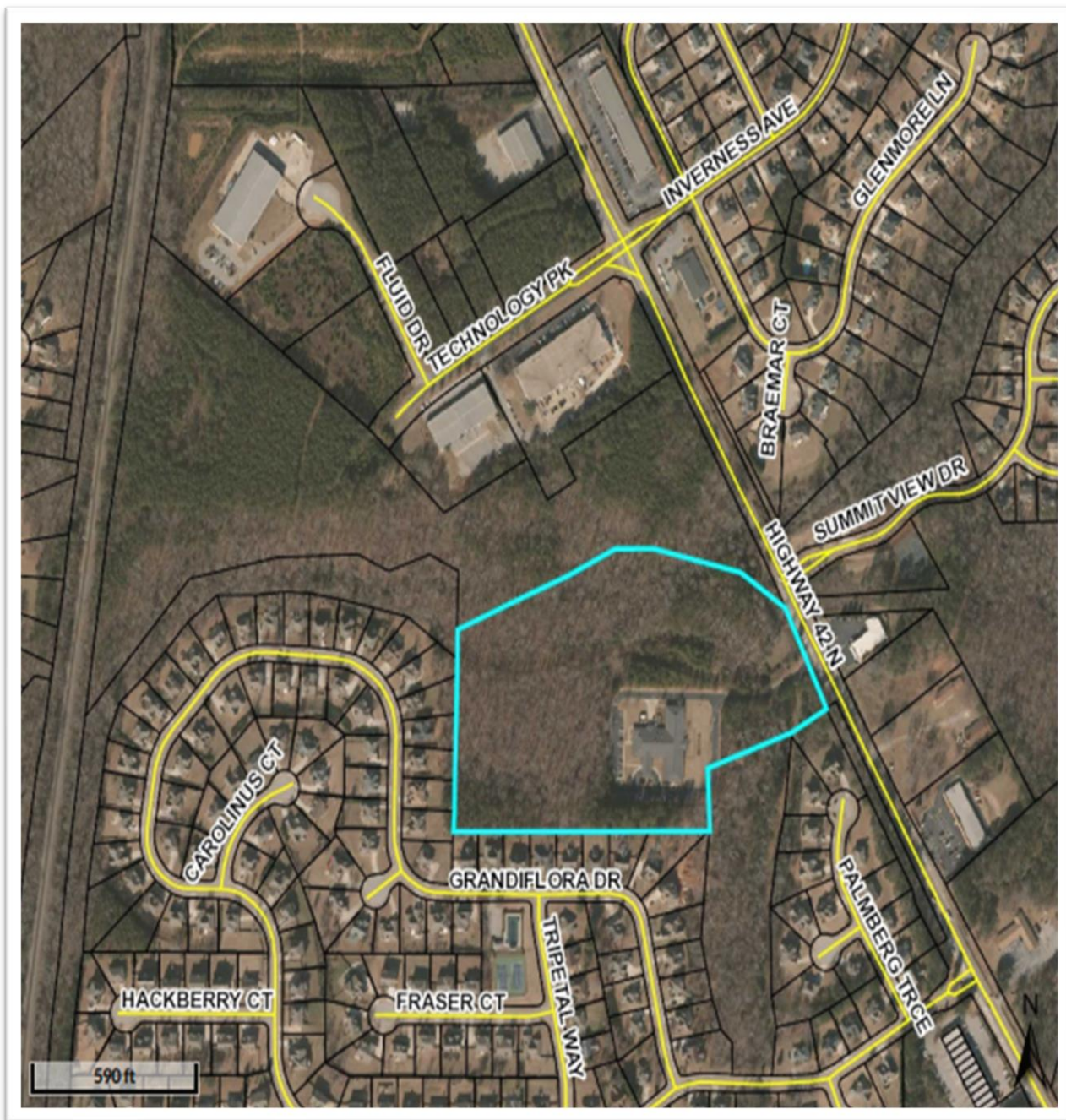
The companion rezoning application states that the applicant will be submitting a proposed list of conditions for adoption, but such list has not yet been received by Community Development.

V. MAPS AND ILLUSTRATIONS TO FOLLOW:

- A. Aerial Photograph
- B. Boundary Survey
- C. Henry County Zoning Map
- D. City of Stockbridge Zoning Map
- E. Henry County Land Use Designation Map
- F. Conceptual Site Plan
- G. Rendering

A. AERIAL PHOTOGRAPH

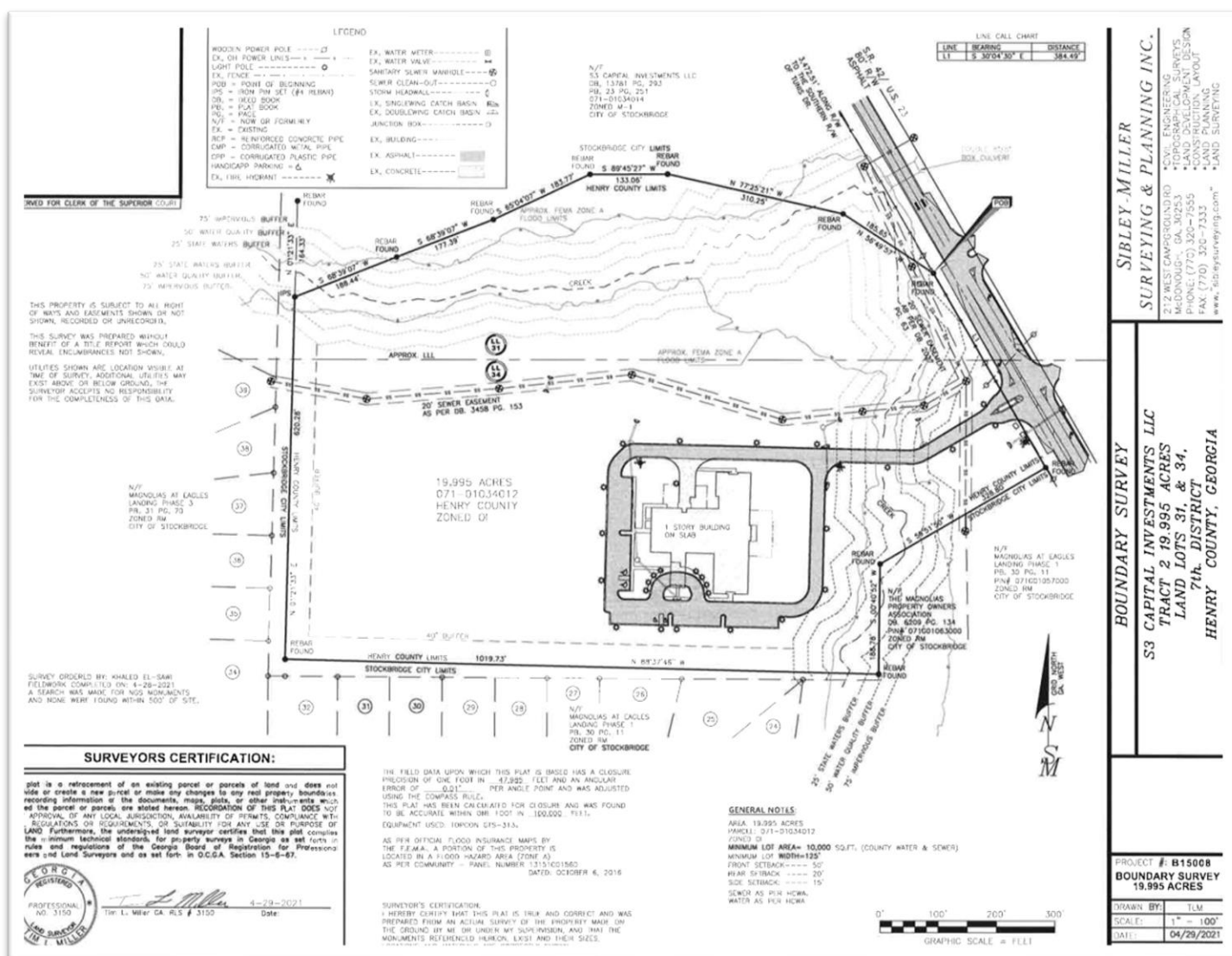
Subject Property:
2125 Highway 42 North
Parcel #071-01034012
a.k.a. "Tract 1"



B. BOUNDARY SURVEY

Subject Property:
2125 Highway 42 North
Parcel #071-01034012
a.k.a. "Tract 1"

The Boundary Survey shows the presence of the existing Southern Crescent Rehabilitation & Retirement Center.



C. HENRY COUNTY ZONING MAP
From the Henry County Tax Assessors' Office

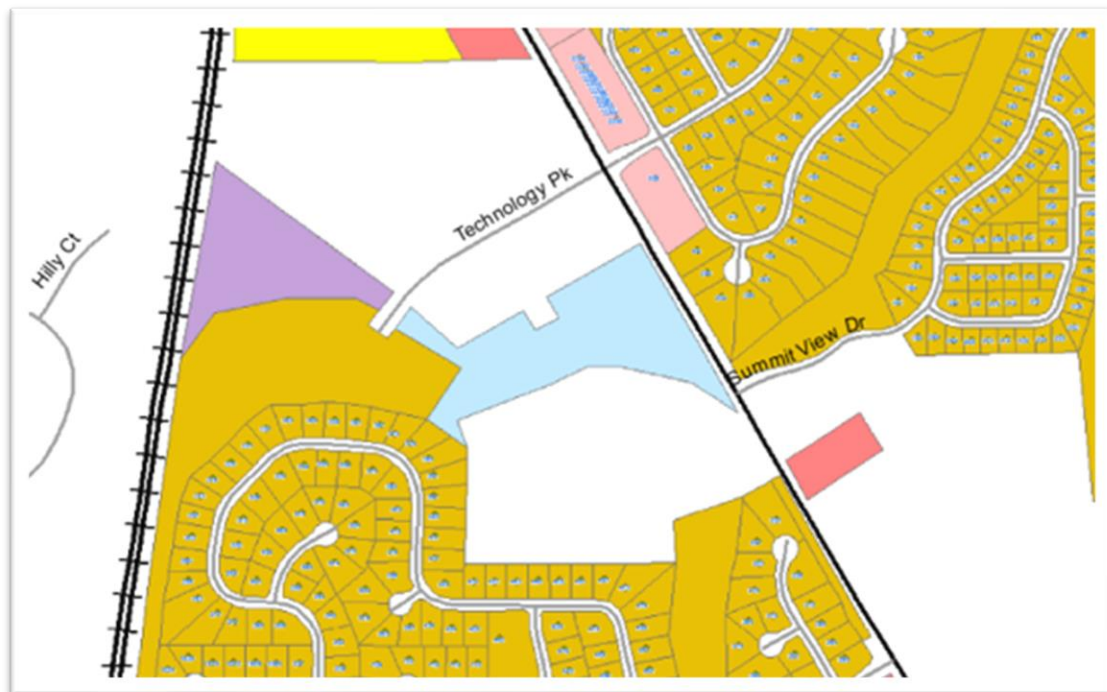
The subject property (a.k.a. "Tract 1") is shown in the buff color on the map. It is zoned 'MU' (Mixed Use).



D. CITY OF STOCKBRIDGE ZONING MAP (Excerpts)

Legend:

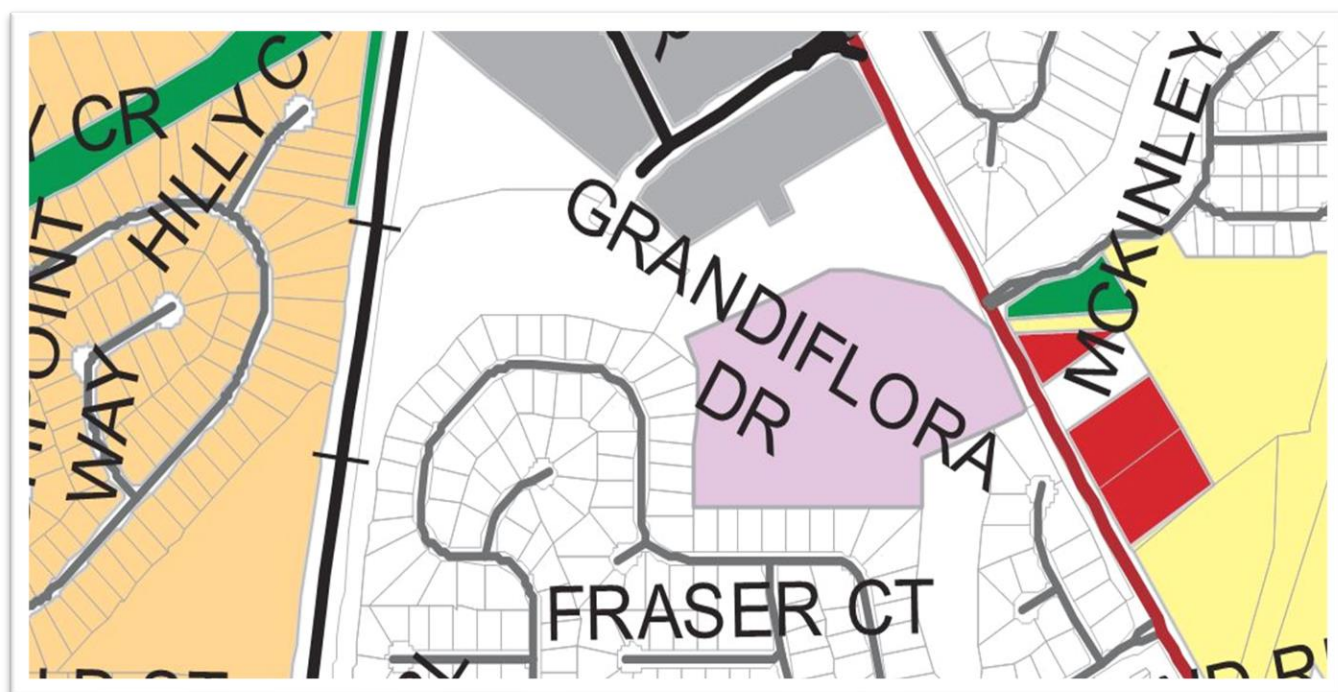
- Main Road – Highway 42 North
- Lavender – LI (Light Industrial)
- Light Blue – OI (Office-Institutional)
- Gold – MFR (Multiple Family Residential)
- Gold area to the west and south -- Magnolias at Eagles Landing Subdivision
- Gold area to the east -- Highlands at Eagles Landing Subdivision & Summit at Eagles Landing Subdivision
- Light Pink – C-1 (Neighborhood Commercial)
- Medium Pink – C-2 (General Commercial)
- Yellow – SR (Suburban Residential)
- White – Located outside of the City



E. HENRY COUNTY LAND USE DESIGNATION MAP

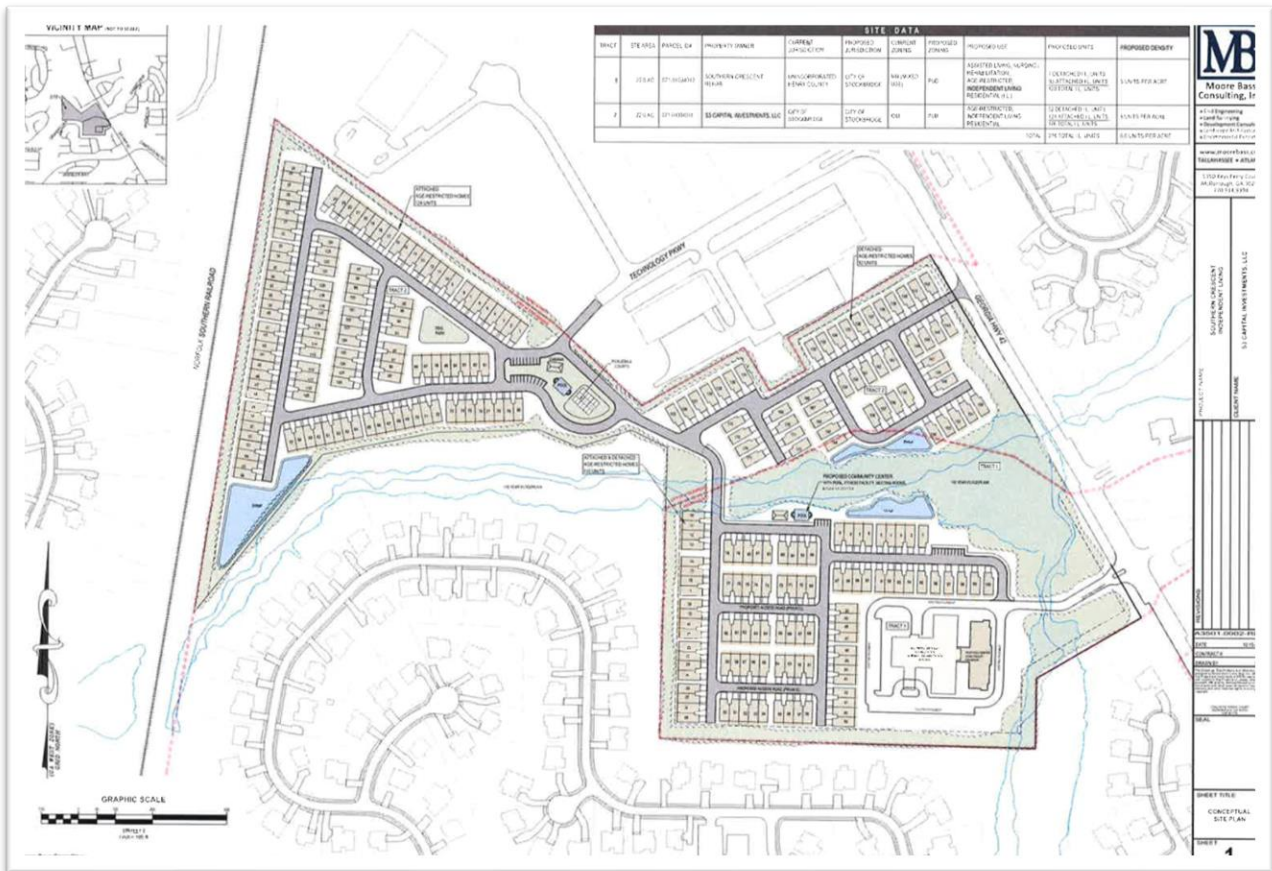
From the Henry County Comprehensive Plan

The subject property (a.k.a. "Tract 1") is shown in the lavender color on the map below. It has a future land use designation of 'MIX' (Mixed Use). The other colors on the map show properties which are also located within unincorporated Henry County.



F. CONCEPTUAL SITE PLAN

The Conceptual Site Plan shows three proposed accesses into the site, a central street connecting the two tracts and crossing over a stream, amenities for each tract, and three detention ponds.



G. RENDERING

This rendering suggests the provision of pitched roofs, mostly hardiplank siding, and single-car garages.



V. ANALYSIS OF REQUEST

The applicant requests a **petition for annexation** under the City of Stockbridge Unified Development Code, Section 9.8. The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

1. ***Is the subject property contiguous to the existing corporate limits with at least one-eighth of the aggregate external boundaries coinciding? Contiguous means-- abuts the municipal limits, or is separated by a street, river or railroad-type of right-of-way, or city land, or land owned by some other political subdivision, or lands, or lands owned by the state.***

Yes. The subject property is contiguous with Parcel #071-01034014 to the north, which would be combined with the subject property to form the overall proposed development.

2. ***Describe what method (100%, 60% or Referendum and Resolution) the applicant is utilizing for the proposed annexation.***

The 100% Method would be used.

3. ***Is any part of the subject property being proposed for annexation [located] within the boundary of another municipal corporation or county?***

Yes. It is located within Henry County.

4. ***Is any part of the subject property receiving municipal services from any entity other than the city proposing annexation?***

Yes. Water and sewer services are provided by the Henry County Water Authority. Fire and EMS services are provided by Henry County. Electricity is provided by Georgia Power Company. Police services are provided by Henry County.

5. ***Is the subject property for the proposed annexation being developed for urban purposes-- defined as a minimum of two people per acre?***

Yes. The applicant proposes to maintain the existing rehabilitation and rehabilitation facility, and to construct 100 "independent living" units on the subject property.

6. ***Is the proposed annexation consistent with the Comprehensive Plan?***

No. The subject property has a Henry County land use designation of 'MIX' (Mixed-Use). The adjacent Tract 2 to the north, which would be combined with the subject

property for the proposed development, has a dual land use designation of 'Low-Density Residential' and 'Light Industrial'. Although the applicant's proposed Comprehensive Plan Amendment of the subject property to 'High-Density Residential' would not be compatible with these designations, the applicant also seeks to change the land use designations of Tract 2 to 'High-Density Residential'.

7. *Does the proposed annexed property share a common zoning classification with the adjoining City property as described in Section 9.8 of the Unified Development Code?*

No. However, the applicant seeks to rezone both properties to 'PUD' (Planned Unit Development).

8. *Potential positive effects of the proposed annexation on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.*

As part of the proposed development, the developer would maintain the existing Southern Crescent Rehabilitation & Rehabilitation Center. Since many of the proposed residential units would be located to the rear of this facility or at the end of Technology Parkway, they may not be visible from Highway 42 North.

9. *The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.*

The subject property is already developed with the existing Southern Crescent Rehabilitation & Retirement Center. The Conceptual Site Plan shows the presence of a stream, which would be traversed by a proposed internal street. A large open space area would be designated along the stream, which should be preserved.

10. *The impact upon adjacent property owners should the request be granted.*

To the south and west of the subject property lies The Magnolias at Eagles Landing Subdivision, which appears to be fully developed. The proposed residential units would be near the lots in that subdivision, but a significant buffer is shown on the site plan. It may be prudent for the developer to also install a fence along the perimeter of the property.

11. *The potential impact of the annexation on City infrastructure including water and sewage system.*

A letter from the Henry County Water Authority, dated May 23, 2022, stated that water service, sewage treatment, and sewer line capacity are all available for the subject property. However, it further states that the proposed site plan would be "in conflict" with an existing 8-inch sewer line, and that the sewer would need to be relocated at the developer's expense. In addition, an easement would be required to

access the sewer line from Highway 42 North.

12. *The impact of the proposed annexation on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.*

The City's Fire Marshal reviewed the Conceptual Site Plan. He was pleased that an additional access would be provided off Highway 42 North, and he did not identify any issues with the proposed internal traffic circulation.

Regarding the new access to be provided from Highway 42 North across from Glenmore Lane, it is recommended that a deceleration lane be added.

Traffic from the residential units to be constructed at the end of Technology Parkway would use the same intersection on Highway 42 North as traffic from the Highlands at Eagles Landing Subdivision to the east. The developer should coordinate with Georgia DOT officials to determine whether any intersection improvements would be needed.

Summary of Impacts / Concerns

Code Compliance	Property's zoning and land use designation are not compatible, but applicant has requested a rezoning and Comprehensive Plan amendment.
Police Department	To be served by Stockbridge Police Department.
Fire Marshal	Acceptable access and internal circulation.
Water and Sewer	Available water service, sewage treatment, and sewer line capacity, but developer would need to relocate the existing sewer line and obtain an easement.
Building	N/A
Traffic	Would bring additional traffic to the intersection of Highway 42 North / Technology Parkway / Inverness Avenue.
Environmental Conditions	Developer would need to coordinate with City engineers and other environmental officials regarding a bridge crossing over the stream, and the protection of sensitive floodplain areas.

VI. CONCLUSIONS

1. Reasonableness of Requested Annexation -- The proposed annexation is reasonable in view of the following:

- a. The applicant's plans to include the subject parcel with the adjacent parcel for a proposed independent living/age-restricted development traversing both parcels;

- b. The surrounding land uses and conditions; and
- c. The satisfactory findings of the twelve (12) Analysis criteria above.

2. Needed Zoning Conditions -- It would be appropriate to require nineteen (19) of the twenty-four (24) Zoning Conditions that were required by Henry County in the RZ-21-18 rezoning approval of this property last year, which comply with the City's UDC, and which are suitable for the proposed development on the subject property.

VII. STAFF RECOMMENDATION

The Community Development Staff and Planning Commissioner recommends **APPROVAL WITH CONDITIONS** for the proposed annexation of the subject property at 2125 Highway 42 North into the Stockbridge City Limits, conditioned upon the following nineteen (19) Zoning Conditions:

1. The uses of the subject property shall be limited to memory care, assisted living, and independent living with associated amenities and provision of care, meeting use requirements.
2. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and they shall have a deceleration lane and an acceleration taper which are designed and constructed to Henry County DOT's standards.
3. All disturbed areas shall be sodded, except where landscaping is present or installed.
4. The residential portion of the development shall consist of cluster single-family attached and detached units only. The total number of dwelling units shall be limited to one hundred (100). Compliance with zoning conditions and development standards may further limit the number of dwelling units.
5. An on-site amenity package shall be provided, and it shall consist of at least the following:
 - a. A Community Center which includes, at a minimum, a fitness facility, a meeting room, and a business center.
 - b. Two (2) cabanas.
 - c. Two (2) swimming pools.
 - d. Two (2) outdoor recreation areas, including walking trails and three (3) pavilions. The pavilions shall be no less than 1,200 square feet.
6. The Community Center shall be completed prior to the issuance of the fiftieth (50th) building permit of a single-family attached or detached dwelling unit.

7. The residential portion of the development shall comply with Section 3.2.35 of the City's Unified Development Code (UDC) regarding the provision of single-family senior adult housing.
8. Provision of care and/or personal services, as defined by O.C.G.A. 31-7-12.2(b)(2), shall be provided to any assisted living and independent living residents before the first single-family attached or detached unit receives any certificate of occupancy.
9. Any approved development permit shall be limited to a maximum of sixty (60) dwelling units until the proposed access point to the north, as depicted on the RZ-21-18 rezoning site plan, dated April 9, 2021, is designed and constructed to the standards of Henry County DOT and the City of Stockbridge, and it connects to an already-existing public right-of-way. This access point shall be open for the use of the residents within five (5) years from the date of approval of this rezoning resolution, or before the issuance of the Certificate of Occupancy (CO) of the 61st dwelling unit, whichever occurs first. No additional permits shall be issued until the developer has engineered and constructed the secondary access.
10. The subject property shall not, at any time, be developed as a traditional single-family and/or multifamily residential development (even if it is age-marketed or age-targeted), or any other type of residential community that does not require each single-family attached or detached unit to house an individual who requires a level of care that is provided by the assisted living facility.
11. Community facilities, recreational areas, access gate(s), if any, public space(s), and open space(s) shall be maintained by the existing, and all subsequent, owners / operators of the existing rehabilitation center and/or assisted living facility at the subject property, which is currently Southern Crescent Rehab & Retirement Co., Inc., as per current public tax records.
12. A traffic impact study (TIS) shall be required before the approval of the first development permit. At a minimum, the developer/owner's engineer shall provide an Intersection Control Evaluation Study to Georgia DOT of the site's existing access, per Georgia DOT's requirements. The developer/owner shall be responsible to provide all of the indicated improvements that are required by the City of Stockbridge Unified Development Code (UDC).
13. The dwelling units shall have a minimum of 1,200 square feet, with a running minimum average of 1,800 square feet.
14. The dwelling units shall be Craftsman style, as approved by the Community Development Department, and they shall have a water table that is at least three (3) feet high, consisting of brick or similar materials.

15. Each dwelling unit shall have a garage. Garages shall be setback by a minimum of twelve inches (12") from the front dripline of the home. Greater than 50 percent of the dwelling units shall have a two-car garage. The balance shall have one and a half car garages. Garages shall have crown molding that is complimentary to the exterior of the homes.
16. An adequate number of dwelling units shall be reserved for those leaving the care of assisted living, who are needing transitional living arrangements.
17. All stormwater management facilities shall be environmentally friendly, landscaped, enclosed with a fence that is four (4) feet high, at a minimum, and shall be included in the common area to be maintained by the HOA.
18. An HOA shall be required, and it shall maintain the common areas and building exteriors.
19. Interior sidewalks shall be a minimum of eight (8) feet wide. Exterior sidewalks along Highway 42 shall be a minimum of ten (10) feet wide.

Presentation For AX-2022-01:

Annexation Request for the Proposed

“Southern Crescent” Mixed

Residential Development

At 2125 Highway 42 North

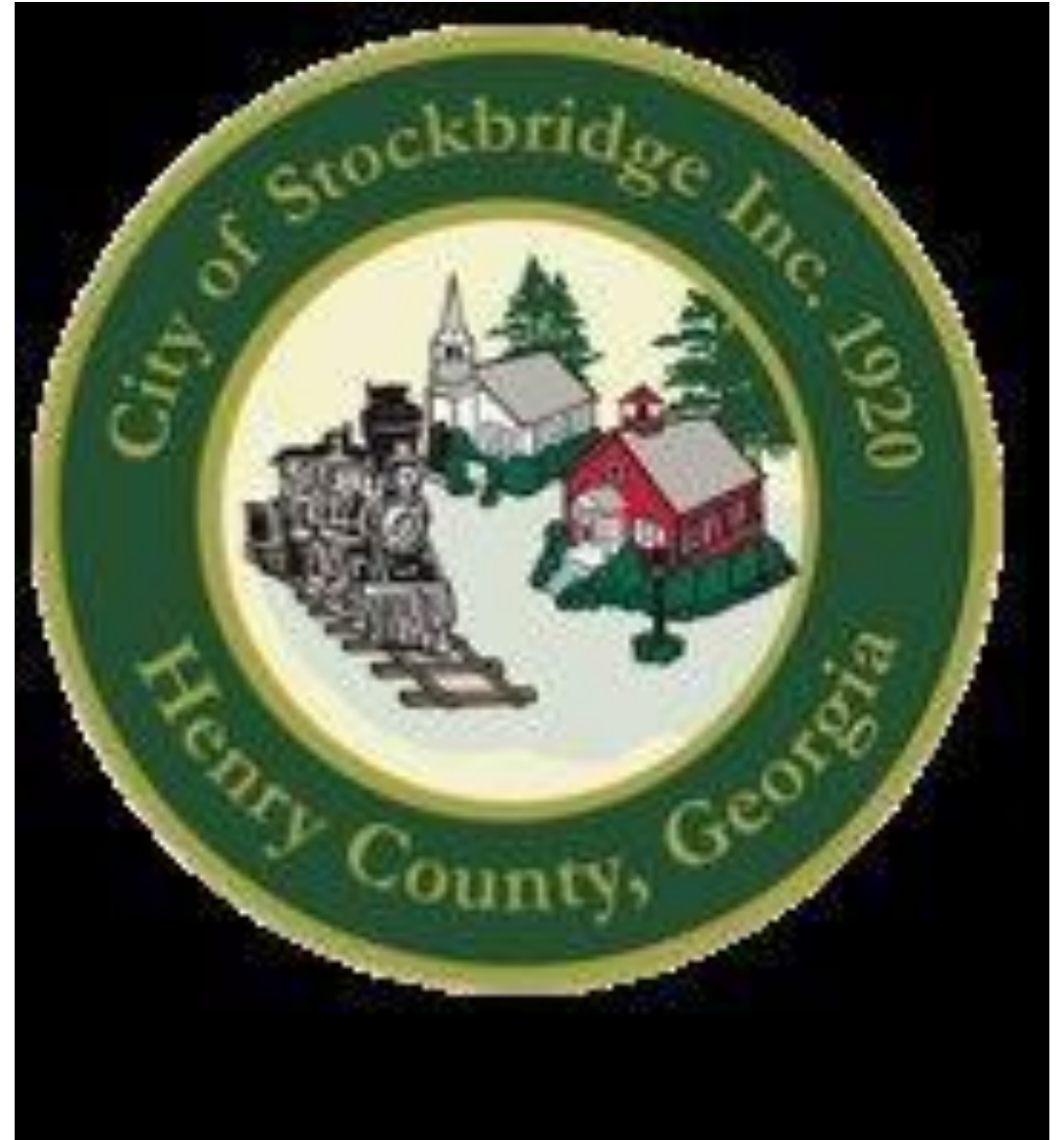
Presented To:

Planning Commission – August 25, 2022

City Council – October 10, 2022

By:

City of Stockbridge Community
Development Department,
Planning and Zoning Division

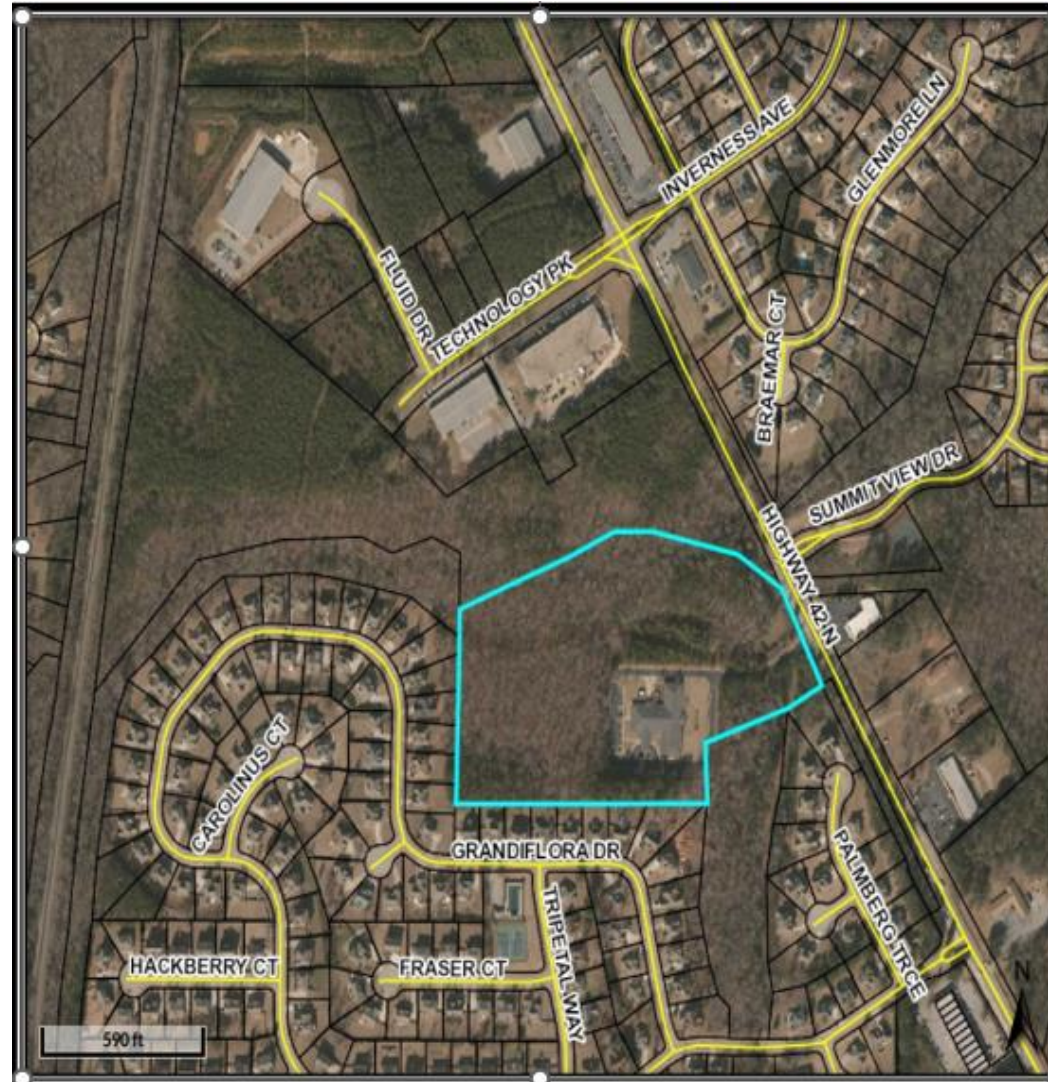


AERIAL PHOTOGRAPH OF SUBJECT PROPERTY:

Outside the City; to Be Annexed

Parcel #071-01034012 at 2125 Highway 42 North

With 20.00 +/- Acres



PURPOSE

APPLICANT'S REQUEST -- Consider a petition to annex 22.01 +/- acres of land at 2125 Highway 42 North within unincorporated Henry County, located in Land Lot 31+ of District 7, and comprising Parcel #071-01034012.

The application by S3 Capital Investments, LLC, is represented by Battle Law, P.C., as part of a development proposal to include Parcel #071-01034014 within the Stockbridge City Limits at Highway 42 North and Technology Parkway.

BACKGROUND INFORMATION

CATEGORY	FINDINGS
Proposed Development	Independent living / age-restricted residential development.
Site Address	1225 Highway 42 North, across from Summit View Drive; and Highway 42 North at Technology Parkway.
Parcel Identification	Parcel #071-01034012 in unincorporated Henry County.
Parcel Acreage	20.01 +/- acres.
Applicant	S3 Capital Investments, LLC.
Owner	Southern Crescent Rehabilitation & Retirement Community, Inc.
Current County Zoning	'MU' (Mixed-Use).
Current City Zoning	N/A
County Land Use Designation	'MIX' (Mixed-Use).
City Land Use Designation	N/A
Current Use	Southern Crescent Rehabilitation & Retirement Center.
Surrounding Land Uses	~ <u>North</u>—Vacant land. ~ <u>South and West</u>—Magnolias at Eagles Landing Subdivision. ~ <u>East</u>—Industrial warehouse; Highlands at Eagles Landing Subdivision; Summit at Eagles Landing Subdivision; a Thai restaurant.

PROJECT DESCRIPTION

Proposed Development -- Independent living / age-restricted residential development proposal, to include both parcels. Tract 1 would include the existing Southern Crescent Rehabilitation & Retirement Center, and the construction of 100 new independent living units, including 7 detached units and 93 attached units, with a density of 5 units per acre. Tract 2, which is currently vacant, would feature the construction of 176 independent living units, including 52 detached units and 124 attached units, with a density of 8 units per acre. The total development, including both parcels, would contain 276 independent living units, with a density of 6.6 units per acre.

Companion Applications -- To allow for the proposed development, the applicant has also applied for a Rezoning of the subject property via RZ-2022-02, from Henry County's 'MU' (Mixed Use) to the City's 'PUD' (Planned Unit Development); as well as a Comprehensive Plan Amendment via CP-2022-02, to change the property's land use designation from Henry County's 'MIX' (Mixed Use) to the City's 'High-Density Residential'. Further, the applicant would need to apply for a Recombination Plat to combine the two parcels.

Applicant's Conceptual Site Plan -- Shows that three accesses would be provided into the proposed development: 1) the existing driveway at 2125 Highway 42 North, which serves the existing Southern Crescent Rehabilitation & Retirement Center; 2) a new entrance off Highway 42 North, across from Glenmore Lane; and 3) the extension of Technology Parkway. A central street would connect the two tracts, crossing over the existing stream.

Amenities -- Each tract would have its own set of amenities. The subject property (Tract 1) would contain a clubhouse, a pool, and a cabana, while Tract 2 would contain pickleball courts, a pool, and a cabana. Tract 1 would contain two small detention ponds and Tract 2 would contain a larger detention pond.

Rendering -- The submitted rendering suggests that the proposed residential units would have pitched roofs, hardiplank veneers, and single-car garages.

OTHER FINDINGS OF FACT

1. **Companion Applications--**The applicant has also applied for a Comprehensive Plan Amendment (CP-2022-02) and a rezoning of the property (RZ-2022-02).
2. **Combination of Two Parcels--**The applicant seeks to combine the subject property with Parcel # 071-01034014 to the north, within the Stockbridge City Limits, for which a Recombination Plat application will be required.
3. **Existing Stream Between Parcels--**A small stream borders the subject property to the north. It appears to be a tributary of Wolfe Creek.
4. **Previous Henry County Rezoning—**The property was rezoned by Henry County last year (Case #RZ-21-18 on 7/20/21) from 'OI' (Office-Institutional) to 'MU' (Mixed-Use), with twenty-four (24) Zoning Conditions. The Stockbridge Community Development Department has identified nineteen (19) of them which are applicable to the proposed development, and which comply with the City's Unified Development Code (UDC).

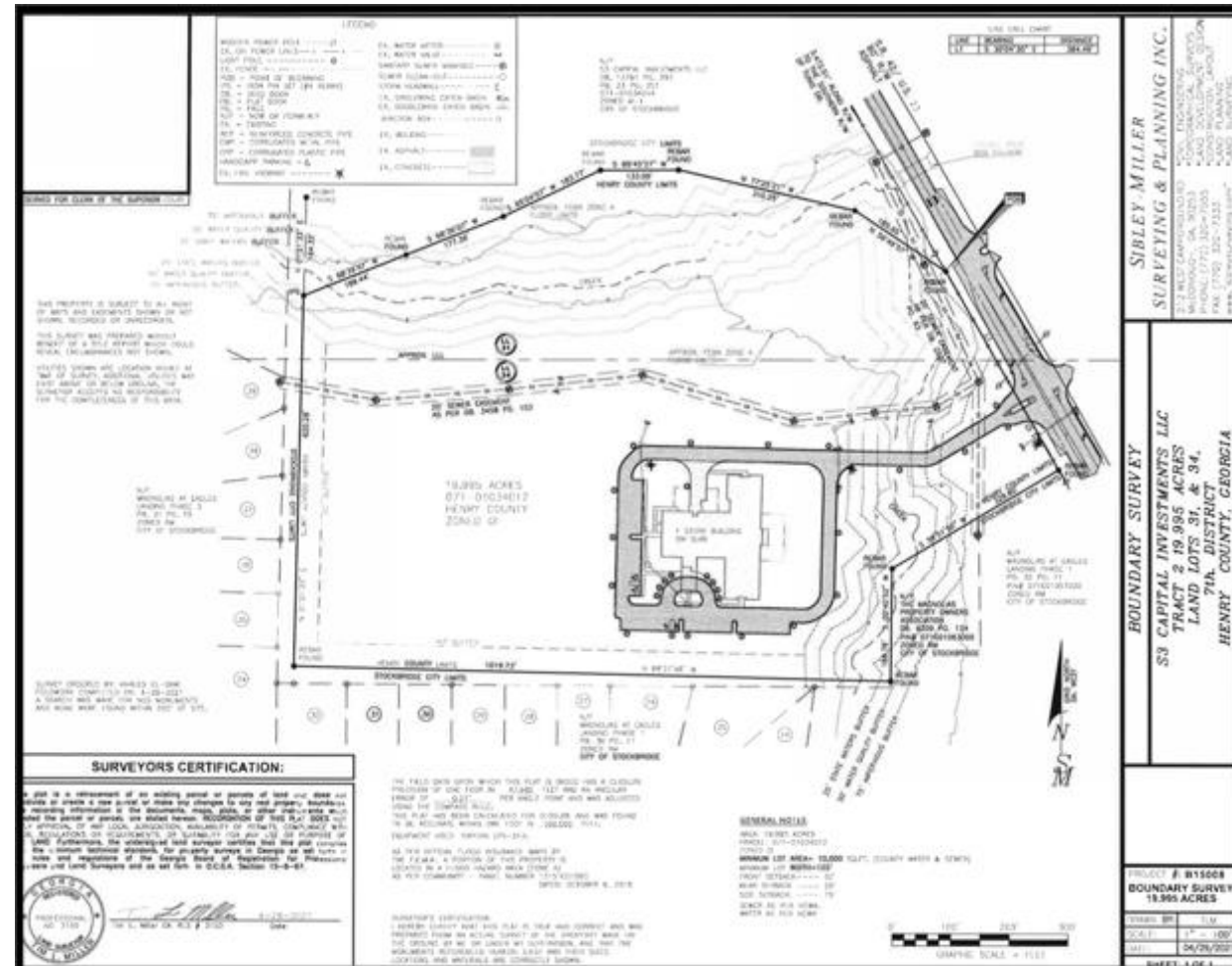
BOUNDARY SURVEY

Subject Property:

2125 Highway 42 North Parcel #071-01034012

a.k.a. "Tract 1"

The Boundary Survey shows the presence of the existing Southern Crescent Rehabilitation & Retirement Center.



HENRY COUNTY ZONING MAP

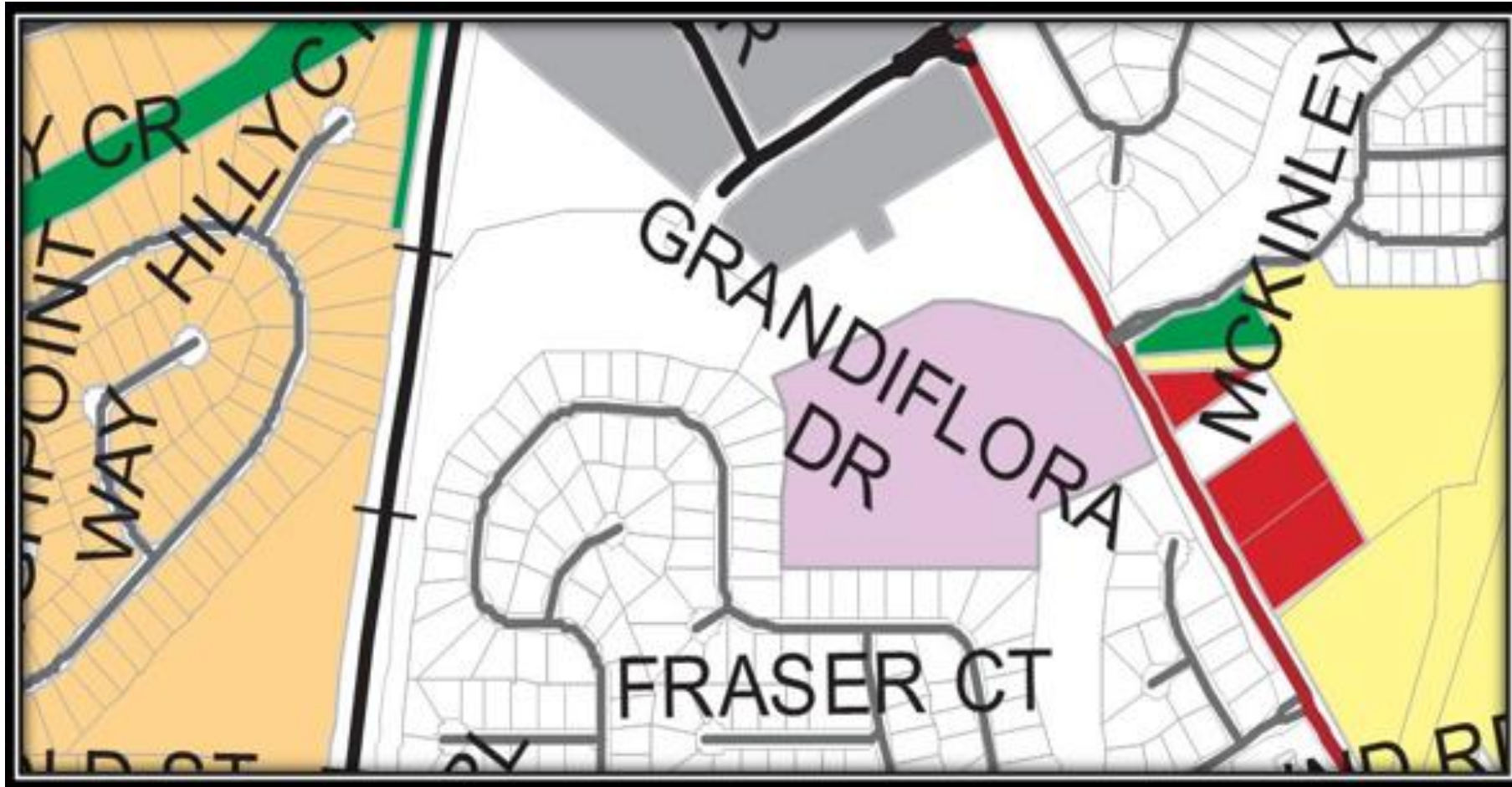
The subject property (a.k.a. "Tract 1") is shown in the buff color on the map. It is zoned 'MU' (Mixed Use).



HENRY COUNTY LAND USE DESIGNATION MAP

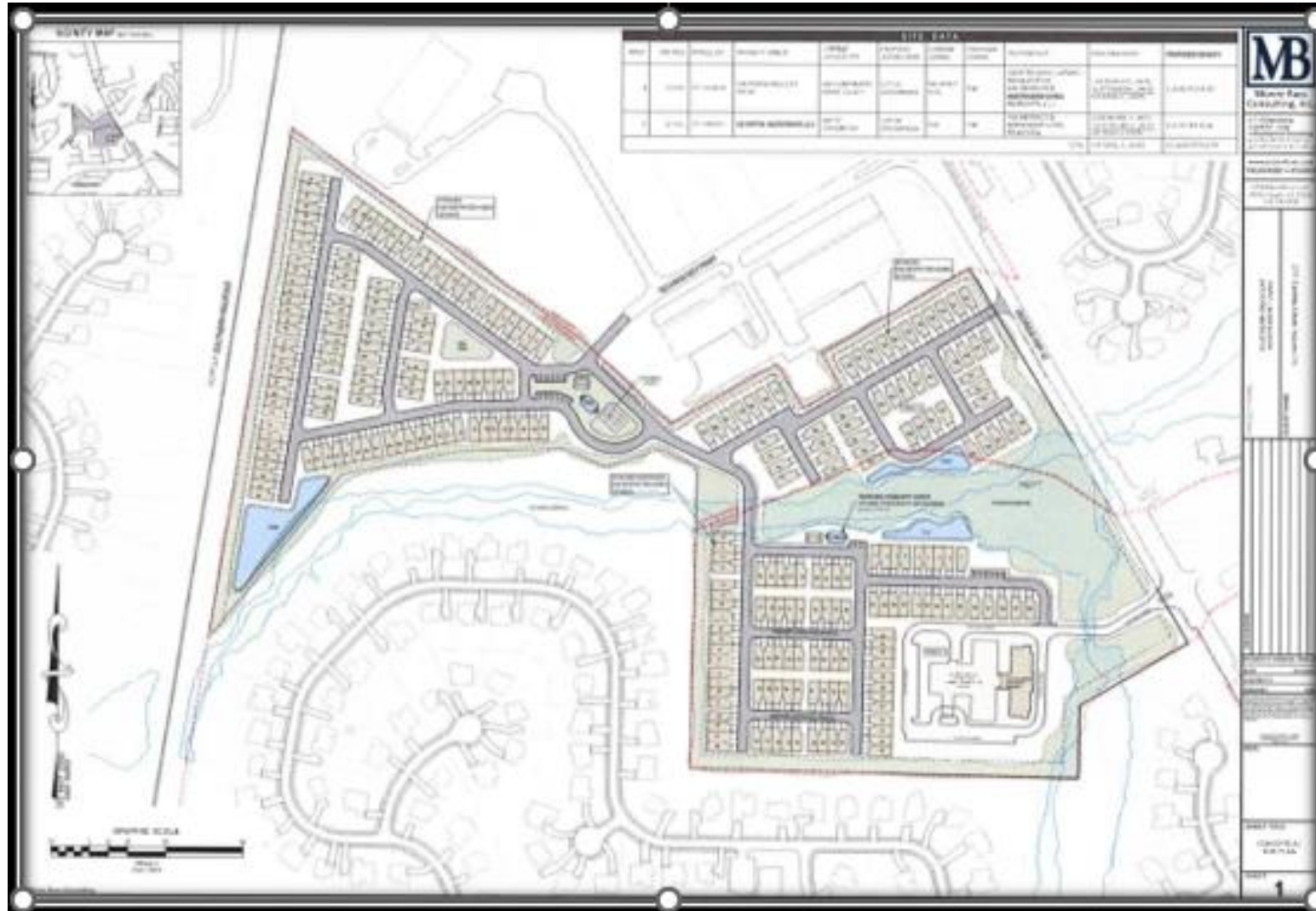
From the Henry County Comprehensive Plan

The subject property (a.k.a. "Tract 1") is shown in the lavender color on the map below. It has a future land use designation of 'MIX' (Mixed Use). The other colors on the map show properties which are also located within unincorporated Henry County.



CONCEPTUAL SITE PLAN

The Conceptual Site Plan shows three proposed accesses into the site, a central street connecting the two tracts and crossing over a stream, amenities for each tract, and three detention ponds.



RENDERING

This rendering suggests the provision of pitched roofs, mostly hardiplank siding, and single-car garages.



ANALYSIS OF REQUEST – Page One

1. **Contiguous with the City --** The subject property is contiguous with Parcel #071-01034014 to the north, which would be combined with the subject property to form the overall proposed development.
2. **Provision of Services --** Water and sewer services are provided by the Henry County Water Authority. Fire and EMS services are provided by Henry County. Electricity is provided by Georgia Power Company. Police services are provided by Henry County, but this would change to the City of Stockbridge.
3. **Proposed Urban Development --** The applicant proposes to maintain the existing rehabilitation and rehabilitation facility, and to construct 100 “independent living” units on the subject property.
4. **Consistency with the City’s Comprehensive Plan --** The subject property is located outside of the City. It has a Henry County land use designation of ‘MIX’ (Mixed-Use). The adjacent Tract 2 to the north, which would be combined with the subject property for the proposed development, has land use designations of ‘Low-Density Residential’ and ‘Light Industrial’. Although the applicant’s proposed Comprehensive Plan Amendment of the subject property to ‘High-Density Residential’ would not be compatible with these designations, the applicant also seeks to change the land use designations of Tract 2 to ‘High-Density Residential’.
5. **Consistency with Adjoining City Zoning --** The proposed annexed property does not share a common zoning classification with the adjoining City property. However, the applicant seeks to rezone both properties to ‘PUD’ (Planned Unit Development).

ANALYSIS OF REQUEST – Page Two

6. **Potential Positive Effects --** The developer would maintain the existing Southern Crescent Rehabilitation & Rehabilitation Center. Since many of the proposed residential units would be located to the rear of this facility or at the end of Technology Parkway, they may not be visible from Highway 42 North.
7. **Physical Site Suitability --** The subject property is already developed with the existing Southern Crescent Rehabilitation & Retirement Center. The Conceptual Site Plan shows the presence of a stream, which would be traversed by a proposed internal street. A large open space area would be designated along the stream, which should be preserved.
8. **Impact on Adjacent Property Owners --** To the south and west of the subject property lies The Magnolias at Eagles Landing Subdivision, which appears to be fully developed. The proposed residential units would be near the lots in that subdivision, but a significant buffer is shown on the site plan. It may be prudent for the developer to also install a fence along the perimeter of the property.
9. **Impacts on City Infrastructure --** A letter from the Henry County Water Authority, dated May 23, 2022, stated that water service, sewage treatment, and sewer line capacity are all available for the subject property. However, it further states that the proposed site plan would be “in conflict” with an existing 8-inch sewer line, and that the sewer would need to be relocated at the developer’s expense. In addition, an easement would be required to access the sewer line from Highway 42 North.
10. **Traffic and Transportation Impacts –** The developer should coordinate with Henry County DOT & Georgia DOT regarding possible intersection improvements at Highway 42 North and Technology Parkway. The City’s Fire Marshal approved the proposed new entrance off Highway 42 North and the internal site circulation. A deceleration should be added, though, at the new entrance.
11. **Environmental Impacts –** The developer would need to coordinate with City engineers and other environmental officials regarding a bridge crossing over the existing stream, as well as the protection of sensitive floodplain areas.

CONCLUSIONS

CONCLUSIONS:

1. **Reasonableness of Requested Annexation--** The proposed annexation is reasonable in view of the following:
 - a. The applicant's plans to include the subject parcel with the adjacent parcel for a proposed independent living/age-restricted development traversing both parcels;
 - b. The surrounding land uses and conditions; and
 - c. The satisfactory findings of the eleven (11) Analysis criteria above.
2. **Needed Zoning Conditions --** It would be appropriate to require nineteen (19) of the twenty-four (24) Zoning Conditions that were required by Henry County in the RZ-21-18 rezoning approval of this property last year, which comply with the City's UDC, and which are suitable for the proposed development on the subject property.

STAFF RECOMMENDATION—Page One

RECOMMENDATION --The Community Development Staff recommends **APPROVAL WITH CONDITIONS** for the proposed annexation of the subject property at 2125 Highway 42 North into the Stockbridge City Limits, **conditioned upon the following nineteen (19) Zoning Conditions:**

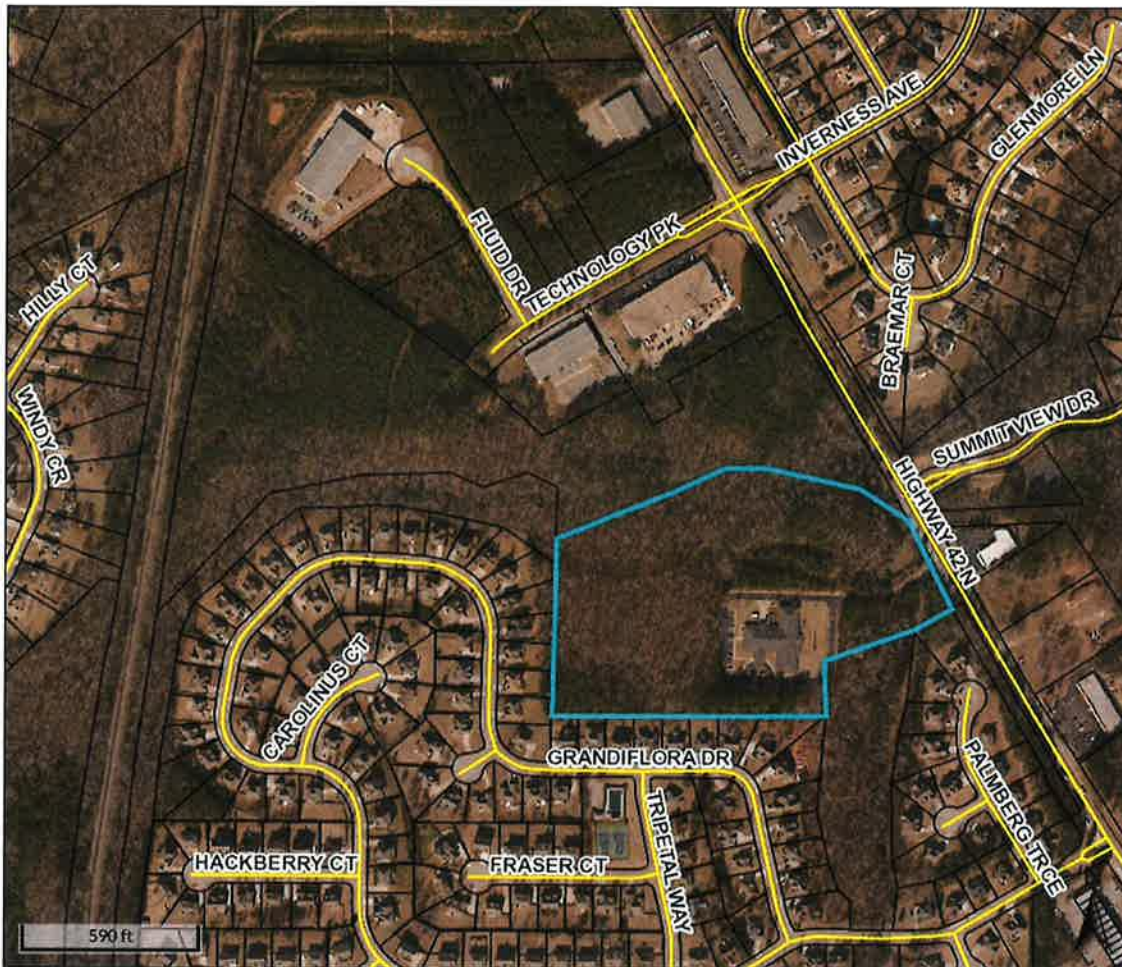
- 1.** The uses of the subject property shall be limited to memory care, assisted living, and independent living with associated amenities and provision of care, meeting use requirements.
- 2.** Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and they shall have a deceleration lane and an acceleration taper which are designed and constructed to Henry County DOT's standards.
- 3.** All disturbed areas shall be sodded, except where landscaping is present or installed.
- 4.** The residential portion of the development shall consist of cluster single-family attached and detached units only. The total number of dwelling units shall be limited to one hundred (100). Compliance with zoning conditions and development standards may further limit the number of dwelling units.
- 5.** An on-site amenity package shall be provided, and it shall consist of at least the following:
 - a.** A Community Center which includes, at a minimum, a fitness facility, a meeting room, and a business center.
 - b.** Two (2) cabanas.
 - c.** Two (2) swimming pools.
 - d.** Two (2) outdoor recreation areas, including walking trails and three (3) pavilions. The pavilions shall be no less than 1,200 square feet.
- 6.** The Community Center shall be completed prior to the issuance of the fiftieth (50th) building permit of a single-family attached or detached dwelling unit.

STAFF RECOMMENDATION—Page Two

- 7.** The residential portion of the development shall comply with Section 3.2.35 of the City's Unified Development Code (UDC) regarding the provision of single-family senior adult housing.
- 8.** Provision of care and/or personal services, as defined by O.C.G.A. 31-7-12.2(b)(2), shall be provided to any assisted living and independent living residents before the first single-family attached or detached unit receives any certificate of occupancy.
- 9.** Any approved development permit shall be limited to a maximum of sixty (60) dwelling units until the proposed access point to the north, as depicted on the RZ-21-18 rezoning site plan, dated April 9, 2021, is designed and constructed to the standards of Henry County DOT and the City of Stockbridge, and it connects to an already-existing public right-of-way. This access point shall be open for the use of the residents within five (5) years from the date of approval of this rezoning resolution, or before the issuance of the Certificate of Occupancy (CO) of the 61st dwelling unit, whichever occurs first. No additional permits shall be issued until the developer has engineered and constructed the secondary access.
- 10.** The subject property shall not, at any time, be developed as a traditional single-family and/or multifamily residential development (even if it is age-marketed or age-targeted), or any other type of residential community that does not require each single-family attached or detached unit to house an individual who requires a level of care that is provided by the assisted living facility.
- 11.** Community facilities, recreational areas, access gate(s), if any, public space(s), and open space(s) shall be maintained by the existing, and all subsequent, owners/operators of the existing rehabilitation center and/or assisted living facility at the subject property, which is currently Southern Crescent Rehab & Retirement Co., Inc., as per current public tax records.
- 12.** A traffic impact study (TIS) shall be required before the approval of the first development permit. At a minimum, the developer/owner's engineer shall provide an Intersection Control Evaluation Study to Georgia DOT of the site's existing access, per Georgia DOT's requirements. The developer/owner shall be responsible to provide all of the indicated improvements that are required by the City of Stockbridge Unified Development Code (UDC).

STAFF RECOMMENDATION—Page Three

- 13.** The dwelling units shall have a minimum of 1,200 square feet, with a running minimum average of 1,800 square feet.
- 14.** The dwelling units shall be Craftsman style, as approved by the Community Development Department, and they shall have a water table that is at least three (3) feet high, consisting of brick or similar materials.
- 15.** Each dwelling unit shall have a garage. Garages shall be setback by a minimum of twelve inches (12”) from the front dripline of the home. Greater than 50 percent of the dwelling units shall have a two-car garage. The balance shall have one and a half car garages. Garages shall have crown molding that is complimentary to the exterior of the homes.
- 16.** An adequate number of dwelling units shall be reserved for those leaving the care of assisted living, who are needing transitional living arrangements.
- 17.** All stormwater management facilities shall be environmentally friendly, landscaped, enclosed with a fence that is four (4) feet high, at a minimum, and shall be included in the common area to be maintained by the HOA.
- 18.** An HOA shall be required, and it shall maintain the common areas and building exteriors.
- 19.** Interior sidewalks shall be a minimum of eight (8) feet wide. Exterior sidewalks along Highway 42 shall be a minimum of ten (10) feet wide.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	071-01034012	Class	C	Owner	SOUTHERN CRESCENT	Land	\$1,500,000			
Property	2125 HIGHWAY	Acreage	20	Address	REHAB &	Value:				
Address	42 N				RETIREMENT CO INC	Building	\$2,093,300	Last 2 Sales		
District	County/UnIncorp				2125 HIGHWAY 42	Value:		Date	Price	Reason Qual
					NORTH	Misc	\$40,500	11/1/2000	\$0	n/a U
					MCDONOUGH GA	Value:		10/17/1997	\$475,000	n/a Q
					30253	Total	\$3,633,800			
						Value:				

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 5/31/2022

Last Data Uploaded: 5/31/2022 1:51:04 AM

Developed by  Schneider
GEOSPATIAL

RESERVED FOR CLERK OF THE SUPERIOR COURT

LEGEND

WOODEN POWER POLE	---	EX. WATER METER	---
EX. OH POWER LINES	---	EX. WATER VALVE	---
LIGHT POLE	---	SANITARY SEWER MANHOLE	---
EX. FENCE	---	SEWER CLEAN-OUT	---
POB = POINT OF BEGINNING		STORM HEADWALL	---
IPS = IRON PIN SET (#4 REBAR)		EX. SINGLEWING CATCH BASIN	---
DB = DEED BOOK		EX. DOUBLEWING CATCH BASIN	---
PB = PLAT BOOK		JUNCTION BOX	---
PG = PAGE		EX. BUILDING	---
N/F = NOW OR FORMERLY		EX. ASPHALT	---
EX. = EXISTING		EX. CONCRETE	---
RCP = REINFORCED CONCRETE PIPE			
CMP = CORRUGATED METAL PIPE			
CPP = CORRUGATED PLASTIC PIPE			
HANDICAPP PARKING	---		
EX. FIRE HYDRANT	---		

N/F
S3 CAPITAL INVESTMENTS LLC
DB, 13781 PG. 293
PB, 23 PG. 251
071-01034014
ZONED M-1
CITY OF STOCKBRIDGE

LINE CALL CHART

LINE	BEARING	DISTANCE
LT	S 30°04'30" E	384.49'

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEY ORDERED BY: KHALED EL-SAWI
FIELDWORK COMPLETED ON: 4-28-2021
A SEARCH WAS MADE FOR NGS MONUMENTS
AND NONE WERE FOUND WITHIN 500' OF SITE.

SURVEYORS CERTIFICATION:

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.



Tim L. Miller GA, RLS # 3150 Date: 4-29-2021

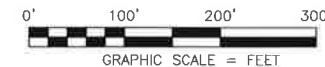
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,985 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE A)
AS PER COMMUNITY - PANEL NUMBER 1315100156D
DATED: OCTOBER 6, 2016

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

GENERAL NOTES:

AREA: 19.995 ACRES
PARCEL: 071-01034012
ZONED OI
MINIMUM LOT AREA=10,000 SQ.FT. (COUNTY WATER & SEWER)
MINIMUM LOT WIDTH=125'
FRONT SETBACK=50'
REAR SETBACK=20'
SIDE SETBACK=15'
SEWER AS PER HCWA
WATER AS PER HCWA



BOUNDARY SURVEY
S3 CAPITAL INVESTMENTS LLC
TRACT 2 19.995 ACRES
LAND LOTS 31, & 34,
7th. DISTRICT
HENRY COUNTY, GEORGIA

SIBLEY-MILLER
SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
MCDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

PROJECT #: B15008
BOUNDARY SURVEY
19.995 ACRES

DRAWN BY: TLM
SCALE: 1" = 100'
DATE: 04/29/2021

SHEET: 1 OF 1



Overview



Legend

- Parcels
- Roads

Parcel ID	071-01034014	Class	I	Owner	S3 CAPITAL	Land Value:	\$649,400				
Property Address		Acreage	22.01	Address	INVESTMENTS LLC	Building Value:	\$0				
District	City/Stockbridge				2125 HIGHWAY 42 N	Misc Value:	\$0				
					MCDONOUGH GA 30253	Total Value:	\$649,400				
								Last 2 Sales			
								Date	Price	Reason	Qual
								10/16/2014	\$110,000	OTHER	U
								5/19/2014	\$0	FAMILY/GIFT	U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

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Developed by  **Schneider**
GEOSPATIAL



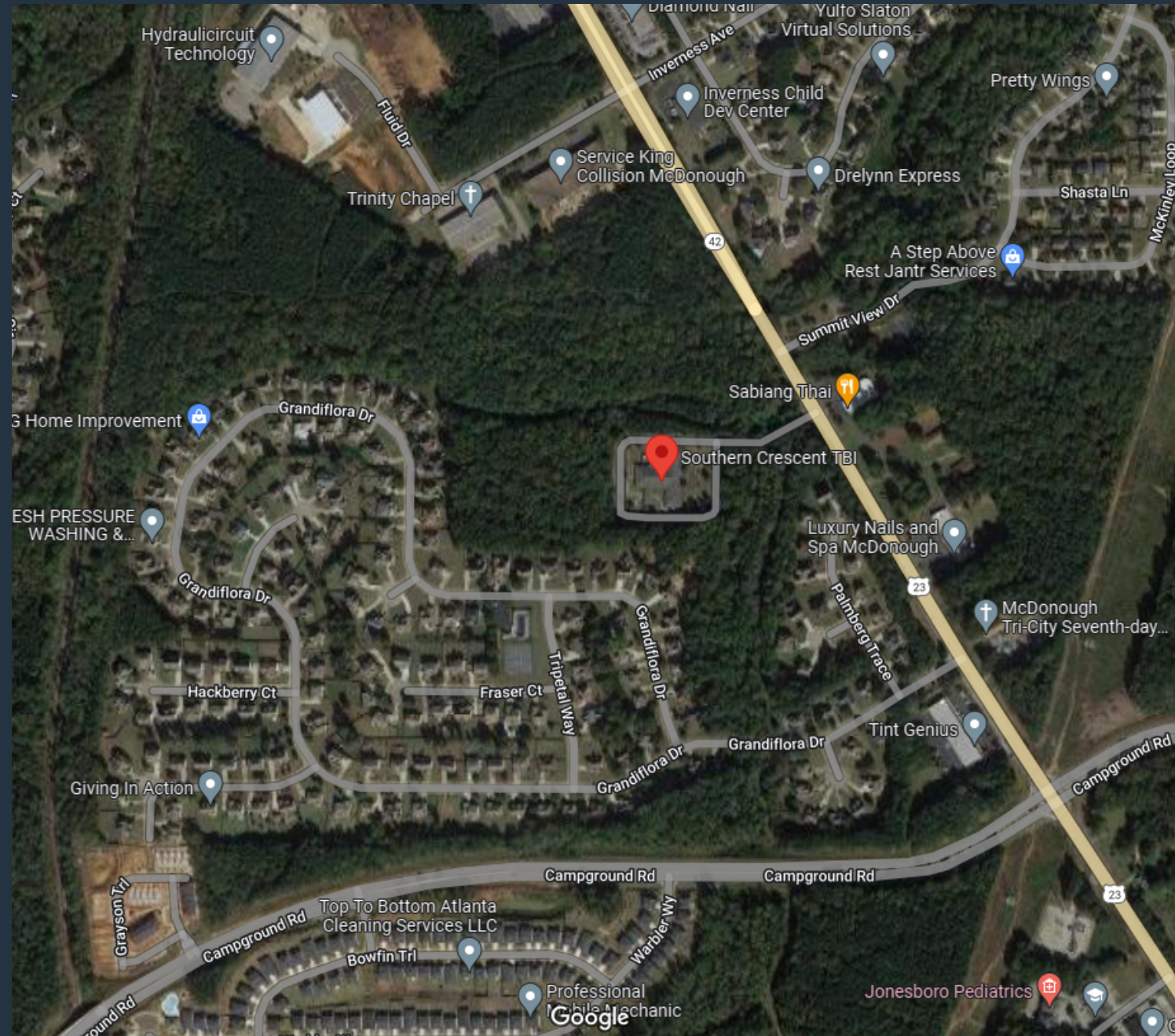
Battle Law



2125 Highway 42 North,
Henry County, GA

Rezoning

LOCATION



Southern Crescent TBI Center



- **About Southern Crescent TBI**
-
- SCTBI is a cutting edge in-patient healthcare facility that is dedicated to providing medical and rehabilitation services for individuals who have suffered a traumatic or acquired brain injury.

GOAL

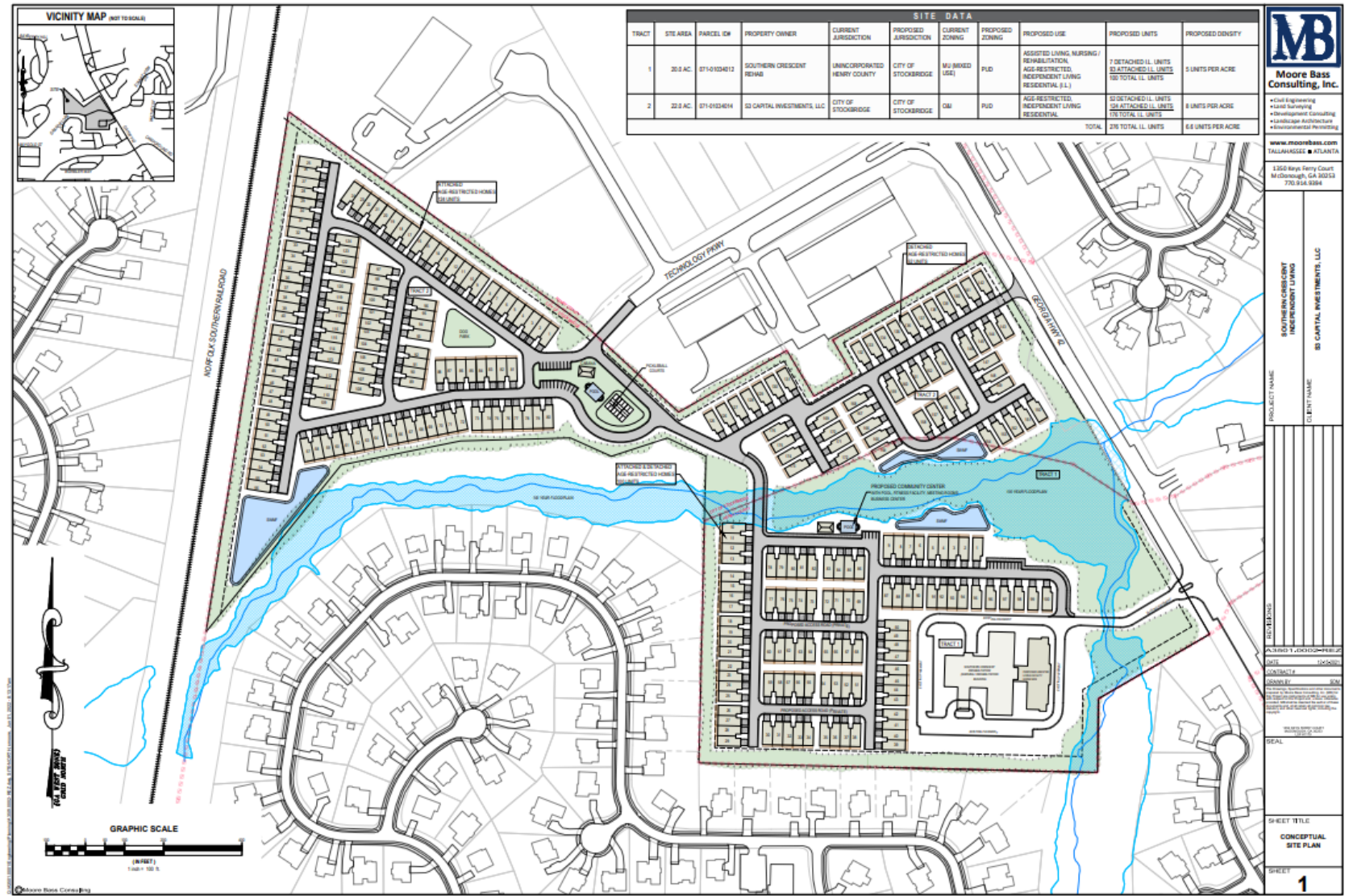
TO PROVIDE QUALITY SENIOR HOUSING
WITHIN THE CITY OF STOCKBRIDGE THAT
IS SECOND TO NONE AT AFFORDABLE
RATES

SITE PLAN

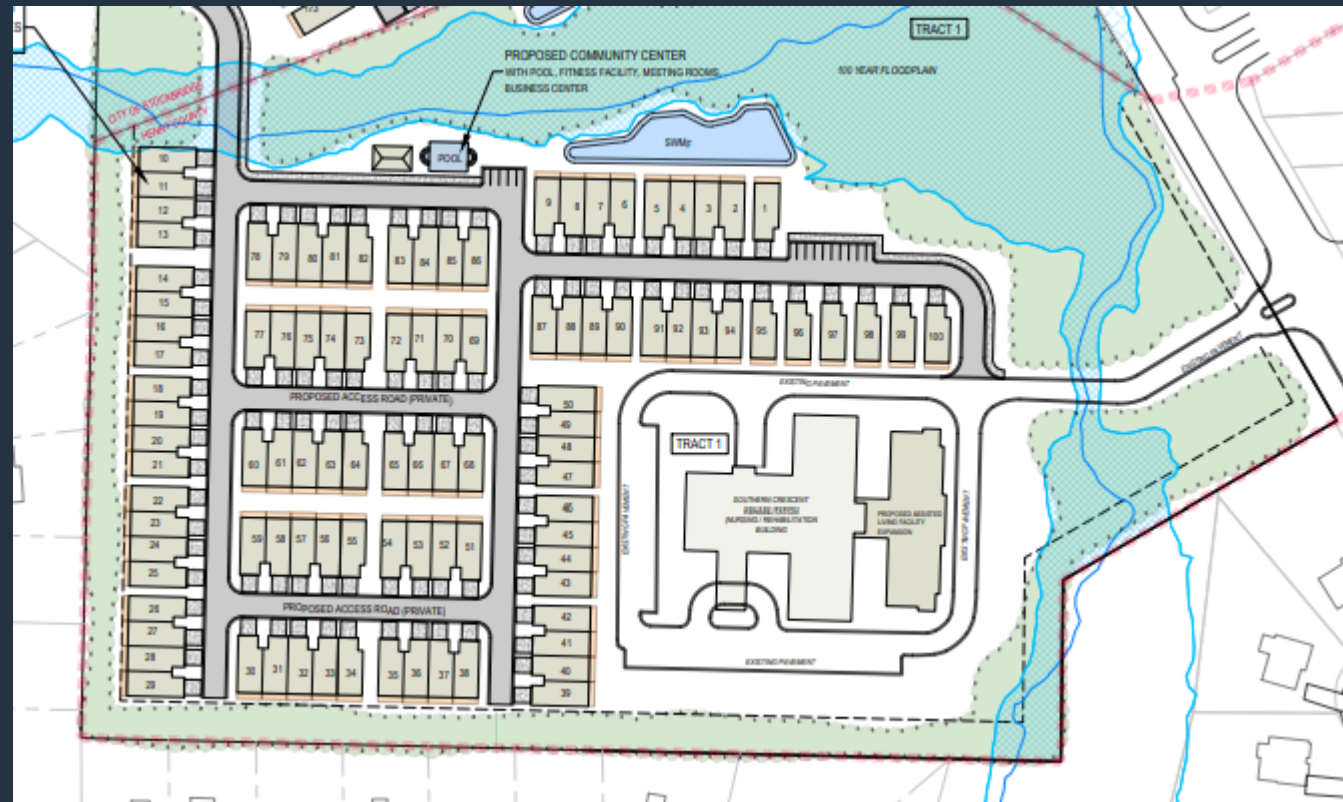
Age Restricted
Community for 55
and Older

224 Townhome units

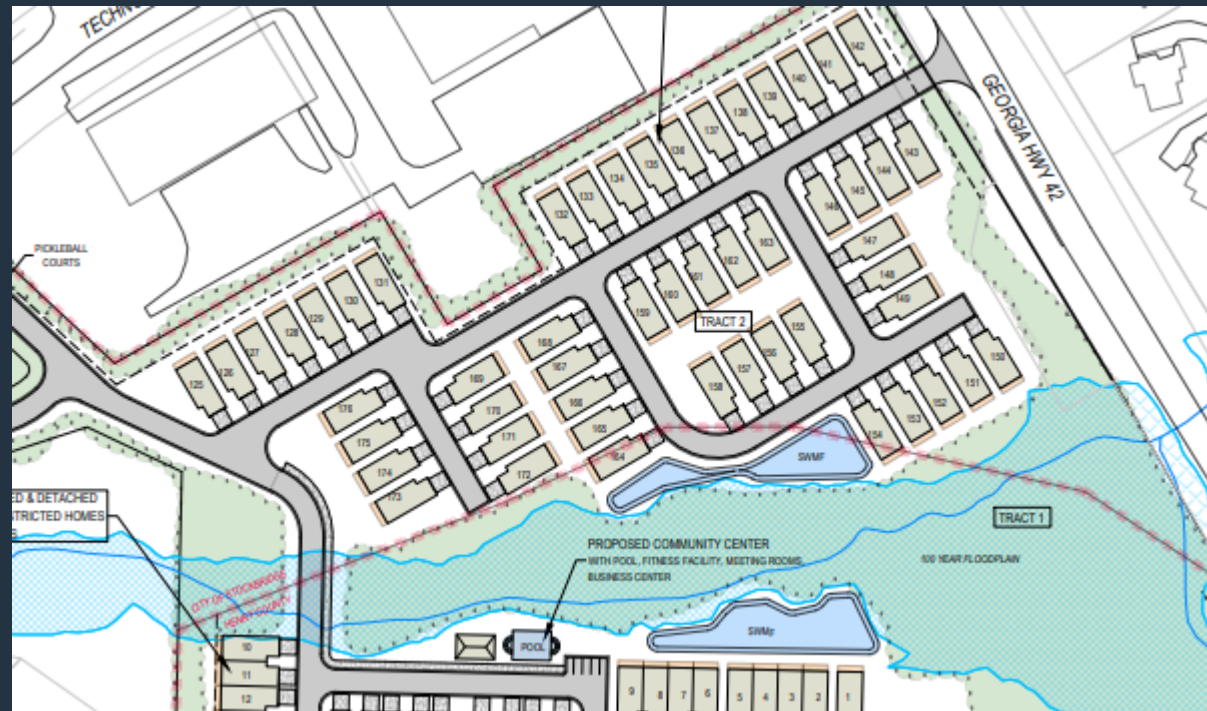
52 Single-Family
Detached units



POD I



POD II



POD III



SITE DATA

SITE DATA										
TRACT	STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS	PROPOSED DENSITY
1	20.0 AC.	071-01034012	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING, NURSING / REHABILITATION, AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL (I.L.)	7 DETACHED I.L. UNITS <u>93 ATTACHED I.L. UNITS</u> 100 TOTAL I.L. UNITS	5 UNITS PER ACRE
2	22.0 AC.	071-01034014	S3 CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	O&I	PUD	AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL	52 DETACHED I.L. UNITS <u>124 ATTACHED I.L. UNITS</u> 176 TOTAL I.L. UNITS	8 UNITS PER ACRE
TOTAL									276 TOTAL I.L. UNITS	6.6 UNITS PER ACRE

ELEVATION (PHASE 1)

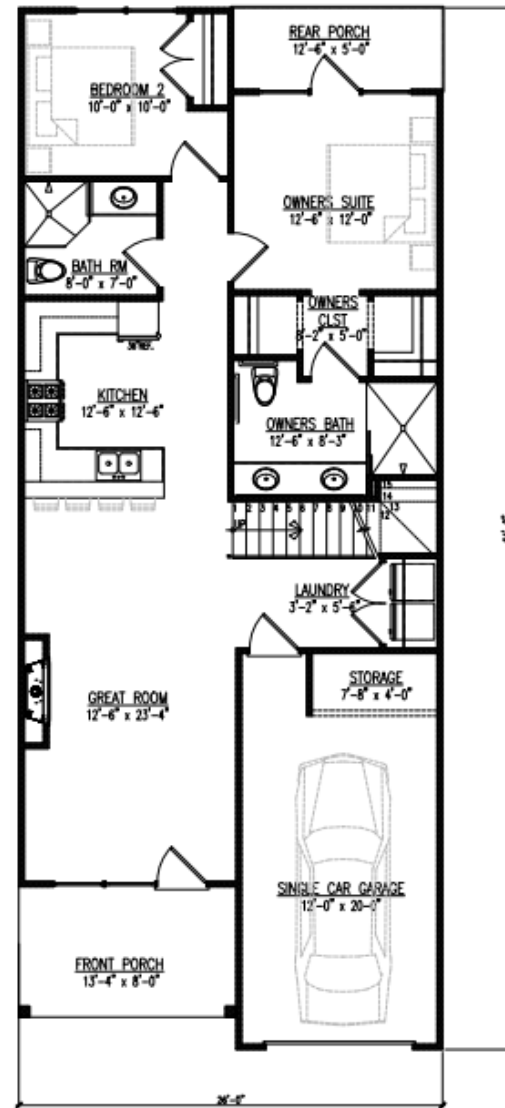


AMENITY AREAS

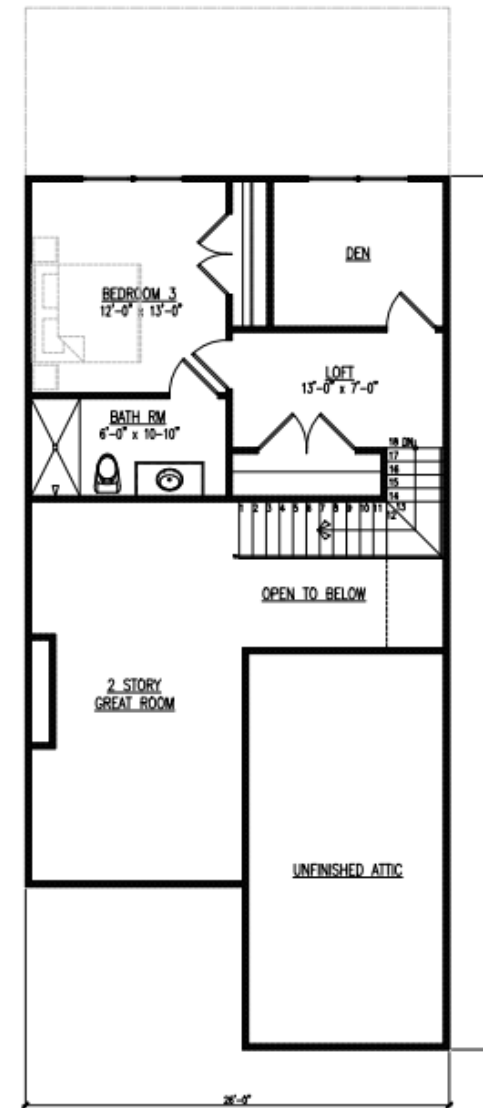


PROPOSED AMENITIES

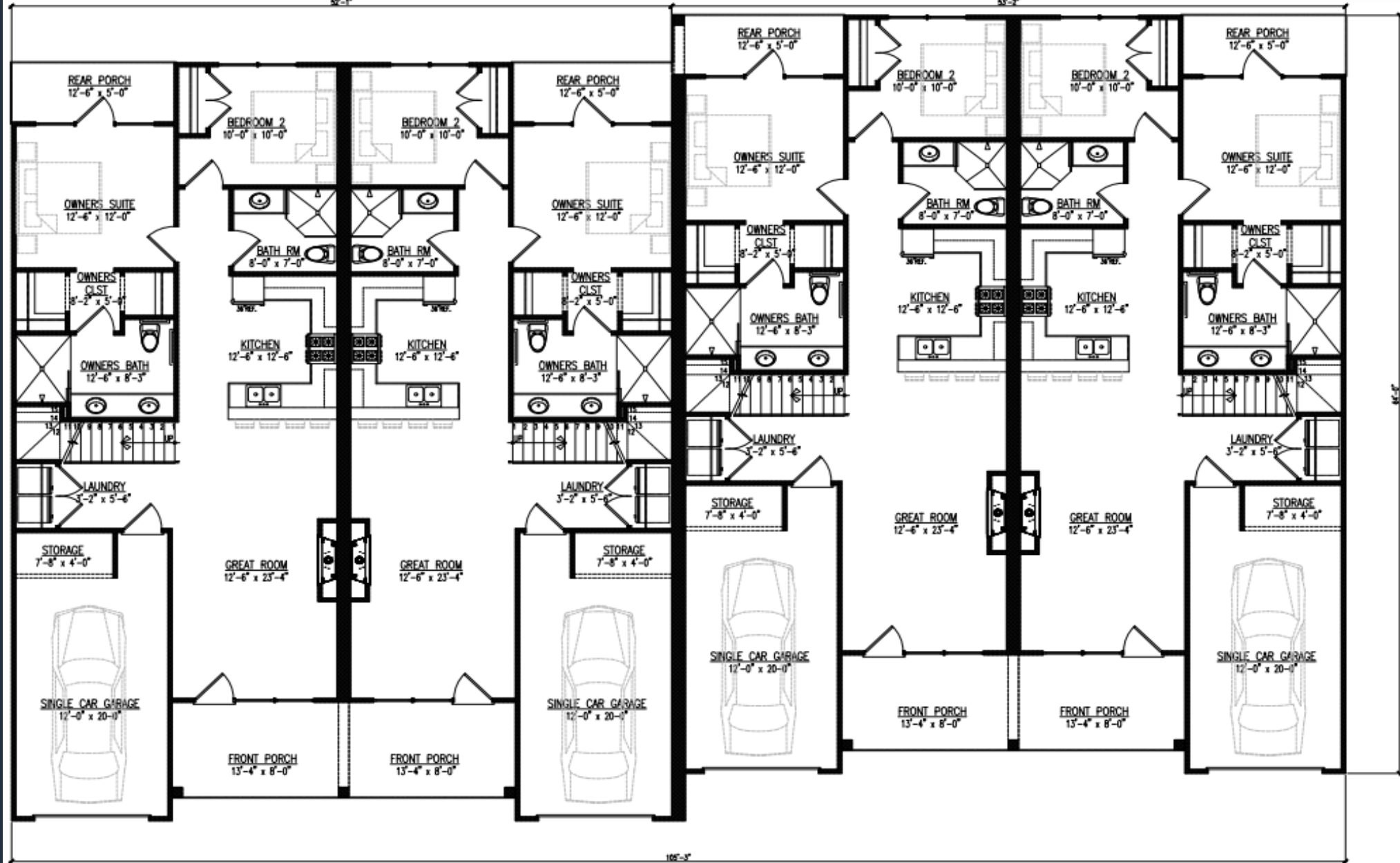
- 1. Two community center/clubhouses
 - *Library*
 - *Small Theater*
 - *Live Music*
 - *Meeting Rooms and Business Center*
 2. Heated indoor and outdoor swimming pools
 3. Walking Trail
 4. Pickle Ball Courts
 5. Dog Park
 6. 100% Lawn Maintenance
 7. Mandatory HOA with no rentals allowed except by the Declarant under the Declaration of Restrictive Covenants
 8. Access to medical services for a fee

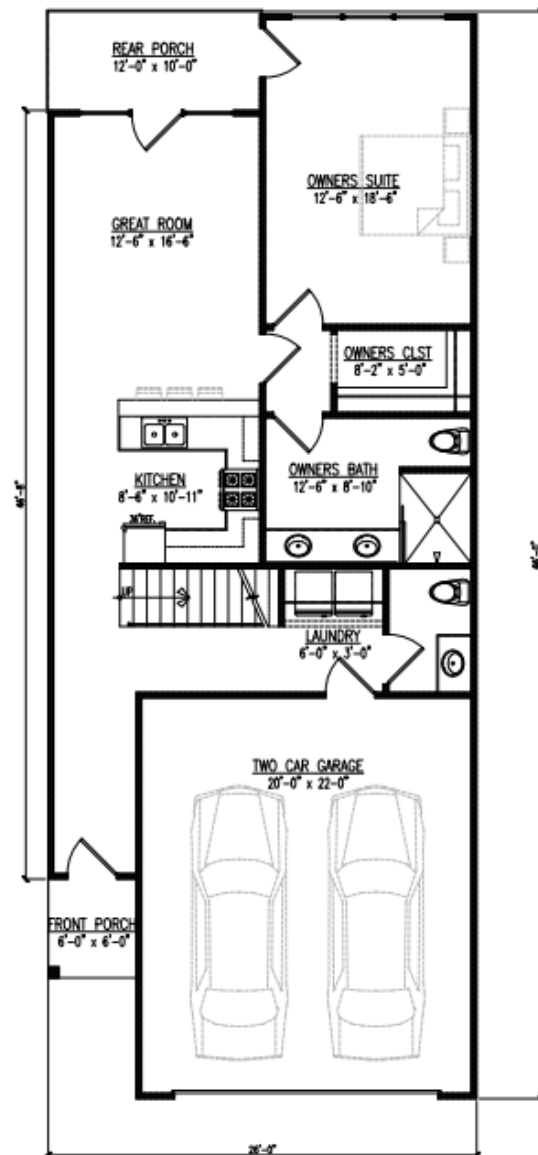


1 MAIN FLOOR PLAN - 3 BED ROOM UNIT
MAIN LEVEL: 1,133 SQ. FT. (1,620 TOTAL SQ. FT.)

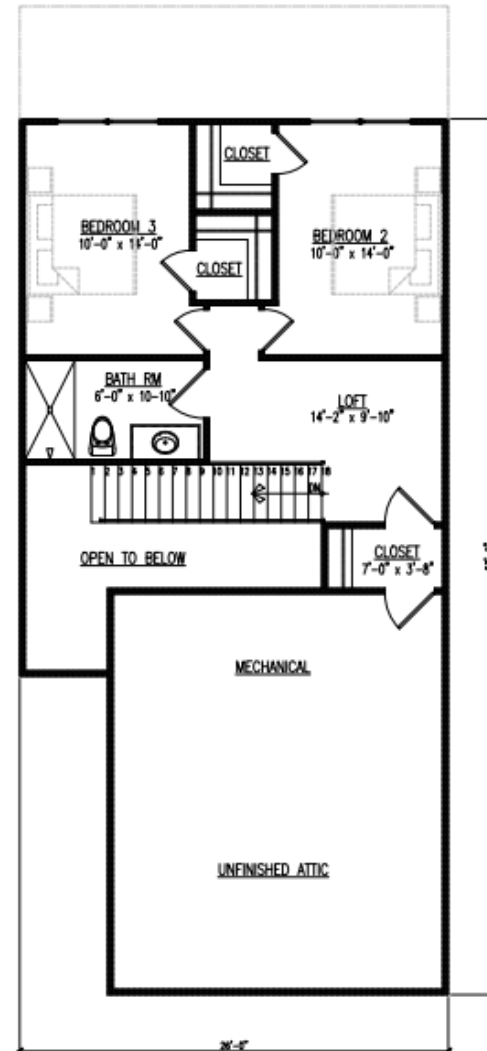


2 UPPER FLOOR PLAN - 3 BED ROOM UNIT
UPPER LEVEL: 487 SQ. FT. (1,620 TOTAL SQ. FT.)



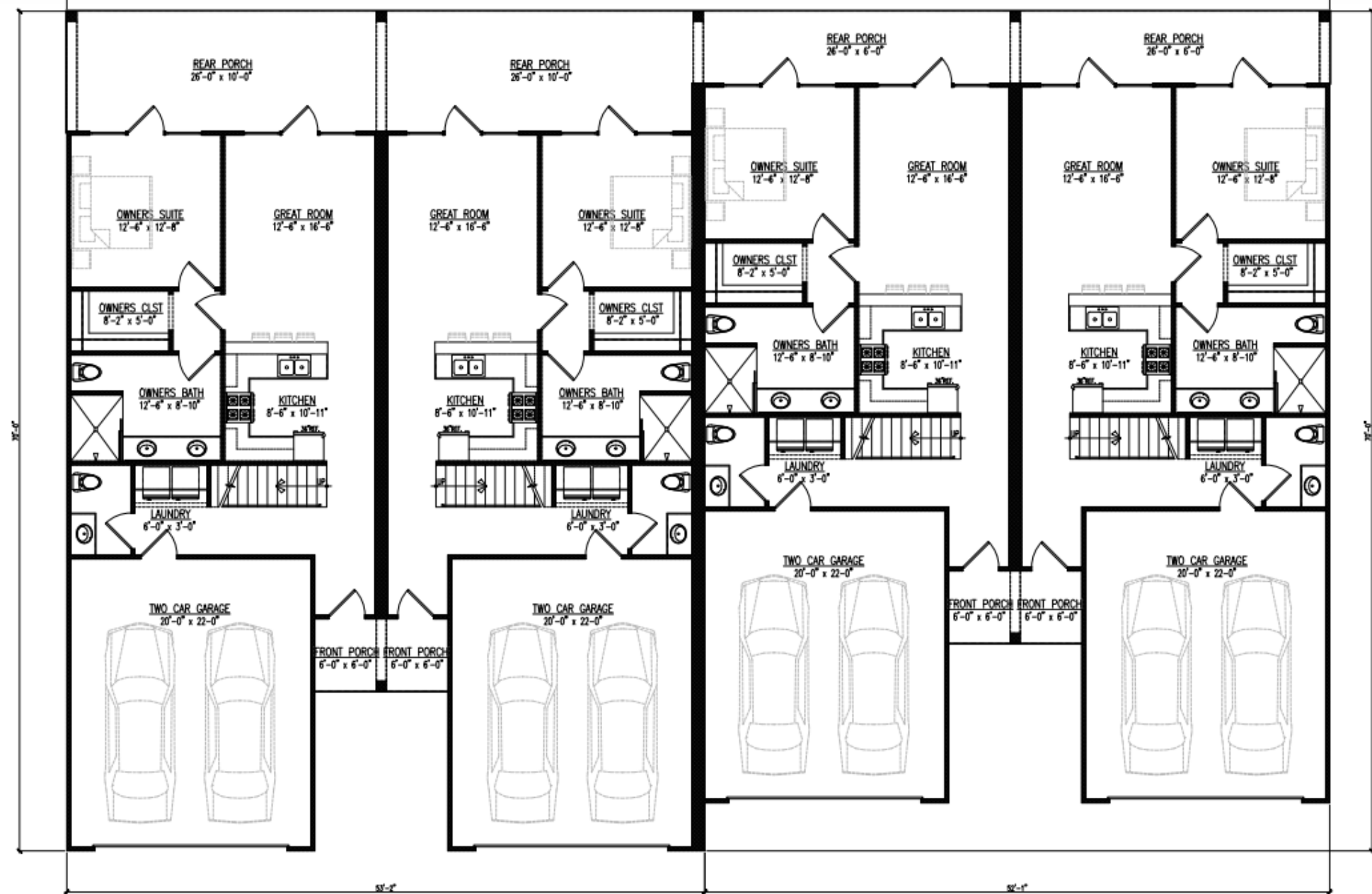


1 MAIN FLOOR PLAN - 3 BED ROOM UNIT
MAIN LEVEL: 1015 SQ. FT. (1,592 TOTAL SQ. FT.)



2 UPPER FLOOR PLAN - 3 BED ROOM UNIT
UPPER LEVEL: 577 SQ. FT. (1,592 TOTAL SQ. FT.)





1

MAIN FLOOR PLAN - 3 BEDROOM LAYOUT
4 UNIT BUILDING

Frequently Asked...

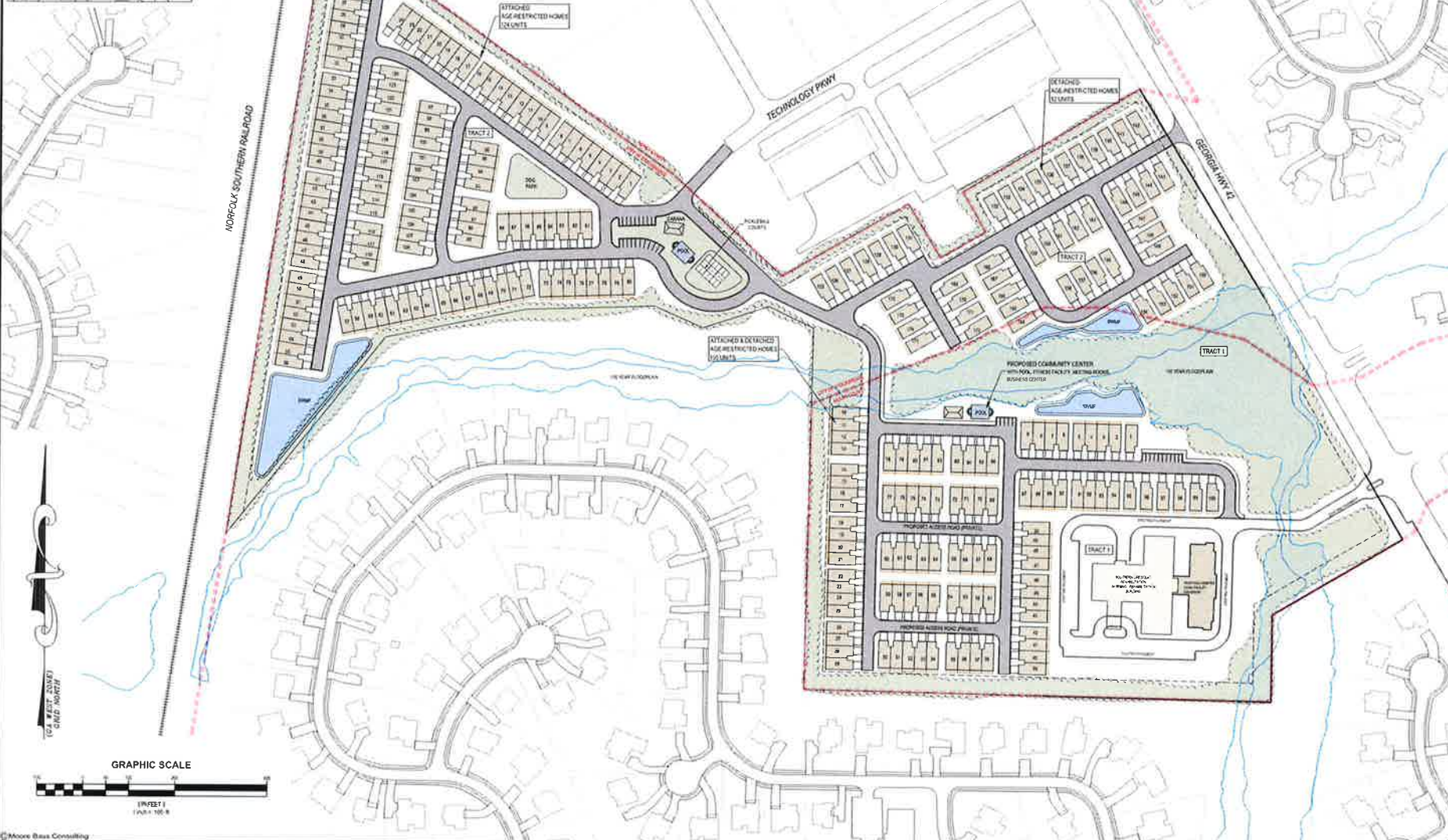
- Proposed building materials: Brick and Siding
- Unit sizes: 1600 sf
- Number of bedrooms: 2 & 3
- Garages available: Yes, 1 & 2 cars
- Amenities: Two pools, two community centers which will include libraries, a wellness center, walking trail, and on-demand (paid) medical services
- Anticipated price: Low \$300,000s
- When do you anticipate the first units being available for sale/rent?: 2023
- Who will these units be primarily marked to?: 55+ age restricted



SITE DATA										
TRACT	STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS	PROPOSED DENSITY
1	20.0 AC	071-01034012	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING / NURSING / REHABILITATION / AGE RESTRICTED INDEPENDENT LIVING RESIDENTIAL (I, L)	7 DETACHED I.L. UNITS 93 ATTACHED I.L. UNITS 100 TOTAL I.L. UNITS	5 UNITS PER ACRE
2	22.0 AC	071-01034014	S3 CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	OSI	PUD	AGE RESTRICTED INDEPENDENT LIVING RESIDENTIAL	52 DETACHED I.L. UNITS 124 ATTACHED I.L. UNITS 176 TOTAL I.L. UNITS	8 UNITS PER ACRE
TOTAL									276 TOTAL I.L. UNITS	6.6 UNITS PER ACRE



Moore Bass Consulting, Inc.
 • Civil Engineering
 • Land Surveying
 • Development Consulting
 • Landscape Architecture
 • Environmental Permitting
 www.moorebass.com
 TALLAHASSEE • ATLANTA
 1350 Keys Ferry Court
 McDonough, GA 30253
 770.914.9394



PROJECT NAME	SOUTHERN CRESCENT INDEPENDENT LIVING																				
CLIENT NAME	S3 CAPITAL INVESTMENTS, LLC																				
REVISIONS	<table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																				
DATE	10-15-2011																				
CONTRACT#																					
DRAWN BY	SWP																				
CHECKED BY																					
DESIGNED BY																					
REAL																					
SHEET TITLE	CONCEPTUAL SITE PLAN																				
SHEET	1																				



City of Stockbridge

4640 North Henry Blvd. Stockbridge, GA 30281

City Hall: (770) 389-7900 Fax (770) 389-7912

Greetings Potential City of Stockbridge Resident and / or Property Owner.

We thank you for taking the next steps of bringing your property into the City limits of Stockbridge. We have attached the necessary Annexation Petitions (100% and 60% Methods). Please complete the sections titled "Annexation Parcels" and "Applicant or Primary Point of Contact" on both pages 3 and 4 of the enclosed documents.

City Staff will assist in the completion of the remaining sections. All original signatures should be mailed back to the city at the following address:

Attn: Brecca R. Carter

Director of Community Service

4640 North Henry Blvd

Stockbridge, GA 30336

We are excited to have you join our City of Stockbridge family! Please contact me directly if you have questions at planning@cityofstockbridge-ga.gov or 770-389-7900.

We are looking forward to hearing from you.

All the best,

Director of Community Development



CITY OF STOCKBRIDGE | ANNEXATION CHECKLIST

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

☒ **NON-REFUNDABLE APPLICATION FEE - \$300.00**

Payment: Check or Money Order Payable to the City of Stockbridge.

☒ **APPLICATION FORM**

Two Original (2) Copies: Complete and signed with original signatures.

☒ **PETITION FOR ANNEXATION**

Two (2) Original Copies: The Annexation Petitions must be notarized and signed by the owner or authorized applicant. (The petition for the 60% Method must clearly indicate if the applicant is an elector or a landowner.)

☒ **CONSENT OF OWNER(S)**

Original: If the property owner does not sign the application and/or petition, submit a notarized affidavit signifying the approval or consent of all owners. (An affidavit form is attached.) Use additional affidavits, if necessary, for multiple owners.

☒ **PLAT OF SURVEY AND/OR LEGAL DESCRIPTION**

Original and One (1) copy - Submit an accurate, as-built survey showing all improvements on the site, to scale. The survey must be completed by a registered surveyor and must be reproducible. If a photocopy is submitted, the original seal must be visible and the survey must still be to scale. The survey must not be more the 1 year old.

☒ **VERIFIED LEGAL DESCRIPTION FORM**

Original and One (1) Copy - Submit one original, signed copy of the verified legal description form and 1 copy. Forms should be typed and include acreage. If the legal description does not fit on one form, additional forms shall be used and numbered accordingly.



ANNEXATION METHOD	100% Methodology 1. We, the undersigned, all owners of all real property of the territory described herein respectfully request that the City Council annex this territory into the City of Stockbridge, Georgia, and extend the city boundaries to include the same. 2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of the City of Stockbridge, Georgia, and the description of such territory is as follows:				
ANNEXATION PARCELS	Parcel ID#:	Address:	Print Name:	Signature:	Date:
	071-01034012	2125 Highway 42 North McDonough, GA 30253	Southern Crescent Rehab & Retirement Co Inc	<i>[Signature]</i>	2-21-12
An additional list for parcels and signatures is attached.					
APPLICANT OR PRIMARY POINT OF CONTACT	Name <u>S3 Capital Investments, LLC</u> Address <u>2125 Highway 42 North McDonough, GA 30253</u> Phone # <u>678-565-7710</u> Email <u>kelsawi@sctbi.com</u>		ATTORNEY	Name <u>Battle Law, P.C.</u> Address <u>3562 Habersham at Northlake Building J, Suite 100 Tucker, GA 30084</u> Phone # <u>404-601-7616</u> Email <u>mlb@battlelawpc.com</u>	
UTILITIES		Existing		Proposed	
	Water	Henry County Water Authority		Henry County Water Authority	
	Sewer	Henry County		Henry County	
	Fire/ EMS	Henry County		Henry County	
	Police	Henry County		City of Stockbridge	
	Electricity	Georgia Power		Georgia Power	
PROPOSED DEVELOPMENT	Location Address: <u>2125 Highway 42 North McDonough, GA 30253</u> Present Zoning: <u>MU</u> Proposed Zoning: <u>PUD</u> Proposed Use of the Property (attach additional sheets if necessary): <u>proposed age-restricted residential development</u> ATTACH LEGAL DESCRIPTION				



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name:

Southern Crescent Rehab & Retirement Co Inc

Property Address: 2125 Highway 42 North McDonough, GA 30253 and Highway 42 Near Technology Parkway

Telephone: (678) 5 6 5 - 7 7 1 0

Email: kelsawi@sctbi.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: _____

Date: _____

2/20/22

Personally appeared before me,

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Tessa J. Davis
Notary Public

February 20, 2022
Date



Print

RESERVED FOR CLERK OF THE SUPERIOR COURT

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEY ORDERED BY: KHALED EL-SAWI
FIELDWORK COMPLETED ON: 4-28-2021
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

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.



Tim L. Miller GA. RLS # 3150 Date: 4-29-2021

SURVEYORS CERTIFICATION:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,985 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE A) AS PER COMMUNITY - PANEL NUMBER 13151C0156D DATED: OCTOBER 6, 2016

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

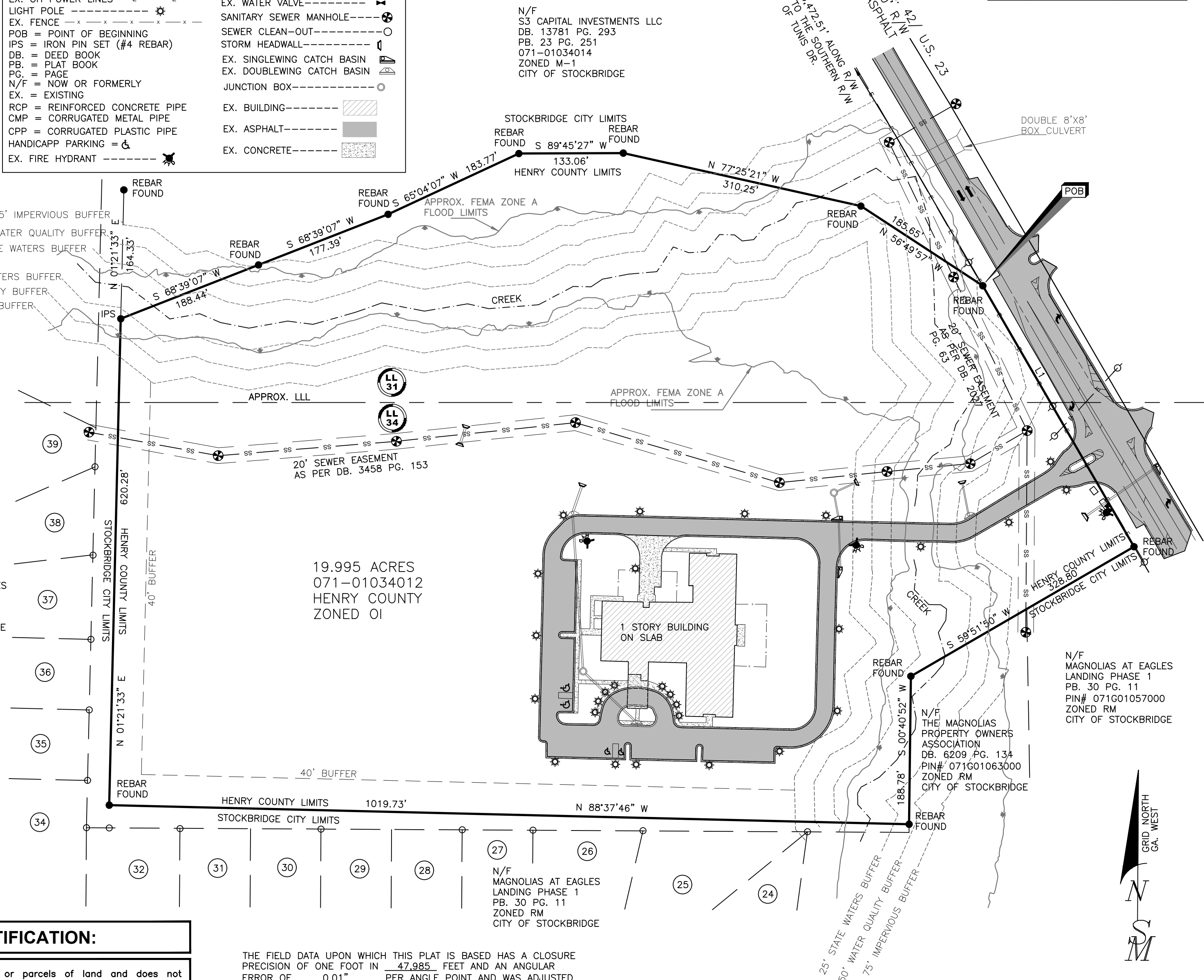
GENERAL NOTES:

AREA: 19.995 ACRES
PARCEL: 071-01034012
ZONED OI
MINIMUM LOT AREA= 10,000 SQ.FT. (COUNTY WATER & SEWER)
MINIMUM LOT WIDTH=125'
FRONT SETBACK----- 50'
REAR SETBACK----- 20'
SIDE SETBACK:----- 15'
SEWER AS PER HCWA.
WATER AS PER HCWA



LEGEND	
WOODEN POWER POLE	---
EX. OH POWER LINES	---
LIGHT POLE	---
EX. FENCE	---
POB = POINT OF BEGINNING	
IPS = IRON PIN SET (#4 REBAR)	
DB. = DEED BOOK	
PB. = PLAT BOOK	
PG. = PAGE	
N/F = NOW OR FORMERLY	
EX. = EXISTING	
RCP = REINFORCED CONCRETE PIPE	
CMP = CORRUGATED METAL PIPE	
CPP = CORRUGATED PLASTIC PIPE	
HANDICAPP PARKING	
EX. FIRE HYDRANT	
EX. WATER METER	
EX. WATER VALVE	
SANITARY SEWER MANHOLE	
SEWER CLEAN-OUT	
STORM HEADWALL	
EX. SINGLEWING CATCH BASIN	
EX. DOUBLEWING CATCH BASIN	
JUNCTION BOX	
EX. BUILDING	
EX. ASPHALT	
EX. CONCRETE	

LINE CALL CHART		
LINE	BEARING	DISTANCE
L1	S 30°04'30" E	384.49'



BOUNDARY SURVEY
S3 CAPITAL INVESTMENTS LLC
TRACT 2 19.995 ACRES
LAND LOTS 31, & 34,
7th. DISTRICT
HENRY COUNTY, GEORGIA

SIBLEY-MILLER
SURVEYING & PLANNING INC.

*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

PROJECT #: **B15008**
BOUNDARY SURVEY
19.995 ACRES

DRAWN BY: TLM
SCALE: 1" = 100'
DATE: 04/29/2021

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2014 OCT 22 PM 1:30

BK: 13781 PG: 293-299
Filed and Recorded Oct-23-2014 08:51:45AM
DOC#: D2014-023643
Real Estate Transfer Tax Paid \$110.00
0752014007392
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Return to:
LANE & KARLO, LLP
1827 Powers Ferry Road
Building Five
Atlanta, Georgia 30339

File No: LK144911
Auction #JDA30-7102

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made and entered into this 16th day of October, in the year two thousand fourteen, by and between

HARVEST POINT UNITED METHODIST CHURCH, INC.

of the County of Henry, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

S3 CAPITAL INVESTMENTS, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.)

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property, to-wit:

All those tracts or parcels of land lying and being in Land Lots 31, 32 and 33, 7th District, Henry County, Georgia, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

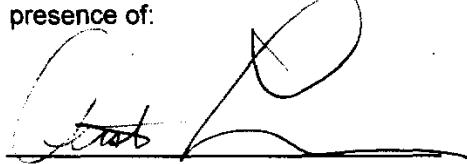
This conveyance is made and authorized in accordance with and pursuant to *The Book of Discipline of the United Methodist Church (2012)*, as set forth and confirmed in and by that certain Certification and Consent, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed as of the day and year above written.

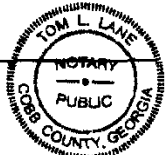
Signed, sealed and delivered in the presence of:



Witness

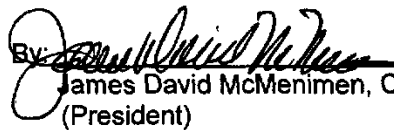


Notary Public



My Commission Expires
October 2, 2018

HARVEST POINT UNITED METHODIST
CHURCH, INC.

By:  (SEAL)
James David McMenimen, Chairman
(President)

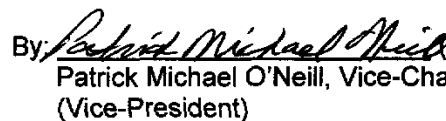
By:  (SEAL)
Patrick Michael O'Neill, Vice-Chairman
(Vice-President)

EXHIBIT A

TRACT I: All that tract or parcel of land lying and being in Land Lots 31, 32 and 33 of the 7th District of Henry County, Georgia, and being 14.169 acres designated as Tract I on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin set on the Southwestern right-of-way line of S.R. 42/U.S. 23 (80' R/W), said iron pin being 2,721.51 feet Southeasterly as measured along said right-of-way line from its intersection with the Southern right-of-way line of Tunis Drive; thence leaving said right-of-way line South 59 degrees 56 minutes 54 seconds West 447.09 feet to a ½" R.R. found; thence proceeding South 30 degrees 02 minutes 01 second East 100.14 feet to an iron pin set; thence proceeding South 59 degrees 55 minutes 51 seconds West 113.17 feet to an iron pin set; thence proceeding North 30 degrees 04 minutes 09 seconds West 138.00 feet to a ½" R.R. found; thence proceeding South 59 degrees 55 minutes 51 seconds West 320.47 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING; thence proceeding from said true point of beginning South 23 degrees 24 minutes 14 seconds West 71.99 feet to a ½" R.R. found; thence proceeding South 71 degrees 56 minutes 43 seconds West 150.56 feet to a ½" R.R. found; thence proceeding North 65 degrees 57 minutes 01 second West 115.18 feet to a ½" R.R. found; thence proceeding South 88 degrees 21 minutes 41 seconds West 280.93 feet to a ½" R.R. found; thence proceeding South 78 degrees 36 minutes 17 seconds West 311.03 feet to a ½" R.R. found; thence proceeding South 38 degrees 58 minutes 41 seconds West 549.45 feet to a ½" R.R. found on the Eastern right-of-way line of Southern Railway (150' R/W); thence proceeding along the Eastern right-of-way line of Southern Railway North 09 degrees 06 minutes 42 seconds East 1,345.95 feet to an iron pin set; thence leaving the Eastern right-of-way line of Southern Railway South 54 degrees 14 minutes 16 seconds East 932.52 feet to a ½" R.R. found; thence proceeding South 47 degrees 05 minutes 54 seconds East 325.48 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING.

TRACT II: All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being 7.841 acres designated as Tract II on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:

BEGINNING at an iron pin set on the Southwestern right-of-way line of S.R. 42/U.S. 23 (80' R/W), said iron pin being 2,721.51 feet Southeasterly as measured along said right-of-way line from its intersection with the Southern right-of-way line of Tunis Drive; thence proceeding along the Southwestern right-of-way line of S.R. 42/U.S. 23 in a Southeasterly direction and following the curvature thereof to the right along the arc of a curve to the left of a chord having been subtended a distance of 527.58 feet to a point, said arc having a radius of 70,788.22 feet and said chord having a bearing and distance of South 31 degrees 06 minutes 07 seconds East 527.58 feet; thence continuing along said right-of-way line South 30 degrees 04 minutes 50 seconds East 221.42 feet to a ½" R.R. found; thence leaving said right-of-way line North 56 degrees 46 minutes 58 seconds West 185.53 feet to a ½" R.R. found; thence proceeding North 77 degrees 25 minutes 46 seconds West 310.32 feet to a ½" R.R. found; thence proceeding South 89 degrees 44 minutes 18 seconds West 133.15 feet to a point; thence proceeding South 65 degrees 03 minutes 09 seconds West 183.81 feet to a ½" R.R. found; thence proceeding South 68 degrees 42 minutes 10 seconds West 177.27 feet to a point; thence proceeding South 68 degrees 48 minutes 50 seconds West 188.03 feet to a point; thence proceeding North 01 degree 21 minutes 34 seconds East 163.77 feet to an iron pin set; thence proceeding North 64 degrees 51 minutes 15 seconds West 109.25 feet to a ½" R.R. found; thence proceeding North 23 degrees 24 minutes 14 seconds East 71.99 feet to a ½" R.R. found; thence proceeding North 59 degrees 55 minutes 51 seconds East 320.47 feet to a ½" R.R. found; thence proceeding South 30 degrees 04 minutes 09 seconds East 138.00 feet to an iron pin set; thence proceeding North 59 degrees 55 minutes 51 seconds East 113.17 feet to an iron pin set; thence proceeding North 30 degrees 02 minutes 01 second West 100.14 feet to a ½" R.R. found; thence proceeding North 59 degrees 56 minutes 54 seconds East 447.09 feet to an iron pin set on the Southwestern right-of-way line of S.R. 42/U.S.23, said iron pin being the POINT OF BEGINNING.

(Auction #JDA30-7102)

STATEMENT OF INTENT

And
Other Material Required by the City of Stockbridge, Georgia
Zoning Ordinance
For

Applications for Comprehensive Plan Amendment and
Rezoning pursuant to the City of Stockbridge Zoning
Ordinance

Of

S3 Capital Investments, LLC.,
For

+/- 20.0 acres of
Land Being all of

Parcel Nos. 071-01034012
Being in the
City of Stockbridge

Submitted for Applicant by:

Michèle L. Battle
Battle Law, P.C.
3562 Habersham at Northlake,
Building J, Suite 100 Tucker,
Georgia 30084
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

S3 Capital Investments, LLC. (the “Applicant”) is seeking to annex and rezone property in Henry County located at 2125 Highway 42 North, McDonough, GA. 30253. This property is approved for a mixture of 100 attached and detached age-restricted single-family homes to serve as housing for the patients of Southern Crescent Traumatic Brain Injury Center and bears the parcel number

**NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF
CONSTITUTIONAL RIGHTS**

The portions of the Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the Stockbridge City Council to amend the annex the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning and conditional use permit of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the annexation, land use amendment and/or Rezoning and Conditional Use Permit in questions would be unjustified from a fact-based standpoint and instead would result only from

constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the annexation, land use amendment and/or Rezoning and Conditional Use Permit in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

MLB

Michele L. Battle, Esq.
Attorney for the Applicant



TO: Mayor/Council
Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Brecca Carter, Community Development Director
R. Ryan Anderson, Chief Planner

DATE: October 10, 2022

SUBJECT: **Comprehensive Plan Amendment Case #CP-2022-02** for Two Parcels:
1) Property at 2125 Highway 42 North within unincorporated Henry County; and 2) Property at Highway 42 North and Technology Parkway in the City of Stockbridge.

I. PURPOSE

Consider a Comprehensive Plan Amendment application by S3 Capital Investments, LLC, represented by Battle Law, P.C., to change the future land use designations of two parcels, from 'Light Industrial', 'Low-Density Vertical Mixed-Use', and 'Mixed-Use' to 'High-Density Residential,' to allow for an independent living/age-restricted residential development. The parcels and the requested land use designation changes are listed below. The applicant has also applied for an annexation (AX-2022-01) of Parcel #071-01034012 in unincorporated Henry County and a rezoning of both parcels (RZ-2022-02).

- Parcel #071-01034012 – Represents Tract 1. Located at 2125 Highway 42 North in unincorporated Henry County, across from Summit View Drive. Applicant proposes to change the current Henry County land use designation of 'Mixed-Use' to the City of Stockbridge's land use designation of 'High-Density Residential' when the parcel is annexed into the Stockbridge City Limits via the applicant's companion annexation application, AX-2022-01. Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.
- Parcel #071-01034014—Represents Tract 2. Located within the Stockbridge City Limits, with frontage on Highway 42 North and situated at the end of Technology Parkway. Applicant proposes to change the current land use designation from 'Light Industrial' and 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'. Contains 22.01 +/- acres. Located in Land Lot 31 of District 7.

II. BACKGROUND

Proposed Development	Independent living /age-restricted residential development.
Site Address	2125 Highway 42 North, across from Summit View Drive; and Highway 42 North at Technology Parkway.
Parcel Identification	Subject property includes two parcels: 1) Parcel #071-01034012 with 20.00 acres in unincorporated Henry County; and 2) Parcel # 071-01034014 with 22.01 in the City of Stockbridge.
Parcel Acreage	42.01 +/- total acres within two parcels.
Applicant	S3 Capital Investments, LLC.
Owner	Southern Crescent Rehabilitation & Retirement Community, Inc.
Current County Zoning	'MU' (Mixed-Use).
Current City Zoning	'LI' (Light Industrial) and 'OI' (Office-Institutional)
County Land Use Designation	'MIX' (Mixed-Use).
City Land Use Designation	"Light Industrial" and Low-Density Vertical Mixed Use'
Current Use	The Southern Crescent Rehabilitation & Retirement Center is located on Parcel #071-01034012 at 2125 Highway 42 North.
Surrounding Land Uses	• <u>North</u>—Industrial warehouses; church. • <u>South and West</u>—Magnolias at Eagles Landing Subdivision. • <u>East</u>—Industrial warehouse; Highlands at Eagles Landing Subdivision; Summit at Eagles Landing Subdivision; a Thai restaurant.

III. FINDINGS OF FACT

- If the proposed Annexation (AX-2022-01) is approved, and the applicant wishes to proceed with the proposed development, then the applicant would need to combine both parcels for both the requested Comprehensive Plan Amendment (CP-2022-02) and the requested rezoning (RZ-2022-02) to be approved. To facilitate this, a

Recombination Plat application would be required, and it could be handled administratively.

- A small stream borders the subject property to the north. It appears to be a tributary of Wolfe Creek.

IV. PROJECT DESCRIPTION

The applicant requests a Comprehensive Plan Amendment to change the land use designations of both parcels to allow for an independent living / age-restricted residential development proposal, which would include both parcels. Tract 1 would include the existing Southern Crescent Rehabilitation & Retirement Center, as well as the construction of 100 new independent living units, including 7 detached units and 93 attached units, with a density of 5 units per acre. Tract 2, which is currently vacant, would feature the construction of 176 independent living units, including 52 detached units and 124 attached units, with a density of 8 units per acre. The total development, including both parcels, would contain 276 independent living units, with a density of 6.6 units per acre.

To allow for the proposed development, the applicant has also applied for a rezoning of the subject property by requesting that Tract 1 be rezoned from Henry County's 'MU' (Mixed Use) district to the City's 'PUD' (Planned Unit Development) district, and that Tract 2 be rezoned from 'OI' (Office-Institutional) and 'LI' (Light Industrial) to PUD. Tract 2 is also located within the Parkway Mixed-Use Overlay District. Further, the applicant would need to apply for a Recombination Plat to combine the two parcels.

The applicant's submitted a Conceptual Site Plan shows that three accesses would be provided into the proposed development. These include the existing driveway at 2125 Highway 42 North, which serves the existing Southern Crescent Rehabilitation & Retirement Center; a new entrance off Highway 42 North, across from Glenmore Lane; and the extension of Technology Parkway. A central street would connect the two tracts, crossing over the existing stream.

Each tract would have its own set of amenities. The subject property (Tract 1) would contain a clubhouse, a pool, and a cabana, while Tract 2 would contain pickleball courts, a pool, and a cabana. Tract 1 would contain two small detention ponds and Tract 2 would contain a larger detention pond.

The submitted rendering suggests that the proposed residential units would have pitched roofs, hardiplank veneers, and single-car garages.

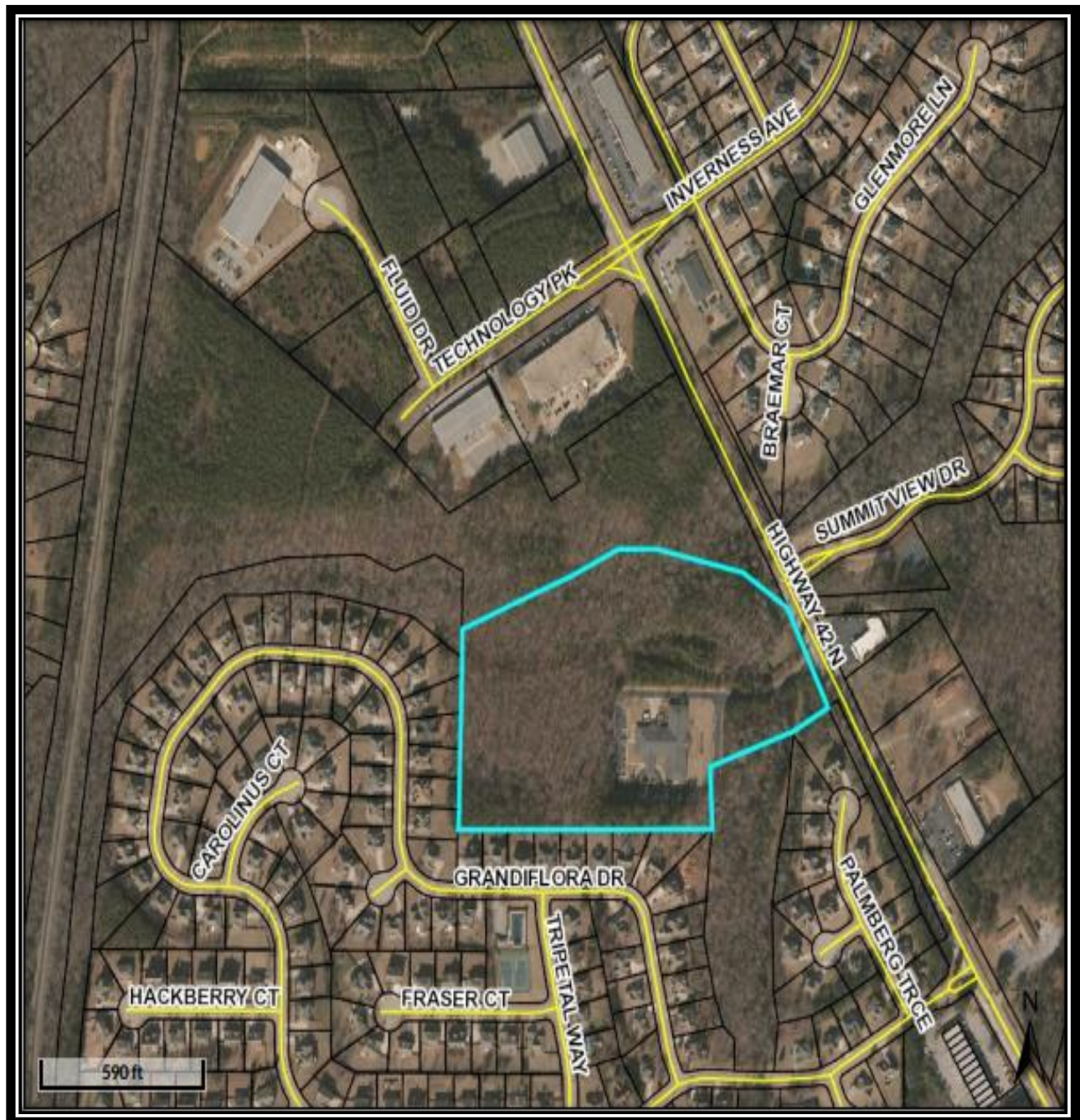
The companion rezoning application states that the applicant will be submitting a proposed list of conditions for adoption, but such list has not yet been received by Community Development.

V. MAPS AND ILLUSTRATIONS TO FOLLOW:

- A. Aerial Photograph
- B. Boundary Survey
- C. Henry County Zoning Map
- D. City of Stockbridge Zoning Map
- E. Henry County Land Use Designation Map
- F. Conceptual Site Plan
- G. Rendering

A. AERIAL PHOTOGRAPH

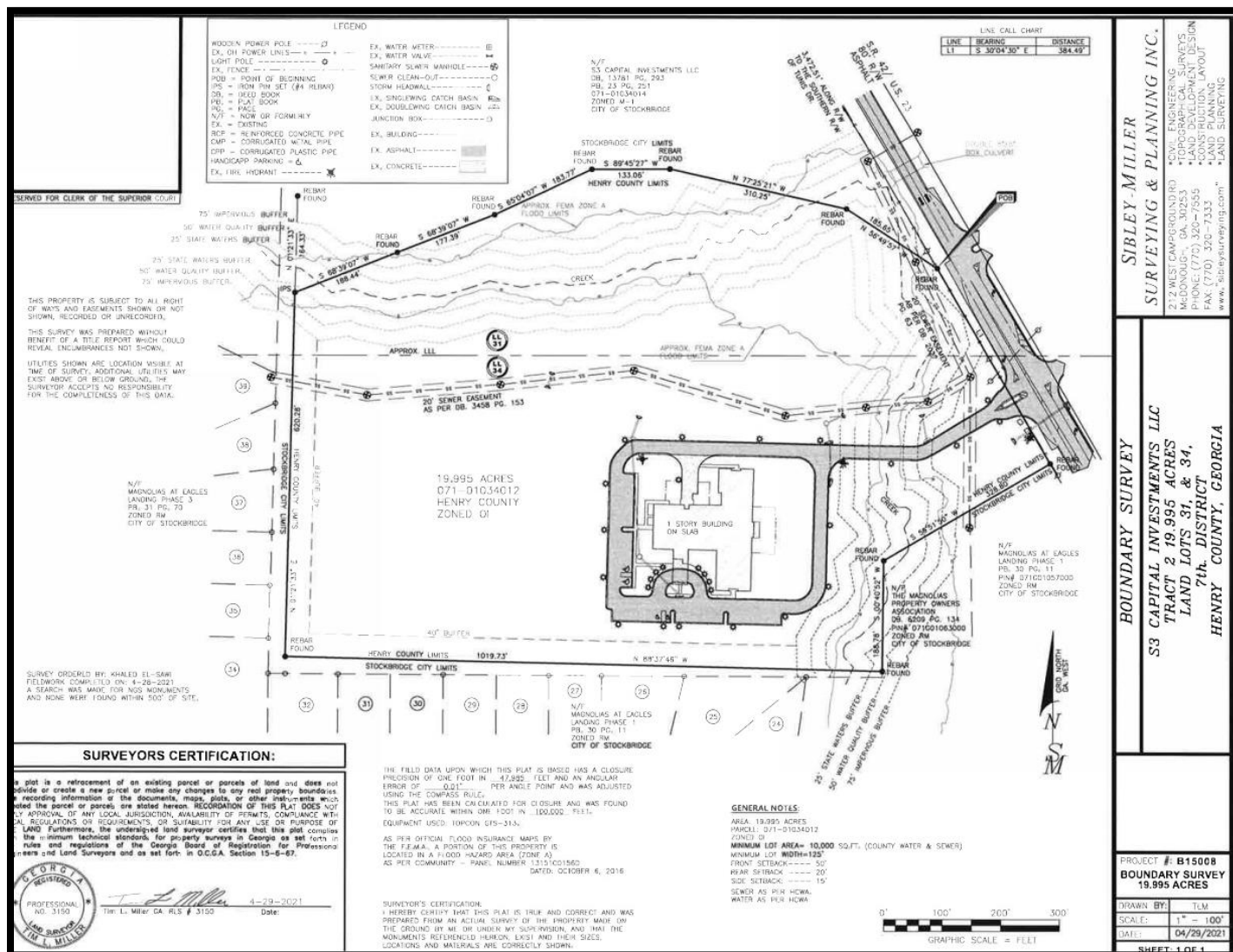
Subject Property:
2125 Highway 42 North
Parcel #071-01034012
a.k.a. "Tract 1"



B. BOUNDARY SURVEY

Subject Property:
2125 Highway 42 North
Parcel #071-01034012
a.k.a. "Tract 1"

The Boundary Survey shows the presence of the existing Southern Crescent Rehabilitation & Retirement Center.



C. HENRY COUNTY ZONING MAP

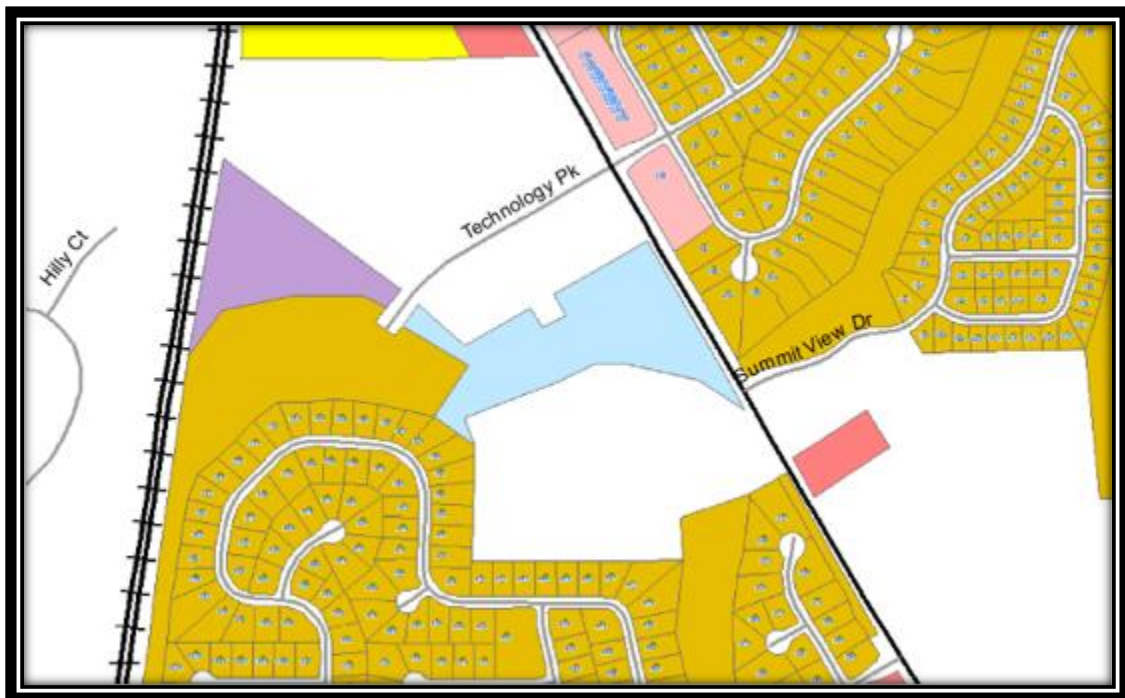
The subject property (a.k.a. "Tract 1") is shown in the buff color on the map. It is zoned 'MU' (Mixed Use).



D. CITY OF STOCKBRIDGE ZONING MAP

Legend:

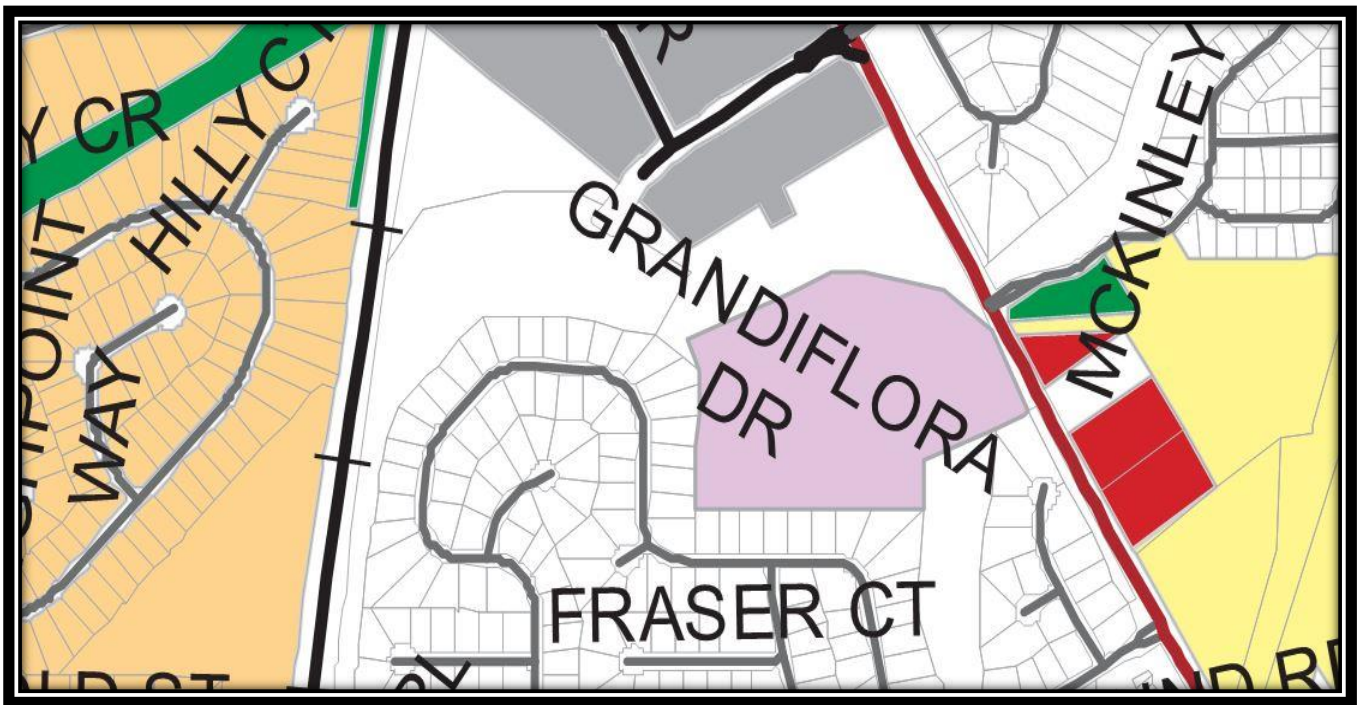
- Main Road – Highway 42 North
- Lavender – LI (Light Industrial)
- Light Blue – OI (Office-Institutional)
- Gold – MFR (Multiple Family Residential)
- Gold area to the west and south -- Magnolias at Eagles Landing Subdivision
- Gold area to the east -- Highlands at Eagles Landing Subdivision & Summit at Eagles Landing Subdivision
- Light Pink – C-1 (Neighborhood Commercial)
- Medium Pink – C-2 (General Commercial)
- Yellow – SR (Suburban Residential)
- White – Located outside of the City



E. HENRY COUNTY LAND USE DESIGNATION MAP

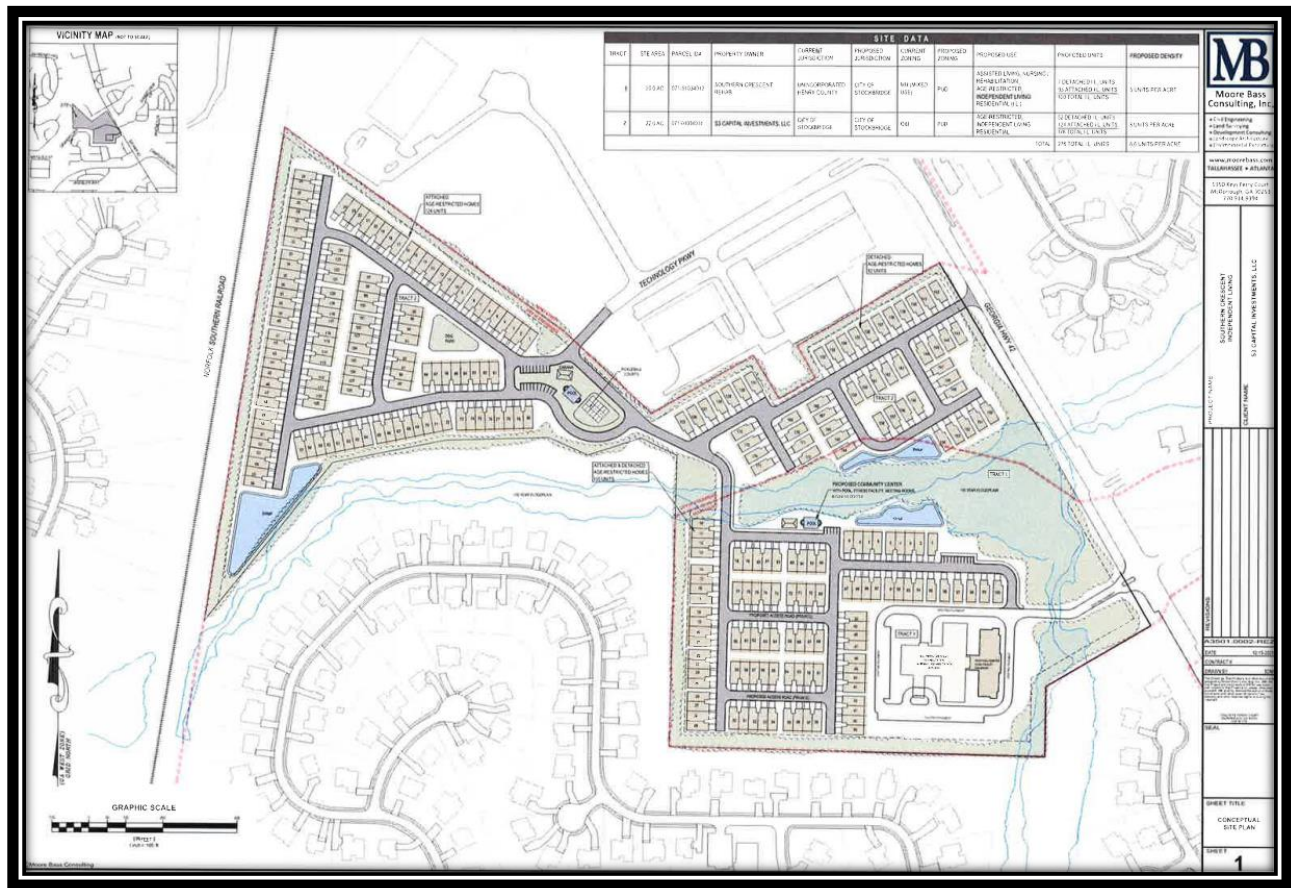
From the Henry County Comprehensive Plan

The subject property (a.k.a. "Tract 1") is shown in the lavender color on the map below. It has a future land use designation of 'MIX' (Mixed Use). The other colors on the map show properties which are also located within unincorporated Henry County.



F. CONCEPTUAL SITE PLAN

The Conceptual Site Plan shows three proposed accesses into the site, a central street connecting the two tracts and crossing over a stream, amenities for each tract, and three detention ponds.



G. RENDERING

This rendering suggests the provision of pitched roofs, mostly hardiplank siding, and single-car garages.



V. ANALYSIS OF REQUEST

A. Consistency with the Comprehensive Plan.

The proposed development is not consistent with the Comprehensive Plan's land use designations for the subject property. The requested Comprehensive Plan Amendment for the proposed land use designation changes is necessary because the current land use designations do not allow the type of development which the applicant is proposing, or they do not allow the proposed residential densities. The applicant therefore proposes to change the future land use designations of the two parcels as follows:

- Tract 1--From Henry County's land use designation of 'Mixed-Use' to the City of Stockbridge's land use designation of 'High-Density Residential', which would be more appropriate for the applicant's proposed type of development and would indicate the approximate density of the project.
- Tract 2—From the City's land use designations of 'Light Industrial' and 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'. The existing 'Light Industrial' land use designation does not allow residential uses, and the existing 'Low-Density Vertical Mixed-Use' land use designation is intended for buildings which contain commercial uses on the ground floor and residential uses on the upper floors.

B. Relation to the Zoning of the Property. The property's requested zoning districts are not permitted within the property's existing land use designations. To allow for the proposed development, the applicant has therefore requested the rezoning of the subject property (via RZ-2022-02) as follows:

- Tract 1—From Henry County's zoning district of 'MU' (Mixed-Use) to the City of Stockbridge's zoning district of 'PUD' (Planned Unit Development). Although Henry County's MU district is believed to be like the City's PUD district, if Tract 1 is annexed into the City, it would need to be assigned a City zoning district.
- Tract 2—From the City of Stockbridge's zoning districts of 'OI' (Office-Institutional) and 'LI' (Light Industrial) to 'PUD' (Planned Unit Development). The OI and LI districts do not allow residential uses.

But there is no need to change the property's land use designations unless the property is rezoned per the above specifications. Therefore, any approval of the requested Comprehensive Plan Amendment via CP-2022-02 must be contingent upon the simultaneous approval of the requested rezoning of the property via RZ-2022-02.

C. Suitability of the Site's Location. The proposed 'High-Density Residential' land use designation would be compatible with the 'High-Density Residential' land use designation of the Magnolias at Eagles Land Subdivision to the south.

D. Maintaining the Current Land Use Designation. Tract 1 is already partially developed with the existing Southern Crescent Rehabilitation and Retirement Center, but for this parcel to be annexed into the City, per AX-2022-01, it would need to have a City land use designation assigned to it. For Tract 2, additional industrial uses could be developed on the northwestern portion of the parcel due to its proximity to other existing industrial uses, the remainder of this parcel is unlikely to be developed with vertical mixed-use buildings under the existing 'Low-Density Vertical Mixed-Use' designation due to the parcel's size, odd shape, and proximity to the existing industrial uses. The proposed 'High-Density Residential' land use designation, with its higher density, would be more appropriate for this location.

STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment, via CP-2022-02, would be necessary and desirable for the subject property in conjunction with the requested rezoning of the property, via RZ-2022-02, to allow for the proposed independent living/age-restricted residential development. The Planning and Zoning Staff recommends **CONDITIONAL APPROVAL** of the requested Comprehensive Plan Amendment based upon:

1. **Recombination Approval --** The two parcels shall be officially combined via an administrative recombination plat application, after the applicant has submitted proof to the Community Development Department that an acceptable new plat has been recorded by the Henry County Superior Court, Real Estate Records Division.

Presentation For CP-2022-02:

Comprehensive Plan Amendment for
the Proposed “Southern Crescent”
Mixed Residential Development on
Two Parcels: 1) 2125 Highway 42
North; and 2) Highway 42 North at
Technology Parkway

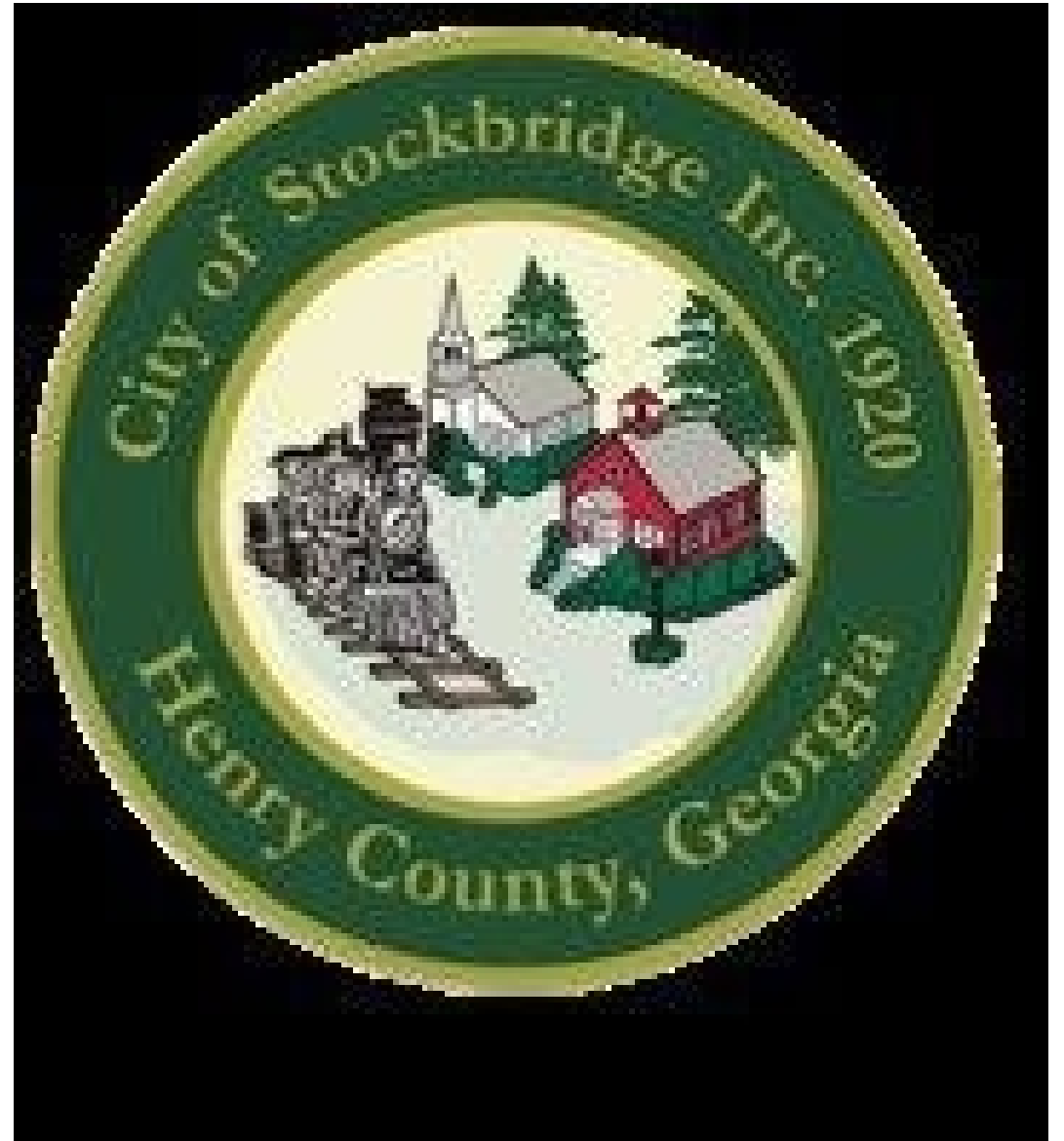
Presented To:

Planning Commission – August 25, 2022

City Council – October 10, 2022

By:

City of Stockbridge Community
Development Department,
Planning and Zoning Division

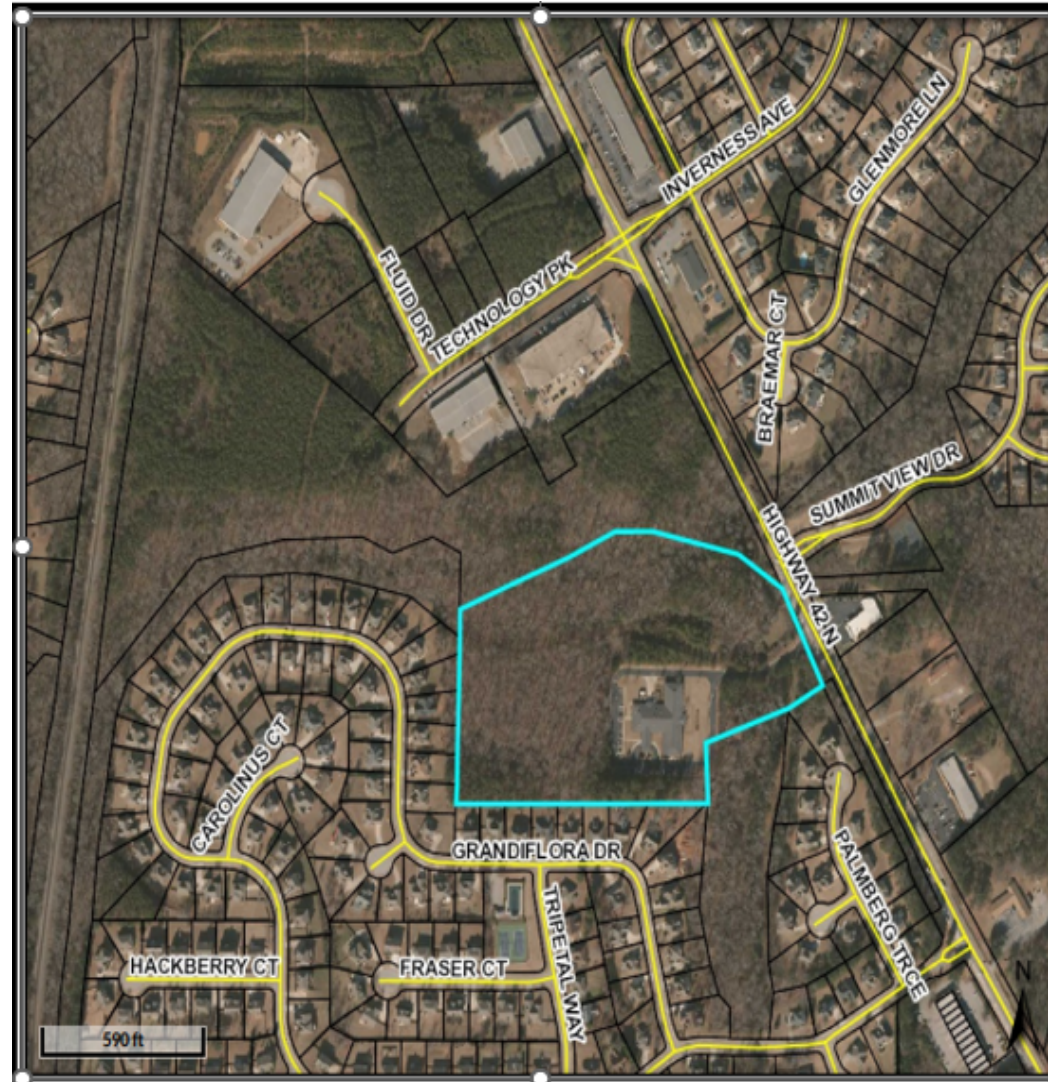


AERIAL PHOTO #1 OF SUBJECT PROPERTY:

TRACT 1—Outside the City; to Be Annexed

Parcel #071-01034012 at 2125 Highway 42 North

With 20.00 +/- Acres



AERIAL PHOTO #2 OF SUBJECT PROPERTY:

**TRACT 2 (Inside the City) at Highway 42 North and
Technology Parkway**

Parcel #071-01034014 with 22.01+/- Acres



PURPOSE

Applicant's Request -- Consider a Comprehensive Plan Amendment application by S3 Capital Investments, LLC, represented by Battle Law, P.C., to change the future land use designations of two parcels, from 'Light Industrial', 'Low-Density Vertical Mixed-Use', and 'Mixed-Use' to 'High-Density Residential,' to allow for an independent living/age-restricted residential development. The parcels and the requested land use designation changes are listed below. The applicant has also applied for an annexation (AX-2022-01) of Parcel #071-01034012 in unincorporated Henry County and a rezoning of both parcels (RZ-2022-02).

- ~ **Tract 1 -- Parcel #071-01034012.** Located at 2125 Highway 42 North in unincorporated Henry County, across from Summit View Drive. Applicant proposes to change the current Henry County land use designation of 'Mixed-Use' to the City of Stockbridge's land use designation of 'High-Density Residential' when the parcel is annexed into the Stockbridge City Limits via the applicant's companion annexation application, AX-2022-01. Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.
- ~ **Tract 2 -- Parcel #071-01034014.** Located within the Stockbridge City Limits, with frontage on Highway 42 North and situated at the end of Technology Parkway. Applicant proposes to change the current land use designation from 'Light Industrial' and 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'. Contains 22.01 +/- acres. Located in Land Lot 31 of District 7.

BACKGROUND INFORMATION

CATEGORY	FINDINGS
Proposed Development	Independent living / age-restricted residential development.
Site Address	1225 Highway 42 North, across from Summit View Drive; and Highway 42 North at Technology Parkway.
Parcel Identification	Includes two parcels: 1) Parcel #071-01034012 with 20.00 acres in unincorporated Henry County; and 2) Parcel #071-01034014 with 22.01 acres in the City of Stockbridge.
Parcel Acreage	42.01 +/- total acres within two parcels.
Applicant	S3 Capital Investments, LLC.
Owner	Southern Crescent Rehabilitation & Retirement Community, Inc.
Current County Zoning	'MU' (Mixed-Use).
Current City Zoning	'LI' (Light Industrial) and 'OI' (Office-Institutional)
County Land Use Designation	'MIX' (Mixed-Use).
City Land Use Designation	'Light Industrial' and Low-Density Vertical Mixed Use'
Current Use	The Southern Crescent Rehabilitation & Retirement Center is located on Parcel #071-01034012 at 2125 Highway 42 North.
Surrounding Land Uses	~ <u>North</u>—Industrial warehouses; church. ~ <u>South and West</u>—Magnolias at Eagles Landing Subdivision. ~ <u>East</u>—Industrial warehouse; Highlands at Eagles Landing Subdivision; Summit at Eagles Landing Subdivision; a Thai restaurant.

ADDITIONAL FINDINGS OF FACT

- 1. Recombination of Parcels Needed --** If the proposed Annexation (AX-2022-01) approved, and the applicant wishes to proceed with the proposed development, then the applicant would need to combine both parcels for both the requested Comprehensive Plan Amendment (CP-2022-02) and the requested rezoning (RZ-2022-02) to be approved. To facilitate this, a Recombination Plat application would be required, and it could be handled administratively.

- 2. Presence of Stream --** A small stream borders the subject property to the north. It appears to be a tributary of Wolfe Creek.

PROJECT DESCRIPTION

Proposed Development -- Independent living / age-restricted residential development proposal, to include both parcels. Tract 1 would include the existing Southern Crescent Rehabilitation & Retirement Center, and the construction of 100 new independent living units, including 7 detached units and 93 attached units, with a density of 5 units per acre. Tract 2, which is currently vacant, would feature the construction of 176 independent living units, including 52 detached units and 124 attached units, with a density of 8 units per acre. The total development, including both parcels, would contain 276 independent living units, with a density of 6.6 units per acre.

Companion Applications -- To allow for the proposed development, the applicant has also applied for a rezoning of the subject property by requesting that Tract 1 be rezoned from Henry County's 'MU' (Mixed Use) district to the City's 'PUD' (Planned Unit Development) district, and that Tract 2 be rezoned from 'OI' (Office-Institutional) and 'LI' (Light Industrial) to PUD. Tract 2 is also located within the Parkway Mixed-Use Overlay District. Further, the applicant would need to apply for a Recombination Plat to combine the two parcels.

Applicant's Conceptual Site Plan -- Shows that three accesses would be provided into the proposed development: 1) the existing driveway at 2125 Highway 42 North, which serves the existing Southern Crescent Rehabilitation & Retirement Center; 2) a new entrance off Highway 42 North, across from Glenmore Lane; and 3) the extension of Technology Parkway. A central street would connect the two tracts, crossing over the existing stream.

Amenities -- Each tract would have its own set of amenities. The subject property (Tract 1) would contain a clubhouse, a pool, and a cabana, while Tract 2 would contain pickleball courts, a pool, and a cabana. Tract 1 would contain two small detention ponds and Tract 2 would contain a larger detention pond.

Rendering -- The submitted rendering suggests that the proposed residential units would have pitched roofs, hardiplank veneers, and single-car garages.

BOUNDARY SURVEY FOR TRACT 1

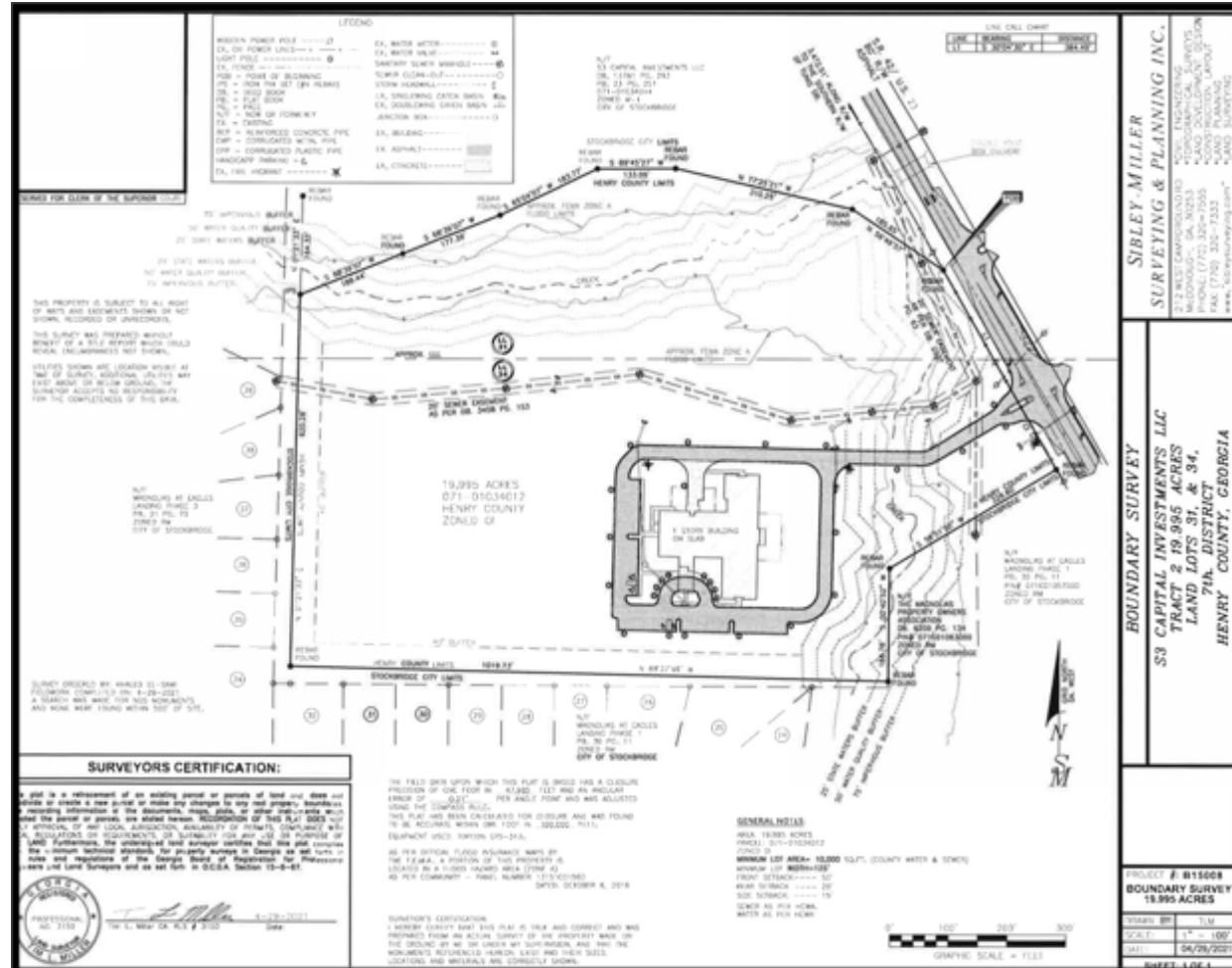
Subject Property:

2125 Highway 42 North

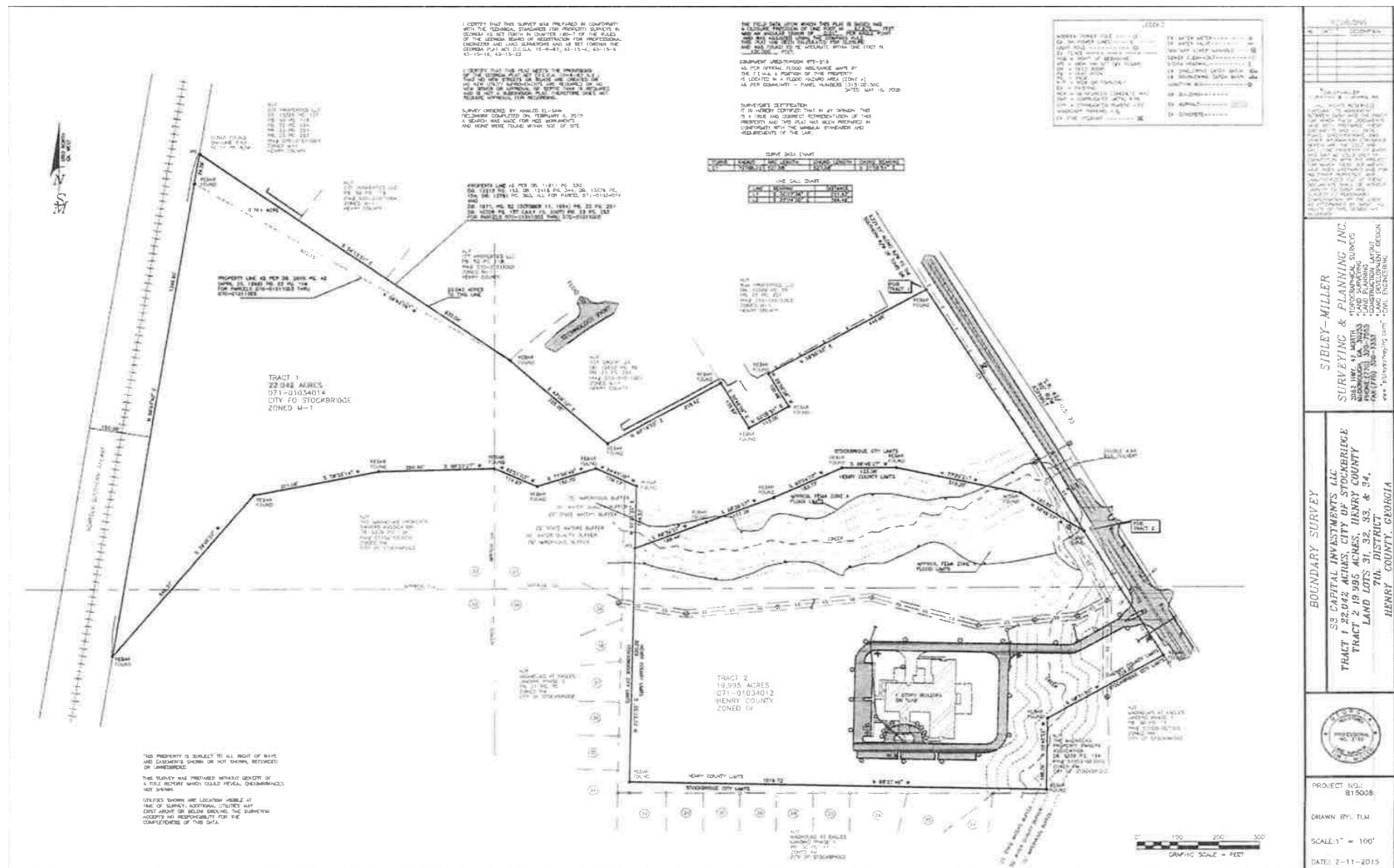
Parcel #071-01034012

a.k.a. “Tract 1”

The Boundary Survey shows the presence of the existing Southern Crescent Rehabilitation & Retirement Center.



BOUNDARY SURVEY FOR BOTH PARCELS



HENRY COUNTY ZONING MAP

The subject property (a.k.a. "Tract 1") is shown in the buff color on the map. It is zoned 'MU' (Mixed Use).



CITY OF STOCKBRIDGE ZONING MAP

LEGEND:

Main Road – Highway 42 North

Lavender – LI (Light Industrial)

Light Blue – OI (Office-Institutional)

Gold – MFR (Multiple Family Residential)

Light Pink – C-1 (Neighborhood Commercial)

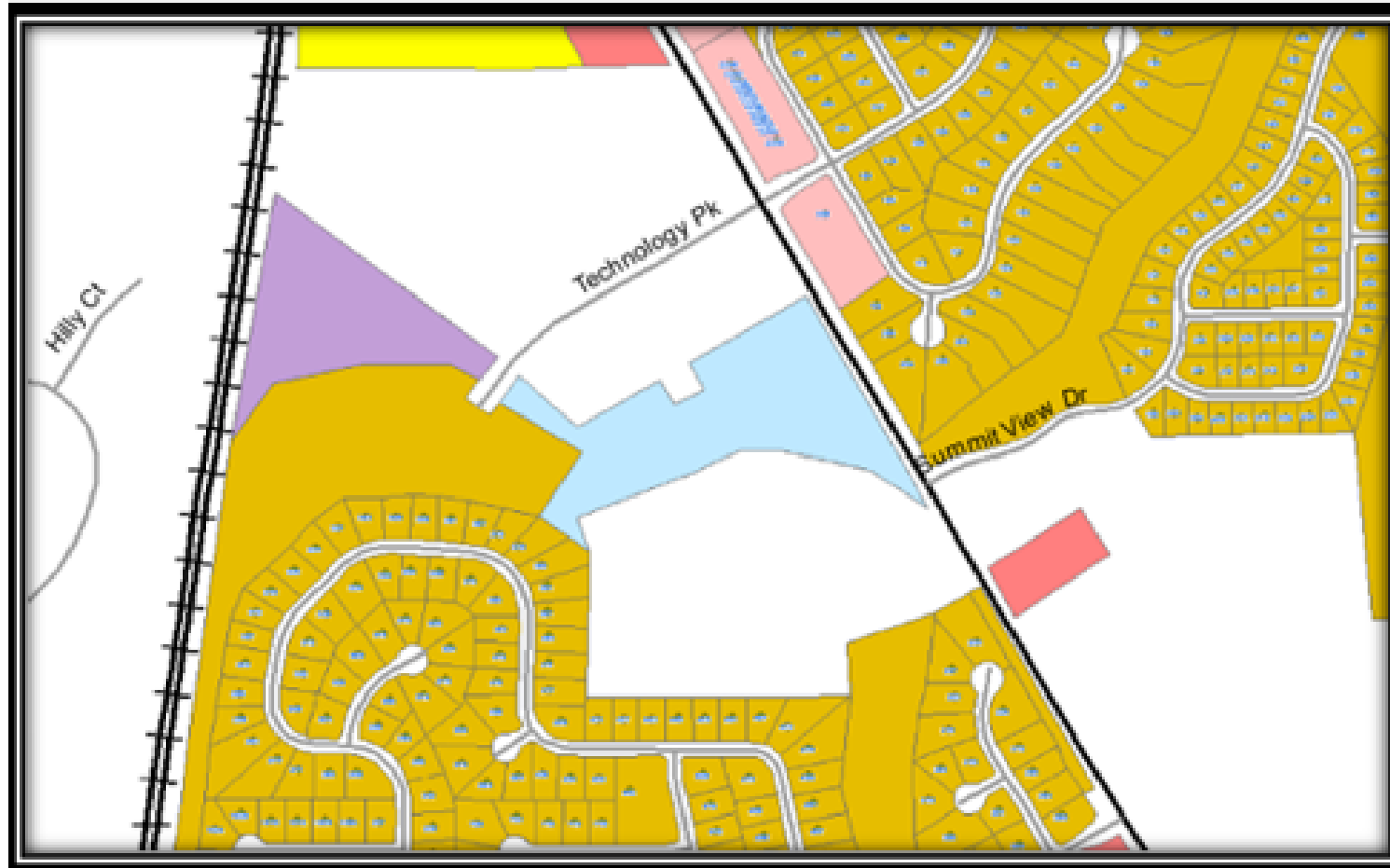
Medium Pink – C-2 (General Commercial)

Yellow – SR (Suburban Residential)

White – Located outside of the City

Gold area to the west and south -- Magnolias at Eagles Landing Subdivision

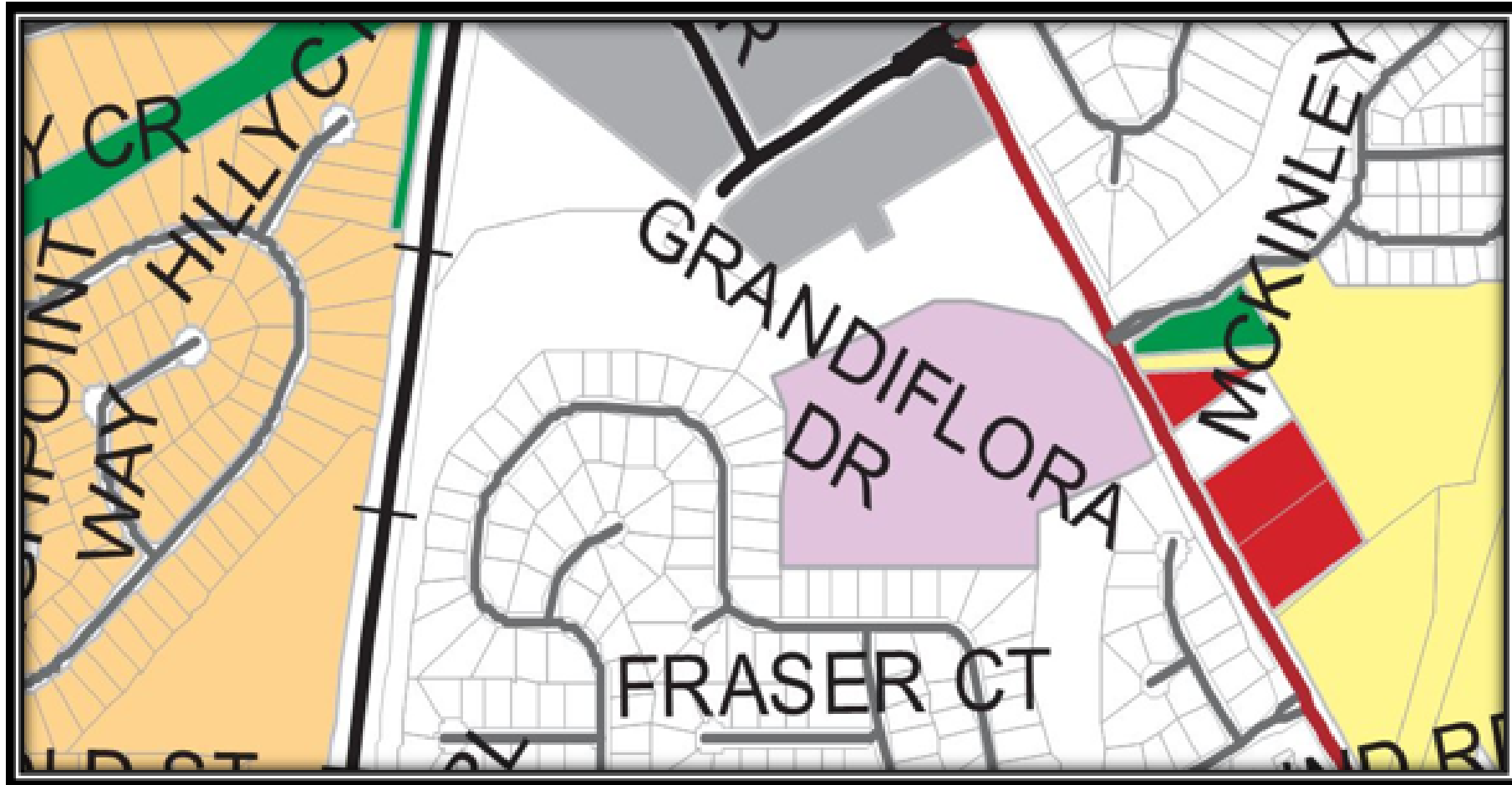
Gold area to the east -- Highlands at Eagles Landing Subdivision &
Summit at Eagles Landing Subdivision



HENRY COUNTY LAND USE DESIGNATION MAP

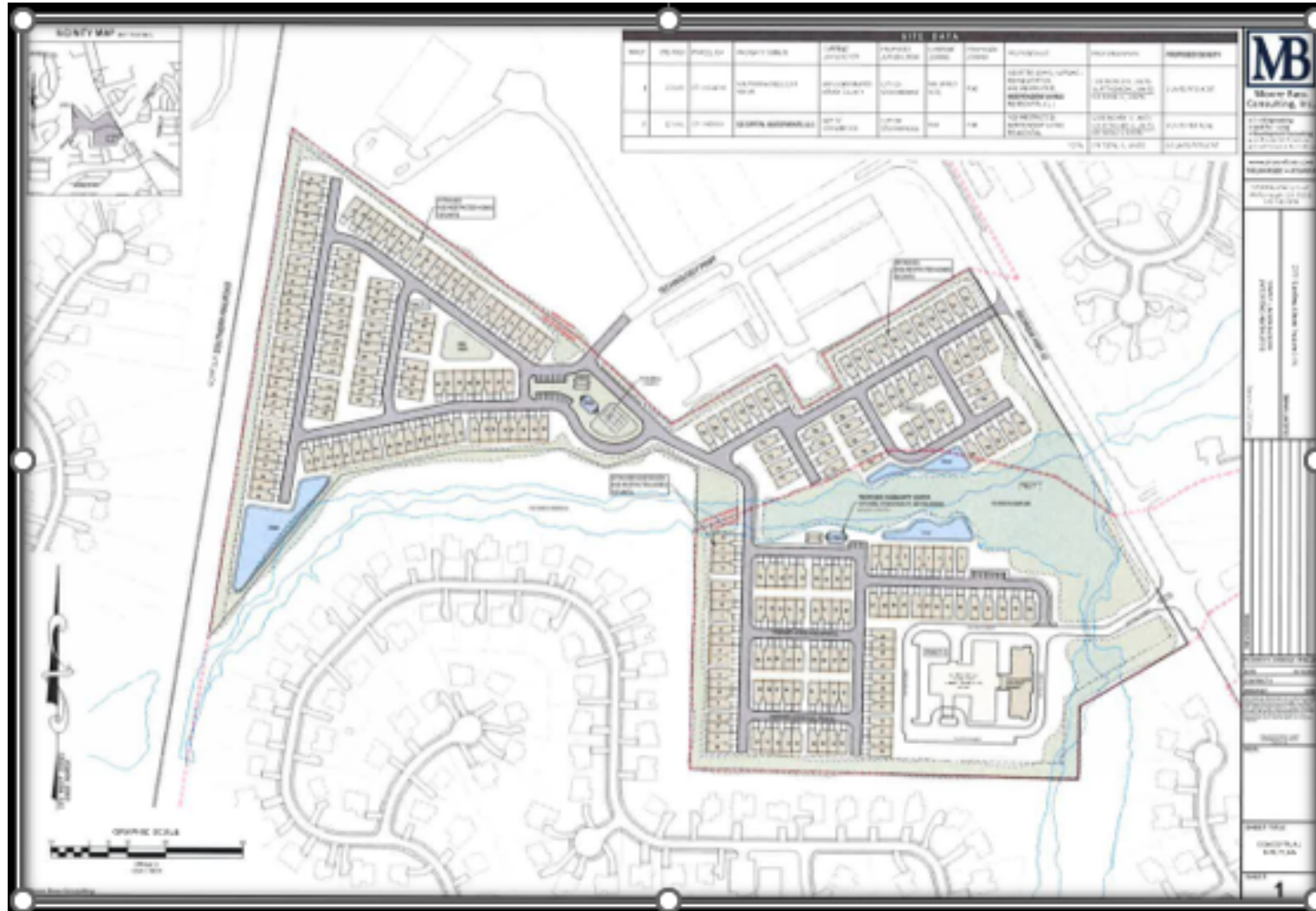
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CONCEPTUAL SITE PLAN

The Conceptual Site Plan shows three proposed accesses into the site, a central street connecting the two tracts and crossing over a stream, amenities for each tract, and three detention ponds.



RENDERING

This rendering suggests the provision of pitched roofs, mostly hardiplank siding, and single-car garages.



ANALYSIS OF REQUEST, PAGE ONE

A. Consistency with the Comprehensive Plan. The proposed development is not consistent with the Comprehensive Plan's land use designations for the subject property. The requested Comprehensive Plan Amendment for the proposed land use designation changes is necessary because the current land use designations do not allow the type of development which the applicant is proposing, or they do not allow the proposed residential densities. The applicant therefore proposes to change the future land use designations of the two parcels as follows:

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~ **Tract 2**—From the City's land use designations of 'Light Industrial' and 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'. The existing 'Light Industrial' land use designation does not allow residential uses, and the existing 'Low-Density Vertical Mixed-Use' land use designation is intended for buildings which contain commercial uses on the ground floor and residential uses on the upper floors.

B. Relation to the Zoning of the Property. The property's requested zoning districts are not permitted within the property's existing land use designations. To allow for the proposed development, the applicant has therefore requested the rezoning of the subject property (via RZ-2022-02) as follows:

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But there is no need to change the property's land use designations unless the property is rezoned per the above specifications. Therefore, any approval of the requested Comprehensive Plan Amendment via CP-2022-02 must be contingent upon the simultaneous approval of the requested rezoning of the property via RZ-2022-02.

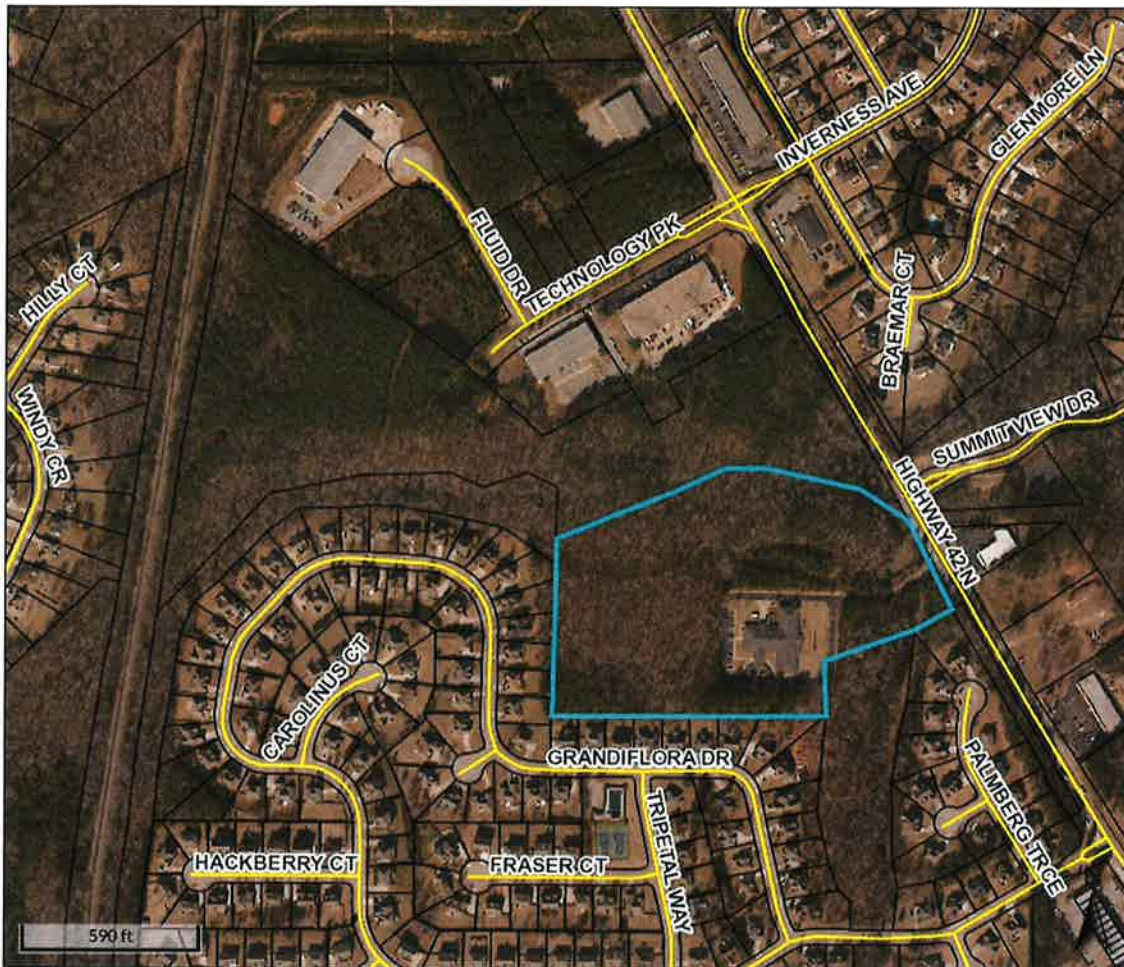
ANALYSIS OF REQUEST, PAGE TWO

- C. Suitability of the Site's Location.** The proposed 'High-Density Residential' land use designation would be compatible with the 'High-Density Residential' land use designation of the Magnolias at Eagles Landing Subdivision to the south.
- D. Maintaining the Current Land Use Designation.** Tract 1 is already partially developed with the existing Southern Crescent Rehabilitation and Retirement Center, but for this parcel to be annexed into the City, per AX-2022-01, it would need to have a City land use designation assigned to it. For Tract 2, additional industrial uses could be developed on the northwestern portion of the parcel due to its proximity to other existing industrial uses, the remainder of this parcel is unlikely to be developed with vertical mixed-use buildings under the existing 'Low-Density Vertical Mixed-Use' designation due to the parcel's size, odd shape, and proximity to the existing industrial uses. The proposed 'High-Density Residential' land use designation, with its higher density, would be more appropriate for this location.

STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment, via CP-2022-02, would be necessary and desirable for the subject property in conjunction with the requested rezoning of the property, via RZ-2022-02, to allow for the proposed independent living/age-restricted residential development. The Planning and Zoning Staff recommends **CONDITIONAL APPROVAL** of the requested Comprehensive Plan Amendment based upon:

1. **Recombination Approval --** The two parcels shall be officially combined via an administrative recombination plat application, after the applicant has submitted proof to the Community Development Department that an acceptable new plat has been recorded by the Henry County Superior Court / Real Estate Records Division.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	071-01034012	Class	C	Owner	SOUTHERN CRESCENT	Land Value:	\$1,500,000	Last 2 Sales		
Property Address	2125 HIGHWAY 42 N	Acres	20	Address	REHAB & RETIREMENT CO INC	Building Value:	\$2,093,300			
District	County/UnIncorp				2125 HIGHWAY 42 NORTH	Misc Value:	\$40,500	Date	Price	Reason Qual
					MCDONOUGH GA 30253	Total Value:	\$3,633,800	11/1/2000	\$0	n/a U
								10/17/1997	\$475,000	n/a Q

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 5/31/2022

Last Data Uploaded: 5/31/2022 1:51:04 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	071-01034014	Class	I	Owner	S3 CAPITAL	Land					
Property		Acreage	22.01	Address	INVESTMENTS LLC	Value:	\$649,400				
Address					2125 HIGHWAY 42 N	Building	\$0	Last 2 Sales			
District	City/Stockbridge				MCDONOUGH GA	Value:		Date	Price	Reason	Qual
					30253	Misc	\$0	10/16/2014	\$110,000	OTHER	U
						Value:		5/19/2014	\$0	FAMLY/GIFT	U
						Total	\$649,400				
						Value:					
								Last 2 Sales			
								Date	Price	Reason	Qual
								10/16/2014	\$110,000	OTHER	U
								5/19/2014	\$0	FAMLY/GIFT	U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

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GEOSPATIAL



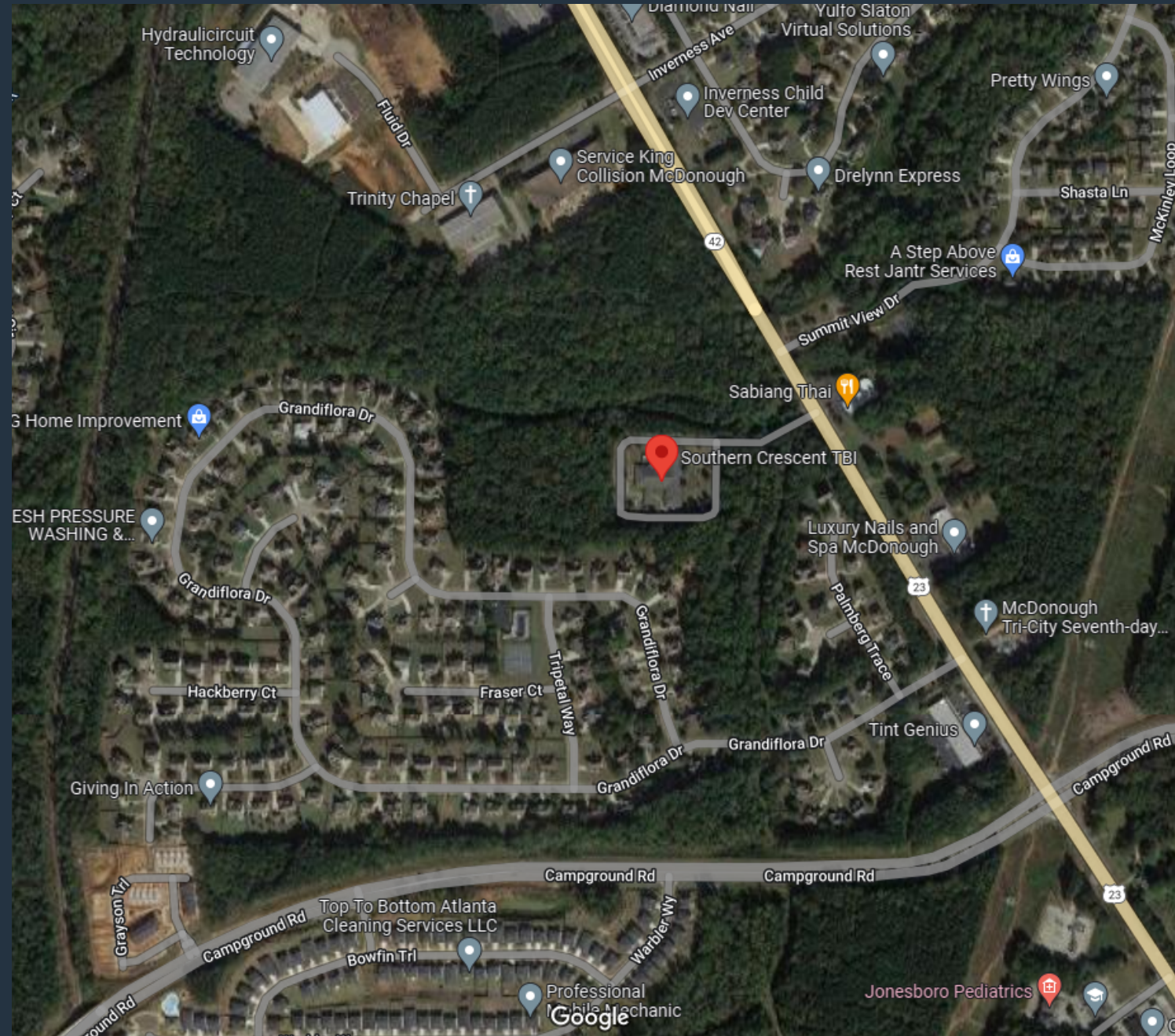
Battle Law



2125 Highway 42 North,
Henry County, GA

Rezoning

LOCATION



Southern Crescent TBI Center



- **About Southern Crescent TBI**
-
- SCTBI is a cutting edge in-patient healthcare facility that is dedicated to providing medical and rehabilitation services for individuals who have suffered a traumatic or acquired brain injury.

GOAL

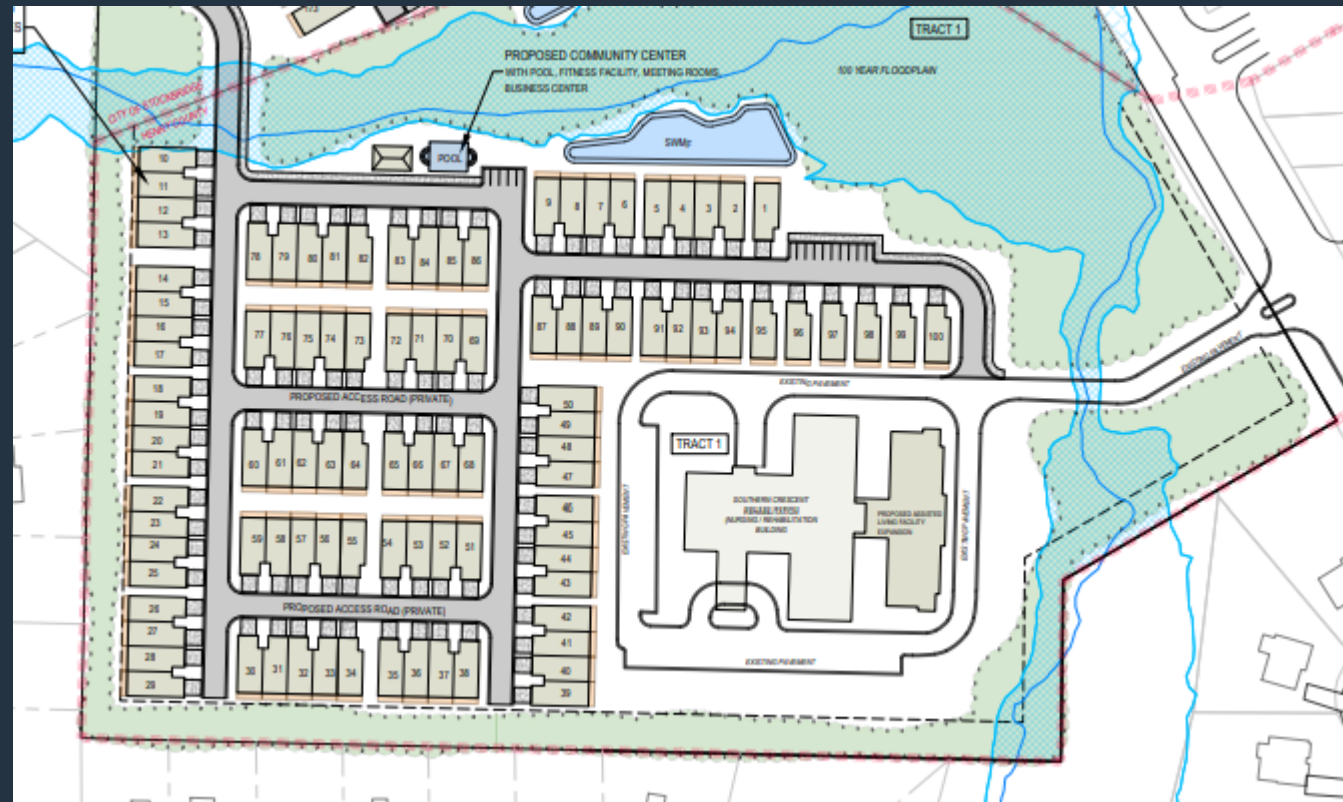
TO PROVIDE QUALITY SENIOR HOUSING
WITHIN THE CITY OF STOCKBRIDGE THAT
IS SECOND TO NONE AT AFFORDABLE
RATES

- Age Restricted Community for 55 and Older

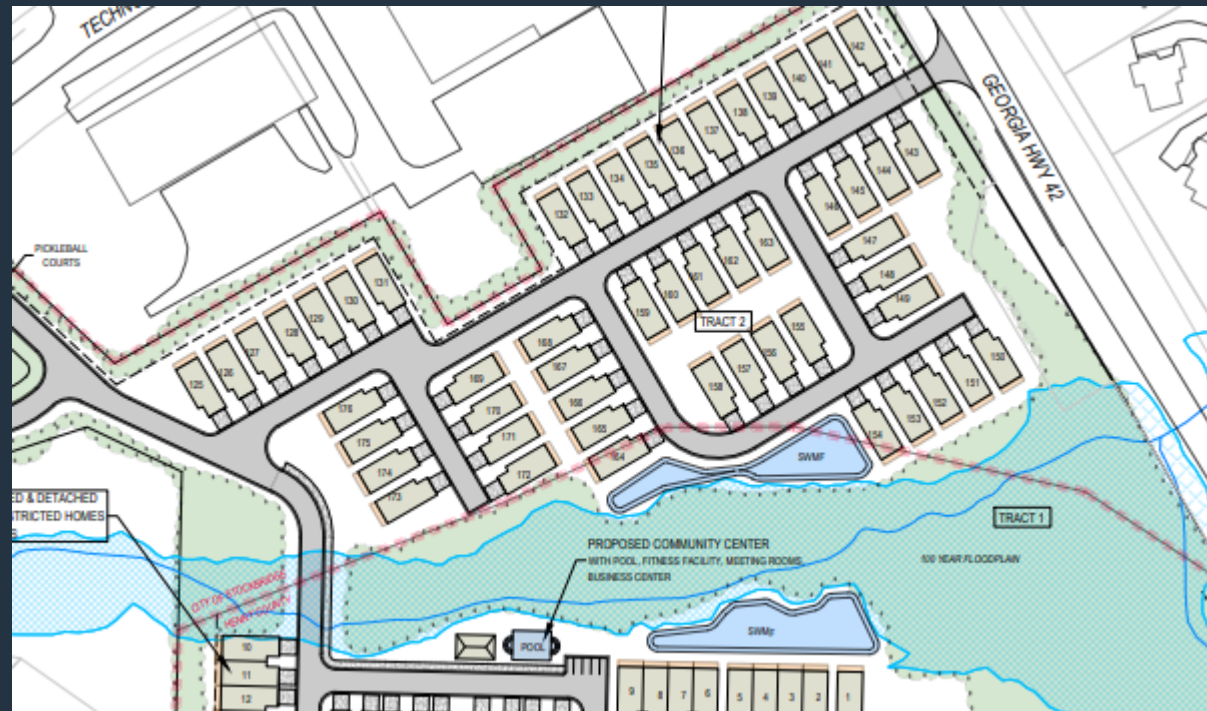
52 Single-Family
Detached units



POD I



POD II



POD III



SITE DATA

SITE DATA										
TRACT	STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS	PROPOSED DENSITY
1	20.0 AC.	071-01034012	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING, NURSING / REHABILITATION, AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL (I.L.)	7 DETACHED I.L. UNITS <u>93 ATTACHED I.L. UNITS</u> 100 TOTAL I.L. UNITS	5 UNITS PER ACRE
2	22.0 AC.	071-01034014	S3 CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	O&I	PUD	AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL	52 DETACHED I.L. UNITS <u>124 ATTACHED I.L. UNITS</u> 176 TOTAL I.L. UNITS	8 UNITS PER ACRE
TOTAL									276 TOTAL I.L. UNITS	6.6 UNITS PER ACRE

ELEVATION (PHASE 1)

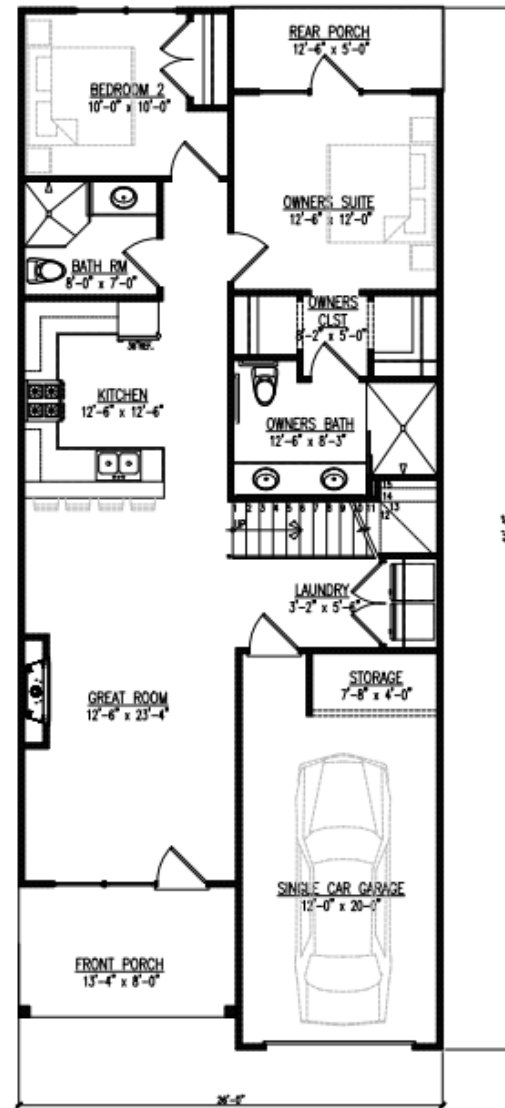


AMENITY AREAS

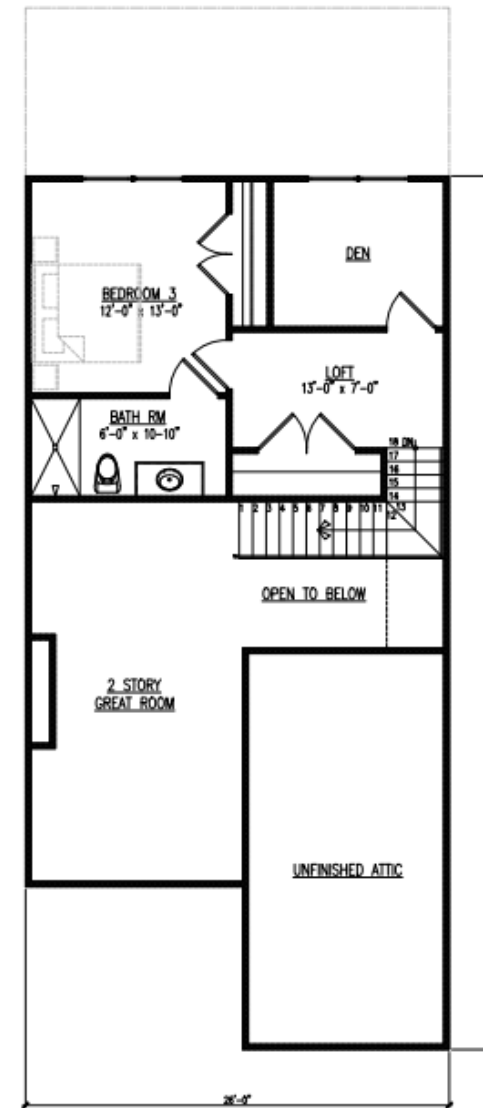


PROPOSED AMENITIES

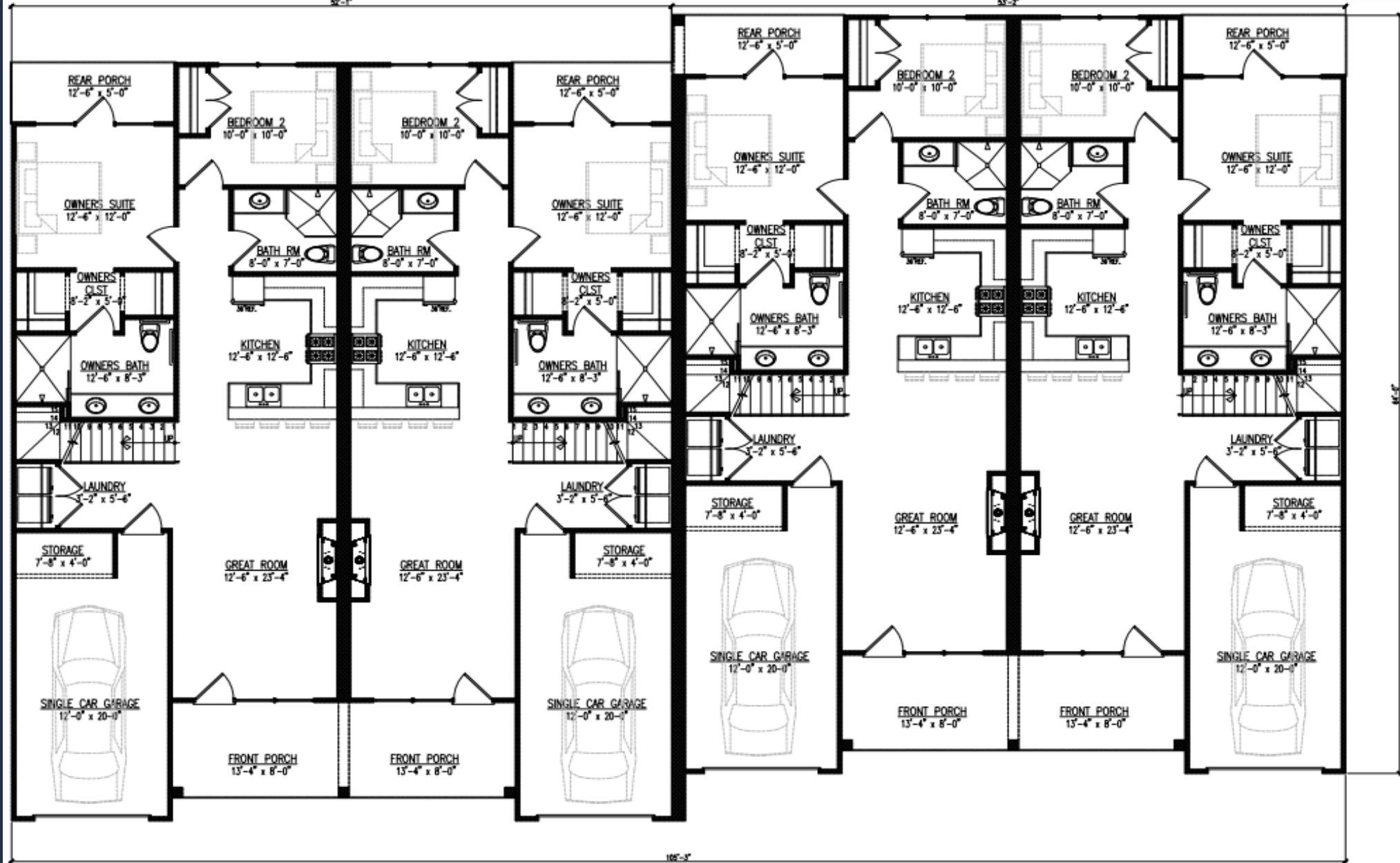
- 1. Two community center/clubhouses
 - *Library*
 - *Small Theater*
 - *Live Music*
 - *Meeting Rooms and Business Center*
- 2. Heated indoor and outdoor swimming pools
- 3. Walking Trail
- 4. Pickle Ball Courts
- 5. Dog Park
- 6. 100% Lawn Maintenance
- 7. Mandatory HOA with no rentals allowed except by the Declarant under the Declaration of Restrictive Covenants
- 8. Access to medical services for a fee

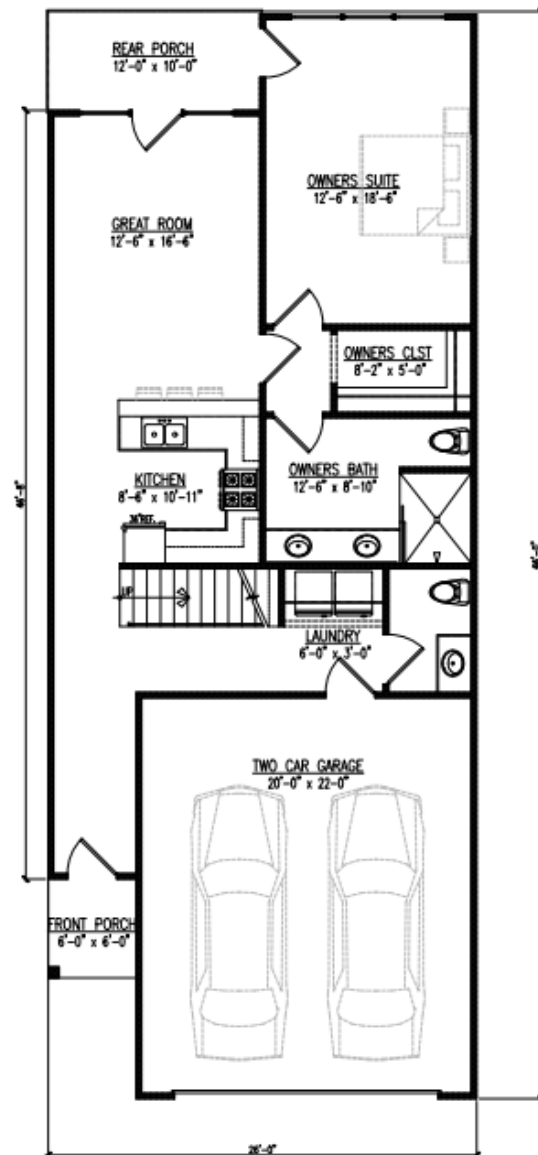


1 MAIN FLOOR PLAN - 3 BED ROOM UNIT
MAIN LEVEL: 1,133 SQ. FT. (1,620 TOTAL SQ. FT.)

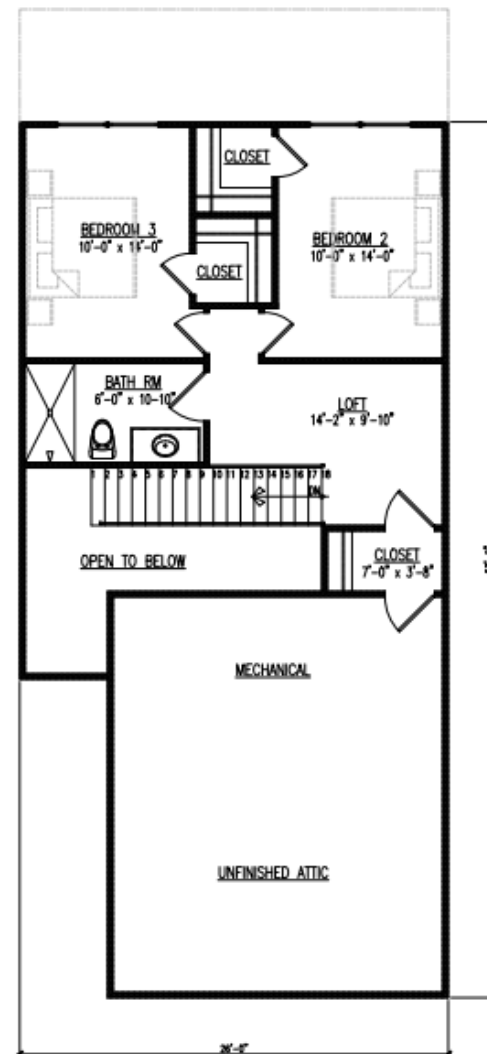


2 UPPER FLOOR PLAN - 3 BED ROOM UNIT
UPPER LEVEL: 487 SQ. FT. (1,620 TOTAL SQ. FT.)



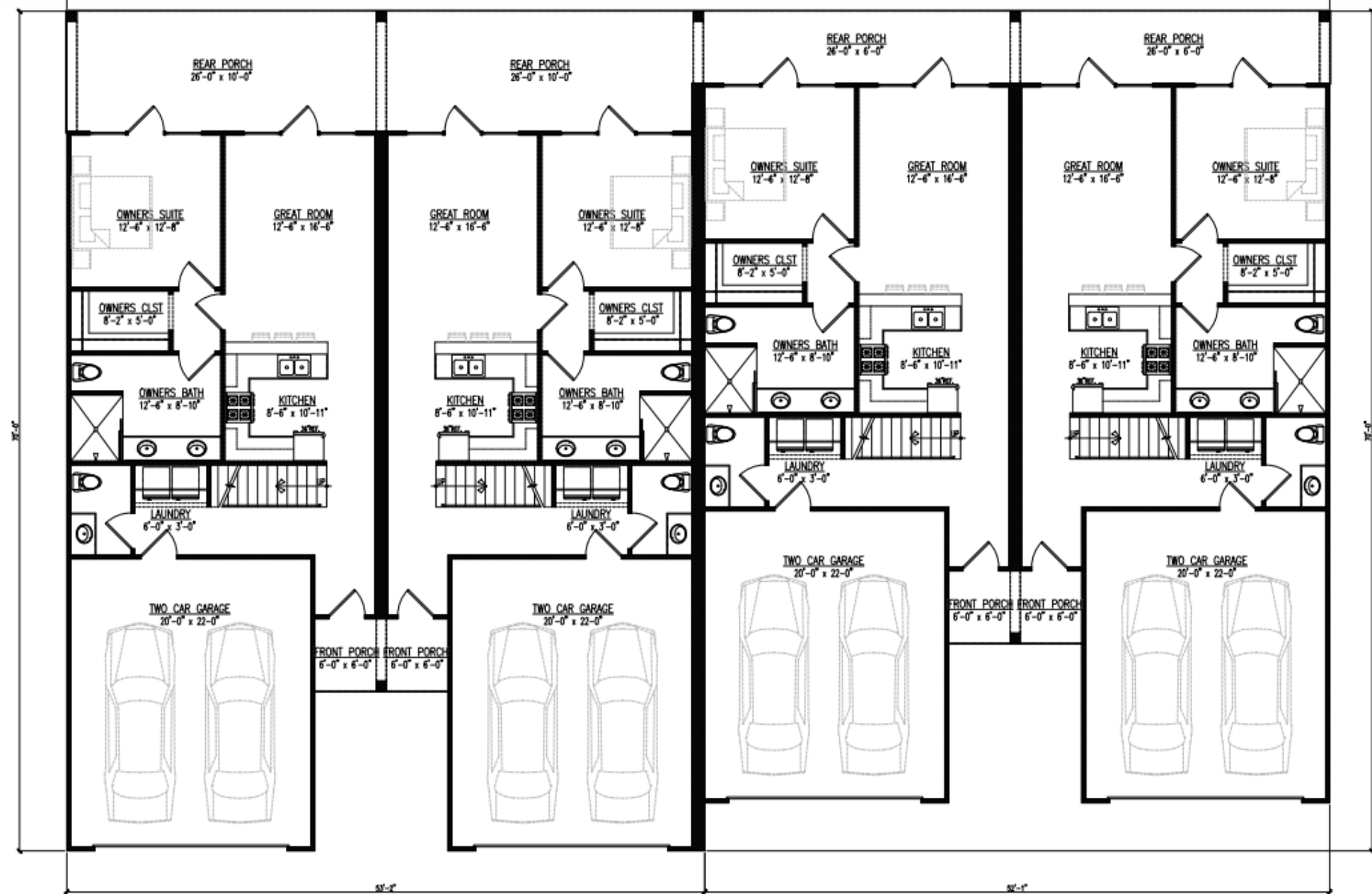


1 MAIN FLOOR PLAN - 3 BED ROOM UNIT
MAIN LEVEL: 1015 SQ. FT. (1,592 TOTAL SQ. FT.)



2 UPPER FLOOR PLAN - 3 BED ROOM UNIT
UPPER LEVEL: 577 SQ. FT. (1,592 TOTAL SQ. FT.)



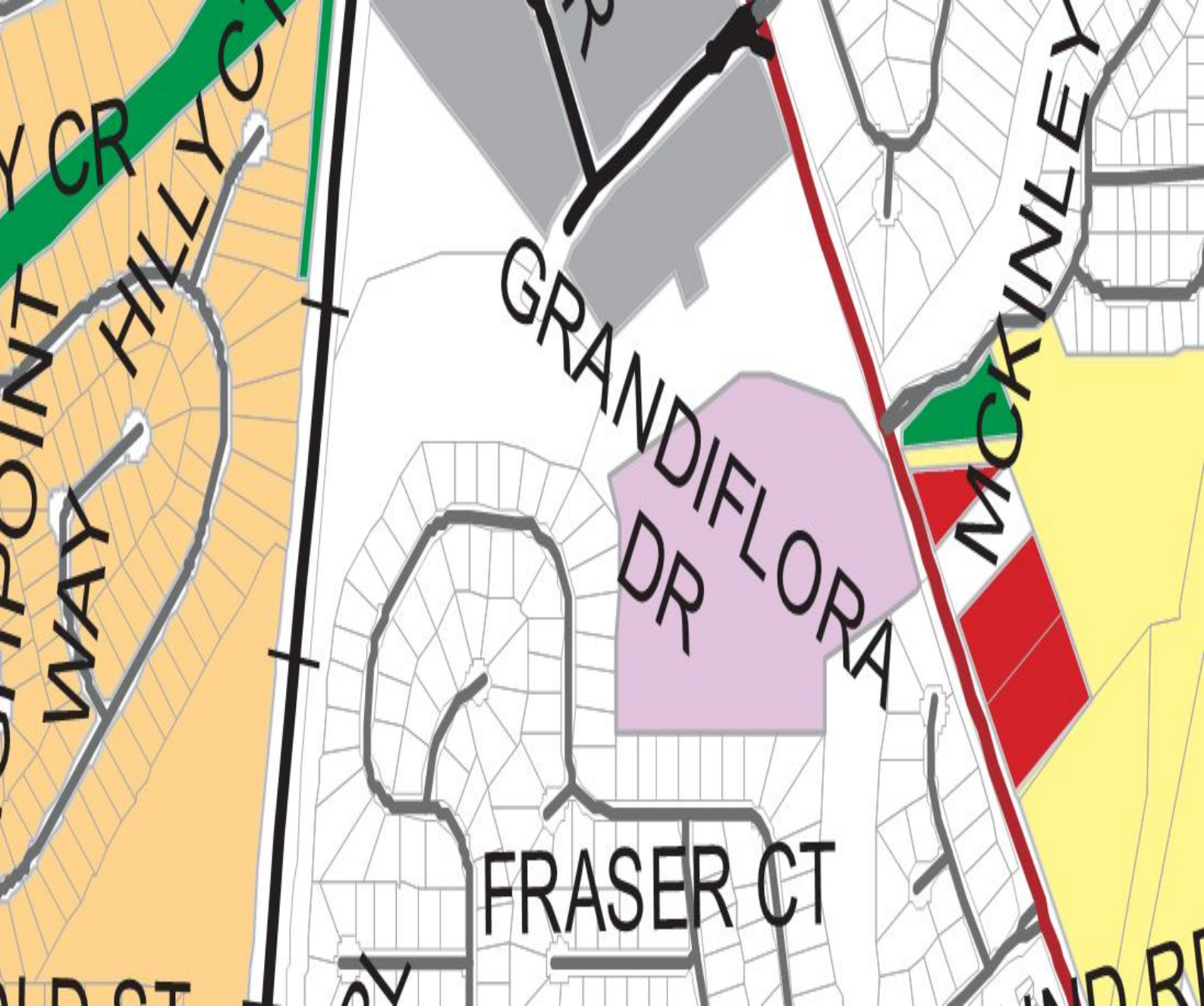


1

MAIN FLOOR PLAN - 3 BEDROOM LAYOUT
4 UNIT BUILDING

Frequently Asked...

- Proposed building materials: Brick and Siding
- Unit sizes: 1600 sf
- Number of bedrooms: 2 & 3
- Garages available: Yes, 1 & 2 cars
- Amenities: Two pools, two community centers which will include libraries, a wellness center, walking trail, and on-demand (paid) medical services
- Anticipated price: Low \$300,000s
- When do you anticipate the first units being available for sale/rent?: 2023
- Who will these units be primarily marked to?: 55+ age restricted



POINT CR
WAY HILLY CR
GRANDIFLORA DR
FRASER CT
MCKINLEY
ND RE

Amendment to the Comprehensive Plan Application



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

CITY OF STOCKBRIDGE Planning and Zoning Division
Application Checklist for Requesting an Amendment to the Comprehensive Plan

APPLICANT/AGENT, PLEASE ENSURE THAT YOU HAVE SUBMITTED ALL OF THE REQUIRED ITEMS THAT ARE LISTED BELOW. AFTER YOU SUBMIT YOUR APPLICATION, THE STAFF WILL UTILIZE THE LAST COLUMN TO CHECK OFF EACH REQUIRED ITEM TO DETERMINE THE COMPLETENESS OF YOUR APPLICATION. PLEASE INCLUDE THE CHECKLIST WITH YOUR APPLICATION.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK / INTIAL
Pre-Application Review Form (Meeting Notes)	1	To be completed by a Staff planner during a Pre-Application Meeting, at least one week before you submit your application.	/
Application Form	1	Signed and notarized by property owner. Or, in lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	/
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents who are parties to this application. The Form must be notarized .	/
Letter of Ownership	1	Letter stating that the owner is aware of the amendment being requested and owns the subject property.	/
Letter of Intent	1	Must clearly state the proposed amendment to the Comprehensive Plan.	/
Site Plans (11 x 17)	20	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, North arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and proposed lot layout.	/
Survey Plat-- Sheet size must be Size 8-1/2" x 11" or 11" x 17".	1	Of the subject property. Must be prepared and sealed within the last five years by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	/

City of Stockbridge Planning and Zoning Division
Application for an Amendment to the Comprehensive Plan

Name of Applicant S3 Capital Investments, LLC Phone: 678-565-7710 Date: June 1, 2022

Address of Applicant: 2125 Highway 42 North Cell # 678-565-7710

City: McDonough State: Georgia Zip: 30253 E-mail: kelsawi@sctbi.com

Name of Agent Battle Law, P.C. Phone: 404-601-7616 Date: June 1, 2022

Address of Agent: 3562 Habersham at Northlake Building J, Suite 100 Cell # 404-601-7616

City: Tucker State: Georgia Zip: 30084 E-mail: mlb@battlelawpc.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Light Industrial and Low Density Vertical Mixed-Use, and Mixed Use

To: High Density Residential

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to the Planning Commission and Mayor/City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.
MB (Acknowledgement)

Property Address: 2125 Highway 42 North and Highway 42 Near Technology Parkway

Nearest intersection to the property: Highway 42 N and Summit View Drive

Size of Tract: 42 acre(s). Land Lot Number(s): 31+, 31 District(s): 7

Property Tax Parcel Number(s):
071-01034012, 071-01034014 (Required)

Witness' Signature

Signature of Applicant

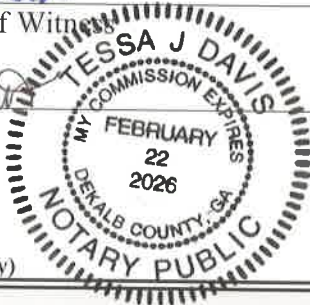
Printed Name of Witness

S3 Capital Investments, LLC
Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:



(For Office Use Only)

Total Amount Paid \$ _____ Check # _____ Credit Card # _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 20 day of February, 2022

S3 Capital Investments, LLC
Applicant's Name - Printed

Dmar F. Sawi
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 20 day of February, 2022



Tessa J. Davis
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 20 day of February, 2022

Southern Crescent Rehab & Retirement Co Inc

Applicant's Name - Printed

Omar El Sawi

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 20 day of February, 2022.



Tieessa J. Davis

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes _____ No ☒

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 1st day of March, 2022

Michele Battle

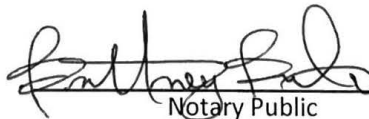
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of March, 2022.


Notary Public



* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name:

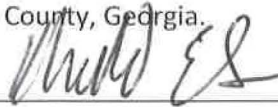
Southern Crescent Rehab & Retirement Co Inc

Property Address: 2125 Highway 42 North McDonough, Georgia 30253

Telephone: (678) 565-7710

Email: kelsawi@sctbi.com

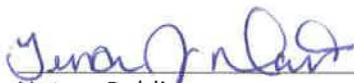
I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: 

Date: 2/22/22

Personally appeared before me,

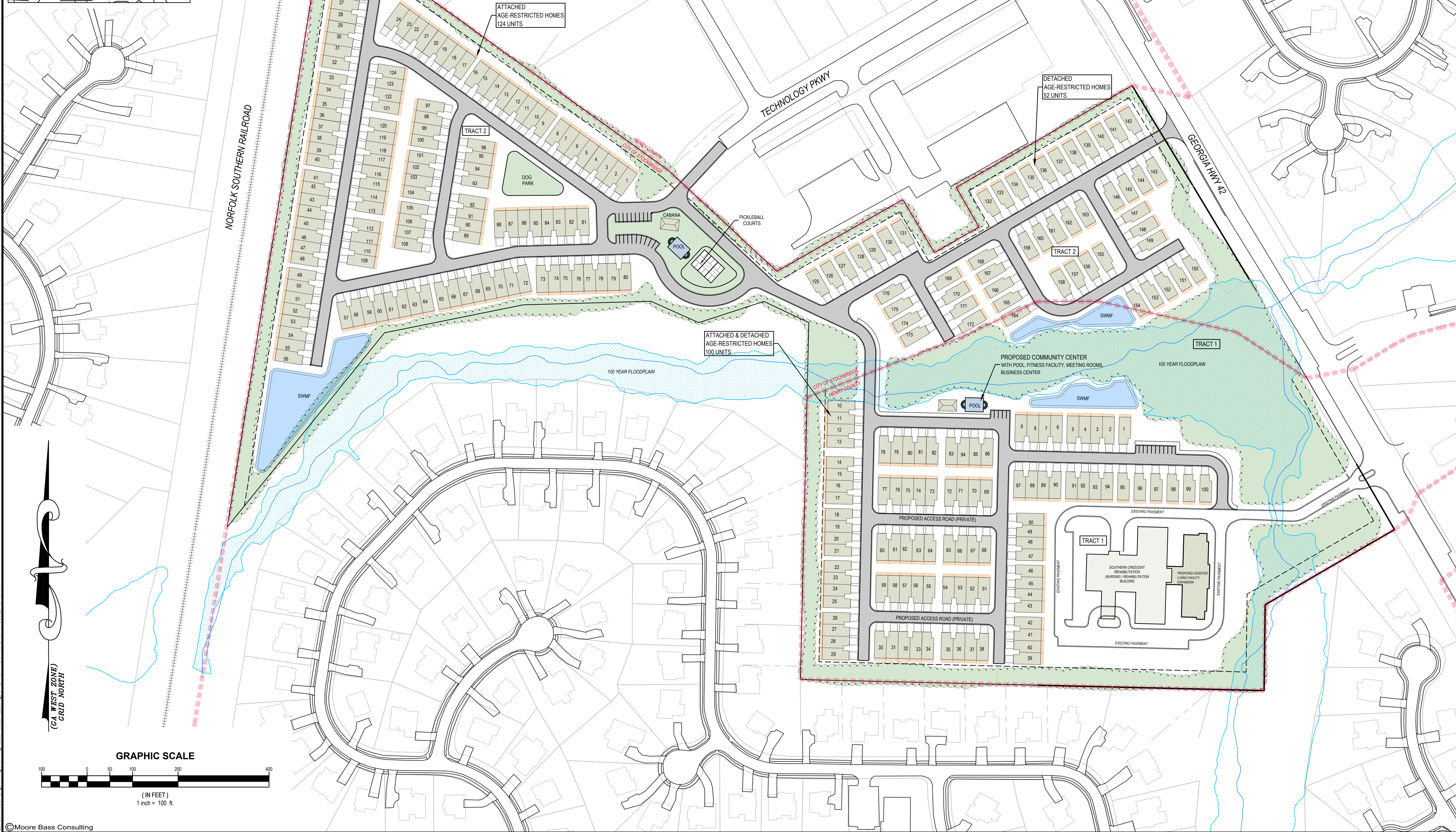
Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.


Notary Public

2/20/2022
Date



Print



1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

[illegible]

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SEAL

SHEET
1

RESERVED FOR CLERK OF THE SUPERIOR COURT

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEY ORDERED BY: KHALED EL-SAWI
FIELDWORK COMPLETED ON: 4-28-2021
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

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.



Tim L. Miller GA. RLS # 3150 4-29-2021
Date:

SURVEYORS CERTIFICATION:

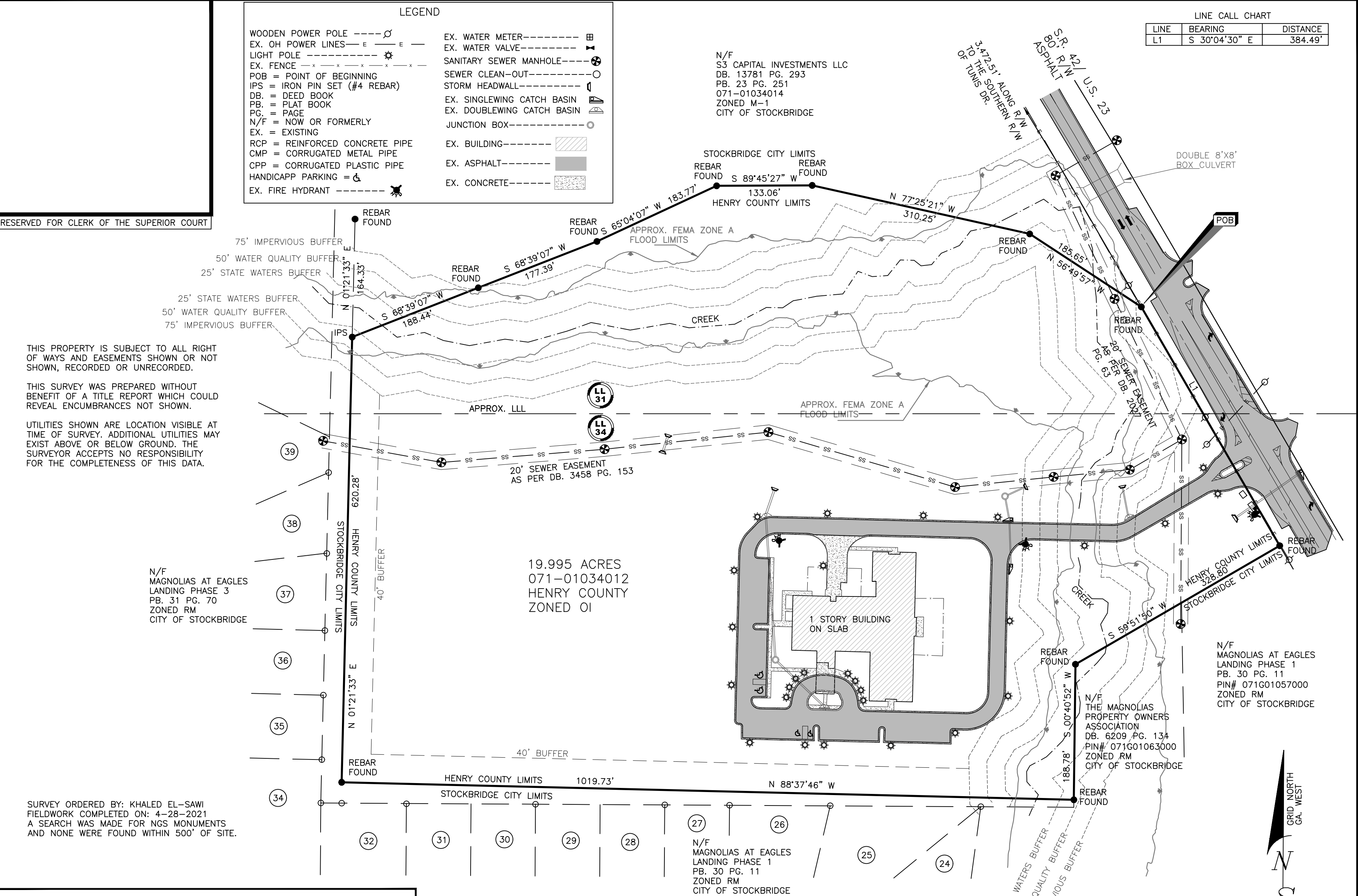
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,985 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE A) AS PER COMMUNITY - PANEL NUMBER 13151C0156D DATED: OCTOBER 6, 2016

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

GENERAL NOTES:

AREA: 19.995 ACRES
PARCEL: 071-01034012
ZONED OI
MINIMUM LOT AREA= 10,000 SQ.FT. (COUNTY WATER & SEWER)
MINIMUM LOT WIDTH=125'
FRONT SETBACK----- 50'
REAR SETBACK----- 20'
SIDE SETBACK:----- 15'
SEWER AS PER HCWA.
WATER AS PER HCWA



LINE CALL CHART		
LINE	BEARING	DISTANCE
L1	S 30°04'30" E	384.49'

BOUNDARY SURVEY
S3 CAPITAL INVESTMENTS LLC
TRACT 2 19.995 ACRES
LAND LOTS 31, & 34,
7th. DISTRICT
HENRY COUNTY, GEORGIA

SIBLEY-MILLER
SURVEYING & PLANNING INC.
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

PROJECT #: **B15008**
BOUNDARY SURVEY
19.995 ACRES

DRAWN BY: TLM
SCALE: 1" = 100'
DATE: 04/29/2021

SHEET: 1 OF 1

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2014 OCT 22 PM 1:30

BK: 13781 PG: 293-299
Filed and Recorded Oct-23-2014 08:51:45AM
DOC#: D2014-023643
Real Estate Transfer Tax Paid \$110.00
0752014007392
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Return to:
LANE & KARLO, LLP
1827 Powers Ferry Road
Building Five
Atlanta, Georgia 30339

File No: LK144911
Auction #JDA30-7102

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made and entered into this 16th day of October, in the year two thousand fourteen, by and between

HARVEST POINT UNITED METHODIST CHURCH, INC.

of the County of Henry, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

S3 CAPITAL INVESTMENTS, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.)

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property, to-wit:

All those tracts or parcels of land lying and being in Land Lots 31, 32 and 33, 7th District, Henry County, Georgia, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

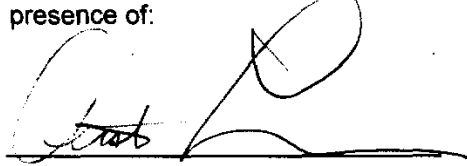
This conveyance is made and authorized in accordance with and pursuant to *The Book of Discipline of the United Methodist Church (2012)*, as set forth and confirmed in and by that certain Certification and Consent, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

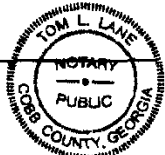
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed as of the day and year above written.

Signed, sealed and delivered in the presence of:

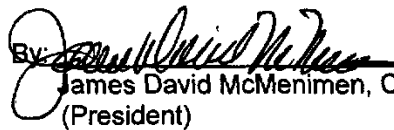

Witness


Notary Public



My Commission Expires
October 2, 2018

HARVEST POINT UNITED METHODIST
CHURCH, INC.

By:  (SEAL)
James David McMenimen, Chairman
(President)

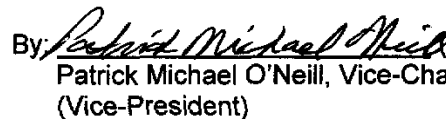
By:  (SEAL)
Patrick Michael O'Neill, Vice-Chairman
(Vice-President)

EXHIBIT A

TRACT I: All that tract or parcel of land lying and being in Land Lots 31, 32 and 33 of the 7th District of Henry County, Georgia, and being 14.169 acres designated as Tract I on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin set on the Southwestern right-of-way line of S.R. 42/U.S. 23 (80' R/W), said iron pin being 2,721.51 feet Southeasterly as measured along said right-of-way line from its intersection with the Southern right-of-way line of Tunis Drive; thence leaving said right-of-way line South 59 degrees 56 minutes 54 seconds West 447.09 feet to a ½" R.R. found; thence proceeding South 30 degrees 02 minutes 01 second East 100.14 feet to an iron pin set; thence proceeding South 59 degrees 55 minutes 51 seconds West 113.17 feet to an iron pin set; thence proceeding North 30 degrees 04 minutes 09 seconds West 138.00 feet to a ½" R.R. found; thence proceeding South 59 degrees 55 minutes 51 seconds West 320.47 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING; thence proceeding from said true point of beginning South 23 degrees 24 minutes 14 seconds West 71.99 feet to a ½" R.R. found; thence proceeding South 71 degrees 56 minutes 43 seconds West 150.56 feet to a ½" R.R. found; thence proceeding North 65 degrees 57 minutes 01 second West 115.18 feet to a ½" R.R. found; thence proceeding South 88 degrees 21 minutes 41 seconds West 280.93 feet to a ½" R.R. found; thence proceeding South 78 degrees 36 minutes 17 seconds West 311.03 feet to a ½" R.R. found; thence proceeding South 38 degrees 58 minutes 41 seconds West 549.45 feet to a ½" R.R. found on the Eastern right-of-way line of Southern Railway (150' R/W); thence proceeding along the Eastern right-of-way line of Southern Railway North 09 degrees 06 minutes 42 seconds East 1,345.95 feet to an iron pin set; thence leaving the Eastern right-of-way line of Southern Railway South 54 degrees 14 minutes 16 seconds East 932.52 feet to a ½" R.R. found; thence proceeding South 47 degrees 05 minutes 54 seconds East 325.48 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING.

TRACT II: All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being 7.841 acres designated as Tract II on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance

For

Annexation, Rezoning, and Future Land Use Map Amendment

of

**S3 Capital Investments, LLC
c/o Battle Law, P.C.**

for

19.995 +/- Acres located at PIN #071-01034012, 071-01034014
Highway 42 and Summit View Drive

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 30084
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



I. LETTER OF INTENT

S3 Capital Investments, LLC (the “Applicant”) is requesting annexation into the Incorporated City of Stockbridge for the rezoning of 19.995 acres of land, which is further described as parcel 071-01034012. The subject property is currently developed under the unincorporated Henry County Office and Institutional and Mixed-Use zoning districts. The applicant is requesting to be rezoned from OI, LI and MU to PUD a companion Future Land Use Map Amendment request to change the land use designation from Light Industrial, Low-Density Vertical Mixed Use, and Mixed-Use to High Density Residential.

The subject property will be adjacent to the Southern Crescent Rehabilitation Center, which is zoned Mixed Use. S3 Capital Investments’ proposal includes 52 detached housing units and 124 attached units for an age-restricted independent living community. The applicant is requesting the petition of zoning and other applicable zoning actions to obtain approval and acceptance of the annexation of both parcels of land which will include a total of 276 total units, which 100 of the units will be provided as part of the South Crescent tract that is designated for assisted living, nursing and rehabilitation.

STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS
20.0 AC.	071-01034012	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING, NURSING / REHABILITATION, AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL (I.L.)	7 DETACHED I.L. UNITS 93 ATTACHED I.L. UNITS 100 TOTAL I.L. UNITS
22.0 AC.	071-01034014	S3 CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	O&I	PUD	AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL	52 DETACHED I.L. UNITS 124 ATTACHED I.L. UNITS 176 TOTAL I.L. UNITS
TOTAL								276 TOTAL I.L. UNITS

The applicant currently has a list of conditions for the proposed development that is being revised for the transition into the City of Stockbridge. This document is currently being drafted and will be submitted as an attachment to this application.

This document is submitted as a Statement of Intent with regard to this Application, preservation of the Applicant’s constitutional rights, and an application of the criteria provided in the Steinberg



Battle Law

Act to provide a rigorous analysis of the proposed rezoning and land use amendment. A surveyed plat and conceptual site plan of the Subject Property has been filed contemporaneously with the Application, along with other required materials.

II. REVIEW CRITERIA FOR JUSTIFICATION

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property** The zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

The Subject Property is abutted by a residential neighborhood to the south. There are commercial-zoned parcels adjacent east and north of the property. The Southern Crescent site is currently developed and the adjacent tract, which is referenced as tract 2 is currently undeveloped with heavy tree coverage throughout the parcel. The proposed use appears to be suitable in view of the surrounding properties as a residential addition to the Highway 42 corridor.

- B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property** The land use amendment and zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

The proposed land use amendment and zoning proposal will allow the Applicant to improve upon the area surrounding the Subject Property by bringing high-quality architectural design, road access through the Subject Property, jobs, and senior services that are in high demand according to the regional market.

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



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The Subject Property does have a reasonable economic use as zoned. However, the land-use amendment and zoning proposal will not change this fact. There is an annexation request which will allow this development to be added to the City of Stockbridge. We believe that this project would best benefit from the regulations established within the City of Stockbridge Zoning Ordinance.

D. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The land use amendment and zoning proposal will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

E. Whether the zoning proposal is in conformity with the policy and intent of the land-use plan. The land use amendment and zoning proposal is in conformity with the policy and intent of the land-use plan.

The zoning proposal is appropriate for the simultaneous land use amendment because the assigned land use designation is not compatible as industrial land use. The proposed site will be residential with a low-density yield. The requested change appears to be more conforming with the area given that there are existing residential land uses adjacent to the subject property.

F. 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 Applicant is aware of the conditions that were assigned by Henry County's staff. The applicant intends to carry some of the conditions with some alterations in the



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language that will best suit the development regulations and policies of the City of Stockbridge.



III. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF APPLICANT'S CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Ordinance, facially and as applied to the Subject Property, which restricts or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and



Battle Law

Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City Council/ Commission to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted. The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property.

This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the City an opportunity to revise the Property to a constitutional classification. If action is not



Battle Law

taken by the City to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the City on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

The portions of the City of Stockbridge Ordinance, facially and as applied to the Subject Property, which restricts or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in



Battle Law

violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal to allow the special land use permit in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution

IV. Conclusion

Thank you for your consideration for this project. The applicant is more than willing to provide any additional documents and supporting details. For the foregoing reasons, the Applicant respectfully requests that the simultaneous Annexation, Land Use Amendment, and Rezoning application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 1st day of June 2022.

Respectfully submitted,

Michele L. Battle, Esq. Attorney for the Applicant

c/o Tyler McSwain, Senior Urban Planner





Amendment to the Comprehensive Plan Application



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

CITY OF STOCKBRIDGE Planning and Zoning Division
Application Checklist for Requesting an Amendment to the Comprehensive Plan

APPLICANT/AGENT, PLEASE ENSURE THAT YOU HAVE SUBMITTED ALL OF THE REQUIRED ITEMS THAT ARE LISTED BELOW. AFTER YOU SUBMIT YOUR APPLICATION, THE STAFF WILL UTILIZE THE LAST COLUMN TO CHECK OFF EACH REQUIRED ITEM TO DETERMINE THE COMPLETENESS OF YOUR APPLICATION. PLEASE INCLUDE THE CHECKLIST WITH YOUR APPLICATION.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK / INTIAL
Pre-Application Review Form (Meeting Notes)	1	To be completed by a Staff planner during a Pre-Application Meeting, at least one week before you submit your application.	/
Application Form	1	Signed and notarized by property owner. Or, in lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	/
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents who are parties to this application. The Form must be notarized .	/
Letter of Ownership	1	Letter stating that the owner is aware of the amendment being requested and owns the subject property.	/
Letter of Intent	1	Must clearly state the proposed amendment to the Comprehensive Plan.	/
Site Plans (11 x 17)	20	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, North arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and proposed lot layout.	/
Survey Plat-- Sheet size must be Size 8-1/2" x 11" or 11" x 17".	1	Of the subject property. Must be prepared and sealed within the last five years by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	/

City of Stockbridge Planning and Zoning Division
Application for an Amendment to the Comprehensive Plan

Name of Applicant S3 Capital Investments, LLC Phone: 678-565-7710 Date: June 1, 2022

Address of Applicant: 2125 Highway 42 North Cell # 678-565-7710

City: McDonough State: Georgia Zip: 30253 E-mail: kelsawi@sctbi.com

Name of Agent Battle Law, P.C. Phone: 404-601-7616 Date: June 1, 2022

Address of Agent: 3562 Habersham at Northlake Building J, Suite 100 Cell # 404-601-7616

City: Tucker State: Georgia Zip: 30084 E-mail: mlb@battlelawpc.com

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: Light Industrial and Low Density Vertical Mixed-Use, and Mixed Use

To: High Density Mixed Use

Property Address: Grandiflora Drive

Nearest intersection to the property: Highway 42 N and Summit View Drive

Size of Tract: 42 acre(s). Land Lot Number(s): 31+, 31. District(s): 7

Property Tax Parcel Number(s):
071-01034012, 071-01034014 **(Required)**

The property will be POSTED with a City of Stockbridge Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to the Planning Commission and Mayor/City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.

MB (Acknowledgement)

Witness' Signature

Signature of Applicant

Printed Name of Witness

S3 Capital Investments, LLC
Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:

(For Office Use Only)

Total Amount Paid \$ _____ Check # _____ Credit Card # _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 20 day of February, 2022

S3 Capital Investments, LLC
Applicant's Name - Printed

Dmar F. Sawi
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 20 day of February, 2022



Tessa J. Davis
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 20 day of February, 2022

Southern Crescent Rehab & Retirement Co Inc

Applicant's Name - Printed

Omar El Sawi

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 20 day of February, 2022.



Tressa J. Davis

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes _____ No ☒

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 1st day of March, 2022

Michele Battle

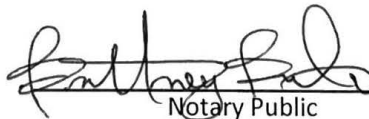
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of March, 2022.


Notary Public



* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name:

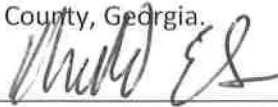
Southern Crescent Rehab & Retirement Co Inc

Property Address: 2125 Highway 42 North McDonough, Georgia 30253

Telephone: (678) 565-7710

Email: kelsawi@sctbi.com

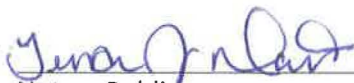
I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: 

Date: 2/22/22

Personally appeared before me,

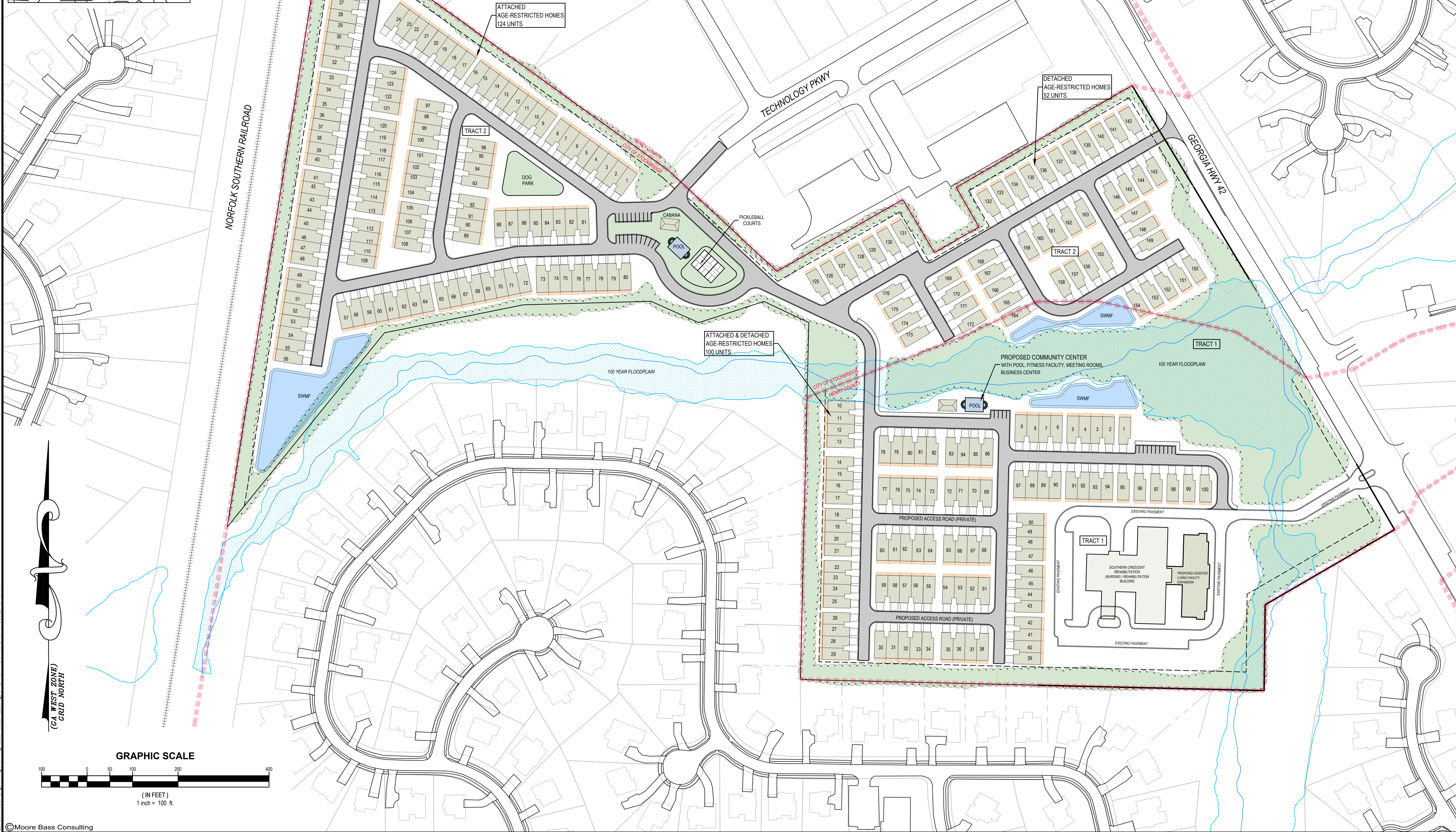
Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.


Notary Public

2/20/2022
Date



Print



1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

[illegible]

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SEAL

SHEET TITLE

**CONCEPTUAL
SITE PLAN**

SHEET
1

RESERVED FOR CLERK OF THE SUPERIOR COURT

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEY ORDERED BY: KHALED EL-SAWI
FIELDWORK COMPLETED ON: 4-28-2021
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

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.



Tim L. Miller GA. RLS # 3150 Date: 4-29-2021

SURVEYORS CERTIFICATION:

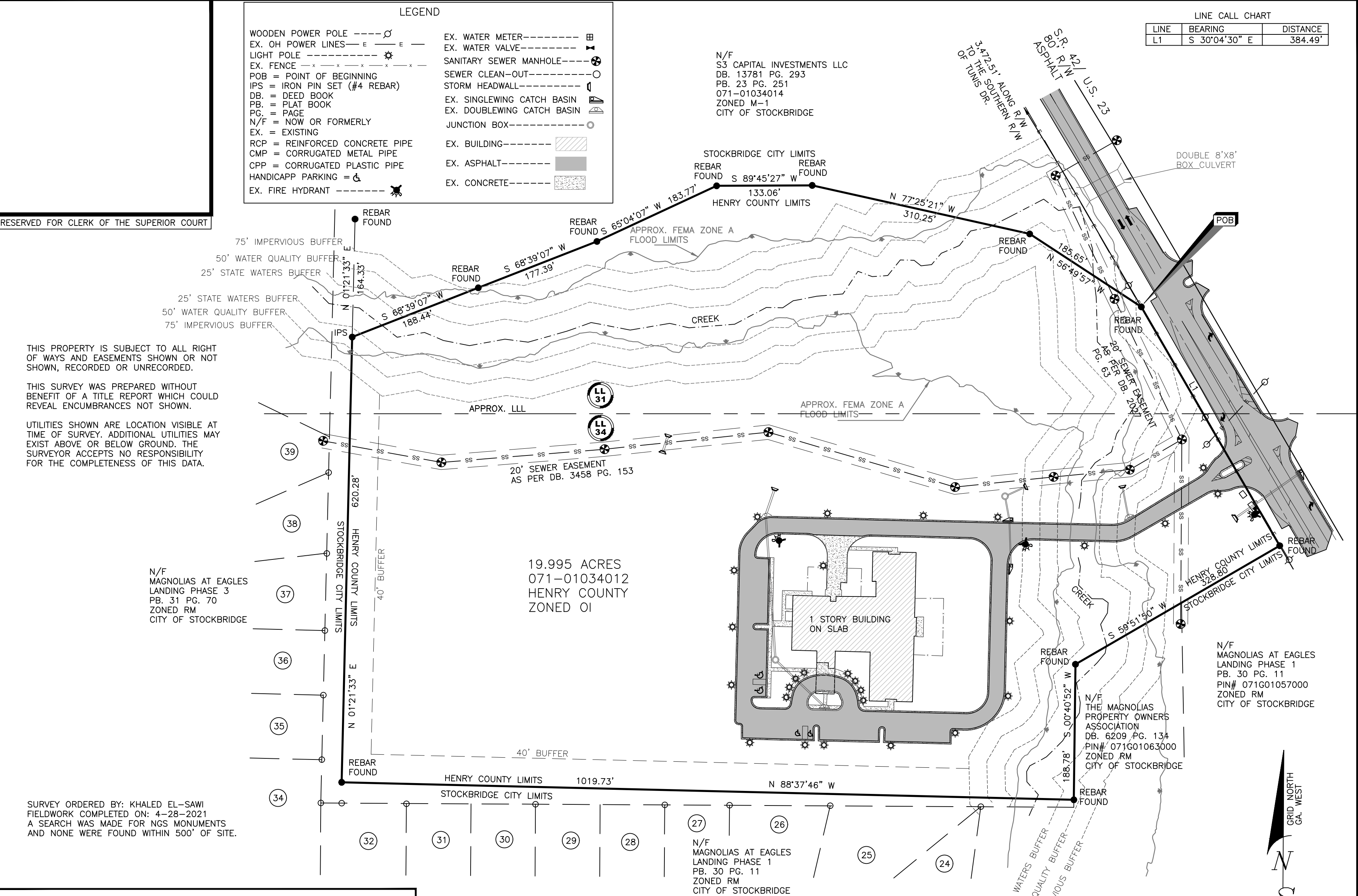
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,985 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE A) AS PER COMMUNITY - PANEL NUMBER 13151C0156D DATED: OCTOBER 6, 2016

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

GENERAL NOTES:

AREA: 19.995 ACRES
PARCEL: 071-01034012
ZONED OI
MINIMUM LOT AREA= 10,000 SQ.FT. (COUNTY WATER & SEWER)
MINIMUM LOT WIDTH=125'
FRONT SETBACK----- 50'
REAR SETBACK----- 20'
SIDE SETBACK:----- 15'
SEWER AS PER HCWA.
WATER AS PER HCWA



BOUNDARY SURVEY
S3 CAPITAL INVESTMENTS LLC
TRACT 2 19.995 ACRES
LAND LOTS 31, & 34,
7th. DISTRICT
HENRY COUNTY, GEORGIA

SIBLEY-MILLER
SURVEYING & PLANNING INC.
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

PROJECT #: **B15008**
BOUNDARY SURVEY
19.995 ACRES

DRAWN BY: TLM
SCALE: 1" = 100'
DATE: 04/29/2021

SHEET: 1 OF 1

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2014 OCT 22 PM 1:30

BK: 13781 PG: 293-299
Filed and Recorded Oct-23-2014 08:51:45AM
DOC#: D2014-023643
Real Estate Transfer Tax Paid \$110.00
0752014007392
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Return to:
LANE & KARLO, LLP
1827 Powers Ferry Road
Building Five
Atlanta, Georgia 30339

File No: LK144911
Auction #JDA30-7102

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made and entered into this 16th day of October, in the year two thousand fourteen, by and between

HARVEST POINT UNITED METHODIST CHURCH, INC.

of the County of Henry, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

S3 CAPITAL INVESTMENTS, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.)

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property, to-wit:

All those tracts or parcels of land lying and being in Land Lots 31, 32 and 33, 7th District, Henry County, Georgia, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

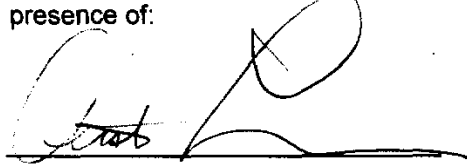
This conveyance is made and authorized in accordance with and pursuant to *The Book of Discipline of the United Methodist Church (2012)*, as set forth and confirmed in and by that certain Certification and Consent, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed as of the day and year above written.

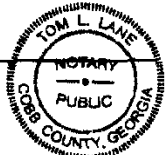
Signed, sealed and delivered in the presence of:



Witness

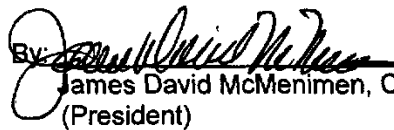


Notary Public



My Commission Expires
October 2, 2018

HARVEST POINT UNITED METHODIST
CHURCH, INC.

By:  (SEAL)
James David McMenimen, Chairman
(President)

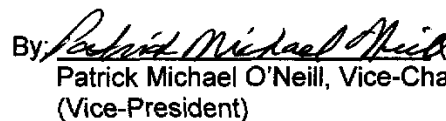
By:  (SEAL)
Patrick Michael O'Neill, Vice-Chairman
(Vice-President)

EXHIBIT A

TRACT I: All that tract or parcel of land lying and being in Land Lots 31, 32 and 33 of the 7th District of Henry County, Georgia, and being 14.169 acres designated as Tract I on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin set on the Southwestern right-of-way line of S.R. 42/U.S. 23 (80' R/W), said iron pin being 2,721.51 feet Southeasterly as measured along said right-of-way line from its intersection with the Southern right-of-way line of Tunis Drive; thence leaving said right-of-way line South 59 degrees 56 minutes 54 seconds West 447.09 feet to a ½" R.R. found; thence proceeding South 30 degrees 02 minutes 01 second East 100.14 feet to an iron pin set; thence proceeding South 59 degrees 55 minutes 51 seconds West 113.17 feet to an iron pin set; thence proceeding North 30 degrees 04 minutes 09 seconds West 138.00 feet to a ½" R.R. found; thence proceeding South 59 degrees 55 minutes 51 seconds West 320.47 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING; thence proceeding from said true point of beginning South 23 degrees 24 minutes 14 seconds West 71.99 feet to a ½" R.R. found; thence proceeding South 71 degrees 56 minutes 43 seconds West 150.56 feet to a ½" R.R. found; thence proceeding North 65 degrees 57 minutes 01 second West 115.18 feet to a ½" R.R. found; thence proceeding South 88 degrees 21 minutes 41 seconds West 280.93 feet to a ½" R.R. found; thence proceeding South 78 degrees 36 minutes 17 seconds West 311.03 feet to a ½" R.R. found; thence proceeding South 38 degrees 58 minutes 41 seconds West 549.45 feet to a ½" R.R. found on the Eastern right-of-way line of Southern Railway (150' R/W); thence proceeding along the Eastern right-of-way line of Southern Railway North 09 degrees 06 minutes 42 seconds East 1,345.95 feet to an iron pin set; thence leaving the Eastern right-of-way line of Southern Railway South 54 degrees 14 minutes 16 seconds East 932.52 feet to a ½" R.R. found; thence proceeding South 47 degrees 05 minutes 54 seconds East 325.48 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING.

TRACT II: All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being 7.841 acres designated as Tract II on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance

For

Annexation, Rezoning, and Future Land Use Map Amendment

of

S3 Capital Investments, LLC
c/o Battle Law, P.C.

for

19.995 +/- Acres located at PIN #071-01034012, 071-01034014
Highway 42 and Summit View Drive

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 30084
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



I. LETTER OF INTENT

S3 Capital Investments, LLC (the “Applicant”) is requesting annexation into the Incorporated City of Stockbridge for the rezoning of 19.995 acres of land, which is further described as parcel 071-01034012. The subject property is currently developed under the unincorporated Henry County Office and Institutional and Mixed-Use zoning districts. The applicant is requesting to be rezoned from OI, LI and MU to PUD a companion Future Land Use Map Amendment request to change the land use designation from Light Industrial to High Density Residential.

The subject property will be adjacent to the Southern Crescent Rehabilitation Center, which is zoned Mixed Use. S3 Capital Investments’ proposal includes 52 detached housing units and 124 attached units for an age-restricted independent living community. The applicant is requesting the petition of zoning and other applicable zoning actions to obtain approval and acceptance of the annexation of both parcels of land which will include a total of 276 total units, which 100 of the units will be provided as part of the South Crescent tract that is designated for assisted living, nursing and rehabilitation.

STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS
20.0 AC.	071-01034012	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING, NURSING / REHABILITATION, AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL (I.L.)	7 DETACHED I.L. UNITS 93 ATTACHED I.L. UNITS 100 TOTAL I.L. UNITS
22.0 AC.	071-01034014	S3 CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	O&I	PUD	AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL	52 DETACHED I.L. UNITS 124 ATTACHED I.L. UNITS 176 TOTAL I.L. UNITS
TOTAL								276 TOTAL I.L. UNITS

The applicant currently has a list of conditions for the proposed development that is being revised for the transition into the City of Stockbridge. This document is currently being drafted and will be submitted as an attachment to this application.

This document is submitted as a Statement of Intent with regard to this Application, preservation of the Applicant’s constitutional rights, and an application of the criteria provided in the Steinberg



Battle Law

Act to provide a rigorous analysis of the proposed rezoning and land use amendment. A surveyed plat and conceptual site plan of the Subject Property has been filed contemporaneously with the Application, along with other required materials.

II. REVIEW CRITERIA FOR JUSTIFICATION

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property** The zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

The Subject Property is abutted by a residential neighborhood to the south. There are commercial-zoned parcels adjacent east and north of the property. The Southern Crescent site is currently developed and the adjacent tract, which is referenced as tract 2 is currently undeveloped with heavy tree coverage throughout the parcel. The proposed use appears to be suitable in view of the surrounding properties as a residential addition to the Highway 42 corridor.

- B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property** The land use amendment and zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

The proposed land use amendment and zoning proposal will allow the Applicant to improve upon the area surrounding the Subject Property by bringing high-quality architectural design, road access through the Subject Property, jobs, and senior services that are in high demand according to the regional market.

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



Battle Law

The Subject Property does have a reasonable economic use as zoned. However, the land-use amendment and zoning proposal will not change this fact. There is an annexation request which will allow this development to be added to the City of Stockbridge. We believe that this project would best benefit from the regulations established within the City of Stockbridge Zoning Ordinance.

D. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The land use amendment and zoning proposal will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

E. Whether the zoning proposal is in conformity with the policy and intent of the land-use plan. The land use amendment and zoning proposal is in conformity with the policy and intent of the land-use plan.

The zoning proposal is appropriate for the simultaneous land use amendment because the assigned land use designation is not compatible as industrial land use. The proposed site will be residential with a low-density yield. The requested change appears to be more conforming with the area given that there are existing residential land uses adjacent to the subject property.

F. 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 Applicant is aware of the conditions that were assigned by Henry County's staff. The applicant intends to carry some of the conditions with some alterations in the



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language that will best suit the development regulations and policies of the City of Stockbridge.



III. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF APPLICANT'S CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Ordinance, facially and as applied to the Subject Property, which restricts or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and



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Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City Council/ Commission to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted. The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property.

This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the City an opportunity to revise the Property to a constitutional classification. If action is not



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taken by the City to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the City on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

The portions of the City of Stockbridge Ordinance, facially and as applied to the Subject Property, which restricts or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in



Battle Law

violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal to allow the special land use permit in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution

IV. Conclusion

Thank you for your consideration for this project. The applicant is more than willing to provide any additional documents and supporting details. For the foregoing reasons, the Applicant respectfully requests that the simultaneous Annexation, Land Use Amendment, and Rezoning application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 1st day of June 2022.

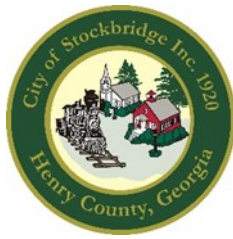
Respectfully submitted,

Michele L. Battle, Esq. Attorney for the Applicant

c/o Tyler McSwain, Senior Urban Planner







City of Stockbridge

AGENDA ITEM

MEETING DATE

January 9, 2023

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST IV
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM: N/A

ACCOUNT TRANSFER TO: N/A

PRESENTER: Brecca Carter, Director and Ryan Anderson, Chief Planner.

DEPARTMENT: Community Development.

ITEM/PROJECT/EVENT:

Consider a Comprehensive Plan Amendment request (CP-2022-02) by S3 Capital Investments, LLC, represented by Battle Law, P.C., to change the future land use designations of two parcels to 'High-Density Residential' to allow for an independent living/age-restricted residential development. Tract 1, located at 2125 Highway 42 North (outside the City; to be annexed) has existing Henry County land use designation of 'Mixed-Use'. Tract 2, located at Highway 42 North and Technology Parkway (in the City) has existing land use designations of 'Light Industrial' and 'Low-Density Vertical Mixed-Use'.

BACKGROUND INFORMATION:

Proposed Development—Existing Southern Crescent Rehabilitation and Retirement Center plus 276 new independent living, age-restricted, attached and detached residential units on 42.01 +/- total acres.

Staff & Planning Commission Recommendation—Approval of CP-2022-02.

Companion Applications—1) AX-2022-01 to request the annexation of Tract 1 (with 20 +/- acres) into the City; and 2) RZ-2022-02 to request the rezoning of both parcels to 'PUD'.

SIGNATURES:

CITY ATTORNEY _____

CITY TREASURER N/A _____

CITY MANAGER _____

FINANCIAL IMPACT: N/A

AMOUNT: N/A

ATTACHMENTS: Yes



City of Stockbridge

AGENDA ITEM

MEETING DATE

January 9, 2023

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
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- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM: N/A

ACCOUNT TRANSFER TO: N/A

PRESENTER: Brecca Carter, Director and Ryan Anderson, Chief Planner.

DEPARTMENT: Community Development.

ITEM/PROJECT/EVENT:

Consider a Rezoning request (RZ-2022-02) by S3 Capital Investments, LLC, represented by Battle Law, P.C., to rezone two parcels to 'PUD' to allow for an independent living/age-restricted residential development. Tract 1 at 2125 Highway 42 North, with 20 +/- acres, needs to first be annexed into the City. It is currently zoned 'Mixed-Use' by Henry County and it contains the Southern Crescent Rehabilitation and Retirement Center, which would remain. Tract 2 at Highway 42 North and Technology Parkway is currently zoned 'OI' and 'LI'. The Planning Commission recommended Approval With Conditions(5) at its 8/25/22 meeting.

BACKGROUND INFORMATION:

Proposed Development—Existing facility plus 276 new independent living, age-restricted, attached and detached residential units on two parcels, with 42.01 +/- acres.

Companion Applications—1) AX-2022-01 to request the Annexation of Tract 1 into the City; and 2) CP-2022-02 to request a Comprehensive Plan Amendment to change the land use designations of both parcels to 'High-Density Residential'. The rezoning would be contingent upon the official recombination of the two parcels since they currently are not zoned the same.

SIGNATURES:

CITY ATTORNEY _____

CITY TREASURER N/A _____

CITY MANAGER _____

FINANCIAL IMPACT: N/A

AMOUNT: N/A

ATTACHMENTS: Yes



TO: Mayor/Council
Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Brecca Carter, Community Development Director
R. Ryan Anderson, Chief Planner

DATE: **January 9, 2023** (Postponed from October 10, 2022)

SUBJECT: **Rezoning Case #RZ-2022-02** for Two Parcels:
1) Property at 2125 Highway 42 North within unincorporated Henry County; and 2) Property at Highway 42 North and Technology Parkway in the City of Stockbridge.

I. PURPOSE

Consider a Rezoning application (#RZ-2022-02) by S3 Capital Investments, LLC, represented by Battle Law, P.C., to change the zoning classifications of two parcels, from 'MU' (Mixed-Use) in unincorporated Henry County and both 'OI' (Office-Institutional) and 'LI' (Light Industrial) in the Stockbridge City Limits to 'PUD' (Planned Unit Development), to allow for an independent living / age-restricted residential development. The two parcels would have 42.01 +/- total acres. Their locations and requested zoning changes are described below.

- **Parcel #071-01034012** – Represents Tract 1. Located at 2125 Highway 42 North in unincorporated Henry County, across from Summit View Drive. Applicant proposes to rezone the property from the Henry County zoning classification of 'MU' (Mixed-Use) to the City of Stockbridge's zoning classification of 'PUD' (Planned Unit Development) if the parcel is annexed into the Stockbridge City Limits via the applicant's companion annexation application, AX-2022-01. Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.
- **Parcel #071-01034014**—Represents Tract 2. Located within the Stockbridge City Limits, with frontage on Highway 42 North and situated at the end of Technology Parkway. Applicant proposes to change the property's zoning classification from 'OI' (Office-Institutional) and 'LI' (Light Industrial) to 'PUD' (Planned Unit Development). Contains 22.01 +/- acres. Located in Land Lot 31 of District 7.

II. BACKGROUND

Proposed Development	Independent living /age-restricted residential development.
Site Address	2125 Highway 42 North, across from Summit View Drive; and Highway 42 North at Technology Parkway.
Parcel Identification	Subject property includes two parcels: 1) Parcel #071-01034012 with 20.00 acres in unincorporated Henry County; and 2) Parcel # 071-01034014 with 22.01 in the City of Stockbridge.
Parcel Acreage	42.01 +/- total acres within two parcels.
Applicant	S3 Capital Investments, LLC.
Owner	Southern Crescent Rehabilitation & Retirement Community, Inc.
Current County Zoning	'MU' (Mixed-Use).
Current City Zoning	'LI' (Light Industrial) and 'OI' (Office-Institutional)
Surrounding Zoning	'OI' (Office-Institutional); 'MFR' (Multiple Family Residential); 'C-2' (General Commercial)
County Land Use Designation	'MIX' (Mixed-Use).
City Land Use Designation	'Light Industrial' and Low-Density Vertical Mixed Use'
Current Use	The Southern Crescent Rehabilitation & Retirement Center is located on Parcel #071-01034012 at 2125 Highway 42 North.
Surrounding Land Uses	• <u>North</u>—Industrial warehouses; a church. • <u>South and West</u>—Magnolias at Eagles Landing Subdivision. • <u>East</u>—Industrial warehouse; Highlands at Eagles Landing Subdivision; Summit at Eagles Landing Subdivision; a Thai restaurant.

III. FINDINGS OF FACT

- If the requested companion annexation case (AX-2022-01) is approved, and the applicant wishes to proceed with the proposed development, then the applicant would need to combine both parcels for both the requested rezoning case (RZ-2022-

02) and the requested Comprehensive Plan amendment case (CP-2022-02) to be approved. To facilitate this, a Recombination Plat application would be required, and it could be handled administratively.

- The applicant has also applied for the annexation of Parcel #071-01034012 (Tract 1) in unincorporated Henry County via AX-2022-01, and a Comprehensive Plan amendment via CP-2022-02 for both parcels. If Tract 1 is approved for annexation into the City, then its future land use designation would need to be changed from Henry County's land use designation of 'MIX' (Mixed-Use) to the City's land use designation of 'High-Density Residential'. Tract 2 would need to have its future land use designation changed from 'Light Industrial' and 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.
- A small stream borders the subject property to the north. It appears to be a tributary of Wolfe Creek.

IV. PROJECT DESCRIPTION

The applicant requests a rezoning of the subject property to allow for an independent living / age-restricted residential development proposal, which would include both parcels. Tract 1 would include the existing Southern Crescent Rehabilitation & Retirement Center, as well as the construction of 100 new independent living units, including 7 detached units and 93 attached units, with a density of 5 units per acre. Tract 2, which is currently vacant, would feature the construction of 176 independent living units, including 52 detached units and 124 attached units, with a density of 8 units per acre. The total development, including both parcels, would contain 276 independent living units, with a density of 6.6 units per acre.

The applicant's submitted Conceptual Site Plan shows that three accesses would be provided into the proposed development. These include the existing driveway at 2125 Highway 42 North, which serves the existing Southern Crescent Rehabilitation & Retirement Center; a new entrance off Highway 42 North, across from Glenmore Lane; and the extension of Technology Parkway. A central street would connect the two tracts, crossing over the existing stream.

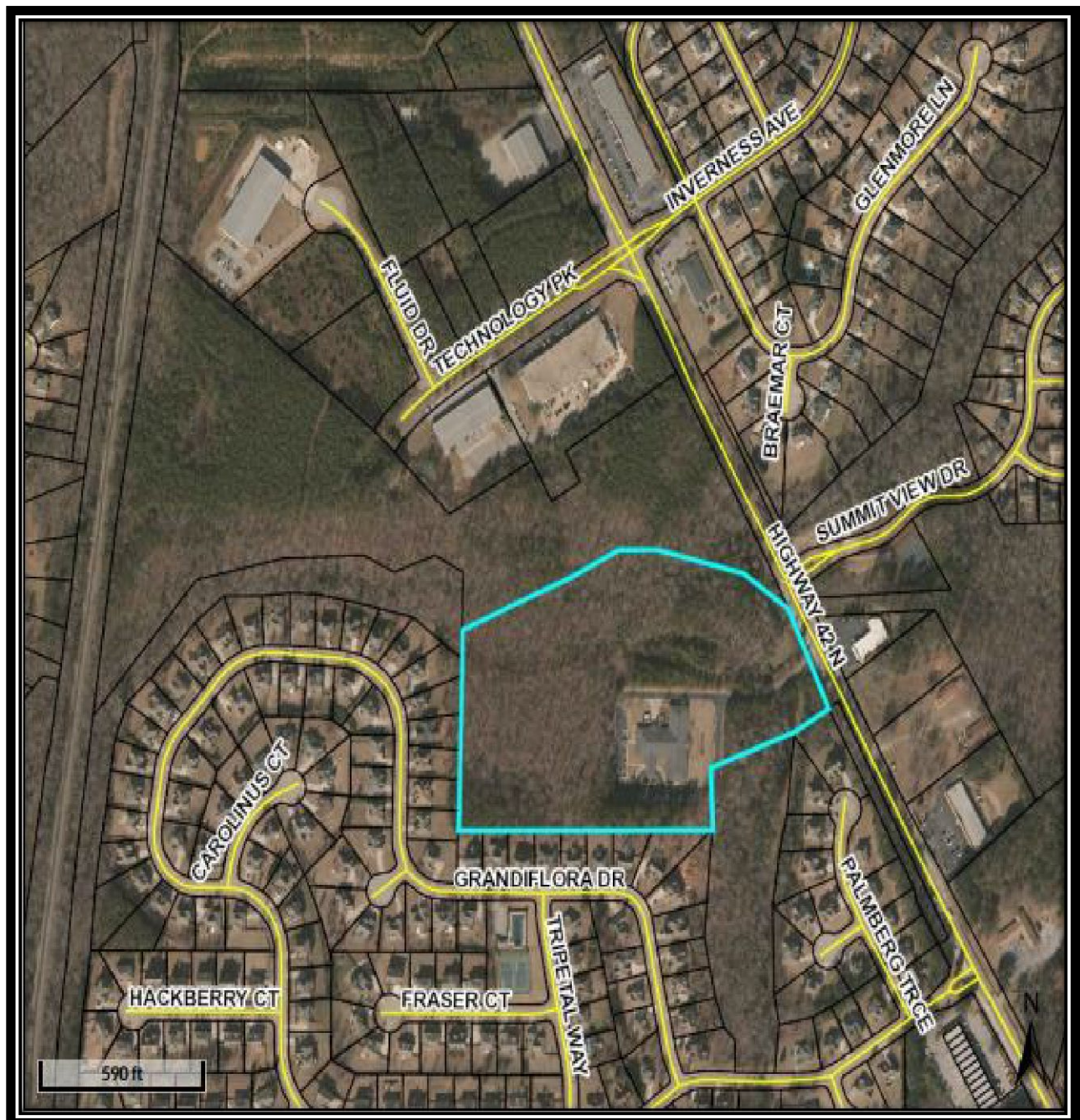
Each tract would have its own set of amenities. The subject property (Tract 1) would contain a clubhouse, a pool, and a cabana, while Tract 2 would contain pickleball courts, a pool, and a cabana. Tract 1 would contain two small detention ponds and Tract 2 would contain a larger detention pond. The submitted rendering suggests that the proposed residential units would have pitched roofs, hardiplank veneers, and single-car garages.

V. MAPS AND ILLUSTRATIONS TO FOLLOW:

- A. Aerial Photograph
- B. Boundary Survey
- C. Henry County Zoning Map
- D. City of Stockbridge Zoning Map
- E. Henry County Land Use Designation Map
- F. Conceptual Site Plan
- G. Rendering

A. AERIAL PHOTOGRAPH

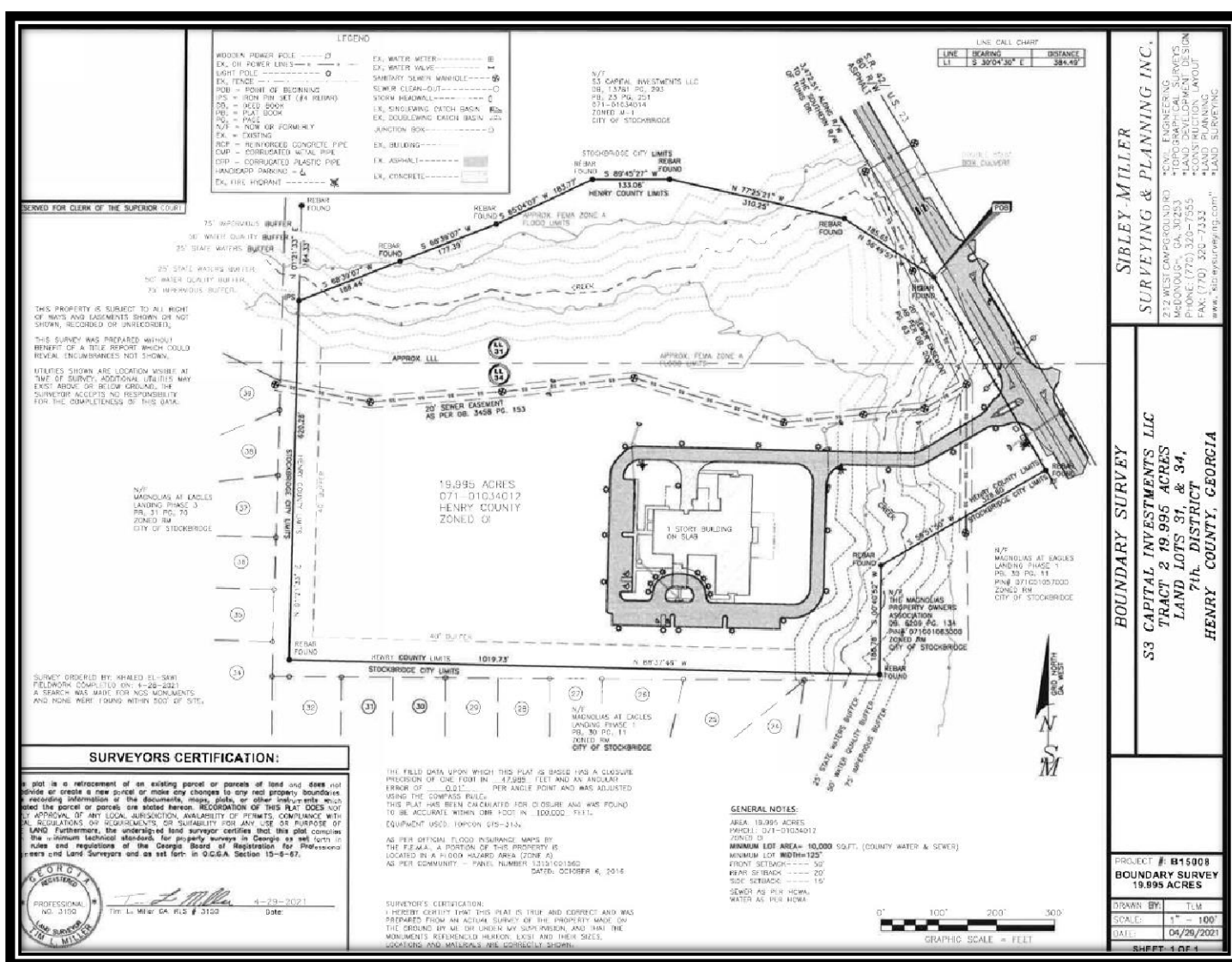
Subject Property:
2125 Highway 42 North
Parcel #071-01034012
a.k.a. "Tract 1"



B. BOUNDARY SURVEY

Subject Property:
2125 Highway 42 North
Parcel #071-01034012
a.k.a. "Tract 1"

The Boundary Survey shows the presence of the existing Southern Crescent Rehabilitation & Retirement Center.



C. HENRY COUNTY ZONING MAP

From the Henry County Tax Assessors' Office

The subject property (a.k.a. "Tract 1") is shown in the buff color on the map. It is zoned 'MU' (Mixed Use).



D. CITY OF STOCKBRIDGE ZONING MAP

Legend:

Main Road – Highway 42 North

Lavender – LI (Light Industrial)

Light Blue – OI (Office-Institutional)

Gold – MFR (Multiple Family Residential)

Gold area to the west and south -- Magnolias at Eagles Landing Subdivision

Gold area to the east -- Highlands at Eagles Landing Subdivision &

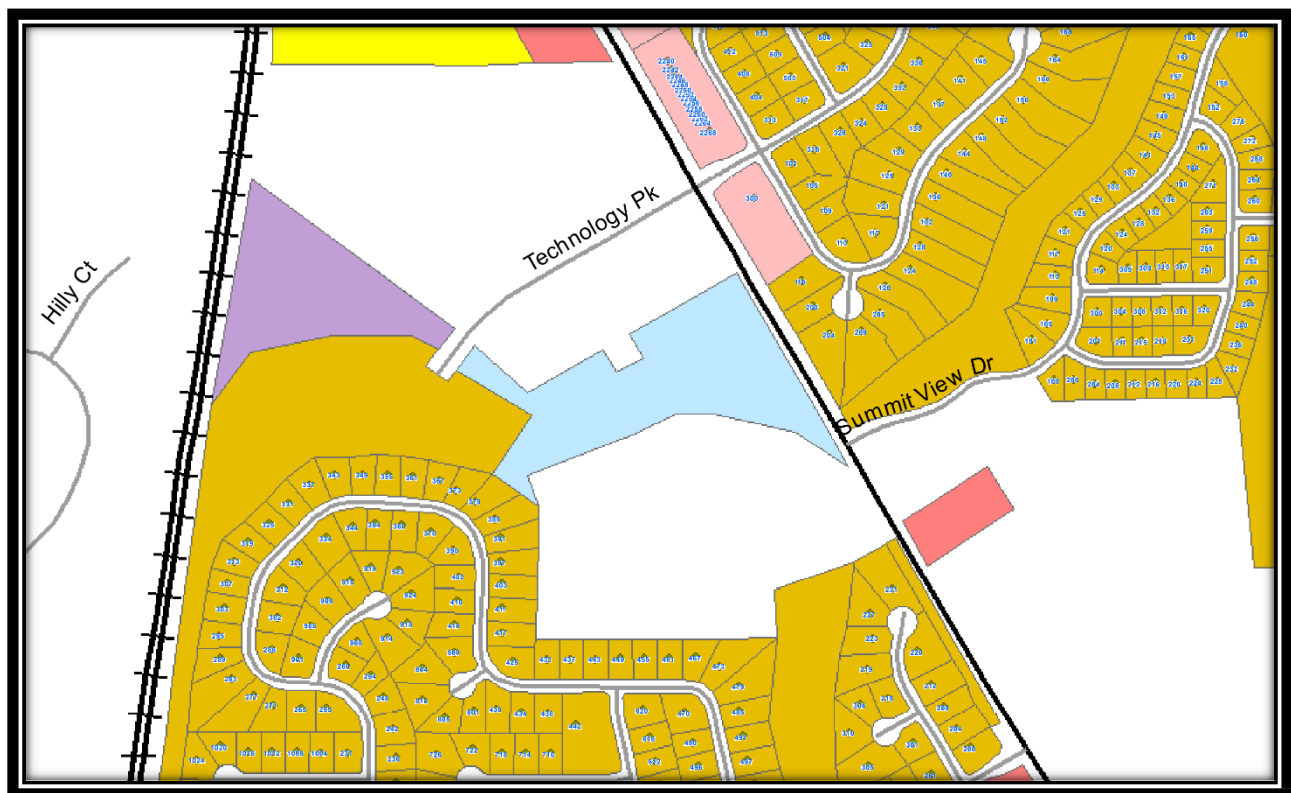
Summit at Eagles Landing Subdivision

Light Pink – C-1 (Neighborhood Commercial)

Medium Pink – C-2 (General Commercial)

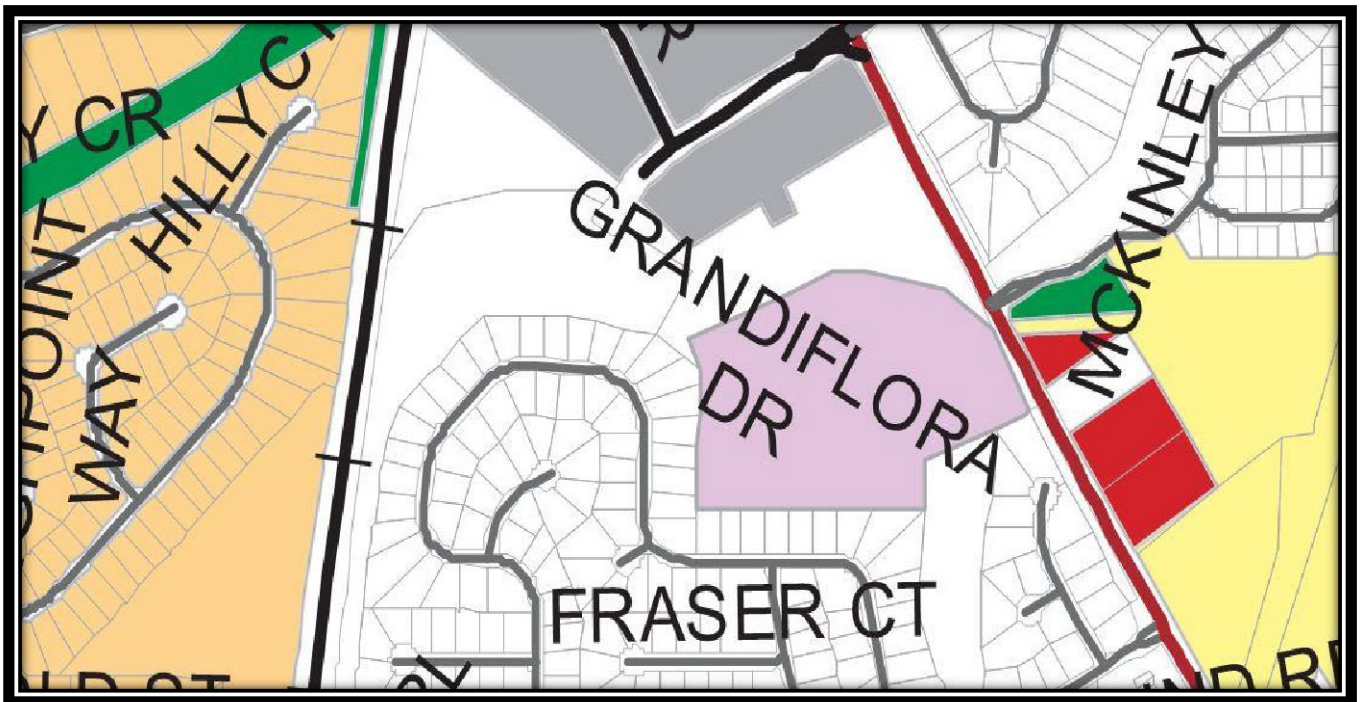
Yellow – SR (Suburban Residential)

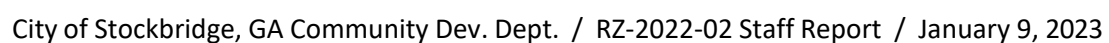
White – Located outside of the City



E. HENRY COUNTY LAND USE DESIGNATION MAP (Excerpts)

The subject property (a.k.a. "Tract 1") is shown in the lavender color on the map below. It has a future land use designation of 'MIX' (Mixed Use). The other colors on the map show properties which are also located within unincorporated Henry County.





G. RENDERING

This rendering suggests the provision of pitched roofs, mostly hardiplank siding, and single-car garages.



V. ANALYSIS OF REQUEST

The applicant requests a **Rezoning** under Section 9.2.1(C) of the City of Stockbridge's Unified Development Code (UDC). The Planning Commission and the City Council shall consider the following nine (9) standards in considering any proposal that would result in a change to the text or map of the UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

STANDARD #1--Consistency with the Comprehensive Plan.

The proposed development is not consistent with the Comprehensive Plan's land use designations for the subject property. A Comprehensive Plan amendment is necessary because the current land use designations do not allow the type of development which the applicant is proposing, or they do not allow the proposed residential densities. The applicant therefore has applied for a Comprehensive Plan amendment via CP-2022-02 to change the future land use designations of the two parcels as follows:

- Tract 1--From Henry County's land use designation of 'Mixed-Use' to the City of Stockbridge's land use designation of 'High-Density Residential', which would be more appropriate for the applicant's proposed type of development and would indicate the approximate density of the project.
- Tract 2—From the City's land use designations of 'Light Industrial' and 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'. The existing 'Light Industrial' land use designation does not allow residential uses, and the existing 'Low-Density Vertical Mixed-Use' land use designation is intended for buildings which contain commercial uses on the ground floor and residential uses on the upper floors.

STANDARD #2 -- The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Unified Development Code (UDC).

The rezoning of the subject property to the requested 'PUD' (Planned Unit Development) is necessary because the proposed development would include both attached and detached residential units, as well as the existing Southern Crescent Rehabilitation and Retirement Center. The property is justified for rezoning to PUD, as opposed to MFR (Multiple Family Residential) due to 1) the inclusion of Southern Crescent; and 2) the presence of the Wolfe Creek tributary and its associated floodplain areas, which necessitates some flexibility in site design.

STANDARD #3 -- Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

Since the proposed development would be primarily composed of residential uses, the requested PUD zoning would be compatible with the MFR zoning districts to the west, south, and east, where the Magnolias at Eagles Landing, the Highlands at Eagles Landing, and the Summit at Eagles Landing Subdivisions are located. PUD zoning would also serve as a good transition from the LI and OI districts to the north. Further, PUD zoning would be comparable to Henry County's MU (Mixed Use) zoning for Tract 1.

STANDARD #4 -- The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The subject property has an unusual shape, and it is traversed by a tributary of Wolfe Creek. These may present challenges for the final site design of the property. The applicant's Conceptual Site Plan shows that due to the presence of the creek, the proposed residential units would be separated into northern and southern sections on the site. A bridge would likely need to be constructed over the creek, and the units in the southern section would be constructed away from the floodplain area.

STANDARD #5 --The impact upon adjacent property owners should the request be granted.

The proposed development would be compatible with the adjacent residential uses to the west, south, and east; and it would be a good transition from the warehouse uses and church to the north.

STANDARD # 6 -- The potential impact of the rezoning on City infrastructure including water and sewage system.

A letter from the Henry County Water Authority, dated May 23, 2022, states that water service, sewage treatment, and sewer line treatment are available at the subject property. However, it further states as follows:

Please note that the proposed layout for the project conflicts with an existing 8-inch sewer line; consequently, the sewer will have to be relocated at the developer's expense. Additionally, an easement will be required to access the sewer line from Hwy 42 North.

The letter further states that the availability of water and sewer service to the site will be re-evaluated at the time when development plans are submitted. Based on this, the developer will need to work closely with the Water Authority to ensure that adequate water and sewer service will be available to serve the proposed development.

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The Conceptual Site Plan shows that the proposed development would have three

accesses. These include the existing driveway which serves the Southern Crescent Rehabilitation & Retirement Center, the extension of Technology Parkway, and a new access from Highway 42 across from Glenmore Drive. Since Highway 42 North is a State highway, the developer should coordinate both Georgia DOT and Henry County DOT in providing deceleration lanes at all three accesses, as well as the possible installation of a new traffic signal. Pedestrian crosswalks should also be installed.

STANDARD #8 -- The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

The proposed development qualifies for the requested PUD zoning because it meets the requirement that PUD districts contain at least two types of residential uses.

The proposed development would further the objectives of the Parkway Mixed-Use Overlay district by including a mixture of land uses, representing an attractive gateway into the City (upon the successful annexation of Tract 1 into the City), and representing an innovative type of development.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned.

Tract 1 could be developed under its existing Henry County zoning classification of MU (Mixed-Use) since that is similar to the City's PUD district. Tract 2 could also be developed with additional warehouses and office-institutional uses. However, due to the irregular shape of Tract 2, the development of those types of uses may be challenging, and PUD zoning offers greater flexibility in land uses and site design.

SUMMARY OF IMPACTS AND CONCERNS

Code Compliance	The proposed development would comply with the requested PUD district.
Police Department	Police services would be provided by the Stockbridge Police Department.
Fire Marshal	The Fire Marshal has required and approved the location of the new access that is shown on the Conceptual Site Plan.
Henry County Water and Sewer	The developer must meet the requirements that are stated in the Henry County Water Authority's letter, dated May 23, 2022.
Building	Any additional requirements would be identified during the plan review stage. City engineers should look closely at the site design of the creek and floodplain areas.
Traffic	The developer should coordinate with Henry County DOT regarding the installation of the new access, deceleration lanes, and a possible new traffic signal.

STAFF RECOMMENDATION

This Staff Report has demonstrated that the requested Rezoning of the subject property to 'PUD' (Planned Unit Development) via RZ-2022-02 would be desirable for the subject property to allow for the proposed independent living/age-restricted residential development. The Planning and Zoning Staff therefore recommends the **APPROVAL WITH CONDITIONS** of the requested Rezoning via RZ-2022-02. The recommended conditions are as follows. The Planning Commission also APPROVED the request on August 25, 2022:

1. **Annexation Approval** – The rezoning shall not be approved until the requested annexation of Tract 1 via AX-2022-01 is approved before, or simultaneously with, the approval of RZ-2022-02.
2. **Comprehensive Plan Amendment Approval** – The rezoning shall not be approved until the requested Comprehensive Plan Amendment, via CP-2022-02, to change the land use designations of both parcels to 'High-Density Residential', is approved before, or simultaneously with, the approval of RZ-2022-02.
3. **Recombination Approval** – No permits shall be issued for the proposed development until the two parcels comprising the subject property are officially combined via an administrative recombination plat application. This shall only occur after the applicant has submitted proof to the Community Development Department that an acceptable new plat has been recorded by the Henry County Superior Court / Real Estate Records Division.
4. **Adherence to Conceptual Site Plan** – The developer shall adhere substantially to the submitted Conceptual Site Plan. Any major deviations in the number of residential units, the density, or the overall design shall require City Council approval.
5. **Water and Sewer Availability** – The developer shall comply with the requirements of the Henry County Water Authority in relocating the existing 8-inch sewer line, providing the required easement, and taking any other necessary steps to ensure that adequate water and sewer services are available to serve the proposed development.
6. **Building & Development** – The Community Development Staff recommends APPROVAL WITH CONDITIONS for the proposed annexation of the subject property at 2125 Highway 42 North into the Stockbridge City Limits, conditioned upon the following nineteen (19) Zoning Conditions:
 - a) The uses of the subject property shall be limited to memory care, assisted living, and independent living with associated amenities and provision of care, meeting use requirements.
 - b) Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and they shall have a deceleration lane and an acceleration taper which are designed and constructed to Henry County DOT's standards.
 - c) All disturbed areas shall be sodded, except where landscaping is present or installed.

- d) The residential portion of the development shall consist of cluster single-family attached and detached units only. The total number of dwelling units shall be limited to one hundred (100). Compliance with zoning conditions and development standards may further limit the number of dwelling units.
- e) An on-site amenity package shall be provided, and it shall consist of at least the following:
 - a. A Community Center which includes, at a minimum, a fitness facility, a meeting room, and a business center.
 - b. Two (2) cabanas.
 - c. Two (2) swimming pools.
 - d. Two (2) outdoor recreation areas, including walking trails and three (3) pavilions. The pavilions shall be no less than 1,200 square feet.
- f) The Community Center shall be completed prior to the issuance of the fiftieth (50th) building permit of a single-family attached or detached dwelling unit.
- g) The residential portion of the development shall comply with Section 3.2.35 of the City's Unified Development Code (UDC) regarding the provision of single-family senior adult housing.
- h) Provision of care and/or personal services, as defined by O.C.G.A. 31-7-12.2(b)(2), shall be provided to any assisted living and independent living residents before the first single-family attached or detached unit receives any certificate of occupancy.
- i) Any approved development permit shall be limited to a maximum of sixty (60) dwelling units until the proposed access point to the north, as depicted on the RZ-21-18 rezoning site plan, dated April 9, 2021, is designed, and constructed to the standards of Henry County DOT and the City of Stockbridge, and it connects to an already existing public right-of-way. This access point shall be open for the use of the residents within five (5) years from the date of approval of this rezoning resolution, or before the issuance of the Certificate of Occupancy (CO) of the 61st dwelling unit, whichever occurs first. No additional permits shall be issued until the developer has engineered and constructed the secondary access.
- j) The subject property shall not, at any time, be developed as a traditional single-family and/or multifamily residential development (even if it is age-marketed or age targeted), or any other type of residential community that does not require each single-family attached or detached unit to house an individual who requires a level of care that is provided by the assisted living facility.
- k) Community facilities, recreational areas, access gate(s), if any, public space(s), and open space(s) shall be maintained by the existing, and all subsequent, owners / operators of the existing rehabilitation center and/or assisted living facility at the subject property, which is currently Southern Crescent Rehab & Retirement Co., Inc., as per current public tax records.
- l) A traffic impact study (TIS) shall be required before the approval of the first development permit. At a minimum, the developer/owner's engineer shall provide an Intersection Control Evaluation Study to Georgia DOT of the site's existing access, per Georgia DOT's requirements. The developer/owner shall be responsible to

provide all of the indicated improvements that are required by the City of Stockbridge Unified Development Code (UDC).

- m) The dwelling units shall have a minimum of 1,200 square feet, with a running minimum average of 1,800 square feet.
- n) The dwelling units shall be Craftsman style, as approved by the Community Development Department, and they shall have a water table that is at least three (3) feet high, consisting of brick or similar materials.
- o) Each dwelling unit shall have a garage. Garages shall be setback by a minimum of twelve inches (12") from the front dripline of the home. Greater than 50 percent of the dwelling units shall have a two-car garage. The balance shall have one and a half car garages. Garages shall have crown molding that is complimentary to the exterior of the homes.
- p) An adequate number of dwelling units shall be reserved for those leaving the care of assisted living, who are needing transitional living arrangements.
- q) All stormwater management facilities shall be environmentally friendly, landscaped, enclosed with a fence that is four (4) feet high, at a minimum, and shall be included in the common area to be maintained by the HOA.
- r) An HOA shall be required, and it shall maintain the common areas and building exteriors.
- s) Interior sidewalks shall be a minimum of eight (8') feet wide. Exterior sidewalks along Highway 42 shall be a minimum of ten (10') feet wide.

Presentation For RZ-2022-02:

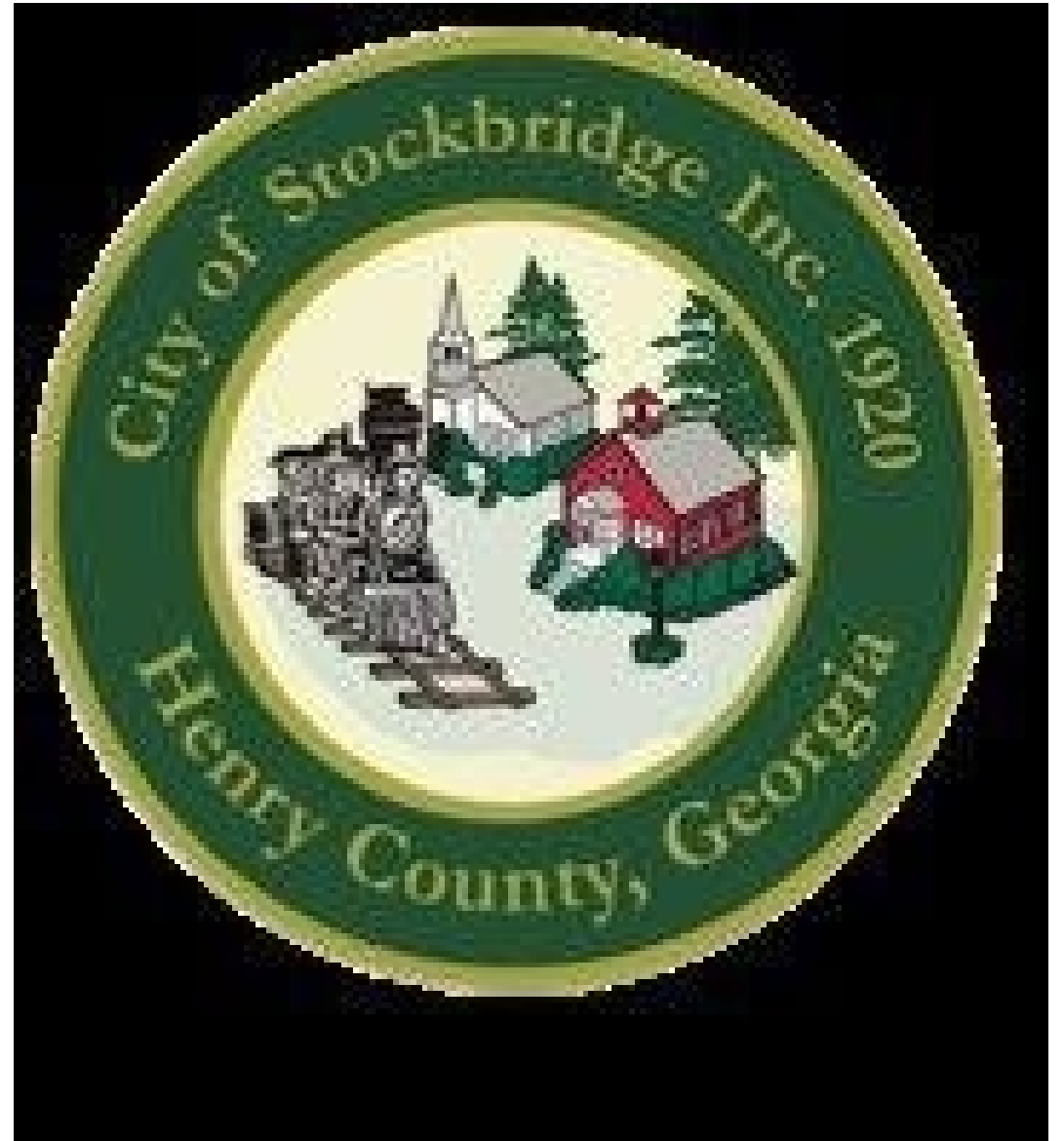
Rezoning for the Proposed “Southern
Crescent” Mixed Residential
Development on Two Parcels: 1) 2125
Highway 42 North; and 2) Highway 42
North at Technology Parkway

Presented To:

Planning Commission – August 25, 2022
City Council – October 12, 2022

By:

City of Stockbridge Community
Development Department,
Planning and Zoning Division

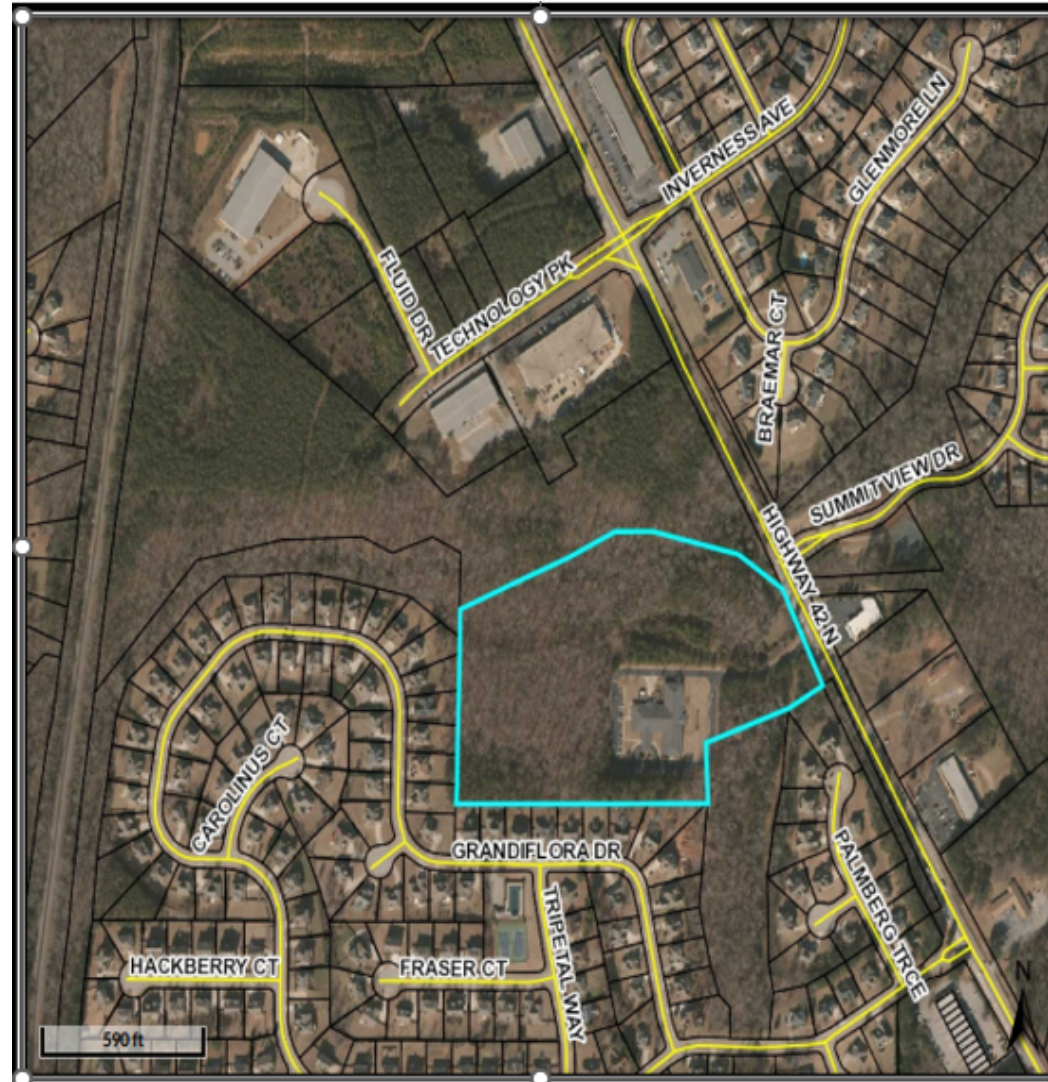


AERIAL PHOTO #1 OF SUBJECT PROPERTY:

TRACT 1—Outside the City; to Be Annexed

Parcel #071-01034012 at 2125 Highway 42 North

With 20.00 +/- Acres



AERIAL PHOTO #2 OF SUBJECT PROPERTY:

**TRACT 2 (Inside the City) at Highway 42 North and
Technology Parkway**

Parcel #071-01034014 with 22.01+/- Acres



PURPOSE

Applicant's Request -- Consider a Rezoning application (#RZ-2022-02) by S3 Capital Investments, LLC, represented by Battle Law, P.C., to change the zoning classifications of two parcels, from 'MU' (Mixed-Use) in unincorporated Henry County and both 'OI' (Office-Institutional) and 'LI' (Light Industrial) in the Stockbridge City Limits to 'PUD' (Planned Unit Development), to allow for an independent living / age-restricted residential development. The two parcels would have 42.01 +/- total acres. Their locations and requested zoning changes are described below.

~ **Tract 1 -- Parcel #071-01034012.** Represents Tract 1. Located at 2125 Highway 42 North in unincorporated Henry County, across from Summit View Drive. Applicant proposes to rezone the property from the Henry County zoning classification of 'MU' (Mixed-Use) to the City of Stockbridge's zoning classification of 'PUD' (Planned Unit Development) if the parcel is annexed into the Stockbridge City Limits via the applicant's companion annexation application, AX-2022-01. Contains 20.00 +/- acres. Located in Land Lot 31 of District 7.

~ **Tract 2 -- Parcel #071-01034014.** Represents Tract 2. Located within the Stockbridge City Limits, with frontage on Highway 42 North and situated at the end of Technology Parkway. Applicant proposes to change the property's zoning classification from 'OI' (Office-Institutional) and 'LI' (Light Industrial) to 'PUD' (Planned Unit Development). Contains 22.01 +/- acres. Located in Land Lot 31 of District 7.

BACKGROUND INFORMATION

CATEGORY	FINDINGS
Proposed Development	Independent living / age-restricted residential development.
Site Address	1225 Highway 42 North, across from Summit View Drive; and Highway 42 North at Technology Parkway.
Parcel Identification	Includes two parcels: 1) Parcel #071-01034012 with 20.00 acres in unincorporated Henry County; and 2) Parcel #071-01034014 with 22.01 acres in the City of Stockbridge.
Parcel Acreage	42.01 +/- total acres within two parcels.
Applicant	S3 Capital Investments, LLC.
Owner	Southern Crescent Rehabilitation & Retirement Community, Inc.
Current County Zoning	'MU' (Mixed-Use).
Current City Zoning	'LI' (Light Industrial) and 'OI' (Office-Institutional)
County Land Use Designation	'MIX' (Mixed-Use).
City Land Use Designation	'Light Industrial' and Low-Density Vertical Mixed Use'
Current Use	The Southern Crescent Rehabilitation & Retirement Center is located on Parcel #071-01034012 at 2125 Highway 42 North.
Surrounding Land Uses	~ <u>North</u>—Industrial warehouses; church. ~ <u>South and West</u>—Magnolias at Eagles Landing Subdivision. ~ <u>East</u>—Industrial warehouse; Highlands at Eagles Landing Subdivision; Summit at Eagles Landing Subdivision; a Thai restaurant.

ADDITIONAL FINDINGS OF FACT

- 1. Recombination of Parcels Needed --** If the proposed Annexation (AX-2022-01) approved, and the applicant wishes to proceed with the proposed development, then the applicant would need to combine both parcels for both the requested Comprehensive Plan Amendment (CP-2022-02) and the requested rezoning (RZ-2022-02) to be approved. To facilitate this, a Recombination Plat application would be required, and it could be handled administratively.
- 2. Companion Applications --** The applicant has also applied for the annexation of Parcel #071-01034012 (Tract 1) in unincorporated Henry County via AX-2022-01, and a Comprehensive Plan amendment via CP-2022-02 for both parcels. If Tract 1 is approved for annexation into the City, then its future land use designation would need to be changed from Henry County's land use designation of 'MIX' (Mixed-Use) to the City's land use designation of 'High-Density Residential'. Tract 2 would need to have its future land use designation changed from 'Light Industrial' and 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.
- 3. Presence of Stream --** A small stream borders the subject property to the north. It appears to be a tributary of Wolfe Creek.

ENLARGED BOUNDARY SURVEY OF TRACT 1

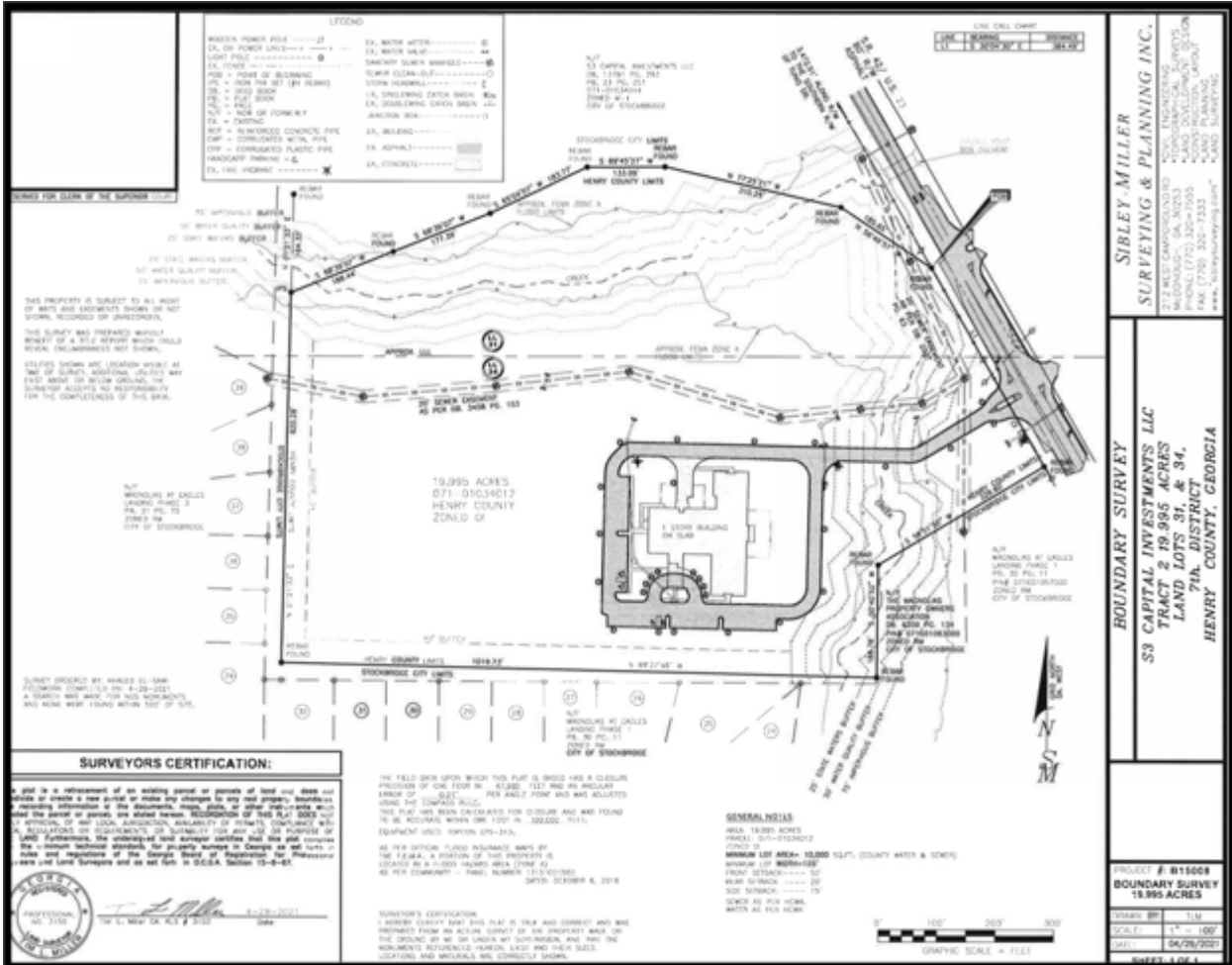
Subject Property:

2125 Highway 42 North

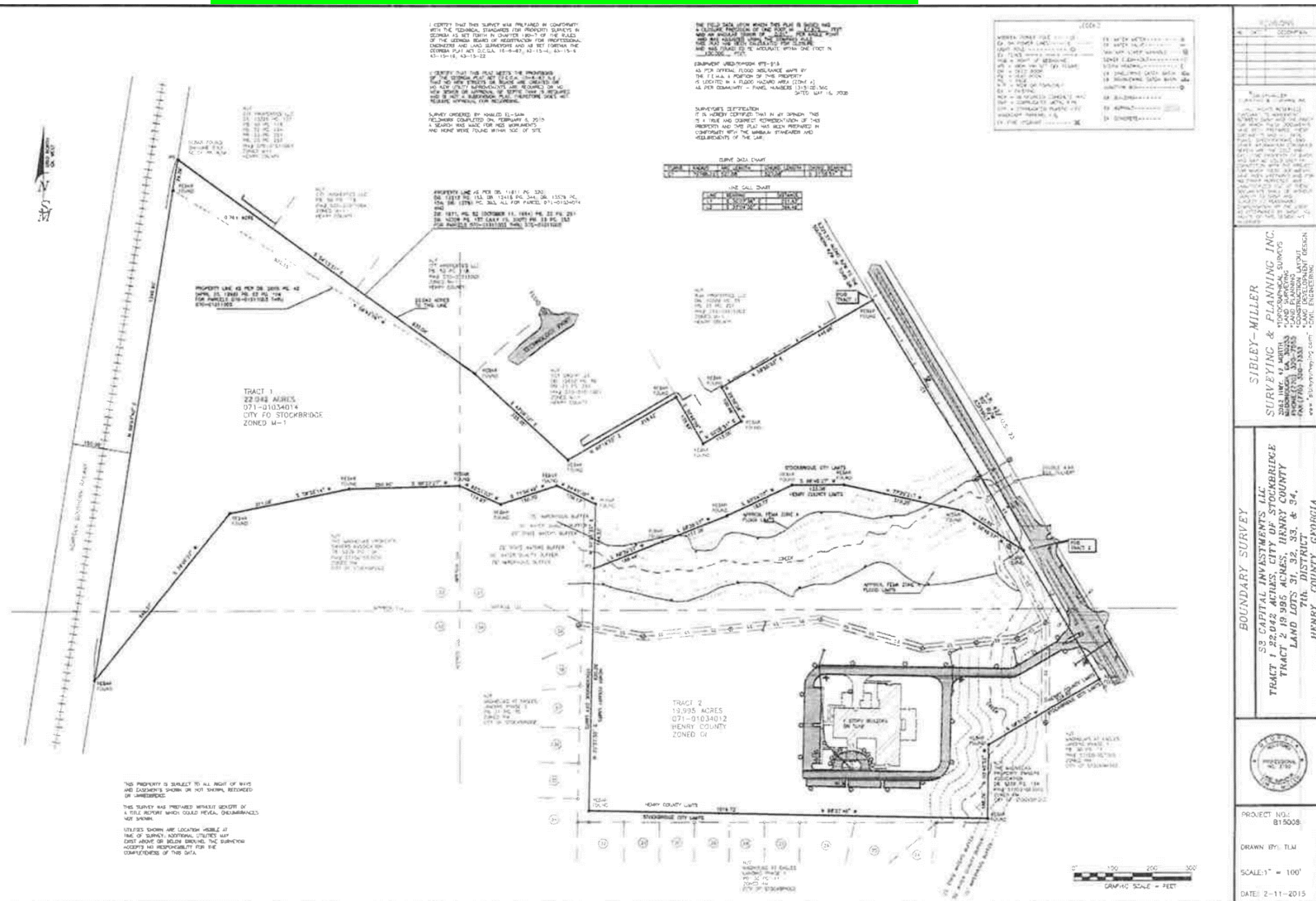
Parcel #071-01034012

a.k.a. “Tract 1”

The Boundary Survey shows the presence of the existing Southern Crescent Rehabilitation & Retirement Center.



BOUNDARY SURVEY OF BOTH PARCELS



HENRY COUNTY ZONING MAP

The subject property (a.k.a. "Tract 1") is shown in the buff color on the map. It is zoned 'MU' (Mixed Use).



CITY OF STOCKBRIDGE ZONING MAP

LEGEND:

Main Road – Highway 42 North

Lavender – LI (Light Industrial)

Light Blue – OI (Office-Institutional)

Gold – MFR (Multiple Family Residential)

Light Pink – C-1 (Neighborhood Commercial)

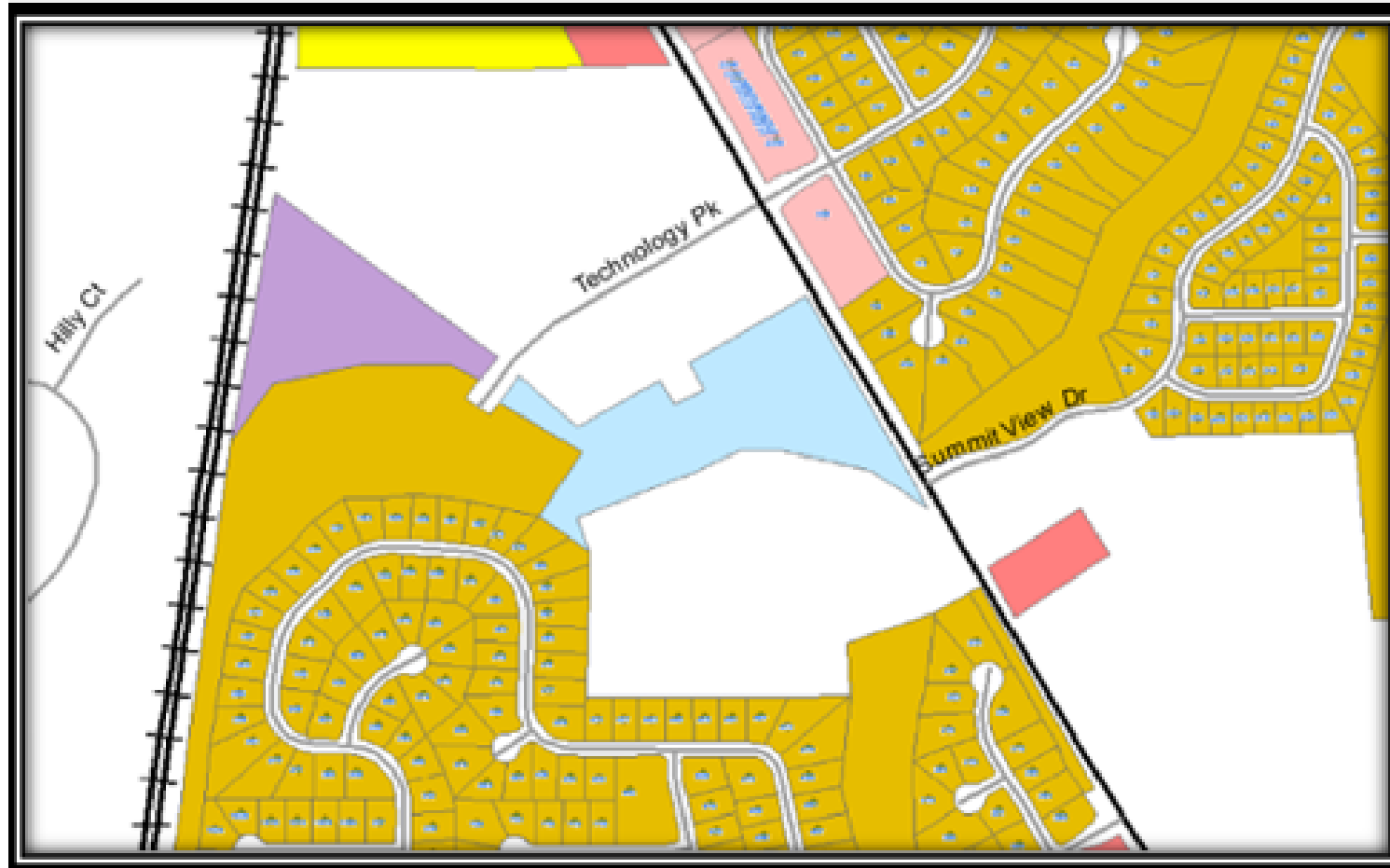
Medium Pink – C-2 (General Commercial)

Yellow – SR (Suburban Residential)

White – Located outside of the City

Gold area to the west and south -- Magnolias at Eagles Landing Subdivision

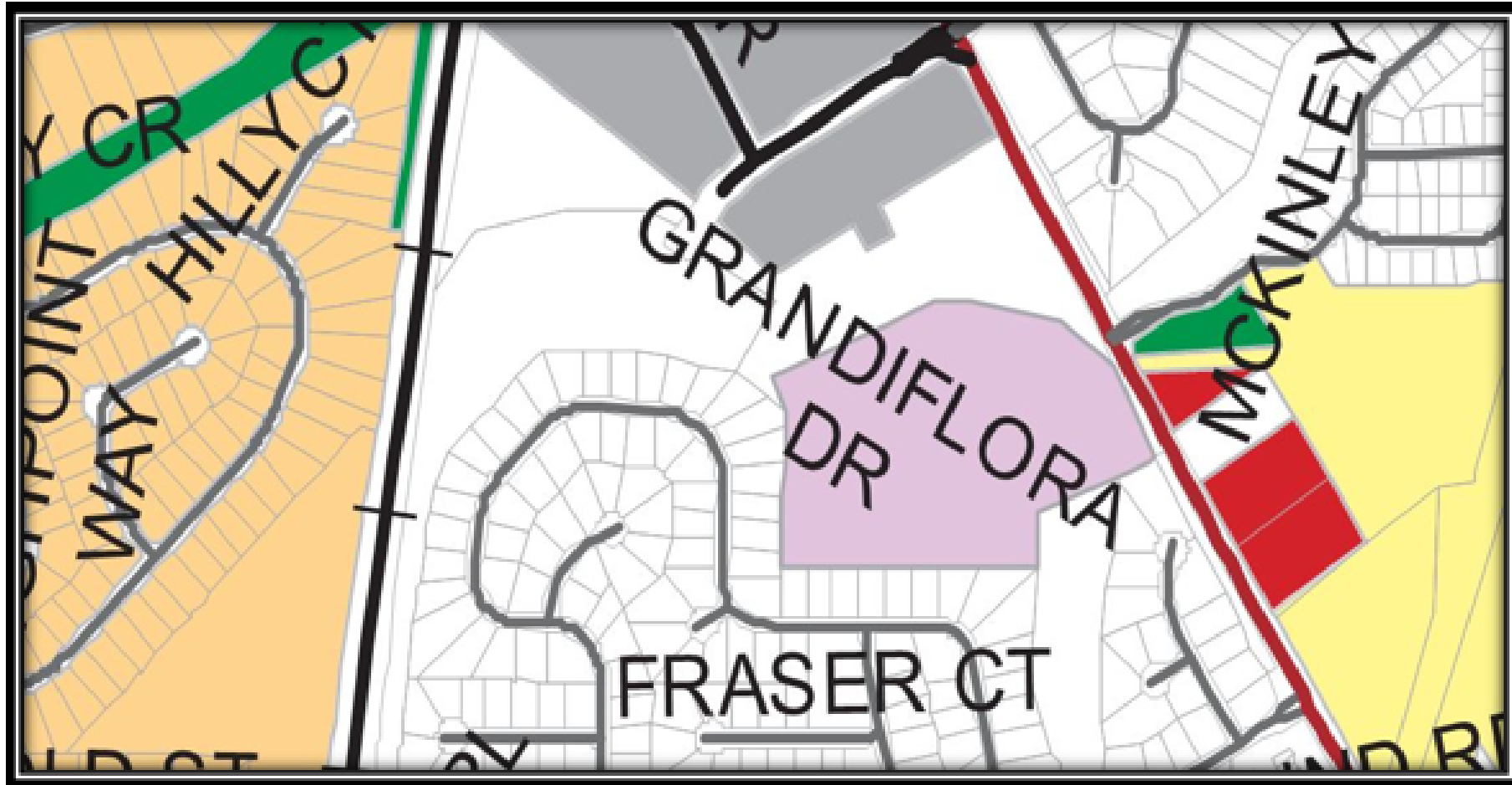
Gold area to the east -- Highlands at Eagles Landing Subdivision &
Summit at Eagles Landing Subdivision



HENRY COUNTY LAND USE DESIGNATION MAP

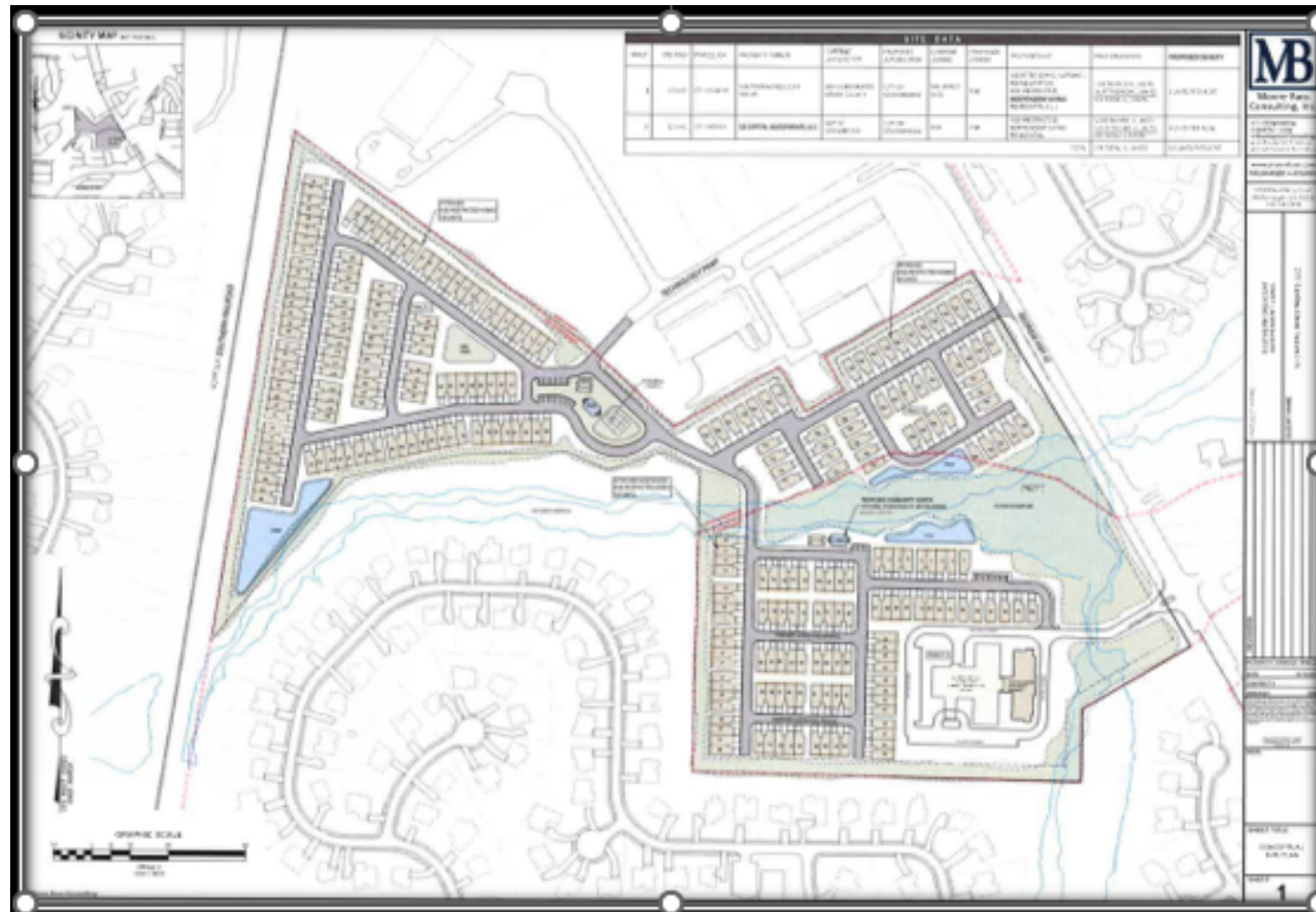
From the Henry County Comprehensive Plan

The subject property (a.k.a. "Tract 1") is shown in the lavender color on the map below. It has a future land use designation of 'MIX' (Mixed Use). The other colors on the map show properties which are also located within unincorporated Henry County.



CONCEPTUAL SITE PLAN

The Conceptual Site Plan shows three proposed accesses into the site, a central street connecting the two tracts and crossing over a stream, amenities for each tract, and three detention ponds.



RENDERING

This rendering suggests the provision of pitched roofs, mostly hardiplank siding, and single-car garages.



ANALYSIS OF REQUEST -- PAGE ONE

1. Consistency with the Comprehensive Plan. The proposed development is not consistent with the Comprehensive Plan's land use designations for the subject property. A Comprehensive Plan amendment is necessary because the current land use designations do not allow the type of development which the applicant is proposing, or they do not allow the proposed residential densities. The applicant therefore has applied for a Comprehensive Plan amendment via CP-2022-02 to change the future land use designations of the two parcels as follows:

- ~ Tract 1--**From Henry County's land use designation of 'Mixed-Use' to the City of Stockbridge's land use designation of 'High-Density Residential', which would be more appropriate for the applicant's proposed type of development and would indicate the approximate density of the project.
- ~ Tract 2—**From the City's land use designations of 'Light Industrial' and 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'. The existing 'Light Industrial' land use designation does not allow residential uses, and the existing 'Low-Density Vertical Mixed-Use' land use designation is intended for buildings which contain commercial uses on the ground floor and residential uses on the upper floors.

ANALYSIS OF REQUEST -- PAGE TWO

- 2. Rationale for the Rezoning --** The rezoning of the subject property to the requested 'PUD' (Planned Unit Development) is necessary because the proposed development would include both attached and detached residential units, as well as the existing Southern Crescent Rehabilitation and Retirement Center. The property is justified for rezoning to PUD, as opposed to MFR (Multiple Family Residential) due to: 1) the inclusion of Southern Crescent; and 2) the presence of the Wolfe Creek tributary and its associated floodplain areas, which necessitates some flexibility in site design.
- 3. Potential Positive Effects --** Since the proposed development would be primarily composed of residential uses, the requested PUD zoning would be compatible with the MFR zoning districts to the west, south, and east, where the Magnolias at Eagles Landing, the Highlands at Eagles Landing, and the Summit at Eagles Landing Subdivisions are located. PUD zoning would also serve as a good transition from the LI and OI districts to the north. Further, PUD zoning would be comparable to Henry County's MU (Mixed Use) zoning for Tract 1.
- 4. Site Suitability --** The subject property has an unusual shape, and it is traversed by a tributary of Wolfe Creek. These may present challenges for the final site design of the property. The applicant's Conceptual Site Plan shows that due to the presence of the creek, the proposed residential units would be separated into northern and southern sections on the site. A bridge would likely need to be constructed over the creek, and the units in the southern section would be constructed away from the floodplain area.

ANALYSIS OF REQUEST – PAGE THREE

- 5. Impact upon Adjacent Property Owners.** The proposed development would be compatible with the adjacent residential uses to the west, south, and east; and it would be a good transition from the warehouse uses and church to the north.
- 6. Impact on the Water and Sewage System.** A letter from the Henry County Water Authority, dated May 23, 2022, states that water service, sewage treatment, and sewer line treatment are available at the subject property, but that the proposed project layout conflicts with an existing 8-inch sewer line. Thus, the sewer will have to be relocated at the developer's expense, and an easement will be required to access the sewer line from Highway 42 North. The availability of water and sewer service to the site will be re-evaluated at the time when development plans are submitted. Therefore, the developer will need to work closely with the Water Authority to ensure that adequate water and sewer service will be available.
- 7. Traffic and Transportation Impacts.** The Conceptual Site Plan shows that the proposed development would have three accesses. These include the existing driveway which serves serves the Southern Crescent Rehabilitation & Retirement Center, the extension of Technology Parkway, and a new access from Highway 42 across from Glenmore Drive. Since Highway 42 North is a State highway, the developer should coordinate both Georgia DOT and Henry County DOT in providing deceleration lanes at all three accesses, as well as the possible installation of a new traffic signal. Pedestrian crosswalks should also be installed.

ANALYSIS OF REQUEST – PAGE FOUR

- 8. Zoning District Compatibility.** The proposed development qualifies for the requested PUD zoning because it meets the requirement that PUD districts contain at least two types of residential uses. The proposed development would also further the objectives of the Parkway Mixed-Use Overlay district by including a mixture of land uses, representing an attractive gateway into the City (upon the successful annexation of Tract 1 into the City), and representing an innovative type of development.
- 9. Site Developability Under Present Zoning.** Tract 1 could be developed under its existing Henry County zoning classification of MU (Mixed-Use) since that is similar to the City's PUD district. Tract 2 could also be developed with additional warehouses and office-institutional uses. However, due to the irregular shape of Tract 2, the development of those types of uses may be challenging, and PUD zoning offers greater flexibility in land uses and site design.
- 10. Environmental Impacts –** The developer would need to coordinate with City engineers and other environmental officials regarding a bridge crossing over the existing stream, as well as the protection of sensitive floodplain areas.

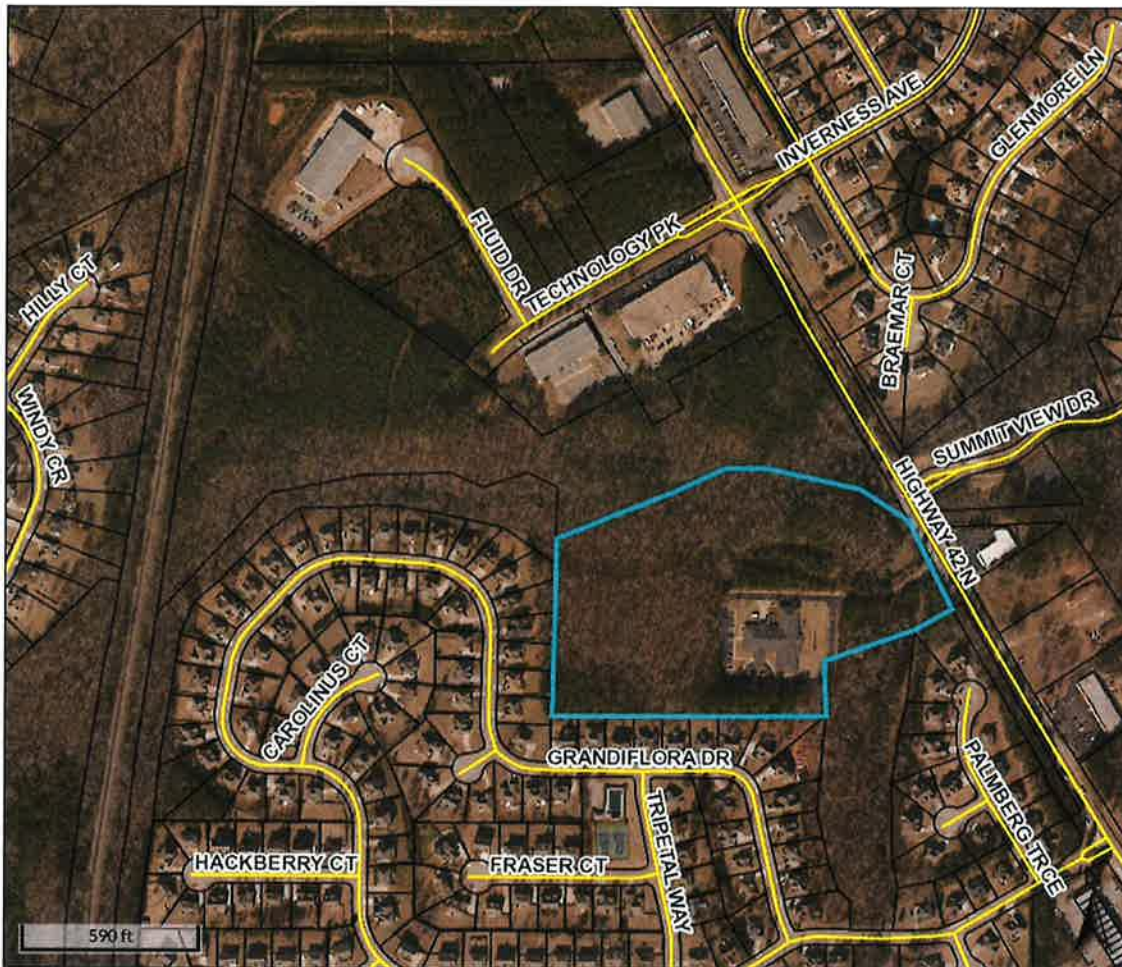
STAFF RECOMMENDATION – PAGE ONE

The requested Rezoning of the subject property to ‘PUD’ (Planned Unit Development) via RZ-2022-02 would be necessary and desirable for the subject property to allow for the proposed independent living/age-restricted residential development. The Planning and Zoning Staff therefore recommends the **APPROVAL WITH CONDITIONS** of the requested Rezoning via RZ-2022-02. The recommended conditions are as follows:

- 1. Annexation Approval –** The rezoning shall not be approved until the requested annexation of Tract 1 via AX-2022-01 is approved before, or simultaneously with, the approval of RZ-2022-02.
- 2. Comprehensive Plan Amendment Approval –** The rezoning shall not be approved until the requested Comprehensive Plan Amendment, via CP-2022-02, to change the land use designations of both parcels to ‘High-Density Residential’, is approved before, or simultaneously with, the approval of RZ-2022-02.
- 3. Recombination Approval –** No permits shall be issued for the proposed development until the two parcels comprising the subject property are officially combined via an administrative recombination plat application. This shall only occur after the applicant has submitted proof to the Community Development Department that an acceptable new plat has been recorded by the Henry County Superior Court / Real Estate Records Division.

STAFF RECOMMENDATION – PAGE TWO

4. **Adherence to Conceptual Site Plan –** The developer shall adhere substantially to the submitted Conceptual Site Plan. Any major deviations in the number of residential units, the density, or the overall design shall require City Council approval.
5. **Water and Sewer Availability –** The developer shall comply with the requirements of the Henry County Water Authority in relocating the existing 8-inch sewer line, providing the required easement, and taking any other necessary steps to ensure that adequate water and sewer services are available to serve the proposed development.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	071-01034012	Class	C	Owner	SOUTHERN CRESCENT	Land Value:	\$1,500,000	Last 2 Sales		
Property Address	2125 HIGHWAY 42 N	Acreage	20	Address	REHAB & RETIREMENT CO INC	Building Value:	\$2,093,300			
District	County/UnIncorp				2125 HIGHWAY 42 NORTH	Misc Value:	\$40,500	Date	Price	Reason Qual
					MCDONOUGH GA 30253	Total Value:	\$3,633,800	11/1/2000	\$0	n/a U
								10/17/1997	\$475,000	n/a Q

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 5/31/2022

Last Data Uploaded: 5/31/2022 1:51:04 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	071-01034014	Class	I	Owner	S3 CAPITAL	Land					
Property		Acreage	22.01	Address	INVESTMENTS LLC	Value:	\$649,400				
Address					2125 HIGHWAY 42 N	Building	\$0	Last 2 Sales			
District	City/Stockbridge				MCDONOUGH GA	Value:		Date	Price	Reason	Qual
					30253	Misc	\$0	10/16/2014	\$110,000	OTHER	U
						Value:		5/19/2014	\$0	FAMLY/GIFT	U
						Total	\$649,400				
						Value:					
								Last 2 Sales			
								Date	Price	Reason	Qual
								10/16/2014	\$110,000	OTHER	U
								5/19/2014	\$0	FAMLY/GIFT	U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 5/31/2022

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Developed by  **Schneider**
GEOSPATIAL



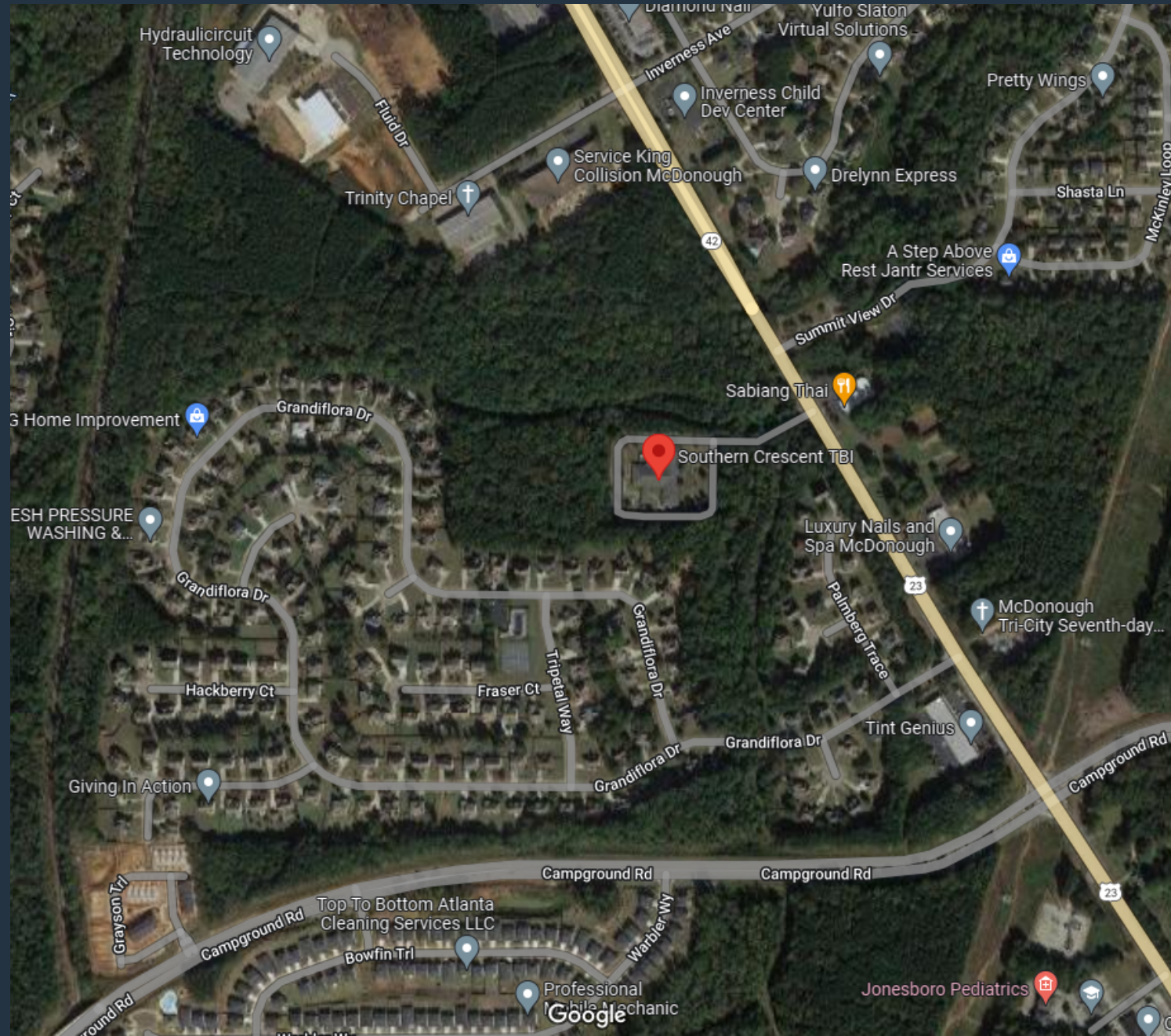
Battle Law



2125 Highway 42 North,
Henry County, GA

Rezoning

LOCATION



Southern Crescent TBI Center



- **About Southern Crescent TBI**
-
- SCTBI is a cutting edge in-patient healthcare facility that is dedicated to providing medical and rehabilitation services for individuals who have suffered a traumatic or acquired brain injury.

GOAL

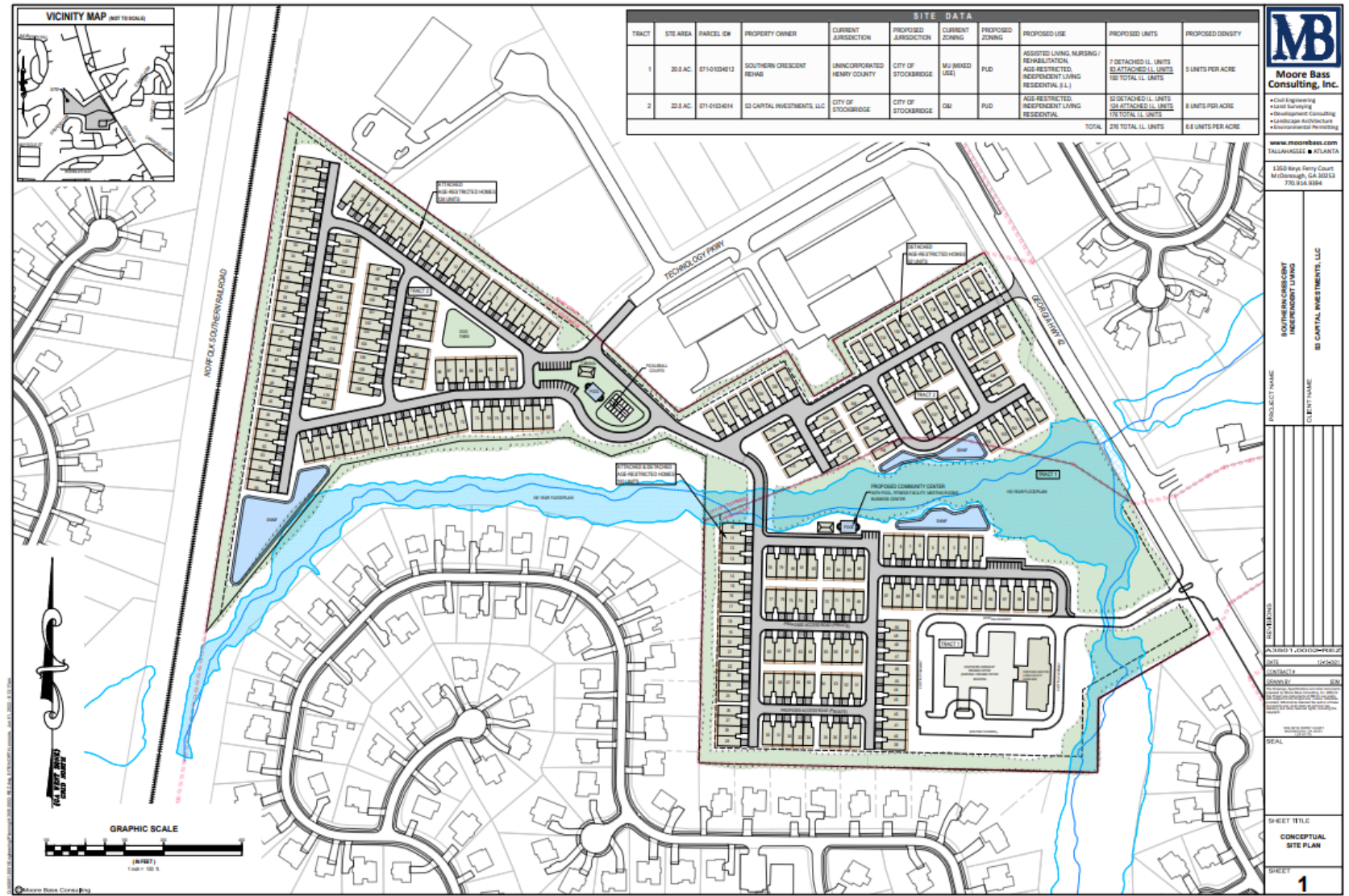
TO PROVIDE QUALITY SENIOR HOUSING
WITHIN THE CITY OF STOCKBRIDGE THAT
IS SECOND TO NONE AT AFFORDABLE
RATES

SITE PLAN

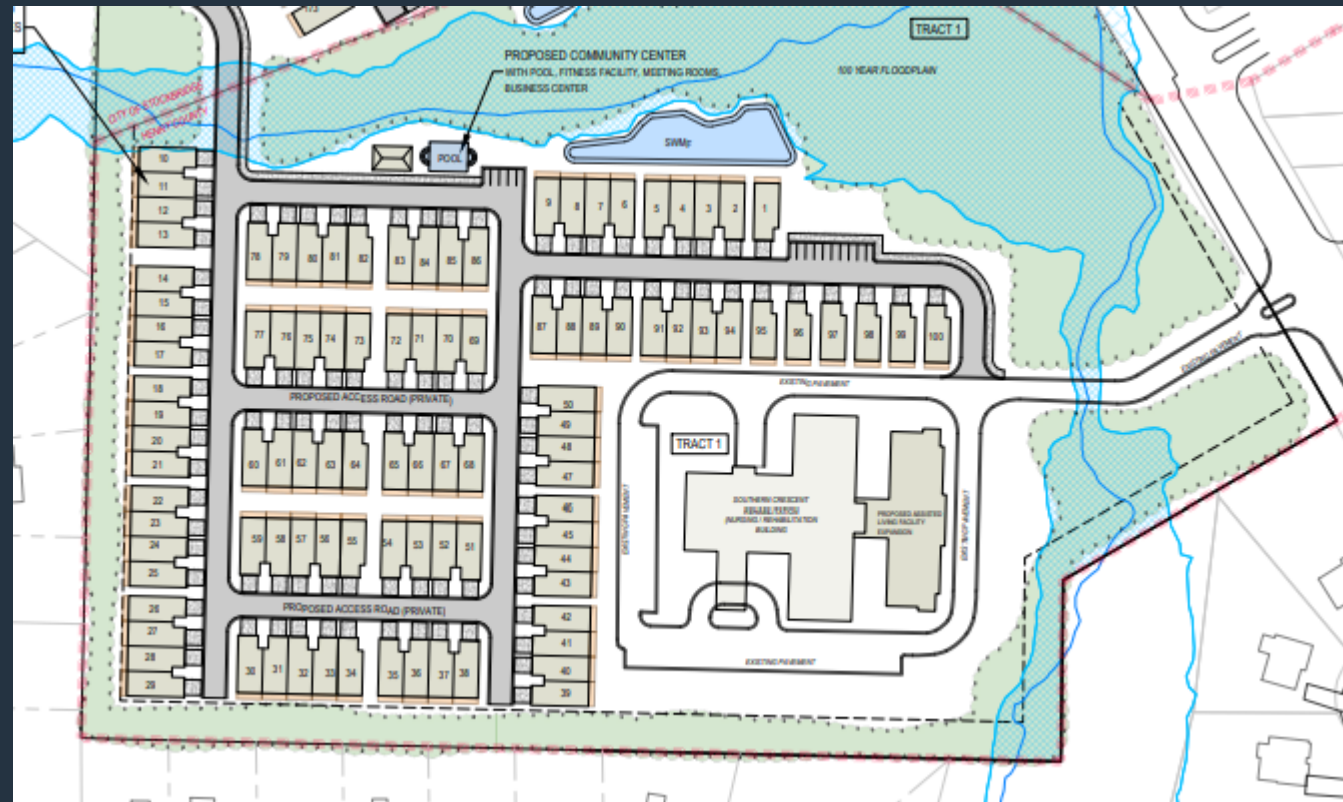
Age Restricted
Community for 55
and Older

224 Townhome units

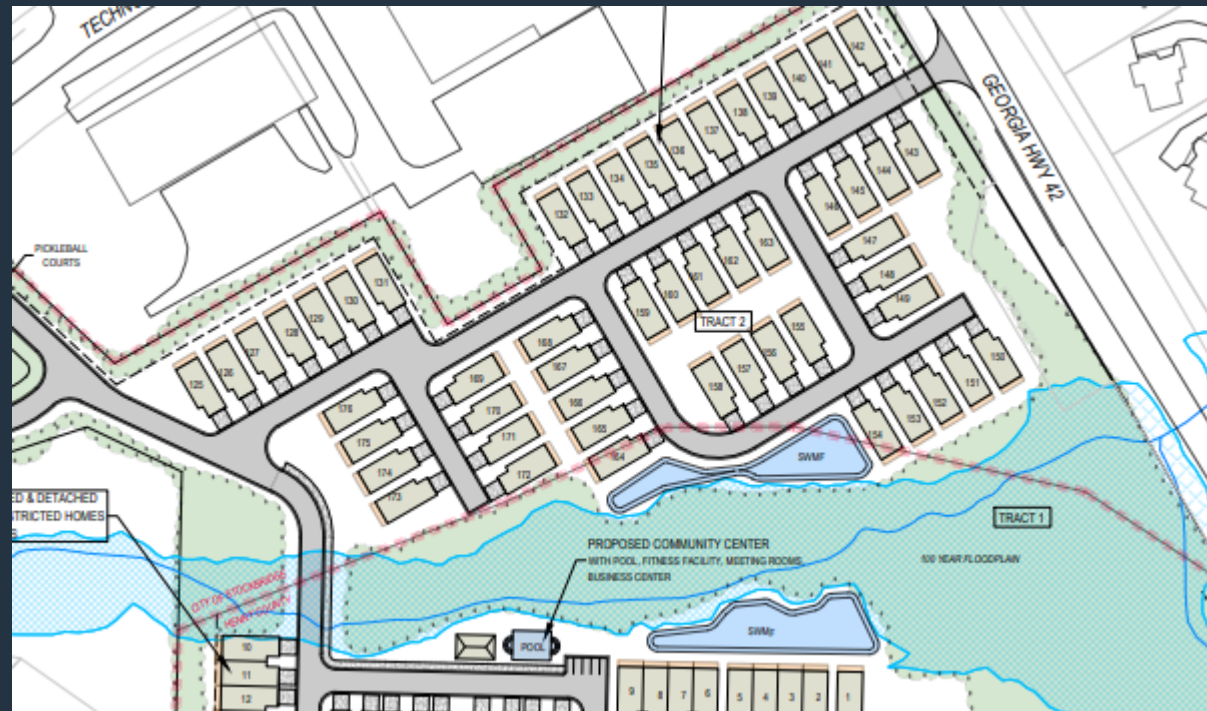
52 Single-Family
Detached units



POD I



POD II



POD III



SITE DATA

SITE DATA										
TRACT	STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS	PROPOSED DENSITY
1	20.0 AC.	071-01034012	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING, NURSING / REHABILITATION, AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL (I.L.)	7 DETACHED I.L. UNITS <u>93 ATTACHED I.L. UNITS</u> 100 TOTAL I.L. UNITS	5 UNITS PER ACRE
2	22.0 AC.	071-01034014	S3 CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	O&I	PUD	AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL	52 DETACHED I.L. UNITS <u>124 ATTACHED I.L. UNITS</u> 176 TOTAL I.L. UNITS	8 UNITS PER ACRE
TOTAL									276 TOTAL I.L. UNITS	6.6 UNITS PER ACRE

ELEVATION (PHASE 1)

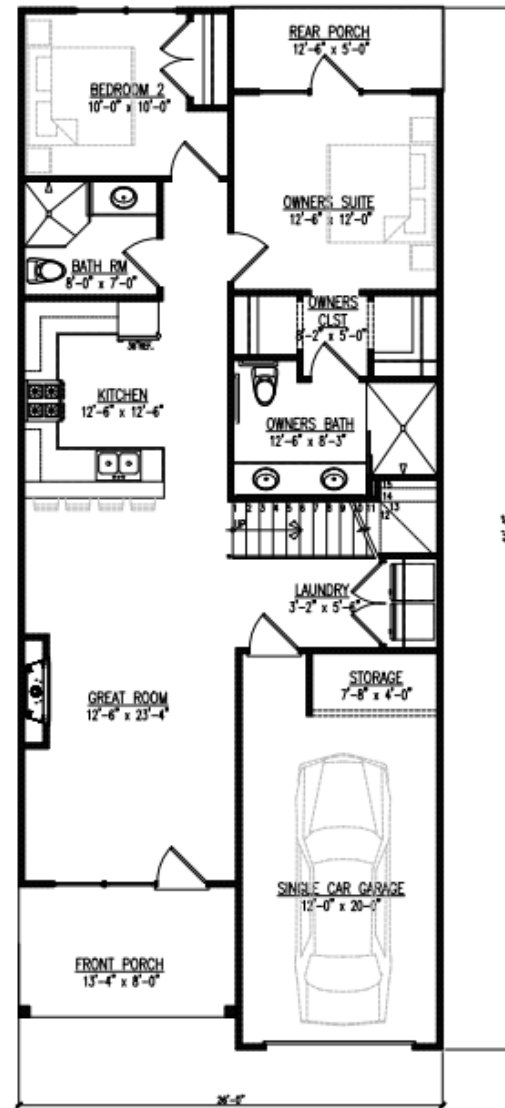


AMENITY AREAS

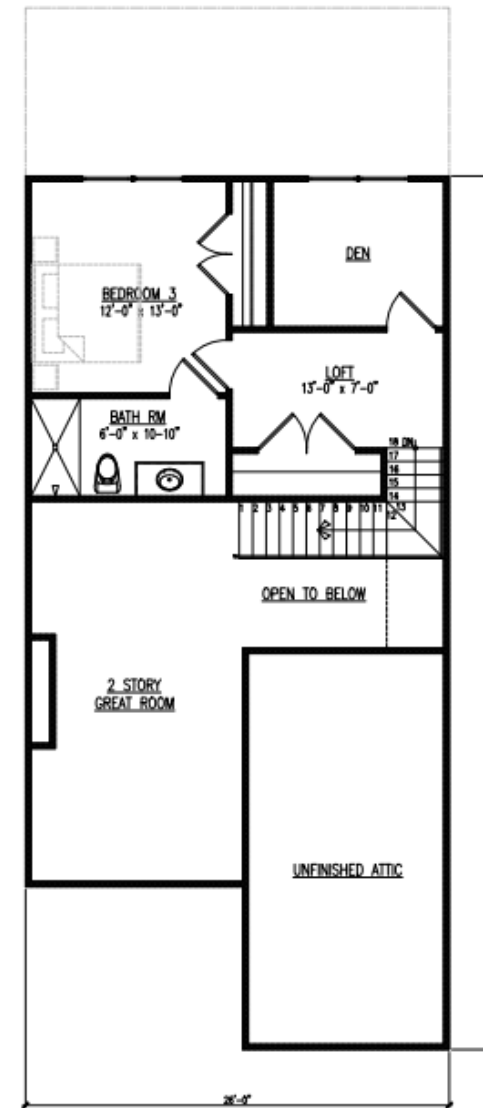


PROPOSED AMENITIES

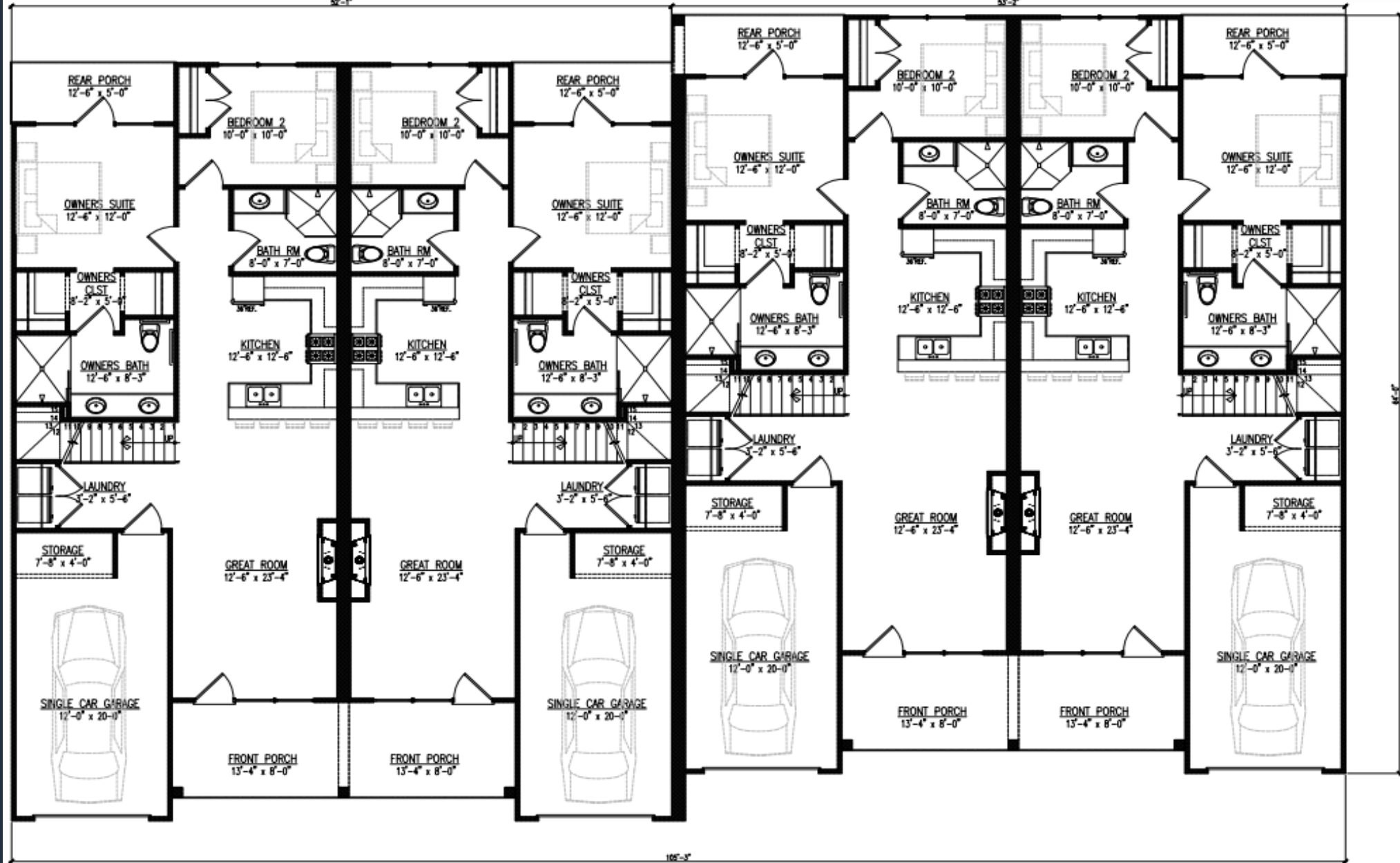
- 1. Two community center/clubhouses
 - *Library*
 - *Small Theater*
 - *Live Music*
 - *Meeting Rooms and Business Center*
 2. Heated indoor and outdoor swimming pools
 3. Walking Trail
 4. Pickle Ball Courts
 5. Dog Park
 6. 100% Lawn Maintenance
 7. Mandatory HOA with no rentals allowed except by the Declarant under the Declaration of Restrictive Covenants
 8. Access to medical services for a fee

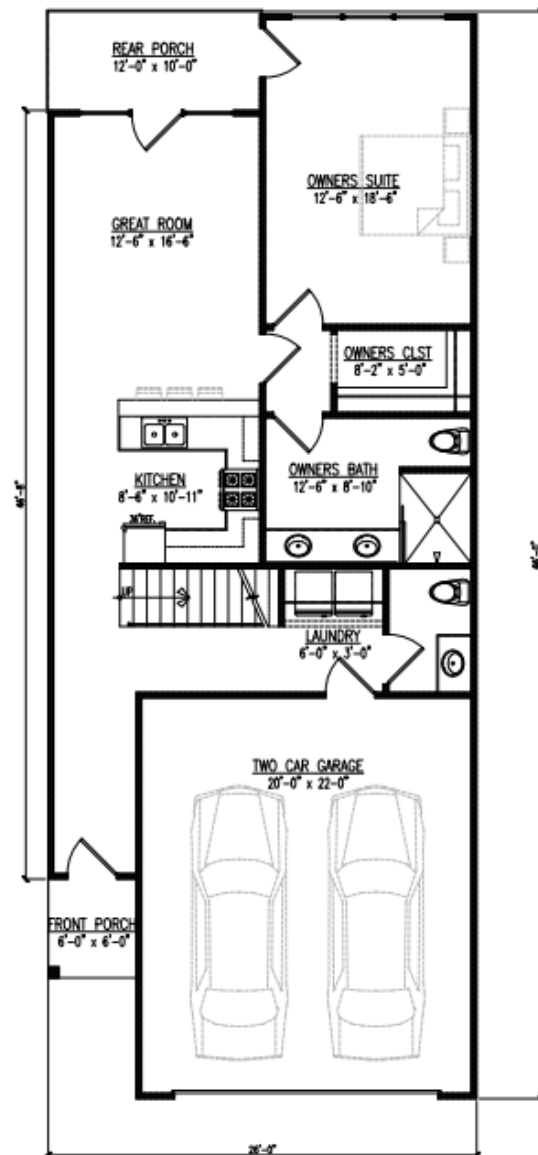


1 MAIN FLOOR PLAN - 3 BED ROOM UNIT
MAIN LEVEL: 1,133 SQ. FT. (1,620 TOTAL SQ. FT.)



2 UPPER FLOOR PLAN - 3 BED ROOM UNIT
UPPER LEVEL: 487 SQ. FT. (1,620 TOTAL SQ. FT.)

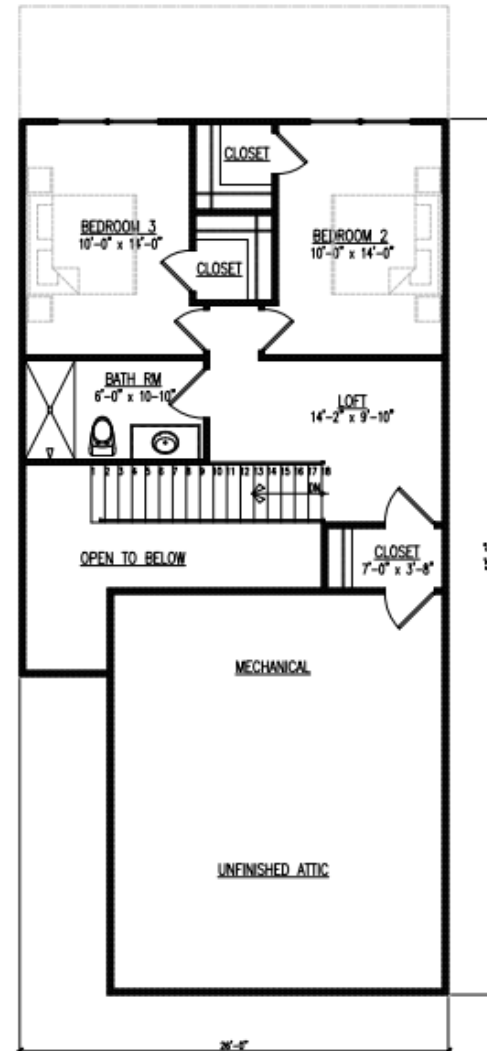




1

MAIN FLOOR PLAN - 3 BED ROOM UNIT

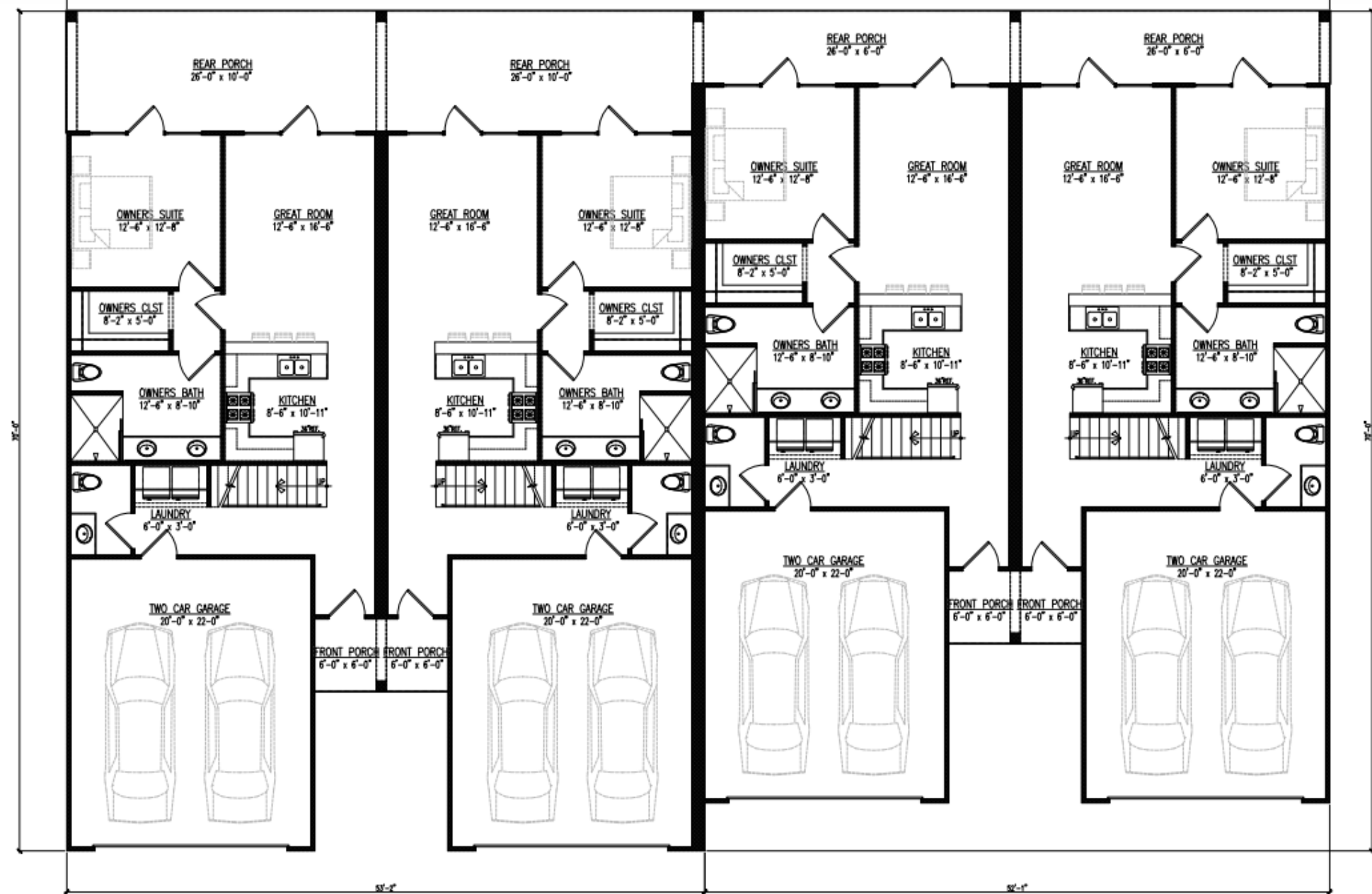
MAIN LEVEL: 1015 SQ. FT. (1,592 TOTAL SQ. FT.)



2

UPPER FLOOR PLAN - 3 BED ROOM UNIT

UPPER LEVEL: 577 SQ. FT. (1,592 TOTAL SQ. FT.)



1

MAIN FLOOR PLAN - 3 BEDROOM LAYOUT
4 UNIT BUILDING

LDG
LOGAN DESIGN
GROUP
ARCHITECTS

Frequently Asked...

- Proposed building materials: Brick and Siding
- Unit sizes: 1600 sf
- Number of bedrooms: 2 & 3
- Garages available: Yes, 1 & 2 cars
- Amenities: Two pools, two community centers which will include libraries, a wellness center, walking trail, and on-demand (paid) medical services
- Anticipated price: Low \$300,000s
- When do you anticipate the first units being available for sale/rent?: 2023
- Who will these units be primarily marked to?: 55+ age restricted

Comp Plan Conditions

1. The residential portion of the project shall be single-family attached and detached units arranged in a cluster style with a minimum of a six foot side yard setback to maintain properly distanced residences without the firewall requirement. Front yards can be a minimum of 20 feet to help reduce the need for extensive yard maintenance.
2. ~~The community Development (Planning & Zoning) Department should have architectural control to ensure that the constructed buildings conform to the surrounding residential and commercial/industrial area. Of primary concern would be the compatibility of the institutional building in relation to the cluster homes, and in turn with the entire development and adjoining properties.~~
3. Lighting should be subdued, especially with respect to the bordering residential units. A lighting plan should be submitted at the tie of development to ensure that little intrusion occurs to the adjacent properties.
4. A sizeable undisturbed or landscaped buffer should exist at the entrance of the site as well as all border of the property. The entrance to the property should be left as undisturbed or with enhanced landscaping to separate the property from S.R. 42 and its associated traffic noise.
5. All of the common grounds – including the parking area – should be heavily landscaped, ~~with Community Development (Planning & Zoning) retaining approval of landscaping, especially in regards to our new proposed landscape ordinance currently underway.~~
6. Interior sidewalks, streetlights, and sodded lawns should be conditioned for the cluster assisted living units. In addition, two trees shall be planted in the front of the cluster units should these areas be completely graded for construction.
7. ~~Access should be gated to provide for the security of the entire facility.~~
8. ~~Any deviation from the submitted site plan is subject to further review by the Community Development (Planning & Zoning) Department, this (Zoning Advisory) Board, and, if needed, the Board of Commissioners.~~

Rezoning Conditions

1. The use of the subject property shall be limited to memory care, assisted living, and independent living with associated amenities and provision of care, meeting use requirements.
2. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
3. All disturbed areas shall be sodded, except where landscaping is present or installed.
4. The residential portion of the development shall consist of cluster single-family attached and detached units, only. The total number of dwelling units shall be limited to 100. Compliance with the zoning conditions and development standards may further limit the number of dwelling units.
5. ~~An on-site amenity package shall be provided and shall consist of at least the following:~~
 - a. ~~One (1) Community Center which includes, at a minimum, the following:~~
 - i. Pool
 - ii. Fitness facility

iii. Meeting rooms

iv. Business Center

b. Two (2) outdoor recreation areas including walking trails and three (3) pavilions.

The pavilions shall be no less than 1,200 square feet.

6. The community center shall be completed prior to the issuance of the fiftieth (50th) building permit of a single-family attached or detached dwelling unit.
7. ~~The residential portion of the development shall comply with Section 4.03.30 of the ULDC regarding single-family senior adult housing.~~
8. Provision of care and/or personal services, as defined by O.C.G.A. 31-7-12.2(b)(2), shall be provided to any assisted living and independent living residents before the first single-family attached or detached unit receives any certificate of occupancy.
9. ~~Any approved development shall be limited to a maximum of 60 dwelling units until the proposed access point to the north, as depicted on the site plan dated April 9, 2021, is designed and constructed to HCDOT and City of Stockbridge standards, and connects to an already existing public right of way. This access point shall be open for the use of the residents within five (5) years from the date of approval of this rezoning resolution or before the issuance of the Certificate of Occupancy (CO) of the 61st dwelling unit, whichever occurs first. No additional permits shall be issued until the developer has engineered and constructed the secondary access.~~
10. The subject property shall not, at any time, be developed as a traditional single-family and/or multi-family residential development (even if it is age-marketed or age-targeted) or any other type of residential community that does not require each single-family attached or detached unit to house an individual which requires a level of care that is provided by the assisted living facility.
11. No more than fifteen percent (15%) of the homes shall be rented out at any one time.
12. Only the management of the owners/operators of the existing rehabilitation center and/or assisted living facility at the subject property, currently Southern Crescent Rehab & Rehab Retirement Co., Inc. as per current public tax records, may rent dwelling units.
13. Community facilities, recreational areas, access gate(s), if any, public space(s), and open space(s) shall be maintained by the existing, and all subsequent, owners/operators of the existing rehabilitation center and/or assisted living facility at the subject property, currently Southern Crescent Rehab & Retirement Co., Inc., As per current public tax records.
14. ~~A traffic impact study (TIS) shall be required before the approval of the first development permit. At a minimum, the developer/owner's engineer shall provide an Intersection Control Evaluation Study to GDOT of the site's existing access per GDOT's requirements. The developer/owner shall be responsible to provide all of the indicated Improvements as required by the ULDC.~~
15. ~~The dwelling units shall be limited to condominium units.~~
16. The dwelling units shall be limited to units with two (2) or three (3) bedrooms. Each dwelling unit shall have a minimum of two (2) full bathrooms.
17. The dwelling units shall have a minimum of 1,600 square feet with a running minimum average of 1,800 square feet.
18. ~~The dwelling units shall be Craftsman style as approved by the planning & Zoning Department and shall have a minimum 3' high water table consisting of brick or similar.~~

19. Each permitted home in the development shall be compatible with existing homes, as determined by the planning & Zoning Department. ~~The Planning & Zoning Department is authorized to require the heated square footage to be increased and/or the architectural style to be modified in instances where incompatibility is determined.~~
20. Each dwelling unit shall have a garage. Garages shall be setback a minimum of 12" from the front dripline of the home. Greater than 50% of the dwelling units shall have a two-car garage. The balance shall have one and a half car garages. Garages shall have crown molding complimentary to the exterior of the homes.
21. Four (4) of the dwelling units shall be reserved for those leaving the care of assisted living, needing transitional living arrangements. No permits of any kind shall be approved unless all four of these transitional living units are included.
22. All stormwater management facilities shall be environmentally friendly, landscaped, enclosed with a minimum 4' high fence, and be included in the common area to be maintained by the HOA. No detention pond shall be located on private property.
23. An HOA shall be required and shall maintain the common areas and building exteriors. Community facilities, recreational areas, access gate(s), if any, public space(s), and open space(s) shall be maintained by the existing, and all subsequent, owners/operators of the existing rehabilitation center and/or assisted living facility at the subject property, currently Southern Crescent Rehab & Retirement Co., Inc., As per current public tax records, the HOA.
24. Interior sidewalks shall be a minimum of 8' wide. Exterior sidewalks along Highway 42 shall be a minimum of 10' wide.



Rezoning Application

City of Stockbridge, Georgia



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE
PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM,
MONDAY THROUGH FRIDAY,
AT (770) 389-7900.

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD
VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS.

ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. (by appointment only)	/
Application Form	1	1. Signed and notarized by owner. Original signature 2. In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	/
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be notarized .	/
Letter of Ownership	01	Letter stating that the owner is aware of the rezoning request and owns the property in question.	/
Letter of Intent	1	Must clearly state the proposed use and development intent.	/
Site Plans (24 x 36) and (11 x 17)	1 10	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	/
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	/
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	/
Form from the Health Department	1	This letter must accompany the application at the time of submittal <i>(Only needed if property is not on sewer)</i> .	/

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant S3 Capital Investments, LLC Phone: 678-565-7710 Date: November 10, 2021
Address Applicant: 2125 Highway 42 North Fax _____ Cell # 678-565-7710

City: McDonough State: Georgia Zip: 30253 E-mail: kelsawi@sctbi.com
Name of Agent Battle Law, P.C. Phone: 404-601-7616 Date: November 10, 2021
Address Agent: 3562 Habersham at Northlake Building J, Suite 100 Fax _____ Cell # 404-601-7616

City: Tucker State: Georgia Zip: 30084 E-mail: mlb@battlelawpc.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested from OI, LI, and MU to PUD for
an age-restricted residential development

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. MB Acknowledgement

Address of Property: 2125 Highway 42 North and Highway 42 North Near Technology Parkway

Nearest intersection to the property: Highway 42 N and Summit View Drive
(Street Address)

Size of Tract: 42 acre(s), Land Lot Number(s): 31+, 31, District(s): 7

Property Tax Parcel Number(s): 071-01034012, 071-01034014 (Required)

Witness' Signature

Signature of Applicant

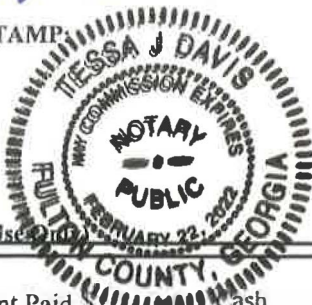
Printed Name of Witness

S3 Capital Investments, LLC
Printed Name of Applicant

Notary

Signature of Agent

NOTARY STAMP



(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 20 day of February, 2022

S3 Capital Investments, LLC
Applicant's Name - Printed

Dmar F. Sawi
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 20 day of February, 2022



Tessa J. Davis
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 20 day of February, 2022

Southern Crescent Rehab & Retirement Co Inc

Applicant's Name - Printed

Omar El Sawi

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 20 day of February, 2022.



Tieessa J. Davis

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes _____ No ☒

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 1st day of March, 2022

Michele Battle

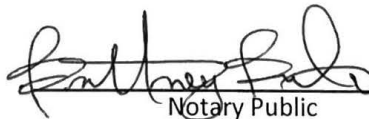
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of March, 2022.


Notary Public



* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name:

Southern Crescent Rehab & Retirement Co Inc

Property Address: 2125 Highway 42 North and Highway 42 North Near Technology Parkway McDonough, Georgia 30253

Telephone: (678) 565-7710

Email: kelsawi@sctbi.com

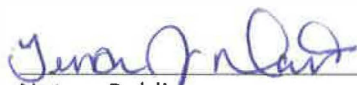
I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: 

Date: 2/22/22

Personally appeared before me,

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.


Notary Public

2/20/2022
Date



Print

zoned with Comp. Plan Amendment

M1

FLUID DR

INVER

SH

SUMMIT VIEW DR

HIGHWAY 42 N

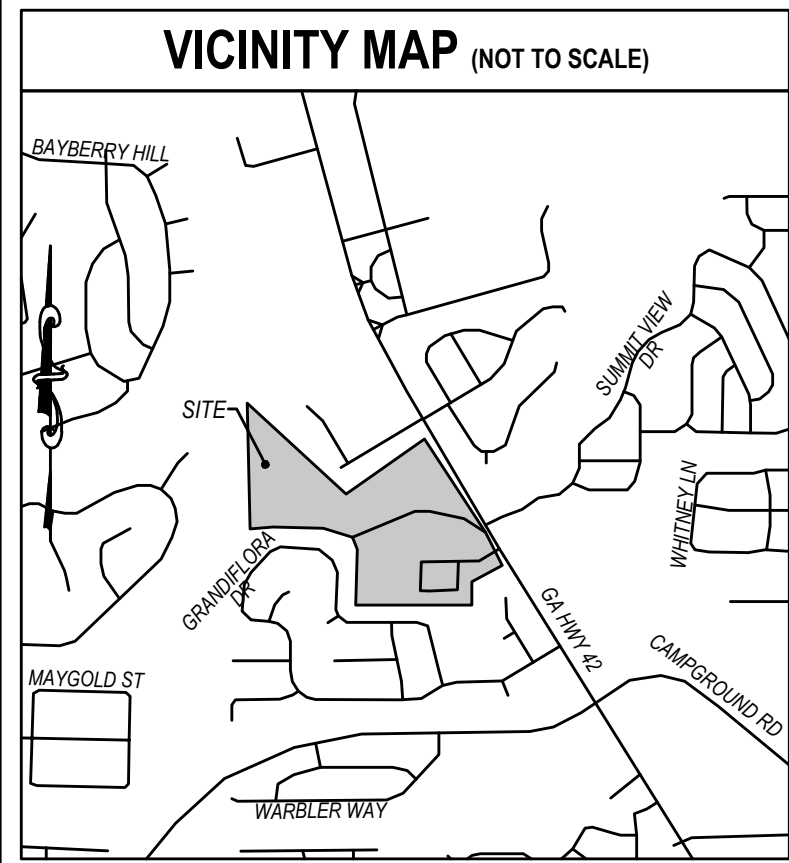
C2

PALMBERG TR

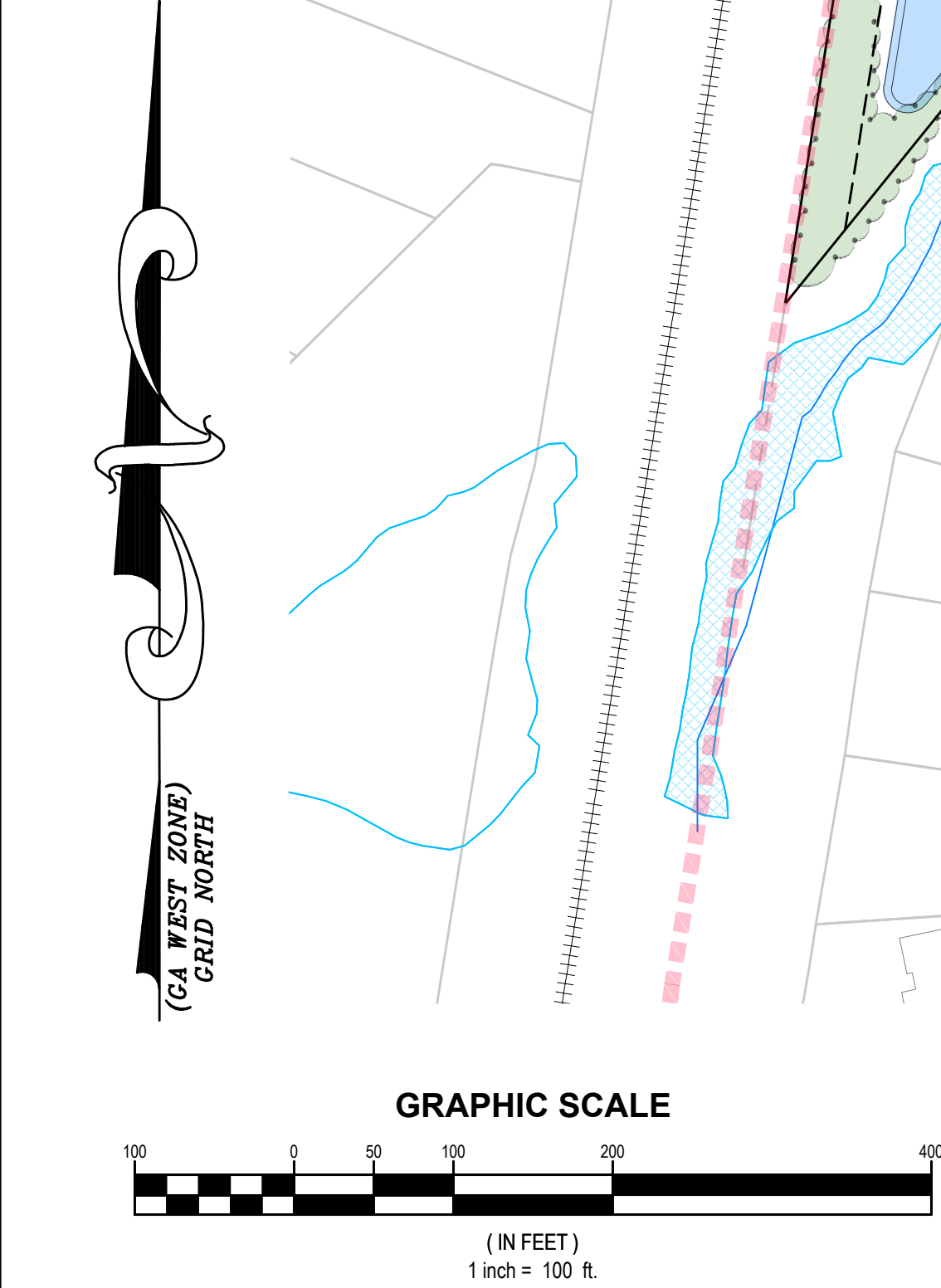
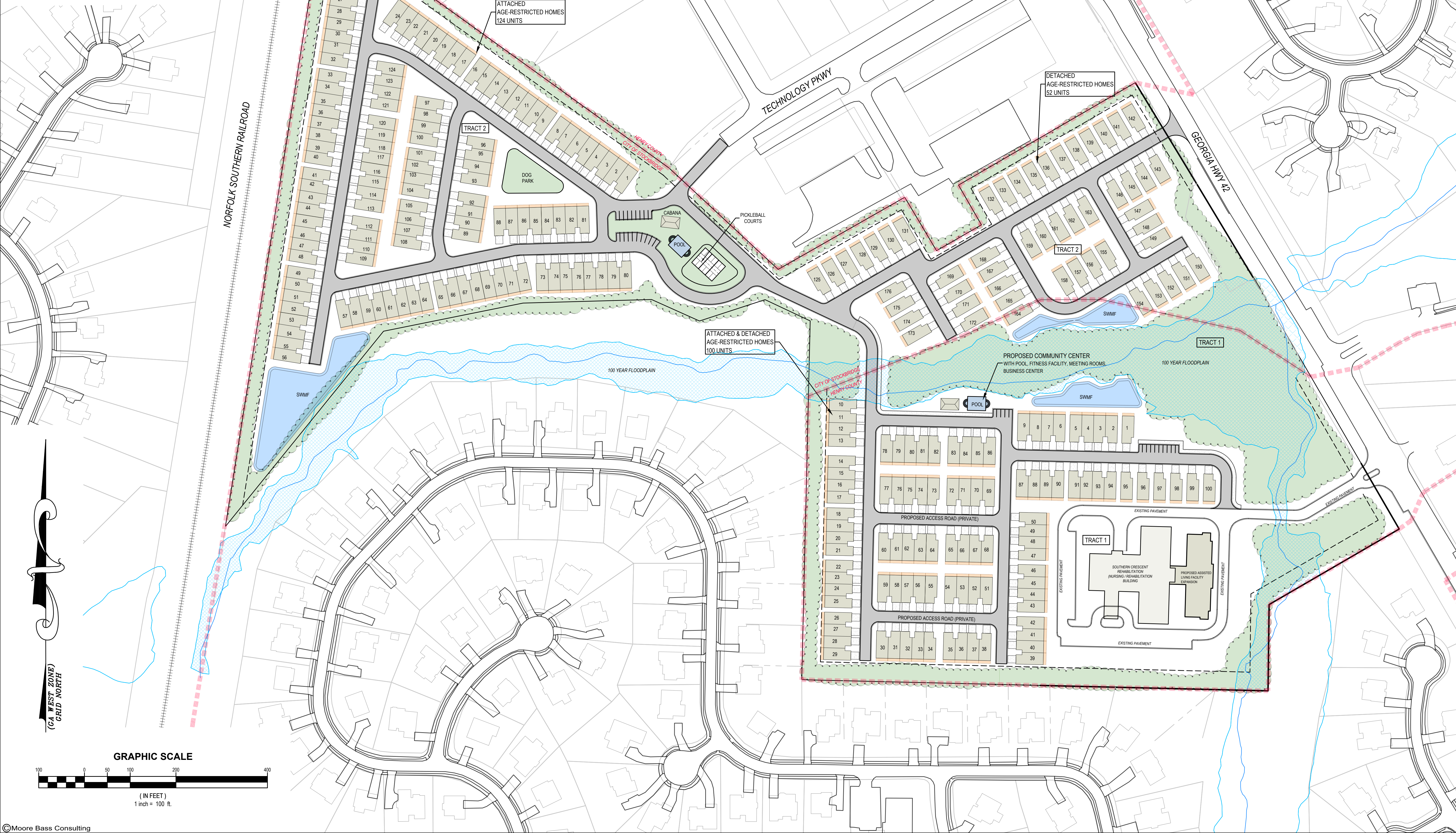
TRIPETA

MU
To be Annexed

CAROLINUS CT



SITE DATA										
TRACT	STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS	PROPOSED DENSITY
1	20.0 AC.	071-01034012	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING, NURSING / REHABILITATION, AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL (I.L.)	7 DETACHED I.L. UNITS 93 ATTACHED I.L. UNITS 100 TOTAL I.L. UNITS	5 UNITS PER ACRE
2	22.0 AC.	071-01034014	S3 CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	O&I	PUD	AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL	52 DETACHED I.L. UNITS 124 ATTACHED I.L. UNITS 176 TOTAL I.L. UNITS	8 UNITS PER ACRE
TOTAL									276 TOTAL I.L. UNITS	6.6 UNITS PER ACRE



Moore Bass Consulting, Inc.

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
**SOUTHERN CRESCENT
INDEPENDENT LIVING**

CLIENT NAME
S3 CAPITAL INVESTMENTS, LLC

REVISIONS	DATE	DESCRIPTION

A3501.0002-REZ

DATE: 12-15-2021

CONTRACT #

DRAWN BY: **SDM**

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
MCDONOUGH, GA 30253
770.914.9394

SEAL

SHEET TITLE
**CONCEPTUAL
SITE PLAN**

SHEET
1

C:\A3501.0001\Engineering\Planning\A3501.0002-REZ.dwg, SITE-NORTH, smore, Jun 01, 2022, 8:13:17am

RESERVED FOR CLERK OF THE SUPERIOR COURT

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEY ORDERED BY: KHALED EL-SAWI
FIELDWORK COMPLETED ON: 4-28-2021
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

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.



Tim L. Miller GA. RLS # 3150 Date: 4-29-2021

SURVEYORS CERTIFICATION:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,985 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE A) AS PER COMMUNITY - PANEL NUMBER 13151C0156D DATED: OCTOBER 6, 2016

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

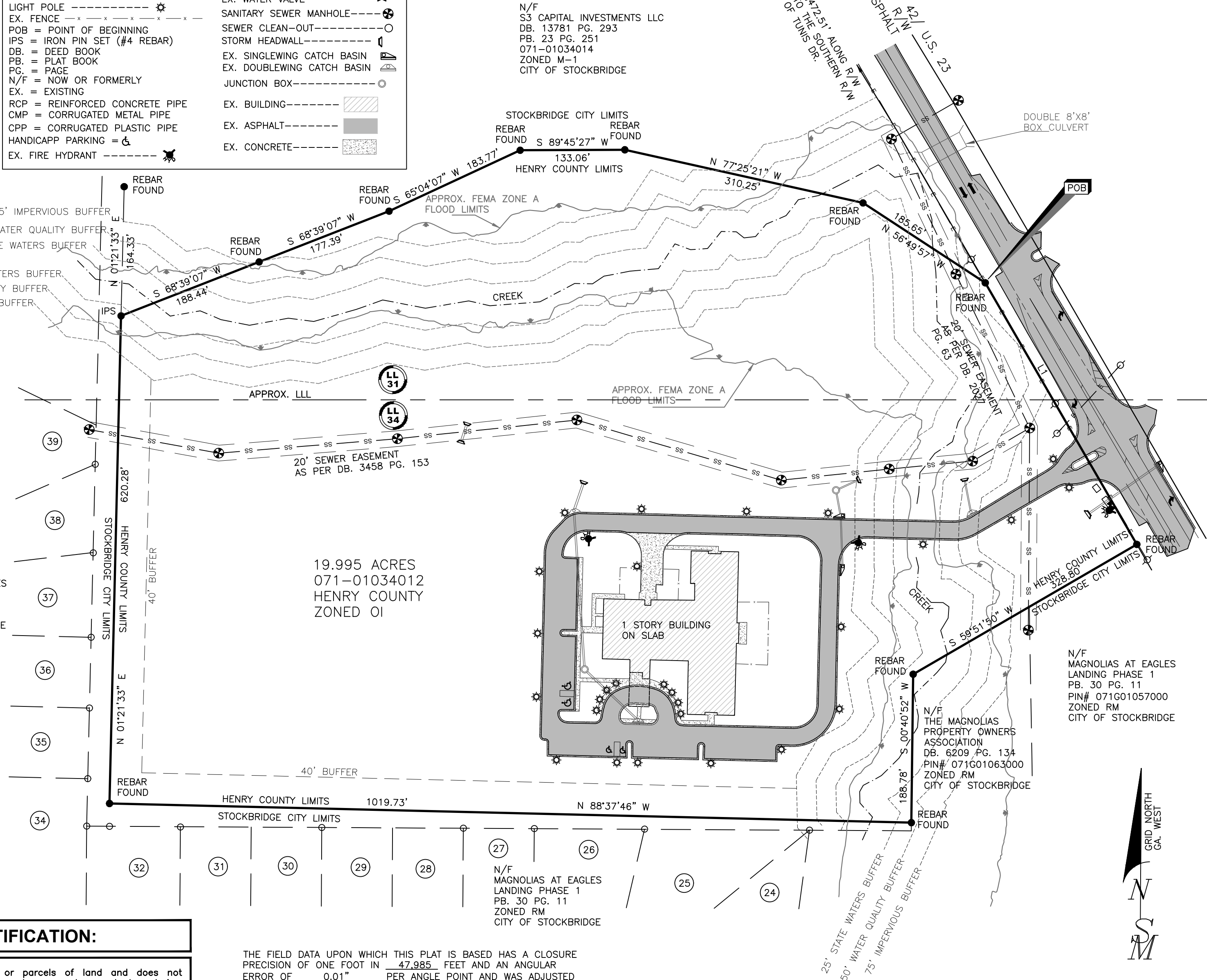
GENERAL NOTES:

AREA: 19.995 ACRES
PARCEL: 071-01034012
ZONED OI
MINIMUM LOT AREA= 10,000 SQ.FT. (COUNTY WATER & SEWER)
MINIMUM LOT WIDTH=125'
FRONT SETBACK----- 50'
REAR SETBACK----- 20'
SIDE SETBACK:----- 15'
SEWER AS PER HCWA.
WATER AS PER HCWA



LEGEND	
WOODEN POWER POLE	---
EX. OH POWER LINES	---
LIGHT POLE	---
EX. FENCE	---
POB = POINT OF BEGINNING	
IPS = IRON PIN SET (#4 REBAR)	
DB. = DEED BOOK	
PB. = PLAT BOOK	
PG. = PAGE	
N/F = NOW OR FORMERLY	
EX. = EXISTING	
RCP = REINFORCED CONCRETE PIPE	
CMP = CORRUGATED METAL PIPE	
CPP = CORRUGATED PLASTIC PIPE	
HANDICAPP PARKING	
EX. FIRE HYDRANT	
EX. WATER METER	
EX. WATER VALVE	
SANITARY SEWER MANHOLE	
SEWER CLEAN-OUT	
STORM HEADWALL	
EX. SINGLEWING CATCH BASIN	
EX. DOUBLEWING CATCH BASIN	
JUNCTION BOX	
EX. BUILDING	
EX. ASPHALT	
EX. CONCRETE	

LINE CALL CHART		
LINE	BEARING	DISTANCE
L1	S 30°04'30" E	384.49'



BOUNDARY SURVEY
S3 CAPITAL INVESTMENTS LLC
TRACT 2 19.995 ACRES
LAND LOTS 31, & 34,
7th. DISTRICT
HENRY COUNTY, GEORGIA

SIBLEY-MILLER
SURVEYING & PLANNING INC.

*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

PROJECT #: **B15008**
BOUNDARY SURVEY
19.995 ACRES

DRAWN BY: TLM
SCALE: 1" = 100'
DATE: 04/29/2021

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2014 OCT 22 PM 1:30

BK: 13781 PG: 293-299
Filed and Recorded Oct-23-2014 08:51:45AM
DOC#: D2014-023643
Real Estate Transfer Tax Paid \$110.00
0752014007392
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Return to:
LANE & KARLO, LLP
1827 Powers Ferry Road
Building Five
Atlanta, Georgia 30339

File No: LK144911
Auction #JDA30-7102

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made and entered into this 16th day of October, in the year two thousand fourteen, by and between

HARVEST POINT UNITED METHODIST CHURCH, INC.

of the County of Henry, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

S3 CAPITAL INVESTMENTS, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.)

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property, to-wit:

All those tracts or parcels of land lying and being in Land Lots 31, 32 and 33, 7th District, Henry County, Georgia, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

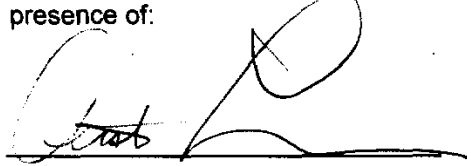
This conveyance is made and authorized in accordance with and pursuant to *The Book of Discipline of the United Methodist Church (2012)*, as set forth and confirmed in and by that certain Certification and Consent, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed as of the day and year above written.

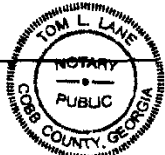
Signed, sealed and delivered in the presence of:



Witness

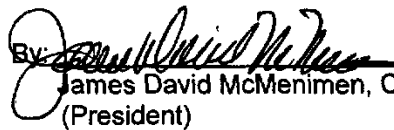


Notary Public



My Commission Expires
October 2, 2018

HARVEST POINT UNITED METHODIST
CHURCH, INC.

By:  (SEAL)
James David McMenimen, Chairman
(President)

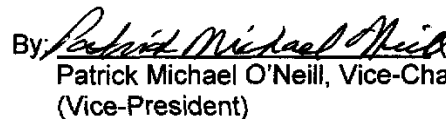
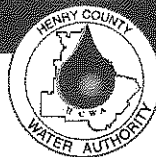
By:  (SEAL)
Patrick Michael O'Neill, Vice-Chairman
(Vice-President)

EXHIBIT A

TRACT I: All that tract or parcel of land lying and being in Land Lots 31, 32 and 33 of the 7th District of Henry County, Georgia, and being 14.169 acres designated as Tract I on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin set on the Southwestern right-of-way line of S.R. 42/U.S. 23 (80' R/W), said iron pin being 2,721.51 feet Southeasterly as measured along said right-of-way line from its intersection with the Southern right-of-way line of Tunis Drive; thence leaving said right-of-way line South 59 degrees 56 minutes 54 seconds West 447.09 feet to a ½" R.R. found; thence proceeding South 30 degrees 02 minutes 01 second East 100.14 feet to an iron pin set; thence proceeding South 59 degrees 55 minutes 51 seconds West 113.17 feet to an iron pin set; thence proceeding North 30 degrees 04 minutes 09 seconds West 138.00 feet to a ½" R.R. found; thence proceeding South 59 degrees 55 minutes 51 seconds West 320.47 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING; thence proceeding from said true point of beginning South 23 degrees 24 minutes 14 seconds West 71.99 feet to a ½" R.R. found; thence proceeding South 71 degrees 56 minutes 43 seconds West 150.56 feet to a ½" R.R. found; thence proceeding North 65 degrees 57 minutes 01 second West 115.18 feet to a ½" R.R. found; thence proceeding South 88 degrees 21 minutes 41 seconds West 280.93 feet to a ½" R.R. found; thence proceeding South 78 degrees 36 minutes 17 seconds West 311.03 feet to a ½" R.R. found; thence proceeding South 38 degrees 58 minutes 41 seconds West 549.45 feet to a ½" R.R. found on the Eastern right-of-way line of Southern Railway (150' R/W); thence proceeding along the Eastern right-of-way line of Southern Railway North 09 degrees 06 minutes 42 seconds East 1,345.95 feet to an iron pin set; thence leaving the Eastern right-of-way line of Southern Railway South 54 degrees 14 minutes 16 seconds East 932.52 feet to a ½" R.R. found; thence proceeding South 47 degrees 05 minutes 54 seconds East 325.48 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING.

TRACT II: All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being 7.841 acres designated as Tract II on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:



Henry County Water Authority
Engineering Division

May 23, 2022

Re: Water and Sewer Services - Availability

Proposed Development: **Age Restricted Residential Development**

Property Information: **2125 Hwy 42 North Parcel Nos. 071-01034012, 071-01034014**

LLs 31, 32, 33 & 34; District 7; 42.0+/- acres

Zoning: **PUD**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	108	psi
Residual:	98	psi
Flow	1570	gpm
Calculated Flow @ 20 psi:	5080	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed conditional use as established by the Henry County Board of Commissioners.

Sewage treatment and sewer line capacity are available for the property. *Please note that the proposed layout for the project is in conflict with an existing 8-inch sewer line; consequently, the sewer will have to be relocated at the developer's expense. Additionally, an easement will be required to access the sewer line from Hwy 42 North.*

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Conceptual Site Plan dated 05/17/22 prepared by Moore Bass Consulting, Inc.

 Date:
2022.05.23
09:12:01 -04'00'

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance

For

Annexation, Rezoning, and Future Land Use Map Amendment

of

**S3 Capital Investments, LLC
c/o Battle Law, P.C.**

for

19.995 +/- Acres located at PIN #071-01034012, 071-01034014
Highway 42 and Summit View Drive

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 30084
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



I. LETTER OF INTENT

S3 Capital Investments, LLC (the “Applicant”) is requesting annexation into the Incorporated City of Stockbridge for the rezoning of 19.995 acres of land, which is further described as parcel 071-01034012. This property is currently developed under the unincorporated Henry County Office Mixed-Use zoning district. The applicant is requesting that this property be annexed into the Incorporated City of Stockbridge and to be rezoned from MU to

Additionally, the Applicant is seeking to rezone a second parcel that is already located within the Incorporated City of Stockbridge bearing parcel number [REDACTED] that parcel is currently zoned [REDACTED] and [REDACTED], and the Applicant is seeking to rezone it to [REDACTED] the Applicant intends to combine this parcel with the above mentioned parcel after the annexation and rezoning of each are complete so as to create one new parcel under the [REDACTED] zoning district

A future land use Amendment Application has been filed to change the future land use on both of the above mentioned parcels the request seeks to change the future land use from mixed use, light Industrial, and low density vertical mixed use to high density residential

STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS
20.0 AC.	071-01034012	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING, NURSING / REHABILITATION, AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL (I.L.)	7 DETACHED I.L. UNITS 93 ATTACHED I.L. UNITS 100 TOTAL I.L. UNITS
22.0 AC.	071-01034014	S3 CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	O&I	PUD	AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL	52 DETACHED I.L. UNITS 124 ATTACHED I.L. UNITS 176 TOTAL I.L. UNITS
TOTAL								276 TOTAL I.L. UNITS

This document is submitted as a Statement of Intent with regard to this Application, preservation of the Applicant’s constitutional rights, and an application of the criteria provided in the Steinberg



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Act to provide a rigorous analysis of the proposed rezoning and land use amendment. A surveyed plat and conceptual site plan of the Subject Property has been filed contemporaneously with the Application, along with other required materials.

II. REVIEW CRITERIA FOR JUSTIFICATION

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property** The zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

The Subject Property is abutted by a residential neighborhood to the south. There are commercial-zoned parcels adjacent east and north of the property. The Southern Crescent site is currently developed and the adjacent tract, which is referenced as tract 2 is currently undeveloped with heavy tree coverage throughout the parcel. The proposed use appears to be suitable in view of the surrounding properties as a residential addition to the Highway 42 corridor.

- B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property** The land use amendment and zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

The proposed land use amendment and zoning proposal will allow the Applicant to improve upon the area surrounding the Subject Property by bringing high-quality architectural design, road access through the Subject Property, jobs, and senior services that are in high demand according to the regional market.

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



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The Subject Property does have a reasonable economic use as zoned. However, the land-use amendment and zoning proposal will not change this fact. There is an annexation request which will allow this development to be added to the City of Stockbridge. We believe that this project would best benefit from the regulations established within the City of Stockbridge Zoning Ordinance.

D. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The land use amendment and zoning proposal will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

E. Whether the zoning proposal is in conformity with the policy and intent of the land-use plan. The land use amendment and zoning proposal is in conformity with the policy and intent of the land-use plan.

The zoning proposal is appropriate for the simultaneous land use amendment because the assigned land use designation is not compatible as industrial land use. The proposed site will be residential with a low-density yield. The requested change appears to be more conforming with the area given that there are existing residential land uses adjacent to the subject property.

F. 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 Applicant is aware of the conditions that were assigned by Henry County's staff. The applicant intends to carry some of the conditions with some alterations in the



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language that will best suit the development regulations and policies of the City of Stockbridge.



III. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF APPLICANT'S CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Ordinance, facially and as applied to the Subject Property, which restricts or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and



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Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City Council/ Commission to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted. The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property.

This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the City an opportunity to revise the Property to a constitutional classification. If action is not



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taken by the City to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the City on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

The portions of the City of Stockbridge Ordinance, facially and as applied to the Subject Property, which restricts or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in



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violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal to allow the special land use permit in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution

IV. Conclusion

Thank you for your consideration for this project. The applicant is more than willing to provide any additional documents and supporting details. For the foregoing reasons, the Applicant respectfully requests that the simultaneous Annexation, Land Use Amendment, and Rezoning application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 1st day of June 2022.

Respectfully submitted,

Michele L. Battle, Esq. Attorney for the Applicant

c/o Tyler McSwain, Senior Urban Planner





RESOLUTION NO. 21-235

RESOLUTION APPROVING A REZONING REQUEST FROM OI (OFFICE-INSTITUTIONAL) TO MU (MIXED USE) FOR PROPERTY LOCATED AT 2125 HIGHWAY 42 NORTH IN LAND LOTS 31 AND 34 OF THE 7TH DISTRICT CONSISTING OF 19.995 +/- ACRES

WHEREAS, Southern Crescent of McDonough, GA requests a rezoning (**RZ-21-18**) from OI (Office-Institutional) to MU (Mixed Use) for property located at 2125 Highway 42 North (Parcel: 071-01034012) in Land Lots 31 and 34 of the 7th District consisting of 19.995 +/- acres for a mixed use single-family residential and institutional living development; and

WHEREAS, all County and State requirements for legal advertisement and a public hearing have been met; and

WHEREAS, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record; and

WHEREAS, the Henry County Zoning Advisory Board reviewed and recommended approval of the applicant's request on May 27, 2021;

NOW, THEREFORE, BE IT RESOLVED THAT the Henry County Board of Commissioners **approves** the applicant's request with the following conditions:

1. The uses of the subject property shall be limited to memory care, assisted living, and independent living with associated amenities and provision of care, meeting use requirements.
2. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
3. All disturbed areas shall be sodded, except where landscaping is present or installed.
4. The residential portion of the development shall consist of cluster single-family attached and detached units, only. The total number of dwelling units shall be limited to 100. Compliance with zoning conditions and development standards may further limit the number of dwelling units.
5. An on-site amenity package shall be provided and shall consist of at least the following:
 - (a) One (1) Community Center which includes, at a minimum, the following:
 - (i) Pool
 - (ii) Fitness facility
 - (iii) Meeting rooms
 - (iv) Business Center
 - (b) Two (2) outdoor recreation areas including walking trails and three (3) pavilions. The pavilions shall be no less than 1,200 square feet.
6. The community center shall be completed prior to the issuance of the fiftieth (50th) building permit of a single-family attached or detached dwelling unit.
7. The residential portion of the development shall comply with Section 4.03.30 of the ULDC regarding single-family senior adult housing.

8. Provision of care and/or personal services, as defined by O.C.G.A. 31-7-12.2(b)(2), shall be provided to any assisted living and independent living residents before the first single-family attached or detached unit receives any certificate of occupancy.
9. Any approved development permit shall be limited to a maximum of 60 dwelling units until the proposed access point to the north, as depicted on the site plan dated April 9, 2021, is designed and constructed to HCDOT and City of Stockbridge standards, and connects to an already existing public right-of-way. This access point shall be open for the use of the residents within five (5) years from the date of approval of this rezoning resolution or before the issuance of the Certificate of Occupancy (CO) of the 61st dwelling unit, whichever occurs first. No additional permits shall be issued until the developer has engineered and constructed the secondary access.
10. The subject property shall not, at any time, be developed as a traditional single-family and/or multi-family residential development (even if it is age-marketed or age-targeted) or any other type of residential community that does not require each single-family attached or detached unit to house an individual which requires a level of care that is provided by the assisted living facility.
11. No more than fifteen percent (15%) of the homes shall be rented out at any one time.
12. Only the management of the owners/ operators of the existing rehabilitation center and/or assisted living facility at the subject property, currently Southern Crescent Rehab & Retirement Co., Inc. as per current public tax records, may rent dwelling units.
13. Community facilities, recreational areas, access gate(s), if any, public space(s), and open space(s) shall be maintained by the existing, and all subsequent, owners/operators of the existing rehabilitation center and/or assisted living facility at the subject property, currently Southern Crescent Rehab & Retirement Co., Inc., as per current public tax records.
14. A traffic impact study (TIS) shall be required before the approval of the first development permit. At a minimum, the developer/owner's engineer shall provide an Intersection Control Evaluation Study to GDOT of the site's existing access per GDOT's requirements. The developer/owner shall be responsible to provide all of the indicated improvements as required by the ULDC.
15. The dwelling units shall be limited to condominium units.
16. The dwelling units shall be limited to units with two (2) or three (3) bedrooms. Each dwelling unit shall have a minimum of two (2) full bathrooms.
17. The dwelling units shall have a minimum of 1,600 square feet with a running minimum average of 1,800 square feet.
18. The dwelling units shall be Craftsman style as approved by the Planning & Zoning Department and shall have a minimum 3' high water table consisting of brick or similar.
19. Each permitted home in the development shall be compatible with existing homes, as determined by the Planning & Zoning Department. The Planning & Zoning Department is authorized to require the heated square footage to be increased and/or the architectural style to be modified in instances where incompatibility is determined.
20. Each dwelling unit shall have a garage. Garages shall be setback a minimum of 12" from the front dripline of the home. Greater than 50% of the dwelling units shall have a two-car garage. The balance shall have one and a half car garages. Garages shall have crown molding complimentary to the exterior of the homes.
21. Four (4) of the dwelling units shall be reserved for those leaving the care of assisted living, needing transitional living arrangements. No permits of any kind shall be approved unless all four of these transitional living units are included.

22. All stormwater management facilities shall be environmentally friendly, landscaped, enclosed with a minimum 4' high fence, and be included in the common area to be maintained by the HOA. No detention pond shall be located on private property.
23. An HOA shall be required and shall maintain the common areas and building exteriors.
24. Interior sidewalks shall be a minimum of 8' wide. Exterior sidewalks along Highway 42 shall be a minimum of 10' wide.

BE IT SO RESOLVED THIS 20TH DAY OF JULY, 2021.

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**



Carlotta Harrell, Chair

ATTEST:



Stephanie Braun, County Clerk

RESERVED FOR CLERK OF THE SUPERIOR COURT

LEGEND

WOODEN POWER POLE	EX. WATER METER
EX. OH POWER LINES	EX. WATER VALVE
LIGHT POLE	SANITARY SEWER MANHOLE
EX. FENCE	SEWER CLEAN-OUT
POB = POINT OF BEGINNING	STORM HEADWALL
IPS = IRON PIN SET (#4 REBAR)	EX. SINGLEWING CATCH BASIN
DB = DEED BOOK	EX. DOUBLEWING CATCH BASIN
PB = PLAT BOOK	JUNCTION BOX
PG = PAGE	EX. BUILDING
N/F = NOW OR FORMERLY	EX. ASPHALT
EX. = EXISTING	EX. CONCRETE
RCP = REINFORCED CONCRETE PIPE	
CMP = CORRUGATED METAL PIPE	
CPP = CORRUGATED PLASTIC PIPE	
HANDICAPP PARKING	
EX. FIRE HYDRANT	

N/F
S3 CAPITAL INVESTMENTS LLC
DB, 13781 PG. 293
PB, 23 PG. 251
071-01034014
ZONED M-1
CITY OF STOCKBRIDGE

LINE CALL CHART

LINE	BEARING	DISTANCE
LT	S 30°04'30" E	384.49'

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEY ORDERED BY: KHALED EL-SAWI
FIELDWORK COMPLETED ON: 4-28-2021
A SEARCH WAS MADE FOR NGS MONUMENTS
AND NONE WERE FOUND WITHIN 500' OF SITE.

SURVEYORS CERTIFICATION:

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.



Tim L. Miller GA, RLS # 3150 Date: 4-29-2021

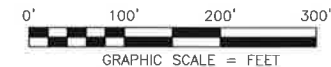
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,985 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE A)
AS PER COMMUNITY - PANEL NUMBER 1315100156D
DATED: OCTOBER 6, 2016

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

GENERAL NOTES:

AREA: 19.995 ACRES
PARCEL: 071-01034012
ZONED OI
MINIMUM LOT AREA=10,000 SQ.FT. (COUNTY WATER & SEWER)
MINIMUM LOT WIDTH=125'
FRONT SETBACK----- 50'
REAR SETBACK----- 20'
SIDE SETBACK----- 15'
SEWER AS PER HCWA
WATER AS PER HCWA



BOUNDARY SURVEY
S3 CAPITAL INVESTMENTS LLC
TRACT 2 19.995 ACRES
LAND LOTS 31, & 34,
7th. DISTRICT
HENRY COUNTY, GEORGIA

SIBLEY-MILLER
SURVEYING & PLANNING INC.
212 WEST CAMPGROUND RD
MCDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com
*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING

PROJECT #: B15008
BOUNDARY SURVEY
19.995 ACRES

DRAWN BY: TLM
SCALE: 1" = 100'
DATE: 04/29/2021

SHEET: 1 OF 1





Henry County Water Authority
Engineering Division

May 23, 2022

Re: Water and Sewer Services - Availability

Proposed Development: **Age Restricted Residential Development**
Property Information: **2125 Hwy 42 North Parcel Nos. 071-01034012, 071-01034014**
LLs 31, 32, 33 & 34; District 7; 42.0+/- acres
Zoning: **PUD**
Sewer Basin: **Walnut Creek**
Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

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Static:	108	psi
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Calculated Flow @ 20 psi:	5080	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed conditional use as established by the Henry County Board of Commissioners.

Sewage treatment and sewer line capacity are available for the property. ***Please note that the proposed layout for the project is in conflict with an existing 8-inch sewer line; consequently, the sewer will have to be relocated at the developer's expense. Additionally, an easement will be required to access the sewer line from Hwy 42 North.***

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Conceptual Site Plan dated 05/17/22 prepared by Moore Bass Consulting, Inc.

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

Rezoning Application

City of Stockbridge, Georgia



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (770) 389-7900.

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS.

ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. (by appointment only)	/
Application Form	1	1. Signed and notarized by owner. Original signature 2. In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	/
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be notarized .	/
Letter of Ownership	01	Letter stating that the owner is aware of the rezoning request and owns the property in question.	/
Letter of Intent	1	Must clearly state the proposed use and development intent.	/
Site Plans (24 x 36) and (11 x 17)	1 10	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	/
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	/
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	/
Form from the Health Department	1	This letter must accompany the application at the time of submittal <i>(Only needed if property is not on sewer)</i> .	/

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant S3 Capital Investments, LLC Phone: 678-565-7710 Date: November 10, 2021
Address Applicant: 2125 Highway 42 North Fax _____ Cell # 678-565-7710

City: McDonough State: Georgia Zip: 30253 E-mail: kelsawi@sctbi.com
Name of Agent Battle Law, P.C. Phone: 404-601-7616 Date: November 10, 2021
Address Agent: 3562 Habersham at Northlake Building J, Suite 100 Fax _____ Cell # 404-601-7616

City: Tucker State: Georgia Zip: 30084 E-mail: mlb@battlelawpc.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested from OI, LI, and MU to PUD for
an age-restricted residential development

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. MB Acknowledgement

Address of Property: 2125 Highway 42 North and Highway 42 North Near Technology Parkway

Nearest intersection to the property: Highway 42 N and Summit View Drive
(Street Address)

Size of Tract: 42 acre(s), Land Lot Number(s): 31+, 31, District(s): 7

Property Tax Parcel Number(s): 071-01034012, 071-01034014 (Required)

Witness' Signature

Signature of Applicant

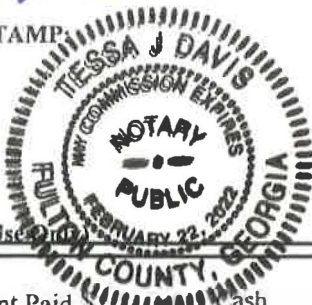
Printed Name of Witness

S3 Capital Investments, LLC
Printed Name of Applicant

Notary

Signature of Agent

NOTARY STAMP



(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 20 day of February, 2022

S3 Capital Investments, LLC
Applicant's Name - Printed

Dmar F. Sawi
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 20 day of February, 2022



Tessa J. Davis
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

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Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 20 day of February, 2022

Southern Crescent Rehab & Retirement Co Inc

Applicant's Name - Printed

Omar El Sawi

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 20 day of February, 2022.



Tressa J. Davis

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant* made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or the Stockbridge City Council, who will consider the application?

Yes _____ No ☒

If **Yes**, the applicant and the attorney representing the applicant must file the following information with the Henry County Board of Commissioners within ten (10) days after this application is first filed:

Name of Planning Commissioner or City Council Member	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Planning Commissioner or City Council Member

We certify that the foregoing information is true and correct, this 1st day of March, 2022

Michele Battle

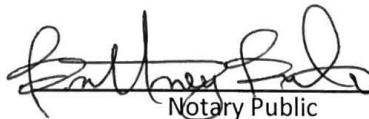
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 1st day of March, 2022.


Notary Public



* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning.



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name:

Southern Crescent Rehab & Retirement Co Inc

Property Address: 2125 Highway 42 North and Highway 42 North Near Technology Parkway McDonough, Georgia 30253

Telephone: (678) 565-7710

Email: kelsawi@sctbi.com

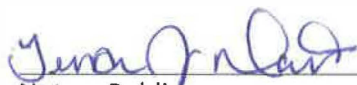
I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: 

Date: 2/22/22

Personally appeared before me,

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.


Notary Public

2/20/2022
Date



Print

zoned with Comp. Plan Amendment

M1

FLUID DR

INVER

SH

SUMMIT VIEW DR

HIGHWAY 42 N

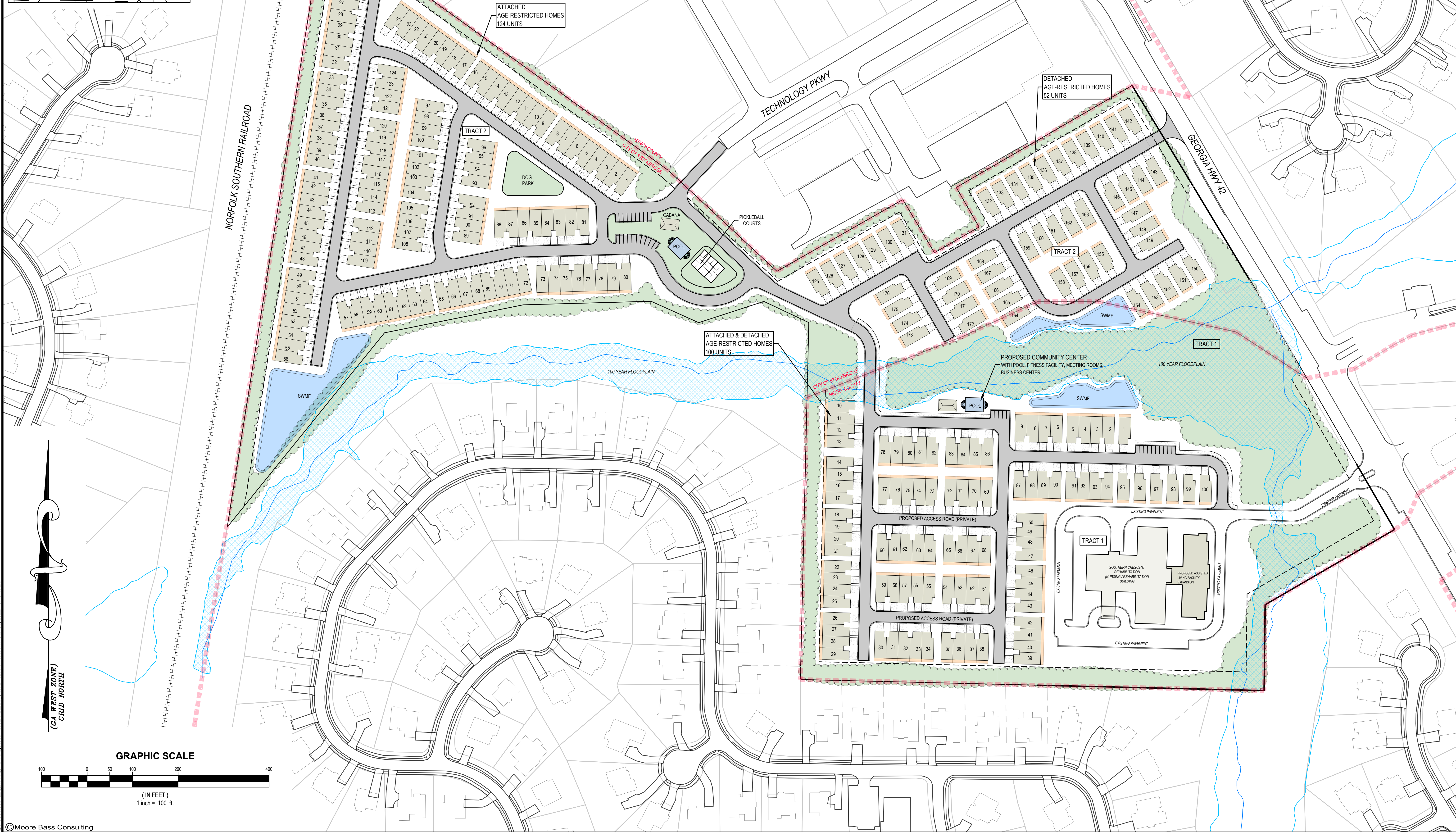
C2

PALMBERG TR

TRIPETA

MU
To be Annexed

CAROLINUS CT



**Moore Bass
Consulting, Inc.**

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

[illegible]

prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

SEAL

CONCEPTUAL SITE PLAN

SHEET
1

RESERVED FOR CLERK OF THE SUPERIOR COURT

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

SURVEY ORDERED BY: KHALED EL-SAWI
FIELDWORK COMPLETED ON: 4-28-2021
A SEARCH WAS MADE FOR NGS MONUMENTS AND NONE WERE FOUND WITHIN 500' OF SITE.

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.



Tim L. Miller GA. RLS # 3150 Date: 4-29-2021

SURVEYORS CERTIFICATION:

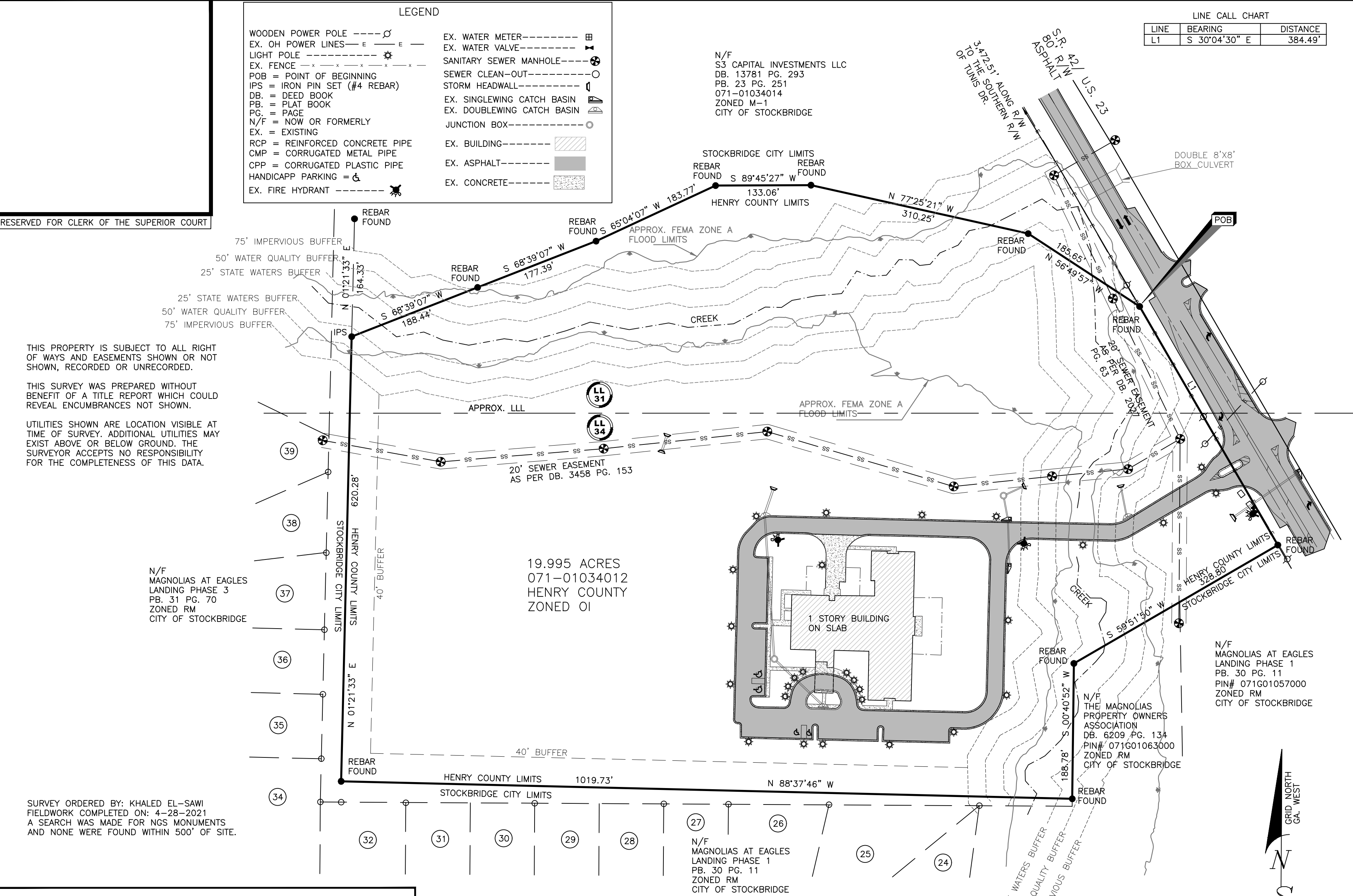
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,985 FEET AND AN ANGULAR ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A., A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA (ZONE A) AS PER COMMUNITY - PANEL NUMBER 13151C0156D DATED: OCTOBER 6, 2016

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS AND MATERIALS ARE CORRECTLY SHOWN.

GENERAL NOTES:

AREA: 19.995 ACRES
PARCEL: 071-01034012
ZONED OI
MINIMUM LOT AREA= 10,000 SQ.FT. (COUNTY WATER & SEWER)
MINIMUM LOT WIDTH=125'
FRONT SETBACK----- 50'
REAR SETBACK----- 20'
SIDE SETBACK:----- 15'
SEWER AS PER HCWA.
WATER AS PER HCWA



BOUNDARY SURVEY
S3 CAPITAL INVESTMENTS LLC
TRACT 2 19.995 ACRES
LAND LOTS 31, & 34,
7th. DISTRICT
HENRY COUNTY, GEORGIA

SIBLEY-MILLER
SURVEYING & PLANNING INC.

*CIVIL ENGINEERING
*TOPOGRAPHICAL SURVEYS
*LAND DEVELOPMENT DESIGN
*CONSTRUCTION LAYOUT
*LAND PLANNING
*LAND SURVEYING
212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

PROJECT #: **B15008**
BOUNDARY SURVEY
19.995 ACRES

DRAWN BY: TLM
SCALE: 1" = 100'
DATE: 04/29/2021

SHEET: 1 OF 1

RECEIVED IN OFFICE
HENRY COUNTY
CLERK OF SUPERIOR COURT

2014 OCT 22 PM 1:30

BK: 13781 PG: 293-299
Filed and Recorded Oct-23-2014 08:51:45AM
DOC#: D2014-023643
Real Estate Transfer Tax Paid \$110.00
0752014007392
BARBARA A. HARRISON
CLERK OF SUPERIOR COURT Henry County GA.

Return to:
LANE & KARLO, LLP
1827 Powers Ferry Road
Building Five
Atlanta, Georgia 30339

File No: LK144911
Auction #JDA30-7102

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made and entered into this 16th day of October, in the year two thousand fourteen, by and between

HARVEST POINT UNITED METHODIST CHURCH, INC.

of the County of Henry, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

S3 CAPITAL INVESTMENTS, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.)

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property, to-wit:

All those tracts or parcels of land lying and being in Land Lots 31, 32 and 33, 7th District, Henry County, Georgia, and being more particularly described in Exhibit A, attached hereto and made a part hereof.

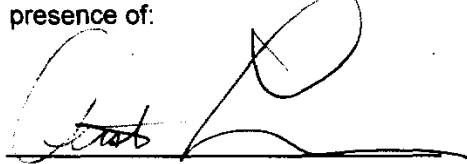
This conveyance is made and authorized in accordance with and pursuant to *The Book of Discipline of the United Methodist Church (2012)*, as set forth and confirmed in and by that certain Certification and Consent, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor herein.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed as of the day and year above written.

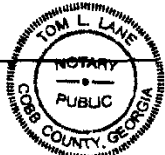
Signed, sealed and delivered in the presence of:



Witness

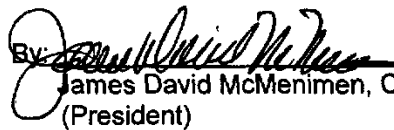


Notary Public



My Commission Expires
October 2, 2018

HARVEST POINT UNITED METHODIST
CHURCH, INC.

By:  (SEAL)
James David McMenimen, Chairman
(President)

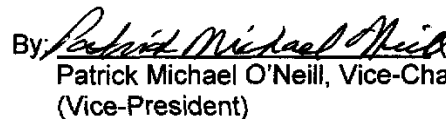
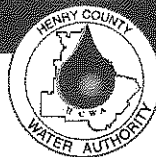
By:  (SEAL)
Patrick Michael O'Neill, Vice-Chairman
(Vice-President)

EXHIBIT A

TRACT I: All that tract or parcel of land lying and being in Land Lots 31, 32 and 33 of the 7th District of Henry County, Georgia, and being 14.169 acres designated as Tract I on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin set on the Southwestern right-of-way line of S.R. 42/U.S. 23 (80' R/W), said iron pin being 2,721.51 feet Southeasterly as measured along said right-of-way line from its intersection with the Southern right-of-way line of Tunis Drive; thence leaving said right-of-way line South 59 degrees 56 minutes 54 seconds West 447.09 feet to a ½" R.R. found; thence proceeding South 30 degrees 02 minutes 01 second East 100.14 feet to an iron pin set; thence proceeding South 59 degrees 55 minutes 51 seconds West 113.17 feet to an iron pin set; thence proceeding North 30 degrees 04 minutes 09 seconds West 138.00 feet to a ½" R.R. found; thence proceeding South 59 degrees 55 minutes 51 seconds West 320.47 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING; thence proceeding from said true point of beginning South 23 degrees 24 minutes 14 seconds West 71.99 feet to a ½" R.R. found; thence proceeding South 71 degrees 56 minutes 43 seconds West 150.56 feet to a ½" R.R. found; thence proceeding North 65 degrees 57 minutes 01 second West 115.18 feet to a ½" R.R. found; thence proceeding South 88 degrees 21 minutes 41 seconds West 280.93 feet to a ½" R.R. found; thence proceeding South 78 degrees 36 minutes 17 seconds West 311.03 feet to a ½" R.R. found; thence proceeding South 38 degrees 58 minutes 41 seconds West 549.45 feet to a ½" R.R. found on the Eastern right-of-way line of Southern Railway (150' R/W); thence proceeding along the Eastern right-of-way line of Southern Railway North 09 degrees 06 minutes 42 seconds East 1,345.95 feet to an iron pin set; thence leaving the Eastern right-of-way line of Southern Railway South 54 degrees 14 minutes 16 seconds East 932.52 feet to a ½" R.R. found; thence proceeding South 47 degrees 05 minutes 54 seconds East 325.48 feet to a ½" R.R. found at the TRUE POINT OF BEGINNING.

TRACT II: All that tract or parcel of land lying and being in Land Lot 31 of the 7th District of Henry County, Georgia, and being 7.841 acres designated as Tract II on a plat of survey prepared for Davis Development, Inc., prepared by Carlton Rakestraw, Jr. of Carlton Rakestraw & Associates, Ga. R.L.S. #2236, dated July 11, 2003, and last revised September 3, 2003, which said plat of survey is incorporated herein and by reference thereto being more particularly described as follows:



Henry County Water Authority
Engineering Division

May 23, 2022

Re: Water and Sewer Services - Availability

Proposed Development: **Age Restricted Residential Development**

Property Information: **2125 Hwy 42 North Parcel Nos. 071-01034012, 071-01034014**

LLs 31, 32, 33 & 34; District 7; 42.0+/- acres

Zoning: **PUD**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property described above. A fire flow test calculated in the area revealed the following data:

Static:	108	psi
Residual:	98	psi
Flow	1570	gpm
Calculated Flow @ 20 psi:	5080	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said proposed conditional use as established by the Henry County Board of Commissioners.

Sewage treatment and sewer line capacity are available for the property. *Please note that the proposed layout for the project is in conflict with an existing 8-inch sewer line; consequently, the sewer will have to be relocated at the developer's expense. Additionally, an easement will be required to access the sewer line from Hwy 42 North.*

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Conceptual Site Plan dated 05/17/22 prepared by Moore Bass Consulting, Inc.

 Date:
2022.05.23
09:12:01 -04'00'

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance

For

Annexation and Future Land Use Map Amendment

of

**S3 Capital Investments, LLC
c/o Battle Law, P.C.**

for

19.995 +/- Acres located at PIN#071-01034012, 071-01034014
Highway 42 and Summit View Drive

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 30084
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



I. LETTER OF INTENT

S3 Capital Investments, LLC (the “Applicant”) is requesting annexation into the Incorporated City of Stockbridge for the rezoning of 19.995 acres of land, which is further described as parcels 071-01034012 and 071-01034014. The subject property is currently developed under the unincorporated Henry County Office and Institutional and Mixed-Use zoning districts. The applicant is requesting to be rezoned from OI and MU there will be a companion Future Land Use Map Amendment request to change the land use designation from Light Industrial to Low-Density Vertical Mixed-Use.

The subject property will be adjacent to the Southern Crescent Rehabilitation Center, which is zoned Mixed Use. S3 Capital Investments’ proposal includes 52 detached housing units and 124 attached units for an age-restricted independent living community. The applicant is requesting the petition of zoning and other applicable zoning actions to obtain approval and acceptance of the annexation of both parcels of land which will include a total of 276 total units, which 100 of the units will be provided as part of the South Crescent tract that is designated for assisted living, nursing and rehabilitation.

STE AREA	PARCEL ID#	PROPERTY OWNER	CURRENT JURISDICTION	PROPOSED JURISDICTION	CURRENT ZONING	PROPOSED ZONING	PROPOSED USE	PROPOSED UNITS
20.0 AC.	071-01034012	SOUTHERN CRESCENT REHAB	UNINCORPORATED HENRY COUNTY	CITY OF STOCKBRIDGE	MU (MIXED USE)	PUD	ASSISTED LIVING, NURSING / REHABILITATION, AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL (I.L.)	7 DETACHED I.L. UNITS 93 ATTACHED I.L. UNITS 100 TOTAL I.L. UNITS
22.0 AC.	071-01034014	S3 CAPITAL INVESTMENTS, LLC	CITY OF STOCKBRIDGE	CITY OF STOCKBRIDGE	O&I	PUD	AGE-RESTRICTED, INDEPENDENT LIVING RESIDENTIAL	52 DETACHED I.L. UNITS 124 ATTACHED I.L. UNITS 176 TOTAL I.L. UNITS
TOTAL								276 TOTAL I.L. UNITS

The applicant currently has a list of conditions for the proposed development that is being revised for the transition into the City of Stockbridge. This document is currently being drafted and will be submitted as an attachment to this application.



Battle Law

This document is submitted as a Statement of Intent with regard to this Application, preservation of the Applicant's constitutional rights, and an application of the criteria provided in the Steinberg Act to provide a rigorous analysis of the proposed rezoning and land use amendment. A surveyed plat and conceptual site plan of the Subject Property has been filed contemporaneously with the Application, along with other required materials.

II. REVIEW CRITERIA FOR JUSTIFICATION

- A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property** The zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

The Subject Property is abutted by a residential neighborhood to the south. There are commercial-zoned parcels adjacent east and north of the property. The Southern Crescent site is currently developed and the adjacent tract, which is referenced as tract 2 is currently undeveloped with heavy tree coverage throughout the parcel. The proposed use appears to be suitable in view of the surrounding properties as a residential addition to the Highway 42 corridor.

- B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property** The land use amendment and zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

The proposed land use amendment and zoning proposal will allow the Applicant to improve upon the area surrounding the Subject Property by bringing high-quality architectural design, road access through the Subject Property, jobs, and senior services that are in high demand according to the regional market.



Battle Law

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

The Subject Property does have a reasonable economic use as zoned. However, the land-use amendment and zoning proposal will not change this fact. There is an annexation request which will allow this development to be added to the City of Stockbridge. We believe that this project would best benefit from the regulations established within the City of Stockbridge Zoning Ordinance.

- D. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**

The land use amendment and zoning proposal will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

- E. Whether the zoning proposal is in conformity with the policy and intent of the land-use plan. The land use amendment and zoning proposal is in conformity with the policy and intent of the land-use plan.**

The zoning proposal is appropriate for the simultaneous land use amendment because the assigned land use designation is not compatible as industrial land use. The proposed site will be residential with a low-density yield. The requested change appears to be more conforming with the area given that there are existing residential land uses adjacent to the subject property.

- F. 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.**



Battle Law

The Applicant is aware of the conditions that were assigned by Henry County's staff. The applicant intends to carry some of the conditions with some alterations in the language that will best suit the development regulations and policies of the City of Stockbridge.



Battle Law

III. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF APPLICANT'S CONSTITUTIONAL RIGHTS

The portions of the City of Stockbridge Ordinance, facially and as applied to the Subject Property, which restricts or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in



Battle Law

violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City Council/ Commission to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant to the extent such different conditions would have the effect of further restricting the Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted. The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property.



Battle Law

This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the City an opportunity to revise the Property to a constitutional classification. If action is not taken by the City to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the City on notice that it may elect to file a claim in the Superior Court of Henry County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

The portions of the City of Stockbridge Ordinance, facially and as applied to the Subject Property, which restricts or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.



Battle Law

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal to allow the special land use permit in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution

IV. Conclusion

Thank you for your consideration for this project. The applicant is more than willing to provide any additional documents and supporting details. For the foregoing reasons, the Applicant respectfully requests that the simultaneous Annexation, Land Use Amendment, and Rezoning application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 1st day of June 2022.

Respectfully submitted,

Michele Battle
Michele L. Battle, Esq. Attorney for the Applicant

c/o Tyler McSwain, Senior Urban Planner







TO: Mayor and City Council, City of Stockbridge

FROM: Brecca R. Carter, Director of Community Development

MEETING

DATE: Planning Commission: 12-15-2022; City Council 1-9-2023

**SUBJECT: Official Zoning Map Adoption, OZM-2022-01,
Official Overlay District Map Adoption, ODM-2022-01
Official Future Land Use Map Adoption, FLUM-2022-01**

I. PURPOSE

To consider Staff amendments to the Official Zoning, Overlay District, and Future Land Use Maps in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.

II. BACKGROUND

Early this year, the proposal for an Annexation Referendum was introduced to the Stockbridge City Council by Senators Brian Strickland and Emmanuel Jones. At that time, a proposal to annex approximately 21,000+ new residents into the City was prepared. However, a revision by the senators was prepared and was settled upon to annex 6,700+ residents within the unincorporated Henry County area, in which each registered resident would have the opportunity to vote for or against the proposed annexation referendum on November 8, 2022.

Multiple public meetings were held by City leadership and Department heads at various locations around the City and unincorporated areas, to educate potential residents and businesses on benefits of being annexed into the City. Please see the Annexation facts sheet.

As a result of the November 8, 2022 election, the vote for the annexation passed.

In order to formalize this process to incorporate the incoming 1640 property parcels, the Community Development is requesting that a New Official Zoning Map, New Overlay District Map and New Future Land Use Map be adopted. The zoning, overlay and future designations for Henry County parcels were converted to the Stockbridge City parcels. Revisions to existing Stockbridge parcels have not been made.

Below is a parcel by count for each specific use:

2022 Annexation Area		
Parcel Counts by Use		
Use Code	Use Description	Parcel Count
100	S F RESIDENTIAL	1507
200	MOBILE HOME	3
500	RES COMMON AREA	1
820	APARTMENTS	2
1000	COMMERCIAL	71
1025	CELL TOWERS	1
4000	INDUSTRIAL	34
7000	CHURCHES	6
7500	EDUC INSTIT (COUNTY)	1
7700	HOSPITALS	5
8000	COUNTY (BD OF COMM)	4
8040	COUNTY (WATER AUTH)	3
8600	STATE OWNED	1
8901	OTHER - E1	1
	Total Parcels	1640
<i>*All number counts are as quoted in the 2022 Tax Digest.</i>		

IV. STAFF RECOMMENDATION

Community Development staff requests that the Planning Commission & City Council approve the three (3) maps as proposed to aide in the implementation of House Bill 61 (attached).

City of Stockbridge

Zoning

2023

City of Stockbridge Zoning 2023

Zoning Districts

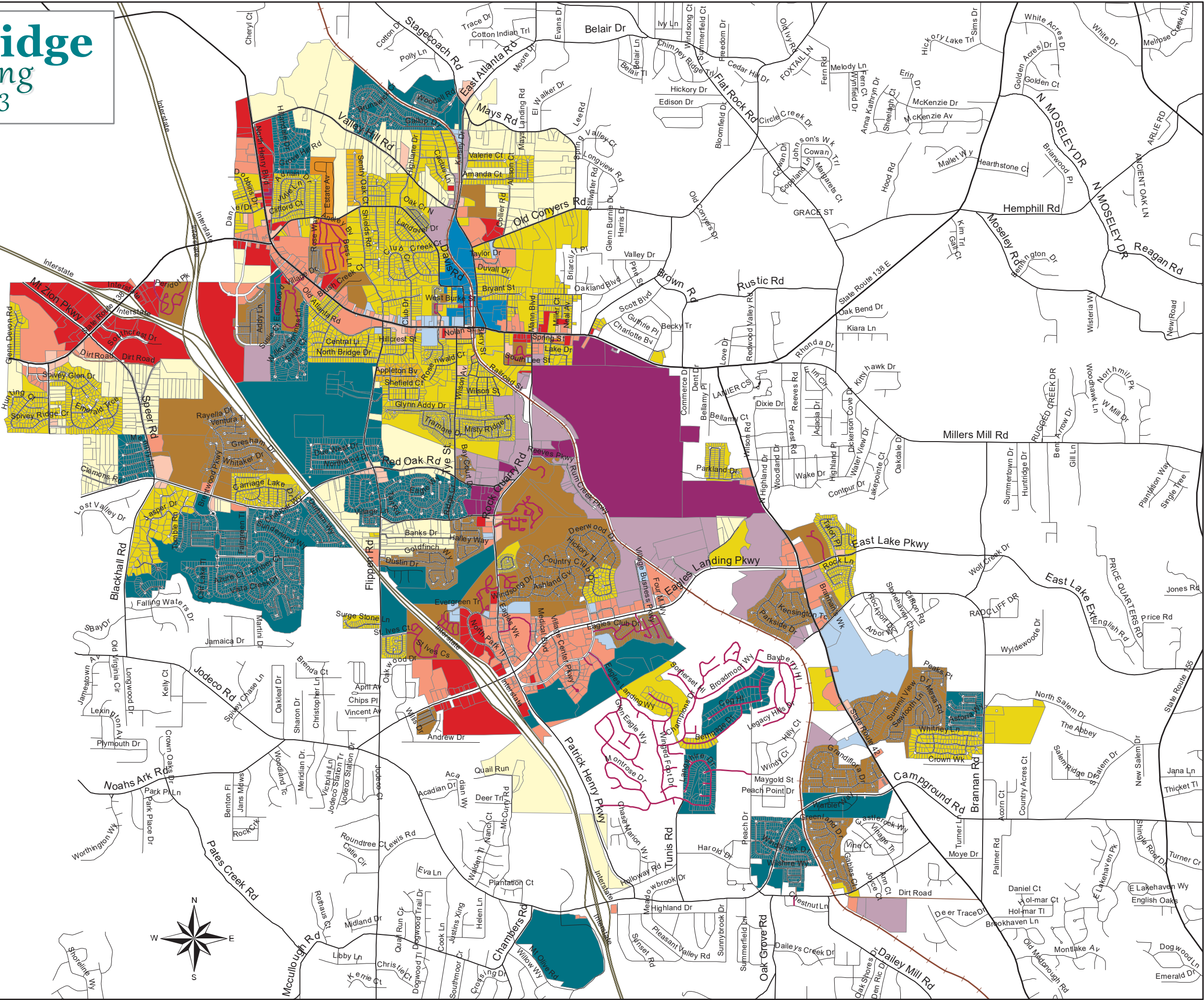
- RR-Rural Residential
- SR-Suburban Residential
- CCR-City Center Residential
- MFR-Multiple Family Residential
- MHR-Mobile Home Residential
- C1-Neighborhood Commercial
- C2-General Commercial
- C3-Heavy Commercial
- OI-Office Institutional
- DT-Downtown
- LI-Light Industrial
- HI-Heavy Industrial
- PUD-Planned Unit Development

This is to certify that this Official City Zoning Map supercedes and replaces all previous versions.

This ____ day of December 2022

Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor



City of Stockbridge

Overlay Districts

2023

COS Overlay Districts

OVERLAY

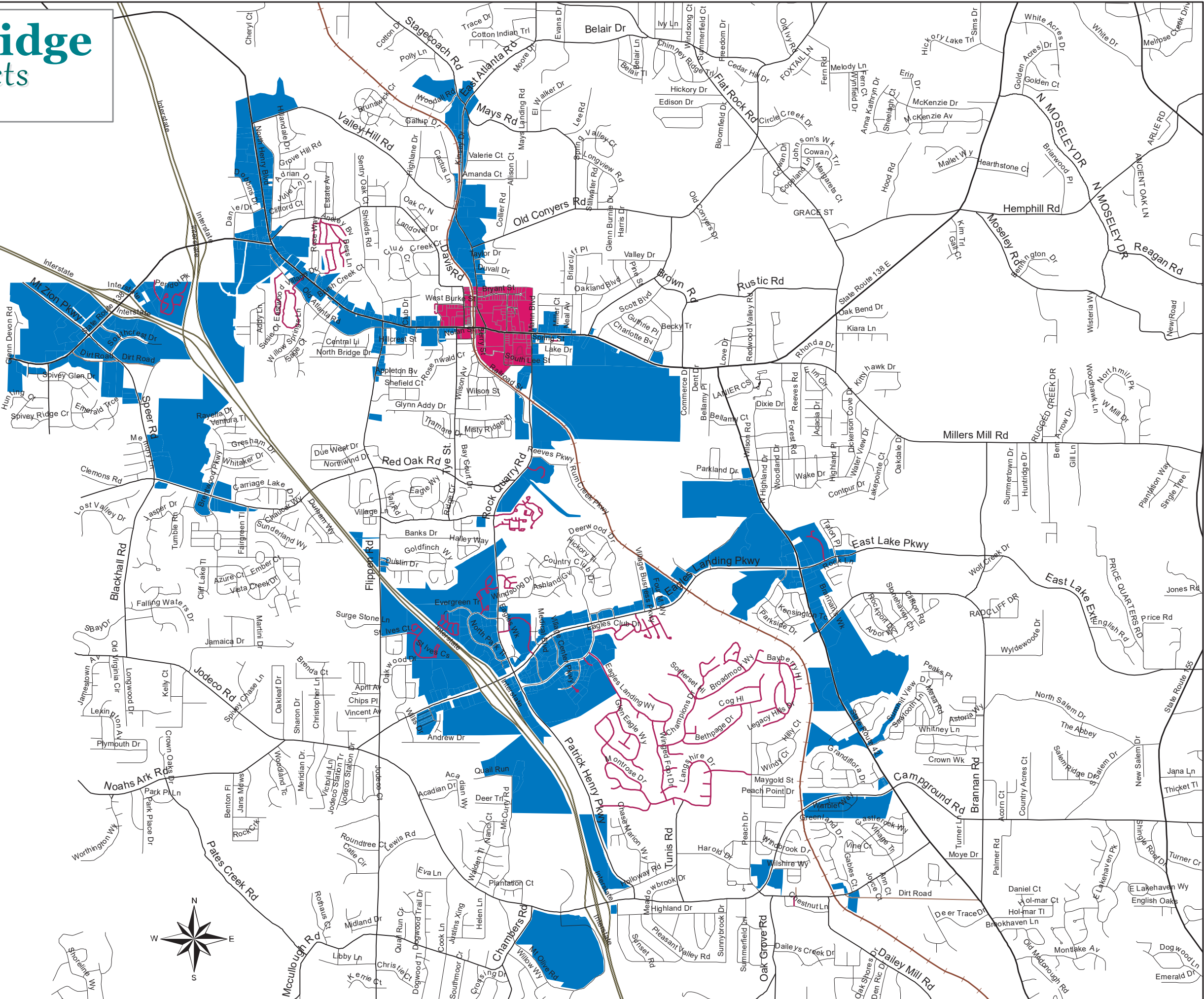
-  DV-Downtown Village
-  PMU-Parkway Mixed Use

This is to certify that this Official City Overlay Districts Map supercedes and replaces all previous versions.

This ____ day of December 2022

Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor



City of Stockbridge

Future Land Use

2023

Future Land Use

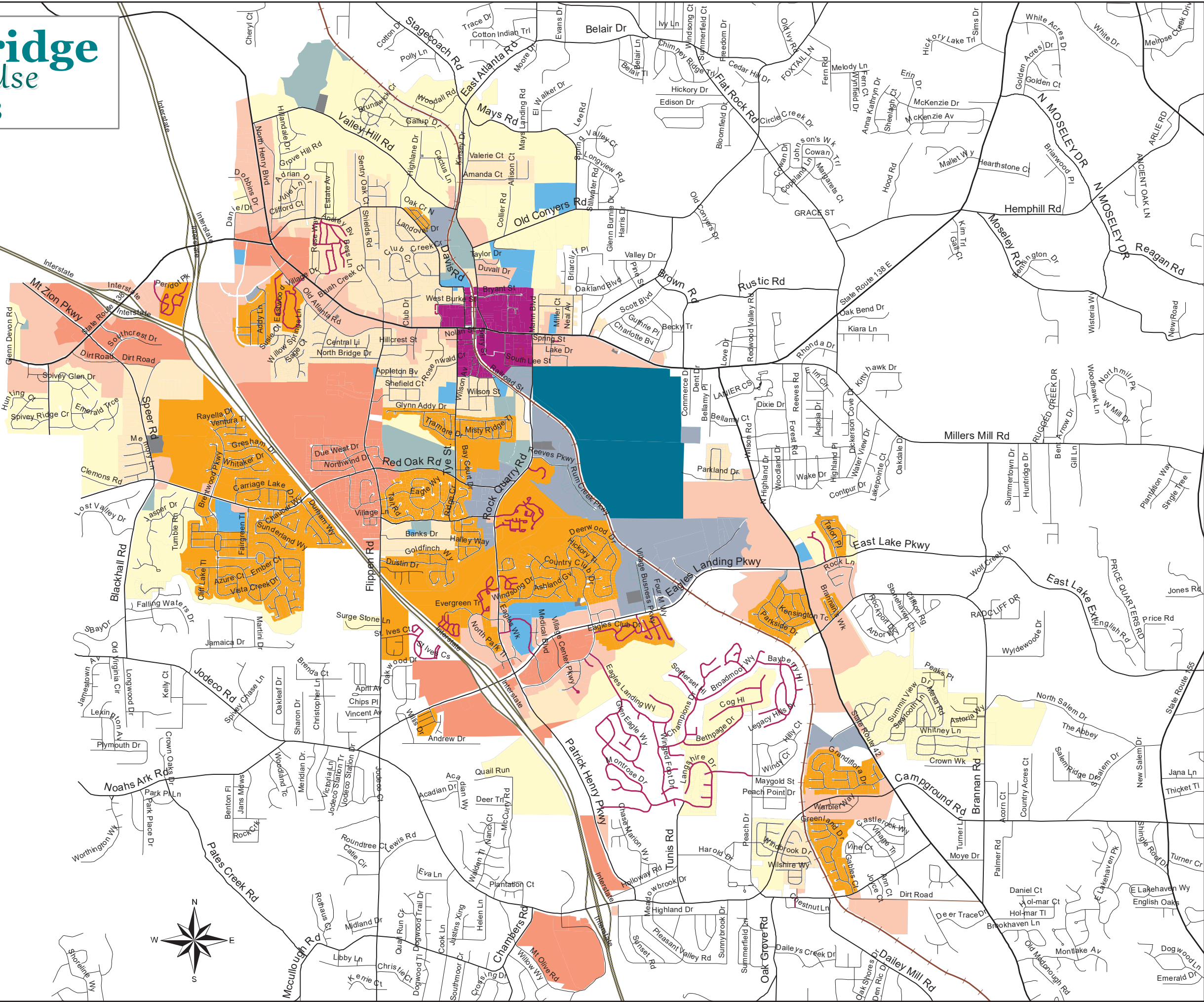
- Downtown District
- Heavy Industrial
- High Density Residential
- Light Industrial
- Low Density Residential
- Low Density Vertical Mixed Use
- Medium Density Residential
- Medium Density Vertical Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communication/Utilities

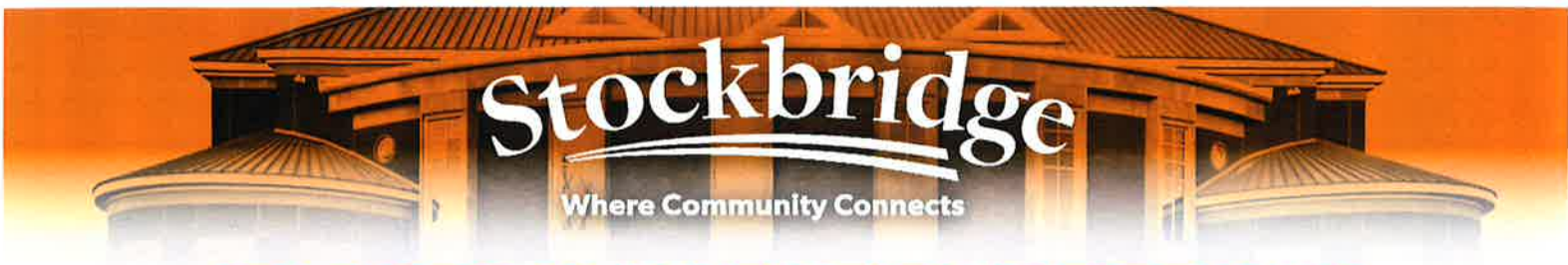
This is to certify that this Official Future Land Use Map supercedes and replaces all previous versions.

This ____ day of December 2022

Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor





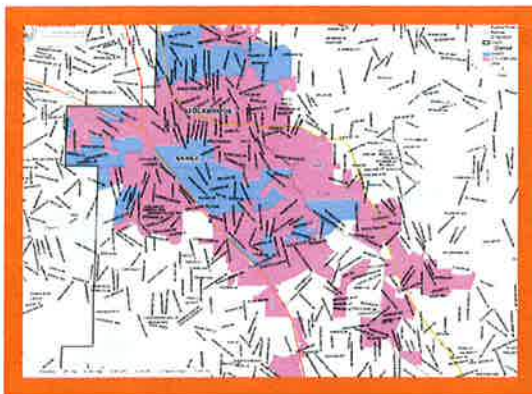
STOCKBRIDGE ANNEXATION REFERENDUM KNOW THE FACTS

What is the Stockbridge Annexation Referendum?

Stockbridge Annexation Referendum is also known as Senate Bill 612, which was introduced by State Senator Emanuel Jones and co-sponsored by State Senator Brian Strickland who collectively represent the city of Stockbridge and Henry County. The Proposed Annexation would increase the City's population by over 6,600 while filling in the gaps within existing Stockbridge city limits. The Stockbridge Annexation will be on the ballot this November 8th for residents in the proposed area's consideration. At least 50% of the votes cast must be "yes" for the annexation to pass.

Where is the Proposed Annexation Area?

Boundaries include Red Oak Road Community between I-75 Interstate and Rock Quarry Road; properties north of Eagles Landing Parkway between I-75 and Trade Center Parkway; subdivisions off Speer Road and State Route 138; and communities north of existing city limits and downtown Stockbridge to Valley Hill Road.



SUBDIVISIONS

ARBOR COVE
ARBOR COVE VILLAGES
CACTUS RIDGE
EAGLE RIDGE
GLEN DEVON
GRAND OAKS
KINSEY CROSSING
MANDERLY
NORTHWIND
PINEY WOODS

RIDGE CREST
SENTRY OAKS
SPIVEY GLEN
SPIVEY RIDGE
SPRINGWOOD VALLEY
TAYLORS LANDING
VALLEY HILL STATION
WINDSONG PLANTATION
WILDWOOD ESTATES

ATTEND A PUBLIC MEETING TO LEARN MORE . . .

SAVE THE DATE

8/15/22	6:30 P.M.	TOWNHALL MEETING	GLOBAL IMPACT CHRISTIAN MINISTRIES 125 RED OAK ROAD, STOCKBRIDGE
9/8/22	6:30 P.M.	VIRTUAL TOWNHALL MEETING	ZOOM PLATFORM
9/29/22	6:30 P.M.	COMMUNITY MEETING	MONARCH VILLAGE CLUBHOUSE 240 MONARCH VILLAGE WAY, STOCKBRIDGE
10/20/22	6:30 P.M.	COMMUNITY MEETING	LOCATION TBD
10/28/22	6:30 P.M.	VIRTUAL TOWNHALL MEETING	ZOOM PLATFORM

FOR MORE INFORMATION

www.CityofStockbridge.com



A photograph of the Stockbridge City Building, a large, modern structure with a prominent central entrance and multiple windows. The building is set against a warm, orange-toned sky.

Stockbridge

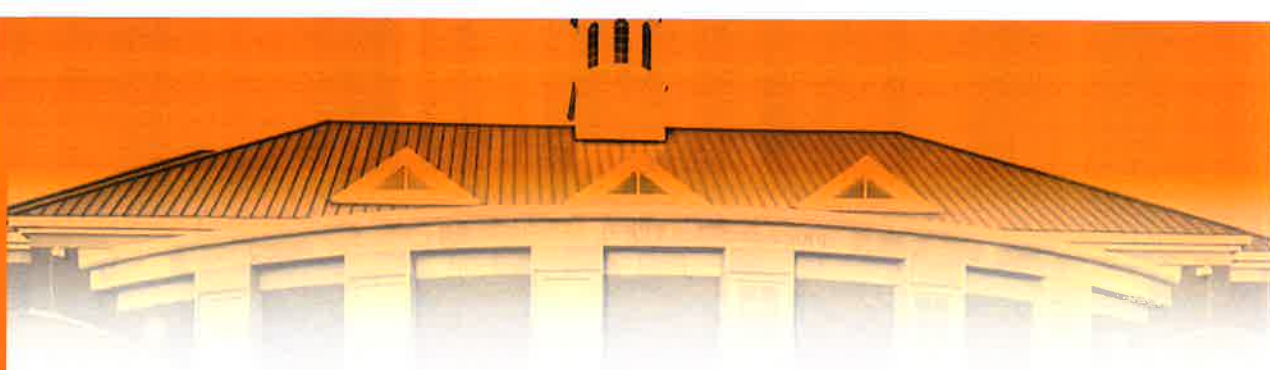
Where Community Connects

THINGS YOU SHOULD KNOW ABOUT THE CITY OF STOCKBRIDGE . . .

- Stockbridge is one of the largest cities in Henry County
- Experienced population growth of nearly 19% since 2020
- Growing faster than 93% of similarly sized cities (171% since 2000)
- Home appreciation is up 19.2% in the last 12 months
- Fiscally sound with a \$1.8 million surplus in FY22
- If Stockbridge Annexation passes there will be City Council representation in each district
- Economic development is on the rise
 - \$20 million amphitheater
 - \$100 million investment in downtown Stockbridge
 - \$400 million Bridges at Jodeco, a mixed-use development
- Dedicated police force with strong focus on community policing
- Enhanced service delivery that includes an annual GDOT Local Maintenance Improvement Grant (LMIG) road resurfacing, and sidewalk maintenance
- Stockbridge residents pay a nominal fee for GFL's sanitation services, including garbage disposal, recycling, and bulk pick-up

LEARN MORE: www.CityofStockbridge.com



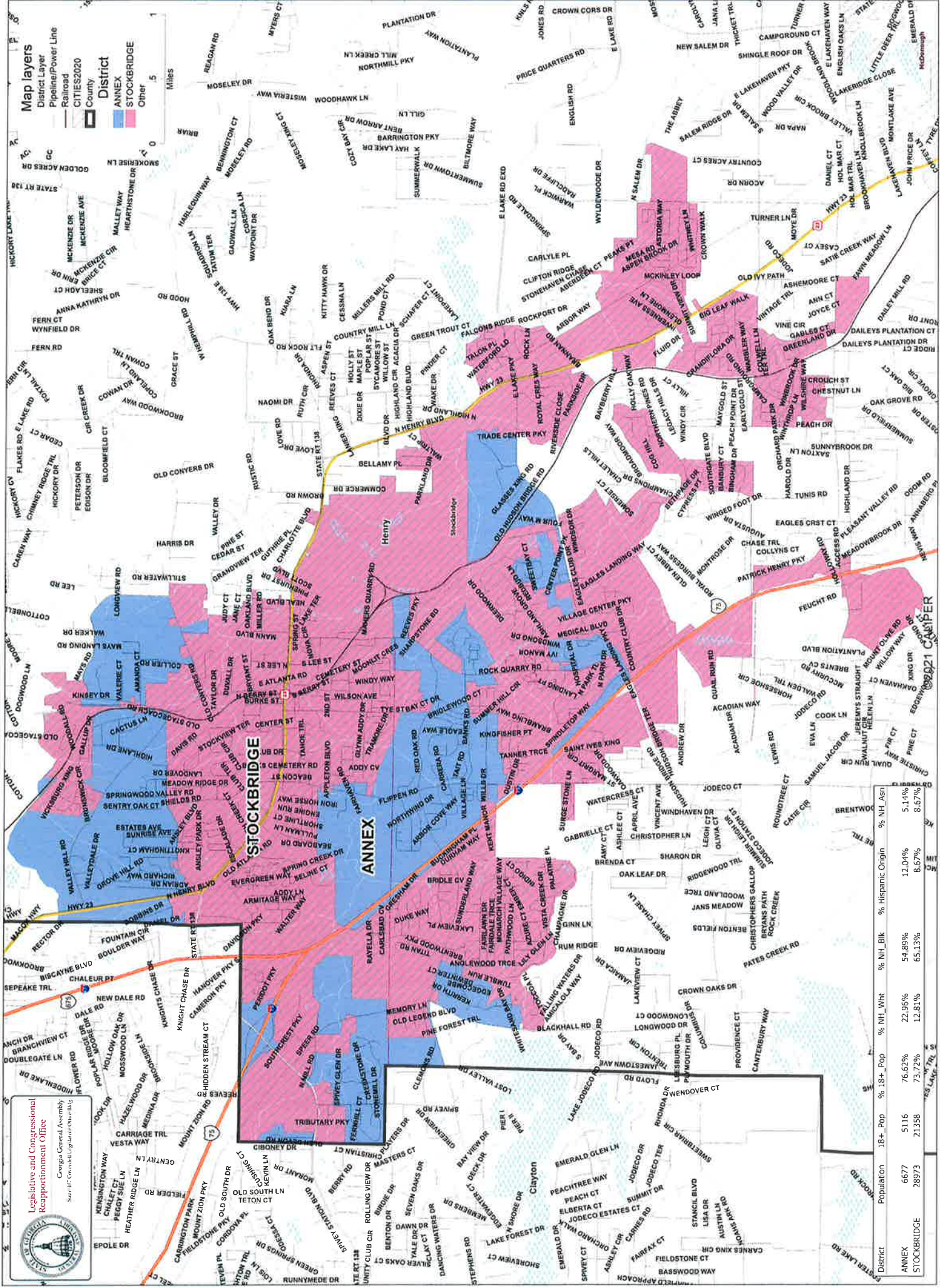


FREQUENTLY ASKED QUESTIONS

- 1. What is annexation?** Annexation is the process of bringing property into the City limits.
- 2. Would the proposed annexation increase the City's population?** Yes, by 6,600 residents for a total population of approximately 35,000.
- 3. What are the names of the subdivisions included in the new proposed annexation?** The subdivisions include Arbor Cove, Arbor Cove Villages, Cactus Ridge, Eagle Ridge, Glen Devon, Grand Oaks, Kinsey Crossing, Manderley, Northwind, Piney Woods, Ridge Crest, Sentry Oaks, Spivey Glen, Spivey Ridge, Springwood Valley, Taylors Landing, Valley Hill Station, Windsong Plantation, and Wildwood Estates.
- 4. Who is permitted to vote on the proposed annexation?** Only residents in the proposed annexation area can vote, and at least 50% of the votes cast must be "yes" for the annexation to pass.
- 5. Would the proposed annexation change my fire and emergency medical service (EMS) provider?** No, Henry County would continue to provide fire and EMS service.
- 6. What type of services will residents in the proposed area receive if the annexation passes?** City services would include a dedicated police force, trash and bulk pick-up, recycling, code enforcement, business licensing, and rezoning requests.
- 7. Would I still need to pay for my trash pick-up?** Residents of Stockbridge do not pay a fee for garbage disposal, recycling, or bulk pick-up.
- 8. Will annexation give me a voice in local government?** Yes, Stockbridge residents are eligible to vote in city elections, run for elected office, serve on boards and commissions, and provide input on development.
- 9. Would school districts change for children in the proposed area?** School districts would not change as they are independent of city boundaries.
- 10. Are business owners required to obtain a license from the city of Stockbridge?** Any person or entity conducting business in the city of Stockbridge is required to obtain a business license.

Proposed Area of Annexation into City of Stockbridge

Scale: 1:10,000
 Date: 10/1/2021
 Type: Local



Legislative and Congressional
 Reapportionment Office
 State of Georgia
 2021 Census

	Population	% 18+ Pop	% NH_Wh	% NH_Bl	% Hispanic	% Asian
District	6677	5116	76.62%	22.96%	54.89%	5.14%
ANNEX	28973	21358	73.72%	12.81%	65.13%	8.67%
STOCKBRIDGE						

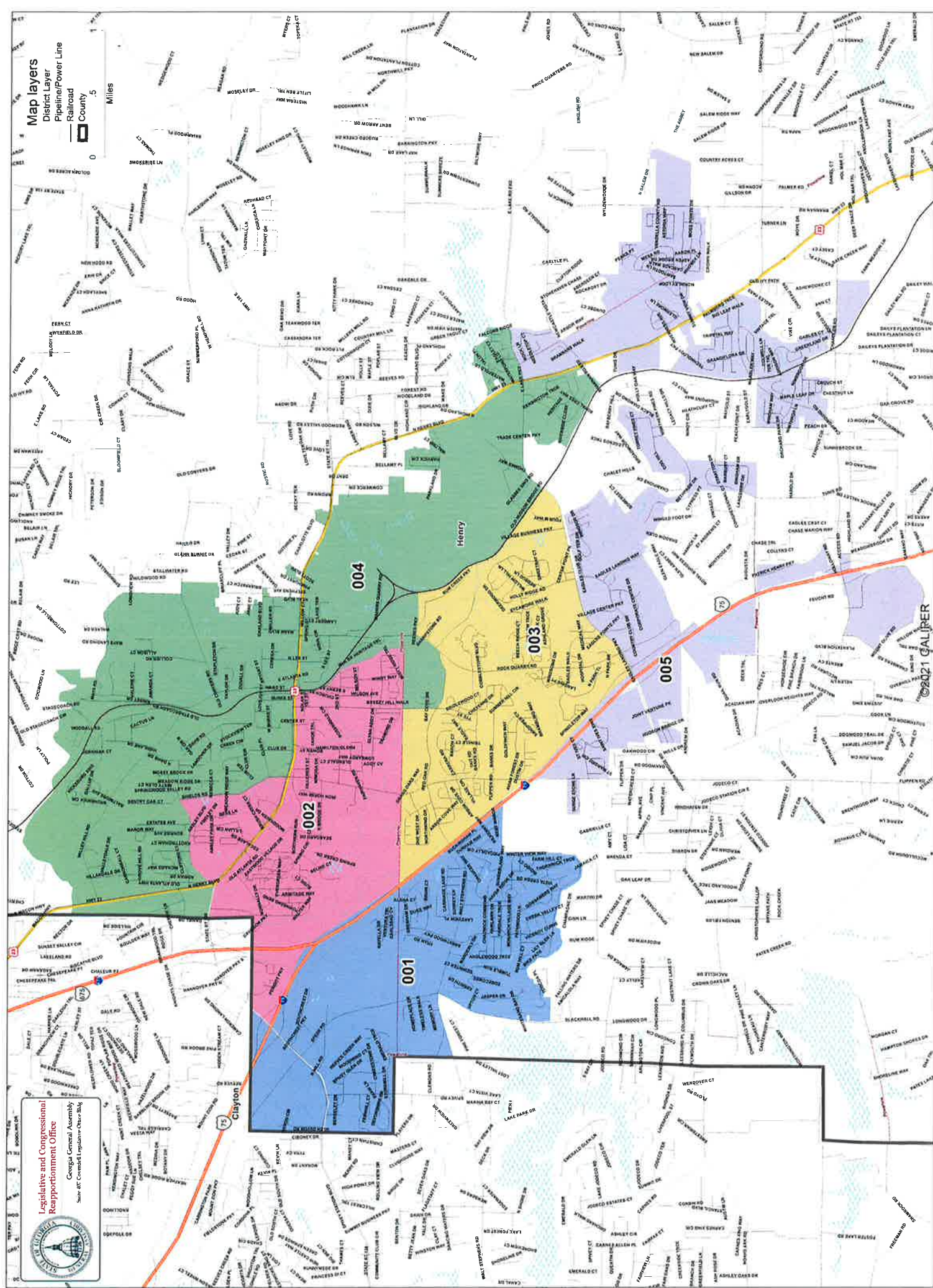
Proposed City of Stockbridge Council Districts upon approval of Annexation

Scale: 1:10,000
Map: StockbridgeGA-Annex-2022
Type: Local

Map layers

- District Layer
- Pipeline/Power Line
- Railroad
- County

0 5 Miles



©2021 GALPER



**CITY OF STOCKBRIDGE
PUBLIC HEARING NOTICE**

CITY OF STOCKBRIDGE – ADOPTION OF THE OFFICIAL ZONING MAP# OZM-2022-01

To consider Staff amendments to the Official Zoning Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.

CITY OF STOCKBRIDGE – ADOPTION OF THE OVERLAY DISTRICT MAP #ODM-2022-01

To consider Staff amendments to the Overlay District Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.

CITY OF STOCKBRIDGE – ADOPTION OF THE FUTURE LAND USE MAP #FLUM-2022-01

To consider Staff amendments to the Future Land Use Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.

CITY OF STOCKBRIDGE – UNIFIED DEVELOPMENT CODE - TEXT AMENDMENT (TX-2022-01)

To allow the use of "Computer and data processing services" within the C-3 Heavy Commercial District as a permitted use, and update other applicable references to this use throughout the Unified Development Code.

CITY OF STOCKBRIDGE PLANNING COMMISSION MEETING /PUBLIC HEARING

Date: Thursday, December 15, 2022, at 6:30 p.m.
Location: Council Chamber of Stockbridge City Hall at 4640 North Henry Boulevard, Stockbridge, Georgia, 30281.

CITY OF STOCKBRIDGE MAYOR AND CITY COUNCIL MEETING / PUBLIC HEARING

Date: Monday, January 9, 2023, at 6:00 p.m.
Location: Council Chamber of Stockbridge City Hall at 4640 North Henry Boulevard, Stockbridge, Georgia, 30281.

Transfer roast to carving board. Let stand 10 minutes. Temperature will rise about 10 F to reach 145 F for medium-rare or 160 F for medium.

**Carve into slices and serve.
Top Sirloin Roast with
Herb Garlic Peppercorn
Crust**

Recipe courtesy of Beef
Loving Texans

Total time: 45 minutes

Servings: 8

1 center-cut sirloin beef

Bake 22-25 minutes until instant-read thermometer inserted into center of meatball registers 160 F.

To make cranberry sauce: In medium saucepan, combine 1 cup cranberry sauce and 1/2 cup sugar; simmer 5 minutes or until flavors blend.

Drizzle sauce over sirloin or serve as dipping sauce.



Holiday Mini Beef Meatball Skewers with Cranberry Barbecue Sauce.

Data from Zoning Layer							Data from FLU Layer			
PARCEL_NO	CityZoning	HC_ZONING	FLOOD_PLAIN	SUBDIVISION	CENSUST	ACREAGE	Parcels.Address	PARCEL_NO	FLU	City_FLU
012-01009000	C3	C3	NO		701.04	7.83	0	012-01009000	COM	Low Density Vertical Mixed Use
012-01009001	C2	C2	NO		701.04	1.12	630 HIGHWAY 138 W	012-01009001	COM	Low Density Vertical Mixed Use
012-01009002	C3	C3	NO		701.04	2.77	638 HIGHWAY 138 W	012-01009002	COM	Low Density Vertical Mixed Use
012-01013000	C3	C3	NO		701.04	0.81	762 HIGHWAY 138 W	012-01013000	COM	Low Density Vertical Mixed Use
012-02001000	C3	C3	NO		701.04	1.77	773 HIGHWAY 138 W	012-02001000	COM	Low Density Vertical Mixed Use
012-02008000	RR	RA	YES		701.04	2.48	150 NORTH MILL RD	012-02008000	COM	Low Density Vertical Mixed Use
012-02009000	RR	RA	YES		701.04	13.76	110 NORTH MILL RD	012-02009000	COM	Low Density Vertical Mixed Use
012-02009004	C2	C2	NO		701.04	0.72	925 HIGHWAY 138 W	012-02009004	COM	Low Density Vertical Mixed Use
012-02015000	SR	R2	NO		701.04	2.51	8025 SPIVEY RD	012-02015000	LD	Low Density Residential
012-02016000	RR	RA	YES		701.04	1.90	7968 SPIVEY RD	012-02016000	LD	Low Density Residential
012-02017000	RR	RA	YES		701.04	2.21	7994 SPIVEY RD	012-02017000	LD	Low Density Residential
012-02018000	RR	RA	YES		701.04	2.30	7974 SPIVEY RD	012-02018000	LD	Low Density Residential
012-02019000	RR	RA	NO		701.04	2.01	7964 SPIVEY RD	012-02019000	LD	Low Density Residential
012-02020001	SR	R4	NO		701.04	0.63	7954 SPIVEY RD	012-02020001	LD	Low Density Residential
012-02021005	RR	RA	NO		701.04	0.99	7944 SPIVEY RD	012-02021005	LD	Low Density Residential
012-02025000	RR	RA	NO		701.04	0.98	629 ORCHARD RD	012-02025000	LD	Low Density Residential
012-02026000	RR	RA	NO		701.04	1.12	3198 ORCHARD RD	012-02026000	LD	Low Density Residential
012-02027000	C1	C1	NO		701.04	1.01	0 ORCHARD RD	012-02027000	LD	Low Density Residential
012-02027002	C1	C1	NO		701.04	0.74	3186 ORCHARD RD	012-02027002	LD	Low Density Residential
012-02028000	RR	RA	NO		701.04	1.21	7876 SPIVEY RD	012-02028000	LD	Low Density Residential
012-02028001	RR	RA	NO		701.04	1.16	0	012-02028001	LD	Low Density Residential
012-02028002	RR	RA	NO		701.04	1.18	7880 SPIVEY RD	012-02028002	LD	Low Density Residential
012-03002001	C3	C3	NO		701.04	1.54	0	012-03002001	COM	Low Density Vertical Mixed Use
012-03002002	C3	C3	NO		701.04	3.93	599 HIGHWAY 138 W	012-03002002	COM	Low Density Vertical Mixed Use
012-03003000	C3	C3	NO		701.04	0.82	605 HIGHWAY 138 W	012-03003000	COM	Low Density Vertical Mixed Use
012-03004000	C3	C3	NO		701.04	0.83	611 HIGHWAY 138 W	012-03004000	COM	Low Density Vertical Mixed Use
012-03005000	C3	C3	NO		701.04	1.59	615 HIGHWAY 138 W	012-03005000	COM	Low Density Vertical Mixed Use
012-03007000	C3	C3	NO		701.04	5.19	619 HIGHWAY 138 W	012-03007000	COM	Low Density Vertical Mixed Use
012-03008000	C3	C3	NO		701.04	0.81	625 HIGHWAY 138 W	012-03008000	COM	Low Density Vertical Mixed Use
012-03009000	C3	C3	NO		701.04	1.78	637 HIGHWAY 138 W	012-03009000	COM	Low Density Vertical Mixed Use
012-03010000	C3	C3	NO		701.04	0.95	631 HIGHWAY 138 W	012-03010000	COM	Low Density Vertical Mixed Use
012-03015001	RR	RA	YES		701.04	0.73	0	012-03015001	MD	Medium Density Residential
012-03019001	C3	C3	NO		701.04	1.30	0	012-03019001	COM	Low Density Vertical Mixed Use
012-03028000	RR	RA	YES		701.04	1.17	0	012-03028000	MD	Medium Density Residential
012-03029000	RR	RA	YES		701.04	18.36	0	012-03029000	MD	Medium Density Residential
012-03030000	RR	RA	YES		701.04	8.04	0	012-03030000	MD	Medium Density Residential
012-03031000	RR	RA	YES		701.04	1.41	384 OLD SPEER RD	012-03031000	MD	Medium Density Residential
012-03031001	RR	RA	YES		701.04	1.35	410 OLD SPEER RD	012-03031001	MD	Medium Density Residential
012-03032000	RR	RA	YES		701.04	2.49	0	012-03032000	MD	Medium Density Residential
012-03034000	RR	RA	YES		701.04	2.61	354 OLD SPEER RD	012-03034000	MD	Medium Density Residential
012-03035000	RR	RA	NO		701.04	0.94	314 OLD SPEER RD	012-03035000	MD	Medium Density Residential
012-03036000	RR	RA	YES		701.04	4.00	294 OLD SPEER RD	012-03036000	MD	Medium Density Residential
012-03036005	RR	RA	NO		701.04	0.95	0	012-03036005	MD	Medium Density Residential
012-03037000	RR	RA	YES		701.04	2.73	0	012-03037000	MD	Medium Density Residential
012-03038000	RR	RA	YES		701.04	2.91	0	012-03038000	MD	Medium Density Residential
012-03039000	RR	RA	YES		701.04	2.84	0	012-03039000	MD	Medium Density Residential
012-03040000	RR	RA	YES		701.04	3.01	0	012-03040000	MD	Medium Density Residential
012-03041000	RR	RA	YES		701.04	2.17	0	012-03041000	MD	Medium Density Residential
012-03042000	RR	RA	YES		701.04	2.45	0	012-03042000	MD	Medium Density Residential
012-03043000	RR	RA	YES		701.04	2.70	0	012-03043000	MD	Medium Density Residential
012-03044000	RR	RA	YES		701.04	2.73	0	012-03044000	MD	Medium Density Residential
012-03045000	RR	RA	YES		701.04	2.81	0	012-03045000	MD	Medium Density Residential
012-03046000	RR	RA	YES		701.04	2.87	0	012-03046000	MD	Medium Density Residential

012-03047000	RR	RA	YES		701.04	2.91	0	012-03047000	MD	Medium Density Residential
012-03050000	RR	RA	NO		701.04	3.04	0	012-03050000	MD	Medium Density Residential
012-03051001	RR	RA	NO		701.04	0.57	274 OLD SPEER RD	012-03051001	MD	Medium Density Residential
012-03052000	RR	RA	NO		701.04	4.02	258	012-03052000	MD	Medium Density Residential
012-03053000	RR	RA	NO		701.04	3.84	232 SPEER RD	012-03053000	MD	Medium Density Residential
012-03054000	RR	RA	NO		701.04	2.04	216 SPEER RD	012-03054000	MD	Medium Density Residential
012-03055000	RR	RA	NO		701.04	1.90	204 SPEER RD	012-03055000	MD	Medium Density Residential
012-03056000	RR	RA	NO		701.04	1.22	0	012-03056000	MD	Medium Density Residential
012-03057000	RR	RA	NO		701.04	1.29	190 SPEER RD	012-03057000	MD	Medium Density Residential
012-03058000	RR	RA	NO		701.04	3.24	0 SPEER RD	012-03058000	MD	Medium Density Residential
012-03059000	RR	RA	NO		701.04	2.18	207 SPEER RD	012-03059000	MD	Medium Density Residential
012-03061000	RR	RA	NO		701.04	1.85	235 SPEER RD	012-03061000	MD	Medium Density Residential
012-03061001	RR	RA	NO		701.04	2.37	239 SPEER RD	012-03061001	MD	Medium Density Residential
012-03062000	RR	RA	NO		701.04	1.72	231 SPEER RD	012-03062000	MD	Medium Density Residential
012-03063000	RR	RA	NO		701.04	1.56	249 SPEER RD	012-03063000	MD	Medium Density Residential
012-03064000	RR	RA	YES		701.04	1.91	233 SPEER RD	012-03064000	MD	Medium Density Residential
012-03066000	RR	RA	YES		701.04	2.51	217 SPEER RD	012-03066000	MD	Medium Density Residential
012-03067000	RR	RA	YES		701.04	3.44	277 SPEER RD	012-03067000	MD	Medium Density Residential
012-03070001	RR	RA	YES		701.04	0.64	298 SPEER RD	012-03070001	MD	Medium Density Residential
012-03071000	RR	RA	YES		701.04	4.02	0	012-03071000	MD	Medium Density Residential
012-03072000	RR	RA	YES		701.04	1.89	0 NORTH MILL RD	012-03072000	MD	Medium Density Residential
012-03073000	RR	RA	YES		701.04	2.10	0 NORTH MILL RD	012-03073000	MD	Medium Density Residential
012-03074000	RR	RA	YES		701.04	2.51	330 NORTH MILL RD	012-03074000	MD	Medium Density Residential
012-03075000	RR	RA	YES		701.04	1.38	0 NORTH MILL RD	012-03075000	MD	Medium Density Residential
012-03076000	RR	RA	YES		701.04	1.33	0	012-03076000	MD	Medium Density Residential
012-03077000	RR	RA	YES		701.04	1.69	310 NORTH MILL RD	012-03077000	MD	Medium Density Residential
012-03078000	RR	RA	YES		701.04	0.97	0 NORTH MILL RD	012-03078000	MD	Medium Density Residential
012-03078001	RR	RA	YES		701.04	0.82	300 SPEER RD	012-03078001	MD	Medium Density Residential
012-03079000	RR	RA	YES		701.04	2.15	305 SPEER RD	012-03079000	MD	Medium Density Residential
012A01039000	SR	R3	YES	SPIVEY RIDGE	701.04	0.43	100 SPIVEY RIDGE CIR	012A01039000	LD	Low Density Residential
012A01040000	SR	R3	YES	SPIVEY RIDGE	701.04	0.40	106 SPIVEY RIDGE CIR	012A01040000	LD	Low Density Residential
012A01041000	SR	R3	YES	SPIVEY RIDGE	701.04	0.41	112 SPIVEY RIDGE CIR	012A01041000	LD	Low Density Residential
012A01042000	SR	R3	YES	SPIVEY RIDGE	701.04	0.40	118 SPIVEY RIDGE CIR	012A01042000	LD	Low Density Residential
012A01043000	SR	R3	NO	SPIVEY RIDGE	701.04	0.45	124 SPIVEY RIDGE CIR	012A01043000	LD	Low Density Residential
012A01044000	SR	R3	YES	SPIVEY RIDGE	701.04	0.54	130 SPIVEY RIDGE CIR	012A01044000	LD	Low Density Residential
012A01045000	SR	R3	NO	SPIVEY RIDGE	701.04	0.52	136 SPIVEY RIDGE CIR	012A01045000	LD	Low Density Residential
012A01046000	SR	R3	NO	SPIVEY RIDGE	701.04	0.51	142 SPIVEY RIDGE CIR	012A01046000	LD	Low Density Residential
012A01047000	SR	R3	YES	SPIVEY RIDGE	701.04	0.80	200 HUNTING CT	012A01047000	LD	Low Density Residential
012A01048000	SR	R3	NO	SPIVEY RIDGE	701.04	0.48	206 HUNTING CT	012A01048000	LD	Low Density Residential
012A01049000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	212 HUNTING CT	012A01049000	LD	Low Density Residential
012A01050000	SR	R3	NO	SPIVEY RIDGE	701.04	0.44	218 HUNTING CT	012A01050000	LD	Low Density Residential
012A01051000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	224 HUNTING CT	012A01051000	LD	Low Density Residential
012A01052000	SR	R3	NO	SPIVEY RIDGE	701.04	0.53	230 HUNTING CT	012A01052000	LD	Low Density Residential
012A01053000	SR	R3	NO	SPIVEY RIDGE	701.04	0.53	236 HUNTING CT	012A01053000	LD	Low Density Residential
012A01054000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	242 HUNTING CT	012A01054000	LD	Low Density Residential
012A01055000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	248 HUNTING CT	012A01055000	LD	Low Density Residential
012A01056000	SR	R3	NO	SPIVEY RIDGE	701.04	0.50	254 HUNTING CT	012A01056000	LD	Low Density Residential
012A01057000	SR	R3	NO	SPIVEY RIDGE	701.04	0.80	260 HUNTING CT	012A01057000	LD	Low Density Residential
012A01058000	SR	R3	NO	SPIVEY RIDGE	701.04	0.53	261 HUNTING CT	012A01058000	LD	Low Density Residential
012A01059000	SR	R3	NO	SPIVEY RIDGE	701.04	0.51	255 HUNTING CT	012A01059000	LD	Low Density Residential
012A01060000	SR	R3	NO	SPIVEY RIDGE	701.04	0.58	249 HUNTING CT	012A01060000	LD	Low Density Residential
012A01061000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	225 HUNTING CT	012A01061000	LD	Low Density Residential
012A01062000	SR	R3	NO	SPIVEY RIDGE	701.04	0.50	211 HUNTING CT	012A01062000	LD	Low Density Residential
012A01063000	SR	R3	NO	SPIVEY RIDGE	701.04	0.53	205 HUNTING CT	012A01063000	LD	Low Density Residential
012A01064000	SR	R3	NO	SPIVEY RIDGE	701.04	0.49	152 SPIVEY RIDGE CIR	012A01064000	LD	Low Density Residential

012A01065000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	158 SPIVEY RIDGE CIR	012A01065000	LD	Low Density Residential
012A01066000	SR	R3	NO	SPIVEY RIDGE	701.04	0.49	103 SPIVEY RIDGE CIR	012A01066000	LD	Low Density Residential
012A01067000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	109 SPIVEY RIDGE CIR	012A01067000	LD	Low Density Residential
012A01068000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	115 SPIVEY RIDGE CIR	012A01068000	LD	Low Density Residential
012A01069000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	121 SPIVEY RIDGE CIR	012A01069000	LD	Low Density Residential
012A01070000	SR	R3	NO	SPIVEY RIDGE	701.04	0.47	127 SPIVEY RIDGE CIR	012A01070000	LD	Low Density Residential
012A01071000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	133 SPIVEY RIDGE CIR	012A01071000	LD	Low Density Residential
012A01072000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	145 SPIVEY RIDGE CIR	012A01072000	LD	Low Density Residential
012A01073000	SR	R3	NO	SPIVEY RIDGE	701.04	0.48	151 SPIVEY RIDGE CIR	012A01073000	LD	Low Density Residential
012A01074000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	310 FERNHILL CT	012A01074000	LD	Low Density Residential
012A01075000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	316 FERNHILL CT	012A01075000	LD	Low Density Residential
012A01076000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	322 FERNHILL CT	012A01076000	LD	Low Density Residential
012A01077000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	328 FERNHILL CT	012A01077000	LD	Low Density Residential
012A01078000	SR	R3	NO	SPIVEY RIDGE	701.04	0.63	334 FERNHILL CT	012A01078000	LD	Low Density Residential
012A01079000	SR	R3	NO	SPIVEY RIDGE	701.04	0.47	340 FERNHILL CT	012A01079000	LD	Low Density Residential
012A01080000	SR	R3	NO	SPIVEY RIDGE	701.04	0.68	341 FERNHILL CT	012A01080000	LD	Low Density Residential
012A01081000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	335 FERNHILL CT	012A01081000	LD	Low Density Residential
012A01082000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	329 FERNHILL CT	012A01082000	LD	Low Density Residential
012A01083000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	323 FERNHILL CT	012A01083000	LD	Low Density Residential
012A01084000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	317 FERNHILL CT	012A01084000	LD	Low Density Residential
012A01085000	SR	R3	NO	SPIVEY RIDGE	701.04	0.45	311 FERNHILL CT	012A01085000	LD	Low Density Residential
012A01086000	SR	R3	NO	SPIVEY RIDGE	701.04	0.45	305 FERNHILL CT	012A01086000	LD	Low Density Residential
012A01087000	SR	R3	NO	SPIVEY RIDGE	701.04	0.48	165 SPIVEY RIDGE CIR	012A01087000	LD	Low Density Residential
012A01088000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	171 SPIVEY RIDGE CIR	012A01088000	LD	Low Density Residential
012A01089000	SR	R3	NO	SPIVEY RIDGE	701.04	0.50	170 SPIVEY RIDGE CIR	012A01089000	LD	Low Density Residential
012A01090000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	164 SPIVEY RIDGE CIR	012A01090000	LD	Low Density Residential
012A01091000	SR	R3	NO	SPIVEY RIDGE	701.04	0.60	307 SPIVEY RIDGE CIR	012A01091000	LD	Low Density Residential
012A01092000	SR	R3	NO	SPIVEY RIDGE	701.04	0.61	301 SPIVEY RIDGE CIR	012A01092000	LD	Low Density Residential
012A01093000	SR	R3	NO	SPIVEY RIDGE	701.04	0.49	400 DEVONSHIRE DR	012A01093000	LD	Low Density Residential
012A01094000	SR	R3	NO	SPIVEY RIDGE	701.04	0.61	406 DEVONSHIRE DR	012A01094000	LD	Low Density Residential
012A01095000	SR	R3	NO	SPIVEY RIDGE	701.04	0.47	412 DEVONSHIRE DR	012A01095000	LD	Low Density Residential
012A01096000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	418 DEVONSHIRE DR	012A01096000	LD	Low Density Residential
012A01097000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	424 DEVONSHIRE DR	012A01097000	LD	Low Density Residential
012A01098000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	430 DEVONSHIRE DR	012A01098000	LD	Low Density Residential
012A01099000	SR	R3	NO	SPIVEY RIDGE	701.04	0.44	436 DEVONSHIRE DR	012A01099000	LD	Low Density Residential
012A01100000	SR	R3	NO	SPIVEY RIDGE	701.04	0.54	442 DEVONSHIRE DR	012A01100000	LD	Low Density Residential
012A01101000	SR	R3	NO	SPIVEY RIDGE	701.04	0.68	437 DEVONSHIRE DR	012A01101000	LD	Low Density Residential
012A01102000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	431 DEVONSHIRE DR	012A01102000	LD	Low Density Residential
012A01103000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	425 DEVONSHIRE DR	012A01103000	LD	Low Density Residential
012A01104000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	419 DEVONSHIRE DR	012A01104000	LD	Low Density Residential
012A01105000	SR	R3	NO	SPIVEY RIDGE	701.04	0.46	308 SPIVEY RIDGE CIR	012A01105000	LD	Low Density Residential
012A01106000	SR	R3	NO	SPIVEY RIDGE	701.04	0.45	302 SPIVEY RIDGE CIR	012A01106000	LD	Low Density Residential
012A01107000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	296 SPIVEY RIDGE CIR	012A01107000	LD	Low Density Residential
012A01108000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	176 SPIVEY RIDGE CIR	012A01108000	LD	Low Density Residential
012A01109000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	182 SPIVEY RIDGE CIR	012A01109000	LD	Low Density Residential
012A01110000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	188 SPIVEY RIDGE CIR	012A01110000	LD	Low Density Residential
012A01111000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	194 SPIVEY RIDGE CIR	012A01111000	LD	Low Density Residential
012A01112000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	200 SPIVEY RIDGE CIR	012A01112000	LD	Low Density Residential
012A01113000	SR	R3	NO	SPIVEY RIDGE	701.04	0.66	206 SPIVEY RIDGE CIR	012A01113000	LD	Low Density Residential
012A01114000	SR	R3	NO	SPIVEY RIDGE	701.04	0.50	212 SPIVEY RIDGE CIR	012A01114000	LD	Low Density Residential
012A01115000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	218 SPIVEY RIDGE CIR	012A01115000	LD	Low Density Residential
012A01116000	SR	R3	NO	SPIVEY RIDGE	701.04	0.47	224 SPIVEY RIDGE CIR	012A01116000	LD	Low Density Residential
012A01117000	SR	R3	NO	SPIVEY RIDGE	701.04	0.59	230 SPIVEY RIDGE CIR	012A01117000	LD	Low Density Residential
012A01118000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	236 SPIVEY RIDGE CIR	012A01118000	LD	Low Density Residential
012A01119000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	242 SPIVEY RIDGE CIR	012A01119000	LD	Low Density Residential

012A01120000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	248 SPIVEY RIDGE CIR	012A01120000	LD	Low Density Residential
012A01121000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	254 SPIVEY RIDGE CIR	012A01121000	LD	Low Density Residential
012A01122000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	260 SPIVEY RIDGE CIR	012A01122000	LD	Low Density Residential
012A01123000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	264 SPIVEY RIDGE CIR	012A01123000	LD	Low Density Residential
012A01124000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	272 SPIVEY RIDGE CIR	012A01124000	LD	Low Density Residential
012A01125000	SR	R3	NO	SPIVEY RIDGE	701.04	0.53	278 SPIVEY RIDGE CIR	012A01125000	LD	Low Density Residential
012A01126000	SR	R3	NO	SPIVEY RIDGE	701.04	0.47	280 SPIVEY RIDGE CIR	012A01126000	LD	Low Density Residential
012A01127000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	284 SPIVEY RIDGE CIR	012A01127000	LD	Low Density Residential
012A01128000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	290 SPIVEY RIDGE CIR	012A01128000	LD	Low Density Residential
012A01129000	SR	R3	NO	SPIVEY RIDGE	701.04	0.46	413 DEVONSHIRE DR	012A01129000	LD	Low Density Residential
012A01130000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	267 SPIVEY RIDGE CIR	012A01130000	LD	Low Density Residential
012A01131000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	263 SPIVEY RIDGE CIR	012A01131000	LD	Low Density Residential
012A01132000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	259 SPIVEY RIDGE CIR	012A01132000	LD	Low Density Residential
012A01133000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	255 SPIVEY RIDGE CIR	012A01133000	LD	Low Density Residential
012A01134000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	251 SPIVEY RIDGE CIR	012A01134000	LD	Low Density Residential
012A01135000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	247 SPIVEY RIDGE CIR	012A01135000	LD	Low Density Residential
012A01136000	SR	R3	NO	SPIVEY RIDGE	701.04	0.53	243 SPIVEY RIDGE CIR	012A01136000	LD	Low Density Residential
012A01137000	SR	R3	NO	SPIVEY RIDGE	701.04	0.45	213 SPIVEY RIDGE CIR	012A01137000	LD	Low Density Residential
012A01138000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	207 SPIVEY RIDGE CIR	012A01138000	LD	Low Density Residential
012A01139000	SR	R3	NO	SPIVEY RIDGE	701.04	0.46	201 SPIVEY RIDGE CIR	012A01139000	LD	Low Density Residential
012A01140000	SR	R3	NO	SPIVEY RIDGE	701.04	0.44	195 SPIVEY RIDGE CIR	012A01140000	LD	Low Density Residential
012A01141000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	189 SPIVEY RIDGE CIR	012A01141000	LD	Low Density Residential
012A01142000	SR	R3	NO	SPIVEY RIDGE	701.04	0.44	183 SPIVEY RIDGE CIR	012A01142000	LD	Low Density Residential
012A01143000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	177 SPIVEY RIDGE CIR	012A01143000	LD	Low Density Residential
012B01001000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	100 SPIVEY GLEN DR	012B01001000	LD	Low Density Residential
012B01002000	SR	R3	NO	SPIVEY GLEN	701.04	0.34	106 SPIVEY GLEN DR	012B01002000	LD	Low Density Residential
012B01003000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	112 SPIVEY GLEN DR	012B01003000	LD	Low Density Residential
012B01004000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	118 SPIVEY GLEN DR	012B01004000	LD	Low Density Residential
012B01005000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	124 SPIVEY GLEN DR	012B01005000	LD	Low Density Residential
012B01006000	SR	R3	NO	SPIVEY GLEN	701.04	0.35	130 SPIVEY GLEN DR	012B01006000	LD	Low Density Residential
012B01007000	SR	R3	NO	SPIVEY GLEN	701.04	0.29	136 SPIVEY GLEN DR	012B01007000	LD	Low Density Residential
012B01008000	SR	R3	YES	SPIVEY GLEN	701.04	0.47	142 SPIVEY GLEN DR	012B01008000	LD	Low Density Residential
012B01009000	SR	R3	YES	SPIVEY GLEN	701.04	0.59	303 EMERALD TRCE	012B01009000	LD	Low Density Residential
012B01010000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	305 EMERALD TRCE	012B01010000	LD	Low Density Residential
012B01011000	SR	R3	YES	SPIVEY GLEN	701.04	0.50	149 SPIVEY GLEN DR	012B01011000	LD	Low Density Residential
012B01012000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	155 SPIVEY GLEN DR	012B01012000	LD	Low Density Residential
012B01013000	SR	R3	NO	SPIVEY GLEN	701.04	0.47	161 SPIVEY GLEN DR	012B01013000	LD	Low Density Residential
012B01014000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	167 SPIVEY GLEN DR	012B01014000	LD	Low Density Residential
012B01015000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	173 SPIVEY GLEN DR	012B01015000	LD	Low Density Residential
012B01016000	SR	R3	NO	SPIVEY GLEN	701.04	0.40	179 SPIVEY GLEN DR	012B01016000	LD	Low Density Residential
012B01017000	SR	R3	NO	SPIVEY GLEN	701.04	0.56	217 REEVES CREEK WAY	012B01017000	LD	Low Density Residential
012B01018000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	213 REEVES CREEK WAY	012B01018000	LD	Low Density Residential
012B01019000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	209 REEVES CREEK WAY	012B01019000	LD	Low Density Residential
012B01020000	SR	R3	YES	SPIVEY GLEN	701.04	0.41	205 REEVES CREEK WAY	012B01020000	LD	Low Density Residential
012B01021000	SR	R3	YES	SPIVEY GLEN	701.04	0.58	201 REEVES CREEK WAY	012B01021000	LD	Low Density Residential
012B01022000	SR	R3	YES	SPIVEY GLEN	701.04	0.53	200 REEVES CREEK WAY	012B01022000	LD	Low Density Residential
012B01023000	SR	R3	YES	SPIVEY GLEN	701.04	1.04	204 REEVES CREEK WAY	012B01023000	LD	Low Density Residential
012B01024000	SR	R3	YES	SPIVEY GLEN	701.04	0.95	208 REEVES CREEK WAY	012B01024000	LD	Low Density Residential
012B01025000	SR	R3	YES	SPIVEY GLEN	701.04	0.89	212 REEVES CREEK WAY	012B01025000	LD	Low Density Residential
012B01026000	SR	R3	YES	SPIVEY GLEN	701.04	0.86	216 REEVES CREEK WAY	012B01026000	LD	Low Density Residential
012B01027000	SR	R3	YES	SPIVEY GLEN	701.04	0.67	220 REEVES CREEK WAY	012B01027000	LD	Low Density Residential
012B01028000	SR	R3	YES	SPIVEY GLEN	701.04	0.40	224 REEVES CREEK WAY	012B01028000	LD	Low Density Residential
012B01029000	SR	R3	YES	SPIVEY GLEN	701.04	0.48	228 REEVES CREEK WAY	012B01029000	LD	Low Density Residential
012B01030000	SR	R3	YES	SPIVEY GLEN	701.04	0.52	232 REEVES CREEK WAY	012B01030000	LD	Low Density Residential
012B01031000	SR	R3	NO	SPIVEY GLEN	701.04	0.50	182 SPIVEY GLEN DR	012B01031000	LD	Low Density Residential

012B01032000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	178 SPIVEY GLEN DR	012B01032000	LD	Low Density Residential
012B01033000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	172 SPIVEY GLEN DR	012B01033000	LD	Low Density Residential
012B01034000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	166 SPIVEY GLEN DR	012B01034000	LD	Low Density Residential
012B01035000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	160 SPIVEY GLEN DR	012B01035000	LD	Low Density Residential
012B01036000	SR	R3	NO	SPIVEY GLEN	701.04	0.53	154 SPIVEY GLEN DR	012B01036000	LD	Low Density Residential
012B01037000	SR	R4	YES	SPIVEY GLEN	701.04	0.77	141 SPIVEY GLEN DR	012B01037000	LD	Low Density Residential
012B01038000	SR	R4	NO	SPIVEY GLEN	701.04	0.37	135 SPIVEY GLEN DR	012B01038000	LD	Low Density Residential
012B01039000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	315 EMERALD TRCE	012B01039000	LD	Low Density Residential
012B01040000	SR	R3	NO	SPIVEY GLEN	701.04	0.49	323 EMERALD TRCE	012B01040000	LD	Low Density Residential
012B01041000	SR	R3	NO	SPIVEY GLEN	701.04	0.55	339 EMERALD TRCE	012B01041000	LD	Low Density Residential
012B01042000	SR	R3	NO	SPIVEY GLEN	701.04	0.55	347 EMERALD TRCE	012B01042000	LD	Low Density Residential
012B01043000	SR	R3	NO	SPIVEY GLEN	701.04	0.52	355 EMERALD TRCE	012B01043000	LD	Low Density Residential
012B01044000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	314 EMERALD TRCE	012B01044000	LD	Low Density Residential
012B01045000	SR	R3	NO	SPIVEY GLEN	701.04	0.49	322 EMERALD TRCE	012B01045000	LD	Low Density Residential
012B01046000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	330 EMERALD TRCE	012B01046000	LD	Low Density Residential
012B01047000	SR	R3	NO	SPIVEY GLEN	701.04	0.50	338 EMERALD TRCE	012B01047000	LD	Low Density Residential
012B01048000	SR	R3	NO	SPIVEY GLEN	701.04	0.50	346 EMERALD TRCE	012B01048000	LD	Low Density Residential
012B01049000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	354 EMERALD TRCE	012B01049000	LD	Low Density Residential
012B01050000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	411 WOODWIND CT	012B01050000	LD	Low Density Residential
012B01051000	SR	R3	NO	SPIVEY GLEN	701.04	0.52	419 WOODWIND CT	012B01051000	LD	Low Density Residential
012B01052000	SR	R3	NO	SPIVEY GLEN	701.04	0.54	427 WOODWIND CT	012B01052000	LD	Low Density Residential
012B01053000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	435 WOODWIND CT	012B01053000	LD	Low Density Residential
012B01054000	SR	R3	NO	SPIVEY GLEN	701.04	0.48	442 WOODWIND CT	012B01054000	LD	Low Density Residential
012B01055000	SR	R3	NO	SPIVEY GLEN	701.04	0.39	434 WOODWIND CT	012B01055000	LD	Low Density Residential
012B01056000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	426 WOODWIND CT	012B01056000	LD	Low Density Residential
012B01057000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	418 WOODWIND CT	012B01057000	LD	Low Density Residential
012B01058000	SR	R3	NO	SPIVEY GLEN	701.04	0.39	410 WOODWIND CT	012B01058000	LD	Low Density Residential
012B01059000	SR	R3	NO	SPIVEY GLEN	701.04	0.36	243 REEVES CREEK WAY	012B01059000	LD	Low Density Residential
012B01060000	SR	R3	NO	SPIVEY GLEN	701.04	0.40	251 REEVES CREEK WAY	012B01060000	LD	Low Density Residential
012B01061000	SR	R3	NO	SPIVEY GLEN	701.04	0.52	259 REEVES CREEK WAY	012B01061000	LD	Low Density Residential
012B01062000	SR	R3	NO	SPIVEY GLEN	701.04	0.61	267 REEVES CREEK WAY	012B01062000	LD	Low Density Residential
012B01063000	SR	R3	NO	SPIVEY GLEN	701.04	0.61	266 REEVES CREEK WAY	012B01063000	LD	Low Density Residential
012B01064000	SR	R3	YES	SPIVEY GLEN	701.04	0.65	258 REEVES CREEK WAY	012B01064000	LD	Low Density Residential
012B01065000	SR	R3	YES	SPIVEY GLEN	701.04	0.60	250 REEVES CREEK WAY	012B01065000	LD	Low Density Residential
012B01066000	SR	R3	YES	SPIVEY GLEN	701.04	0.45	242 REEVES CREEK WAY	012B01066000	LD	Low Density Residential
012B01067000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	359 EMERALD TRCE	012B01067000	LD	Low Density Residential
012B01068000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	363 EMERALD TRCE	012B01068000	LD	Low Density Residential
012B01069000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	367 EMERALD TRCE	012B01069000	LD	Low Density Residential
012B01070000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	371 EMERALD TRCE	012B01070000	LD	Low Density Residential
012B01071000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	375 EMERALD TRCE	012B01071000	LD	Low Density Residential
012B01072000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	379 EMERALD TRCE	012B01072000	LD	Low Density Residential
012B01073000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	383 EMERALD TRCE	012B01073000	LD	Low Density Residential
012B01074000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	387 EMERALD TRCE	012B01074000	LD	Low Density Residential
012B01075000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	3208 STONEMILL DR	012B01075000	LD	Low Density Residential
012B01076000	SR	R3	NO	SPIVEY GLEN	701.04	0.68	3209 STONEMILL DR	012B01076000	LD	Low Density Residential
012B01077000	SR	R3	NO	SPIVEY GLEN	701.04	0.63	3213 STONEMILL DR	012B01077000	LD	Low Density Residential
012B01078000	SR	R3	NO	SPIVEY GLEN	701.04	0.63	3217 STONEMILL DR	012B01078000	LD	Low Density Residential
012B01079000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	358 EMERALD TRCE	012B01079000	LD	Low Density Residential
012B01080000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	362 EMERALD TRCE	012B01080000	LD	Low Density Residential
012B01081000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	507 CREEKSTONE DR	012B01081000	LD	Low Density Residential
012B01082000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	515 CREEKSTONE DR	012B01082000	LD	Low Density Residential
012B01083000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	519 CREEKSTONE DR	012B01083000	LD	Low Density Residential
012B01084000	SR	R3	NO	SPIVEY GLEN	701.04	0.54	709 STONEHEDGE PL	012B01084000	LD	Low Density Residential
012B01085000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	715 STONEHEDGE PL	012B01085000	LD	Low Density Residential
012B01086000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	719 STONEHEDGE PL	012B01086000	LD	Low Density Residential

012B01087000	SR	R3	NO	SPIVEY GLEN	701.04	0.40	718 STONEHENGE PL	012B01087000	LD	Low Density Residential
012B01088000	SR	R3	NO	SPIVEY GLEN	701.04	0.47	710 STONEHENGE PL	012B01088000	LD	Low Density Residential
012B01089000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	529 CREEKSTONE DR	012B01089000	LD	Low Density Residential
012B01091000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	541 CREEKSTONE DR	012B01091000	LD	Low Density Residential
012B01092000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	547 CREEKSTONE DR	012B01092000	LD	Low Density Residential
012B01093000	SR	R3	NO	SPIVEY GLEN	701.04	0.39	553 CREEKSTONE DR	012B01093000	LD	Low Density Residential
012B01094000	SR	R3	NO	SPIVEY GLEN	701.04	0.37	557 CREEKSTONE DR	012B01094000	LD	Low Density Residential
012B01095000	SR	R3	NO	SPIVEY GLEN	701.04	0.38	561 CREEKSTONE DR	012B01095000	LD	Low Density Residential
012B01096000	SR	R3	YES	SPIVEY GLEN	701.04	0.47	562 CREEKSTONE DR	012B01096000	LD	Low Density Residential
012B01097000	SR	R3	YES	SPIVEY GLEN	701.04	0.51	556 CREEKSTONE DR	012B01097000	LD	Low Density Residential
012B01098000	SR	R3	YES	SPIVEY GLEN	701.04	0.46	552 CREEKSTONE DR	012B01098000	LD	Low Density Residential
012B01099000	SR	R3	YES	SPIVEY GLEN	701.04	0.67	546 CREEKSTONE DR	012B01099000	LD	Low Density Residential
012B01100000	SR	R3	NO	SPIVEY GLEN	701.04	0.54	542 CREEKSTONE DR	012B01100000	LD	Low Density Residential
012B01101000	SR	R3	NO	SPIVEY GLEN	701.04	0.68	538 CREEKSTONE DR	012B01101000	LD	Low Density Residential
012B01102000	SR	R3	NO	SPIVEY GLEN	701.04	0.58	534 CREEKSTONE DR	012B01102000	LD	Low Density Residential
012B01103000	SR	R3	NO	SPIVEY GLEN	701.04	0.72	530 CREEKSTONE DR	012B01103000	LD	Low Density Residential
012B01104000	SR	R3	NO	SPIVEY GLEN	701.04	0.59	526 CREEKSTONE DR	012B01104000	LD	Low Density Residential
012B01105000	SR	R3	NO	SPIVEY GLEN	701.04	0.50	601 CREEKSTONE CT	012B01105000	LD	Low Density Residential
012B01106000	SR	R3	NO	SPIVEY GLEN	701.04	0.50	609 CREEKSTONE CT	012B01106000	LD	Low Density Residential
012B01107000	SR	R3	NO	SPIVEY GLEN	701.04	0.52	617 CREEKSTONE CT	012B01107000	LD	Low Density Residential
012B01108000	SR	R3	NO	SPIVEY GLEN	701.04	0.48	616 CREEKSTONE CT	012B01108000	LD	Low Density Residential
012B01109000	SR	R3	NO	SPIVEY GLEN	701.04	0.48	608 CREEKSTONE CT	012B01109000	LD	Low Density Residential
012B01110000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	600 CREEKSTONE CT	012B01110000	LD	Low Density Residential
012B01111000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	506 CREEKSTONE DR	012B01111000	LD	Low Density Residential
012B01112000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	500 CREEKSTONE DR	012B01112000	LD	Low Density Residential
012B01113000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	378 EMERALD TRCE	012B01113000	LD	Low Density Residential
012B01114000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	382 EMERALD TRCE	012B01114000	LD	Low Density Residential
012B01115000	SR	R3	NO	SPIVEY GLEN	701.04	0.39	386 EMERALD TRCE	012B01115000	LD	Low Density Residential
012B01116000	SR	R3	NO	SPIVEY GLEN	701.04	0.48	390 EMERALD TRCE	012B01116000	LD	Low Density Residential
012B01117000	SR	R3	NO	SPIVEY GLEN	701.04	0.71	391 EMERALD TRCE	012B01117000	LD	Low Density Residential
012B01118000	SR	R3	NO	SPIVEY GLEN	701.04	0.56	395 EMERALD TRCE	012B01118000	LD	Low Density Residential
012B01119000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	399 EMERALD TRCE	012B01119000	LD	Low Density Residential
012B01120000	SR	R3	NO	SPIVEY GLEN	701.04	0.39	403 EMERALD TRCE	012B01120000	LD	Low Density Residential
012B01121000	SR	R3	NO	SPIVEY GLEN	701.04	0.51	407 EMERALD TRCE	012B01121000	LD	Low Density Residential
012B01122000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	411 EMERALD TRCE	012B01122000	LD	Low Density Residential
012B01123000	SR	R3	NO	SPIVEY GLEN	701.04	0.49	415 EMERALD TRCE	012B01123000	LD	Low Density Residential
012B01124000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	419 EMERALD TRCE	012B01124000	LD	Low Density Residential
012B01125000	SR	R3	NO	SPIVEY GLEN	701.04	0.62	806 MILLSTEAD CT	012B01125000	LD	Low Density Residential
012B01126000	SR	R3	NO	SPIVEY GLEN	701.04	0.54	814 MILLSTEAD CT	012B01126000	LD	Low Density Residential
012B01127000	SR	R3	NO	SPIVEY GLEN	701.04	0.71	815 MILLSTEAD CT	012B01127000	LD	Low Density Residential
012B01128000	SR	R3	NO	SPIVEY GLEN	701.04	0.50	807 MILLSTEAD CT	012B01128000	LD	Low Density Residential
012B01129000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	427 EMERALD TRCE	012B01129000	LD	Low Density Residential
012B01130000	SR	R3	NO	SPIVEY GLEN	701.04	0.40	433 EMERALD TRCE	012B01130000	LD	Low Density Residential
012B01131000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	439 EMERALD TRCE	012B01131000	LD	Low Density Residential
012B01132000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	445 EMERALD TRCE	012B01132000	LD	Low Density Residential
012B01133000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	451 EMERALD TRCE	012B01133000	LD	Low Density Residential
012B01134000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	400 EMERALD TRCE	012B01134000	LD	Low Density Residential
012B01135000	SR	R3	NO	SPIVEY GLEN	701.04	0.72	404 EMERALD TRCE	012B01135000	LD	Low Density Residential
012B01136000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	410 EMERALD TRCE	012B01136000	LD	Low Density Residential
012B01137000	SR	R3	NO	SPIVEY GLEN	701.04	0.47	416 EMERALD TRCE	012B01137000	LD	Low Density Residential
012B01138000	SR	R3	NO	SPIVEY GLEN	701.04	0.67	420 EMERALD TRCE	012B01138000	LD	Low Density Residential
012B01139000	SR	R3	NO	SPIVEY GLEN	701.04	0.73	424 EMERALD TRCE	012B01139000	LD	Low Density Residential
012B01140000	SR	R3	NO	SPIVEY GLEN	701.04	0.60	428 EMERALD TRCE	012B01140000	LD	Low Density Residential
012B01141000	SR	R3	NO	SPIVEY GLEN	701.04	0.34	434 EMERALD TRCE	012B01141000	LD	Low Density Residential
012B01142000	SR	R3	NO	SPIVEY GLEN	701.04	0.57	438 EMERALD TRCE	012B01142000	LD	Low Density Residential

012B01143000	SR	R3	NO	SPIVEY GLEN	701.04	0.74	442 EMERALD TRCE	012B01143000	LD	Low Density Residential
012B01144000	SR	R3	YES	SPIVEY GLEN	701.04	0.76	446 EMERALD TRCE	012B01144000	LD	Low Density Residential
012B01145000	SR	R3	NO	SPIVEY GLEN	701.04	0.49	452 EMERALD TRCE	012B01145000	LD	Low Density Residential
012B01146000	SR	R3	NO	SPIVEY GLEN	701.04	0.40	1001 CHADS RDG	012B01146000	LD	Low Density Residential
012B01147000	SR	R3	NO	SPIVEY GLEN	701.04	0.40	1005 CHADS RDG	012B01147000	LD	Low Density Residential
012B01148000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	1009 CHADS RDG	012B01148000	LD	Low Density Residential
012B01149000	SR	R3	NO	SPIVEY GLEN	701.04	0.47	1015 CHADS RDG	012B01149000	LD	Low Density Residential
012B01150000	SR	R3	YES	SPIVEY GLEN	701.04	0.45	1019 CHADS RDG	012B01150000	LD	Low Density Residential
012B01151000	SR	R3	YES	SPIVEY GLEN	701.04	0.47	1025 CHADS RDG	012B01151000	LD	Low Density Residential
012B01152000	SR	R3	YES	SPIVEY GLEN	701.04	0.49	1031 CHADS RDG	012B01152000	LD	Low Density Residential
012B01153000	SR	R3	YES	SPIVEY GLEN	701.04	0.44	1037 CHADS RDG	012B01153000	LD	Low Density Residential
012B01154000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	1036 CHADS RDG	012B01154000	LD	Low Density Residential
012B01155000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	1030 CHADS RDG	012B01155000	LD	Low Density Residential
012B01156000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	1024 CHADS RDG	012B01156000	LD	Low Density Residential
012B01157000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	1018 CHADS RDG	012B01157000	LD	Low Density Residential
012B01158000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	1010 CHADS RDG	012B01158000	LD	Low Density Residential
012B01159000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	468 EMERALD TRCE	012B01159000	LD	Low Density Residential
012B01160000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	474 EMERALD TRCE	012B01160000	LD	Low Density Residential
012B01161000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	480 EMERALD TRCE	012B01161000	LD	Low Density Residential
012B01162000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	486 EMERALD TRCE	012B01162000	LD	Low Density Residential
012B01163000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	492 EMERALD TRCE	012B01163000	LD	Low Density Residential
012B01164000	SR	R3	NO	SPIVEY GLEN	701.04	0.40	498 EMERALD TRCE	012B01164000	LD	Low Density Residential
012B01165000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	499 EMERALD TRCE	012B01165000	LD	Low Density Residential
012B01166000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	491 EMERALD TRCE	012B01166000	LD	Low Density Residential
012B01167000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	485 EMERALD TRCE	012B01167000	LD	Low Density Residential
012B01168000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	481 EMERALD TRCE	012B01168000	LD	Low Density Residential
012B01169000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	477 EMERALD TRCE	012B01169000	LD	Low Density Residential
012B01170000	SR	R3	NO	SPIVEY GLEN	701.04	0.49	473 EMERALD TRCE	012B01170000	LD	Low Density Residential
012B01171000	SR	R3	NO	SPIVEY GLEN	701.04	0.62	469 EMERALD TRCE	012B01171000	LD	Low Density Residential
012B01172000	SR	R3	NO	SPIVEY GLEN	701.04	0.75	901 WINDMILL CT	012B01172000	LD	Low Density Residential
012B01173000	SR	R3	NO	SPIVEY GLEN	701.04	0.71	905 WINDMILL CT	012B01173000	LD	Low Density Residential
012B01174000	SR	R3	NO	SPIVEY GLEN	701.04	0.74	909 WINDMILL CT	012B01174000	LD	Low Density Residential
012B01175000	SR	R3	NO	SPIVEY GLEN	701.04	0.82	915 WINDMILL CT	012B01175000	LD	Low Density Residential
012B01176000	SR	R3	NO	SPIVEY GLEN	701.04	1.13	919 WINDMILL CT	012B01176000	LD	Low Density Residential
012B01177000	SR	R3	NO	SPIVEY GLEN	701.04	1.38	923 WINDMILL CT	012B01177000	LD	Low Density Residential
012B01178000	SR	R3	NO	SPIVEY GLEN	701.04	0.62	927 WINDMILL CT	012B01178000	LD	Low Density Residential
012B01179000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	931 WINDMILL CT	012B01179000	LD	Low Density Residential
012B01180000	SR	R3	NO	SPIVEY GLEN	701.04	0.53	940 WINDMILL CT	012B01180000	LD	Low Density Residential
012B01181000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	932 WINDMILL CT	012B01181000	LD	Low Density Residential
012B01182000	SR	R3	NO	SPIVEY GLEN	701.04	0.50	926 WINDMILL CT	012B01182000	LD	Low Density Residential
012B01183000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	920 WINDMILL CT	012B01183000	LD	Low Density Residential
012B01184000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	910 WINDMILL CT	012B01184000	LD	Low Density Residential
012B01185000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	459 EMERALD TRCE	012B01185000	LD	Low Density Residential
012B01186000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	455 EMERALD TRCE	012B01186000	LD	Low Density Residential
012C01001000	SR	R3	NO	GLEN DEVON	701.04	0.47	7779 GLEN DEVON RD	012C01001000	LD	Low Density Residential
012C01002000	SR	R3	NO	GLEN DEVON	701.04	0.36	7769 GLEN DEVON RD	012C01002000	LD	Low Density Residential
012C01003000	SR	R3	NO	GLEN DEVON	701.04	0.34	7759 GLEN DEVON RD	012C01003000	LD	Low Density Residential
012C01004000	SR	R3	NO	GLEN DEVON	701.04	0.39	7749 GLEN DEVON RD	012C01004000	LD	Low Density Residential
012C01005000	SR	R3	NO	GLEN DEVON	701.04	0.39	7739 GLEN DEVON RD	012C01005000	LD	Low Density Residential
012C01006000	SR	R3	NO	GLEN DEVON	701.04	0.34	7729 GLEN DEVON RD	012C01006000	LD	Low Density Residential
012C01007000	SR	R3	NO	GLEN DEVON	701.04	0.38	7719 GLEN DEVON RD	012C01007000	LD	Low Density Residential
012C01008000	SR	R3	NO	GLEN DEVON	701.04	0.38	7709 GLEN DEVON RD	012C01008000	LD	Low Density Residential
012C01009000	SR	R3	NO	GLEN DEVON	701.04	0.34	7699 GLEN DEVON RD	012C01009000	LD	Low Density Residential
012C01010000	SR	R3	NO	GLEN DEVON	701.04	0.42	7689 GLEN DEVON RD	012C01010000	LD	Low Density Residential
012C01011000	SR	R3	NO	GLEN DEVON	701.04	0.38	7679 GLEN DEVON RD	012C01011000	LD	Low Density Residential

012C01012000	SR	R3	NO	GLEN DEVON	701.04	0.48	7669 GLEN DEVON RD	012C01012000	LD	Low Density Residential
012C01013000	SR	R3	NO	GLEN DEVON	701.04	0.66	7659 GLEN DEVON RD	012C01013000	LD	Low Density Residential
012C01014000	SR	R3	NO	GLEN DEVON	701.04	0.46	7649 GLEN DEVON RD	012C01014000	LD	Low Density Residential
012C01015000	SR	R3	NO	GLEN DEVON	701.04	0.66	7639 GLEN DEVON RD	012C01015000	LD	Low Density Residential
012C01016000	SR	R3	NO	GLEN DEVON	701.04	0.56	7629 GLEN DEVON RD	012C01016000	LD	Low Density Residential
012C01017000	SR	R3	NO	GLEN DEVON	701.04	0.48	7619 GLEN DEVON RD	012C01017000	LD	Low Density Residential
012C01018000	SR	R3	NO	GLEN DEVON	701.04	0.63	7609 GLEN DEVON RD	012C01018000	LD	Low Density Residential
012C01019000	SR	R3	NO	GLEN DEVON	701.04	1.39	7600 GLEN DEVON RD	012C01019000	LD	Low Density Residential
012C01020000	SR	R3	NO	GLEN DEVON	701.04	1.02	7610 GLEN DEVON RD	012C01020000	LD	Low Density Residential
012C01021000	SR	R3	NO	GLEN DEVON	701.04	0.45	7620 GLEN DEVON RD	012C01021000	LD	Low Density Residential
012C01022000	SR	R3	NO	GLEN DEVON	701.04	0.48	7630 GLEN DEVON RD	012C01022000	LD	Low Density Residential
012C01023000	SR	R3	NO	GLEN DEVON	701.04	0.51	7640 GLEN DEVON RD	012C01023000	LD	Low Density Residential
012C01024000	SR	R3	NO	GLEN DEVON	701.04	0.45	7650 GLEN DEVON RD	012C01024000	LD	Low Density Residential
012C01025000	SR	R3	NO	GLEN DEVON	701.04	0.79	7711 GLEN DEVON RD	012C01025000	LD	Low Density Residential
012C01025005	SR	R3	NO	GLEN DEVON	701.04	1.87	0	012C01025005	PRC	Park/Recreation/Conservation
012C01026000	SR	R3	NO	GLEN DEVON	701.04	0.42	7660 GLEN DEVON RD	012C01026000	LD	Low Density Residential
012C01027000	SR	R3	NO	GLEN DEVON	701.04	0.39	7670 GLEN DEVON RD	012C01027000	LD	Low Density Residential
012C01028000	SR	R3	NO	GLEN DEVON	701.04	0.44	7680 GLEN DEVON RD	012C01028000	LD	Low Density Residential
012C01029000	SR	R3	NO	GLEN DEVON	701.04	0.50	7690 GLEN DEVON RD	012C01029000	LD	Low Density Residential
012C01030000	SR	R3	NO	GLEN DEVON	701.04	0.47	7700 GLEN DEVON RD	012C01030000	LD	Low Density Residential
012C01031000	SR	R3	NO	GLEN DEVON	701.04	0.44	7710 GLEN DEVON RD	012C01031000	LD	Low Density Residential
012C01032000	SR	R3	NO	GLEN DEVON	701.04	0.45	7720 GLEN DEVON RD	012C01032000	LD	Low Density Residential
012C01033000	SR	R3	NO	GLEN DEVON	701.04	0.46	7730 GLEN DEVON RD	012C01033000	LD	Low Density Residential
012C01034000	SR	R3	NO	GLEN DEVON	701.04	0.46	7740 GLEN DEVON RD	012C01034000	LD	Low Density Residential
012C01035000	SR	R3	NO	GLEN DEVON	701.04	0.47	7750 GLEN DEVON RD	012C01035000	LD	Low Density Residential
012C01036000	SR	R3	NO	GLEN DEVON	701.04	0.44	7760 GLEN DEVON RD	012C01036000	LD	Low Density Residential
012C01037000	SR	R3	NO	GLEN DEVON	701.04	0.48	7770 GLEN DEVON RD	012C01037000	LD	Low Density Residential
012C01038000	SR	R3	NO	GLEN DEVON	701.04	0.73	7780 GLEN DEVON RD	012C01038000	LD	Low Density Residential
012E01001000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.48	100 SHAW LN	012E01001000	LD	Low Density Residential
012E01002000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.42	104 SHAW LN	012E01002000	LD	Low Density Residential
012E01003000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.41	108 SHAW LN	012E01003000	LD	Low Density Residential
012E01004000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.43	112 SHAW LN	012E01004000	LD	Low Density Residential
012E01005000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.45	116 SHAW LN	012E01005000	LD	Low Density Residential
012E01006000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.41	120 SHAW LN	012E01006000	LD	Low Density Residential
012E01007000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.41	124 SHAW LN	012E01007000	LD	Low Density Residential
012E01008000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.41	128 SHAW LN	012E01008000	LD	Low Density Residential
012E01009000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.42	132 SHAW LN	012E01009000	LD	Low Density Residential
012E01010000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.42	140 SHAW LN	012E01010000	LD	Low Density Residential
012E01011000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.47	139 SHAW LN	012E01011000	LD	Low Density Residential
012E01012000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.45	127 SHAW LN	012E01012000	LD	Low Density Residential
012E01013000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.42	117 SHAW LN	012E01013000	LD	Low Density Residential
012E01014000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.45	105 SHAW LN	012E01014000	LD	Low Density Residential
012E01015000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.49	101 SHAW LN	012E01015000	LD	Low Density Residential
012E01100000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.59	0 SHAW LN	012E01100000	LD	Low Density Residential
013-01001000	RR	RA	NO		701.04	4.88	0	013-01001000	LD	Low Density Residential
013-01002000	RR	RA	NO		701.04	4.21	0	013-01002000	LD	Low Density Residential
013-01003000	RR	RA	NO		701.04	4.36	0	013-01003000	LD	Low Density Residential
013-01004000	RR	RA	NO		701.04	5.91	0	013-01004000	LD	Low Density Residential
013-01006000	RR	RA	NO		701.04	2.26	0	013-01006000	LD	Low Density Residential
013-01006005	RR	RA	NO		701.04	2.03	0	013-01006005	LD	Low Density Residential
013-01007000	RR	RA	NO		701.04	3.85	0	013-01007000	LD	Low Density Residential
013-01007001	RR	RA	NO		701.04	2.07	3321 CLEMONS RD	013-01007001	LD	Low Density Residential
013-01008000	RR	RA	NO		701.04	1.69	3330 CLEMONS RD	013-01008000	LD	Low Density Residential
013-01010000	RR	RA	NO		701.04	3.87	3326 CLEMONS RD	013-01010000	LD	Low Density Residential
013-01011000	RR	RA	NO		701.04	3.26	3322 CLEMONS RD	013-01011000	LD	Low Density Residential

013-01012000	RR	RA	NO		701.04	1.09	3320 CLEMONS RD	013-01012000	LD	Low Density Residential
013-01012005	RR	RA	NO		701.04	0.94	0	013-01012005	LD	Low Density Residential
013-01013000	RR	RA	NO		701.04	1.88	3339 CLEMONS RD	013-01013000	LD	Low Density Residential
013-01014000	RR	RA	NO		701.04	1.36	3319 CLEMONS RD	013-01014000	LD	Low Density Residential
013-01015000	RR	RA	NO		701.04	1.53	0	013-01015000	LD	Low Density Residential
013-01016000	RR	RA	NO		701.04	1.74	0	013-01016000	LD	Low Density Residential
013-01016001	RR	RA	NO		701.04	1.41	0	013-01016001	LD	Low Density Residential
013-01016002	RR	RA	NO		701.04	1.63	0	013-01016002	LD	Low Density Residential
013-01016003	RR	RA	NO		701.04	1.41	0	013-01016003	LD	Low Density Residential
013-01016005	RR	RA	NO		701.04	3.56	3411 CLEMONS RD	013-01016005	LD	Low Density Residential
013-01016006	RR	RA	NO		701.04	1.04	3431 CLEMONS RD	013-01016006	LD	Low Density Residential
013-01017000	RR	RA	NO		701.04	1.24	3144 CLEMONS RD	013-01017000	LD	Low Density Residential
013-01018000	SR	R1	NO		701.04	5.33	0	013-01018000	PRC	Park/Recreation/Conservation
013-01020000	RR	RA	NO		701.04	1.45	3368 CLEMONS RD	013-01020000	LD	Low Density Residential
013-01021000	RR	RA	NO		701.04	0.87	3325 CLEMONS RD	013-01021000	LD	Low Density Residential
013-01022000	RR	RA	NO		701.04	0.68	3312 CLEMONS RD	013-01022000	LD	Low Density Residential
013-01024000	RR	RA	NO		701.04	2.07	3329 WALT STEPHENS RD	013-01024000	LD	Low Density Residential
013-01025000	RR	RA	NO		701.04	1.00	0 WALT STEPHENS RD	013-01025000	LD	Low Density Residential
013-01026000	RR	RA	NO		701.04	1.24	3339 WALT STEPHENS RD	013-01026000	LD	Low Density Residential
013-01027000	RR	RA	NO		701.04	1.09	3367 WALT STEPHENS RD	013-01027000	LD	Low Density Residential
013-01028000	RR	RA	NO		701.04	0.87	3387 WALT STEPHENS RD	013-01028000	LD	Low Density Residential
013-01029000	RR	RA	NO		701.04	0.93	0	013-01029000	LD	Low Density Residential
013A01002000	SR	R1	NO	MANDERLY	701.04	1.10	110 JASPER DR	013A01002000	LD	Low Density Residential
013A01003000	SR	R1	NO	MANDERLY	701.04	1.22	120 JASPER DR	013A01003000	LD	Low Density Residential
013A01004000	SR	R1	NO	MANDERLY	701.04	1.13	610 EDGECOMBE	013A01004000	LD	Low Density Residential
013A01005000	SR	R1	NO	MANDERLY	701.04	1.14	620 EDGECOMBE	013A01005000	LD	Low Density Residential
013A01006000	SR	R1	NO	MANDERLY	701.04	1.06	630 EDGECOMBE	013A01006000	LD	Low Density Residential
013A01007000	SR	R1	NO	MANDERLY	701.04	1.10	640 EDGECOMBE	013A01007000	LD	Low Density Residential
013A01008000	SR	R1	NO	MANDERLY	701.04	1.14	650 EDGECOMBE	013A01008000	LD	Low Density Residential
013A01009000	SR	R1	NO	MANDERLY	701.04	1.29	655 EDGECOMBE	013A01009000	LD	Low Density Residential
013A01010000	SR	R1	NO	MANDERLY	701.04	1.09	645 EDGECOMBE	013A01010000	LD	Low Density Residential
013A01011000	SR	R1	NO	MANDERLY	701.04	1.21	635 EDGECOMBE	013A01011000	LD	Low Density Residential
013A01012000	SR	R1	NO	MANDERLY	701.04	1.27	625 EDGECOMBE	013A01012000	LD	Low Density Residential
013A01013000	SR	R1	NO	MANDERLY	701.04	1.29	615 EDGECOMBE	013A01013000	LD	Low Density Residential
013A01014000	SR	R1	NO	MANDERLY	701.04	1.31	150 JASPER DR	013A01014000	LD	Low Density Residential
013A01015000	SR	R1	NO	MANDERLY	701.04	1.93	145 JASPER DR	013A01015000	LD	Low Density Residential
013A01016000	SR	R1	NO	MANDERLY	701.04	1.18	115 JASPER DR	013A01016000	LD	Low Density Residential
013A01017000	SR	R1	NO	MANDERLY	701.04	0.93	205 DEWINTER	013A01017000	LD	Low Density Residential
013A01018000	SR	R1	NO	MANDERLY	701.04	1.04	215 DEWINTER	013A01018000	LD	Low Density Residential
013A01019000	SR	R1	NO	MANDERLY	701.04	1.47	225 DEWINTER	013A01019000	LD	Low Density Residential
013A01020001	SR	R1	NO	MANDERLY	701.04	1.17	230 DEWINTER	013A01020001	LD	Low Density Residential
013A01021000	SR	R1	NO	MANDERLY	701.04	1.67	220 DEWINTER	013A01021000	LD	Low Density Residential
013A01022000	SR	R1	NO	MANDERLY	701.04	1.30	105 JASPER DR	013A01022000	LD	Low Density Residential
013A01023000	SR	R1	NO	MANDERLY	701.04	2.00	160 JASPER DR	013A01023000	LD	Low Density Residential
013A01024000	SR	R1	NO	MANDERLY	701.04	1.31	165 JASPER DR	013A01024000	LD	Low Density Residential
013A01024001	SR	R1	NO	MANDERLY	701.04	1.16	315 KERRITH DR	013A01024001	LD	Low Density Residential
013A01025000	SR	R1	NO	MANDERLY	701.04	1.02	325 KERRITH DR	013A01025000	LD	Low Density Residential
013A01026000	SR	R1	NO	MANDERLY	701.04	1.02	335 KERRITH DR	013A01026000	LD	Low Density Residential
013A01027000	SR	R1	NO	MANDERLY	701.04	1.01	345 KERRITH DR	013A01027000	LD	Low Density Residential
013A01028000	SR	R1	NO	MANDERLY	701.04	1.38	355 KERRITH DR	013A01028000	LD	Low Density Residential
013A01029000	SR	R1	NO	MANDERLY	701.04	1.20	365 KERRITH DR	013A01029000	LD	Low Density Residential
013A01030000	SR	R1	NO	MANDERLY	701.04	1.48	375 KERRITH DR	013A01030000	LD	Low Density Residential
013A01031000	SR	R1	NO	MANDERLY	701.04	1.08	385 KERRITH DR	013A01031000	LD	Low Density Residential
013A01032000	SR	R1	NO	MANDERLY	701.04	1.04	380 KERRITH DR	013A01032000	LD	Low Density Residential
013A01033000	SR	R1	NO	MANDERLY	701.04	1.11	370 KERRITH DR	013A01033000	LD	Low Density Residential

013A01034000	SR	R1	NO	MANDERLY	701.04	1.08	360 KERRITH DR	013A01034000	LD	Low Density Residential
013A01035000	SR	R1	NO	MANDERLY	701.04	1.44	350 KERRITH DR	013A01035000	LD	Low Density Residential
013A01036000	SR	R1	NO	MANDERLY	701.04	1.32	340 KERRITH DR	013A01036000	LD	Low Density Residential
013A01037000	SR	R1	NO	MANDERLY	701.04	0.95	330 KERRITH DR	013A01037000	LD	Low Density Residential
013A01038000	SR	R1	NO	MANDERLY	701.04	1.24	320 KERRITH DR	013A01038000	LD	Low Density Residential
013A01039000	SR	R1	NO	MANDERLY	701.04	0.95	310 KERRITH DR	013A01039000	LD	Low Density Residential
013A01040000	SR	R1	NO	MANDERLY	701.04	1.03	170 JASPER DR	013A01040000	LD	Low Density Residential
013A01041000	SR	R1	NO	MANDERLY	701.04	1.22	185 JASPER DR	013A01041000	LD	Low Density Residential
013A01042000	SR	R1	NO	MANDERLY	701.04	1.37	0	013A01042000	LD	Low Density Residential
013A01043000	SR	R1	NO	MANDERLY	701.04	1.41	430 UPTON CT	013A01043000	LD	Low Density Residential
013A01044000	SR	R1	NO	MANDERLY	701.04	2.08	420 UPTON CT	013A01044000	LD	Low Density Residential
013A01045000	SR	R1	NO	MANDERLY	701.04	1.08	175 JASPER DR	013A01045000	LD	Low Density Residential
013A01046000	SR	R1	NO	MANDERLY	701.04	1.40	180 JASPER DR	013A01046000	LD	Low Density Residential
013A01047000	SR	R1	NO	MANDERLY	701.04	1.50	515 PORTLOE CT	013A01047000	LD	Low Density Residential
013A01048000	SR	R1	NO	MANDERLY	701.04	2.02	520 PORTLOE CT	013A01048000	LD	Low Density Residential
013A01049000	SR	R1	NO	MANDERLY	701.04	1.43	510 PORTLOE CT	013A01049000	LD	Low Density Residential
013A01050000	SR	R1	NO	MANDERLY	701.04	1.02	195 JASPER DR	013A01050000	LD	Low Density Residential
013A01051000	SR	R1	NO	MANDERLY	701.04	1.46	200 JASPER DR	013A01051000	LD	Low Density Residential
013A01052000	SR	R1	NO	MANDERLY	701.04	0.99	210 JASPER DR	013A01052000	LD	Low Density Residential
013A01053000	SR	R1	NO	MANDERLY	701.04	1.04	220 JASPER DR	013A01053000	LD	Low Density Residential
013A01054000	SR	R1	NO	MANDERLY	701.04	0.95	230 JASPER DR	013A01054000	LD	Low Density Residential
013A01055000	SR	R1	NO	MANDERLY	701.04	1.41	240 JASPER DR	013A01055000	LD	Low Density Residential
013A01056000	SR	R1	NO	MANDERLY	701.04	1.13	255 JASPER DR	013A01056000	LD	Low Density Residential
013A01057000	SR	R1	NO	MANDERLY	701.04	1.07	245 JASPER DR	013A01057000	LD	Low Density Residential
013A01058000	SR	R1	NO	MANDERLY	701.04	1.13	235 JASPER DR	013A01058000	LD	Low Density Residential
013A01059000	SR	R1	NO	MANDERLY	701.04	1.76	225 JASPER DR	013A01059000	LD	Low Density Residential
013A01060000	SR	R1	NO	MANDERLY	701.04	0.97	215 JASPER DR	013A01060000	LD	Low Density Residential
013A01061000	SR	R1	NO	MANDERLY	701.04	2.54	205 JASPER DR	013A01061000	LD	Low Density Residential
013A01063000	SR	R3	NO	MANDERLY	701.04	1.39	8370 BLACKHALL RD	013A01063000	LD	Low Density Residential
013A01063001	SR	R3	NO	MANDERLY	701.04	1.37	8380 BLACKHALL RD	013A01063001	LD	Low Density Residential
013A01063003	SR	R3	NO	MANDERLY	701.04	1.08	8390 BLACKHALL RD	013A01063003	LD	Low Density Residential
013A01063005	SR	R3	NO	MANDERLY	701.04	1.39	8480 BLACKHALL RD	013A01063005	LD	Low Density Residential
013A01063006	SR	R3	NO	MANDERLY	701.04	0.86	8510 BLACKHALL RD	013A01063006	LD	Low Density Residential
013A01063007	SR	R3	NO	MANDERLY	7101.04	1.10	0 BLACKHALL RD	013A01063007	LD	Low Density Residential
013A01127000	SR	R1	YES	MANDERLY	701.04	1.22	201 WHITESAND BAY DR	013A01127000	LD	Low Density Residential
013A01128000	SR	R1	NO	MANDERLY	701.04	0.92	200 WHITESAND BAY DR	013A01128000	LD	Low Density Residential
013A01128005	SR	R1	NO	MANDERLY	701.04	1.18	10 DEVON CT	013A01128005	LD	Low Density Residential
013A01129000	SR	R1	NO	MANDERLY	701.04	1.14	20 DEVON CT	013A01129000	LD	Low Density Residential
013A01131000	SR	R1	NO	MANDERLY	701.04	2.26	21 DEVON CT	013A01131000	LD	Low Density Residential
013A01132000	SR	R1	NO	MANDERLY	701.04	1.08	11 DEVON CT	013A01132000	LD	Low Density Residential
013A01133000	SR	R1	NO	MANDERLY	701.04	1.05	230 WHITESAND BAY DR	013A01133000	LD	Low Density Residential
013A01134000	SR	R1	YES	MANDERLY	701.04	0.95	251 WHITESAND BAY DR	013A01134000	LD	Low Density Residential
013A01135000	SR	R1	YES	MANDERLY	701.04	1.47	241 WHITESAND BAY DR	013A01135000	LD	Low Density Residential
013A01136000	SR	R1	YES	MANDERLY	701.04	1.04	231 WHITESAND BAY DR	013A01136000	LD	Low Density Residential
013A01137000	SR	R1	YES	MANDERLY	701.04	1.10	221 WHITESAND BAY DR	013A01137000	LD	Low Density Residential
013A01138000	SR	R1	YES	MANDERLY	701.04	1.20	211 WHITESAND BAY DR	013A01138000	LD	Low Density Residential
028-01001000	C3	C3	YES		701.06	13.46	0	028-01001000	COM	Low Density Vertical Mixed Use
028-01019000	RR	RA	YES		701.06	36.24	662 VALLEY HILL RD	028-01019000	LD	Low Density Residential
28-01020000 GAS C	RR	RA	YES		701.06	77.43	683 VALLEY HILL RD	028-01020000	PRC	Park/Recreation/Conservation
28-01021000 GAS C	RR	RA	YES		701.06	56.74	0	028-01021000 A1	LD	Low Density Residential
28-01021001 GA POW	RR	RA	YES		701.06	5.65	0	028-01021001	TCU	Transportation/Communication/Utilities
028-01022000	RR	RA	NO		701.06	2.96	512 VALLEY HILL RD	028-01022000	LD	Low Density Residential
028-01024000	RR	RA	NO		701.06	2.01	386 VALLEY HILL RD	028-01024000	LD	Low Density Residential
028-01025000	RR	RA	NO		701.06	5.46	378 VALLEY HILL RD	028-01025000	LD	Low Density Residential
028-01026000	RR	RA	NO		701.06	1.89	342 VALLEY HILL RD	028-01026000	LD	Low Density Residential

029-01001000	RR	RA	NO	701.06	5.21	349 VALLEY HILL RD	029-01001000	LD	Low Density Residential
029-01002000	RR	RA	NO	701.06	4.15	373 VALLEY HILL RD	029-01002000	LD	Low Density Residential
029-01003000	RR	RA	NO	701.06	3.94	377 VALLEY HILL RD	029-01003000	LD	Low Density Residential
029-01004000	RR	RA	NO	701.06	4.98	401 VALLEY HILL RD	029-01004000	LD	Low Density Residential
029-01005000	RR	RA	NO	701.06	5.97	415 VALLEY HILL RD	029-01005000	LD	Low Density Residential
029-01006000	RR	RA	NO	701.06	3.55	459 VALLEY HILL RD	029-01006000	LD	Low Density Residential
029-01007000	RR	RA	NO	701.06	2.66	489 VALLEY HILL RD	029-01007000	LD	Low Density Residential
029-01007001	RR	RA	NO	701.06	3.38	515 VALLEY HILL RD	029-01007001	LD	Low Density Residential
029-01007005	RR	RA	YES	701.06	20.08	529 VALLEY HILL RD	029-01007005	LD	Low Density Residential
029-01008000	RR	RA	YES	701.06	24.87	629 VALLEY HILL RD	029-01008000	LD	Low Density Residential
029-01009000	RR	RA	NO	701.06	1.25	713 VALLEY HILL RD	029-01009000	LD	Low Density Residential
029-01009001	RR	RA	NO	701.06	10.86	0	029-01009001	LD	Low Density Residential
029-01010000	C3	C3	NO	701.06	19.53	0	029-01010000	COM	Low Density Vertical Mixed Use
029-01011001	C3	C3	NO	701.06	9.28	0	029-01011001	COM	Low Density Vertical Mixed Use
029-01012000	C2	C2	YES	701.06	9.25	0	029-01012000	COM	Low Density Vertical Mixed Use
029-01012005	C2	C2	YES	701.06	2.21	0	029-01012005	COM	Low Density Vertical Mixed Use
029-01013000	C2	C2	NO	701.06	2.75	6001 A NORTH HENRY BLV	029-01013000	COM	Low Density Vertical Mixed Use
029-01013001	C2	C2	YES	701.06	5.96	6043 A NORTH HENRY BLV	029-01013001	COM	Low Density Vertical Mixed Use
029-01013002	C2	C2	YES	701.06	5.06	6047 A NORTH HENRY BLV	029-01013002	COM	Low Density Vertical Mixed Use
029-01014000	C3	C3	NO	701.06	3.09	0	029-01014000	COM	Low Density Vertical Mixed Use
029-01014001	C3	C3	NO	701.06	2.37	6073 NORTH HENRY BLVD	029-01014001	COM	Low Density Vertical Mixed Use
029A01001000	PUD	PD	NO	701.06	0.59	101 VALLEYDALE DR	029A01001000	LD	Low Density Residential
029A01002000	PUD	PD	NO	701.06	0.56	107 VALLEYDALE DR	029A01002000	LD	Low Density Residential
029A01003000	PUD	PD	NO	701.06	0.55	113 VALLEYDALE DR	029A01003000	LD	Low Density Residential
029A01004000	PUD	PD	NO	701.06	0.53	119 VALLEYDALE DR	029A01004000	LD	Low Density Residential
029A01005000	PUD	PD	NO	701.06	0.50	125 VALLEYDALE DR	029A01005000	LD	Low Density Residential
029A01006000	PUD	PD	NO	701.06	0.60	16 STATION CT	029A01006000	LD	Low Density Residential
029A01007000	PUD	PD	NO	701.06	0.53	22 STATION CT	029A01007000	LD	Low Density Residential
029A01008000	PUD	PD	NO	701.06	0.52	19 STATION CT	029A01008000	LD	Low Density Residential
029A01009000	PUD	PD	NO	701.06	0.43	15 STATION CT	029A01009000	LD	Low Density Residential
029A01010000	PUD	PD	NO	701.06	0.41	300 GROVE HILL DR	029A01010000	LD	Low Density Residential
029A01011000	PUD	PD	NO	701.06	0.44	306 GROVE HILL DR	029A01011000	LD	Low Density Residential
029A01012000	PUD	PD	NO	701.06	0.44	312 GROVE HILL DR	029A01012000	LD	Low Density Residential
029A01013000	PUD	PD	NO	701.06	0.44	318 GROVE HILL DR	029A01013000	LD	Low Density Residential
029A01014000	PUD	PD	NO	701.06	0.57	324 GROVE HILL DR	029A01014000	LD	Low Density Residential
029A01015000	PUD	PD	NO	701.06	0.49	254 HILLANDALE DR	029A01015000	LD	Low Density Residential
029A01016000	PUD	PD	NO	701.06	0.41	248 HILLANDALE DR	029A01016000	LD	Low Density Residential
029A01017000	PUD	PD	NO	701.06	0.48	242 HILLANDALE DR	029A01017000	LD	Low Density Residential
029A01018000	PUD	PD	NO	701.06	0.43	236 HILLANDALE DR	029A01018000	LD	Low Density Residential
029A01019000	PUD	PD	NO	701.06	0.40	230 HILLANDALE DR	029A01019000	LD	Low Density Residential
029A01020000	PUD	PD	NO	701.06	0.41	224 HILLANDALE DR	029A01020000	LD	Low Density Residential
029A01021000	PUD	PD	NO	701.06	0.41	218 HILLANDALE DR	029A01021000	LD	Low Density Residential
029A01022000	PUD	PD	NO	701.06	0.39	212 HILLANDALE DR	029A01022000	LD	Low Density Residential
029A01023000	PUD	PD	NO	701.06	0.41	206 HILLANDALE DR	029A01023000	LD	Low Density Residential
029A01024000	PUD	PD	NO	701.06	0.52	200 HILLANDALE DR	029A01024000	LD	Low Density Residential
029A01025000	PUD	PD	NO	701.06	0.54	100 VALLEYDALE DR	029A01025000	LD	Low Density Residential
029A01026000	PUD	PD	NO	701.06	0.44	106 VALLEYDALE DR	029A01026000	LD	Low Density Residential
029A01027000	PUD	PD	NO	701.06	0.41	112 VALLEYDALE DR	029A01027000	LD	Low Density Residential
029A01028000	PUD	PD	NO	701.06	0.40	118 VALLEYDALE DR	029A01028000	LD	Low Density Residential
029A01029000	PUD	PD	NO	701.06	0.40	124 VALLEYDALE DR	029A01029000	LD	Low Density Residential
029A01030000	PUD	PD	NO	701.06	0.41	130 VALLEYDALE DR	029A01030000	LD	Low Density Residential
029A01031000	PUD	PD	NO	701.06	0.51	136 VALLEYDALE DR	029A01031000	LD	Low Density Residential
029A01032000	PUD	PD	NO	701.06	0.48	142 VALLEYDALE DR	029A01032000	LD	Low Density Residential
029A01033000	PUD	PD	NO	701.06	0.42	301 GROVE HILL DR	029A01033000	LD	Low Density Residential
029A01034000	PUD	PD	NO	701.06	0.45	307 GROVE HILL DR	029A01034000	LD	Low Density Residential

029A01035000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.43	313 GROVE HILL DR	029A01035000	LD	Low Density Residential
029A01036000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.41	319 GROVE HILL DR	029A01036000	LD	Low Density Residential
029A01037000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.37	325 GROVE HILL DR	029A01037000	LD	Low Density Residential
029A01038000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	331 GROVE HILL DR	029A01038000	LD	Low Density Residential
029A01039000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.39	337 GROVE HILL DR	029A01039000	LD	Low Density Residential
029A01040000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.39	343 GROVE HILL DR	029A01040000	LD	Low Density Residential
029A01041000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.47	201 HILLANDALE DR	029A01041000	LD	Low Density Residential
029A01042000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	207 HILLANDALE DR	029A01042000	LD	Low Density Residential
029A01043000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	213 HILLANDALE DR	029A01043000	LD	Low Density Residential
029A01044000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	219 HILLANDALE DR	029A01044000	LD	Low Density Residential
029A01045000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.41	225 HILLANDALE DR	029A01045000	LD	Low Density Residential
029A01046000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	231 HILLANDALE DR	029A01046000	LD	Low Density Residential
029A01047000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.41	237 HILLANDALE DR	029A01047000	LD	Low Density Residential
029A01048000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.41	243 HILLANDALE DR	029A01048000	LD	Low Density Residential
029A01049000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.46	249 HILLANDALE DR	029A01049000	LD	Low Density Residential
029A01050000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.43	255 HILLANDALE DR	029A01050000	LD	Low Density Residential
029A01051000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.45	344 GROVE HILL DR	029A01051000	LD	Low Density Residential
029A01052000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.46	350 GROVE HILL DR	029A01052000	LD	Low Density Residential
029A01053000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	356 GROVE HILL DR	029A01053000	LD	Low Density Residential
029A01054000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.45	362 GROVE HILL DR	029A01054000	LD	Low Density Residential
029A01055000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.35	368 GROVE HILL DR	029A01055000	LD	Low Density Residential
029A01056000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.52	374 GROVE HILL DR	029A01056000	LD	Low Density Residential
029A01057000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.44	349 GROVE HILL DR	029A01057000	LD	Low Density Residential
029A01058000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.48	401 CANNONBALL CT	029A01058000	LD	Low Density Residential
029A01059000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.52	405 CANNONBALL CT	029A01059000	LD	Low Density Residential
029A01060000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.46	409 CANNONBALL CT	029A01060000	LD	Low Density Residential
029A01061000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.45	413 CANNONBALL CT	029A01061000	LD	Low Density Residential
029A01062000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.47	417 CANNONBALL CT	029A01062000	LD	Low Density Residential
029A01063000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.44	421 CANNONBALL CT	029A01063000	LD	Low Density Residential
029A01064000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.47	425 CANNONBALL CT	029A01064000	LD	Low Density Residential
029A01065000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.47	429 CANNONBALL CT	029A01065000	LD	Low Density Residential
029A01066000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.59	433 CANNONBALL CT	029A01066000	LD	Low Density Residential
029A01067000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.65	437 CANNONBALL CT	029A01067000	LD	Low Density Residential
029A01068000	PUD	PD	YES	VALLEY HILL STATION	701.06	0.82	436 CANNONBALL CT	029A01068000	LD	Low Density Residential
029A01069000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.62	432 CANNONBALL CT	029A01069000	LD	Low Density Residential
029A01070000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.49	428 CANNONBALL CT	029A01070000	LD	Low Density Residential
029A01071000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.63	424 CANNONBALL CT	029A01071000	LD	Low Density Residential
029A01072000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.96	420 CANNONBALL CT	029A01072000	LD	Low Density Residential
029A01073000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.56	416 CANNONBALL CT	029A01073000	LD	Low Density Residential
029A01074000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	412 CANNONBALL CT	029A01074000	LD	Low Density Residential
029A01075000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.38	408 CANNONBALL CT	029A01075000	LD	Low Density Residential
029A01076000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.43	404 CANNONBALL CT	029A01076000	LD	Low Density Residential
029A01077000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.51	400 CANNONBALL CT	029A01077000	LD	Low Density Residential
029A01078000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.42	148 VALLEYDALE DR	029A01078000	LD	Low Density Residential
029A01079000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.42	152 VALLEYDALE DR	029A01079000	LD	Low Density Residential
029A01080000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.46	158 VALLEYDALE DR	029A01080000	LD	Low Density Residential
029A01081000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.50	164 VALLEYDALE DR	029A01081000	LD	Low Density Residential
029A01082000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.41	170 VALLEYDALE DR	029A01082000	LD	Low Density Residential
029A01083000	PUD	PD	YES	VALLEY HILL STATION	701.06	0.71	165 VALLEYDALE DR	029A01083000	LD	Low Density Residential
029A01084000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.77	159 VALLEYDALE DR	029A01084000	LD	Low Density Residential
029A01085000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.49	153 VALLEYDALE DR	029A01085000	LD	Low Density Residential
029A01086000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.39	380 GROVE HILL DR	029A01086000	LD	Low Density Residential
029A01087000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	386 GROVE HILL DR	029A01087000	LD	Low Density Residential
029A01088000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.45	392 GROVE HILL DR	029A01088000	LD	Low Density Residential
029A01089000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.36	398 GROVE HILL DR	029A01089000	LD	Low Density Residential

029A01090000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.51	404 GROVE HILL DR	029A01090000	LD	Low Density Residential
029A01091000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.38	410 GROVE HILL DR	029A01091000	LD	Low Density Residential
029A01092000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	416 GROVE HILL DR	029A01092000	LD	Low Density Residential
029A01093000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.34	422 GROVE HILL DR	029A01093000	LD	Low Density Residential
029A01094000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.42	428 GROVE HILL DR	029A01094000	LD	Low Density Residential
029A01095000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.38	434 GROVE HILL DR	029A01095000	LD	Low Density Residential
029A01096000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.50	440 GROVE HILL DR	029A01096000	LD	Low Density Residential
029A01097000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.44	373 GROVE HILL DR	029A01097000	LD	Low Density Residential
029A01098000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.33	377 GROVE HILL DR	029A01098000	LD	Low Density Residential
029A01099000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.48	383 GROVE HILL DR	029A01099000	LD	Low Density Residential
029A01100000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.47	389 GROVE HILL DR	029A01100000	LD	Low Density Residential
029A01101000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.46	101 TRESTLE CT	029A01101000	LD	Low Density Residential
029A01102000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.47	107 TRESTLE CT	029A01102000	LD	Low Density Residential
029A01103000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.44	113 TRESTLE CT	029A01103000	LD	Low Density Residential
029A01104000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.44	119 TRESTLE CT	029A01104000	LD	Low Density Residential
029A01105000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.64	118 TRESTLE CT	029A01105000	LD	Low Density Residential
029A01106000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.75	112 TRESTLE CT	029A01106000	LD	Low Density Residential
029A01107000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.41	106 TRESTLE CT	029A01107000	LD	Low Density Residential
029A01108000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.49	100 TRESTLE CT	029A01108000	LD	Low Density Residential
029A01109000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.55	446 GROVE HILL DR	029A01109000	LD	Low Density Residential
029A01110000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.38	452 GROVE HILL DR	029A01110000	LD	Low Density Residential
029A01111000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	458 GROVE HILL DR	029A01111000	LD	Low Density Residential
029A01112000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.37	464 GROVE HILL DR	029A01112000	LD	Low Density Residential
029A01113000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.54	470 GROVE HILL DR	029A01113000	LD	Low Density Residential
029A01114000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.46	476 GROVE HILL DR	029A01114000	LD	Low Density Residential
029A01115000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.50	482 GROVE HILL DR	029A01115000	LD	Low Density Residential
029A01116000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.43	488 GROVE HILL DR	029A01116000	LD	Low Density Residential
029A01117000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.42	494 GROVE HILL DR	029A01117000	LD	Low Density Residential
029A01118000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.46	500 GROVE HILL DR	029A01118000	LD	Low Density Residential
029A01119000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.59	508 GROVE HILL DR	029A01119000	LD	Low Density Residential
029A01120000	PUD	PD	YES	VALLEY HILL STATION	701.06	1.53	514 GROVE HILL DR	029A01120000	LD	Low Density Residential
029A01121000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.64	437 GROVE HILL DR	029A01121000	LD	Low Density Residential
029A01122000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.56	431 GROVE HILL DR	029A01122000	LD	Low Density Residential
029A01123000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.70	425 GROVE HILL DR	029A01123000	LD	Low Density Residential
029A01124000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.58	419 GROVE HILL DR	029A01124000	LD	Low Density Residential
029A01125000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.49	413 GROVE HILL DR	029A01125000	LD	Low Density Residential
029A01126000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.73	407 GROVE HILL DR	029A01126000	LD	Low Density Residential
030-01001000	RR	RA	NO	APPLETON	701.11	1.18	385 FLIPPEN RD	030-01001000	MD	Medium Density Residential
030-01002000	PUD	MU	YES	APPLETON	701.11	10.76	415 FLIPPEN RD	030-01002000	MX	Medium Density Vertical Mixed Use
030-01002001	PUD	MU	NO	APPLETON	701.11	1.77	0 FLIPPEN RD	030-01002001	MX	Medium Density Vertical Mixed Use
030-01002002	PUD	MU	YES		701.11	5.78	0	030-01002002	MX	Medium Density Vertical Mixed Use
030-01003001	PUD	MU	NO		701.11	25.18	630 FLIPPEN RD	030-01003001	MX	Medium Density Vertical Mixed Use
030-01004000	PUD	MU	YES		701.11	256.27	380 FLIPPEN RD	030-01004000	MX	Medium Density Vertical Mixed Use
030-01004002	PUD	MU	NO		701.11	2.04	0 FLIPPEN RD	030-01004002	MX	Medium Density Vertical Mixed Use
030-01004003	PUD	MU	NO		701.11	2.06	0 FLIPPEN RD	030-01004003	MX	Medium Density Vertical Mixed Use
030-01004004	PUD	MU	YES		701.11	1.99	398 FLIPPEN RD	030-01004004	MX	Medium Density Vertical Mixed Use
030-01004005	PUD	MU	NO		701.11	4.87	390 FLIPPEN RD	030-01004005	MX	Medium Density Vertical Mixed Use
030-01004006	PUD	MU	YES		701.11	1.89	400 FLIPPEN RD	030-01004006	MX	Medium Density Vertical Mixed Use
030-01004008	PUD	MU	YES		701.11	3.38	384 FLIPPEN RD	030-01004008	MX	Medium Density Vertical Mixed Use
031-01001000	RR	RA	YES		701.11	10.13	125 RED OAK RD	031-01001000	PRC	Park/Recreation/Conservation
031-01001001	RR	RA	YES		701.11	69.28	0	031-01001001	PRC	Park/Recreation/Conservation
031-01003000	RR	RA	NO		701.11	1.22	701 FLIPPEN RD	031-01003000	MX	Medium Density Vertical Mixed Use
031-01005000	PUD	PD	NO		701.11	0.65	35 RED OAK RD	031-01005000	MX	Medium Density Vertical Mixed Use
031-01007000	RR	RA	NO		701.11	0.91	298 RED OAK RD	031-01007000	HD	High Density Residential
031-01008000	RR	RA	NO		701.11	0.56	280 RED OAK RD	031-01008000	HD	High Density Residential

031-01009000	RR	RA	NO	701.11	0.68	268 RED OAK RD	031-01009000	HD	High Density Residential
031-01010000	RR	RA	NO	701.11	0.52	248 RED OAK RD	031-01010000	HD	High Density Residential
031-01011000	RR	RA	NO	701.11	4.69	224 RED OAK RD	031-01011000	HD	High Density Residential
031-01013000	RR	RA	NO	701.11	0.94	142 RED OAK RD	031-01013000	HD	High Density Residential
031-01014000	RR	RA	NO	701.11	0.91	118 RED OAK RD	031-01014000	HD	High Density Residential
031-01015000	RR	RA	YES	701.11	0.93	112 RED OAK RD	031-01015000	HD	High Density Residential
031-01016000	C1	C1	NO	701.11	1.17	739 FLIPPEN RD	031-01016000	MX	Medium Density Vertical Mixed Use
031-01018000	C1	C1	YES	701.11	2.09	751 FLIPPEN RD	031-01018000	MX	Medium Density Vertical Mixed Use
031-01019000	C1	C1	YES	701.11	1.78	761 FLIPPEN RD	031-01019000	MX	Medium Density Vertical Mixed Use
031-01020000	PUD	PD	YES	701.11	3.74	0	031-01020000	MX	Medium Density Vertical Mixed Use
031-01022000	RR	RA	NO	701.11	1.31	170 BANKS DR	031-01022000	MD	Medium Density Residential
031-01023000	RR	RA	NO	701.11	1.07	190 BANKS DR	031-01023000	MD	Medium Density Residential
031-01024000	RR	RA	NO	701.11	4.30	248 BANKS RD	031-01024000	MD	Medium Density Residential
031-01025000	RR	RA	NO	701.11	1.29	231 BANKS RD	031-01025000	MD	Medium Density Residential
031-01026000	RR	RA	NO	701.11	3.41	235 BANKS RD	031-01026000	MD	Medium Density Residential
031-01027000	RR	RA	NO	701.11	7.67	301 BANKS RD	031-01027000	PRC	Park/Recreation/Conservation
031-01028000	RR	RA	NO	701.11	0.81	0	031-01028000	PRC	Park/Recreation/Conservation
031-01029000	RR	RA	NO	701.11	1.27	341 BANKS RD	031-01029000	MD	Medium Density Residential
031-01029005	RR	RA	NO	701.11	1.45	0	031-01029005	PI	Public/Institutional
031-01031000	RR	RA	NO	701.11	2.12	369 BANKS RD	031-01031000	MD	Medium Density Residential
031-01032000	RR	RA	NO	701.11	1.66	389 BANKS RD	031-01032000	MD	Medium Density Residential
031-01033000	RR	RA	NO	701.11	1.10	927 FLIPPEN RD	031-01033000	MD	Medium Density Residential
031-01034000	RR	RA	NO	701.11	3.89	957 FLIPPEN RD	031-01034000	MD	Medium Density Residential
031-01035000	RR	RA	NO	701.11	0.97	967 FLIPPEN RD	031-01035000	MD	Medium Density Residential
031-01036000	RR	RA	NO	701.11	2.37	73 BANKS DR	031-01036000	MD	Medium Density Residential
031-01038000	RR	RA	NO	701.11	1.00	115 BANKS DR	031-01038000	MD	Medium Density Residential
031-01039000	RR	RA	NO	701.11	1.02	145 BANKS DR	031-01039000	MD	Medium Density Residential
031-01040000	RR	RA	NO	701.11	1.52	165 BANKS DR	031-01040000	MD	Medium Density Residential
031-01040001	RR	RA	NO	701.11	1.49	0	031-01040001	MD	Medium Density Residential
031-01040002	RR	RA	NO	701.11	1.38	185 BANKS DR	031-01040002	MD	Medium Density Residential
031-01040003	RR	RA	NO	701.11	0.71	195 BANKS DR	031-01040003	MD	Medium Density Residential
031-01040004	RR	RA	NO	701.11	1.19	158 BANKS DR	031-01040004	MD	Medium Density Residential
031-01041000	RR	RA	NO	701.11	1.43	140 BANKS DR	031-01041000	MD	Medium Density Residential
031-01042000	RR	RA	NO	701.11	1.40	120 BANKS DR	031-01042000	MD	Medium Density Residential
031-01043000	RR	RA	NO	701.11	1.14	76 BANKS DR	031-01043000	MD	Medium Density Residential
031-01045000	RR	RA	NO	701.11	0.91	989 FLIPPEN RD	031-01045000	MD	Medium Density Residential
031-01045001	RR	RA	NO	701.11	1.52	50 BANKS DR	031-01045001	MD	Medium Density Residential
031-01045002	RR	RA	NO	701.11	1.47	160 BANKS DR	031-01045002	MD	Medium Density Residential
031-01045004	RR	RA	NO	701.11	1.26	170 BANKS DR	031-01045004	MD	Medium Density Residential
031-01046000	RR	RA	NO	701.11	0.61	1001 FLIPPEN RD	031-01046000	MD	Medium Density Residential
031-01047000	RR	RA	NO	701.11	9.01	0	031-01047000	MD	Medium Density Residential
031-01048000	RR	RA	NO	701.11	0.47	1011 FLIPPEN RD	031-01048000	MD	Medium Density Residential
031-01049000	RR	RA	NO	701.11	5.70	1027 FLIPPEN RD	031-01049000	MD	Medium Density Residential
031-01050000	RR	RA	NO	701.11	0.88	1041 FLIPPEN RD	031-01050000	MD	Medium Density Residential
031-01051000	RR	RA	NO	701.11	5.25	1055 FLIPPEN RD	031-01051000	MD	Medium Density Residential
031-01056000	RR	RA	NO	701.11	0.80	1061 FLIPPEN RD	031-01051000	HD	High Density Residential
031-02001001	C1	C1	NO	701.11	0.54	0	031-01056000	HD	High Density Residential
031-02001012	C1	C1	NO	701.11	0.99	4475 WALT STEPHENS RD	031-02001001	MX	Medium Density Vertical Mixed Use
031-02001013	PUD	PD	NO	701.11	2.17	700 FLIPPEN RD	031-02001012	MX	Medium Density Vertical Mixed Use
031-02001014	PUD	PD	NO	701.11	0.62	0 FLIPPEN RD	031-02001013	MX	Medium Density Vertical Mixed Use
031-02001015	PUD	PD	NO	701.11	1.66	4453 WALT STEPHENS RD	031-02001014	MX	Medium Density Vertical Mixed Use
031-02002000	C1	C1	NO	701.11	0.41	0 WALT STEPHENS RD	031-02001015	MX	Medium Density Vertical Mixed Use
031-02002001	C1	C1	NO	701.11	0.93	4470 WALT STEPHENS RD	031-02002000	MX	Medium Density Vertical Mixed Use
031-02002002	C1	C1	NO	701.11	0.57	4460 WALT STEPHENS RD	031-02002001	MX	Medium Density Vertical Mixed Use
031-02003000	RR	RA	NO	701.11	2.48	4370 WALT STEPHENS RD	031-02002002	MX	Medium Density Vertical Mixed Use

031-02004000	RR	RA	NO		701.11	1.72	4360 WALT STEPHENS RD	031-02003000	MX	Medium Density Vertical Mixed Use
031-02005000	RR	RA	NO		701.11	6.29	4350 WALT STEPHENS RD	031-02004000	MX	Medium Density Vertical Mixed Use
031-02006000	RR	RA	NO		701.11	8.78	4290 WALT STEPHENS RD	031-02005000	MX	Medium Density Vertical Mixed Use
031-02006005	RR	RA	NO		701.11	6.29	0	031-02006000	MX	Medium Density Vertical Mixed Use
031-02007000	RR	RA	NO		701.11	0.15	4253 WALT STEPHENS RD	031-02006005	MX	Medium Density Vertical Mixed Use
031-02007002	PUD	MU	NO		701.11	9.16	4251 WALT STEPHENS RD	031-02007000	MX	Medium Density Vertical Mixed Use
031-02018002	RR	RA	NO		701.11	1.18	960 FLIPPEN RD	031-02007002	MX	Medium Density Vertical Mixed Use
031-02024000	RR	RA	NO		701.11	1.31	0	031-02018002	MX	Medium Density Vertical Mixed Use
031-02025000	RR	RA	NO		701.11	4.68	0	031-02024000	MX	Medium Density Vertical Mixed Use
031-02026000	RR	RA	NO		701.11	5.21	0	031-02025000	MX	Medium Density Vertical Mixed Use
031-02028000	RR	RA	NO		701.11	3.39	966 FLIPPEN RD	031-02026000	MX	Medium Density Vertical Mixed Use
031-02030000	RR	RA	NO		701.11	0.92	998 FLIPPEN RD	031-02028000	MX	Medium Density Vertical Mixed Use
031-02031000	RR	RA	NO		701.11	1.92	978 FLIPPEN RD	031-02030000	MX	Medium Density Vertical Mixed Use
031-02032000	SR	R3	NO		701.11	0.68	968 FLIPPEN RD	031-02031000	MX	Medium Density Vertical Mixed Use
031-02032001	SR	R3	NO		701.11	0.94	964 FLIPPEN RD	031-02032000	MX	Medium Density Vertical Mixed Use
031-02034000	RR	RA	NO		701.11	5.07	930 FLIPPEN RD	031-02032001	MX	Medium Density Vertical Mixed Use
031A01001000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	15 CARRERA RD	031-02034000	MX	Medium Density Vertical Mixed Use
031A01002000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	25 CARRERA RD	031A01001000	HD	High Density Residential
031A01003000	PUD	PD	NO	EAGLE RIDGE	701.11	0.38	235 TAIT RD	031A01002000	HD	High Density Residential
031A01004000	PUD	PD	NO	EAGLE RIDGE	701.11	0.43	225 TAIT RD	031A01003000	HD	High Density Residential
031A01005000	PUD	PD	YES	EAGLE RIDGE	701.11	0.56	215 TAIT RD	031A01004000	MX	Medium Density Vertical Mixed Use
031A01006000	PUD	PD	YES	EAGLE RIDGE	701.11	0.75	205 TAIT RD	031A01005000	MX	Medium Density Vertical Mixed Use
031A01007000	PUD	PD	YES	EAGLE RIDGE	701.11	0.48	195 TAIT RD	031A01006000	MX	Medium Density Vertical Mixed Use
031A01008000	PUD	PD	YES	EAGLE RIDGE	701.11	0.28	185 TAIT RD	031A01007000	MX	Medium Density Vertical Mixed Use
031A01009000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	175 TAIT RD	031A01008000	MX	Medium Density Vertical Mixed Use
031A01010000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	165 TAIT RD	031A01009000	MX	Medium Density Vertical Mixed Use
031A01011000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	155 TAIT RD	031A01010000	MX	Medium Density Vertical Mixed Use
031A02001000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	145 TAIT RD	031A01011000	HD	High Density Residential
031A02002000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	135 TAIT RD	031A02001000	HD	High Density Residential
031A02003000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	125 TAIT RD	031A02002000	HD	High Density Residential
031A02004000	PUD	PD	NO	EAGLE RIDGE	701.11	0.50	115 TAIT RD	031A02003000	HD	High Density Residential
031A02005000	PUD	PD	NO	EAGLE RIDGE	701.11	0.36	100 TAIT RD	031A02004000	HD	High Density Residential
031A02006000	PUD	PD	NO	EAGLE RIDGE	701.11	0.57	110 TAIT RD	031A02005000	HD	High Density Residential
031A02007000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	120 TAIT RD	031A02006000	HD	High Density Residential
031A02008000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	130 TAIT RD	031A02007000	HD	High Density Residential
031A02009000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	140 TAIT RD	031A02008000	HD	High Density Residential
031A02010000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	150 TAIT RD	031A02009000	HD	High Density Residential
031A02011000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	160 TAIT RD	031A02010000	HD	High Density Residential
031A02012000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	170 TAIT RD	031A02011000	HD	High Density Residential
031A02013000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	180 TAIT RD	031A02012000	HD	High Density Residential
031A02014000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	190 TAIT RD	031A02013000	HD	High Density Residential
031A02015000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	200 TAIT RD	031A02014000	HD	High Density Residential
031A02016000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	35 CARRERA RD	031A02015000	HD	High Density Residential
031A02017000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	45 CARRERA RD	031A02016000	HD	High Density Residential
031A02018000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	55 CARRERA RD	031A02017000	HD	High Density Residential
031A02019000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	65 CARRERA RD	031A02018000	HD	High Density Residential
031A02020000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	75 CARRERA RD	031A02019000	HD	High Density Residential
031A02021000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	85 CARRERA RD	031A02020000	HD	High Density Residential
031A02022000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	95 CARRERA RD	031A02021000	HD	High Density Residential
031A02023000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	105 CARRERA RD	031A02022000	HD	High Density Residential
031A02024000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	115 CARRERA RD	031A02023000	HD	High Density Residential
031A02025000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	125 CARRERA RD	031A02024000	HD	High Density Residential
031A02026000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	135 CARRERA RD	031A02025000	HD	High Density Residential
031A02027000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	192 EAGLE WAY	031A02026000	HD	High Density Residential
031A02028000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	188 EAGLE WAY	031A02027000	HD	High Density Residential

031A02029000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	184 EAGLE WAY	031A02028000	HD	High Density Residential
031A02030000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	180 EAGLE WAY	031A02029000	HD	High Density Residential
031A02031000	PUD	PD	NO	EAGLE RIDGE	701.11	0.41	176 EAGLE WAY	031A02030000	HD	High Density Residential
031A02032000	PUD	PD	NO	EAGLE RIDGE	701.11	0.58	172 EAGLE WAY	031A02031000	HD	High Density Residential
031A02033000	PUD	PD	NO	EAGLE RIDGE	701.11	0.56	168 EAGLE WAY	031A02032000	HD	High Density Residential
031A02034000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	164 EAGLE WAY	031A02033000	HD	High Density Residential
031A02035000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	160 EAGLE WAY	031A02034000	HD	High Density Residential
031A02036000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	156 EAGLE WAY	031A02035000	HD	High Density Residential
031A02037000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	152 EAGLE WAY	031A02036000	HD	High Density Residential
031A02038000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	150 EAGLE WAY	031A02037000	HD	High Density Residential
031A02039000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	148 EAGLE WAY	031A02038000	HD	High Density Residential
031A02040000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	144 EAGLE WAY	031A02039000	HD	High Density Residential
031A02041000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	142 EAGLE WAY	031A02040000	HD	High Density Residential
031A02042000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	138 EAGLE WAY	031A02041000	HD	High Density Residential
031A02043000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	132 EAGLE WAY	031A02042000	HD	High Density Residential
031A02044000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	128 EAGLE WAY	031A02043000	HD	High Density Residential
031A02045000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	124 EAGLE WAY	031A02044000	HD	High Density Residential
031A02046000	PUD	PD	NO	EAGLE RIDGE	701.11	0.32	120 EAGLE WAY	031A02045000	HD	High Density Residential
031A02047000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	116 EAGLE WAY	031A02046000	HD	High Density Residential
031A02048000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	112 EAGLE WAY	031A02047000	HD	High Density Residential
031A02049000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	108 EAGLE WAY	031A02048000	HD	High Density Residential
031A02050000	PUD	PD	NO	EAGLE RIDGE	701.11	0.32	104 EAGLE WAY	031A02049000	HD	High Density Residential
031A02051000	PUD	PD	NO	EAGLE RIDGE	701.11	0.37	100 EAGLE WAY	031A02050000	HD	High Density Residential
031A02052000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	97 EAGLE WAY	031A02051000	HD	High Density Residential
031A02053000	PUD	PD	NO	EAGLE RIDGE	701.11	0.37	101 EAGLE WAY	031A02052000	HD	High Density Residential
031A02054000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	103 EAGLE WAY	031A02053000	HD	High Density Residential
031A02055000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	105 EAGLE WAY	031A02054000	HD	High Density Residential
031A02056000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	109 EAGLE WAY	031A02055000	HD	High Density Residential
031A02057000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	113 EAGLE WAY	031A02056000	HD	High Density Residential
031A02058000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	117 EAGLE WAY	031A02057000	HD	High Density Residential
031A02059000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	121 EAGLE WAY	031A02058000	HD	High Density Residential
031A02060000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	125 EAGLE WAY	031A02059000	HD	High Density Residential
031A02061000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	133 EAGLE WAY	031A02060000	HD	High Density Residential
031A02062000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	139 EAGLE WAY	031A02061000	HD	High Density Residential
031A02063000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	143 EAGLE WAY	031A02062000	HD	High Density Residential
031A02064000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	149 EAGLE WAY	031A02063000	HD	High Density Residential
031A02065000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	153 EAGLE WAY	031A02064000	HD	High Density Residential
031A02066000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	157 EAGLE WAY	031A02065000	HD	High Density Residential
031A02067000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	161 EAGLE WAY	031A02066000	HD	High Density Residential
031A02068000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	175 EAGLE WAY	031A02067000	HD	High Density Residential
031A02069000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	179 EAGLE WAY	031A02068000	HD	High Density Residential
031A02070000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	301 EAGLE CT	031A02069000	HD	High Density Residential
031A02071000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	305 EAGLE CT	031A02070000	HD	High Density Residential
031A02072000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	309 EAGLE CT	031A02071000	HD	High Density Residential
031A02073000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	313 EAGLE CT	031A02072000	HD	High Density Residential
031A02074000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	325 EAGLE CT	031A02073000	HD	High Density Residential
031A02075000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	330 EAGLE CT	031A02074000	HD	High Density Residential
031A02076000	PUD	PD	NO	EAGLE RIDGE	701.11	0.47	324 EAGLE CT	031A02075000	HD	High Density Residential
031A02077000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	318 EAGLE CT	031A02076000	HD	High Density Residential
031A02078000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	312 EAGLE CT	031A02077000	HD	High Density Residential
031A02079000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	306 EAGLE CT	031A02078000	HD	High Density Residential
031A02080000	PUD	PD	NO	EAGLE RIDGE	701.11	0.40	300 EAGLE CT	031A02079000	HD	High Density Residential
031A02081000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	185 EAGLE WAY	031A02080000	HD	High Density Residential
031A02082000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	189 EAGLE WAY	031A02081000	HD	High Density Residential
031A02083000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	193 EAGLE WAY	031A02082000	HD	High Density Residential

031A02084000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	197 EAGLE WAY	031A02083000	HD	High Density Residential
031A02085000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	201 BARON CT	031A02084000	HD	High Density Residential
031A02086000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	205 BARON CT	031A02085000	HD	High Density Residential
031A02087000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	209 BARON CT	031A02086000	HD	High Density Residential
031A02088000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	213 BARON CT	031A02087000	HD	High Density Residential
031A02089000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	217 BARON CT	031A02088000	HD	High Density Residential
031A02090000	PUD	PD	NO	EAGLE RIDGE	701.11	0.37	225 BARON CT	031A02089000	HD	High Density Residential
031A02091000	PUD	PD	NO	EAGLE RIDGE	701.11	0.37	234 BARON CT	031A02090000	HD	High Density Residential
031A02092000	PUD	PD	NO	EAGLE RIDGE	701.11	0.42	230 BARON CT	031A02091000	HD	High Density Residential
031A02093000	PUD	PD	NO	EAGLE RIDGE	701.11	0.39	224 BARON CT	031A02092000	HD	High Density Residential
031A02094000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	218 BARON CT	031A02093000	HD	High Density Residential
031A02095000	PUD	PD	NO	EAGLE RIDGE	701.11	0.32	212 BARON CT	031A02094000	HD	High Density Residential
031A02096000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	206 BARON CT	031A02095000	HD	High Density Residential
031A02097000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	200 BARON CT	031A02096000	HD	High Density Residential
031A02098000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	203 EAGLE WAY	031A02097000	HD	High Density Residential
031A02099000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	207 EAGLE WAY	031A02098000	HD	High Density Residential
031A02100000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	215 EAGLE WAY	031A02099000	HD	High Density Residential
031A02101000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	219 EAGLE WAY	031A02100000	HD	High Density Residential
031A02102000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	223 EAGLE WAY	031A02101000	HD	High Density Residential
031A02103000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	229 EAGLE WAY	031A02102000	HD	High Density Residential
031A02104000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	233 EAGLE WAY	031A02103000	HD	High Density Residential
031A02105000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	237 EAGLE WAY	031A02104000	HD	High Density Residential
031A02106000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	241 EAGLE WAY	031A02105000	HD	High Density Residential
031A02107000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	245 EAGLE WAY	031A02106000	HD	High Density Residential
031A02108000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	251 EAGLE WAY	031A02107000	HD	High Density Residential
031A02109000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	255 EAGLE WAY	031A02108000	HD	High Density Residential
031A02110000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	259 EAGLE WAY	031A02109000	HD	High Density Residential
031A02111000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	263 EAGLE WAY	031A02110000	HD	High Density Residential
031A02112000	PUD	PD	NO	EAGLE RIDGE	701.11	0.39	267 EAGLE WAY	031A02111000	HD	High Density Residential
031A02113000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	271 EAGLE WAY	031A02112000	HD	High Density Residential
031A02114000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	275 EAGLE WAY	031A02113000	HD	High Density Residential
031A02115000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	281 EAGLE WAY	031A02114000	HD	High Density Residential
031A02116000	PUD	PD	NO	EAGLE RIDGE	701.11	0.19	285 EAGLE WAY	031A02115000	HD	High Density Residential
031A02117000	PUD	PD	NO	EAGLE RIDGE	701.11	0.17	289 EAGLE WAY	031A02116000	HD	High Density Residential
031A02118000	PUD	PD	NO	EAGLE RIDGE	701.11	0.19	293 EAGLE WAY	031A02117000	HD	High Density Residential
031A02119000	PUD	PD	NO	EAGLE RIDGE	701.11	0.17	297 EAGLE WAY	031A02118000	HD	High Density Residential
031A02120000	PUD	PD	NO	EAGLE RIDGE	701.11	0.17	301 EAGLE WAY	031A02119000	HD	High Density Residential

031A02139000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	705 JOHNSON CT	031A02138000	HD	High Density Residential
031A02140000	PUD	PD	NO	EAGLE RIDGE	701.11	0.74	721 JOHNSON CT	031A02139000	HD	High Density Residential
031A02141000	PUD	PD	NO	EAGLE RIDGE	701.11	0.48	731 JOHNSON CT	031A02140000	HD	High Density Residential
031A02142000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	739 JOHNSON CT	031A02141000	HD	High Density Residential
031A02143000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	745 JOHNSON CT	031A02142000	HD	High Density Residential
031A02144000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	749 JOHNSON CT	031A02143000	HD	High Density Residential
031A02145000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	753 JOHNSON CT	031A02144000	HD	High Density Residential
031A02146000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	757 JOHNSON CT	031A02145000	HD	High Density Residential
031A02147000	PUD	PD	NO	EAGLE RIDGE	701.11	0.35	761 JOHNSON CT	031A02146000	HD	High Density Residential
031A02148000	PUD	PD	NO	EAGLE RIDGE	701.11	0.58	760 JOHNSON CT	031A02147000	HD	High Density Residential
031A02149000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	756 JOHNSON CT	031A02148000	HD	High Density Residential
031A02150000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	752 JOHNSON CT	031A02149000	HD	High Density Residential
031A02151000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	748 JOHNSON CT	031A02150000	HD	High Density Residential
031A02152000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	744 JOHNSON CT	031A02151000	HD	High Density Residential
031A02153000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	740 JOHNSON CT	031A02152000	HD	High Density Residential
031A02154000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	736 JOHNSON CT	031A02153000	HD	High Density Residential
031A02155000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	732 JOHNSON CT	031A02154000	HD	High Density Residential
031A02156000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	728 JOHNSON CT	031A02155000	HD	High Density Residential
031A02157000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	724 JOHNSON CT	031A02156000	HD	High Density Residential
031A02158000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	720 JOHNSON CT	031A02157000	HD	High Density Residential
031A02159000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	716 JOHNSON CT	031A02158000	HD	High Density Residential
031A02160000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	712 JOHNSON CT	031A02159000	HD	High Density Residential
031A02161000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	708 JOHNSON CT	031A02160000	HD	High Density Residential
031A02162000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	704 JOHNSON CT	031A02161000	HD	High Density Residential
031A02163000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	700 JOHNSON CT	031A02162000	HD	High Density Residential
031A02164000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	613 DELAY WAY	031A02163000	HD	High Density Residential
031A02165000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	617 DELAY WAY	031A02164000	HD	High Density Residential
031A02166000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	621 DELAY WAY	031A02165000	HD	High Density Residential
031A02167000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	625 DELAY WAY	031A02166000	HD	High Density Residential
031A02168000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	629 DELAY WAY	031A02167000	HD	High Density Residential
031A02169000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	633 DELAY WAY	031A02168000	HD	High Density Residential
031A02170000	PUD	PD	NO	EAGLE RIDGE	701.11	0.47	637 DELAY WAY	031A02169000	HD	High Density Residential
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031A02172000	PUD	PD	NO	EAGLE RIDGE	701.11	0.39	642 DELAY WAY	031A02171000	HD	High Density Residential
031A02173000	PUD	PD	NO	EAGLE RIDGE	701.11	0.40	638 DELAY WAY	031A02172000	HD	High Density Residential
031A02174000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	634 DELAY WAY	031A02173000	HD	High Density Residential
031A02175000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	630 DELAY WAY	031A02174000	HD	High Density Residential
031A02176000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	626 DELAY WAY	031A02175000	HD	High Density Residential
031A02177000	PUD	PD	NO	EAGLE RIDGE	701.11	0.36	622 DELAY WAY	031A02176000	HD	High Density Residential
031A02178000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	618 DELAY WAY	031A02177000	HD	High Density Residential
031A02179000	PUD	PD	NO	EAGLE RIDGE	701.11	0.19	612 DELAY WAY	031A02178000	HD	High Density Residential
031A02180000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	606 DELAY WAY	031A02179000	HD	High Density Residential
031A02181000	PUD	PD	NO	EAGLE RIDGE	701.11	0.19	278 EAGLE WAY	031A02180000	HD	High Density Residential
031A02182000	PUD	PD	NO	EAGLE RIDGE	701.11	0.17	274 EAGLE WAY	031A02181000	HD	High Density Residential
031A02183000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	270 EAGLE WAY	031A02182000	HD	High Density Residential
031A02184000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	264 EAGLE WAY	031A02183000	HD	High Density Residential
031A02185000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	528 BROOKSTONE WAY	031A02184000	HD	High Density Residential
031A02186000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	524 BROOKSTONE WAY	031A02185000	HD	High Density Residential
031A02187000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	520 BROOKSTONE WAY	031A02186000	HD	High Density Residential
031A02188000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	516 BROOKSTONE WAY	031A02187000	HD	High Density Residential
031A02189000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	512 BROOKSTONE WAY	031A02188000	HD	High Density Residential
031A02190000	PUD	PD	NO	EAGLE RIDGE	701.11	0.35	506 BROOKSTONE WAY	031A02189000	HD	High Density Residential
031A03001000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	10 CARRERA RD	031A02190000	HD	High Density Residential
031A03002000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	20 CARRERA RD	031A03001000	HD	High Density Residential
031A03003000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	295 TAIT RD	031A03002000	HD	High Density Residential

031A03004000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	299 TAIT RD	031A03003000	HD	High Density Residential
031A03005000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	303 TAIT RD	031A03004000	HD	High Density Residential
031A03006000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	307 TAIT RD	031A03005000	HD	High Density Residential
031A03007000	PUD	PD	NO	EAGLE RIDGE	701.11	0.37	311 TAIT RD	031A03006000	HD	High Density Residential
031A03008000	PUD	PD	NO	EAGLE RIDGE	701.11	0.43	315 TAIT RD	031A03007000	HD	High Density Residential
031A03009000	PUD	PD	NO	EAGLE RIDGE	701.11	0.38	319 TAIT RD	031A03008000	HD	High Density Residential
031A03010000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	323 TAIT RD	031A03009000	HD	High Density Residential
031A03011000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	327 TAIT RD	031A03010000	HD	High Density Residential
031A03012000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	331 TAIT RD	031A03011000	HD	High Density Residential
031A03013000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	335 TAIT RD	031A03012000	HD	High Density Residential
031A03014000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	339 TAIT RD	031A03013000	HD	High Density Residential
031A03015000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	343 TAIT RD	031A03014000	HD	High Density Residential
031A03016000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	347 TAIT RD	031A03015000	HD	High Density Residential
031A03017000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	351 TAIT RD	031A03016000	HD	High Density Residential
031A03018000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	355 TAIT RD	031A03017000	HD	High Density Residential
031A03019000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	359 TAIT RD	031A03018000	HD	High Density Residential
031A03020000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	363 TAIT RD	031A03019000	HD	High Density Residential
031A03021000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	367 TAIT RD	031A03020000	HD	High Density Residential
031A03022000	PUD	PD	NO	EAGLE RIDGE	701.11	0.32	371 TAIT RD	031A03021000	HD	High Density Residential
031A04001000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	110 CARRERA RD	031A03022000	HD	High Density Residential
031A04002000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	100 CARRERA RD	031A04001000	HD	High Density Residential
031A04003000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	90 CARRERA RD	031A04002000	HD	High Density Residential
031A04004000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	80 CARRERA RD	031A04003000	HD	High Density Residential
031A04005000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	70 CARRERA RD	031A04004000	HD	High Density Residential
031A04006000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	60 CARRERA RD	031A04005000	HD	High Density Residential
031A04007000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	50 CARRERA RD	031A04006000	HD	High Density Residential
031A04008000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	40 CARRERA RD	031A04007000	HD	High Density Residential
031A04009000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	30 CARRERA RD	031A04008000	HD	High Density Residential
031A04010000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	210 TAIT RD	031A04009000	HD	High Density Residential
031A04011000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	201 ALEXIS AVE	031A04010000	HD	High Density Residential
031A04012000	PUD	PD	NO	EAGLE RIDGE	701.11	0.37	203 ALEXIS AVE	031A04011000	HD	High Density Residential
031A04013000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	209 ALEXIS AVE	031A04012000	HD	High Density Residential
031A04014000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	213 ALEXIS AVE	031A04013000	HD	High Density Residential
031A04015000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	225 ALEXIS AVE	031A04014000	HD	High Density Residential
031A04016000	PUD	PD	NO	EAGLE RIDGE	701.11	0.56	231 ALEXIS AVE	031A04015000	HD	High Density Residential
031A04017000	PUD	PD	NO	EAGLE RIDGE	701.11	0.56	235 ALEXIS AVE	031A04016000	HD	High Density Residential
031A04018000	PUD	PD	NO	EAGLE RIDGE	701.11	0.83	240 ALEXIS AVE	031A04017000	HD	High Density Residential
031A04019000	PUD	PD	NO	EAGLE RIDGE	701.11	0.42	236 ALEXIS AVE	031A04018000	HD	High Density Residential
031A04020000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	232 ALEXIS AVE	031A04019000	HD	High Density Residential
031A04021000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	228 ALEXIS AVE	031A04020000	HD	High Density Residential
031A04022000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	224 ALEXIS AVE	031A04021000	HD	High Density Residential
031A04023000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	220 ALEXIS AVE	031A04022000	HD	High Density Residential
031A04024000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	216 ALEXIS AVE	031A04023000	HD	High Density Residential
031A04025000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	212 ALEXIS AVE	031A04024000	HD	High Density Residential
031A04026000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	208 ALEXIS AVE	031A04025000	HD	High Density Residential
031A04027000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	204 ALEXIS AVE	031A04026000	HD	High Density Residential
031A04028000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	200 ALEXIS AVE	031A04027000	HD	High Density Residential
031A04029000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	320 TAIT RD	031A04028000	HD	High Density Residential
031A04030000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	324 TAIT RD	031A04029000	HD	High Density Residential
031A04031000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	328 TAIT RD	031A04030000	HD	High Density Residential
031A04032000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	332 TAIT RD	031A04031000	HD	High Density Residential
031A04033000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	340 TAIT RD	031A04032000	HD	High Density Residential
031A04034000	PUD	PD	NO	EAGLE RIDGE	701.11	0.32	346 TAIT RD	031A04033000	HD	High Density Residential
031A04035000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	350 TAIT RD	031A04034000	HD	High Density Residential
031A04036000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	354 TAIT RD	031A04035000	HD	High Density Residential

031A04037000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	358 TAIT RD	031A04036000	HD	High Density Residential
031A04038000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	362 TAIT RD	031A04037000	HD	High Density Residential
031A04039000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	303 NICOLE TER	031A04038000	HD	High Density Residential
031A04040000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	305 NICOLE TER	031A04039000	HD	High Density Residential
031A04041000	PUD	PD	NO	EAGLE RIDGE	701.11	0.52	306 NICOLE TER	031A04040000	HD	High Density Residential
031A04042000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	304 NICOLE TER	031A04041000	HD	High Density Residential
031A04043000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	300 NICOLE TER	031A04042000	HD	High Density Residential
031A04044000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	366 TAIT RD	031A04043000	HD	High Density Residential
031A04045000	PUD	PD	NO	EAGLE RIDGE	701.11	0.37	368 TAIT RD	031A04044000	HD	High Density Residential
031A04046000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	370 TAIT RD	031A04045000	HD	High Density Residential
031A04047000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	372 TAIT RD	031A04046000	HD	High Density Residential
031A04048000	PUD	PD	NO	EAGLE RIDGE	701.11	0.36	374 TAIT RD	031A04047000	HD	High Density Residential
031A04049000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	232 EAGLE WAY	031A04048000	HD	High Density Residential
031A04050000	PUD	PD	NO	EAGLE RIDGE	701.11	0.42	228 EAGLE WAY	031A04049000	HD	High Density Residential
031A04051000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	224 EAGLE WAY	031A04050000	HD	High Density Residential
031A04052000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	220 EAGLE WAY	031A04051000	HD	High Density Residential
031A04053000	PUD	PD	NO	EAGLE RIDGE	701.11	0.35	216 EAGLE WAY	031A04052000	HD	High Density Residential
031A04054000	PUD	PD	NO	EAGLE RIDGE	701.11	0.32	212 EAGLE WAY	031A04053000	HD	High Density Residential
031A04055000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	208 EAGLE WAY	031A04054000	HD	High Density Residential
031A04056000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	204 EAGLE WAY	031A04055000	HD	High Density Residential
031A04057000	PUD	PD	NO	EAGLE RIDGE	701.11	0.36	200 EAGLE WAY	031A04056000	HD	High Density Residential
031A04058000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	140 CARRERA RD	031A04057000	HD	High Density Residential
031A04059000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	130 CARRERA RD	031A04058000	HD	High Density Residential
031A04060000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	120 CARRERA RD	031A04059000	HD	High Density Residential
031A04061000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	406 TRINKLE CT	031A04060000	HD	High Density Residential
031A04062000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	412 TRINKLE CT	031A04061000	HD	High Density Residential
031A04063000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	418 TRINKLE CT	031A04062000	HD	High Density Residential
031A04064000	PUD	PD	NO	EAGLE RIDGE	701.11	0.39	424 TRINKLE CT	031A04063000	HD	High Density Residential
031A04065000	PUD	PD	NO	EAGLE RIDGE	701.11	0.36	423 TRINKLE CT	031A04064000	HD	High Density Residential
031A04066000	PUD	PD	NO	EAGLE RIDGE	701.11	0.49	417 TRINKLE CT	031A04065000	HD	High Density Residential
031A04067000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	413 TRINKLE CT	031A04066000	HD	High Density Residential
031A04068000	PUD	PD	NO	EAGLE RIDGE	701.11	0.16	409 TRINKLE CT	031A04067000	HD	High Density Residential
031A04069000	PUD	PD	NO	EAGLE RIDGE	701.11	0.20	405 TRINKLE CT	031A04068000	HD	High Density Residential
031A04070000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	248 EAGLE WAY	031A04069000	HD	High Density Residential
031A04071000	PUD	PD	NO	EAGLE RIDGE	701.11	0.19	252 EAGLE WAY	031A04070000	HD	High Density Residential
031A04072000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	531 BROOKSTONE WAY	031A04071000	HD	High Density Residential
031A04073000	PUD	PD	NO	EAGLE RIDGE	701.11	0.20	525 BROOKSTONE WAY	031A04072000	HD	High Density Residential
031A04074000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	519 BROOKSTONE WAY	031A04073000	HD	High Density Residential
031A04075000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	513 BROOKSTONE WAY	031A04074000	HD	High Density Residential
031A04076000	PUD	PD	NO	EAGLE RIDGE	701.11	0.46	507 BROOKSTONE WAY	031A04075000	HD	High Density Residential
031B01001000	PUD	PD	NO	NORTHWIND	701.11	0.35	95 NORTHWIND DR	031A04076000	HD	High Density Residential
031B01002000	PUD	PD	NO	NORTHWIND	701.11	0.28	99 NORTHWIND DR	031B01001000	MX	Medium Density Vertical Mixed Use
031B01003000	PUD	PD	NO	NORTHWIND	701.11	0.34	320 NORTHWIND DR	031B01002000	MX	Medium Density Vertical Mixed Use
031B01004000	PUD	PD	NO	NORTHWIND	701.11	0.37	314 NORTHWIND DR	031B01003000	MX	Medium Density Vertical Mixed Use
031B01005000	PUD	PD	NO	NORTHWIND	701.11	0.39	310 NORTHWIND DR	031B01004000	MX	Medium Density Vertical Mixed Use
031B01006000	PUD	PD	NO	NORTHWIND	701.11	0.35	306 NORTHWIND DR	031B01005000	MX	Medium Density Vertical Mixed Use
031B01007000	PUD	PD	NO	NORTHWIND	701.11	0.32	302 NORTHWIND DR	031B01006000	MX	Medium Density Vertical Mixed Use
031B01008000	PUD	PD	NO	NORTHWIND	701.11	0.31	298 NORTHWIND DR	031B01007000	MX	Medium Density Vertical Mixed Use
031B01009000	PUD	PD	NO	NORTHWIND	701.11	0.29	294 NORTHWIND DR	031B01008000	MX	Medium Density Vertical Mixed Use
031B01010000	PUD	PD	NO	NORTHWIND	701.11	0.31	290 NORTHWIND DR	031B01009000	MX	Medium Density Vertical Mixed Use
031B01011000	PUD	PD	NO	NORTHWIND	701.11	0.30	286 NORTHWIND DR	031B01010000	MX	Medium Density Vertical Mixed Use
031B01012000	PUD	PD	NO	NORTHWIND	701.11	0.29	282 NORTHWIND DR	031B01011000	MX	Medium Density Vertical Mixed Use
031B01013000	PUD	PD	NO	NORTHWIND	701.11	0.28	278 NORTHWIND DR	031B01012000	MX	Medium Density Vertical Mixed Use
031B01014000	PUD	PD	NO	NORTHWIND	701.11	0.29	274 NORTHWIND DR	031B01013000	MX	Medium Density Vertical Mixed Use
031B01015000	PUD	PD	NO	NORTHWIND	701.11	0.28	270 NORTHWIND DR	031B01014000	MX	Medium Density Vertical Mixed Use

031B01016000	PUD	PD	NO	NORTHWIND	701.11	0.29	266 NORTHWIND DR	031B01015000	MX	Medium Density Vertical Mixed Use
031B01017000	PUD	PD	NO	NORTHWIND	701.11	0.29	262 NORTHWIND DR	031B01016000	MX	Medium Density Vertical Mixed Use
031B01018000	PUD	PD	NO	NORTHWIND	701.11	0.29	258 NORTHWIND DR	031B01017000	MX	Medium Density Vertical Mixed Use
031B01019000	PUD	PD	NO	NORTHWIND	701.11	0.28	254 NORTHWIND DR	031B01018000	MX	Medium Density Vertical Mixed Use
031B01020000	PUD	PD	NO	NORTHWIND	701.11	0.28	250 NORTHWIND DR	031B01019000	MX	Medium Density Vertical Mixed Use
031B01021000	PUD	PD	NO	NORTHWIND	701.11	0.30	246 NORTHWIND DR	031B01020000	MX	Medium Density Vertical Mixed Use
031B01022000	PUD	PD	NO	NORTHWIND	701.11	0.27	242 NORTHWIND DR	031B01021000	MX	Medium Density Vertical Mixed Use
031B01023000	PUD	PD	NO	NORTHWIND	701.11	0.48	238 NORTHWIND DR	031B01022000	MX	Medium Density Vertical Mixed Use
031B01024000	PUD	PD	NO	NORTHWIND	701.11	0.36	234 NORTHWIND DR	031B01023000	MX	Medium Density Vertical Mixed Use
031B01025000	PUD	PD	NO	NORTHWIND	701.11	0.44	230 NORTHWIND DR	031B01024000	MX	Medium Density Vertical Mixed Use
031B01026000	PUD	PD	NO	NORTHWIND	701.11	0.56	245 NORTHWIND DR	031B01025000	MX	Medium Density Vertical Mixed Use
031B01027000	PUD	PD	NO	NORTHWIND	701.11	0.43	255 NORTHWIND DR	031B01026000	MX	Medium Density Vertical Mixed Use
031B01028000	PUD	PD	NO	NORTHWIND	701.11	0.41	259 NORTHWIND DR	031B01027000	MX	Medium Density Vertical Mixed Use
031B01029000	PUD	PD	NO	NORTHWIND	701.11	0.43	263 NORTHWIND DR	031B01028000	MX	Medium Density Vertical Mixed Use
031B01030000	PUD	PD	NO	NORTHWIND	701.11	0.41	267 NORTHWIND DR	031B01029000	MX	Medium Density Vertical Mixed Use
031B01031000	PUD	PD	NO	NORTHWIND	701.11	0.43	271 NORTHWIND DR	031B01030000	MX	Medium Density Vertical Mixed Use
031B01032000	PUD	PD	NO	NORTHWIND	701.11	0.42	275 NORTHWIND DR	031B01031000	MX	Medium Density Vertical Mixed Use
031B01033000	PUD	PD	NO	NORTHWIND	701.11	0.42	279 NORTHWIND DR	031B01032000	MX	Medium Density Vertical Mixed Use
031B01034000	PUD	PD	NO	NORTHWIND	701.11	0.42	283 NORTHWIND DR	031B01033000	MX	Medium Density Vertical Mixed Use
031B01035000	PUD	PD	NO	NORTHWIND	701.11	0.40	291 NORTHWIND DR	031B01034000	MX	Medium Density Vertical Mixed Use
031B01036000	PUD	PD	NO	NORTHWIND	701.11	0.41	297 NORTHWIND DR	031B01035000	MX	Medium Density Vertical Mixed Use
031B01037000	PUD	PD	NO	NORTHWIND	701.11	0.41	311 NORTHWIND DR	031B01036000	MX	Medium Density Vertical Mixed Use
031B01038000	PUD	PD	NO	NORTHWIND	701.11	0.44	315 NORTHWIND DR	031B01037000	MX	Medium Density Vertical Mixed Use
031B01039000	PUD	PD	NO	NORTHWIND	701.11	0.50	111 NORTHWIND DR	031B01038000	MX	Medium Density Vertical Mixed Use
031B01040000	PUD	PD	NO	NORTHWIND	701.11	0.42	115 NORTHWIND DR	031B01039000	MX	Medium Density Vertical Mixed Use
031B01041000	PUD	PD	NO	NORTHWIND	701.11	0.39	116 NORTHWIND DR	031B01040000	MX	Medium Density Vertical Mixed Use
031B01042000	PUD	PD	NO	NORTHWIND	701.11	0.42	112 NORTHWIND DR	031B01041000	MX	Medium Density Vertical Mixed Use
031B01043000	PUD	PD	NO	NORTHWIND	701.11	0.38	108 NORTHWIND DR	031B01042000	MX	Medium Density Vertical Mixed Use
031B01044000	PUD	PD	NO	NORTHWIND	701.11	0.42	104 NORTHWIND DR	031B01043000	MX	Medium Density Vertical Mixed Use
031B01045000	PUD	PD	NO	NORTHWIND	701.11	0.54	100 NORTHWIND DR	031B01044000	MX	Medium Density Vertical Mixed Use
031B01046000	PUD	PD	NO	NORTHWIND	701.11	0.25	226 DUE WEST DR	031B01045000	MX	Medium Density Vertical Mixed Use
031B01047000	PUD	PD	NO	NORTHWIND	701.11	0.29	230 DUE WEST DR	031B01046000	MX	Medium Density Vertical Mixed Use
031B01048000	PUD	PD	NO	NORTHWIND	701.11	0.29	234 DUE WEST DR	031B01047000	MX	Medium Density Vertical Mixed Use
031B01049000	PUD	PD	NO	NORTHWIND	701.11	0.32	238 DUE WEST DR	031B01048000	MX	Medium Density Vertical Mixed Use
031B01050000	PUD	PD	NO	NORTHWIND	701.11	0.25	242 DUE WEST DR	031B01049000	MX	Medium Density Vertical Mixed Use
031B01051000	PUD	PD	NO	NORTHWIND	701.11	0.29	248 DUE WEST DR	031B01050000	MX	Medium Density Vertical Mixed Use
031B01052000	PUD	PD	NO	NORTHWIND	701.11	0.30	252 DUE WEST DR	031B01051000	MX	Medium Density Vertical Mixed Use
031B01053000	PUD	PD	NO	NORTHWIND	701.11	0.27	256 DUE WEST DR	031B01052000	MX	Medium Density Vertical Mixed Use
031B01054000	PUD	PD	NO	NORTHWIND	701.11	0.27	260 DUE WEST DR	031B01053000	MX	Medium Density Vertical Mixed Use
031B01055000	PUD	PD	NO	NORTHWIND	701.11	0.29	264 DUE WEST DR	031B01054000	MX	Medium Density Vertical Mixed Use
031B01056000	PUD	PD	NO	NORTHWIND	701.11	0.28	268 DUE WEST DR	031B01055000	MX	Medium Density Vertical Mixed Use
031B01057000	PUD	PD	NO	NORTHWIND	701.11	0.28	272 DUE WEST DR	031B01056000	MX	Medium Density Vertical Mixed Use
031B01058000	PUD	PD	NO	NORTHWIND	701.11	0.28	276 DUE WEST DR	031B01057000	MX	Medium Density Vertical Mixed Use
031B01059000	PUD	PD	NO	NORTHWIND	701.11	0.30	280 DUE WEST DR	031B01058000	MX	Medium Density Vertical Mixed Use
031B01060000	PUD	PD	NO	NORTHWIND	701.11	0.28	284 DUE WEST DR	031B01059000	MX	Medium Density Vertical Mixed Use
031B01061000	PUD	PD	NO	NORTHWIND	701.11	0.33	288 DUE WEST DR	031B01060000	MX	Medium Density Vertical Mixed Use
031B01062000	PUD	PD	NO	NORTHWIND	701.11	0.43	226 NORTHWIND DR	031B01061000	MX	Medium Density Vertical Mixed Use
031B01063000	PUD	PD	NO	NORTHWIND	701.11	0.45	222 NORTHWIND DR	031B01062000	MX	Medium Density Vertical Mixed Use
031B01064000	PUD	PD	NO	NORTHWIND	701.11	0.41	218 NORTHWIND DR	031B01063000	MX	Medium Density Vertical Mixed Use
031B01065000	PUD	PD	NO	NORTHWIND	701.11	0.47	214 NORTHWIND DR	031B01064000	MX	Medium Density Vertical Mixed Use
031B01066000	PUD	PD	NO	NORTHWIND	701.11	0.43	215 NORTHWIND DR	031B01065000	MX	Medium Density Vertical Mixed Use
031B01067000	PUD	PD	NO	NORTHWIND	701.11	0.47	219 NORTHWIND DR	031B01066000	MX	Medium Density Vertical Mixed Use
031B01068000	PUD	PD	NO	NORTHWIND	701.11	0.42	283 DUE WEST DR	031B01067000	MX	Medium Density Vertical Mixed Use
031B01069000	PUD	PD	NO	NORTHWIND	701.11	0.41	277 DUE WEST DR	031B01068000	MX	Medium Density Vertical Mixed Use
031B01070000	PUD	PD	NO	NORTHWIND	701.11	0.40	273 DUE WEST DR	031B01069000	MX	Medium Density Vertical Mixed Use

031B01071000	PUD	PD	NO	NORTHWIND	701.11	0.40	267 DUE WEST DR	031B01070000	MX	Medium Density Vertical Mixed Use
031B01072000	PUD	PD	NO	NORTHWIND	701.11	0.40	263 DUE WEST DR	031B01071000	MX	Medium Density Vertical Mixed Use
031B01073000	PUD	PD	NO	NORTHWIND	701.11	0.39	255 DUE WEST DR	031B01072000	MX	Medium Density Vertical Mixed Use
031B01074000	PUD	PD	NO	NORTHWIND	701.11	0.39	251 DUE WEST DR	031B01073000	MX	Medium Density Vertical Mixed Use
031B01075000	PUD	PD	NO	NORTHWIND	701.11	0.38	245 DUE WEST DR	031B01074000	MX	Medium Density Vertical Mixed Use
031B01076000	PUD	PD	NO	NORTHWIND	701.11	0.39	237 DUE WEST DR	031B01075000	MX	Medium Density Vertical Mixed Use
031B01077000	PUD	PD	NO	NORTHWIND	701.11	0.32	231 DUE WEST DR	031B01076000	MX	Medium Density Vertical Mixed Use
031B01078000	PUD	PD	NO	NORTHWIND	701.11	0.42	211 NORTHWIND DR	031B01077000	MX	Medium Density Vertical Mixed Use
031B01079000	PUD	PD	NO	NORTHWIND	701.11	0.44	207 NORTHWIND DR	031B01078000	MX	Medium Density Vertical Mixed Use
031B01080000	PUD	PD	NO	NORTHWIND	701.11	0.37	195 NORTHWIND DR	031B01079000	MX	Medium Density Vertical Mixed Use
031B01081000	PUD	PD	NO	NORTHWIND	701.11	0.28	179 NORTHWIND DR	031B01080000	MX	Medium Density Vertical Mixed Use
031B01082000	PUD	PD	NO	NORTHWIND	701.11	0.26	400 NORTHWIND PL	031B01081000	MX	Medium Density Vertical Mixed Use
031B01083000	PUD	PD	NO	NORTHWIND	701.11	0.32	404 NORTHWIND PL	031B01082000	MX	Medium Density Vertical Mixed Use
031B01084000	PUD	PD	NO	NORTHWIND	701.11	0.41	408 NORTHWIND PL	031B01083000	MX	Medium Density Vertical Mixed Use
031B01085000	PUD	PD	NO	NORTHWIND	701.11	0.32	412 NORTHWIND PL	031B01084000	MX	Medium Density Vertical Mixed Use
031B01086000	PUD	PD	NO	NORTHWIND	701.11	0.35	413 NORTHWIND PL	031B01085000	MX	Medium Density Vertical Mixed Use
031B01087000	PUD	PD	NO	NORTHWIND	701.11	0.33	409 NORTHWIND PL	031B01086000	MX	Medium Density Vertical Mixed Use
031B01088000	PUD	PD	NO	NORTHWIND	701.11	0.33	405 NORTHWIND PL	031B01087000	MX	Medium Density Vertical Mixed Use
031B01089000	PUD	PD	NO	NORTHWIND	701.11	0.35	401 NORTHWIND PL	031B01088000	MX	Medium Density Vertical Mixed Use
031B01090000	PUD	PD	NO	NORTHWIND	701.11	0.35	500 NORTHWIND DR	031B01089000	MX	Medium Density Vertical Mixed Use
031B01091000	PUD	PD	NO	NORTHWIND	701.11	0.34	504 NORTHWIND WAY	031B01090000	MX	Medium Density Vertical Mixed Use
031B01092000	PUD	PD	NO	NORTHWIND	701.11	0.35	508 NORTHWIND WAY	031B01091000	MX	Medium Density Vertical Mixed Use
031B01093000	PUD	PD	NO	NORTHWIND	701.11	0.38	512 NORTHWIND WAY	031B01092000	MX	Medium Density Vertical Mixed Use
031B01094000	PUD	PD	NO	NORTHWIND	701.11	0.37	513 NORTHWIND WAY	031B01093000	MX	Medium Density Vertical Mixed Use
031B01095000	PUD	PD	NO	NORTHWIND	701.11	0.38	509 NORTHWIND WAY	031B01094000	MX	Medium Density Vertical Mixed Use
031B01096000	PUD	PD	NO	NORTHWIND	701.11	0.36	505 NORTHWIND WAY	031B01095000	MX	Medium Density Vertical Mixed Use
031B01097000	PUD	PD	NO	NORTHWIND	701.11	0.27	501 NORTHWIND WAY	031B01096000	MX	Medium Density Vertical Mixed Use
031B01098000	PUD	PD	NO	NORTHWIND	701.11	0.26	151 NORTHWIND DR	031B01097000	MX	Medium Density Vertical Mixed Use
031B01099000	PUD	PD	NO	NORTHWIND	701.11	0.42	210 NORTHWIND DR	031B01098000	MX	Medium Density Vertical Mixed Use
031B01100000	PUD	PD	NO	NORTHWIND	701.11	0.43	206 NORTHWIND DR	031B01099000	MX	Medium Density Vertical Mixed Use
031B01101000	PUD	PD	NO	NORTHWIND	701.11	0.45	202 NORTHWIND DR	031B01100000	MX	Medium Density Vertical Mixed Use
031B01102000	PUD	PD	NO	NORTHWIND	701.11	0.34	198 NORTHWIND DR	031B01101000	MX	Medium Density Vertical Mixed Use
031B01103000	PUD	PD	NO	NORTHWIND	701.11	0.59	194 NORTHWIND DR	031B01102000	MX	Medium Density Vertical Mixed Use
031B01104000	PUD	PD	NO	NORTHWIND	701.11	0.80	190 NORTHWIND DR	031B01103000	MX	Medium Density Vertical Mixed Use
031B01105000	PUD	PD	NO	NORTHWIND	701.11	0.58	186 NORTHWIND DR	031B01104000	MX	Medium Density Vertical Mixed Use
031B01106000	PUD	PD	NO	NORTHWIND	701.11	0.53	182 NORTHWIND DR	031B01105000	MX	Medium Density Vertical Mixed Use
031B01107000	PUD	PD	NO	NORTHWIND	701.11	0.53	178 NORTHWIND DR	031B01106000	MX	Medium Density Vertical Mixed Use
031B01108000	PUD	PD	NO	NORTHWIND	701.11	0.52	174 NORTHWIND DR	031B01107000	MX	Medium Density Vertical Mixed Use
031B01109000	PUD	PD	NO	NORTHWIND	701.11	0.54	170 NORTHWIND DR	031B01108000	MX	Medium Density Vertical Mixed Use
031B01110000	PUD	PD	NO	NORTHWIND	701.11	0.51	166 NORTHWIND DR	031B01109000	MX	Medium Density Vertical Mixed Use
031B01111000	PUD	PD	NO	NORTHWIND	701.11	0.52	162 NORTHWIND DR	031B01110000	MX	Medium Density Vertical Mixed Use
031B01112000	PUD	PD	NO	NORTHWIND	701.11	0.51	158 NORTHWIND DR	031B01111000	MX	Medium Density Vertical Mixed Use
031B01113000	PUD	PD	NO	NORTHWIND	701.11	0.54	154 NORTHWIND DR	031B01112000	MX	Medium Density Vertical Mixed Use
031B01114000	PUD	PD	NO	NORTHWIND	701.11	0.56	150 NORTHWIND DR	031B01113000	MX	Medium Density Vertical Mixed Use
031B01115000	PUD	PD	NO	NORTHWIND	701.11	0.73	146 NORTHWIND DR	031B01114000	MX	Medium Density Vertical Mixed Use
031B01116000	PUD	PD	NO	NORTHWIND	701.11	0.51	142 NORTHWIND DR	031B01115000	MX	Medium Density Vertical Mixed Use
031B01117000	PUD	PD	NO	NORTHWIND	701.11	0.38	601 NORTHWIND LN	031B01116000	MX	Medium Density Vertical Mixed Use
031B01118000	PUD	PD	NO	NORTHWIND	701.11	0.60	605 NORTHWIND LN	031B01117000	MX	Medium Density Vertical Mixed Use
031B01119000	PUD	PD	NO	NORTHWIND	701.11	0.81	609 NORTHWIND LN	031B01118000	MX	Medium Density Vertical Mixed Use
031B01120000	PUD	PD	NO	NORTHWIND	701.11	1.07	613 NORTHWIND LN	031B01119000	MX	Medium Density Vertical Mixed Use
031B01121000	PUD	PD	NO	NORTHWIND	701.11	0.74	612 NORTHWIND LN	031B01120000	MX	Medium Density Vertical Mixed Use
031B01122000	PUD	PD	NO	NORTHWIND	701.11	0.44	608 NORTHWIND LN	031B01121000	MX	Medium Density Vertical Mixed Use
031B01123000	PUD	PD	NO	NORTHWIND	701.11	0.44	604 NORTHWIND LN	031B01122000	MX	Medium Density Vertical Mixed Use
031B01124000	PUD	PD	NO	NORTHWIND	701.11	0.48	600 NORTHWIND LN	031B01123000	MX	Medium Density Vertical Mixed Use
031B01125000	PUD	PD	NO	NORTHWIND	701.11	0.51	128 NORTHWIND DR	031B01124000	MX	Medium Density Vertical Mixed Use

031B01126000	PUD	PD	NO	NORTHWIND	701.11	0.37	213 DUE WEST DR	031B01125000	MX	Medium Density Vertical Mixed Use
031B01127000	PUD	PD	NO	NORTHWIND	701.11	0.44	205 DUE WEST DR	031B01126000	MX	Medium Density Vertical Mixed Use
031B01128000	PUD	PD	NO	NORTHWIND	701.11	0.40	197 DUE WEST DR	031B01127000	MX	Medium Density Vertical Mixed Use
031B01129000	PUD	PD	NO	NORTHWIND	701.11	0.43	189 DUE WEST DR	031B01128000	MX	Medium Density Vertical Mixed Use
031B01130000	PUD	PD	NO	NORTHWIND	701.11	0.50	181 DUE WEST DR	031B01129000	MX	Medium Density Vertical Mixed Use
031B01132000	PUD	PD	NO	NORTHWIND	701.11	0.47	180 DUE WEST DR	031B01130000	MX	Medium Density Vertical Mixed Use
031B01133000	PUD	PD	NO	NORTHWIND	701.11	0.43	188 DUE WEST DR	031B01132000	MX	Medium Density Vertical Mixed Use
031B01134000	PUD	PD	NO	NORTHWIND	701.11	0.41	196 DUE WEST DR	031B01133000	MX	Medium Density Vertical Mixed Use
031B01135000	PUD	PD	NO	NORTHWIND	701.11	0.42	204 DUE WEST DR	031B01134000	MX	Medium Density Vertical Mixed Use
031B01136000	PUD	PD	NO	NORTHWIND	701.11	0.47	212 DUE WEST DR	031B01135000	MX	Medium Density Vertical Mixed Use
031B01137000	PUD	PD	NO	NORTHWIND	701.11	0.40	120 NORTHWIND DR	031B01136000	MX	Medium Density Vertical Mixed Use
031B01138000	PUD	PD	NO	NORTHWIND	701.11	0.33	222 DUE WEST DR	031B01137000	MX	Medium Density Vertical Mixed Use
031B01139000	PUD	PD	NO	NORTHWIND	701.11	0.36	227 DUE WEST DR	031B01138000	MX	Medium Density Vertical Mixed Use
031B01140000	PUD	PD	NO	NORTHWIND	701.11	0.43	131 NORTHWIND DR	031B01139000	MX	Medium Density Vertical Mixed Use
031B01141000	PUD	PD	NO	NORTHWIND	701.11	0.54	704 NORTHWIND CT	031B01140000	MX	Medium Density Vertical Mixed Use
031B01142000	PUD	PD	NO	NORTHWIND	701.11	0.29	705 NORTHWIND CT	031B01141000	MX	Medium Density Vertical Mixed Use
031B01143000	PUD	PD	NO	NORTHWIND	701.11	0.35	143 NORTHWIND DR	031B01142000	MX	Medium Density Vertical Mixed Use
031B01144000	PUD	PD	NO	NORTHWIND	701.11	0.25	147 NORTHWIND DR	031B01143000	MX	Medium Density Vertical Mixed Use
031B01145000	PUD	PD	NO	NORTHWIND	701.11	1.27	650 FLIPPEN RD	031B01144000	MX	Medium Density Vertical Mixed Use
031B01146000	PUD	PD	NO	NORTHWIND	701.11	0.54	654 FLIPPEN RD	031B01145000	MX	Medium Density Vertical Mixed Use
031C01001000	PUD	PD	NO	GRAND OAKS	701.11	0.65	101 GRAND OAKS WAY	031B01146000	MX	Medium Density Vertical Mixed Use
031C01002000	PUD	PD	NO	GRAND OAKS	701.11	0.53	107 GRAND OAKS WAY	031C01001000	MX	Medium Density Vertical Mixed Use
031C01003000	PUD	PD	NO	GRAND OAKS	701.11	0.54	113 GRAND OAKS WAY	031C01002000	MX	Medium Density Vertical Mixed Use
031C01004000	PUD	PD	NO	GRAND OAKS	701.11	0.55	121 GRAND OAKS WAY	031C01003000	MX	Medium Density Vertical Mixed Use
031C01005000	PUD	PD	NO	GRAND OAKS	701.11	0.57	129 GRAND OAKS WAY	031C01004000	MX	Medium Density Vertical Mixed Use
031C01006000	PUD	PD	NO	GRAND OAKS	701.11	0.70	137 GRAND OAKS WAY	031C01005000	MX	Medium Density Vertical Mixed Use
031C01007000	PUD	PD	YES	GRAND OAKS	701.11	0.49	145 GRAND OAKS WAY	031C01006000	MX	Medium Density Vertical Mixed Use
031C01008000	PUD	PD	NO	GRAND OAKS	701.11	0.28	153 GRAND OAKS WAY	031C01007000	MX	Medium Density Vertical Mixed Use
031C01009000	PUD	PD	YES	GRAND OAKS	701.11	0.29	161 GRAND OAKS WAY	031C01008000	MX	Medium Density Vertical Mixed Use
031C01010000	PUD	PD	YES	GRAND OAKS	701.11	0.52	169 GRAND OAKS WAY	031C01009000	MX	Medium Density Vertical Mixed Use
031C01011000	PUD	PD	YES	GRAND OAKS	701.11	0.50	175 GRAND OAKS WAY	031C01010000	MX	Medium Density Vertical Mixed Use
031C01012000	PUD	PD	NO	GRAND OAKS	701.11	0.25	183 GRAND OAKS WAY	031C01011000	MX	Medium Density Vertical Mixed Use
031C01013000	PUD	PD	NO	GRAND OAKS	701.11	0.26	191 GRAND OAKS WAY	031C01012000	MX	Medium Density Vertical Mixed Use
031C01014000	PUD	PD	NO	GRAND OAKS	701.11	0.28	199 GRAND OAKS WAY	031C01013000	MX	Medium Density Vertical Mixed Use
031C01015000	PUD	PD	NO	GRAND OAKS	701.11	0.42	205 GRAND OAKS WAY	031C01014000	MX	Medium Density Vertical Mixed Use
031C01016000	PUD	PD	YES	GRAND OAKS	701.11	0.58	213 GRAND OAKS WAY	031C01015000	MX	Medium Density Vertical Mixed Use
031C01017000	PUD	PD	YES	GRAND OAKS	701.11	0.57	220 GRAND OAKS WAY	031C01016000	MX	Medium Density Vertical Mixed Use
031C01018000	PUD	PD	NO	GRAND OAKS	701.11	0.32	214 GRAND OAKS WAY	031C01017000	MX	Medium Density Vertical Mixed Use
031C01019000	PUD	PD	NO	GRAND OAKS	701.11	0.45	204 GRAND OAKS WAY	031C01018000	MX	Medium Density Vertical Mixed Use
031C01020000	PUD	PD	NO	GRAND OAKS	701.11	0.49	182 GRAND OAKS WAY	031C01019000	MX	Medium Density Vertical Mixed Use
031C01021000	PUD	PD	NO	GRAND OAKS	701.11	0.32	301 GRAND OAKS CT	031C01020000	MX	Medium Density Vertical Mixed Use
031C01022000	PUD	PD	NO	GRAND OAKS	701.11	0.33	309 GRAND OAKS CT	031C01021000	MX	Medium Density Vertical Mixed Use
031C01023000	PUD	PD	NO	GRAND OAKS	701.11	0.48	321 GRAND OAKS CT	031C01022000	MX	Medium Density Vertical Mixed Use
031C01024000	PUD	PD	NO	GRAND OAKS	701.11	0.36	331 GRAND OAKS CT	031C01023000	MX	Medium Density Vertical Mixed Use
031C01025000	PUD	PD	NO	GRAND OAKS	701.11	0.47	330 GRAND OAKS CT	031C01024000	MX	Medium Density Vertical Mixed Use
031C01026000	PUD	PD	NO	GRAND OAKS	701.11	0.47	320 GRAND OAKS CT	031C01025000	MX	Medium Density Vertical Mixed Use
031C01027000	PUD	PD	NO	GRAND OAKS	701.11	0.31	310 GRAND OAKS CT	031C01026000	MX	Medium Density Vertical Mixed Use
031C01028000	PUD	PD	NO	GRAND OAKS	701.11	0.34	300 GRAND OAKS CT	031C01027000	MX	Medium Density Vertical Mixed Use
031C01029000	PUD	PD	NO	GRAND OAKS	701.11	0.35	128 GRAND OAKS WAY	031C01028000	MX	Medium Density Vertical Mixed Use
031C01030000	PUD	PD	NO	GRAND OAKS	701.11	0.32	120 GRAND OAKS WAY	031C01029000	MX	Medium Density Vertical Mixed Use
031C01031000	PUD	PD	NO	GRAND OAKS	701.11	0.32	112 GRAND OAKS WAY	031C01030000	MX	Medium Density Vertical Mixed Use
031C01032000	PUD	PD	NO	GRAND OAKS	701.11	0.34	106 GRAND OAKS WAY	031C01031000	MX	Medium Density Vertical Mixed Use
031C01033000	PUD	PD	NO	GRAND OAKS	701.11	0.43	100 GRAND OAKS WAY	031C01032000	MX	Medium Density Vertical Mixed Use
031D01001000	PUD	PD	NO	ARBOR COVE	701.11	0.47	4 ARBOR COVE DR	031C01033000	MX	Medium Density Vertical Mixed Use
031D01002000	PUD	PD	NO	ARBOR COVE	701.11	0.38	8 ARBOR COVE DR	031D01001000	MX	Medium Density Vertical Mixed Use

031D01003000	PUD	PD	NO	ARBOR COVE	701.11	0.39	12 ARBOR COVE DR	031D01002000	MX	Medium Density Vertical Mixed Use
031D01004000	PUD	PD	NO	ARBOR COVE	701.11	0.42	16 ARBOR COVE DR	031D01003000	MX	Medium Density Vertical Mixed Use
031D01005000	PUD	PD	NO	ARBOR COVE	701.11	0.34	20 ARBOR COVE DR	031D01004000	MX	Medium Density Vertical Mixed Use
031D01006000	PUD	PD	NO	ARBOR COVE	701.11	0.32	24 ARBOR COVE DR	031D01005000	MX	Medium Density Vertical Mixed Use
031D01007000	PUD	PD	NO	ARBOR COVE	701.11	0.32	28 ARBOR COVE DR	031D01006000	MX	Medium Density Vertical Mixed Use
031D01008000	PUD	PD	NO	ARBOR COVE	701.11	0.35	32 ARBOR COVE DR	031D01007000	MX	Medium Density Vertical Mixed Use
031D01009000	PUD	PD	NO	ARBOR COVE	701.11	0.31	36 ARBOR COVE DR	031D01008000	MX	Medium Density Vertical Mixed Use
031D01010000	PUD	PD	NO	ARBOR COVE	701.11	0.36	40 ARBOR COVE DR	031D01009000	MX	Medium Density Vertical Mixed Use
031D01011000	PUD	PD	NO	ARBOR COVE	701.11	0.49	44 ARBOR COVE DR	031D01010000	MX	Medium Density Vertical Mixed Use
031D01012000	PUD	PD	NO	ARBOR COVE	701.11	0.62	48 ARBOR COVE DR	031D01011000	MX	Medium Density Vertical Mixed Use
031D01013000	PUD	PD	NO	ARBOR COVE	701.11	0.56	52 ARBOR COVE DR	031D01012000	MX	Medium Density Vertical Mixed Use
031D01014000	PUD	PD	NO	ARBOR COVE	701.11	0.47	56 ARBOR COVE DR	031D01013000	MX	Medium Density Vertical Mixed Use
031D01015000	PUD	PD	NO	ARBOR COVE	701.11	0.42	60 ARBOR COVE DR	031D01014000	MX	Medium Density Vertical Mixed Use
031D01016000	PUD	PD	NO	ARBOR COVE	701.11	0.52	64 ARBOR COVE DR	031D01015000	MX	Medium Density Vertical Mixed Use
031D01017000	PUD	PD	NO	ARBOR COVE	701.11	0.38	68 ARBOR COVE DR	031D01016000	MX	Medium Density Vertical Mixed Use
031D01018000	PUD	PD	NO	ARBOR COVE	701.11	0.39	72 ARBOR COVE DR	031D01017000	MX	Medium Density Vertical Mixed Use
031D01019000	PUD	PD	NO	ARBOR COVE	701.11	0.42	76 ARBOR COVE DR	031D01018000	MX	Medium Density Vertical Mixed Use
031D01020000	PUD	PD	NO	ARBOR COVE	701.11	0.41	80 ARBOR COVE DR	031D01019000	MX	Medium Density Vertical Mixed Use
031D01021000	PUD	PD	NO	ARBOR COVE	701.11	0.41	84 ARBOR COVE DR	031D01020000	MX	Medium Density Vertical Mixed Use
031D01022000	PUD	PD	NO	ARBOR COVE	701.11	0.44	88 ARBOR COVE DR	031D01021000	MX	Medium Density Vertical Mixed Use
031D01023000	PUD	PD	NO	ARBOR COVE	701.11	1.14	96 ARBOR COVE DR	031D01022000	MX	Medium Density Vertical Mixed Use
031D01024000	PUD	PD	NO	ARBOR COVE	701.11	0.62	99 ARBOR COVE DR	031D01023000	MX	Medium Density Vertical Mixed Use
031D01025000	PUD	PD	NO	ARBOR COVE	701.11	0.46	91 ARBOR COVE DR	031D01024000	MX	Medium Density Vertical Mixed Use
031D01026000	PUD	PD	NO	ARBOR COVE	701.11	0.41	212 ARBOR COVE CT	031D01025000	MX	Medium Density Vertical Mixed Use
031D01027000	PUD	PD	NO	ARBOR COVE	701.11	0.42	220 ARBOR COVE CT	031D01026000	MX	Medium Density Vertical Mixed Use
031D01028000	PUD	PD	NO	ARBOR COVE	701.11	0.77	221 ARBOR COVE CT	031D01027000	MX	Medium Density Vertical Mixed Use
031D01029000	PUD	PD	NO	ARBOR COVE	701.11	0.43	217 ARBOR COVE CT	031D01028000	MX	Medium Density Vertical Mixed Use
031D01030000	PUD	PD	NO	ARBOR COVE	701.11	0.43	213 ARBOR COVE CT	031D01029000	MX	Medium Density Vertical Mixed Use
031D01031000	PUD	PD	NO	ARBOR COVE	701.11	0.48	209 ARBOR COVE CT	031D01030000	MX	Medium Density Vertical Mixed Use
031D01032000	PUD	PD	NO	ARBOR COVE	701.11	0.42	205 ARBOR COVE CT	031D01031000	MX	Medium Density Vertical Mixed Use
031D01033000	PUD	PD	NO	ARBOR COVE	701.11	0.51	201 ARBOR COVE CT	031D01032000	MX	Medium Density Vertical Mixed Use
031D01034000	PUD	PD	NO	ARBOR COVE	701.11	0.52	104 ARBOR COVE WAY	031D01033000	MX	Medium Density Vertical Mixed Use
031D01035000	PUD	PD	NO	ARBOR COVE	701.11	0.46	108 ARBOR COVE WAY	031D01034000	MX	Medium Density Vertical Mixed Use
031D01036000	PUD	PD	NO	ARBOR COVE	701.11	0.44	112 ARBOR COVE WAY	031D01035000	MX	Medium Density Vertical Mixed Use
031D01037000	PUD	PD	NO	ARBOR COVE	701.11	0.42	118 ARBOR COVE WAY	031D01036000	MX	Medium Density Vertical Mixed Use
031D01038000	PUD	PD	NO	ARBOR COVE	701.11	0.54	122 ARBOR COVE WAY	031D01037000	MX	Medium Density Vertical Mixed Use
031D01039000	PUD	PD	NO	ARBOR COVE	701.11	0.40	126 ARBOR COVE WAY	031D01038000	MX	Medium Density Vertical Mixed Use
031D01040000	PUD	PD	NO	ARBOR COVE	701.11	0.39	130 ARBOR COVE WAY	031D01039000	MX	Medium Density Vertical Mixed Use
031D01041000	PUD	PD	NO	ARBOR COVE	701.11	0.44	140 ARBOR COVE WAY	031D01040000	MX	Medium Density Vertical Mixed Use
031D01042000	PUD	PD	NO	ARBOR COVE	701.11	0.51	156 ARBOR COVE WAY	031D01041000	MX	Medium Density Vertical Mixed Use
031D01043000	PUD	PD	NO	ARBOR COVE	701.11	0.75	164 ARBOR COVE WAY	031D01042000	MX	Medium Density Vertical Mixed Use
031D01044000	PUD	PD	NO	ARBOR COVE	701.11	0.57	170 ARBOR COVE WAY	031D01043000	MX	Medium Density Vertical Mixed Use
031D01045000	PUD	PD	NO	ARBOR COVE	701.11	0.57	169 ARBOR COVE WAY	031D01044000	MX	Medium Density Vertical Mixed Use
031D01046000	PUD	PD	NO	ARBOR COVE	701.11	0.45	165 ARBOR COVE WAY	031D01045000	MX	Medium Density Vertical Mixed Use
031D01047000	PUD	PD	NO	ARBOR COVE	701.11	0.58	161 ARBOR COVE WAY	031D01046000	MX	Medium Density Vertical Mixed Use
031D01048000	PUD	PD	NO	ARBOR COVE	701.11	0.64	157 ARBOR COVE WAY	031D01047000	MX	Medium Density Vertical Mixed Use
031D01049000	PUD	PD	NO	ARBOR COVE	701.11	0.44	153 ARBOR COVE WAY	031D01048000	MX	Medium Density Vertical Mixed Use
031D01050000	PUD	PD	NO	ARBOR COVE	701.11	0.41	149 ARBOR COVE WAY	031D01049000	MX	Medium Density Vertical Mixed Use
031D01051000	PUD	PD	NO	ARBOR COVE	701.11	0.47	145 ARBOR COVE WAY	031D01050000	MX	Medium Density Vertical Mixed Use
031D01052000	PUD	PD	NO	ARBOR COVE	701.11	0.71	141 ARBOR COVE WAY	031D01051000	MX	Medium Density Vertical Mixed Use
031D01053000	PUD	PD	NO	ARBOR COVE	701.11	0.60	137 ARBOR COVE WAY	031D01052000	MX	Medium Density Vertical Mixed Use
031D01054000	PUD	PD	NO	ARBOR COVE	701.11	0.45	133 ARBOR COVE WAY	031D01053000	MX	Medium Density Vertical Mixed Use
031D01055000	PUD	PD	NO	ARBOR COVE	701.11	0.43	129 ARBOR COVE WAY	031D01054000	MX	Medium Density Vertical Mixed Use
031D01056000	PUD	PD	NO	ARBOR COVE	701.11	0.48	125 ARBOR COVE WAY	031D01055000	MX	Medium Density Vertical Mixed Use
031D01057000	PUD	PD	NO	ARBOR COVE	701.11	0.48	121 ARBOR COVE WAY	031D01056000	MX	Medium Density Vertical Mixed Use

031D01113000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	457 VILLAGE CIR	031D01112000	MX	Medium Density Vertical Mixed Use
031D01114000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	453 VILLAGE CIR	031D01113000	MX	Medium Density Vertical Mixed Use
031D01115000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	449 VILLAGE CIR	031D01114000	MX	Medium Density Vertical Mixed Use
031D01116000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	445 VILLAGE CIR	031D01115000	MX	Medium Density Vertical Mixed Use
031D01117000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	441 VILLAGE CIR	031D01116000	MX	Medium Density Vertical Mixed Use
031D01118000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	437 VILLAGE CIR	031D01117000	MX	Medium Density Vertical Mixed Use
031D01119000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	433 VILLAGE CIR	031D01118000	MX	Medium Density Vertical Mixed Use
031D01120000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	429 VILLAGE CIR	031D01119000	MX	Medium Density Vertical Mixed Use
031D01121000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	425 VILLAGE CIR	031D01120000	MX	Medium Density Vertical Mixed Use
031D01122000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.20	421 VILLAGE CIR	031D01121000	MX	Medium Density Vertical Mixed Use
031D01123000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.21	417 VILLAGE CIR	031D01122000	MX	Medium Density Vertical Mixed Use
031D01124000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	413 VILLAGE CIR	031D01123000	MX	Medium Density Vertical Mixed Use
031D01125000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	409 VILLAGE CIR	031D01124000	MX	Medium Density Vertical Mixed Use
031D01126000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.19	405 VILLAGE CIR	031D01125000	MX	Medium Density Vertical Mixed Use
031D01127000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.20	401 VILLAGE CIR	031D01126000	MX	Medium Density Vertical Mixed Use
031D01128000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.19	311 VILLAGE LN	031D01127000	MX	Medium Density Vertical Mixed Use
031D01129000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.15	406 VILLAGE CIR	031D01128000	MX	Medium Density Vertical Mixed Use
031D01130000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.18	416 VILLAGE CIR	031D01129000	MX	Medium Density Vertical Mixed Use
031D01131000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.18	609 VILLAGE WAY	031D01130000	MX	Medium Density Vertical Mixed Use
031D01132000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.15	605 VILLAGE WAY	031D01131000	MX	Medium Density Vertical Mixed Use
031D01133000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.16	315 VILLAGE LN	031D01132000	MX	Medium Density Vertical Mixed Use
031D01134000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	319 VILLAGE LN	031D01133000	MX	Medium Density Vertical Mixed Use
031D01135000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	329 VILLAGE LN	031D01134000	MX	Medium Density Vertical Mixed Use
031D01136000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	604 VILLAGE WAY	031D01135000	MX	Medium Density Vertical Mixed Use
031D01137000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.16	608 VILLAGE WAY	031D01136000	MX	Medium Density Vertical Mixed Use
031D01138000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.16	454 VILLAGE CIR	031D01137000	MX	Medium Density Vertical Mixed Use
031D01139000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.15	468 VILLAGE CIR	031D01138000	MX	Medium Density Vertical Mixed Use
031D01140000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	476 VILLAGE CIR	031D01139000	MX	Medium Density Vertical Mixed Use
047-01017000	RR	RA	YES		701.06	2.35	212 KINSEY DR	031D01140000	MX	Medium Density Vertical Mixed Use
047-01018000	RR	RA	NO		701.06	3.42	655 MAYS RD	047-01017000	LD	Low Density Residential
047-01019000	RR	RA	NO		701.06	2.15	595 MAYS RD	047-01018000	LD	Low Density Residential
047-01019001	RR	RA	NO		701.06	1.63	0	047-01019000	LD	Low Density Residential
047-01021000	RR	RA	NO		701.06	1.96	551 MAYS RD	047-01019001	LD	Low Density Residential
048-01001000	RR	RA	NO		701.06	39.37	533 OLD CONYERS RD	047-01021000	LD	Low Density Residential
048-01002000	RR	RA	NO		701.06	1.27	0	048-01001000	PI	Public/Institutional
048-01003000	RR	RA	NO		701.06	18.02	155 MAYS RD	048-01002000	LD	Low Density Residential
048-01004000	RR	RA	NO		701.06	1.01	189 MAYS RD	048-01003000	LD	Low Density Residential
048-01004001	RR	RA	NO		701.06	1.33	123 MAYS RD	048-01004000	LD	Low Density Residential
048-01004002	RR	RA	NO		701.06	12.14	0 MAYS RD	048-01004001	LD	Low Density Residential
048-01004003	RR	RA	NO		701.06	13.60	209 MAYS RD	048-01004002	LD	Low Density Residential
048-01004004	RR	RA	NO		701.06	16.98	0 MAYS RD	048-01004003	LD	Low Density Residential
048-01005000	RR	RA	NO		701.06	2.85	359 MAYS RD	048-01004004	LD	Low Density Residential
048-01005001	RR	RA	NO		701.06	0.95	353 MAYS RD	048-01005000	LD	Low Density Residential
048-01005003	RR	RA	NO		701.06	1.54	349 MAYS RD	048-01005001	LD	Low Density Residential
048-01005011	RR	RA	NO		701.06	1.60	355 MAYS RD	048-01005003	LD	Low Density Residential
048-02030001	RR	RA	NO		701.06	1.73	463 OLD CONYERS RD	048-01005011	LD	Low Density Residential
048-02030002	RR	RA	NO		701.06	1.29	495 OLD CONYERS RD	048-02030001	LD	Low Density Residential
048-02030004	RR	RA	NO		701.06	1.30	465 OLD CONYERS RD	048-02030002	LD	Low Density Residential
048-02030005	SR	R3	YES		701.06	10.44	432 OLD CONYERS RD	048-02030004	LD	Low Density Residential
048C01001000	SR	R1	NO	KINSEY CROSSING	701.06	0.93	101 VALERIE CT	048-02030005	LD	Low Density Residential
048C01002000	SR	R1	NO	KINSEY CROSSING	701.06	1.04	105 VALERIE CT	048C01001000	MD	Medium Density Residential
048C01003000	SR	R1	NO	KINSEY CROSSING	701.06	0.75	109 VALERIE CT	048C01002000	MD	Medium Density Residential
048C01004000	SR	R1	NO	KINSEY CROSSING	701.06	0.75	113 VALERIE CT	048C01003000	MD	Medium Density Residential
048C01005000	SR	R1	NO	KINSEY CROSSING	701.06	0.78	117 VALERIE CT	048C01004000	MD	Medium Density Residential
048C01006000	SR	R1	NO	KINSEY CROSSING	701.06	0.76	121 VALERIE CT	048C01005000	MD	Medium Density Residential

048C01007000	SR	R1	NO	KINSEY CROSSING	701.06	0.78	125 VALERIE CT	048C01006000	MD	Medium Density Residential
048C01008000	SR	R1	NO	KINSEY CROSSING	701.06	0.78	129 VALERIE CT	048C01007000	MD	Medium Density Residential
048C01009000	SR	R1	NO	KINSEY CROSSING	701.06	0.76	133 VALERIE CT	048C01008000	MD	Medium Density Residential
048C01010000	SR	R1	NO	KINSEY CROSSING	701.06	0.78	137 VALERIE CT	048C01009000	MD	Medium Density Residential
048C01011000	SR	R1	NO	KINSEY CROSSING	701.06	0.96	141 VALERIE CT	048C01010000	MD	Medium Density Residential
048C01012000	SR	R1	NO	KINSEY CROSSING	701.06	1.06	136 VALERIE CT	048C01011000	MD	Medium Density Residential
048C01013000	SR	R1	NO	KINSEY CROSSING	701.06	1.00	132 VALERIE CT	048C01012000	MD	Medium Density Residential
048C01014000	SR	R1	NO	KINSEY CROSSING	701.06	0.74	128 VALERIE CT	048C01013000	MD	Medium Density Residential
048C01015000	SR	R1	NO	KINSEY CROSSING	701.06	0.76	124 VALERIE CT	048C01014000	MD	Medium Density Residential
048C01016000	SR	R1	NO	KINSEY CROSSING	701.06	0.75	120 VALERIE CT	048C01015000	MD	Medium Density Residential
048C01017000	SR	R1	NO	KINSEY CROSSING	701.06	0.75	116 VALERIE CT	048C01016000	MD	Medium Density Residential
048C01018000	SR	R1	NO	KINSEY CROSSING	701.06	0.73	108 VALERIE CT	048C01017000	MD	Medium Density Residential
048C01019000	SR	R1	NO	KINSEY CROSSING	701.06	0.71	104 VALERIE CT	048C01018000	MD	Medium Density Residential
048C01019001	SR	R1	NO	KINSEY CROSSING	701.06	0.76	0 VALERIE CT	048C01019000	MD	Medium Density Residential
048C01020000	SR	R1	NO	KINSEY CROSSING	701.06	1.52	100 VALERIE CT	048C01019001	MD	Medium Density Residential
048C01021000	SR	R1	NO	KINSEY CROSSING	701.06	0.77	112 VALERIE CT	048C01020000	MD	Medium Density Residential
050-01001000	HI	M2	YES		701.14	10.74	615 ROCK QUARRY RD	048C01021000	MD	Medium Density Residential
050-01001002	HI	M2	YES		701.14	7.38	605 ROCK QUARRY RD	050-01001000	INDUS	Light Industrial
050-01002002	LI	M1	YES		701.14	27.84	0	050-01001002	INDUS	Light Industrial
050-01002051	MFR	RM	YES		701.14	41.35	860 ROCK QUARRY RD	050-01002002	PRC	Park/Recreation/Conservation
050-01003006	LI	M1	NO		701.11	4.62	625 RED OAK RD	050-01002051	HD	High Density Residential
050-01003021	C2	C2	YES		701.11	2.63	939 ROCK QUARRY RD	050-01003006	INDUS	Light Industrial
050-01003022	C1	C1	NO		701.14	3.19	0	050-01003021	INDUS	Light Industrial
050-01003024	C2	C2	NO		701.11	2.15	0 ROCK QUARRY RD	050-01003022	HD	High Density Residential
050-01003025	OI	OI	NO		701.11	1.70	931 ROCK QUARRY RD	050-01003024	INDUS	Light Industrial
050-01003025	OI	OI	NO		701.11	1.70	931 ROCK QUARRY RD	050-01003025	INDUS	Light Industrial
050-01003026	OI	OI	NO		701.11	0.73	0 ROCK QUARRY RD	050-01003026	INDUS	Light Industrial
050-01003026	OI	OI	NO		701.11	0.73	0 ROCK QUARRY RD	050-01003061	INDUS	Light Industrial
050-01003061	LI	M1	YES		701.11	6.80	675 RED OAK RD	050-01004000	INDUS	Light Industrial
050-01004000	LI	M1	YES		701.11	4.14	535 RED OAK RD	050-01005000	INDUS	Light Industrial
050-01005000	LI	M1	NO		701.11	0.95	605 RED OAK RD	050-01005001	INDUS	Light Industrial
050-01005001	LI	M1	YES		701.11	1.51	615 RED OAK RD	050-01005005	INDUS	Light Industrial
050-01005005	LI	M1	NO		701.11	1.98	685 RED OAK RD	050-01006000	INDUS	Light Industrial
050-01006000	LI	M1	NO		701.11	1.47	695 RED OAK RD	050-01007000	INDUS	Light Industrial
050-01007000	HI	M2	YES		701.11	5.32	0	050-01007001	INDUS	Light Industrial
050-01007001	LI	M1	YES		701.11	1.65	720 ROCK QUARRY RD	050-01007002	INDUS	Light Industrial
050-01007002	LI	M1	NO		701.11	0.76	690 RED OAK RD	050-01007021	INDUS	Light Industrial
050-01007021	LI	M1	NO		701.11	0.59	694 RED OAK RD	050-01008000	INDUS	Light Industrial
050-01008000	HI	M2	NO		701.11	2.03	650 RED OAK RD	050-01009000	INDUS	Light Industrial
050-01009000	HI	M2	NO		701.11	5.06	598 RED OAK RD	050-01010000	INDUS	Light Industrial
050-01010000	HI	M2	NO		701.11	6.22	70 BANKS RD	050-01011000	INDUS	Light Industrial
050-01011000	HI	M2	NO		701.11	2.69	0 BANKS RD	050-01011001	INDUS	Light Industrial
050-01011001	HI	M2	NO		701.11	2.46	56 BANKS RD	050-01012000	INDUS	Light Industrial
050-01012000	HI	M2	NO		701.11	1.67	10 BANKS RD	050-01013000	INDUS	Light Industrial
050-01013000	HI	M2	NO		701.11	1.48	800 ROCK QUARRY RD	050-01014000	INDUS	Light Industrial
050-01014000	HI	M2	NO		701.11	1.32	810 ROCK QUARRY RD	050-01015000	INDUS	Light Industrial
050-01015000	HI	M2	NO		701.11	1.53	820 ROCK QUARRY RD	050-01015002	INDUS	Light Industrial
050-01015002	C2	C2	NO		701.11	1.42	0	050-01015003	INDUS	Light Industrial
050-01015003	HI	M2	NO		701.11	3.04	626 RED OAK RD	050-01015004	INDUS	Light Industrial
050-01015004	HI	M2	NO		701.11	0.89	620 RED OAK RD	050-01015005	INDUS	Light Industrial
050-01015005	HI	M2	NO		701.11	1.09	640 RED OAK RD	050-01016001	INDUS	Light Industrial
050-01016001	C2	C2	NO		701.11	1.30	915 ROCK QUARRY RD	050-01016011	COM	Low Density Vertical Mixed Use
050-01016011	C1	C1	NO		701.11	1.41	901 ROCK QUARRY RD	050-01019000	INDUS	Light Industrial
050-01019000	LI	M1	NO		701.14	11.37	0	050-01019000	TCU	Transportation/Communication/Utilities
050-01020000	C2	C2	NO		701.14	1.21	406 EAGLES LANDING PKV	050-01020000	INDUS	Light Industrial

050-01020001	C2	C2	NO		701.14	19.29	472 EAGLES LANDING PKV	050-01020001	INDUS	Light Industrial
050-01020002	C2	C2	NO		701.14	0.88	438 EAGLES LANDING PKV	050-01020002	INDUS	Light Industrial
050-01020003	C2	C2	NO		701.14	0.88	450 EAGLES LANDING PKV	050-01020003	INDUS	Light Industrial
050-01020004	C2	C2	NO		701.14	1.16	420 EAGLES LANDING PKV	050-01020004	INDUS	Light Industrial
050-01020005	C2	C2	NO		701.14	1.83	390 EAGLES LANDING PKV	050-01020005	INDUS	Light Industrial
050-01020021	C2	C2	NO		701.14	1.61	0 EAGLES LANDING PKWY	050-01020021	INDUS	Light Industrial
050-01029000	MFR	RM	YES		701.14	28.85	900 ROCK QUARRY RD	050-01029000	HD	High Density Residential
050-01030000	C1	C1	NO		701.14	0.82	892 ROCK QUARRY RD	050-01030000	HD	High Density Residential
050-01030001	C1	C1	NO		701.14	0.81	880 ROCK QUARRY RD	050-01030001	HD	High Density Residential
050B01001000	PUD	PD	NO	BRANDON RIDGE	701.11	0.24	155 BRANDON RIDGE CIR	050B01001000	HD	High Density Residential
050B01002000	PUD	PD	NO	BRANDON RIDGE	701.11	0.19	149 BRANDON RIDGE CIR	050B01002000	HD	High Density Residential
050B01003000	PUD	PD	NO	BRANDON RIDGE	701.11	0.19	143 BRANDON RIDGE CIR	050B01003000	HD	High Density Residential
050B01004000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	137 BRANDON RIDGE CIR	050B01004000	HD	High Density Residential
050B01005000	PUD	PD	NO	BRANDON RIDGE	701.11	0.20	133 BRANDON RIDGE CIR	050B01005000	HD	High Density Residential
050B01006000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	129 BRANDON RIDGE CIR	050B01006000	HD	High Density Residential
050B01007000	PUD	PD	NO	BRANDON RIDGE	701.11	0.20	125 BRANDON RIDGE CIR	050B01007000	HD	High Density Residential
050B01008000	PUD	PD	NO	BRANDON RIDGE	701.11	0.20	119 BRANDON RIDGE CIR	050B01008000	HD	High Density Residential
050B01009000	PUD	PD	NO	BRANDON RIDGE	701.11	0.21	113 BRANDON RIDGE CIR	050B01009000	HD	High Density Residential
050B01010000	PUD	PD	NO	BRANDON RIDGE	701.11	0.31	107 BRANDON RIDGE CIR	050B01010000	HD	High Density Residential
050B01011000	PUD	PD	NO	BRANDON RIDGE	701.11	0.24	101 BRANDON RIDGE CIR	050B01011000	HD	High Density Residential
050B01012000	PUD	PD	NO	BRANDON RIDGE	701.11	0.33	100 BRANDON RIDGE CIR	050B01012000	HD	High Density Residential
050B01013000	PUD	PD	NO	BRANDON RIDGE	701.11	0.29	108 BRANDON RIDGE CIR	050B01013000	HD	High Density Residential
050B01014000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	116 BRANDON RIDGE CIR	050B01014000	HD	High Density Residential
050B01015000	PUD	PD	NO	BRANDON RIDGE	701.11	0.20	124 BRANDON RIDGE CIR	050B01015000	HD	High Density Residential
050B01016000	PUD	PD	NO	BRANDON RIDGE	701.11	0.19	130 BRANDON RIDGE CIR	050B01016000	HD	High Density Residential
050B01017000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	136 BRANDON RIDGE CIR	050B01017000	HD	High Density Residential
050B01018000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	142 BRANDON RIDGE CIR	050B01018000	HD	High Density Residential
050B01019000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	148 BRANDON RIDGE CIR	050B01019000	HD	High Density Residential
050B01020000	PUD	PD	NO	BRANDON RIDGE	701.11	0.21	154 BRANDON RIDGE CIR	050B01020000	HD	High Density Residential
050B01021000	PUD	PD	NO	BRANDON RIDGE	701.11	0.24	40 BRIDLEWOOD CT	050B01021000	HD	High Density Residential
050B01022000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	48 BRIDLEWOOD CT	050B01022000	HD	High Density Residential
050B01023000	PUD	PD	NO	BRANDON RIDGE	701.11	0.23	54 BRIDLEWOOD CT	050B01023000	HD	High Density Residential
050B01024000	PUD	PD	NO	BRANDON RIDGE	701.11	0.19	60 BRIDLEWOOD CT	050B01024000	HD	High Density Residential
050B01025000	PUD	PD	NO	BRANDON RIDGE	701.11	0.33	66 BRIDLEWOOD CT	050B01025000	HD	High Density Residential
050B01026000	PUD	PD	NO	BRANDON RIDGE	701.11	0.26	72 BRIDLEWOOD CT	050B01026000	HD	High Density Residential
050B01027000	PUD	PD	NO	BRANDON RIDGE	701.11	0.36	73 BRIDLEWOOD CT	050B01027000	HD	High Density Residential
050B01028000	PUD	PD	NO	BRANDON RIDGE	701.11	0.29	67 BRIDLEWOOD CT	050B01028000	HD	High Density Residential
050B01029000	PUD	PD	NO	BRANDON RIDGE	701.11	0.19	61 BRIDLEWOOD CT	050B01029000	HD	High Density Residential
050B01030000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	55 BRIDLEWOOD CT	050B01030000	HD	High Density Residential
050B01031000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	49 BRIDLEWOOD CT	050B01031000	HD	High Density Residential
050B01032000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	43 BRIDLEWOOD CT	050B01032000	HD	High Density Residential
050B01033000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	37 BRIDLEWOOD CT	050B01033000	HD	High Density Residential
050B01034000	PUD	PD	NO	BRANDON RIDGE	701.11	0.20	31 BRIDLEWOOD CT	050B01034000	HD	High Density Residential
050B01035000	PUD	PD	NO	BRANDON RIDGE	701.11	0.23	25 BRIDLEWOOD CT	050B01035000	HD	High Density Residential
050B01036000	PUD	PD	NO	BRANDON RIDGE	701.11	0.25	164 BRANDON RIDGE CIR	050B01036000	HD	High Density Residential
050B01037000	PUD	PD	NO	BRANDON RIDGE	701.11	0.20	170 BRANDON RIDGE CIR	050B01037000	HD	High Density Residential
050B01038000	PUD	PD	NO	BRANDON RIDGE	701.11	0.19	176 BRANDON RIDGE CIR	050B01038000	HD	High Density Residential
050B01039000	PUD	PD	NO	BRANDON RIDGE	701.11	0.28	182 BRANDON RIDGE CIR	050B01039000	HD	High Density Residential
050B01040000	PUD	PD	NO	BRANDON RIDGE	701.11	0.19	188 BRANDON RIDGE CIR	050B01040000	HD	High Density Residential
050B01041000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	194 BRANDON RIDGE CIR	050B01041000	HD	High Density Residential
050B01042000	PUD	PD	NO	BRANDON RIDGE	701.11	0.28	200 BRANDON RIDGE CIR	050B01042000	HD	High Density Residential
050B01043000	PUD	PD	NO	BRANDON RIDGE	701.11	0.30	206 BRANDON RIDGE CIR	050B01043000	HD	High Density Residential
050B01044000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	212 BRANDON RIDGE CIR	050B01044000	HD	High Density Residential
050B01045000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	218 BRANDON RIDGE CIR	050B01045000	HD	High Density Residential
050B01046000	PUD	PD	NO	BRANDON RIDGE	701.11	0.21	224 BRANDON RIDGE CIR	050B01046000	HD	High Density Residential

050B01047000	PUD	PD	NO	BRANDON RIDGE	701.11	0.26	230 BRANDON RIDGE CIR	050B01047000	HD	High Density Residential
050B01048000	PUD	PD	NO	BRANDON RIDGE	701.11	0.40	236 BRANDON RIDGE CIR	050B01048000	HD	High Density Residential
050B01049000	PUD	PD	NO	BRANDON RIDGE	701.11	0.26	242 BRANDON RIDGE CIR	050B01049000	HD	High Density Residential
050B01050000	PUD	PD	NO	BRANDON RIDGE	701.11	0.21	248 BRANDON RIDGE CIR	050B01050000	HD	High Density Residential
050B01051000	PUD	PD	NO	BRANDON RIDGE	701.11	0.20	254 BRANDON RIDGE CIR	050B01051000	HD	High Density Residential
050B01052000	PUD	PD	NO	BRANDON RIDGE	701.11	0.50	260 BRANDON RIDGE CIR	050B01052000	HD	High Density Residential
050B01053000	PUD	PD	NO	BRANDON RIDGE	701.11	1.03	266 BRANDON RIDGE CIR	050B01053000	HD	High Density Residential
050B01054000	PUD	PD	NO	BRANDON RIDGE	701.11	0.25	272 BRANDON RIDGE CIR	050B01054000	HD	High Density Residential
050B01055000	PUD	PD	NO	BRANDON RIDGE	701.11	0.44	273 BRANDON RIDGE CIR	050B01055000	HD	High Density Residential
050B01056000	PUD	PD	NO	BRANDON RIDGE	701.11	0.27	267 BRANDON RIDGE CIR	050B01056000	HD	High Density Residential
050B01057000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	261 BRANDON RIDGE CIR	050B01057000	HD	High Density Residential
050B01058000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	255 BRANDON RIDGE CIR	050B01058000	HD	High Density Residential
050B01059000	PUD	PD	NO	BRANDON RIDGE	701.11	0.22	245 BRANDON RIDGE CIR	050B01059000	HD	High Density Residential
050B01060000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	219 BRANDON RIDGE CIR	050B01060000	HD	High Density Residential
050B01061000	PUD	PD	NO	BRANDON RIDGE	701.11	0.24	209 BRANDON RIDGE CIR	050B01061000	HD	High Density Residential
050B01062000	PUD	PD	NO	BRANDON RIDGE	701.11	0.24	185 BRANDON RIDGE CIR	050B01062000	HD	High Density Residential
050B01063000	PUD	PD	NO	BRANDON RIDGE	701.11	0.21	181 BRANDON RIDGE CIR	050B01063000	HD	High Density Residential
050B01064000	PUD	PD	NO	BRANDON RIDGE	701.11	0.27	177 BRANDON RIDGE CIR	050B01064000	HD	High Density Residential
050B01065000	PUD	PD	NO	BRANDON RIDGE	701.11	0.34	173 BRANDON RIDGE CIR	050B01065000	HD	High Density Residential
050B01066000	PUD	PD	NO	BRANDON RIDGE	701.11	0.28	169 BRANDON RIDGE CIR	050B01066000	HD	High Density Residential
050B01067000	PUD	PD	NO	BRANDON RIDGE	701.11	0.25	165 BRANDON RIDGE CIR	050B01067000	HD	High Density Residential
051-01001000	MFR	RM	NO		701.14	0.50	0	051-01001000	TCU	Transportation/Communication/Utilities
051-01002000	C2	C2	NO	VERY COUNTY MEDICAL PA	701.14	28.62	1133 EAGLES LANDING PK	051-01002000	PI	Public/Institutional
051-01002002	C2	C2	NO		701.14	1.08	1101 HOSPITAL DR	051-01002002	COM	Low Density Vertical Mixed Use
051-01002003	C2	C2	NO		701.14	3.16	1240 EAGLES LANDING PK	051-01002003	COM	Low Density Vertical Mixed Use
051-01002004	C2	C2	NO		701.14	0.46	145 EAGLES WALK	051-01002004	COM	Low Density Vertical Mixed Use
051-01002009	OI	OI	NO		701.14	9.40	1050 HOSPITAL DR	051-01002009	PI	Public/Institutional
051-01009007	MFR	RM	NO		701.14	5.10	0	051-01009007	PI	Public/Institutional
051-01009041	C2	C2	NO		701.14	8.25	1000 EAGLES LANDING PK	051-01009041	COM	Low Density Vertical Mixed Use
051-01009071	MFR	RM	NO		701.14	0.93	0	051-01009071	TCU	Transportation/Communication/Utilities
051-01015001	C2	C2	NO		701.14	1.28	850 EAGLES LANDING PKV	051-01015001	COM	Low Density Vertical Mixed Use
051-01015002	OI	OI	NO		701.14	2.24	475 COUNTRY CLUB DR	051-01015002	COM	Low Density Vertical Mixed Use
051-01018001	C2	C2	NO		701.14	1.52	201 CENTER POINTE PKW'	051-01018001	COM	Low Density Vertical Mixed Use
051-01018002	C2	C2	NO		701.14	1.70	285 CENTER POINTE PKW'	051-01018002	COM	Low Density Vertical Mixed Use
051-01018003	C2	C2	NO		701.14	2.94	225 CENTER POINTE PKW'	051-01018003	COM	Low Density Vertical Mixed Use
051-01018004	C2	C2	NO		701.14	1.90	255 CENTER POINTE PKW'	051-01018004	COM	Low Density Vertical Mixed Use
051-01018005	C2	C2	NO		701.14	1.04	840 EAGLES LANDING PKV	051-01018005	COM	Low Density Vertical Mixed Use
051-01018051	C2	C2	NO		701.14	2.73	830 EAGLES LANDING PKV	051-01018051	COM	Low Density Vertical Mixed Use
051C01001000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.47	1520 ROCK QUARRY RD	051C01001000	COM	Low Density Vertical Mixed Use
051C01002000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	1.34	150 EAGLE SPRING CT	051C01002000	COM	Low Density Vertical Mixed Use
051C01003000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.86	0 EAGLE SPRING CT	051C01003000	COM	Low Density Vertical Mixed Use
051C01004000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.72	130 EAGLE SPRING CT	051C01004000	COM	Low Density Vertical Mixed Use
051C01005000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.71	140 EAGLE SPRING CT	051C01005000	COM	Low Density Vertical Mixed Use
051C01006000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.70	125 EAGLE SPRING DR	051C01006000	COM	Low Density Vertical Mixed Use
051C01007000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.96	115 EAGLE SPRING DR	051C01007000	COM	Low Density Vertical Mixed Use
051C01009000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.53	110 EAGLE SPRING DR	051C01009000	COM	Low Density Vertical Mixed Use
051C01010000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.49	100 EAGLE SPRING DR	051C01010000	PI	Public/Institutional
051C01011000	C2	C2	NO	EAGLES WALK	701.14	0.34	155 EAGLES WALK	051C01011000	COM	Low Density Vertical Mixed Use
051C01012000	C2	C2	NO	EAGLES WALK	701.14	0.43	135 EAGLES WALK	051C01012000	COM	Low Density Vertical Mixed Use
051C01013000	C2	C2	NO	EAGLES WALK	701.14	0.38	125 EAGLES WALK	051C01013000	COM	Low Density Vertical Mixed Use
051C01014000	C2	C2	NO	EAGLES WALK	701.14	0.42	100 EAGLES WALK	051C01014000	COM	Low Density Vertical Mixed Use
051C01015000	C2	C2	NO	EAGLES WALK	701.14	0.45	110 EAGLES WALK	051C01015000	COM	Low Density Vertical Mixed Use
051C01020000	C2	C2	NO	EAGLES WALK	701.14	0.72	1100 HOSPITAL DR	051C01020000	COM	Low Density Vertical Mixed Use
051C01023000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.97	1500 ROCK QUARRY RD	051C01023000	COM	Low Density Vertical Mixed Use
051D01001000	MFR	RM	NO	WINDSONG PLANTATION	701.14	0.68	500 COUNTRY CLUB DR	051D01001000	HD	High Density Residential

051D01004000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	512 COUNTRY CLUB DR	051D01004000	HD	High Density Residential
051D02001000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.47	501 COUNTRY CLUB DR	051D02001000	HD	High Density Residential
051D02002000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.45	503 COUNTRY CLUB DR	051D02002000	HD	High Density Residential
051D02003000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.48	505 COUNTRY CLUB DR	051D02003000	HD	High Density Residential
051D02004000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.40	507 COUNTRY CLUB DR	051D02004000	HD	High Density Residential
051D02005000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.42	509 COUNTRY CLUB DR	051D02005000	HD	High Density Residential
051D02006000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.43	511 COUNTRY CLUB DR	051D02006000	HD	High Density Residential
051D02007000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.46	513 COUNTRY CLUB DR	051D02007000	HD	High Density Residential
051D02012000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.43	701 DEERWOOD DR	051D02012000	HD	High Density Residential
051D02013000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.31	703 DEERWOOD DR	051D02013000	HD	High Density Residential
051D02014000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	705 DEERWOOD DR	051D02014000	HD	High Density Residential
051D02015000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	707 DEERWOOD DR	051D02015000	HD	High Density Residential
051D02016000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	709 DEERWOOD DR	051D02016000	HD	High Density Residential
051D02017000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.49	711 DEERWOOD DR	051D02017000	HD	High Density Residential
051D02018000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.51	713 DEERWOOD DR	051D02018000	HD	High Density Residential
051D02019000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.43	715 DEERWOOD DR	051D02019000	HD	High Density Residential
051D02020000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.79	717 DEERWOOD DR	051D02020000	HD	High Density Residential
051D02021000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.57	719 DEERWOOD DR	051D02021000	HD	High Density Residential
051D02022000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.45	721 DEERWOOD DR	051D02022000	HD	High Density Residential
051D02023000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.44	723 DEERWOOD DR	051D02023000	HD	High Density Residential
051D02024000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.37	725 DEERWOOD DR	051D02024000	HD	High Density Residential
051D02025000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.43	727 DEERWOOD DR	051D02025000	HD	High Density Residential
051D02026000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.38	729 DEERWOOD DR	051D02026000	HD	High Density Residential
051D02027000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.53	731 DEERWOOD DR	051D02027000	HD	High Density Residential
051D02028000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.58	733 DEERWOOD DR	051D02028000	HD	High Density Residential
051D02029000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.46	735 DEERWOOD DR	051D02029000	HD	High Density Residential
051D02030000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.39	737 DEERWOOD DR	051D02030000	HD	High Density Residential
051D02031000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.33	739 DEERWOOD DR	051D02031000	HD	High Density Residential
051D02032000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	741 DEERWOOD DR	051D02032000	HD	High Density Residential
051D02033000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.35	743 DEERWOOD DR	051D02033000	HD	High Density Residential
051D02034000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.40	745 DEERWOOD DR	051D02034000	HD	High Density Residential
051D02035000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.34	747 DEERWOOD DR	051D02035000	HD	High Density Residential
051D02036000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.34	749 DEERWOOD DR	051D02036000	HD	High Density Residential
051D02037000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	751 DEERWOOD DR	051D02037000	HD	High Density Residential
051D02038000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.41	753 DEERWOOD DR	051D02038000	HD	High Density Residential
051D02039000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.41	616 REDBUD LN	051D02039000	HD	High Density Residential
051D02040000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.37	614 REDBUD LN	051D02040000	HD	High Density Residential
051D02041000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.39	612 REDBUD LN	051D02041000	HD	High Density Residential
051D02043000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.40	606 REDBUD LN	051D02043000	HD	High Density Residential
051D02044000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.44	604 REDBUD LN	051D02044000	HD	High Density Residential
051D02047000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.39	700 DEERWOOD DR	051D02047000	HD	High Density Residential
051D02048000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.35	607 REDBUD LN	051D02048000	HD	High Density Residential
051D02049000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.32	609 REDBUD LN	051D02049000	HD	High Density Residential
051D02050000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.33	611 REDBUD LN	051D02050000	HD	High Density Residential
051D02051000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.38	613 REDBUD LN	051D02051000	HD	High Density Residential
051D02052000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.39	750 DEERWOOD DR	051D02052000	HD	High Density Residential
051D02053000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.35	748 DEERWOOD DR	051D02053000	HD	High Density Residential
051D02054000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	746 DEERWOOD DR	051D02054000	HD	High Density Residential
051D02055000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.32	744 DEERWOOD DR	051D02055000	HD	High Density Residential
051D02056000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.48	742 DEERWOOD DR	051D02056000	HD	High Density Residential
051D02057000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.35	903 SWEETBAY CT	051D02057000	HD	High Density Residential
051D02058000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.37	905 SWEETBAY CT	051D02058000	HD	High Density Residential
051D02059000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.34	907 SWEETBAY CT	051D02059000	HD	High Density Residential
051D02060000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	906 SWEETBAY CT	051D02060000	HD	High Density Residential
051D02061000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.46	904 SWEETBAY CT	051D02061000	HD	High Density Residential

051D02062000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.41	902 SWEETBAY CT	051D02062000	HD	High Density Residential
051D02063000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.41	900 SWEETBAY CT	051D02063000	HD	High Density Residential
051D02064000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.54	728 DEERWOOD DR	051D02064000	HD	High Density Residential
051D02065000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.30	726 DEERWOOD DR	051D02065000	HD	High Density Residential
051D02066000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.41	724 DEERWOOD DR	051D02066000	HD	High Density Residential
051D02067000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.39	722 DEERWOOD DR	051D02067000	HD	High Density Residential
051D02068000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.50	714 DEERWOOD DR	051D02068000	HD	High Density Residential
051D02069000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.43	712 DEERWOOD DR	051D02069000	HD	High Density Residential
051D02070000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.33	710 DEERWOOD DR	051D02070000	HD	High Density Residential
051D02071000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.38	708 DEERWOOD DR	051D02071000	HD	High Density Residential
051D02072000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.38	706 DEERWOOD DR	051D02072000	HD	High Density Residential
051D02073000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.44	704 DEERWOOD DR	051D02073000	HD	High Density Residential
051D02074000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.42	803 SILVERBELL CT	051D02074000	HD	High Density Residential
051D02075000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.46	805 SILVERBELL CT	051D02075000	HD	High Density Residential
051D02076000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.60	804 SILVERBELL CT	051D02076000	HD	High Density Residential
051D02077000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.47	802 SILVERBELL CT	051D02077000	HD	High Density Residential
051D02078000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.49	702 DEERWOOD DR	051D02078000	HD	High Density Residential
069-01002000	LI	M1	YES		701.14	16.58	0	069-01002000	INDUS	Light Industrial
069-01003000	RR	RA	NO		701.14	3.06	0	069-01003000	INDUS	Light Industrial
069-01004000	RR	RA	YES		701.14	4.11	671 OLD HUDSON BRIDGE	069-01004000	INDUS	Light Industrial
069-01005000	RR	RA	YES		701.14	5.11	691 OLD HUDSON BRIDGE	069-01005000	INDUS	Light Industrial
069-01006000	RR	RA	YES		701.14	4.07	711 OLD HUDSON BRIDGE	069-01006000	INDUS	Light Industrial
069-01006005	RR	RA	YES		701.14	1.29	0	069-01006005	INDUS	Light Industrial
069-01008004	LI	M1	YES		701.14	77.53	0	069-01008004	INDUS	Light Industrial
069-01008041	LI	M1	NO		701.14	7.80	100 BUSINESS CENTER DF	069-01008041	INDUS	Light Industrial
069-01008042	LI	M1	NO		701.14	32.53	500 BUSINESS CENTER DF	069-01008042	INDUS	Light Industrial
069-01008043	LI	M1	NO		701.14	20.53	300 EAGLES LANDING PKV	069-01008043	INDUS	Light Industrial
069-01008044	SR	PD	YES		701.14	33.10	202 EAGLES LANDING PKV	069-01008044	INDUS	Light Industrial
069-01008045	LI	M1	NO		701.14	5.08	270 BUSINESS CENTER DF	069-01008045	INDUS	Light Industrial
069-01008046	LI	M1	NO		701.14	4.75	200 BUSINESS CENTER DF	069-01008046	INDUS	Light Industrial
S01-01001000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.33	256 OLD ATLANTA RD	S01-01001000	MD	Medium Density Residential
S01-01002000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	246 OLD ATLANTA RD	S01-01002000	MD	Medium Density Residential
S01-01003000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	236 OLD ATLANTA RD	S01-01003000	MD	Medium Density Residential
S01-01004000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.22	226 OLD ATLANTA RD	S01-01004000	MD	Medium Density Residential
S01-01005000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	216 OLD ATLANTA RD	S01-01005000	MD	Medium Density Residential
S01-01006000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	206 OLD ATLANTA RD	S01-01006000	MD	Medium Density Residential
S01-01007000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	196 OLD ATLANTA RD	S01-01007000	MD	Medium Density Residential
S01-01008000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	186 OLD ATLANTA RD	S01-01008000	MD	Medium Density Residential
S01-01009000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	176 OLD ATLANTA RD	S01-01009000	MD	Medium Density Residential
S01-01010000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	166 OLD ATLANTA RD	S01-01010000	MD	Medium Density Residential
S01-01011000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	156 OLD ATLANTA RD	S01-01011000	MD	Medium Density Residential
S01-01012000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	146 OLD ATLANTA RD	S01-01012000	MD	Medium Density Residential
S01-01013000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	181 ADRIAN DR	S01-01013000	MD	Medium Density Residential
S01-01014000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	179 ADRIAN DR	S01-01014000	MD	Medium Density Residential
S01-01015000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	177 ADRIAN DR	S01-01015000	MD	Medium Density Residential
S01-01016000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	175 ADRIAN DR	S01-01016000	MD	Medium Density Residential
S01-01017000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	173 ADRIAN DR	S01-01017000	MD	Medium Density Residential
S01-01018000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	171 ADRIAN DR	S01-01018000	MD	Medium Density Residential
S01-01019000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	169 ADRIAN DR	S01-01019000	MD	Medium Density Residential
S01-01020000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	167 ADRIAN DR	S01-01020000	MD	Medium Density Residential
S01-01021000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	165 ADRIAN DR	S01-01021000	MD	Medium Density Residential
S01-01022000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.45	163 ADRIAN DR	S01-01022000	MD	Medium Density Residential
S01-01023000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.64	161 ADRIAN DR	S01-01023000	MD	Medium Density Residential
S01-01024000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.48	159 ADRIAN DR	S01-01024000	MD	Medium Density Residential
S01-01025000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.44	157 ADRIAN DR	S01-01025000	MD	Medium Density Residential

S01-01026000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.36	155 ADRIAN DR	S01-01026000	MD	Medium Density Residential
S01-01027000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	153 ADRIAN DR	S01-01027000	MD	Medium Density Residential
S01-01028000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	151 ADRIAN DR	S01-01028000	MD	Medium Density Residential
S01-01029000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.35	149 ADRIAN DR	S01-01029000	MD	Medium Density Residential
S01-01030000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.29	147 ADRIAN DR	S01-01030000	MD	Medium Density Residential
S01-01031000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	145 ADRIAN DR	S01-01031000	MD	Medium Density Residential
S01-02001000	C3	C3	NO		701.06	1.33	5830 NORTH HENRY BLVD	S01-02001000	COM	Low Density Vertical Mixed Use
S01-02001001	C3	C3	NO		701.06	0.99	5834 NORTH HENRY BLVD	S01-02001001	COM	Low Density Vertical Mixed Use
S01-02002000	C2	C2	NO		701.06	0.61	5814 NORTH HENRY BLVD	S01-02002000	COM	Low Density Vertical Mixed Use
S01-02003000	C3	C3	NO		701.06	0.53	5784 NORTH HENRY BLVD	S01-02003000	COM	Low Density Vertical Mixed Use
S01-02004000	C3	C3	NO		701.06	0.73	5772 HIGHWAY 42	S01-02004000	COM	Low Density Vertical Mixed Use
S01-02005000	C3	C3	NO		701.06	0.86	5762 NORTH HENRY BLVD	S01-02005000	COM	Low Density Vertical Mixed Use
S01-02006000	HI	M2	NO		701.06	1.63	5744 NORTH HENRY BLVD	S01-02006000	COM	Low Density Vertical Mixed Use
S01-02007000	C3	C3	NO		701.06	0.85	5734 NORTH HENRY BLVD	S01-02007000	COM	Low Density Vertical Mixed Use
S01-02008000	C3	C3	NO		701.06	0.33	205 OLD ATLANTA RD	S01-02008000	COM	Low Density Vertical Mixed Use
S01-02009000	C3	C3	NO		701.06	0.88	217 OLD ATLANTA RD	S01-02009000	COM	Low Density Vertical Mixed Use
S01-02010000	C3	C3	NO		701.06	0.45	231 OLD ATLANTA RD	S01-02010000	COM	Low Density Vertical Mixed Use
S01-03001000	SR	R4	NO		701.06	0.47	145 DOBBINS DR	S01-03001000	COM	Low Density Vertical Mixed Use
S01-03002000	SR	R4	NO		701.06	0.66	127 DOBBINS DR	S01-03002000	LD	Low Density Residential
S01-03005000	SR	R4	NO		701.06	0.60	49 DANIEL DR	S01-03005000	LD	Low Density Residential
S01-03006000	SR	R4	NO		701.06	0.59	45 DANIEL DR	S01-03006000	LD	Low Density Residential
S01-03007000	SR	R4	NO		701.06	0.36	35 CHERRIE LN	S01-03007000	LD	Low Density Residential
S01-03008000	SR	R4	NO		701.06	0.33	43 CHERRIE LN	S01-03008000	LD	Low Density Residential
S01-03010000	SR	R4	NO		701.06	0.50	55 DOBBINS DR	S01-03010000	LD	Low Density Residential
S01-03011000	SR	R4	NO		701.06	0.44	75 DOBBINS DR	S01-03011000	LD	Low Density Residential
S01-03012000	SR	R4	NO		701.06	0.63	83 DOBBINS DR	S01-03012000	LD	Low Density Residential
S01-03013000	SR	R4	NO		701.06	0.50	95 DOBBINS DR	S01-03013000	LD	Low Density Residential
S01-03014000	SR	R4	NO		701.06	0.49	103 DOBBINS DR	S01-03014000	LD	Low Density Residential
S01-03015000	SR	R4	NO		701.06	0.56	115 DOBBINS DR	S01-03015000	LD	Low Density Residential
S01-03016000	SR	R4	NO		701.06	0.45	118 DOBBINS DR	S01-03016000	COM	Low Density Vertical Mixed Use
S01-03017000	SR	R4	NO		701.06	0.27	0	S01-03017000	COM	Low Density Vertical Mixed Use
S01-03018000	SR	R4	NO		701.06	0.78	110 DOBBINS DR	S01-03018000	COM	Low Density Vertical Mixed Use
S01-03020000	CCR	RD	NO		701.06	0.50	106 DOBBINS DR	S01-03020000	COM	Low Density Vertical Mixed Use
S01-03021000	CCR	RD	NO		701.06	0.68	88 DOBBINS DR	S01-03021000	COM	Low Density Vertical Mixed Use
S01-03022000	SR	R3	NO		701.06	0.80	78 DOBBINS DR	S01-03022000	COM	Low Density Vertical Mixed Use
S01-03023000	C1	C1	NO		701.06	0.71	5751 NORTH HENRY BLVD	S01-03023000	COM	Low Density Vertical Mixed Use
S01-03023001	SR	R3	NO		701.06	0.56	60 DOBBINS DR	S01-03023001	COM	Low Density Vertical Mixed Use
S01-03024000	CCR	RD	NO		701.06	0.57	48 DOBBINS DR	S01-03024000	COM	Low Density Vertical Mixed Use
S01-03024001	CCR	RD	NO		701.06	0.56	52 DOBBINS DR	S01-03024001	COM	Low Density Vertical Mixed Use
S01-03024002	CCR	RD	NO		701.06	0.71	44 DOBBINS DR	S01-03024002	COM	Low Density Vertical Mixed Use
S01-03024021	CCR	RD	NO		701.06	0.66	0	S01-03024021	COM	Low Density Vertical Mixed Use
S01-03025000	SR	R4	NO		701.06	0.68	5747 NORTH HENRY BLVD	S01-03025000	COM	Low Density Vertical Mixed Use
S01-03026000	C3	C3	NO		701.06	1.01	5749 NORTH HENRY BLVD	S01-03026000	COM	Low Density Vertical Mixed Use
S01-03027000	SR	R4	YES		701.06	8.36	5801 NORTH HENRY BLVD	S01-03027000	COM	Low Density Vertical Mixed Use
S02-01001000	SR	R4	NO		701.06	1.92	35 DANIEL DR	S02-01001000	LD	Low Density Residential
S02-01002000	SR	R4	NO		701.06	0.71	108 DANIEL DR	S02-01002000	LD	Low Density Residential
S02-01003000	SR	R4	NO		701.06	0.79	96 DANIEL DR	S02-01003000	LD	Low Density Residential
S02-01004000	SR	R4	NO		701.06	0.73	80 DANIEL DR	S02-01004000	LD	Low Density Residential
S02-01005000	SR	R4	NO		701.06	0.85	56 DANIEL DR	S02-01005000	LD	Low Density Residential
S02-01006000	SR	R4	NO		701.06	0.71	27 DOBBINS DR	S02-01006000	LD	Low Density Residential
S02-01007000	SR	R4	NO		701.06	0.97	41 DOBBINS DR	S02-01007000	LD	Low Density Residential
S02-01010000	SR	R4	NO		701.06	0.75	32 DANIEL DR	S02-01010000	COM	Low Density Vertical Mixed Use
S02-01011000	SR	R4	NO		701.06	0.77	26 A DANIEL DR	S02-01011000	COM	Low Density Vertical Mixed Use
S02-01012000	C3	C3	NO		701.06	0.48	5701 NORTH HENRY BLVD	S02-01012000	COM	Low Density Vertical Mixed Use
S02-01013000	C2	C2	NO		701.06	0.53	5725 NORTH HENRY BLVD	S02-01013000	COM	Low Density Vertical Mixed Use

S02-02005000	SR	R4	NO		701.06	1.10	89 DANIEL DR	S02-02005000	COM	Low Density Vertical Mixed Use
S02-02006000	SR	R4	NO		701.06	1.28	101 DANIEL DR	S02-02006000	COM	Low Density Vertical Mixed Use
S02-02007000	SR	R4	NO		701.06	0.51	147 DANIEL DR	S02-02007000	COM	Low Density Vertical Mixed Use
S02-02008000	SR	R4	NO		701.06	1.21	157 DANIEL DR	S02-02008000	COM	Low Density Vertical Mixed Use
S02-03001000	C3	C3	NO		701.06	1.09	0	S02-03001000	COM	Low Density Vertical Mixed Use
S02-03002000	C3	C3						S02-03002000	COM	Low Density Vertical Mixed Use
S02-03003000	C1	C1	NO		701.06	2.19	5650 HIGHWAY 42 N	S02-03003000	COM	Low Density Vertical Mixed Use
S02-03009000	C3	C3	NO		701.06	0.37	5634 NORTH HENRY BLVD	S02-03009000	COM	Low Density Vertical Mixed Use
S02-04001000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	136 OLD ATLANTA RD	S02-04001000	MD	Medium Density Residential
S02-04002000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	126 OLD ATLANTA RD	S02-04002000	MD	Medium Density Residential
S02-04003000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	116 OLD ATLANTA RD	S02-04003000	MD	Medium Density Residential
S02-04004000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	106 OLD ATLANTA RD	S02-04004000	MD	Medium Density Residential
S02-04005000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	96 OLD ATLANTA RD	S02-04005000	MD	Medium Density Residential
S02-04006000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	86 OLD ATLANTA RD	S02-04006000	MD	Medium Density Residential
S02-04007000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	76 OLD ATLANTA RD	S02-04007000	MD	Medium Density Residential
S02-04008000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	66 OLD ATLANTA RD	S02-04008000	MD	Medium Density Residential
S02-04009000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	197 ADRIAN DR	S02-04009000	MD	Medium Density Residential
S02-04010000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	195 ADRIAN DR	S02-04010000	MD	Medium Density Residential
S02-04011000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	193 ADRIAN DR	S02-04011000	MD	Medium Density Residential
S02-04012000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	191 ADRIAN DR	S02-04012000	MD	Medium Density Residential
S02-04013000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	189 ADRIAN DR	S02-04013000	MD	Medium Density Residential
S02-04014000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	187 ADRIAN DR	S02-04014000	MD	Medium Density Residential
S02-04015000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	185 ADRIAN DR	S02-04015000	MD	Medium Density Residential
S02-04016000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	183 ADRIAN DR	S02-04016000	MD	Medium Density Residential
S02-05001000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.45	118 CLIFFORD CT	S02-05001000	MD	Medium Density Residential
S02-05002000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.33	120 CLIFFORD CT	S02-05002000	MD	Medium Density Residential
S02-05003000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	122 CLIFFORD CT	S02-05003000	MD	Medium Density Residential
S02-05004000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	124 CLIFFORD CT	S02-05004000	MD	Medium Density Residential
S02-05006000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.41	128 CLIFFORD CT	S02-05006000	COM	Low Density Vertical Mixed Use
S02-05006001	SR	R4	NO	WILDWOOD ESTATES	701.06	0.43	126 CLIFFORD CT	S02-05006001	COM	Low Density Vertical Mixed Use
S02-05007000	C3	C3	NO		701.06	3.08	0 NORTH HENRY BLVD	S02-05007000	COM	Low Density Vertical Mixed Use
S04-01001000	SR	R4	NO	PINE HILLS	701.06	0.66	145 KNOTTINGHAM CT	S04-01001000	MD	Medium Density Residential
S04-01002000	SR	R4	NO	PINE HILLS	701.06	0.70	150 KNOTTINGHAM CT	S04-01002000	MD	Medium Density Residential
S05-01001000	RR	RA	NO	SENTRY OAK	701.06	1.64	566 DAVIS RD	S05-01001000	MD	Medium Density Residential
S05-01002000	RR	RA	NO		701.06	30.37	576 DAVIS RD	S05-01002000	LD	Low Density Residential
S05-01003000	MHR	RMH	NO		701.06	33.96	584 DAVIS RD	S05-01003000	LD	Low Density Residential
S05-02001000	SR	R4	NO	PINE HILLS	701.06	0.58	6 KNOTTINGHAM CT	S05-02001000	MD	Medium Density Residential
S05-02002000	SR	R4	NO	PINE HILLS	701.06	0.49	10 KNOTTINGHAM CT	S05-02002000	MD	Medium Density Residential
S05-02003000	SR	R4	NO	PINE HILLS	701.06	0.53	20 KNOTTINGHAM CT	S05-02003000	MD	Medium Density Residential
S05-02004000	SR	R4	NO	PINE HILLS	701.06	0.51	30 KNOTTINGHAM CT	S05-02004000	MD	Medium Density Residential
S05-02005000	SR	R4	NO	PINE HILLS	701.06	0.48	40 KNOTTINGHAM CT	S05-02005000	MD	Medium Density Residential
S05-02006000	SR	R4	NO	PINE HILLS	701.06	0.51	50 KNOTTINGHAM CT	S05-02006000	MD	Medium Density Residential
S05-02007000	SR	R4	NO	PINE HILLS	701.06	0.48	60 KNOTTINGHAM CT	S05-02007000	MD	Medium Density Residential
S05-02008000	SR	R4	NO	PINE HILLS	701.06	0.55	70 KNOTTINGHAM CT	S05-02008000	MD	Medium Density Residential
S05-02009000	SR	R4	NO	PINE HILLS	701.06	0.56	80 KNOTTINGHAM CT	S05-02009000	MD	Medium Density Residential
S05-02010000	SR	R4	NO	PINE HILLS	701.06	0.36	90 KNOTTINGHAM CT	S05-02010000	MD	Medium Density Residential
S05-02011000	SR	R4	NO	PINE HILLS	701.06	0.49	100 KNOTTINGHAM CT	S05-02011000	MD	Medium Density Residential
S05-02012000	SR	R4	NO	PINE HILLS	701.06	0.47	110 KNOTTINGHAM CT	S05-02012000	MD	Medium Density Residential
S05-02013000	SR	R4	NO	PINE HILLS	701.06	0.47	120 KNOTTINGHAM CT	S05-02013000	MD	Medium Density Residential
S05-02014000	SR	R4	NO	PINE HILLS	701.06	0.48	130 KNOTTINGHAM CT	S05-02014000	MD	Medium Density Residential
S05-02015000	SR	R4	NO	PINE HILLS	701.06	0.59	140 KNOTTINGHAM CT	S05-02015000	MD	Medium Density Residential
S05-03001000	SR	R4	NO	PINE HILLS	701.06	0.45	3 KNOTTINGHAM CT	S05-03001000	MD	Medium Density Residential
S05-03002000	SR	R4	NO	PINE HILLS	701.06	0.44	5 KNOTTINGHAM CT	S05-03002000	MD	Medium Density Residential
S05-03003000	SR	R4	NO	PINE HILLS	701.06	0.46	15 KNOTTINGHAM CT	S05-03003000	MD	Medium Density Residential
S05-03004000	SR	R4	NO	PINE HILLS	701.06	0.44	25 KNOTTINGHAM CT	S05-03004000	MD	Medium Density Residential

S05-03005000	SR	R4	NO	PINE HILLS	701.06	0.41	35 KNOTTINGHAM CT	S05-03005000	MD	Medium Density Residential
S05-03006000	SR	R4	NO	PINE HILLS	701.06	0.51	45 KNOTTINGHAM CT	S05-03006000	MD	Medium Density Residential
S05-03007000	SR	R4	NO	PINE HILLS	701.06	0.42	55 KNOTTINGHAM CT	S05-03007000	MD	Medium Density Residential
S05-03008000	SR	R4	NO	PINE HILLS	701.06	0.90	65 KNOTTINGHAM CT	S05-03008000	MD	Medium Density Residential
S05-03010000	SR	R4	NO	PINE HILLS	701.06	0.43	85 KNOTTINGHAM CT	S05-03010000	MD	Medium Density Residential
S05-03011000	SR	R4	NO	PINE HILLS	701.06	0.46	95 KNOTTINGHAM CT	S05-03011000	MD	Medium Density Residential
S05-03012000	SR	R4	NO	PINE HILLS	701.06	0.33	105 KNOTTINGHAM CT	S05-03012000	MD	Medium Density Residential
S05-03013000	SR	R4	NO	PINE HILLS	701.06	0.51	115 KNOTTINGHAM CT	S05-03013000	MD	Medium Density Residential
S05-03014000	SR	R4	NO	PINE HILLS	701.06	0.47	125 KNOTTINGHAM CT	S05-03014000	MD	Medium Density Residential
S05-03015000	SR	R4	NO	PINE HILLS	701.06	0.43	135 KNOTTINGHAM CT	S05-03015000	MD	Medium Density Residential
S05-03016000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.40	143 ADRIAN DR	S05-03016000	MD	Medium Density Residential
S05-03017000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.34	141 ADRIAN DR	S05-03017000	MD	Medium Density Residential
S05-03018000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.56	139 ADRIAN DR	S05-03018000	MD	Medium Density Residential
S05-03019000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.70	137 ADRIAN DR	S05-03019000	MD	Medium Density Residential
S05-03020000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.40	135 ADRIAN DR	S05-03020000	MD	Medium Density Residential
S05-03021000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.33	133 ADRIAN DR	S05-03021000	MD	Medium Density Residential
S05-03022000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.36	131 ADRIAN DR	S05-03022000	MD	Medium Density Residential
S05-03023000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.29	129 ADRIAN DR	S05-03023000	MD	Medium Density Residential
S05-03024000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	127 ADRIAN DR	S05-03024000	MD	Medium Density Residential
S05-03025000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.29	125 ADRIAN DR	S05-03025000	MD	Medium Density Residential
S05-03026000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	123 ADRIAN DR	S05-03026000	MD	Medium Density Residential
S05-03027000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.29	121 ADRIAN DR	S05-03027000	MD	Medium Density Residential
S05-03028000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	119 ADRIAN DR	S05-03028000	MD	Medium Density Residential
S05-03029000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	117 ADRIAN DR	S05-03029000	MD	Medium Density Residential
S05-03030000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.30	115 ADRIAN DR	S05-03030000	MD	Medium Density Residential
S05-03031000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	113 ADRIAN DR	S05-03031000	MD	Medium Density Residential
S05-03032000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	111 ADRIAN DR	S05-03032000	MD	Medium Density Residential
S05-03033000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.30	109 ADRIAN DR	S05-03033000	MD	Medium Density Residential
S05-03034000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	107 ADRIAN DR	S05-03034000	MD	Medium Density Residential
S05-03035000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	105 ADRIAN DR	S05-03035000	MD	Medium Density Residential
S05-03036000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.29	103 ADRIAN DR	S05-03036000	MD	Medium Density Residential
S05-03037000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.41	101 ADRIAN DR	S05-03037000	MD	Medium Density Residential
S05-04001000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	121 RICHARD WAY	S05-04001000	MD	Medium Density Residential
S05-04002000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.29	119 RICHARD WAY	S05-04002000	MD	Medium Density Residential
S05-04003000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	117 RICHARD WAY	S05-04003000	MD	Medium Density Residential
S05-04004000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	113 RICHARD WAY	S05-04004000	MD	Medium Density Residential
S05-04005000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	111 RICHARD WAY	S05-04005000	MD	Medium Density Residential
S05-04006000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	109 RICHARD WAY	S05-04006000	MD	Medium Density Residential
S05-04007000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.30	107 RICHARD WAY	S05-04007000	MD	Medium Density Residential
S05-04008000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	105 RICHARD WAY	S05-04008000	MD	Medium Density Residential
S05-04009000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	103 RICHARD WAY	S05-04009000	MD	Medium Density Residential
S05-04010000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	119 JULIE LN	S05-04010000	MD	Medium Density Residential
S05-04011000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	115 JULIE LN	S05-04011000	MD	Medium Density Residential
S05-04012000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	113 JULIE LN	S05-04012000	MD	Medium Density Residential
S05-04013000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	111 JULIE LN	S05-04013000	MD	Medium Density Residential
S05-04014000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	109 JULIE LN	S05-04014000	MD	Medium Density Residential
S05-04015000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.34	107 JULIE LN	S05-04015000	MD	Medium Density Residential
S05-04016000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.38	105 JULIE LN	S05-04016000	MD	Medium Density Residential
S05-04017000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.36	103 JULIE LN	S05-04017000	MD	Medium Density Residential
S05-04018000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.21	101 JULIE LN	S05-04018000	MD	Medium Density Residential
S05-04019000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.22	132 ADRIAN DR	S05-04019000	MD	Medium Density Residential
S05-04020000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	136 ADRIAN DR	S05-04020000	MD	Medium Density Residential
S05-04021000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.30	140 ADRIAN DR	S05-04021000	MD	Medium Density Residential
S05-04022000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.35	0 ADRIAN DR	S05-04022000	MD	Medium Density Residential
S05-05001000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.23	148 ADRIAN DR	S05-05001000	MD	Medium Density Residential

S05-05002000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.21	150 ADRIAN DR	S05-05002000	MD	Medium Density Residential
S05-05003000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.33	152 ADRIAN DR	S05-05003000	MD	Medium Density Residential
S05-05004000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	154 ADRIAN DR	S05-05004000	MD	Medium Density Residential
S05-05005000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	156 ADRIAN DR	S05-05005000	MD	Medium Density Residential
S05-05006000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	158 ADRIAN DR	S05-05006000	MD	Medium Density Residential
S05-05007000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	160 ADRIAN DR	S05-05007000	MD	Medium Density Residential
S05-05008000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	162 ADRIAN DR	S05-05008000	MD	Medium Density Residential
S05-05009000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	164 ADRIAN DR	S05-05009000	MD	Medium Density Residential
S05-05010000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.33	178 ADRIAN DR	S05-05010000	MD	Medium Density Residential
S05-05011000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.29	180 ADRIAN DR	S05-05011000	MD	Medium Density Residential
S05-05012000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.30	182 ADRIAN DR	S05-05012000	MD	Medium Density Residential
S05-05013000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	184 ADRIAN DR	S05-05013000	MD	Medium Density Residential
S05-05014000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.34	100 RICHARD WAY	S05-05014000	MD	Medium Density Residential
S05-05015000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	102 RICHARD WAY	S05-05015000	MD	Medium Density Residential
S05-05016000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	104 RICHARD WAY	S05-05016000	MD	Medium Density Residential
S05-05017000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	106 RICHARD WAY	S05-05017000	MD	Medium Density Residential
S05-05018000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	108 RICHARD WAY	S05-05018000	MD	Medium Density Residential
S05-05019000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.23	110 RICHARD WAY	S05-05019000	MD	Medium Density Residential
S05-05020000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	112 RICHARD WAY	S05-05020000	MD	Medium Density Residential
S05-05021000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	114 RICHARD WAY	S05-05021000	MD	Medium Density Residential
S05-05022000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	116 RICHARD WAY	S05-05022000	MD	Medium Density Residential
S05-06001000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	100 JULIE LN	S05-06001000	MD	Medium Density Residential
S05-06002000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.23	108 JULIE LN	S05-06002000	MD	Medium Density Residential
S05-06003000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	110 JULIE LN	S05-06003000	MD	Medium Density Residential
S05-06004000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.30	112 JULIE LN	S05-06004000	MD	Medium Density Residential
S05-06005000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	114 JULIE LN	S05-06005000	MD	Medium Density Residential
S05-06006000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.35	116 JULIE LN	S05-06006000	MD	Medium Density Residential
S05-06007002	SR	R4	NO	WILDWOOD ESTATES	701.06	0.51	103 CLIFFORD CT	S05-06007002	MD	Medium Density Residential
S05-06007003	SR	R4	NO	WILDWOOD ESTATES	701.06	0.41	105 CLIFFORD CT	S05-06007003	MD	Medium Density Residential
S05-06007004	SR	R4	NO	WILDWOOD ESTATES	701.06	0.63	118 JULIE LN	S05-06007004	MD	Medium Density Residential
S05-06008000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	120 JULIE LN	S05-06008000	MD	Medium Density Residential
S05-06009000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.37	122 JULIE LN	S05-06009000	MD	Medium Density Residential
S05-06010000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	124 JULIE LN	S05-06010000	MD	Medium Density Residential
S05-06011000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.34	126 JULIE LN	S05-06011000	MD	Medium Density Residential
S05-06012000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.37	128 JULIE LN	S05-06012000	MD	Medium Density Residential
S05-06013000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.30	186 ADRIAN DR	S05-06013000	MD	Medium Density Residential
S05-06014000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	188 ADRIAN DR	S05-06014000	MD	Medium Density Residential

S05-07007000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	102 ADRIAN DR	S05-07007000	MD	Medium Density Residential
S05-07008000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	100 CLIFFORD CT	S05-07008000	MD	Medium Density Residential
S05-07009000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	102 CLIFFORD CT	S05-07009000	MD	Medium Density Residential
S05-07010000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	104 CLIFFORD CT	S05-07010000	MD	Medium Density Residential
S05-07012000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	108 CLIFFORD CT	S05-07012000	MD	Medium Density Residential
S05-07013000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	110 CLIFFORD CT	S05-07013000	MD	Medium Density Residential
S05-07014000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	112 CLIFFORD CT	S05-07014000	MD	Medium Density Residential
S05-07015000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	114 CLIFFORD CT	S05-07015000	MD	Medium Density Residential
S05-07016000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.20	116 CLIFFORD CT	S05-07016000	MD	Medium Density Residential
S05-07016001	SR	R4	NO	WILDWOOD ESTATES	701.06	0.21	724 DAVIS RD	S05-07016001	MD	Medium Density Residential
S05-08002000	RR	RA	NO		701.13	1.08	645 DAVIS RD	S05-08002000	MD	Medium Density Residential
S08-01001000	RR	RA	NO		701.06	4.39	352 VALLEY HILL RD	S08-01001000	LD	Low Density Residential
S08-01004000	RR	RA	NO		701.06	1.32	335 VALLEY HILL RD	S08-01004000	LD	Low Density Residential
S08-01005000	RR	RA	NO		701.06	1.98	330 VALLEY HILL RD	S08-01005000	LD	Low Density Residential
S08-01006000	RR	RA	NO		701.06	0.62	330 VALLEY HILL RD	S08-01006000	LD	Low Density Residential
S08-01007000	RR	RA	NO		701.06	2.84	332 VALLEY HILL RD	S08-01007000	LD	Low Density Residential
S08-01008000	RR	RA	NO		701.06	3.25	310 VALLEY HILL RD	S08-01008000	LD	Low Density Residential
S08-01009000	RR	RA	NO		701.06	1.91	308 VALLEY HILL RD	S08-01009000	LD	Low Density Residential
S08-01010000	C1	C1	NO		701.06	6.22	264 VALLEY HILL RD	S08-01010000	LD	Low Density Residential
S08-01011000	SR	R2	NO	CACTUS RIDGE	701.06	0.46	45 HIGHLANE DR	S08-01011000	LD	Low Density Residential
S08-01012000	SR	R2	NO	CACTUS RIDGE	701.06	0.59	55 HIGHLANE DR	S08-01012000	LD	Low Density Residential
S08-01013000	SR	R2	NO	CACTUS RIDGE	701.06	1.21	75 HIGHLANE DR	S08-01013000	LD	Low Density Residential
S08-01014000	SR	R2	NO	CACTUS RIDGE	701.06	0.57	95 HIGHLANE DR	S08-01014000	LD	Low Density Residential
S08-01014001	SR	R2	NO	CACTUS RIDGE	701.06	0.74	125 HIGHLANE DR	S08-01014001	LD	Low Density Residential
S08-01016000	SR	R2	NO	CACTUS RIDGE	701.06	1.28	135 HIGHLANE DR	S08-01016000	LD	Low Density Residential
S08-01017000	SR	R2	NO	CACTUS RIDGE	701.06	1.38	147 HIGHLANE DR	S08-01017000	LD	Low Density Residential
S08-01018000	SR	R2	NO	CACTUS RIDGE	701.06	1.61	165 HIGHLANE DR	S08-01018000	LD	Low Density Residential
S08-01019000	SR	R2	NO	CACTUS RIDGE	701.06	1.29	175 HIGHLANE DR	S08-01019000	LD	Low Density Residential
S08-01020000	RR	RA	NO		701.06	7.33	0	S08-01020000	LD	Low Density Residential
S09-01001000	CCR	RD	NO	SENTRY OAK	701.06	0.73	12 SENTRY OAK CT	S09-01001000	MD	Medium Density Residential
S09-01002000	CCR	RD	NO	SENTRY OAK	701.06	1.01	14 SENTRY OAK CT	S09-01002000	MD	Medium Density Residential
S09-01003000	CCR	RD	NO	SENTRY OAK	701.06	0.64	18 SENTRY OAK CT	S09-01003000	MD	Medium Density Residential
S09-01004000	CCR	RD	NO	SENTRY OAK	701.06	0.83	22 SENTRY OAK CT	S09-01004000	MD	Medium Density Residential
S09-01005000	CCR	RD	NO	SENTRY OAK	701.06	0.77	26 SENTRY OAK CT	S09-01005000	MD	Medium Density Residential
S09-01006000	CCR	RD	NO	SENTRY OAK	701.06	0.69	30 SENTRY OAK CT	S09-01006000	MD	Medium Density Residential
S09-01007000	CCR	RD	NO	SENTRY OAK	701.06	0.87	34 SENTRY OAK CT	S09-01007000	MD	Medium Density Residential
S09-01008000	CCR	RD	NO	SENTRY OAK	701.06	0.71	38 SENTRY OAK CT	S09-01008000	MD	Medium Density Residential
S09-01009000	CCR	RD	NO	SENTRY OAK	701.06	0.84	42 SENTRY OAK CT	S09-01009000	MD	Medium Density Residential
S09-01010000	CCR	RD	NO	SENTRY OAK	701.06	0.86	46 SENTRY OAK CT	S09-01010000	MD	Medium Density Residential
S09-01011000	CCR	RD	NO	SENTRY OAK	701.06	0.84	50 SENTRY OAK DR	S09-01011000	MD	Medium Density Residential
S09-01012000	CCR	RD	NO	SENTRY OAK	701.06	0.89	54 SENTRY OAK CT	S09-01012000	MD	Medium Density Residential
S09-01013000	CCR	RD	NO	SENTRY OAK	701.06	0.83	58 SENTRY OAK CT	S09-01013000	MD	Medium Density Residential
S09-01014000	CCR	RD	NO	SENTRY OAK	701.06	0.95	62 SENTRY OAK CT	S09-01014000	MD	Medium Density Residential
S09-01015000	CCR	RD	NO	SENTRY OAK	701.06	0.89	0 SENTRY OAK CT	S09-01015000	MD	Medium Density Residential
S09-01016000	CCR	RD	NO	SENTRY OAK	701.06	1.22	76 SENTRY OAK CT	S09-01016000	MD	Medium Density Residential
S09-01018000	CCR	RD	NO	SENTRY OAK	701.06	1.37	82 SENTRY OAK CT	S09-01018000	MD	Medium Density Residential
S09-02001000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.58	124 SPRINGWOOD VALLEY	S09-02001000	MD	Medium Density Residential
S09-02002000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.37	122 SPRINGWOOD VALLEY	S09-02002000	MD	Medium Density Residential
S09-02003000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.36	120 SPRINGWOOD VALLEY	S09-02003000	MD	Medium Density Residential
S09-02004000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.39	118 SPRINGWOOD VALLEY	S09-02004000	MD	Medium Density Residential
S09-02005000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.45	116 SPRINGWOOD VALLEY	S09-02005000	MD	Medium Density Residential
S09-02006000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.37	114 SPRINGWOOD VALLEY	S09-02006000	MD	Medium Density Residential
S09-02007000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.38	112 SPRINGWOOD VALLEY	S09-02007000	MD	Medium Density Residential
S09-02008000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.40	110 SPRINGWOOD VALLEY	S09-02008000	MD	Medium Density Residential
S09-02009000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.35	108 SPRINGWOOD VALLEY	S09-02009000	MD	Medium Density Residential

S09-02010000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.45	106 SPRINGWOOD VALLEY	S09-02010000	MD	Medium Density Residential
S09-02011000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.42	104 SPRINGWOOD VALLEY	S09-02011000	MD	Medium Density Residential
S09-02012000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.49	102 SPRINGWOOD VALLEY	S09-02012000	MD	Medium Density Residential
S09-02013000	CCR	RD	NO	SENTRY OAK	701.06	1.14	11 SENTRY OAK CT	S09-02013000	MD	Medium Density Residential
S09-02014000	CCR	RD	NO	SENTRY OAK	701.06	0.83	17 SENTRY OAK CT	S09-02014000	MD	Medium Density Residential
S09-02015000	CCR	RD	NO	SENTRY OAK	701.06	0.83	19 SENTRY OAK CT	S09-02015000	MD	Medium Density Residential
S09-02016000	CCR	RD	NO	SENTRY OAK	701.06	0.85	23 SENTRY OAK CT	S09-02016000	MD	Medium Density Residential
S09-02017000	CCR	RD	NO	SENTRY OAK	701.06	0.70	27 SENTRY OAK CT	S09-02017000	MD	Medium Density Residential
S09-02018000	CCR	RD	NO	SENTRY OAK	701.06	0.73	31 SENTRY OAK CT	S09-02018000	MD	Medium Density Residential
S09-02019000	CCR	RD	NO	SENTRY OAK	701.06	0.81	35 SENTRY OAK CT	S09-02019000	MD	Medium Density Residential
S09-02020000	CCR	RD	NO	SENTRY OAK	701.06	0.67	39 SENTRY OAK CT	S09-02020000	MD	Medium Density Residential
S09-02021000	CCR	RD	NO	SENTRY OAK	701.06	0.81	43 SENTRY OAK CT	S09-02021000	MD	Medium Density Residential
S09-02022000	CCR	RD	NO	SENTRY OAK	701.06	1.39	47 SENTRY OAK CT	S09-02022000	MD	Medium Density Residential
S09-02024000	CCR	RD	NO	SENTRY OAK	701.06	1.54	55 SENTRY OAK CT	S09-02024000	MD	Medium Density Residential
S09-02026000	CCR	RD	NO	SENTRY OAK	701.06	1.50	63 SENTRY OAK CT	S09-02026000	MD	Medium Density Residential
S09-02028000	CCR	RD	NO	SENTRY OAK	701.06	1.01	67 SENTRY OAK CT	S09-02028000	MD	Medium Density Residential
S09-03001000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.49	123 SPRINGWOOD VALLEY	S09-03001000	MD	Medium Density Residential
S09-03002000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.44	121 SPRINGWOOD VALLEY	S09-03002000	MD	Medium Density Residential
S09-03003000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.44	119 SPRINGWOOD VALLEY	S09-03003000	MD	Medium Density Residential
S09-03004000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.40	121 MOSSY BROOK DR	S09-03004000	MD	Medium Density Residential
S09-03005000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.51	102 MISTY GLN	S09-03005000	MD	Medium Density Residential
S09-03006000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.52	104 MISTY GLN	S09-03006000	MD	Medium Density Residential
S09-03007000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.59	106 MISTY GLN	S09-03007000	MD	Medium Density Residential
S09-03008000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.49	105 MISTY GLN	S09-03008000	MD	Medium Density Residential
S09-03009000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.50	103 MISTY GLN	S09-03009000	MD	Medium Density Residential
S09-03010000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.42	117 MOSSY BROOK DR	S09-03010000	MD	Medium Density Residential
S09-03011000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.48	115 MOSSY BROOK DR	S09-03011000	MD	Medium Density Residential
S09-03012000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.45	104 VALLEY VW	S09-03012000	MD	Medium Density Residential
S09-03013000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.55	106 VALLEY VW	S09-03013000	MD	Medium Density Residential
S09-03014000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.58	105 VALLEY VW	S09-03014000	MD	Medium Density Residential
S09-03015000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.42	103 VALLEY VW	S09-03015000	MD	Medium Density Residential
S09-03016000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.41	113 MOSSY BROOK DR	S09-03016000	MD	Medium Density Residential
S09-03017000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.41	111 MOSSY BROOK DR	S09-03017000	MD	Medium Density Residential
S09-03018000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.37	109 MOSSY BROOK DR	S09-03018000	MD	Medium Density Residential
S09-03019000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.39	107 MOSSY BROOK DR	S09-03019000	MD	Medium Density Residential
S09-03020000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.40	105 MOSSY BROOK DR	S09-03020000	MD	Medium Density Residential
S09-03021000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.40	103 MOSSY BROOK DR	S09-03021000	MD	Medium Density Residential
S09-03022000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.49	101 MOSSY BROOK DR	S09-03022000	MD	Medium Density Residential
S09-04001000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.46	112 MOSSY BROOK DR	S09-04001000	MD	Medium Density Residential
S09-04002000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.37	114 MOSSY BROOK DR	S09-04002000	MD	Medium Density Residential
S09-04003000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.38	116 MOSSY BROOK DR	S09-04003000	MD	Medium Density Residential
S09-04004000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.38	118 MOSSY BROOK DR	S09-04004000	MD	Medium Density Residential
S09-04005000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.39	120 MOSSY BROOK DR	S09-04005000	MD	Medium Density Residential
S09-04006000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.47	113 SPRINGWOOD VALLEY	S09-04006000	MD	Medium Density Residential
S09-04007000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.49	111 SPRINGWOOD VALLEY	S09-04007000	MD	Medium Density Residential
S09-04008000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.41	109 CREEK MOOR WAY	S09-04008000	MD	Medium Density Residential
S09-04009000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.40	107 CREEK MOOR WAY	S09-04009000	MD	Medium Density Residential
S09-04010000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.39	105 CREEK MOOR WAY	S09-04010000	MD	Medium Density Residential
S09-04011000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.39	103 CREEK MOOR WAY	S09-04011000	MD	Medium Density Residential
S09-04012000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.37	108 MOSSY BROOK DR	S09-04012000	MD	Medium Density Residential
S09-05001000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.47	104 MOSSY BROOK DR	S09-05001000	MD	Medium Density Residential
S09-05002000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.40	104 CREEK MOOR WAY	S09-05002000	MD	Medium Density Residential
S09-05003000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.37	106 CREEK MOOR WAY	S09-05003000	MD	Medium Density Residential
S09-05004000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.38	108 CREEK MOOR WAY	S09-05004000	MD	Medium Density Residential
S09-05005000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.40	110 CREEK MOOR WAY	S09-05005000	MD	Medium Density Residential

S09-05006000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.51	103 SPRINGWOOD VALLEY	S09-05006000	MD	Medium Density Residential
S09-05007000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.56	101 SPRINGWOOD VALLEY	S09-05007000	MD	Medium Density Residential
S09-05008000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.44	472 DAVIS RD	S09-05008000	MD	Medium Density Residential
S09-05009000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.43	462 DAVIS RD	S09-05009000	MD	Medium Density Residential
S09-05010000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.41	456 DAVIS RD	S09-05010000	MD	Medium Density Residential
S09-05011000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.44	452 DAVIS RD	S09-05011000	MD	Medium Density Residential
S09-05012000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.54	102 MOSSY BROOK DR	S09-05012000	MD	Medium Density Residential
S09-06001000	SR	R2	NO		701.06	4.28	96 NORTH DAVIS DR	S09-06001000	LD	Low Density Residential
S09-06002000	SR	R2	NO		701.06	3.49	54 NORTH DAVIS DR	S09-06002000	LD	Low Density Residential
S09-06003000	SR	R2	NO		701.06	2.31	36 NORTH DAVIS DR	S09-06003000	LD	Low Density Residential
S09-06004000	SR	R2	NO		701.06	2.38	18 NORTH DAVIS DR	S09-06004000	LD	Low Density Residential
S09-06005000	SR	R2	NO		701.06	2.37	10 NORTH DAVIS DR	S09-06005000	LD	Low Density Residential
S09-06006000	RR	RA	NO		701.06	1.32	227 VALLEY HILL RD	S09-06006000	LD	Low Density Residential
S09-06007000	RR	RA	NO		701.06	0.98	277 VALLEY HILL RD	S09-06007000	LD	Low Density Residential
S09-06008000	RR	RA	NO		701.06	2.68	297 VALLEY HILL RD	S09-06008000	LD	Low Density Residential
S09-06009000	RR	RA	NO		701.06	1.22	325 VALLEY HILL RD	S09-06009000	LD	Low Density Residential
S09-06010000	RR	RA	NO		701.06	2.04	258 VALLEY HILL RD	S09-06010000	LD	Low Density Residential
S09-06011000	RR	RA	NO		701.06	0.60	240 VALLEY HILL RD	S09-06011000	LD	Low Density Residential
S09-06011001	RR	RA	NO		701.06	0.61	230 VALLEY HILL RD	S09-06011001	LD	Low Density Residential
S09-06012000	SR	R2	NO		701.06	0.57	15 HIGHLANE DR	S09-06012000	LD	Low Density Residential
S09-06013000	SR	R2	NO		701.06	0.54	35 HIGHLANE DR	S09-06013000	LD	Low Density Residential
S09-06015000	SR	R2	NO		701.13	1.72	21 NORTH DAVIS DR	S09-06015000	LD	Low Density Residential
S09-06016000	SR	R2	NO		701.13	2.19	61 NORTH DAVIS DR	S09-06016000	LD	Low Density Residential
S09-06017000	SR	R2	NO		701.13	3.39	117 DAVIS RD	S09-06017000	LD	Low Density Residential
S14-01001000	RR	RA	NO		701.06	18.24	126 KINSEY DR	S14-01001000	LD	Low Density Residential
S14-01001001	RR	RA	NO		701.06	1.53	164 KINSEY DR	S14-01001001	LD	Low Density Residential
S14-01002000	LI	M1	NO		701.06	3.38	600 EAST ATLANTA RD	S14-01002000	LD	Low Density Residential
S14-01003000	RR	RA	NO		701.06	5.76	104 KINSEY DR	S14-01003000	LD	Low Density Residential
S14-01004001	LI	M1	NO		701.06	0.95	0	S14-01004001	LD	Low Density Residential
S14-01008000	SR	R2	NO	CACTUS RIDGE	701.06	0.97	324 OLD STAGECOACH RC	S14-01008000	LD	Low Density Residential
S14-01009000	SR	R2	NO	CACTUS RIDGE	701.06	1.15	318 OLD STAGECOACH RC	S14-01009000	LD	Low Density Residential
S14-01010000	SR	R2	NO	CACTUS RIDGE	701.06	1.11	294 OLD STAGECOACH RC	S14-01010000	LD	Low Density Residential
S14-01012000	SR	R2	NO	CACTUS RIDGE	701.06	2.61	244 OLD STAGECOACH RC	S14-01012000	LD	Low Density Residential
S14-01013000	SR	R2	NO	CACTUS RIDGE	701.06	2.22	240 OLD STAGECOACH RC	S14-01013000	LD	Low Density Residential
S14-01015000	SR	R2	NO	CACTUS RIDGE	701.06	1.47	234 OLD STAGECOACH RC	S14-01015000	LD	Low Density Residential
S14-01016000	RR	RA	NO	CACTUS RIDGE	701.06	4.63	200 OLD STAGECOACH RC	S14-01016000	LD	Low Density Residential
S14-01018000	SR	R2	NO	CACTUS RIDGE	701.06	0.95	80 STAGECOACH CIR	S14-01018000	LD	Low Density Residential
S14-01019000	SR	R2	NO	CACTUS RIDGE	701.06	0.96	70 STAGECOACH CIR	S14-01019000	LD	Low Density Residential
S14-01020000	SR	R2	NO	CACTUS RIDGE	701.06	1.25	60 STAGECOACH CIR	S14-01020000	LD	Low Density Residential
S14-01021000	SR	R2	NO	CACTUS RIDGE	701.06	0.56	50 STAGECOACH CIR	S14-01021000	LD	Low Density Residential
S14-01022000	SR	R2	NO	CACTUS RIDGE	701.06	0.83	40 STAGECOACH CIR	S14-01022000	LD	Low Density Residential
S14-01023000	SR	R2	NO	CACTUS RIDGE	701.06	2.45	30 STAGECOACH CIR	S14-01023000	LD	Low Density Residential
S14-01025000	SR	R2	NO	CACTUS RIDGE	701.06	0.24	0	S14-01025000	TCU	Transportation/Communication/Utilities
S14-01027000	SR	R2	NO	CACTUS RIDGE	701.06	2.26	45 STAGECOACH CIR	S14-01027000	LD	Low Density Residential
S14-01028000	SR	R2	NO	CACTUS RIDGE	701.06	2.11	65 STAGECOACH CIR	S14-01028000	LD	Low Density Residential
S14-01029000	SR	R2	NO	CACTUS RIDGE	701.06	1.14	75 STAGECOACH CIR	S14-01029000	LD	Low Density Residential
S14-01030000	SR	R2	NO	CACTUS RIDGE	701.06	0.90	243 OLD STAGECOACH RC	S14-01030000	LD	Low Density Residential
S14-01031000	SR	R2	NO	CACTUS RIDGE	701.06	1.27	247 OLD STAGECOACH RC	S14-01031000	LD	Low Density Residential
S14-01032000	SR	R2	NO	CACTUS RIDGE	701.06	0.74	293 OLD STAGECOACH RC	S14-01032000	LD	Low Density Residential
S14-01033000	SR	R2	NO	CACTUS RIDGE	701.06	0.77	320 OLD STAGECOACH RC	S14-01033000	LD	Low Density Residential
S14-01033001	SR	R2	NO	CACTUS RIDGE	701.06	0.90	325 OLD STAGECOACH RC	S14-01033001	LD	Low Density Residential
S14-01034000	SR	R2	NO	CACTUS RIDGE	701.06	1.75	170 HIGHLANE DR	S14-01034000	LD	Low Density Residential
S14-01035000	SR	R2	NO	CACTUS RIDGE	701.06	2.95	160 HIGHLANE DR	S14-01035000	LD	Low Density Residential
S14-01036000	SR	R2	NO	CACTUS RIDGE	701.06	2.22	140 HIGHLANE DR	S14-01036000	LD	Low Density Residential
S14-01037000	SR	R2	NO	CACTUS RIDGE	701.06	2.52	130 HIGHLANE DR	S14-01037000	LD	Low Density Residential

S14-01038000	SR	R2	NO	CACTUS RIDGE	701.06	1.05	110 HIGHLANE DR	S14-01038000	LD	Low Density Residential
S15-01001000	RR	RA	NO	OAK HILL	701.06	8.20	55 AMANDA CT	S15-01001000	MD	Medium Density Residential
S15-01002000	SR	R2	NO	OAK HILL	701.06	0.55	10 AMANDA CT	S15-01002000	MD	Medium Density Residential
S15-01003000	SR	R2	NO	OAK HILL	701.06	0.53	20 AMANDA CT	S15-01003000	MD	Medium Density Residential
S15-01004000	SR	R2	NO	OAK HILL	701.06	0.51	30 AMANDA CT	S15-01004000	MD	Medium Density Residential
S15-01005000	SR	R2	NO	OAK HILL	701.06	0.44	40 AMANDA CT	S15-01005000	MD	Medium Density Residential
S15-01006000	SR	R2	NO	OAK HILL	701.06	0.55	0 AMANDA CT	S15-01006000	MD	Medium Density Residential
S15-01007000	SR	R2	NO	OAK HILL	701.06	0.54	0 AMANDA CT	S15-01007000	MD	Medium Density Residential
S15-01008000	SR	R2	NO	OAK HILL	701.06	0.60	25 AMANDA CT	S15-01008000	MD	Medium Density Residential
S15-01013000	LI	M1	NO		701.06	1.42	0	S15-01013000	COM	Low Density Vertical Mixed Use
S15-01013001	RR	RA	NO		701.06	0.23	0	S15-01013001	COM	Low Density Vertical Mixed Use
S15-01014000	RR	RA	NO	CACTUS RIDGE	701.06	0.87	23 OLD STAGECOACH RD	S15-01014000	COM	Low Density Vertical Mixed Use
S15-01015000	RR	RA	NO	CACTUS RIDGE	701.06	0.99	58 OLD STAGECOACH RD	S15-01015000	COM	Low Density Vertical Mixed Use
S15-01016000	RR	RA	NO	CACTUS RIDGE	701.06	0.63	115 OLD STAGECOACH RD	S15-01016000	LD	Low Density Residential
S15-01017000	RR	RA	NO	CACTUS RIDGE	701.06	1.34	125 OLD STAGECOACH RD	S15-01017000	LD	Low Density Residential
S15-01019000	RR	RA	NO	CACTUS RIDGE	701.06	0.80	139 OLD STAGECOACH RD	S15-01019000	LD	Low Density Residential
S15-01020000	RR	RA	NO	CACTUS RIDGE	701.06	0.47	155 OLD STAGECOACH RD	S15-01020000	LD	Low Density Residential
S15-01021000	RR	RA	NO	CACTUS RIDGE	701.06	0.62	165 OLD STAGECOACH RD	S15-01021000	LD	Low Density Residential
S15-01022000	SR	R2	NO	CACTUS RIDGE	701.06	0.64	199 OLD STAGECOACH RD	S15-01022000	LD	Low Density Residential
S15-01023000	C3	C3	NO	CACTUS RIDGE	701.06	1.24	0	S15-01023000	COM	Low Density Vertical Mixed Use
S15-01028005	LI	M1	NO	CACTUS RIDGE	701.06	0.46	0	S15-01028005	LD	Low Density Residential
S15-01030000	RR	RA	NO		701.13	1.12	75 VALLEY HILL RD	S15-01030000	LD	Low Density Residential
S15-01031000	RR	RA	NO		701.13	1.55	85 VALLEY HILL RD	S15-01031000	LD	Low Density Residential
S15-01032000	RR	RA	NO		701.13	1.78	111 VALLEY HILL RD	S15-01032000	LD	Low Density Residential
S15-01033000	SR	R2	NO		701.13	1.94	125 VALLEY HILL RD	S15-01033000	LD	Low Density Residential
S15-01034000	SR	R2	NO		701.13	2.88	145 VALLEY HILL RD	S15-01034000	LD	Low Density Residential
S15-01035000	SR	R2	NO		701.13	7.05	181 VALLEY HILL RD	S15-01035000	LD	Low Density Residential
S15-01037000	SR	R2	NO	CACTUS RIDGE	701.06	1.16	20 HIGHLANE DR	S15-01037000	LD	Low Density Residential
S15-01038000	SR	R2	NO	CACTUS RIDGE	701.06	1.09	10 HIGHLANE DR	S15-01038000	LD	Low Density Residential
S15-01039000	RR	RA	NO	CACTUS RIDGE	701.06	1.31	174 VALLEY HILL RD	S15-01039000	LD	Low Density Residential
S15-01040000	RR	RA	NO		701.06	2.25	154 VALLEY HILL RD	S15-01040000	LD	Low Density Residential
S15-01042000	RR	RA	NO		701.06	9.60	102 VALLEY HILL RD	S15-01042000	LD	Low Density Residential
S15-01043000	RR	RA	NO		701.06	1.81	72 VALLEY HILL RD	S15-01043000	LD	Low Density Residential
S15-01044000	RR	RA	NO		701.06	0.57	66 VALLEY HILL RD	S15-01044000	LD	Low Density Residential
S15-01045000	RR	RA	NO		701.06	2.64	44 VALLEY HILL RD	S15-01045000	LD	Low Density Residential
S15A01001000	SR	R2	NO	CACTUS RIDGE	701.06	0.74	115 CACTUS LN	S15A01001000	LD	Low Density Residential
S15A01002000	SR	R2	NO	CACTUS RIDGE	701.06	0.75	119 CACTUS LN	S15A01002000	LD	Low Density Residential
S15A01003000	SR	R2	NO	CACTUS RIDGE	701.06	0.63	125 CACTUS LN	S15A01003000	LD	Low Density Residential
S15A01004000	SR	R2	NO	CACTUS RIDGE	701.06	0.66	131 CACTUS LN	S15A01004000	LD	Low Density Residential
S15A01005000	SR	R2	NO	CACTUS RIDGE	701.06	1.43	135 CACTUS LN	S15A01005000	LD	Low Density Residential
S15A01006000	SR	R2	NO	CACTUS RIDGE	701.06	0.75	136 CACTUS LN	S15A01006000	LD	Low Density Residential
S15A01007000	SR	R2	NO	CACTUS RIDGE	701.06	0.68	130 CACTUS LN	S15A01007000	LD	Low Density Residential
S15A01008000	SR	R2	NO	CACTUS RIDGE	701.06	0.59	126 CACTUS LN	S15A01008000	LD	Low Density Residential
S15A01009000	SR	R2	NO	CACTUS RIDGE	701.06	0.80	122 CACTUS LN	S15A01009000	LD	Low Density Residential
S15A01010000	SR	R2	NO	CACTUS RIDGE	701.06	0.78	118 CACTUS LN	S15A01010000	LD	Low Density Residential
S15A01011000	SR	R2	NO	CACTUS RIDGE	701.06	0.74	114 CACTUS LN	S15A01011000	LD	Low Density Residential
S15A01012000	SR	R2	NO	CACTUS RIDGE	701.06	0.87	110 CACTUS LN	S15A01012000	LD	Low Density Residential
S22-01001000	RR	RA	NO		701.06	1.52	427 MAYS RD	S22-01001000	LD	Low Density Residential
S22-01002000	RR	RA	NO		701.06	1.52	437 MAYS RD	S22-01002000	LD	Low Density Residential
S22-01003000	RR	RA	NO		701.06	1.45	453 MAYS RD	S22-01003000	LD	Low Density Residential
S22-01004000	RR	RA	NO		701.06	1.35	467 MAYS RD	S22-01004000	LD	Low Density Residential
S22-01005000	RR	RA	NO		701.06	1.48	487 MAYS RD	S22-01005000	LD	Low Density Residential
S22-01007000	RR	RA	NO		701.06	3.80	507 MAYS RD	S22-01007000	LD	Low Density Residential
S22-01007001	RR	RA	NO		701.06	1.80	465 MAYS RD	S22-01007001	LD	Low Density Residential
S22-01008000	RR	RA	NO		701.06	5.74	439 MAYS RD	S22-01008000	LD	Low Density Residential

S22-01009000	RR	RA	NO		701.06	1.03	497 MAYS RD	S22-01009000	LD	Low Density Residential
S22-01010000	RR	RA	NO		701.06	5.66	527 MAYS RD	S22-01010000	LD	Low Density Residential
S22-01011000	RR	RA	NO		701.06	2.43	0	S22-01011000	LD	Low Density Residential
S23-01001000	SR	R2	NO	OAK HILL	701.06	0.52	65 AMANDA CT	S23-01001000	MD	Medium Density Residential
S23-01002000	SR	R2	NO	OAK HILL	701.06	0.48	75 AMANDA CT	S23-01002000	MD	Medium Density Residential
S23-01003000	SR	R2	NO	OAK HILL	701.06	0.47	85 AMANDA CT	S23-01003000	MD	Medium Density Residential
S23-01004000	SR	R2	NO	OAK HILL	701.06	0.51	95 AMANDA CT	S23-01004000	MD	Medium Density Residential
S23-01005000	SR	R2	NO	OAK HILL	701.06	0.52	105 AMANDA CT	S23-01005000	MD	Medium Density Residential
S23-01006000	SR	R2	NO	OAK HILL	701.06	0.53	115 AMANDA CT	S23-01006000	MD	Medium Density Residential
S23-01007000	SR	R2	NO	OAK HILL	701.06	0.49	125 AMANDA CT	S23-01007000	MD	Medium Density Residential
S23-01008000	SR	R2	NO	OAK HILL	701.06	0.47	135 AMANDA CT	S23-01008000	MD	Medium Density Residential
S23-01009000	SR	R2	NO	OAK HILL	701.06	0.50	145 AMANDA CT	S23-01009000	MD	Medium Density Residential
S23-01010000	SR	R2	NO	OAK HILL	701.06	0.60	155 AMANDA CT	S23-01010000	MD	Medium Density Residential
S23-01011000	SR	R2	NO	OAK HILL	701.06	0.47	165 AMANDA CT	S23-01011000	MD	Medium Density Residential
S23-01012000	SR	R2	NO	OAK HILL	701.06	0.50	175 AMANDA CT	S23-01012000	MD	Medium Density Residential
S23-01013000	SR	R2	NO	OAK HILL	701.06	0.51	5 ALLISON CT	S23-01013000	MD	Medium Density Residential
S23-01014000	SR	R2	NO	OAK HILL	701.06	0.53	25 ALLISON CT	S23-01014000	MD	Medium Density Residential
S23-01015000	SR	R2	NO	OAK HILL	701.06	0.49	35 ALLISON CT	S23-01015000	MD	Medium Density Residential
S23-01016000	SR	R2	NO	OAK HILL	701.06	0.52	45 ALLISON CT	S23-01016000	MD	Medium Density Residential
S23-01017000	SR	R2	NO	OAK HILL	701.06	0.49	55 ALLISON CT	S23-01017000	MD	Medium Density Residential
S23-01018000	SR	R2	NO	OAK HILL	701.06	0.53	65 ALLISON CT	S23-01018000	MD	Medium Density Residential
S23-01019000	SR	R2	NO	OAK HILL	701.06	0.68	75 ALLISON CT	S23-01019000	MD	Medium Density Residential
S23-01020000	SR	R2	NO	OAK HILL	701.06	0.52	80 ALLISON CT	S23-01020000	MD	Medium Density Residential
S23-01021000	SR	R2	NO	OAK HILL	701.06	0.59	70 ALLISON CT	S23-01021000	MD	Medium Density Residential
S23-01022000	SR	R2	NO	OAK HILL	701.06	0.70	60 ALLISON CT	S23-01022000	MD	Medium Density Residential
S23-01024000	SR	R2	NO	OAK HILL	701.06	0.67	40 ALLISON CT	S23-01024000	MD	Medium Density Residential
S23-01025000	SR	R2	NO	OAK HILL	701.06	0.46	30 ALLISON CT	S23-01025000	MD	Medium Density Residential
S23-01026000	SR	R2	NO	OAK HILL	701.06	0.46	20 ALLISON CT	S23-01026000	MD	Medium Density Residential
S23-01027000	SR	R2	NO	OAK HILL	701.06	0.46	185 AMANDA CT	S23-01027000	MD	Medium Density Residential
S23-01028000	SR	R2	NO	OAK HILL	701.06	0.46	195 AMANDA CT	S23-01028000	MD	Medium Density Residential
S23-01029000	SR	R2	NO	OAK HILL	701.06	0.45	205 AMANDA CT	S23-01029000	MD	Medium Density Residential
S23-01030000	SR	R2	NO	OAK HILL	701.06	0.44	245 AMANDA CT	S23-01030000	MD	Medium Density Residential
S23-01031000	SR	R2	NO	OAK HILL	701.06	0.45	265 AMANDA CT	S23-01031000	MD	Medium Density Residential
S23-01032000	SR	R2	NO	OAK HILL	701.06	0.45	275 AMANDA CT	S23-01032000	MD	Medium Density Residential
S23-01033000	SR	R2	NO	OAK HILL	701.06	0.46	285 AMANDA CT	S23-01033000	MD	Medium Density Residential
S23-01034000	SR	R2	NO	OAK HILL	701.06	0.47	295 AMANDA CT	S23-01034000	MD	Medium Density Residential
S23-01035000	SR	R2	NO	OAK HILL	701.06	0.46	305 AMANDA CT	S23-01035000	MD	Medium Density Residential
S23-01036000	SR	R2	NO	OAK HILL	701.06	0.66	315 AMANDA CT	S23-01036000	MD	Medium Density Residential
S23-01037000	SR	R2	NO	OAK HILL	701.06	0.47	320 AMANDA CT	S23-01037000	MD	Medium Density Residential
S23-01038000	SR	R2	NO	OAK HILL	701.06	0.64	310 AMANDA CT	S23-01038000	MD	Medium Density Residential
S23-01039000	SR	R2	NO	OAK HILL	701.06	0.54	300 AMANDA CT	S23-01039000	MD	Medium Density Residential
S23-01040000	SR	R2	NO	OAK HILL	701.06	0.49	290 AMANDA CT	S23-01040000	MD	Medium Density Residential
S23-01041000	SR	R2	NO	OAK HILL	701.06	0.52	280 AMANDA CT	S23-01041000	MD	Medium Density Residential
S23-01042000	SR	R2	NO	OAK HILL	701.06	0.50	270 AMANDA CT	S23-01042000	MD	Medium Density Residential
S23-01043000	SR	R2	NO	OAK HILL	701.06	0.50	260 AMANDA CT	S23-01043000	MD	Medium Density Residential
S23-01044000	SR	R2	NO	OAK HILL	701.06	0.49	250 AMANDA CT	S23-01044000	MD	Medium Density Residential
S23-01045000	SR	R2	NO	OAK HILL	701.06	0.51	240 AMANDA CT	S23-01045000	MD	Medium Density Residential
S23-01046000	SR	R2	NO	OAK HILL	701.06	0.64	230 AMANDA CT	S23-01046000	MD	Medium Density Residential
S23-01047000	SR	R2	NO	OAK HILL	701.06	0.56	220 AMANDA CT	S23-01047000	MD	Medium Density Residential
S23-01048000	SR	R2	NO	OAK HILL	701.06	0.46	210 AMANDA CT	S23-01048000	MD	Medium Density Residential
S23-01049000	SR	R2	NO	OAK HILL	701.06	0.38	200 AMANDA CT	S23-01049000	MD	Medium Density Residential
S23-01050000	SR	R2	NO	OAK HILL	701.06	0.42	190 AMANDA CT	S23-01050000	MD	Medium Density Residential
S23-01051000	SR	R2	NO	OAK HILL	701.06	0.47	180 AMANDA CT	S23-01051000	MD	Medium Density Residential
S23-01052000	SR	R2	NO	OAK HILL	701.06	0.49	170 AMANDA CT	S23-01052000	MD	Medium Density Residential
S23-01053000	SR	R2	NO	OAK HILL	701.06	0.74	160 AMANDA CT	S23-01053000	MD	Medium Density Residential

S23-01054000	SR	R2	NO	OAK HILL	701.06	0.53	150 AMANDA CT	S23-01054000	MD	Medium Density Residential
S23-01055000	SR	R2	NO	OAK HILL	701.06	0.47	140 AMANDA CT	S23-01055000	MD	Medium Density Residential
S23-01056000	SR	R2	NO	OAK HILL	701.06	0.50	130 AMANDA CT	S23-01056000	MD	Medium Density Residential
S23-01057000	SR	R2	NO	OAK HILL	701.06	0.46	120 AMANDA CT	S23-01057000	MD	Medium Density Residential
S23-01058000	SR	R2	NO	OAK HILL	701.06	0.46	110 AMANDA CT	S23-01058000	MD	Medium Density Residential
S23-01059000	SR	R2	NO	OAK HILL	701.06	0.46	100 AMANDA CT	S23-01059000	MD	Medium Density Residential
S23-01060000	SR	R2	NO	OAK HILL	701.06	0.48	90 AMANDA CT	S23-01060000	MD	Medium Density Residential
S23-01061000	SR	R2	NO	OAK HILL	701.06	0.41	80 AMANDA CT	S23-01061000	MD	Medium Density Residential
S23-01062000	SR	R2	NO	OAK HILL	701.06	0.50	70 AMANDA CT	S23-01062000	MD	Medium Density Residential
S23-01063000	SR	R2	NO	OAK HILL	701.06	0.49	60 AMANDA CT	S23-01063000	MD	Medium Density Residential
S23-01064000	RR	RA	NO		701.06	4.49	240 COLLIER RD	S23-01064000	LD	Low Density Residential
S23-01064001	RR	RA	NO		701.06	1.97	250 COLLIER RD	S23-01064001	LD	Low Density Residential
S23-01066000	RR	RA	NO		701.06	9.53	166 COLLIER RD	S23-01066000	LD	Low Density Residential
S23-01067000	SR	R1	NO		701.06	1.32	204 COLLIER RD	S23-01067000	LD	Low Density Residential
S23-01068000	SR	R1	NO		701.06	1.22	202 COLLIER RD	S23-01068000	LD	Low Density Residential
S23-01069000	RR	RA	NO		701.06	6.75	207 COLLIER RD	S23-01069000	LD	Low Density Residential
S23-01069001	RR	RA	NO		701.06	5.25	0	S23-01069001	LD	Low Density Residential
S23-01071000	RR	RA	NO		701.06	0.94	0	S23-01071000	MD	Medium Density Residential
S24-01007000	RR	RA	NO		701.06	4.58	171 COLLIER RD	S24-01007000	LD	Low Density Residential
S24-01008000	RR	RA	NO		701.06	1.37	150 COLLIER RD	S24-01008000	LD	Low Density Residential
S24-01008004	RR	RA	NO		701.06	1.52	55 COLLIER RD	S24-01008004	LD	Low Density Residential
S24-01008005	RR	RA	NO		701.06	4.08	180 COLLIER RD	S24-01008005	LD	Low Density Residential
S24-01008006	RR	RA	NO		701.06	1.58	170 COLLIER RD	S24-01008006	LD	Low Density Residential
S24-01009000	RR	RA	NO		701.06	10.88	381 OLD CONYERS RD	S24-01009000	LD	Low Density Residential
S24-01009001	RR	RA	NO		701.06	7.32	393 OLD CONYERS RD	S24-01009001	LD	Low Density Residential

TYPE	HC ZONE	DEFINITION	COS ZONE
ZONING	C1	Commercial Neighborhood	C-1
ZONING	C2	Commercial General	C-2
ZONING	C3	Highway Commercial	C-3
ZONING	M1	Light Manufacturing	L-I
ZONING	M2	Heavy Manufacturing	H-I
ZONING	MU	Mixed Use	PUD
ZONING	OI	Office - Institutional	O-I
ZONING	PD	Not Listed	PUD
ZONING	RI	Single Family	SR
ZONING	R2	Single Family	SR
ZONING	R3	Single Family	SR
ZONING	R4	Single Family	SR
ZONING	RA	Residential Agricultural	RR
ZONING	RD	Not Listed	CCR
ZONING	RM	Multi Fam Res	MFR
ZONING	RMH	Mobile Home Res	RMH

TYPE	HC FLU	DEFINITION	COS FLU
FLU	RR	Rural Residential	LDR
FLU	LDR	Low-Density Residential	LDR
FLU	MDR	Medium-Density Residential	MDR
FLU	HDR	High Density Residential	HDR
FLU	MX	Mixed Use	M.D.V.M.U
FLU	COM	Commercial	L.D.V.M.U.
FLU	OI	Office Institutional	PI
FLU	INDUS	Industrial	LI
FLU	PI	Public/Institutional	PI
FLU	PRC	Park/Recreation/Conservation	PRC
FLU	TCU	Transportation/Communication/Utilities	TCU

DEFINITION
Neighborhood Commercial
General Commercial
Heavy Commercial
Light Industrial
Heavy Industrial
Planned Unit Development
Office Institutional
Planned Unit Development
Suburban Residential
Suburban Residential
Suburban Residential
Suburban Residential
Rural Residential
City Center Residential
Multi Family Residential
Residential Mobile Residential

DEFINITION
Low Density Residential
Low Density Residential
Medium Density Residential
High Density Residential
Medium Density Vertical Mixed Use
Low Density Vertical Mixed Use
Public/Institutional
Light Industrial
Public/Institutional
Park/Recreation/Conservation
Transportation/Communication/Utilities



TO: Mayor and City Council, City of Stockbridge

FROM: Brecca R. Carter, Director of Community Development

MEETING

DATE: Planning Commission: 12-15-2022; City Council 1-9-2023

**SUBJECT: Official Zoning Map Adoption, OZM-2022-01,
Official Overlay District Map Adoption, ODM-2022-01
Official Future Land Use Map Adoption, FLUM-2022-01**

I. PURPOSE

To consider Staff amendments to the Official Zoning, Overlay District, and Future Land Use Maps in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.

II. BACKGROUND

Early this year, the proposal for an Annexation Referendum was introduced to the Stockbridge City Council by Senators Brian Strickland and Emmanuel Jones. At that time, a proposal to annex approximately 21,000+ new residents into the City was prepared. However, a revision by the senators was prepared and was settled upon to annex 6,700+ residents within the unincorporated Henry County area, in which each registered resident would have the opportunity to vote for or against the proposed annexation referendum on November 8, 2022.

Multiple public meetings were held by City leadership and Department heads at various locations around the City and unincorporated areas, to educate potential residents and businesses on benefits of being annexed into the City. Please see the Annexation facts sheet.

As a result of the November 8, 2022 election, the vote for the annexation passed.

In order to formalize this process to incorporate the incoming 1640 property parcels, the Community Development is requesting that a New Official Zoning Map, New Overlay District Map and New Future Land Use Map be adopted. The zoning, overlay and future designations for Henry County parcels were converted to the Stockbridge City parcels. Revisions to existing Stockbridge parcels have not been made.

Below is a parcel by count for each specific use:

2022 Annexation Area		
Parcel Counts by Use		
Use Code	Use Description	Parcel Count
100	S F RESIDENTIAL	1507
200	MOBILE HOME	3
500	RES COMMON AREA	1
820	APARTMENTS	2
1000	COMMERCIAL	71
1025	CELL TOWERS	1
4000	INDUSTRIAL	34
7000	CHURCHES	6
7500	EDUC INSTIT (COUNTY)	1
7700	HOSPITALS	5
8000	COUNTY (BD OF COMM)	4
8040	COUNTY (WATER AUTH)	3
8600	STATE OWNED	1
8901	OTHER - E1	1
	Total Parcels	1640
<i>*All number counts are as quoted in the 2022 Tax Digest.</i>		

IV. STAFF RECOMMENDATION

Community Development staff requests that the Planning Commission & City Council approve the three (3) maps as proposed to aide in the implementation of House Bill 61 (attached).

City of Stockbridge

Zoning

2023

City of Stockbridge Zoning 2023

Zoning Districts

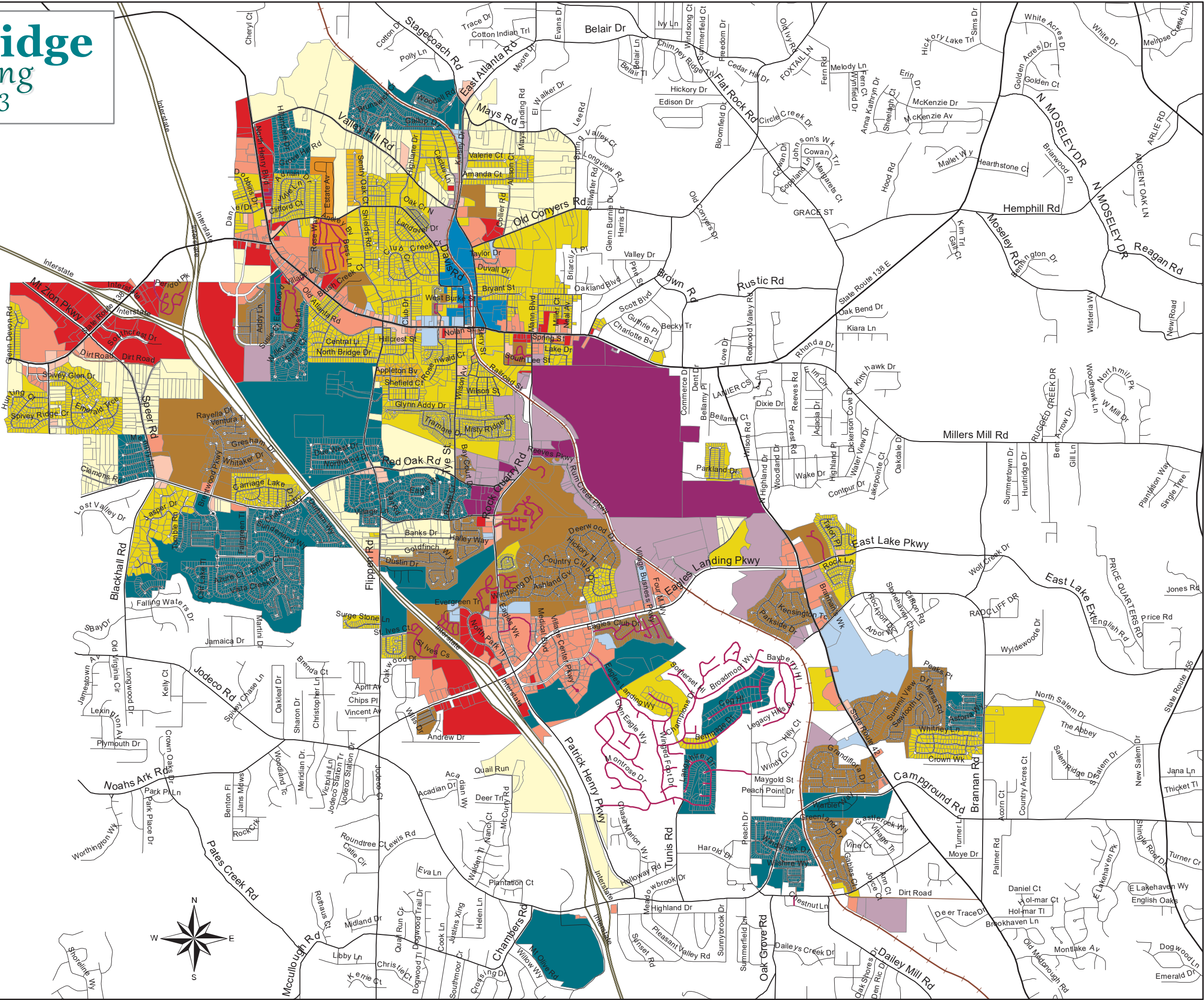
- RR-Rural Residential
- SR-Suburban Residential
- CCR-City Center Residential
- MFR-Multiple Family Residential
- MHR-Mobile Home Residential
- C1-Neighborhood Commercial
- C2-General Commercial
- C3-Heavy Commercial
- OI-Office Institutional
- DT-Downtown
- LI-Light Industrial
- HI-Heavy Industrial
- PUD-Planned Unit Development

This is to certify that this Official City Zoning Map supercedes and replaces all previous versions.

This ____ day of December 2022

Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor



City of Stockbridge

Overlay Districts

2023

COS Overlay Districts

OVERLAY

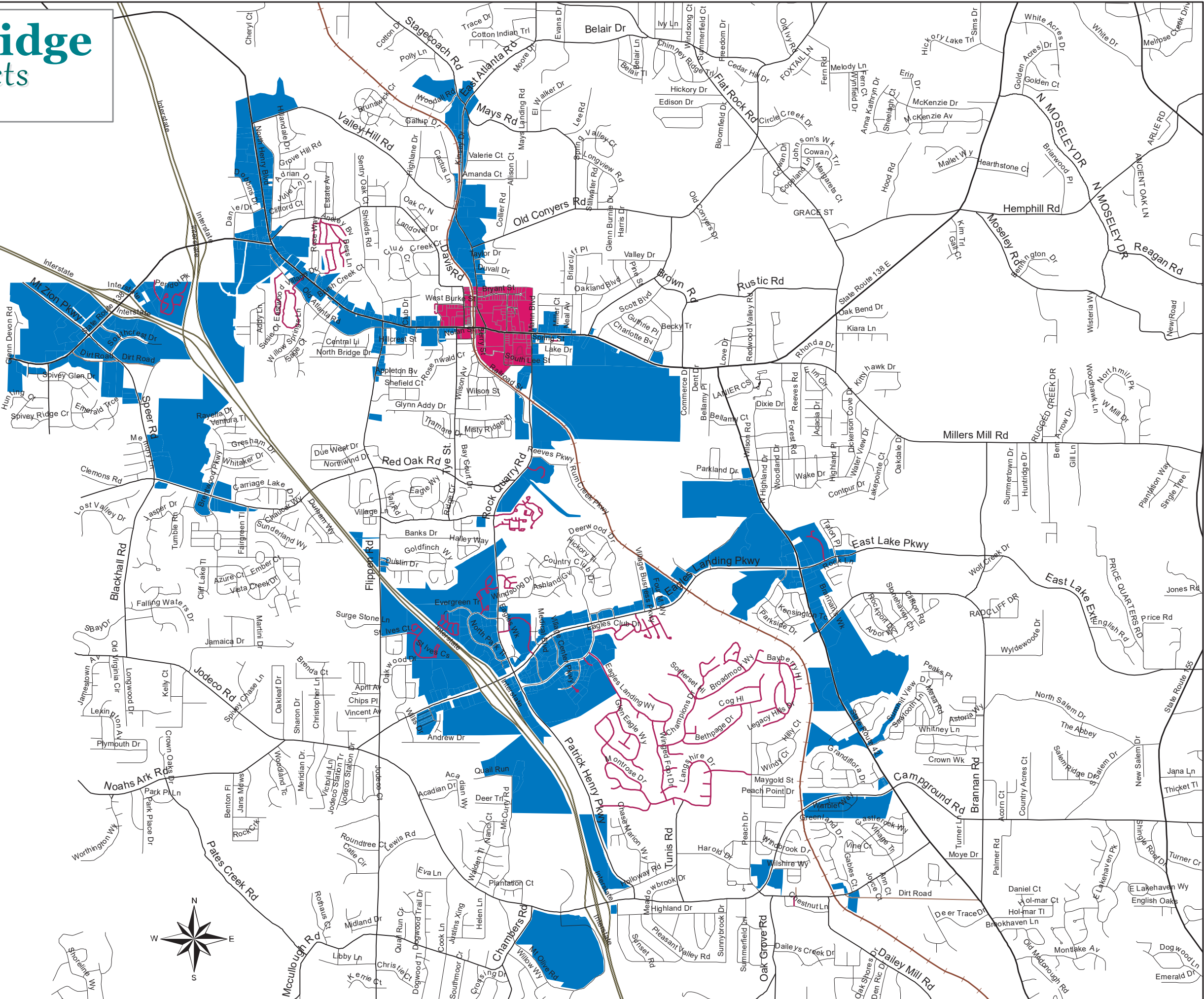
-  DV-Downtown Village
-  PMU-Parkway Mixed Use

This is to certify that this Official City Overlay Districts Map supercedes and replaces all previous versions.

This ____ day of December 2022

Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor



City of Stockbridge

Future Land Use

2023

Future Land Use

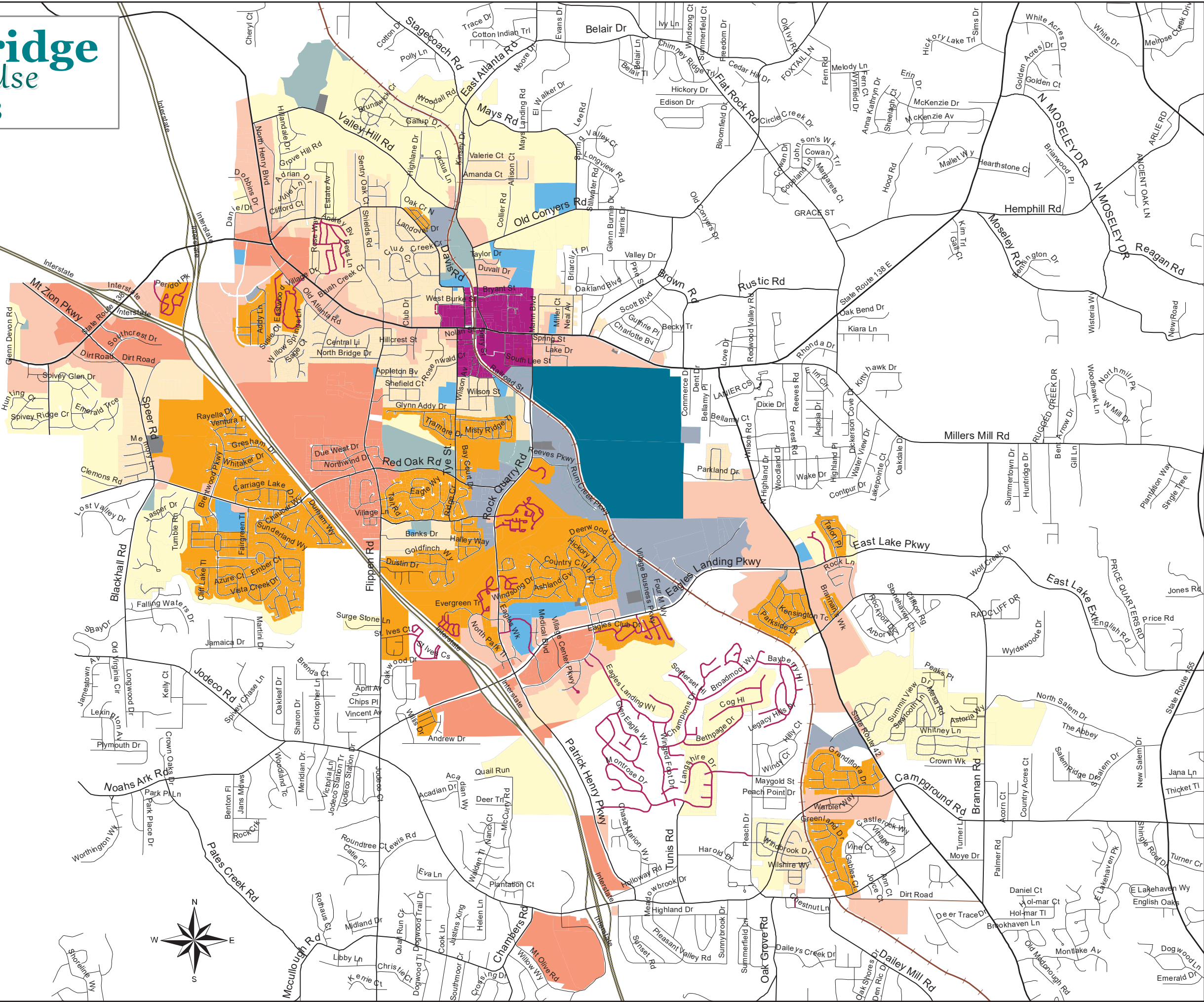
- Downtown District
- Heavy Industrial
- High Density Residential
- Light Industrial
- Low Density Residential
- Low Density Vertical Mixed Use
- Medium Density Residential
- Medium Density Vertical Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communication/Utilities

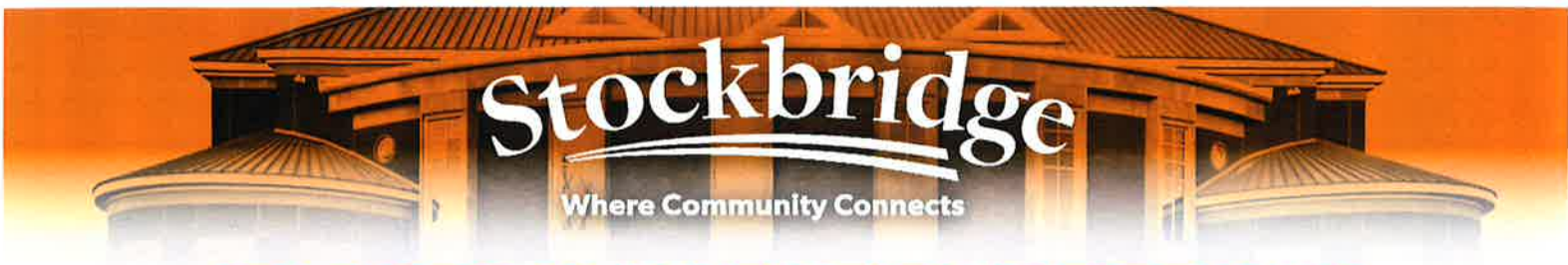
This is to certify that this Official Future Land Use Map supercedes and replaces all previous versions.

This ____ day of December 2022

Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor





STOCKBRIDGE ANNEXATION REFERENDUM

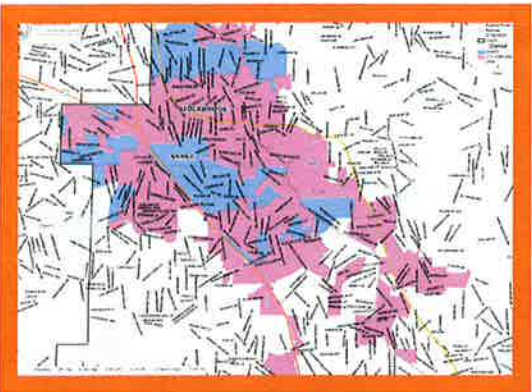
KNOW THE FACTS

What is the Stockbridge Annexation Referendum?

Stockbridge Annexation Referendum is also known as Senate Bill 612, which was introduced by State Senator Emanuel Jones and co-sponsored by State Senator Brian Strickland who collectively represent the city of Stockbridge and Henry County. The Proposed Annexation would increase the City's population by over 6,600 while filling in the gaps within existing Stockbridge city limits. The Stockbridge Annexation will be on the ballot this November 8th for residents in the proposed area's consideration. At least 50% of the votes cast must be "yes" for the annexation to pass.

Where is the Proposed Annexation Area?

Boundaries include Red Oak Road Community between I-75 Interstate and Rock Quarry Road; properties north of Eagles Landing Parkway between I-75 and Trade Center Parkway; subdivisions off Speer Road and State Route 138; and communities north of existing city limits and downtown Stockbridge to Valley Hill Road.



SUBDIVISIONS

ARBOR COVE
ARBOR COVE VILLAGES
CACTUS RIDGE
EAGLE RIDGE
GLEN DEVON
GRAND OAKS
KINSEY CROSSING
MANDERLY
NORTHWIND
PINEY WOODS

RIDGE CREST
SENTRY OAKS
SPIVEY GLEN
SPIVEY RIDGE
SPRINGWOOD VALLEY
TAYLORS LANDING
VALLEY HILL STATION
WINDSONG PLANTATION
WILDWOOD ESTATES

ATTEND A PUBLIC MEETING TO LEARN MORE . . .

SAVE THE DATE

8/15/22	6:30 P.M.	TOWNHALL MEETING	GLOBAL IMPACT CHRISTIAN MINISTRIES 125 RED OAK ROAD, STOCKBRIDGE
9/8/22	6:30 P.M.	VIRTUAL TOWNHALL MEETING	ZOOM PLATFORM
9/29/22	6:30 P.M.	COMMUNITY MEETING	MONARCH VILLAGE CLUBHOUSE 240 MONARCH VILLAGE WAY, STOCKBRIDGE
10/20/22	6:30 P.M.	COMMUNITY MEETING	LOCATION TBD
10/28/22	6:30 P.M.	VIRTUAL TOWNHALL MEETING	ZOOM PLATFORM

FOR MORE INFORMATION

www.CityofStockbridge.com



A photograph of the Stockbridge City Building, a large, modern structure with a prominent central entrance and multiple windows, set against a warm, orange-toned sky.

Stockbridge

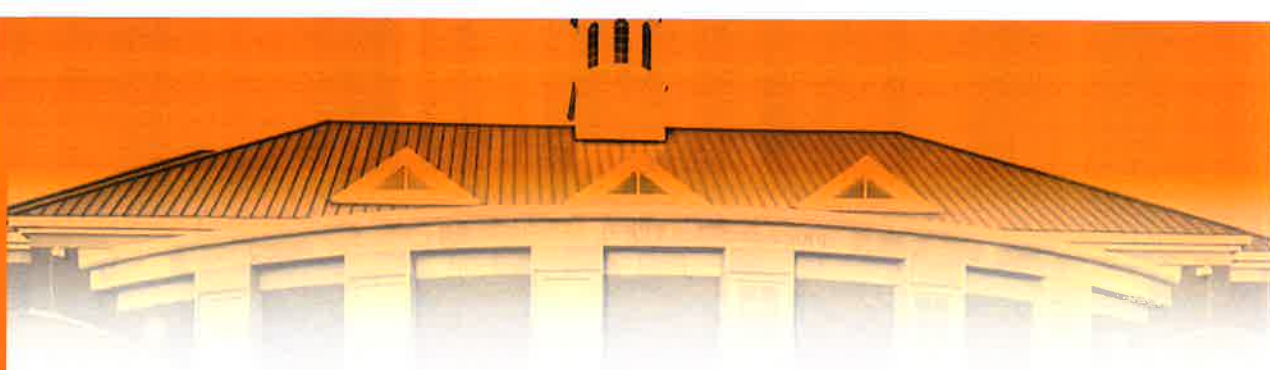
Where Community Connects

THINGS YOU SHOULD KNOW ABOUT THE CITY OF STOCKBRIDGE . . .

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- Experienced population growth of nearly 19% since 2020
- Growing faster than 93% of similarly sized cities (171% since 2000)
- Home appreciation is up 19.2% in the last 12 months
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LEARN MORE: www.CityofStockbridge.com



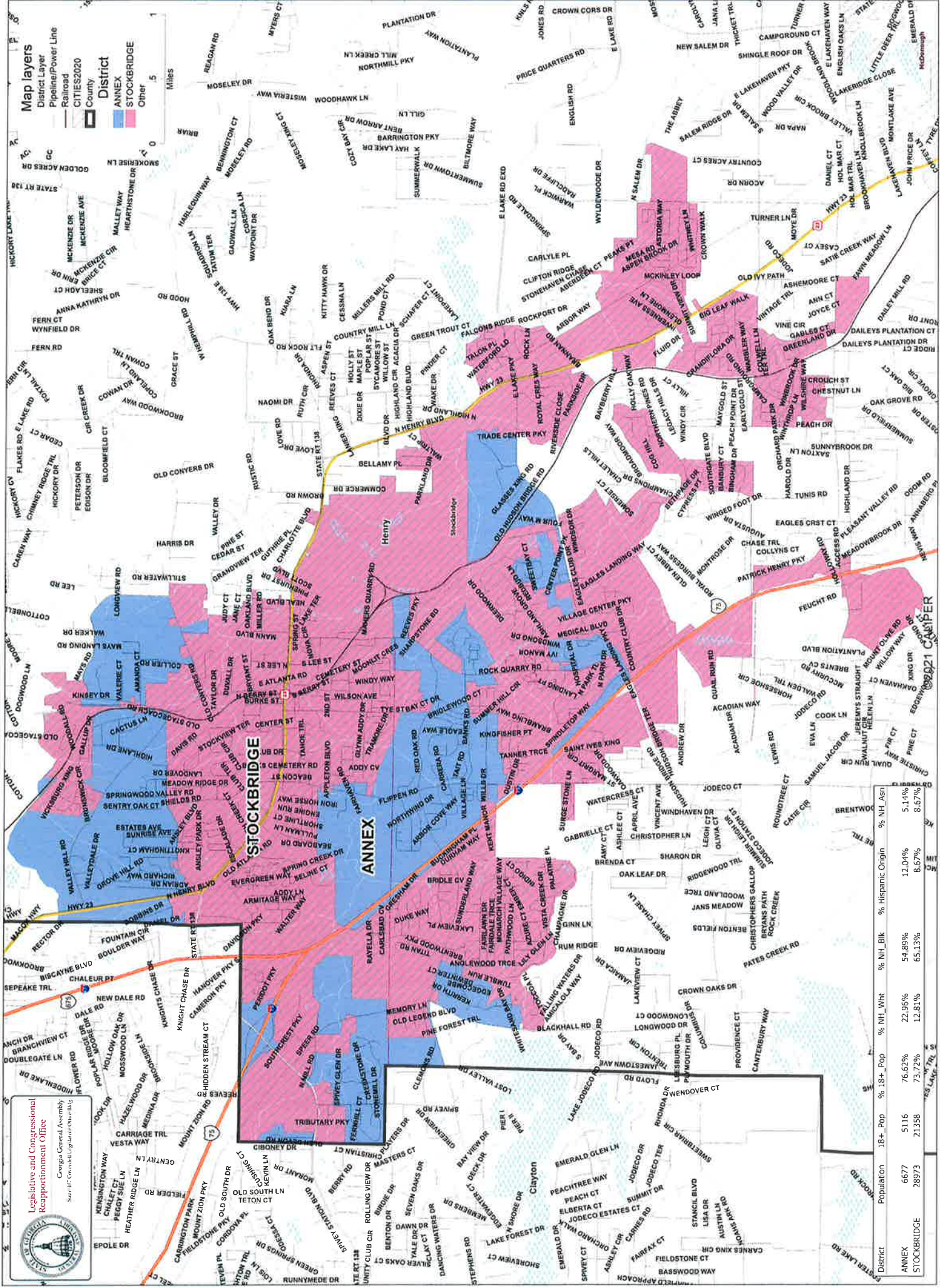


FREQUENTLY ASKED QUESTIONS

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Proposed Area of Annexation into City of Stockbridge

Scale: 1:10,000
 Date: 10/1/2021
 Type: Local



Georgia General Assembly
 Legislative and Congressional
 Reapportionment Office

	Population	% 18+ Pop	% NH_Wh	% NH_Bl	% Hispanic	% Asian
District	6677	5116	76.62%	22.96%	54.89%	5.14%
ANNEX	28973	21358	73.72%	12.81%	8.67%	8.67%
STOCKBRIDGE						

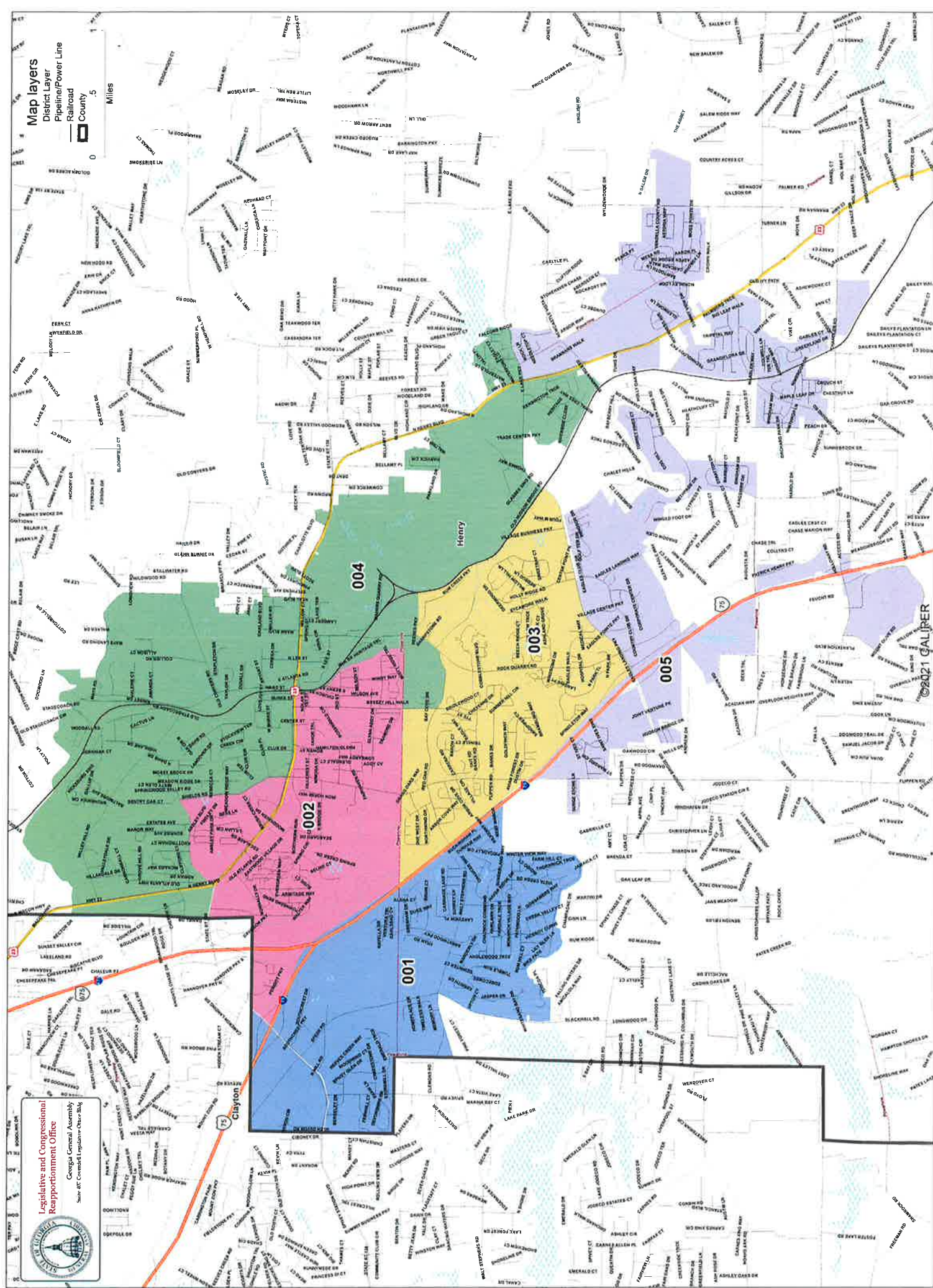
Proposed City of Stockbridge Council Districts upon approval of Annexation

Scale: 1:10,000
Map: StockbridgeGA-Annex-2022
Type: Local

Map layers

- District Layer
- Pipeline/Power Line
- Railroad
- County

0 5 Miles



©2021 GALPER



**CITY OF STOCKBRIDGE
PUBLIC HEARING NOTICE**

CITY OF STOCKBRIDGE – ADOPTION OF THE OFFICIAL ZONING MAP# OZM-2022-01

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CITY OF STOCKBRIDGE – ADOPTION OF THE OVERLAY DISTRICT MAP #ODM-2022-01

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CITY OF STOCKBRIDGE – ADOPTION OF THE FUTURE LAND USE MAP #FLUM-2022-01

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To allow the use of "Computer and data processing services" within the C-3 Heavy Commercial District as a permitted use, and update other applicable references to this use throughout the Unified Development Code.

CITY OF STOCKBRIDGE PLANNING COMMISSION MEETING /PUBLIC HEARING

Date: Thursday, December 15, 2022, at 6:30 p.m.
Location: Council Chamber of Stockbridge City Hall at 4640 North Henry Boulevard, Stockbridge, Georgia, 30281.

CITY OF STOCKBRIDGE MAYOR AND CITY COUNCIL MEETING / PUBLIC HEARING

Date: Monday, January 9, 2023, at 6:00 p.m.
Location: Council Chamber of Stockbridge City Hall at 4640 North Henry Boulevard, Stockbridge, Georgia, 30281.

...gators 135 F for medium-rare or 150 F for medium. Transfer roast to carving board. Let stand 10 minutes. Temperature will rise about 10 F to reach 145 F for medium-rare or 160 F for medium.

**Carve into slices and serve.
Top Sirloin Roast with Herb Garlic Peppercorn Crust**

Recipe courtesy of Beef Loving Texans

Total time: 45 minutes

Servings: 8

1 center-cut sirloin beef

ternately thread meat onions, red pepper green peppers on skewers. Place skewers low-rimmed baking dish. Bake 22-25 minutes until instant-read thermometer registers 160.

To make cranberry sauce: In medium saucepan, combine cranberry sauce and balsamic vinegar. Simmer 5 minutes or until flavors blend.

Drizzle sauce over sirloin or serve as dipping sauce.



Holiday Mini Beef Meatball Skewers with Cranberry Barbecue Sauce.

PARCEL_NO	FLOOD_PLAIN	LAND_USE	HC_FLU
012-01009001	NO		COMM
012-01009002	NO		COMM
012-01013000	NO	COMMERCIAL	COMM
012-02001000	NO		COMM
012-02009000	NO		COMM
012-02009004	NO	COMMERCIAL	COMM
012-03002001	NO	COMMERCIAL	COMM
012-03002002	NO	COMMERCIAL	COMM
012-03003000	NO	COMMERCIAL	COMM
012-03004000	NO	COMMERCIAL	COMM
012-03007000	NO	COMMERCIAL	COMM
012-03009000	NO	COMMERCIAL	COMM
012-03010000	NO	COMMERCIAL	COMM
012C01001000	NO	STATE OWNED	LD
012C01038000	NO	S F RESIDENTIAL	LD
028-01001000	YES	S F RESIDENTIAL	COMM
028-01019000	YES	CHURCHES	LD
029-01010000	NO	COMMERCIAL	COMM
029-01011001	NO	COMMERCIAL	COMM
029-01012000	YES	COMMERCIAL	COMM
029-01012005	YES	COMMERCIAL	COMM
029-01013000	YES	COMMERCIAL	COMM
029-01013001	YES	COMMERCIAL	COMM
029-01013002	YES	COMMERCIAL	COMM
029-01014000	NO	COMMERCIAL	COMM
029-01014001	NO		COMM
047-01017000	NO	S F RESIDENTIAL	LD
050-01020000	NO	INDUSTRIAL	INDUS
050-01020001	NO	INDUSTRIAL	INDUS
050-01020002	NO		INDUS
050-01020003	NO		INDUS
050-01020004	NO		INDUS
050-01020005	NO		INDUS
050-01020021	NO		INDUS
051-01002000	NO	HOSPITALS	PI
051-01002003	NO	COMMERCIAL	COMM
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051-01018002	NO		COMM
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051-01018051	NO		COMM
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069-01008044	NO	INDUSTRIAL	INDUS
S01-02001000	NO	COMMERCIAL	COMM
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S01-02007000	NO	COMMERCIAL	COMM
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S01-03026000	NO	COMMERCIAL	COMM
S01-03027000	YES	INDUSTRIAL	COMM
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S02-01013000	NO	COMMERCIAL	COMM
S02-03001000	NO	COMMERCIAL	COMM
S02-03002000	NO	S F RESIDENTIAL	COMM

SUBDIVISIO	HC_ZONING	CENSUST	City_Overlay
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	C3	701.04	PMU
	C3	701.04	PMU
	C3	701.04	PMU
	RA	701.04	PMU
	C2	701.04	PMU
	C3	701.04	PMU
	C3	701.04	PMU
	C3	701.04	PMU
	C3	701.04	PMU
	C3	701.04	PMU
	C3	701.04	PMU
	C3	701.04	PMU
	R3	701.04	PMU
	R3	701.04	PMU
	C3	701.06	PMU
	RA	701.06	PMU
	C3	701.06	PMU
	C3	701.06	PMU
	C2	701.06	PMU
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	C2	701.06	PMU
	C2	701.06	PMU
	C2	701.06	PMU
	C3	701.06	PMU
	C3	701.06	PMU
	RA	701.06	PMU
	C2	701.14	PMU
	C2	701.14	PMU
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	C2	701.14	PMU
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	C2	701.14	PMU
M1	701.14	PMU	
M1	701.14	PMU	
PD	701.14	PMU	
C3	701.06	PMU	
C3	701.06	PMU	
C2	701.06	PMU	
C3	701.06	PMU	
C3	701.06	PMU	
C3	701.06	PMU	
M2	701.06	PMU	
C3	701.06	PMU	
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C1	701.06	PMU	
R4	701.06	PMU	
C3	701.06	PMU	
R4	701.06	PMU	
R4	701.06	PMU	
C2	701.06	PMU	
C3	701.06	PMU	
C3	701.06	PMU	

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S02-03005000	NO	S F RESIDENTIAL	COMM
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S02-03007000	NO	COMMERCIAL	COMM
S02-03008000	NO	COMMERCIAL	COMM
S02-03009000	NO	COMMERCIAL	COMM
S02-05007000	NO	COMMERCIAL	COMM
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S14-01004001	NO	S F RESIDENTIAL	LD
S15-01002000	NO	S F RESIDENTIAL	MD
S15-01028005	NO	S F RESIDENTIAL	LD

OAK HILL CACTUS RIDGE	C3	701.06	PMU
	C3	701.06	PMU
	C3	701.06	PMU
	C3	701.06	PMU
	C3	701.06	PMU
	C1	701.06	PMU
	C3	701.06	PMU
	C3	701.06	PMU
	M1	701.06	PMU
	M1	701.06	PMU
	R2	701.06	PMU
	M1	701.06	PMU



TO: Mayor and City Council, City of Stockbridge

FROM: Brecca R. Carter, Director of Community Development

MEETING

DATE: Planning Commission: 12-15-2022; City Council 1-9-2023

**SUBJECT: Official Zoning Map Adoption, OZM-2022-01,
Official Overlay District Map Adoption, ODM-2022-01
Official Future Land Use Map Adoption, FLUM-2022-01**

I. PURPOSE

To consider Staff amendments to the Official Zoning, Overlay District, and Future Land Use Maps in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.

II. BACKGROUND

Early this year, the proposal for an Annexation Referendum was introduced to the Stockbridge City Council by Senators Brian Strickland and Emmanuel Jones. At that time, a proposal to annex approximately 21,000+ new residents into the City was prepared. However, a revision by the senators was prepared and was settled upon to annex 6,700+ residents within the unincorporated Henry County area, in which each registered resident would have the opportunity to vote for or against the proposed annexation referendum on November 8, 2022.

Multiple public meetings were held by City leadership and Department heads at various locations around the City and unincorporated areas, to educate potential residents and businesses on benefits of being annexed into the City. Please see the Annexation facts sheet.

As a result of the November 8, 2022 election, the vote for the annexation passed.

In order to formalize this process to incorporate the incoming 1640 property parcels, the Community Development is requesting that a New Official Zoning Map, New Overlay District Map and New Future Land Use Map be adopted. The zoning, overlay and future designations for Henry County parcels were converted to the Stockbridge City parcels. Revisions to existing Stockbridge parcels have not been made.

Below is a parcel by count for each specific use:

2022 Annexation Area		
Parcel Counts by Use		
Use Code	Use Description	Parcel Count
100	S F RESIDENTIAL	1507
200	MOBILE HOME	3
500	RES COMMON AREA	1
820	APARTMENTS	2
1000	COMMERCIAL	71
1025	CELL TOWERS	1
4000	INDUSTRIAL	34
7000	CHURCHES	6
7500	EDUC INSTIT (COUNTY)	1
7700	HOSPITALS	5
8000	COUNTY (BD OF COMM)	4
8040	COUNTY (WATER AUTH)	3
8600	STATE OWNED	1
8901	OTHER - E1	1
	Total Parcels	1640
<i>*All number counts are as quoted in the 2022 Tax Digest.</i>		

IV. STAFF RECOMMENDATION

Community Development staff requests that the Planning Commission & City Council approve the three (3) maps as proposed to aide in the implementation of House Bill 61 (attached).

City of Stockbridge

Zoning

2023

City of Stockbridge Zoning 2023

Zoning Districts

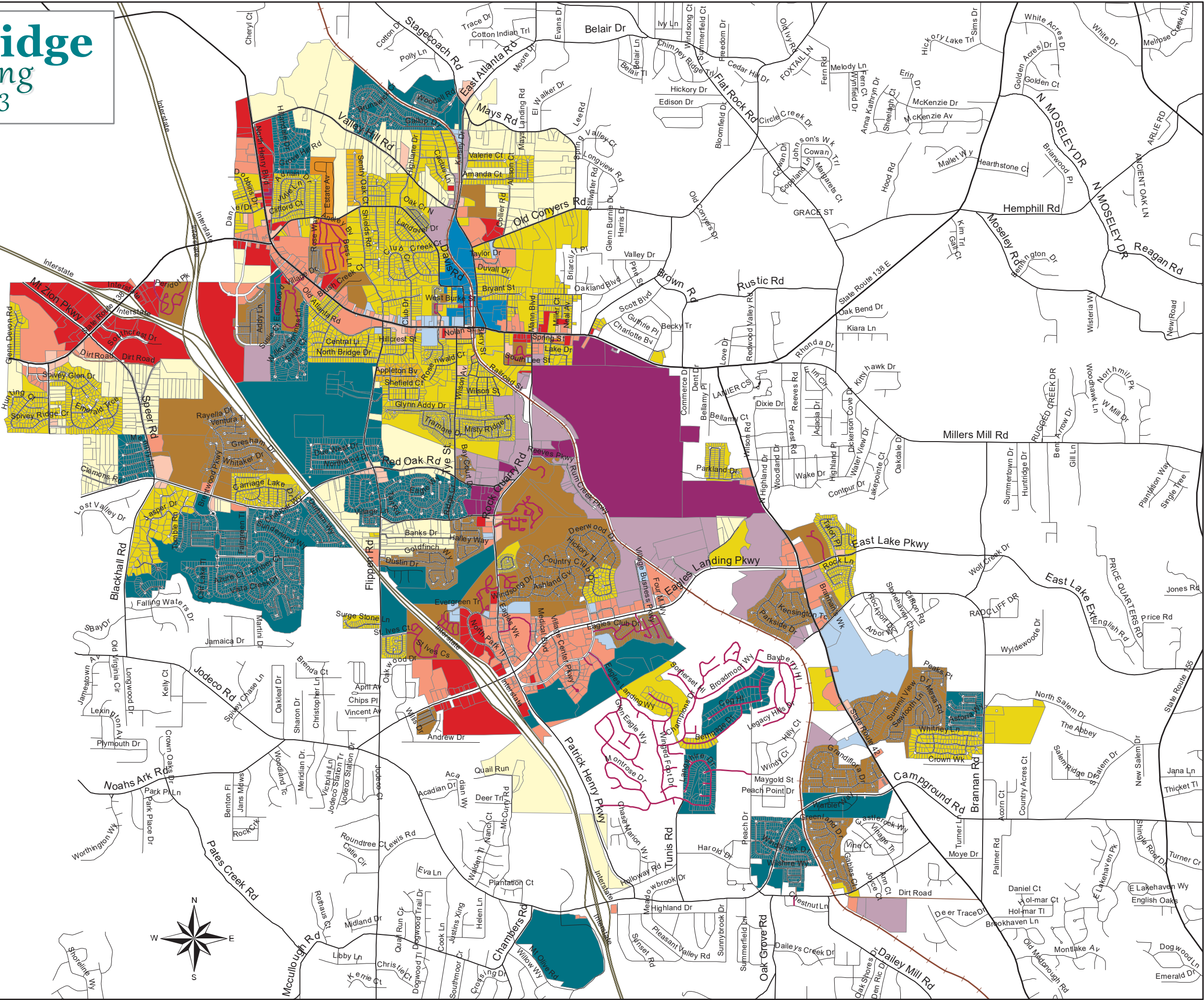
- RR-Rural Residential
- SR-Suburban Residential
- CCR-City Center Residential
- MFR-Multiple Family Residential
- MHR-Mobile Home Residential
- C1-Neighborhood Commercial
- C2-General Commercial
- C3-Heavy Commercial
- OI-Office Institutional
- DT-Downtown
- LI-Light Industrial
- HI-Heavy Industrial
- PUD-Planned Unit Development

This is to certify that this Official City Zoning Map supercedes and replaces all previous versions.

This ____ day of December 2022

Vanessa Holiday
City of Stockbridge, City Clerk

Anthony Ford
City of Stockbridge, Mayor



City of Stockbridge

Overlay Districts

2023

COS Overlay Districts

OVERLAY

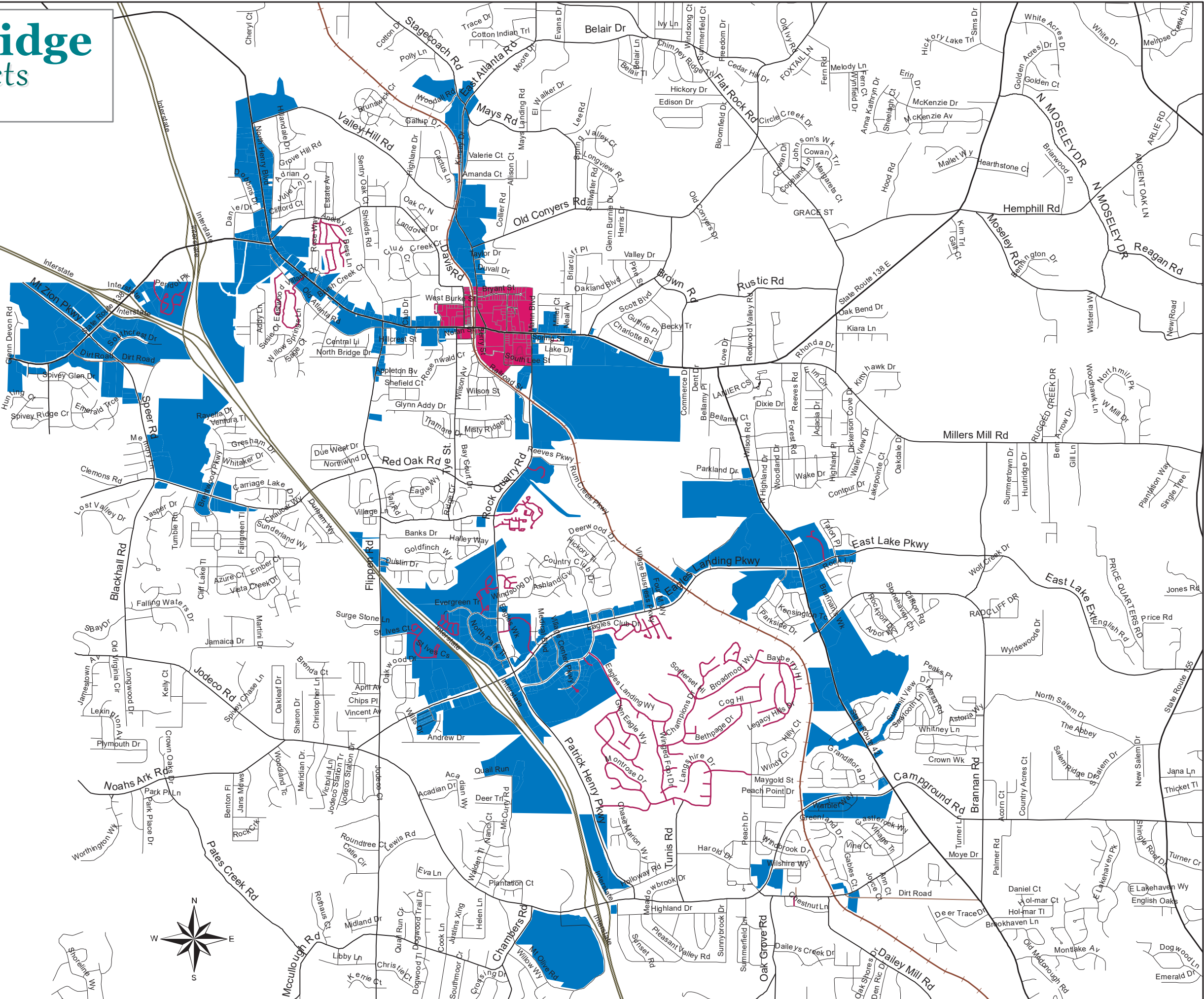
-  DV-Downtown Village
-  PMU-Parkway Mixed Use

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This ____ day of December 2022

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City of Stockbridge

Future Land Use

2023

Future Land Use

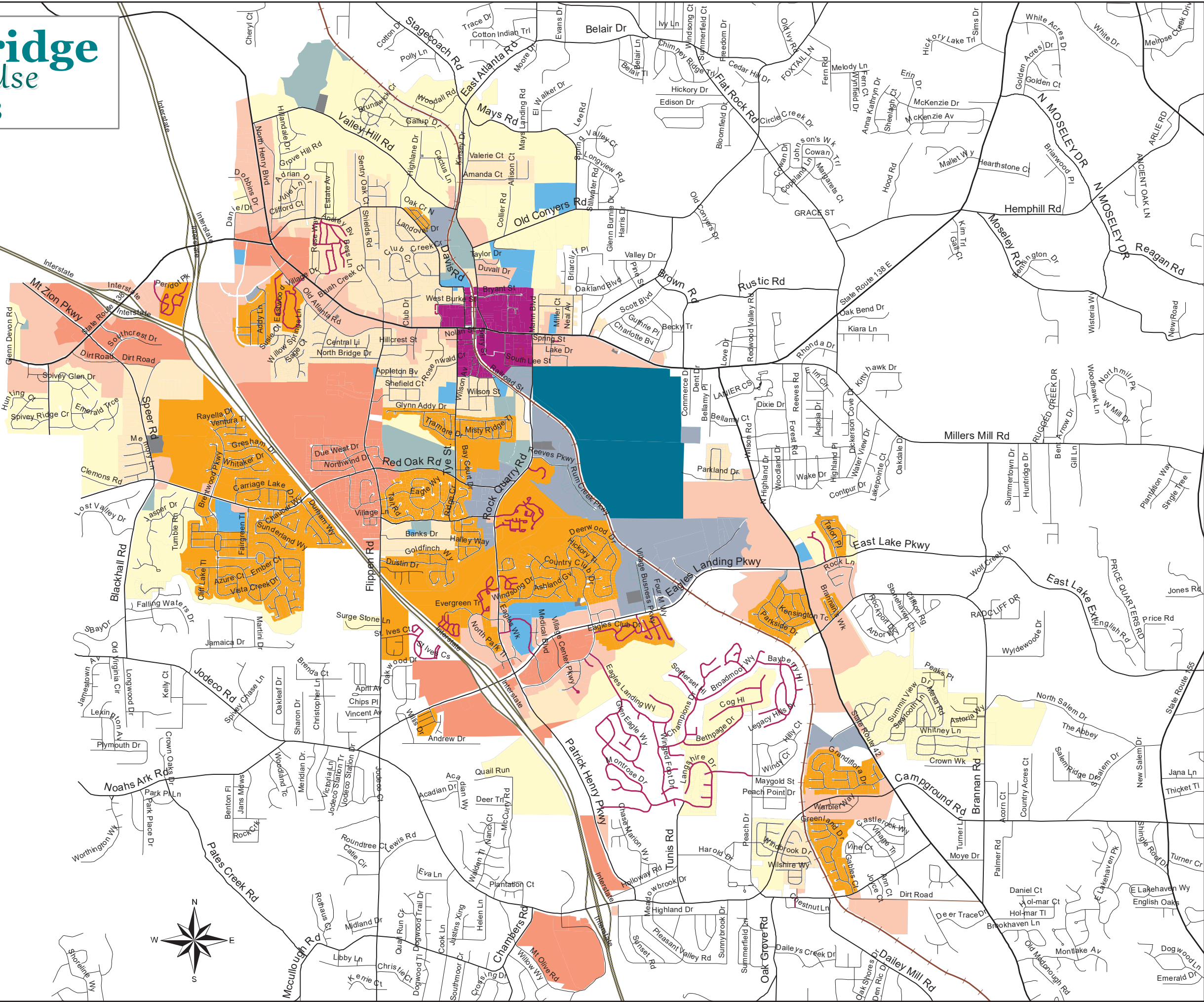
- Downtown District
- Heavy Industrial
- High Density Residential
- Light Industrial
- Low Density Residential
- Low Density Vertical Mixed Use
- Medium Density Residential
- Medium Density Vertical Mixed Use
- Park/Recreation/Conservation
- Public/Institutional
- Transportation/Communication/Utilities

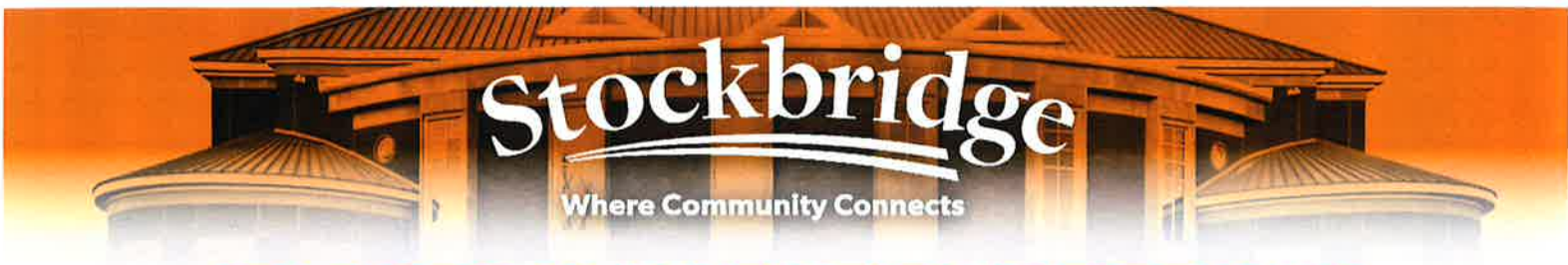
This is to certify that this Official Future Land Use Map supercedes and replaces all previous versions.

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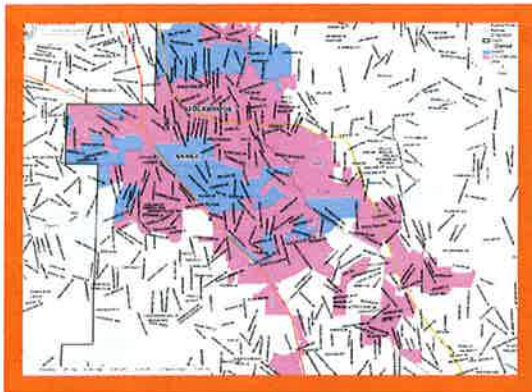
STOCKBRIDGE ANNEXATION REFERENDUM KNOW THE FACTS

What is the Stockbridge Annexation Referendum?

Stockbridge Annexation Referendum is also known as Senate Bill 612, which was introduced by State Senator Emanuel Jones and co-sponsored by State Senator Brian Strickland who collectively represent the city of Stockbridge and Henry County. The Proposed Annexation would increase the City's population by over 6,600 while filling in the gaps within existing Stockbridge city limits. The Stockbridge Annexation will be on the ballot this November 8th for residents in the proposed area's consideration. At least 50% of the votes cast must be "yes" for the annexation to pass.

Where is the Proposed Annexation Area?

Boundaries include Red Oak Road Community between I-75 Interstate and Rock Quarry Road; properties north of Eagles Landing Parkway between I-75 and Trade Center Parkway; subdivisions off Speer Road and State Route 138; and communities north of existing city limits and downtown Stockbridge to Valley Hill Road.



SUBDIVISIONS

ARBOR COVE
ARBOR COVE VILLAGES
CACTUS RIDGE
EAGLE RIDGE
GLEN DEVON
GRAND OAKS
KINSEY CROSSING
MANDERLY
NORTHWIND
PINEY WOODS

RIDGE CREST
SENTRY OAKS
SPIVEY GLEN
SPIVEY RIDGE
SPRINGWOOD VALLEY
TAYLORS LANDING
VALLEY HILL STATION
WINDSONG PLANTATION
WILDWOOD ESTATES

ATTEND A PUBLIC MEETING TO LEARN MORE . . .

SAVE THE DATE

8/15/22	6:30 P.M.	TOWNHALL MEETING	GLOBAL IMPACT CHRISTIAN MINISTRIES 125 RED OAK ROAD, STOCKBRIDGE
9/8/22	6:30 P.M.	VIRTUAL TOWNHALL MEETING	ZOOM PLATFORM
9/29/22	6:30 P.M.	COMMUNITY MEETING	MONARCH VILLAGE CLUBHOUSE 240 MONARCH VILLAGE WAY, STOCKBRIDGE
10/20/22	6:30 P.M.	COMMUNITY MEETING	LOCATION TBD
10/28/22	6:30 P.M.	VIRTUAL TOWNHALL MEETING	ZOOM PLATFORM

FOR MORE INFORMATION

www.CityofStockbridge.com



A photograph of the Stockbridge City Building, a large, modern structure with a prominent central entrance and multiple windows. The building is set against a warm, orange-toned sky.

Stockbridge

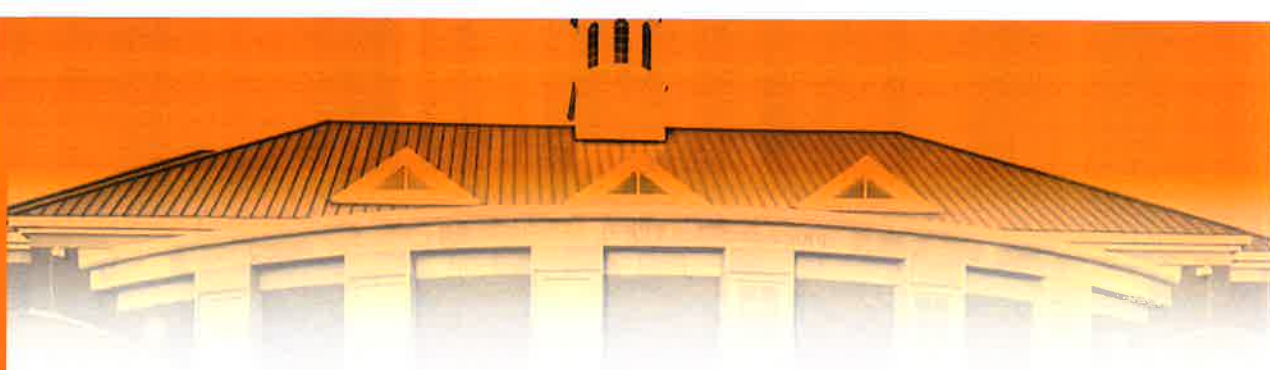
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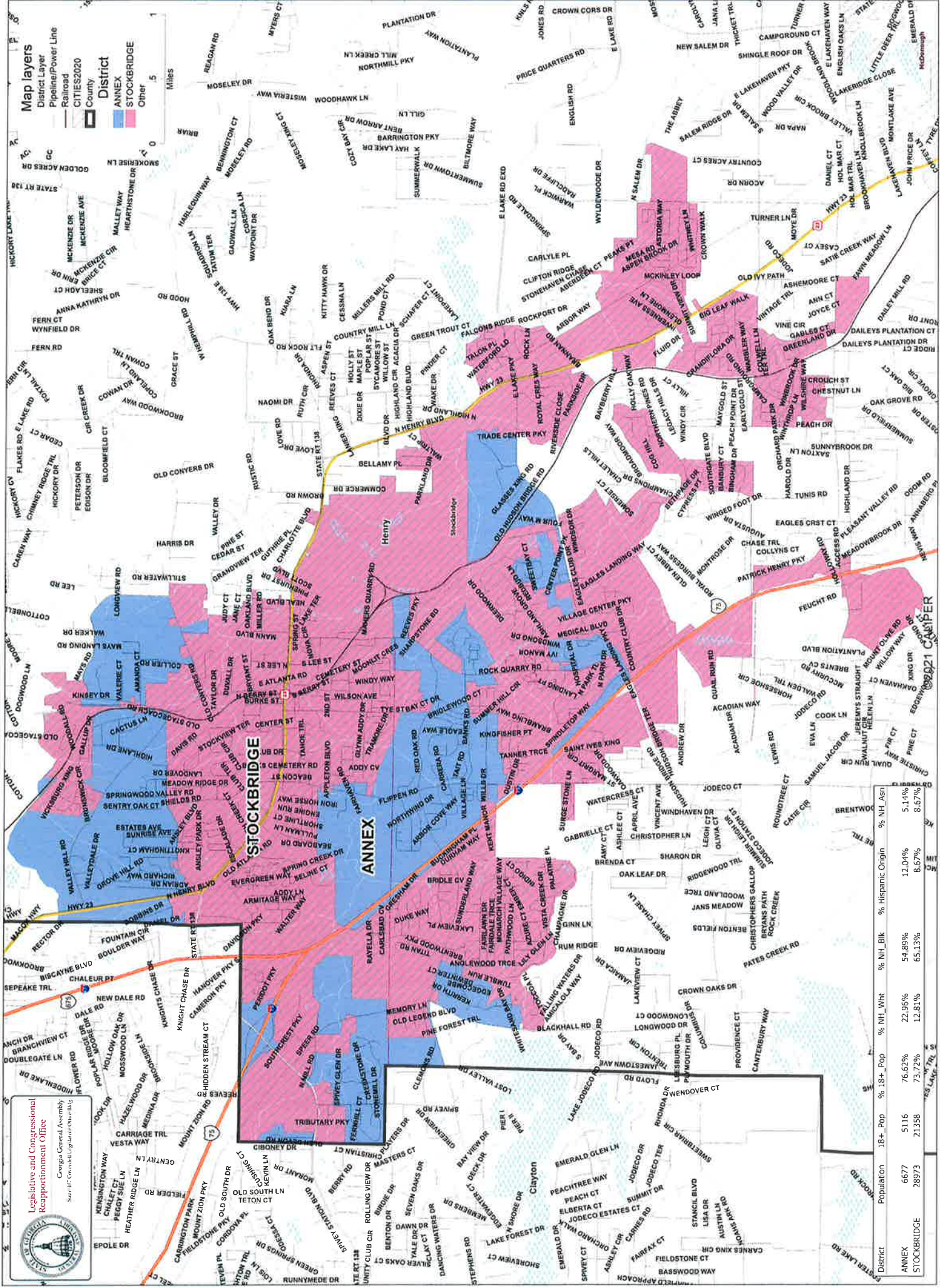


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Proposed Area of Annexation into City of Stockbridge

Scale: 1:10,000
 Date: 10/1/2021
 Type: Local



Legislative and Congressional
 Reapportionment Office
 Georgia General Assembly
 State of Georgia Legislative Committee on Redistricting

	Population	% 18+ Pop	% NH_Wh	% NH_Bl	% Hispanic	Origin	% NH_Asn
District	6677	5116	76.62%	22.96%	54.89%	12.04%	5.14%
ANNEX	28973	21358	73.72%	12.81%	65.13%	8.67%	8.67%
STOCKBRIDGE							

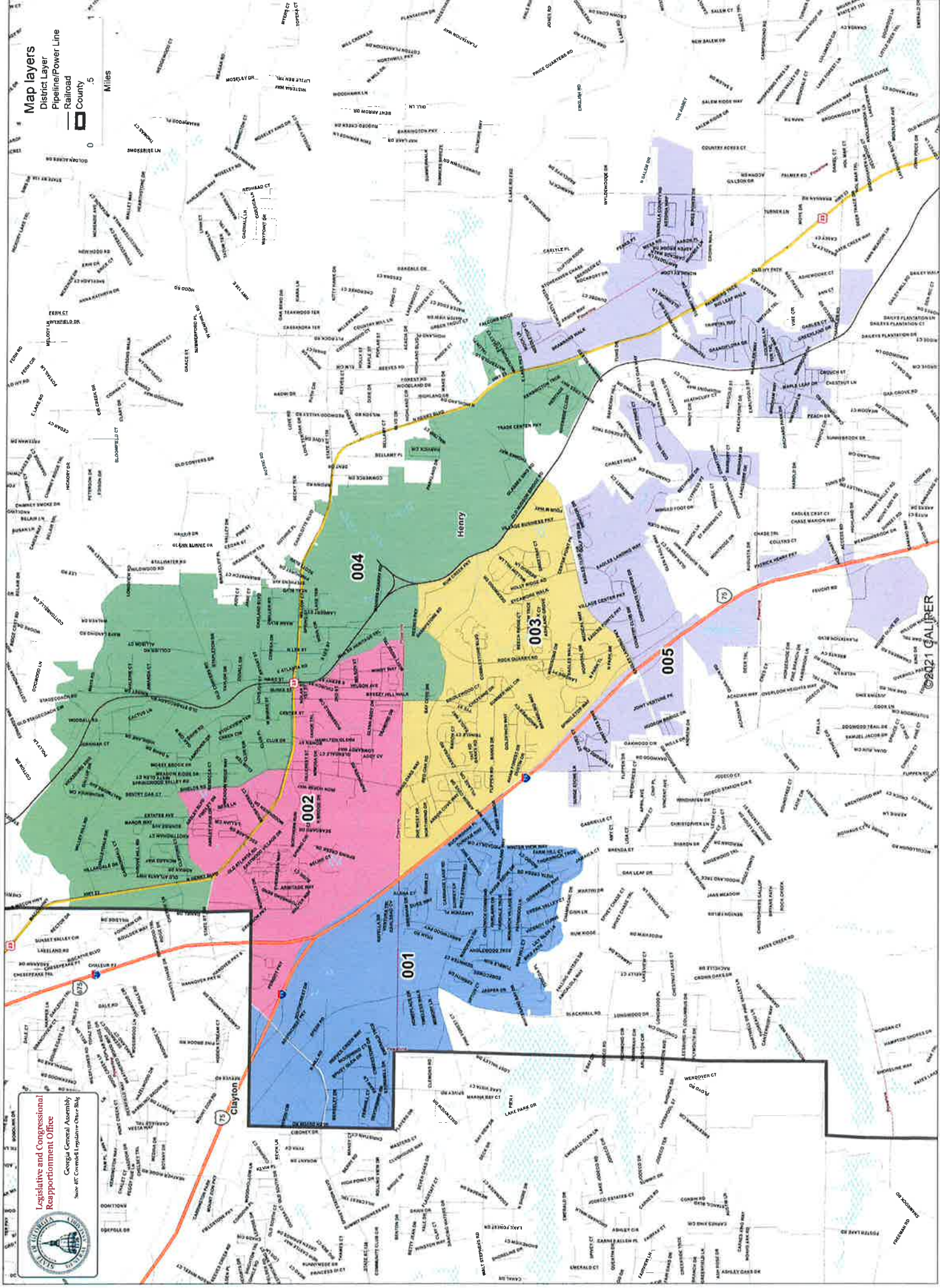
Proposed City of Stockbridge Council Districts upon approval of Annexation

March 2017
Plan: StockbridgeGA-Annex-2022
Type: Local

Map layers

District Layer
Pipeline/Power Line
Railroad
County

0 5
Miles



©2021 GALPER



Legislative and Congressional
Reapportionment Office
Georgia General Assembly
State of Georgia
2022

**CITY OF STOCKBRIDGE
PUBLIC HEARING NOTICE**

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CITY OF STOCKBRIDGE – ADOPTION OF THE FUTURE LAND USE MAP #FLUM-2022-01

To consider Staff amendments to the Future Land Use Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.

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To allow the use of "Computer and data processing services" within the C-3 Heavy Commercial District as a permitted use, and update other applicable references to this use throughout the Unified Development Code.

CITY OF STOCKBRIDGE PLANNING COMMISSION MEETING /PUBLIC HEARING

Date: Thursday, December 15, 2022, at 6:30 p.m.
Location: Council Chamber of Stockbridge City Hall at 4640 North Henry Boulevard, Stockbridge, Georgia, 30281.

CITY OF STOCKBRIDGE MAYOR AND CITY COUNCIL MEETING / PUBLIC HEARING

Date: Monday, January 9, 2023, at 6:00 p.m.
Location: Council Chamber of Stockbridge City Hall at 4640 North Henry Boulevard, Stockbridge, Georgia, 30281.

**Carve into slices and serve.
Top Sirloin Roast with
Herb Garlic Peppercorn
Crust**

Recipe courtesy of Beef
Loving Texans

Total time: 45 minutes

Servings: 8

1 center-cut sirloin beef

Bake 22-25 min
until instant-read th
eter inserted into c
meatball registers 1

To make cranber
becue sauce: In m
saucepan, combin
berry sauce and ba
sauce; simmer 5 mi
or until flavors blen

Drizzle sauce over si
or serve as dipping s



Holiday Mini Beef Meatball Skewers with Cranberry Barbecue Sauce.

Data from Zoning Layer							Data from FLU Layer			
PARCEL_NO	CityZoning	HC_ZONING	FLOOD_PLAIN	SUBDIVISION	CENSUST	ACREAGE	Parcels.Address	PARCEL_NO	FLU	City_FLU
012-01009000	C3	C3	NO		701.04	7.83	0	012-01009000	COM	Low Density Vertical Mixed Use
012-01009001	C2	C2	NO		701.04	1.12	630 HIGHWAY 138 W	012-01009001	COM	Low Density Vertical Mixed Use
012-01009002	C3	C3	NO		701.04	2.77	638 HIGHWAY 138 W	012-01009002	COM	Low Density Vertical Mixed Use
012-01013000	C3	C3	NO		701.04	0.81	762 HIGHWAY 138 W	012-01013000	COM	Low Density Vertical Mixed Use
012-02001000	C3	C3	NO		701.04	1.77	773 HIGHWAY 138 W	012-02001000	COM	Low Density Vertical Mixed Use
012-02008000	RR	RA	YES		701.04	2.48	150 NORTH MILL RD	012-02008000	COM	Low Density Vertical Mixed Use
012-02009000	RR	RA	YES		701.04	13.76	110 NORTH MILL RD	012-02009000	COM	Low Density Vertical Mixed Use
012-02009004	C2	C2	NO		701.04	0.72	925 HIGHWAY 138 W	012-02009004	COM	Low Density Vertical Mixed Use
012-02015000	SR	R2	NO		701.04	2.51	8025 SPIVEY RD	012-02015000	LD	Low Density Residential
012-02016000	RR	RA	YES		701.04	1.90	7968 SPIVEY RD	012-02016000	LD	Low Density Residential
012-02017000	RR	RA	YES		701.04	2.21	7994 SPIVEY RD	012-02017000	LD	Low Density Residential
012-02018000	RR	RA	YES		701.04	2.30	7974 SPIVEY RD	012-02018000	LD	Low Density Residential
012-02019000	RR	RA	NO		701.04	2.01	7964 SPIVEY RD	012-02019000	LD	Low Density Residential
012-02020001	SR	R4	NO		701.04	0.63	7954 SPIVEY RD	012-02020001	LD	Low Density Residential
012-02021005	RR	RA	NO		701.04	0.99	7944 SPIVEY RD	012-02021005	LD	Low Density Residential
012-02025000	RR	RA	NO		701.04	0.98	629 ORCHARD RD	012-02025000	LD	Low Density Residential
012-02026000	RR	RA	NO		701.04	1.12	3198 ORCHARD RD	012-02026000	LD	Low Density Residential
012-02027000	C1	C1	NO		701.04	1.01	0 ORCHARD RD	012-02027000	LD	Low Density Residential
012-02027002	C1	C1	NO		701.04	0.74	3186 ORCHARD RD	012-02027002	LD	Low Density Residential
012-02028000	RR	RA	NO		701.04	1.21	7876 SPIVEY RD	012-02028000	LD	Low Density Residential
012-02028001	RR	RA	NO		701.04	1.16	0	012-02028001	LD	Low Density Residential
012-02028002	RR	RA	NO		701.04	1.18	7880 SPIVEY RD	012-02028002	LD	Low Density Residential
012-03002001	C3	C3	NO		701.04	1.54	0	012-03002001	COM	Low Density Vertical Mixed Use
012-03002002	C3	C3	NO		701.04	3.93	599 HIGHWAY 138 W	012-03002002	COM	Low Density Vertical Mixed Use
012-03003000	C3	C3	NO		701.04	0.82	605 HIGHWAY 138 W	012-03003000	COM	Low Density Vertical Mixed Use
012-03004000	C3	C3	NO		701.04	0.83	611 HIGHWAY 138 W	012-03004000	COM	Low Density Vertical Mixed Use
012-03005000	C3	C3	NO		701.04	1.59	615 HIGHWAY 138 W	012-03005000	COM	Low Density Vertical Mixed Use
012-03007000	C3	C3	NO		701.04	5.19	619 HIGHWAY 138 W	012-03007000	COM	Low Density Vertical Mixed Use
012-03008000	C3	C3	NO		701.04	0.81	625 HIGHWAY 138 W	012-03008000	COM	Low Density Vertical Mixed Use
012-03009000	C3	C3	NO		701.04	1.78	637 HIGHWAY 138 W	012-03009000	COM	Low Density Vertical Mixed Use
012-03010000	C3	C3	NO		701.04	0.95	631 HIGHWAY 138 W	012-03010000	COM	Low Density Vertical Mixed Use
012-03015001	RR	RA	YES		701.04	0.73	0	012-03015001	MD	Medium Density Residential
012-03019001	C3	C3	NO		701.04	1.30	0	012-03019001	COM	Low Density Vertical Mixed Use
012-03028000	RR	RA	YES		701.04	1.17	0	012-03028000	MD	Medium Density Residential
012-03029000	RR	RA	YES		701.04	18.36	0	012-03029000	MD	Medium Density Residential
012-03030000	RR	RA	YES		701.04	8.04	0	012-03030000	MD	Medium Density Residential
012-03031000	RR	RA	YES		701.04	1.41	384 OLD SPEER RD	012-03031000	MD	Medium Density Residential
012-03031001	RR	RA	YES		701.04	1.35	410 OLD SPEER RD	012-03031001	MD	Medium Density Residential
012-03032000	RR	RA	YES		701.04	2.49	0	012-03032000	MD	Medium Density Residential
012-03034000	RR	RA	YES		701.04	2.61	354 OLD SPEER RD	012-03034000	MD	Medium Density Residential
012-03035000	RR	RA	NO		701.04	0.94	314 OLD SPEER RD	012-03035000	MD	Medium Density Residential
012-03036000	RR	RA	YES		701.04	4.00	294 OLD SPEER RD	012-03036000	MD	Medium Density Residential
012-03036005	RR	RA	NO		701.04	0.95	0	012-03036005	MD	Medium Density Residential
012-03037000	RR	RA	YES		701.04	2.73	0	012-03037000	MD	Medium Density Residential
012-03038000	RR	RA	YES		701.04	2.91	0	012-03038000	MD	Medium Density Residential
012-03039000	RR	RA	YES		701.04	2.84	0	012-03039000	MD	Medium Density Residential
012-03040000	RR	RA	YES		701.04	3.01	0	012-03040000	MD	Medium Density Residential
012-03041000	RR	RA	YES		701.04	2.17	0	012-03041000	MD	Medium Density Residential
012-03042000	RR	RA	YES		701.04	2.45	0	012-03042000	MD	Medium Density Residential
012-03043000	RR	RA	YES		701.04	2.70	0	012-03043000	MD	Medium Density Residential
012-03044000	RR	RA	YES		701.04	2.73	0	012-03044000	MD	Medium Density Residential
012-03045000	RR	RA	YES		701.04	2.81	0	012-03045000	MD	Medium Density Residential
012-03046000	RR	RA	YES		701.04	2.87	0	012-03046000	MD	Medium Density Residential

012-03047000	RR	RA	YES		701.04	2.91	0		012-03047000	MD	Medium Density Residential
012-03050000	RR	RA	NO		701.04	3.04	0		012-03050000	MD	Medium Density Residential
012-03051001	RR	RA	NO		701.04	0.57	274 OLD SPEER RD		012-03051001	MD	Medium Density Residential
012-03052000	RR	RA	NO		701.04	4.02	258		012-03052000	MD	Medium Density Residential
012-03053000	RR	RA	NO		701.04	3.84	232 SPEER RD		012-03053000	MD	Medium Density Residential
012-03054000	RR	RA	NO		701.04	2.04	216 SPEER RD		012-03054000	MD	Medium Density Residential
012-03055000	RR	RA	NO		701.04	1.90	204 SPEER RD		012-03055000	MD	Medium Density Residential
012-03056000	RR	RA	NO		701.04	1.22	0		012-03056000	MD	Medium Density Residential
012-03057000	RR	RA	NO		701.04	1.29	190 SPEER RD		012-03057000	MD	Medium Density Residential
012-03058000	RR	RA	NO		701.04	3.24	0 SPEER RD		012-03058000	MD	Medium Density Residential
012-03059000	RR	RA	NO		701.04	2.18	207 SPEER RD		012-03059000	MD	Medium Density Residential
012-03061000	RR	RA	NO		701.04	1.85	235 SPEER RD		012-03061000	MD	Medium Density Residential
012-03061001	RR	RA	NO		701.04	2.37	239 SPEER RD		012-03061001	MD	Medium Density Residential
012-03062000	RR	RA	NO		701.04	1.72	231 SPEER RD		012-03062000	MD	Medium Density Residential
012-03063000	RR	RA	NO		701.04	1.56	249 SPEER RD		012-03063000	MD	Medium Density Residential
012-03064000	RR	RA	YES		701.04	1.91	233 SPEER RD		012-03064000	MD	Medium Density Residential
012-03066000	RR	RA	YES		701.04	2.51	217 SPEER RD		012-03066000	MD	Medium Density Residential
012-03067000	RR	RA	YES		701.04	3.44	277 SPEER RD		012-03067000	MD	Medium Density Residential
012-03070001	RR	RA	YES		701.04	0.64	298 SPEER RD		012-03070001	MD	Medium Density Residential
012-03071000	RR	RA	YES		701.04	4.02	0		012-03071000	MD	Medium Density Residential
012-03072000	RR	RA	YES		701.04	1.89	0 NORTH MILL RD		012-03072000	MD	Medium Density Residential
012-03073000	RR	RA	YES		701.04	2.10	0 NORTH MILL RD		012-03073000	MD	Medium Density Residential
012-03074000	RR	RA	YES		701.04	2.51	330 NORTH MILL RD		012-03074000	MD	Medium Density Residential
012-03075000	RR	RA	YES		701.04	1.38	0 NORTH MILL RD		012-03075000	MD	Medium Density Residential
012-03076000	RR	RA	YES		701.04	1.33	0		012-03076000	MD	Medium Density Residential
012-03077000	RR	RA	YES		701.04	1.69	310 NORTH MILL RD		012-03077000	MD	Medium Density Residential
012-03078000	RR	RA	YES		701.04	0.97	0 NORTH MILL RD		012-03078000	MD	Medium Density Residential
012-03078001	RR	RA	YES		701.04	0.82	300 SPEER RD		012-03078001	MD	Medium Density Residential
012-03079000	RR	RA	YES		701.04	2.15	305 SPEER RD		012-03079000	MD	Medium Density Residential
012A01039000	SR	R3	YES	SPIVEY RIDGE	701.04	0.43	100 SPIVEY RIDGE CIR		012A01039000	LD	Low Density Residential
012A01040000	SR	R3	YES	SPIVEY RIDGE	701.04	0.40	106 SPIVEY RIDGE CIR		012A01040000	LD	Low Density Residential
012A01041000	SR	R3	YES	SPIVEY RIDGE	701.04	0.41	112 SPIVEY RIDGE CIR		012A01041000	LD	Low Density Residential
012A01042000	SR	R3	YES	SPIVEY RIDGE	701.04	0.40	118 SPIVEY RIDGE CIR		012A01042000	LD	Low Density Residential
012A01043000	SR	R3	NO	SPIVEY RIDGE	701.04	0.45	124 SPIVEY RIDGE CIR		012A01043000	LD	Low Density Residential
012A01044000	SR	R3	YES	SPIVEY RIDGE	701.04	0.54	130 SPIVEY RIDGE CIR		012A01044000	LD	Low Density Residential
012A01045000	SR	R3	NO	SPIVEY RIDGE	701.04	0.52	136 SPIVEY RIDGE CIR		012A01045000	LD	Low Density Residential
012A01046000	SR	R3	NO	SPIVEY RIDGE	701.04	0.51	142 SPIVEY RIDGE CIR		012A01046000	LD	Low Density Residential
012A01047000	SR	R3	YES	SPIVEY RIDGE	701.04	0.80	200 HUNTING CT		012A01047000	LD	Low Density Residential
012A01048000	SR	R3	NO	SPIVEY RIDGE	701.04	0.48	206 HUNTING CT		012A01048000	LD	Low Density Residential
012A01049000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	212 HUNTING CT		012A01049000	LD	Low Density Residential
012A01050000	SR	R3	NO	SPIVEY RIDGE	701.04	0.44	218 HUNTING CT		012A01050000	LD	Low Density Residential
012A01051000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	224 HUNTING CT		012A01051000	LD	Low Density Residential
012A01052000	SR	R3	NO	SPIVEY RIDGE	701.04	0.53	230 HUNTING CT		012A01052000	LD	Low Density Residential
012A01053000	SR	R3	NO	SPIVEY RIDGE	701.04	0.53	236 HUNTING CT		012A01053000	LD	Low Density Residential
012A01054000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	242 HUNTING CT		012A01054000	LD	Low Density Residential
012A01055000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	248 HUNTING CT		012A01055000	LD	Low Density Residential
012A01056000	SR	R3	NO	SPIVEY RIDGE	701.04	0.50	254 HUNTING CT		012A01056000	LD	Low Density Residential
012A01057000	SR	R3	NO	SPIVEY RIDGE	701.04	0.80	260 HUNTING CT		012A01057000	LD	Low Density Residential
012A01058000	SR	R3	NO	SPIVEY RIDGE	701.04	0.53	261 HUNTING CT		012A01058000	LD	Low Density Residential
012A01059000	SR	R3	NO	SPIVEY RIDGE	701.04	0.51	255 HUNTING CT		012A01059000	LD	Low Density Residential
012A01060000	SR	R3	NO	SPIVEY RIDGE	701.04	0.58	249 HUNTING CT		012A01060000	LD	Low Density Residential
012A01061000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	225 HUNTING CT		012A01061000	LD	Low Density Residential
012A01062000	SR	R3	NO	SPIVEY RIDGE	701.04	0.50	211 HUNTING CT		012A01062000	LD	Low Density Residential
012A01063000	SR	R3	NO	SPIVEY RIDGE	701.04	0.53	205 HUNTING CT		012A01063000	LD	Low Density Residential
012A01064000	SR	R3	NO	SPIVEY RIDGE	701.04	0.49	152 SPIVEY RIDGE CIR		012A01064000	LD	Low Density Residential

012A01065000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	158 SPIVEY RIDGE CIR	012A01065000	LD	Low Density Residential
012A01066000	SR	R3	NO	SPIVEY RIDGE	701.04	0.49	103 SPIVEY RIDGE CIR	012A01066000	LD	Low Density Residential
012A01067000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	109 SPIVEY RIDGE CIR	012A01067000	LD	Low Density Residential
012A01068000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	115 SPIVEY RIDGE CIR	012A01068000	LD	Low Density Residential
012A01069000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	121 SPIVEY RIDGE CIR	012A01069000	LD	Low Density Residential
012A01070000	SR	R3	NO	SPIVEY RIDGE	701.04	0.47	127 SPIVEY RIDGE CIR	012A01070000	LD	Low Density Residential
012A01071000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	133 SPIVEY RIDGE CIR	012A01071000	LD	Low Density Residential
012A01072000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	145 SPIVEY RIDGE CIR	012A01072000	LD	Low Density Residential
012A01073000	SR	R3	NO	SPIVEY RIDGE	701.04	0.48	151 SPIVEY RIDGE CIR	012A01073000	LD	Low Density Residential
012A01074000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	310 FERNHILL CT	012A01074000	LD	Low Density Residential
012A01075000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	316 FERNHILL CT	012A01075000	LD	Low Density Residential
012A01076000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	322 FERNHILL CT	012A01076000	LD	Low Density Residential
012A01077000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	328 FERNHILL CT	012A01077000	LD	Low Density Residential
012A01078000	SR	R3	NO	SPIVEY RIDGE	701.04	0.63	334 FERNHILL CT	012A01078000	LD	Low Density Residential
012A01079000	SR	R3	NO	SPIVEY RIDGE	701.04	0.47	340 FERNHILL CT	012A01079000	LD	Low Density Residential
012A01080000	SR	R3	NO	SPIVEY RIDGE	701.04	0.68	341 FERNHILL CT	012A01080000	LD	Low Density Residential
012A01081000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	335 FERNHILL CT	012A01081000	LD	Low Density Residential
012A01082000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	329 FERNHILL CT	012A01082000	LD	Low Density Residential
012A01083000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	323 FERNHILL CT	012A01083000	LD	Low Density Residential
012A01084000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	317 FERNHILL CT	012A01084000	LD	Low Density Residential
012A01085000	SR	R3	NO	SPIVEY RIDGE	701.04	0.45	311 FERNHILL CT	012A01085000	LD	Low Density Residential
012A01086000	SR	R3	NO	SPIVEY RIDGE	701.04	0.45	305 FERNHILL CT	012A01086000	LD	Low Density Residential
012A01087000	SR	R3	NO	SPIVEY RIDGE	701.04	0.48	165 SPIVEY RIDGE CIR	012A01087000	LD	Low Density Residential
012A01088000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	171 SPIVEY RIDGE CIR	012A01088000	LD	Low Density Residential
012A01089000	SR	R3	NO	SPIVEY RIDGE	701.04	0.50	170 SPIVEY RIDGE CIR	012A01089000	LD	Low Density Residential
012A01090000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	164 SPIVEY RIDGE CIR	012A01090000	LD	Low Density Residential
012A01091000	SR	R3	NO	SPIVEY RIDGE	701.04	0.60	307 SPIVEY RIDGE CIR	012A01091000	LD	Low Density Residential
012A01092000	SR	R3	NO	SPIVEY RIDGE	701.04	0.61	301 SPIVEY RIDGE CIR	012A01092000	LD	Low Density Residential
012A01093000	SR	R3	NO	SPIVEY RIDGE	701.04	0.49	400 DEVONSHIRE DR	012A01093000	LD	Low Density Residential
012A01094000	SR	R3	NO	SPIVEY RIDGE	701.04	0.61	406 DEVONSHIRE DR	012A01094000	LD	Low Density Residential
012A01095000	SR	R3	NO	SPIVEY RIDGE	701.04	0.47	412 DEVONSHIRE DR	012A01095000	LD	Low Density Residential
012A01096000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	418 DEVONSHIRE DR	012A01096000	LD	Low Density Residential
012A01097000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	424 DEVONSHIRE DR	012A01097000	LD	Low Density Residential
012A01098000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	430 DEVONSHIRE DR	012A01098000	LD	Low Density Residential
012A01099000	SR	R3	NO	SPIVEY RIDGE	701.04	0.44	436 DEVONSHIRE DR	012A01099000	LD	Low Density Residential
012A01100000	SR	R3	NO	SPIVEY RIDGE	701.04	0.54	442 DEVONSHIRE DR	012A01100000	LD	Low Density Residential
012A01101000	SR	R3	NO	SPIVEY RIDGE	701.04	0.68	437 DEVONSHIRE DR	012A01101000	LD	Low Density Residential
012A01102000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	431 DEVONSHIRE DR	012A01102000	LD	Low Density Residential
012A01103000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	425 DEVONSHIRE DR	012A01103000	LD	Low Density Residential
012A01104000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	419 DEVONSHIRE DR	012A01104000	LD	Low Density Residential
012A01105000	SR	R3	NO	SPIVEY RIDGE	701.04	0.46	308 SPIVEY RIDGE CIR	012A01105000	LD	Low Density Residential
012A01106000	SR	R3	NO	SPIVEY RIDGE	701.04	0.45	302 SPIVEY RIDGE CIR	012A01106000	LD	Low Density Residential
012A01107000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	296 SPIVEY RIDGE CIR	012A01107000	LD	Low Density Residential
012A01108000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	176 SPIVEY RIDGE CIR	012A01108000	LD	Low Density Residential
012A01109000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	182 SPIVEY RIDGE CIR	012A01109000	LD	Low Density Residential
012A01110000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	188 SPIVEY RIDGE CIR	012A01110000	LD	Low Density Residential
012A01111000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	194 SPIVEY RIDGE CIR	012A01111000	LD	Low Density Residential
012A01112000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	200 SPIVEY RIDGE CIR	012A01112000	LD	Low Density Residential
012A01113000	SR	R3	NO	SPIVEY RIDGE	701.04	0.66	206 SPIVEY RIDGE CIR	012A01113000	LD	Low Density Residential
012A01114000	SR	R3	NO	SPIVEY RIDGE	701.04	0.50	212 SPIVEY RIDGE CIR	012A01114000	LD	Low Density Residential
012A01115000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	218 SPIVEY RIDGE CIR	012A01115000	LD	Low Density Residential
012A01116000	SR	R3	NO	SPIVEY RIDGE	701.04	0.47	224 SPIVEY RIDGE CIR	012A01116000	LD	Low Density Residential
012A01117000	SR	R3	NO	SPIVEY RIDGE	701.04	0.59	230 SPIVEY RIDGE CIR	012A01117000	LD	Low Density Residential
012A01118000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	236 SPIVEY RIDGE CIR	012A01118000	LD	Low Density Residential
012A01119000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	242 SPIVEY RIDGE CIR	012A01119000	LD	Low Density Residential

012A01120000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	248 SPIVEY RIDGE CIR	012A01120000	LD	Low Density Residential
012A01121000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	254 SPIVEY RIDGE CIR	012A01121000	LD	Low Density Residential
012A01122000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	260 SPIVEY RIDGE CIR	012A01122000	LD	Low Density Residential
012A01123000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	264 SPIVEY RIDGE CIR	012A01123000	LD	Low Density Residential
012A01124000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	272 SPIVEY RIDGE CIR	012A01124000	LD	Low Density Residential
012A01125000	SR	R3	NO	SPIVEY RIDGE	701.04	0.53	278 SPIVEY RIDGE CIR	012A01125000	LD	Low Density Residential
012A01126000	SR	R3	NO	SPIVEY RIDGE	701.04	0.47	280 SPIVEY RIDGE CIR	012A01126000	LD	Low Density Residential
012A01127000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	284 SPIVEY RIDGE CIR	012A01127000	LD	Low Density Residential
012A01128000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	290 SPIVEY RIDGE CIR	012A01128000	LD	Low Density Residential
012A01129000	SR	R3	NO	SPIVEY RIDGE	701.04	0.46	413 DEVONSHIRE DR	012A01129000	LD	Low Density Residential
012A01130000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	267 SPIVEY RIDGE CIR	012A01130000	LD	Low Density Residential
012A01131000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	263 SPIVEY RIDGE CIR	012A01131000	LD	Low Density Residential
012A01132000	SR	R3	NO	SPIVEY RIDGE	701.04	0.41	259 SPIVEY RIDGE CIR	012A01132000	LD	Low Density Residential
012A01133000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	255 SPIVEY RIDGE CIR	012A01133000	LD	Low Density Residential
012A01134000	SR	R3	NO	SPIVEY RIDGE	701.04	0.42	251 SPIVEY RIDGE CIR	012A01134000	LD	Low Density Residential
012A01135000	SR	R3	NO	SPIVEY RIDGE	701.04	0.40	247 SPIVEY RIDGE CIR	012A01135000	LD	Low Density Residential
012A01136000	SR	R3	NO	SPIVEY RIDGE	701.04	0.53	243 SPIVEY RIDGE CIR	012A01136000	LD	Low Density Residential
012A01137000	SR	R3	NO	SPIVEY RIDGE	701.04	0.45	213 SPIVEY RIDGE CIR	012A01137000	LD	Low Density Residential
012A01138000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	207 SPIVEY RIDGE CIR	012A01138000	LD	Low Density Residential
012A01139000	SR	R3	NO	SPIVEY RIDGE	701.04	0.46	201 SPIVEY RIDGE CIR	012A01139000	LD	Low Density Residential
012A01140000	SR	R3	NO	SPIVEY RIDGE	701.04	0.44	195 SPIVEY RIDGE CIR	012A01140000	LD	Low Density Residential
012A01141000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	189 SPIVEY RIDGE CIR	012A01141000	LD	Low Density Residential
012A01142000	SR	R3	NO	SPIVEY RIDGE	701.04	0.44	183 SPIVEY RIDGE CIR	012A01142000	LD	Low Density Residential
012A01143000	SR	R3	NO	SPIVEY RIDGE	701.04	0.43	177 SPIVEY RIDGE CIR	012A01143000	LD	Low Density Residential
012B01001000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	100 SPIVEY GLEN DR	012B01001000	LD	Low Density Residential
012B01002000	SR	R3	NO	SPIVEY GLEN	701.04	0.34	106 SPIVEY GLEN DR	012B01002000	LD	Low Density Residential
012B01003000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	112 SPIVEY GLEN DR	012B01003000	LD	Low Density Residential
012B01004000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	118 SPIVEY GLEN DR	012B01004000	LD	Low Density Residential
012B01005000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	124 SPIVEY GLEN DR	012B01005000	LD	Low Density Residential
012B01006000	SR	R3	NO	SPIVEY GLEN	701.04	0.35	130 SPIVEY GLEN DR	012B01006000	LD	Low Density Residential
012B01007000	SR	R3	NO	SPIVEY GLEN	701.04	0.29	136 SPIVEY GLEN DR	012B01007000	LD	Low Density Residential
012B01008000	SR	R3	YES	SPIVEY GLEN	701.04	0.47	142 SPIVEY GLEN DR	012B01008000	LD	Low Density Residential
012B01009000	SR	R3	YES	SPIVEY GLEN	701.04	0.59	303 EMERALD TRCE	012B01009000	LD	Low Density Residential
012B01010000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	305 EMERALD TRCE	012B01010000	LD	Low Density Residential
012B01011000	SR	R3	YES	SPIVEY GLEN	701.04	0.50	149 SPIVEY GLEN DR	012B01011000	LD	Low Density Residential
012B01012000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	155 SPIVEY GLEN DR	012B01012000	LD	Low Density Residential
012B01013000	SR	R3	NO	SPIVEY GLEN	701.04	0.47	161 SPIVEY GLEN DR	012B01013000	LD	Low Density Residential
012B01014000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	167 SPIVEY GLEN DR	012B01014000	LD	Low Density Residential
012B01015000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	173 SPIVEY GLEN DR	012B01015000	LD	Low Density Residential
012B01016000	SR	R3	NO	SPIVEY GLEN	701.04	0.40	179 SPIVEY GLEN DR	012B01016000	LD	Low Density Residential
012B01017000	SR	R3	NO	SPIVEY GLEN	701.04	0.56	217 REEVES CREEK WAY	012B01017000	LD	Low Density Residential
012B01018000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	213 REEVES CREEK WAY	012B01018000	LD	Low Density Residential
012B01019000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	209 REEVES CREEK WAY	012B01019000	LD	Low Density Residential
012B01020000	SR	R3	YES	SPIVEY GLEN	701.04	0.41	205 REEVES CREEK WAY	012B01020000	LD	Low Density Residential
012B01021000	SR	R3	YES	SPIVEY GLEN	701.04	0.58	201 REEVES CREEK WAY	012B01021000	LD	Low Density Residential
012B01022000	SR	R3	YES	SPIVEY GLEN	701.04	0.53	200 REEVES CREEK WAY	012B01022000	LD	Low Density Residential
012B01023000	SR	R3	YES	SPIVEY GLEN	701.04	1.04	204 REEVES CREEK WAY	012B01023000	LD	Low Density Residential
012B01024000	SR	R3	YES	SPIVEY GLEN	701.04	0.95	208 REEVES CREEK WAY	012B01024000	LD	Low Density Residential
012B01025000	SR	R3	YES	SPIVEY GLEN	701.04	0.89	212 REEVES CREEK WAY	012B01025000	LD	Low Density Residential
012B01026000	SR	R3	YES	SPIVEY GLEN	701.04	0.86	216 REEVES CREEK WAY	012B01026000	LD	Low Density Residential
012B01027000	SR	R3	YES	SPIVEY GLEN	701.04	0.67	220 REEVES CREEK WAY	012B01027000	LD	Low Density Residential
012B01028000	SR	R3	YES	SPIVEY GLEN	701.04	0.40	224 REEVES CREEK WAY	012B01028000	LD	Low Density Residential
012B01029000	SR	R3	YES	SPIVEY GLEN	701.04	0.48	228 REEVES CREEK WAY	012B01029000	LD	Low Density Residential
012B01030000	SR	R3	YES	SPIVEY GLEN	701.04	0.52	232 REEVES CREEK WAY	012B01030000	LD	Low Density Residential
012B01031000	SR	R3	NO	SPIVEY GLEN	701.04	0.50	182 SPIVEY GLEN DR	012B01031000	LD	Low Density Residential

012B01032000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	178 SPIVEY GLEN DR	012B01032000	LD	Low Density Residential
012B01033000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	172 SPIVEY GLEN DR	012B01033000	LD	Low Density Residential
012B01034000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	166 SPIVEY GLEN DR	012B01034000	LD	Low Density Residential
012B01035000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	160 SPIVEY GLEN DR	012B01035000	LD	Low Density Residential
012B01036000	SR	R3	NO	SPIVEY GLEN	701.04	0.53	154 SPIVEY GLEN DR	012B01036000	LD	Low Density Residential
012B01037000	SR	R4	YES	SPIVEY GLEN	701.04	0.77	141 SPIVEY GLEN DR	012B01037000	LD	Low Density Residential
012B01038000	SR	R4	NO	SPIVEY GLEN	701.04	0.37	135 SPIVEY GLEN DR	012B01038000	LD	Low Density Residential
012B01039000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	315 EMERALD TRCE	012B01039000	LD	Low Density Residential
012B01040000	SR	R3	NO	SPIVEY GLEN	701.04	0.49	323 EMERALD TRCE	012B01040000	LD	Low Density Residential
012B01041000	SR	R3	NO	SPIVEY GLEN	701.04	0.55	339 EMERALD TRCE	012B01041000	LD	Low Density Residential
012B01042000	SR	R3	NO	SPIVEY GLEN	701.04	0.55	347 EMERALD TRCE	012B01042000	LD	Low Density Residential
012B01043000	SR	R3	NO	SPIVEY GLEN	701.04	0.52	355 EMERALD TRCE	012B01043000	LD	Low Density Residential
012B01044000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	314 EMERALD TRCE	012B01044000	LD	Low Density Residential
012B01045000	SR	R3	NO	SPIVEY GLEN	701.04	0.49	322 EMERALD TRCE	012B01045000	LD	Low Density Residential
012B01046000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	330 EMERALD TRCE	012B01046000	LD	Low Density Residential
012B01047000	SR	R3	NO	SPIVEY GLEN	701.04	0.50	338 EMERALD TRCE	012B01047000	LD	Low Density Residential
012B01048000	SR	R3	NO	SPIVEY GLEN	701.04	0.50	346 EMERALD TRCE	012B01048000	LD	Low Density Residential
012B01049000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	354 EMERALD TRCE	012B01049000	LD	Low Density Residential
012B01050000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	411 WOODWIND CT	012B01050000	LD	Low Density Residential
012B01051000	SR	R3	NO	SPIVEY GLEN	701.04	0.52	419 WOODWIND CT	012B01051000	LD	Low Density Residential
012B01052000	SR	R3	NO	SPIVEY GLEN	701.04	0.54	427 WOODWIND CT	012B01052000	LD	Low Density Residential
012B01053000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	435 WOODWIND CT	012B01053000	LD	Low Density Residential
012B01054000	SR	R3	NO	SPIVEY GLEN	701.04	0.48	442 WOODWIND CT	012B01054000	LD	Low Density Residential
012B01055000	SR	R3	NO	SPIVEY GLEN	701.04	0.39	434 WOODWIND CT	012B01055000	LD	Low Density Residential
012B01056000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	426 WOODWIND CT	012B01056000	LD	Low Density Residential
012B01057000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	418 WOODWIND CT	012B01057000	LD	Low Density Residential
012B01058000	SR	R3	NO	SPIVEY GLEN	701.04	0.39	410 WOODWIND CT	012B01058000	LD	Low Density Residential
012B01059000	SR	R3	NO	SPIVEY GLEN	701.04	0.36	243 REEVES CREEK WAY	012B01059000	LD	Low Density Residential
012B01060000	SR	R3	NO	SPIVEY GLEN	701.04	0.40	251 REEVES CREEK WAY	012B01060000	LD	Low Density Residential
012B01061000	SR	R3	NO	SPIVEY GLEN	701.04	0.52	259 REEVES CREEK WAY	012B01061000	LD	Low Density Residential
012B01062000	SR	R3	NO	SPIVEY GLEN	701.04	0.61	267 REEVES CREEK WAY	012B01062000	LD	Low Density Residential
012B01063000	SR	R3	NO	SPIVEY GLEN	701.04	0.61	266 REEVES CREEK WAY	012B01063000	LD	Low Density Residential
012B01064000	SR	R3	YES	SPIVEY GLEN	701.04	0.65	258 REEVES CREEK WAY	012B01064000	LD	Low Density Residential
012B01065000	SR	R3	YES	SPIVEY GLEN	701.04	0.60	250 REEVES CREEK WAY	012B01065000	LD	Low Density Residential
012B01066000	SR	R3	YES	SPIVEY GLEN	701.04	0.45	242 REEVES CREEK WAY	012B01066000	LD	Low Density Residential
012B01067000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	359 EMERALD TRCE	012B01067000	LD	Low Density Residential
012B01068000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	363 EMERALD TRCE	012B01068000	LD	Low Density Residential
012B01069000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	367 EMERALD TRCE	012B01069000	LD	Low Density Residential
012B01070000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	371 EMERALD TRCE	012B01070000	LD	Low Density Residential
012B01071000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	375 EMERALD TRCE	012B01071000	LD	Low Density Residential
012B01072000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	379 EMERALD TRCE	012B01072000	LD	Low Density Residential
012B01073000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	383 EMERALD TRCE	012B01073000	LD	Low Density Residential
012B01074000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	387 EMERALD TRCE	012B01074000	LD	Low Density Residential
012B01075000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	3208 STONEMILL DR	012B01075000	LD	Low Density Residential
012B01076000	SR	R3	NO	SPIVEY GLEN	701.04	0.68	3209 STONEMILL DR	012B01076000	LD	Low Density Residential
012B01077000	SR	R3	NO	SPIVEY GLEN	701.04	0.63	3213 STONEMILL DR	012B01077000	LD	Low Density Residential
012B01078000	SR	R3	NO	SPIVEY GLEN	701.04	0.63	3217 STONEMILL DR	012B01078000	LD	Low Density Residential
012B01079000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	358 EMERALD TRCE	012B01079000	LD	Low Density Residential
012B01080000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	362 EMERALD TRCE	012B01080000	LD	Low Density Residential
012B01081000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	507 CREEKSTONE DR	012B01081000	LD	Low Density Residential
012B01082000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	515 CREEKSTONE DR	012B01082000	LD	Low Density Residential
012B01083000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	519 CREEKSTONE DR	012B01083000	LD	Low Density Residential
012B01084000	SR	R3	NO	SPIVEY GLEN	701.04	0.54	709 STONEHEDGE PL	012B01084000	LD	Low Density Residential
012B01085000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	715 STONEHEDGE PL	012B01085000	LD	Low Density Residential
012B01086000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	719 STONEHEDGE PL	012B01086000	LD	Low Density Residential

012B01087000	SR	R3	NO	SPIVEY GLEN	701.04	0.40	718 STONEHENGE PL	012B01087000	LD	Low Density Residential
012B01088000	SR	R3	NO	SPIVEY GLEN	701.04	0.47	710 STONEHENGE PL	012B01088000	LD	Low Density Residential
012B01089000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	529 CREEKSTONE DR	012B01089000	LD	Low Density Residential
012B01091000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	541 CREEKSTONE DR	012B01091000	LD	Low Density Residential
012B01092000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	547 CREEKSTONE DR	012B01092000	LD	Low Density Residential
012B01093000	SR	R3	NO	SPIVEY GLEN	701.04	0.39	553 CREEKSTONE DR	012B01093000	LD	Low Density Residential
012B01094000	SR	R3	NO	SPIVEY GLEN	701.04	0.37	557 CREEKSTONE DR	012B01094000	LD	Low Density Residential
012B01095000	SR	R3	NO	SPIVEY GLEN	701.04	0.38	561 CREEKSTONE DR	012B01095000	LD	Low Density Residential
012B01096000	SR	R3	YES	SPIVEY GLEN	701.04	0.47	562 CREEKSTONE DR	012B01096000	LD	Low Density Residential
012B01097000	SR	R3	YES	SPIVEY GLEN	701.04	0.51	556 CREEKSTONE DR	012B01097000	LD	Low Density Residential
012B01098000	SR	R3	YES	SPIVEY GLEN	701.04	0.46	552 CREEKSTONE DR	012B01098000	LD	Low Density Residential
012B01099000	SR	R3	YES	SPIVEY GLEN	701.04	0.67	546 CREEKSTONE DR	012B01099000	LD	Low Density Residential
012B01100000	SR	R3	NO	SPIVEY GLEN	701.04	0.54	542 CREEKSTONE DR	012B01100000	LD	Low Density Residential
012B01101000	SR	R3	NO	SPIVEY GLEN	701.04	0.68	538 CREEKSTONE DR	012B01101000	LD	Low Density Residential
012B01102000	SR	R3	NO	SPIVEY GLEN	701.04	0.58	534 CREEKSTONE DR	012B01102000	LD	Low Density Residential
012B01103000	SR	R3	NO	SPIVEY GLEN	701.04	0.72	530 CREEKSTONE DR	012B01103000	LD	Low Density Residential
012B01104000	SR	R3	NO	SPIVEY GLEN	701.04	0.59	526 CREEKSTONE DR	012B01104000	LD	Low Density Residential
012B01105000	SR	R3	NO	SPIVEY GLEN	701.04	0.50	601 CREEKSTONE CT	012B01105000	LD	Low Density Residential
012B01106000	SR	R3	NO	SPIVEY GLEN	701.04	0.50	609 CREEKSTONE CT	012B01106000	LD	Low Density Residential
012B01107000	SR	R3	NO	SPIVEY GLEN	701.04	0.52	617 CREEKSTONE CT	012B01107000	LD	Low Density Residential
012B01108000	SR	R3	NO	SPIVEY GLEN	701.04	0.48	616 CREEKSTONE CT	012B01108000	LD	Low Density Residential
012B01109000	SR	R3	NO	SPIVEY GLEN	701.04	0.48	608 CREEKSTONE CT	012B01109000	LD	Low Density Residential
012B01110000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	600 CREEKSTONE CT	012B01110000	LD	Low Density Residential
012B01111000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	506 CREEKSTONE DR	012B01111000	LD	Low Density Residential
012B01112000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	500 CREEKSTONE DR	012B01112000	LD	Low Density Residential
012B01113000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	378 EMERALD TRCE	012B01113000	LD	Low Density Residential
012B01114000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	382 EMERALD TRCE	012B01114000	LD	Low Density Residential
012B01115000	SR	R3	NO	SPIVEY GLEN	701.04	0.39	386 EMERALD TRCE	012B01115000	LD	Low Density Residential
012B01116000	SR	R3	NO	SPIVEY GLEN	701.04	0.48	390 EMERALD TRCE	012B01116000	LD	Low Density Residential
012B01117000	SR	R3	NO	SPIVEY GLEN	701.04	0.71	391 EMERALD TRCE	012B01117000	LD	Low Density Residential
012B01118000	SR	R3	NO	SPIVEY GLEN	701.04	0.56	395 EMERALD TRCE	012B01118000	LD	Low Density Residential
012B01119000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	399 EMERALD TRCE	012B01119000	LD	Low Density Residential
012B01120000	SR	R3	NO	SPIVEY GLEN	701.04	0.39	403 EMERALD TRCE	012B01120000	LD	Low Density Residential
012B01121000	SR	R3	NO	SPIVEY GLEN	701.04	0.51	407 EMERALD TRCE	012B01121000	LD	Low Density Residential
012B01122000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	411 EMERALD TRCE	012B01122000	LD	Low Density Residential
012B01123000	SR	R3	NO	SPIVEY GLEN	701.04	0.49	415 EMERALD TRCE	012B01123000	LD	Low Density Residential
012B01124000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	419 EMERALD TRCE	012B01124000	LD	Low Density Residential
012B01125000	SR	R3	NO	SPIVEY GLEN	701.04	0.62	806 MILLSTEAD CT	012B01125000	LD	Low Density Residential
012B01126000	SR	R3	NO	SPIVEY GLEN	701.04	0.54	814 MILLSTEAD CT	012B01126000	LD	Low Density Residential
012B01127000	SR	R3	NO	SPIVEY GLEN	701.04	0.71	815 MILLSTEAD CT	012B01127000	LD	Low Density Residential
012B01128000	SR	R3	NO	SPIVEY GLEN	701.04	0.50	807 MILLSTEAD CT	012B01128000	LD	Low Density Residential
012B01129000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	427 EMERALD TRCE	012B01129000	LD	Low Density Residential
012B01130000	SR	R3	NO	SPIVEY GLEN	701.04	0.40	433 EMERALD TRCE	012B01130000	LD	Low Density Residential
012B01131000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	439 EMERALD TRCE	012B01131000	LD	Low Density Residential
012B01132000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	445 EMERALD TRCE	012B01132000	LD	Low Density Residential
012B01133000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	451 EMERALD TRCE	012B01133000	LD	Low Density Residential
012B01134000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	400 EMERALD TRCE	012B01134000	LD	Low Density Residential
012B01135000	SR	R3	NO	SPIVEY GLEN	701.04	0.72	404 EMERALD TRCE	012B01135000	LD	Low Density Residential
012B01136000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	410 EMERALD TRCE	012B01136000	LD	Low Density Residential
012B01137000	SR	R3	NO	SPIVEY GLEN	701.04	0.47	416 EMERALD TRCE	012B01137000	LD	Low Density Residential
012B01138000	SR	R3	NO	SPIVEY GLEN	701.04	0.67	420 EMERALD TRCE	012B01138000	LD	Low Density Residential
012B01139000	SR	R3	NO	SPIVEY GLEN	701.04	0.73	424 EMERALD TRCE	012B01139000	LD	Low Density Residential
012B01140000	SR	R3	NO	SPIVEY GLEN	701.04	0.60	428 EMERALD TRCE	012B01140000	LD	Low Density Residential
012B01141000	SR	R3	NO	SPIVEY GLEN	701.04	0.34	434 EMERALD TRCE	012B01141000	LD	Low Density Residential
012B01142000	SR	R3	NO	SPIVEY GLEN	701.04	0.57	438 EMERALD TRCE	012B01142000	LD	Low Density Residential

012B01143000	SR	R3	NO	SPIVEY GLEN	701.04	0.74	442 EMERALD TRCE	012B01143000	LD	Low Density Residential
012B01144000	SR	R3	YES	SPIVEY GLEN	701.04	0.76	446 EMERALD TRCE	012B01144000	LD	Low Density Residential
012B01145000	SR	R3	NO	SPIVEY GLEN	701.04	0.49	452 EMERALD TRCE	012B01145000	LD	Low Density Residential
012B01146000	SR	R3	NO	SPIVEY GLEN	701.04	0.40	1001 CHADS RDG	012B01146000	LD	Low Density Residential
012B01147000	SR	R3	NO	SPIVEY GLEN	701.04	0.40	1005 CHADS RDG	012B01147000	LD	Low Density Residential
012B01148000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	1009 CHADS RDG	012B01148000	LD	Low Density Residential
012B01149000	SR	R3	NO	SPIVEY GLEN	701.04	0.47	1015 CHADS RDG	012B01149000	LD	Low Density Residential
012B01150000	SR	R3	YES	SPIVEY GLEN	701.04	0.45	1019 CHADS RDG	012B01150000	LD	Low Density Residential
012B01151000	SR	R3	YES	SPIVEY GLEN	701.04	0.47	1025 CHADS RDG	012B01151000	LD	Low Density Residential
012B01152000	SR	R3	YES	SPIVEY GLEN	701.04	0.49	1031 CHADS RDG	012B01152000	LD	Low Density Residential
012B01153000	SR	R3	YES	SPIVEY GLEN	701.04	0.44	1037 CHADS RDG	012B01153000	LD	Low Density Residential
012B01154000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	1036 CHADS RDG	012B01154000	LD	Low Density Residential
012B01155000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	1030 CHADS RDG	012B01155000	LD	Low Density Residential
012B01156000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	1024 CHADS RDG	012B01156000	LD	Low Density Residential
012B01157000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	1018 CHADS RDG	012B01157000	LD	Low Density Residential
012B01158000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	1010 CHADS RDG	012B01158000	LD	Low Density Residential
012B01159000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	468 EMERALD TRCE	012B01159000	LD	Low Density Residential
012B01160000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	474 EMERALD TRCE	012B01160000	LD	Low Density Residential
012B01161000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	480 EMERALD TRCE	012B01161000	LD	Low Density Residential
012B01162000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	486 EMERALD TRCE	012B01162000	LD	Low Density Residential
012B01163000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	492 EMERALD TRCE	012B01163000	LD	Low Density Residential
012B01164000	SR	R3	NO	SPIVEY GLEN	701.04	0.40	498 EMERALD TRCE	012B01164000	LD	Low Density Residential
012B01165000	SR	R3	NO	SPIVEY GLEN	701.04	0.44	499 EMERALD TRCE	012B01165000	LD	Low Density Residential
012B01166000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	491 EMERALD TRCE	012B01166000	LD	Low Density Residential
012B01167000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	485 EMERALD TRCE	012B01167000	LD	Low Density Residential
012B01168000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	481 EMERALD TRCE	012B01168000	LD	Low Density Residential
012B01169000	SR	R3	NO	SPIVEY GLEN	701.04	0.42	477 EMERALD TRCE	012B01169000	LD	Low Density Residential
012B01170000	SR	R3	NO	SPIVEY GLEN	701.04	0.49	473 EMERALD TRCE	012B01170000	LD	Low Density Residential
012B01171000	SR	R3	NO	SPIVEY GLEN	701.04	0.62	469 EMERALD TRCE	012B01171000	LD	Low Density Residential
012B01172000	SR	R3	NO	SPIVEY GLEN	701.04	0.75	901 WINDMILL CT	012B01172000	LD	Low Density Residential
012B01173000	SR	R3	NO	SPIVEY GLEN	701.04	0.71	905 WINDMILL CT	012B01173000	LD	Low Density Residential
012B01174000	SR	R3	NO	SPIVEY GLEN	701.04	0.74	909 WINDMILL CT	012B01174000	LD	Low Density Residential
012B01175000	SR	R3	NO	SPIVEY GLEN	701.04	0.82	915 WINDMILL CT	012B01175000	LD	Low Density Residential
012B01176000	SR	R3	NO	SPIVEY GLEN	701.04	1.13	919 WINDMILL CT	012B01176000	LD	Low Density Residential
012B01177000	SR	R3	NO	SPIVEY GLEN	701.04	1.38	923 WINDMILL CT	012B01177000	LD	Low Density Residential
012B01178000	SR	R3	NO	SPIVEY GLEN	701.04	0.62	927 WINDMILL CT	012B01178000	LD	Low Density Residential
012B01179000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	931 WINDMILL CT	012B01179000	LD	Low Density Residential
012B01180000	SR	R3	NO	SPIVEY GLEN	701.04	0.53	940 WINDMILL CT	012B01180000	LD	Low Density Residential
012B01181000	SR	R3	NO	SPIVEY GLEN	701.04	0.46	932 WINDMILL CT	012B01181000	LD	Low Density Residential
012B01182000	SR	R3	NO	SPIVEY GLEN	701.04	0.50	926 WINDMILL CT	012B01182000	LD	Low Density Residential
012B01183000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	920 WINDMILL CT	012B01183000	LD	Low Density Residential
012B01184000	SR	R3	NO	SPIVEY GLEN	701.04	0.45	910 WINDMILL CT	012B01184000	LD	Low Density Residential
012B01185000	SR	R3	NO	SPIVEY GLEN	701.04	0.43	459 EMERALD TRCE	012B01185000	LD	Low Density Residential
012B01186000	SR	R3	NO	SPIVEY GLEN	701.04	0.41	455 EMERALD TRCE	012B01186000	LD	Low Density Residential
012C01001000	SR	R3	NO	GLEN DEVON	701.04	0.47	7779 GLEN DEVON RD	012C01001000	LD	Low Density Residential
012C01002000	SR	R3	NO	GLEN DEVON	701.04	0.36	7769 GLEN DEVON RD	012C01002000	LD	Low Density Residential
012C01003000	SR	R3	NO	GLEN DEVON	701.04	0.34	7759 GLEN DEVON RD	012C01003000	LD	Low Density Residential
012C01004000	SR	R3	NO	GLEN DEVON	701.04	0.39	7749 GLEN DEVON RD	012C01004000	LD	Low Density Residential
012C01005000	SR	R3	NO	GLEN DEVON	701.04	0.39	7739 GLEN DEVON RD	012C01005000	LD	Low Density Residential
012C01006000	SR	R3	NO	GLEN DEVON	701.04	0.34	7729 GLEN DEVON RD	012C01006000	LD	Low Density Residential
012C01007000	SR	R3	NO	GLEN DEVON	701.04	0.38	7719 GLEN DEVON RD	012C01007000	LD	Low Density Residential
012C01008000	SR	R3	NO	GLEN DEVON	701.04	0.38	7709 GLEN DEVON RD	012C01008000	LD	Low Density Residential
012C01009000	SR	R3	NO	GLEN DEVON	701.04	0.34	7699 GLEN DEVON RD	012C01009000	LD	Low Density Residential
012C01010000	SR	R3	NO	GLEN DEVON	701.04	0.42	7689 GLEN DEVON RD	012C01010000	LD	Low Density Residential
012C01011000	SR	R3	NO	GLEN DEVON	701.04	0.38	7679 GLEN DEVON RD	012C01011000	LD	Low Density Residential

012C01012000	SR	R3	NO	GLEN DEVON	701.04	0.48	7669 GLEN DEVON RD	012C01012000	LD	Low Density Residential
012C01013000	SR	R3	NO	GLEN DEVON	701.04	0.66	7659 GLEN DEVON RD	012C01013000	LD	Low Density Residential
012C01014000	SR	R3	NO	GLEN DEVON	701.04	0.46	7649 GLEN DEVON RD	012C01014000	LD	Low Density Residential
012C01015000	SR	R3	NO	GLEN DEVON	701.04	0.66	7639 GLEN DEVON RD	012C01015000	LD	Low Density Residential
012C01016000	SR	R3	NO	GLEN DEVON	701.04	0.56	7629 GLEN DEVON RD	012C01016000	LD	Low Density Residential
012C01017000	SR	R3	NO	GLEN DEVON	701.04	0.48	7619 GLEN DEVON RD	012C01017000	LD	Low Density Residential
012C01018000	SR	R3	NO	GLEN DEVON	701.04	0.63	7609 GLEN DEVON RD	012C01018000	LD	Low Density Residential
012C01019000	SR	R3	NO	GLEN DEVON	701.04	1.39	7600 GLEN DEVON RD	012C01019000	LD	Low Density Residential
012C01020000	SR	R3	NO	GLEN DEVON	701.04	1.02	7610 GLEN DEVON RD	012C01020000	LD	Low Density Residential
012C01021000	SR	R3	NO	GLEN DEVON	701.04	0.45	7620 GLEN DEVON RD	012C01021000	LD	Low Density Residential
012C01022000	SR	R3	NO	GLEN DEVON	701.04	0.48	7630 GLEN DEVON RD	012C01022000	LD	Low Density Residential
012C01023000	SR	R3	NO	GLEN DEVON	701.04	0.51	7640 GLEN DEVON RD	012C01023000	LD	Low Density Residential
012C01024000	SR	R3	NO	GLEN DEVON	701.04	0.45	7650 GLEN DEVON RD	012C01024000	LD	Low Density Residential
012C01025000	SR	R3	NO	GLEN DEVON	701.04	0.79	7711 GLEN DEVON RD	012C01025000	LD	Low Density Residential
012C01025005	SR	R3	NO	GLEN DEVON	701.04	1.87	0	012C01025005	PRC	Park/Recreation/Conservation
012C01026000	SR	R3	NO	GLEN DEVON	701.04	0.42	7660 GLEN DEVON RD	012C01026000	LD	Low Density Residential
012C01027000	SR	R3	NO	GLEN DEVON	701.04	0.39	7670 GLEN DEVON RD	012C01027000	LD	Low Density Residential
012C01028000	SR	R3	NO	GLEN DEVON	701.04	0.44	7680 GLEN DEVON RD	012C01028000	LD	Low Density Residential
012C01029000	SR	R3	NO	GLEN DEVON	701.04	0.50	7690 GLEN DEVON RD	012C01029000	LD	Low Density Residential
012C01030000	SR	R3	NO	GLEN DEVON	701.04	0.47	7700 GLEN DEVON RD	012C01030000	LD	Low Density Residential
012C01031000	SR	R3	NO	GLEN DEVON	701.04	0.44	7710 GLEN DEVON RD	012C01031000	LD	Low Density Residential
012C01032000	SR	R3	NO	GLEN DEVON	701.04	0.45	7720 GLEN DEVON RD	012C01032000	LD	Low Density Residential
012C01033000	SR	R3	NO	GLEN DEVON	701.04	0.46	7730 GLEN DEVON RD	012C01033000	LD	Low Density Residential
012C01034000	SR	R3	NO	GLEN DEVON	701.04	0.46	7740 GLEN DEVON RD	012C01034000	LD	Low Density Residential
012C01035000	SR	R3	NO	GLEN DEVON	701.04	0.47	7750 GLEN DEVON RD	012C01035000	LD	Low Density Residential
012C01036000	SR	R3	NO	GLEN DEVON	701.04	0.44	7760 GLEN DEVON RD	012C01036000	LD	Low Density Residential
012C01037000	SR	R3	NO	GLEN DEVON	701.04	0.48	7770 GLEN DEVON RD	012C01037000	LD	Low Density Residential
012C01038000	SR	R3	NO	GLEN DEVON	701.04	0.73	7780 GLEN DEVON RD	012C01038000	LD	Low Density Residential
012E01001000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.48	100 SHAW LN	012E01001000	LD	Low Density Residential
012E01002000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.42	104 SHAW LN	012E01002000	LD	Low Density Residential
012E01003000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.41	108 SHAW LN	012E01003000	LD	Low Density Residential
012E01004000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.43	112 SHAW LN	012E01004000	LD	Low Density Residential
012E01005000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.45	116 SHAW LN	012E01005000	LD	Low Density Residential
012E01006000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.41	120 SHAW LN	012E01006000	LD	Low Density Residential
012E01007000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.41	124 SHAW LN	012E01007000	LD	Low Density Residential
012E01008000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.41	128 SHAW LN	012E01008000	LD	Low Density Residential
012E01009000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.42	132 SHAW LN	012E01009000	LD	Low Density Residential
012E01010000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.42	140 SHAW LN	012E01010000	LD	Low Density Residential
012E01011000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.47	139 SHAW LN	012E01011000	LD	Low Density Residential
012E01012000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.45	127 SHAW LN	012E01012000	LD	Low Density Residential
012E01013000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.42	117 SHAW LN	012E01013000	LD	Low Density Residential
012E01014000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.45	105 SHAW LN	012E01014000	LD	Low Density Residential
012E01015000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.49	101 SHAW LN	012E01015000	LD	Low Density Residential
012E01100000	SR	R4	NO	\YLORS LANDING @ SPIVE	701.04	0.59	0 SHAW LN	012E01100000	LD	Low Density Residential
013-01001000	RR	RA	NO		701.04	4.88	0	013-01001000	LD	Low Density Residential
013-01002000	RR	RA	NO		701.04	4.21	0	013-01002000	LD	Low Density Residential
013-01003000	RR	RA	NO		701.04	4.36	0	013-01003000	LD	Low Density Residential
013-01004000	RR	RA	NO		701.04	5.91	0	013-01004000	LD	Low Density Residential
013-01006000	RR	RA	NO		701.04	2.26	0	013-01006000	LD	Low Density Residential
013-01006005	RR	RA	NO		701.04	2.03	0	013-01006005	LD	Low Density Residential
013-01007000	RR	RA	NO		701.04	3.85	0	013-01007000	LD	Low Density Residential
013-01007001	RR	RA	NO		701.04	2.07	3321 CLEMONS RD	013-01007001	LD	Low Density Residential
013-01008000	RR	RA	NO		701.04	1.69	3330 CLEMONS RD	013-01008000	LD	Low Density Residential
013-01010000	RR	RA	NO		701.04	3.87	3326 CLEMONS RD	013-01010000	LD	Low Density Residential
013-01011000	RR	RA	NO		701.04	3.26	3322 CLEMONS RD	013-01011000	LD	Low Density Residential

013-01012000	RR	RA	NO		701.04	1.09	3320 CLEMONS RD	013-01012000	LD	Low Density Residential
013-01012005	RR	RA	NO		701.04	0.94	0	013-01012005	LD	Low Density Residential
013-01013000	RR	RA	NO		701.04	1.88	3339 CLEMONS RD	013-01013000	LD	Low Density Residential
013-01014000	RR	RA	NO		701.04	1.36	3319 CLEMONS RD	013-01014000	LD	Low Density Residential
013-01015000	RR	RA	NO		701.04	1.53	0	013-01015000	LD	Low Density Residential
013-01016000	RR	RA	NO		701.04	1.74	0	013-01016000	LD	Low Density Residential
013-01016001	RR	RA	NO		701.04	1.41	0	013-01016001	LD	Low Density Residential
013-01016002	RR	RA	NO		701.04	1.63	0	013-01016002	LD	Low Density Residential
013-01016003	RR	RA	NO		701.04	1.41	0	013-01016003	LD	Low Density Residential
013-01016005	RR	RA	NO		701.04	3.56	3411 CLEMONS RD	013-01016005	LD	Low Density Residential
013-01016006	RR	RA	NO		701.04	1.04	3431 CLEMONS RD	013-01016006	LD	Low Density Residential
013-01017000	RR	RA	NO		701.04	1.24	3144 CLEMONS RD	013-01017000	LD	Low Density Residential
013-01018000	SR	R1	NO		701.04	5.33	0	013-01018000	PRC	Park/Recreation/Conservation
013-01020000	RR	RA	NO		701.04	1.45	3368 CLEMONS RD	013-01020000	LD	Low Density Residential
013-01021000	RR	RA	NO		701.04	0.87	3325 CLEMONS RD	013-01021000	LD	Low Density Residential
013-01022000	RR	RA	NO		701.04	0.68	3312 CLEMONS RD	013-01022000	LD	Low Density Residential
013-01024000	RR	RA	NO		701.04	2.07	3329 WALT STEPHENS RD	013-01024000	LD	Low Density Residential
013-01025000	RR	RA	NO		701.04	1.00	0 WALT STEPHENS RD	013-01025000	LD	Low Density Residential
013-01026000	RR	RA	NO		701.04	1.24	3339 WALT STEPHENS RD	013-01026000	LD	Low Density Residential
013-01027000	RR	RA	NO		701.04	1.09	3367 WALT STEPHENS RD	013-01027000	LD	Low Density Residential
013-01028000	RR	RA	NO		701.04	0.87	3387 WALT STEPHENS RD	013-01028000	LD	Low Density Residential
013-01029000	RR	RA	NO		701.04	0.93	0	013-01029000	LD	Low Density Residential
013A01002000	SR	R1	NO	MANDERLY	701.04	1.10	110 JASPER DR	013A01002000	LD	Low Density Residential
013A01003000	SR	R1	NO	MANDERLY	701.04	1.22	120 JASPER DR	013A01003000	LD	Low Density Residential
013A01004000	SR	R1	NO	MANDERLY	701.04	1.13	610 EDGECOMBE	013A01004000	LD	Low Density Residential
013A01005000	SR	R1	NO	MANDERLY	701.04	1.14	620 EDGECOMBE	013A01005000	LD	Low Density Residential
013A01006000	SR	R1	NO	MANDERLY	701.04	1.06	630 EDGECOMBE	013A01006000	LD	Low Density Residential
013A01007000	SR	R1	NO	MANDERLY	701.04	1.10	640 EDGECOMBE	013A01007000	LD	Low Density Residential
013A01008000	SR	R1	NO	MANDERLY	701.04	1.14	650 EDGECOMBE	013A01008000	LD	Low Density Residential
013A01009000	SR	R1	NO	MANDERLY	701.04	1.29	655 EDGECOMBE	013A01009000	LD	Low Density Residential
013A01010000	SR	R1	NO	MANDERLY	701.04	1.09	645 EDGECOMBE	013A01010000	LD	Low Density Residential
013A01011000	SR	R1	NO	MANDERLY	701.04	1.21	635 EDGECOMBE	013A01011000	LD	Low Density Residential
013A01012000	SR	R1	NO	MANDERLY	701.04	1.27	625 EDGECOMBE	013A01012000	LD	Low Density Residential
013A01013000	SR	R1	NO	MANDERLY	701.04	1.29	615 EDGECOMBE	013A01013000	LD	Low Density Residential
013A01014000	SR	R1	NO	MANDERLY	701.04	1.31	150 JASPER DR	013A01014000	LD	Low Density Residential
013A01015000	SR	R1	NO	MANDERLY	701.04	1.93	145 JASPER DR	013A01015000	LD	Low Density Residential
013A01016000	SR	R1	NO	MANDERLY	701.04	1.18	115 JASPER DR	013A01016000	LD	Low Density Residential
013A01017000	SR	R1	NO	MANDERLY	701.04	0.93	205 DEWINTER	013A01017000	LD	Low Density Residential
013A01018000	SR	R1	NO	MANDERLY	701.04	1.04	215 DEWINTER	013A01018000	LD	Low Density Residential
013A01019000	SR	R1	NO	MANDERLY	701.04	1.47	225 DEWINTER	013A01019000	LD	Low Density Residential
013A01020001	SR	R1	NO	MANDERLY	701.04	1.17	230 DEWINTER	013A01020001	LD	Low Density Residential
013A01021000	SR	R1	NO	MANDERLY	701.04	1.67	220 DEWINTER	013A01021000	LD	Low Density Residential
013A01022000	SR	R1	NO	MANDERLY	701.04	1.30	105 JASPER DR	013A01022000	LD	Low Density Residential
013A01023000	SR	R1	NO	MANDERLY	701.04	2.00	160 JASPER DR	013A01023000	LD	Low Density Residential
013A01024000	SR	R1	NO	MANDERLY	701.04	1.31	165 JASPER DR	013A01024000	LD	Low Density Residential
013A01024001	SR	R1	NO	MANDERLY	701.04	1.16	315 KERRITH DR	013A01024001	LD	Low Density Residential
013A01025000	SR	R1	NO	MANDERLY	701.04	1.02	325 KERRITH DR	013A01025000	LD	Low Density Residential
013A01026000	SR	R1	NO	MANDERLY	701.04	1.02	335 KERRITH DR	013A01026000	LD	Low Density Residential
013A01027000	SR	R1	NO	MANDERLY	701.04	1.01	345 KERRITH DR	013A01027000	LD	Low Density Residential
013A01028000	SR	R1	NO	MANDERLY	701.04	1.38	355 KERRITH DR	013A01028000	LD	Low Density Residential
013A01029000	SR	R1	NO	MANDERLY	701.04	1.20	365 KERRITH DR	013A01029000	LD	Low Density Residential
013A01030000	SR	R1	NO	MANDERLY	701.04	1.48	375 KERRITH DR	013A01030000	LD	Low Density Residential
013A01031000	SR	R1	NO	MANDERLY	701.04	1.08	385 KERRITH DR	013A01031000	LD	Low Density Residential
013A01032000	SR	R1	NO	MANDERLY	701.04	1.04	380 KERRITH DR	013A01032000	LD	Low Density Residential
013A01033000	SR	R1	NO	MANDERLY	701.04	1.11	370 KERRITH DR	013A01033000	LD	Low Density Residential

013A01034000	SR	R1	NO	MANDERLY	701.04	1.08	360 KERRITH DR	013A01034000	LD	Low Density Residential
013A01035000	SR	R1	NO	MANDERLY	701.04	1.44	350 KERRITH DR	013A01035000	LD	Low Density Residential
013A01036000	SR	R1	NO	MANDERLY	701.04	1.32	340 KERRITH DR	013A01036000	LD	Low Density Residential
013A01037000	SR	R1	NO	MANDERLY	701.04	0.95	330 KERRITH DR	013A01037000	LD	Low Density Residential
013A01038000	SR	R1	NO	MANDERLY	701.04	1.24	320 KERRITH DR	013A01038000	LD	Low Density Residential
013A01039000	SR	R1	NO	MANDERLY	701.04	0.95	310 KERRITH DR	013A01039000	LD	Low Density Residential
013A01040000	SR	R1	NO	MANDERLY	701.04	1.03	170 JASPER DR	013A01040000	LD	Low Density Residential
013A01041000	SR	R1	NO	MANDERLY	701.04	1.22	185 JASPER DR	013A01041000	LD	Low Density Residential
013A01042000	SR	R1	NO	MANDERLY	701.04	1.37	0	013A01042000	LD	Low Density Residential
013A01043000	SR	R1	NO	MANDERLY	701.04	1.41	430 UPTON CT	013A01043000	LD	Low Density Residential
013A01044000	SR	R1	NO	MANDERLY	701.04	2.08	420 UPTON CT	013A01044000	LD	Low Density Residential
013A01045000	SR	R1	NO	MANDERLY	701.04	1.08	175 JASPER DR	013A01045000	LD	Low Density Residential
013A01046000	SR	R1	NO	MANDERLY	701.04	1.40	180 JASPER DR	013A01046000	LD	Low Density Residential
013A01047000	SR	R1	NO	MANDERLY	701.04	1.50	515 PORTLOE CT	013A01047000	LD	Low Density Residential
013A01048000	SR	R1	NO	MANDERLY	701.04	2.02	520 PORTLOE CT	013A01048000	LD	Low Density Residential
013A01049000	SR	R1	NO	MANDERLY	701.04	1.43	510 PORTLOE CT	013A01049000	LD	Low Density Residential
013A01050000	SR	R1	NO	MANDERLY	701.04	1.02	195 JASPER DR	013A01050000	LD	Low Density Residential
013A01051000	SR	R1	NO	MANDERLY	701.04	1.46	200 JASPER DR	013A01051000	LD	Low Density Residential
013A01052000	SR	R1	NO	MANDERLY	701.04	0.99	210 JASPER DR	013A01052000	LD	Low Density Residential
013A01053000	SR	R1	NO	MANDERLY	701.04	1.04	220 JASPER DR	013A01053000	LD	Low Density Residential
013A01054000	SR	R1	NO	MANDERLY	701.04	0.95	230 JASPER DR	013A01054000	LD	Low Density Residential
013A01055000	SR	R1	NO	MANDERLY	701.04	1.41	240 JASPER DR	013A01055000	LD	Low Density Residential
013A01056000	SR	R1	NO	MANDERLY	701.04	1.13	255 JASPER DR	013A01056000	LD	Low Density Residential
013A01057000	SR	R1	NO	MANDERLY	701.04	1.07	245 JASPER DR	013A01057000	LD	Low Density Residential
013A01058000	SR	R1	NO	MANDERLY	701.04	1.13	235 JASPER DR	013A01058000	LD	Low Density Residential
013A01059000	SR	R1	NO	MANDERLY	701.04	1.76	225 JASPER DR	013A01059000	LD	Low Density Residential
013A01060000	SR	R1	NO	MANDERLY	701.04	0.97	215 JASPER DR	013A01060000	LD	Low Density Residential
013A01061000	SR	R1	NO	MANDERLY	701.04	2.54	205 JASPER DR	013A01061000	LD	Low Density Residential
013A01063000	SR	R3	NO	MANDERLY	701.04	1.39	8370 BLACKHALL RD	013A01063000	LD	Low Density Residential
013A01063001	SR	R3	NO	MANDERLY	701.04	1.37	8380 BLACKHALL RD	013A01063001	LD	Low Density Residential
013A01063003	SR	R3	NO	MANDERLY	701.04	1.08	8390 BLACKHALL RD	013A01063003	LD	Low Density Residential
013A01063005	SR	R3	NO	MANDERLY	701.04	1.39	8480 BLACKHALL RD	013A01063005	LD	Low Density Residential
013A01063006	SR	R3	NO	MANDERLY	701.04	0.86	8510 BLACKHALL RD	013A01063006	LD	Low Density Residential
013A01063007	SR	R3	NO	MANDERLY	7101.04	1.10	0 BLACKHALL RD	013A01063007	LD	Low Density Residential
013A01127000	SR	R1	YES	MANDERLY	701.04	1.22	201 WHITESAND BAY DR	013A01127000	LD	Low Density Residential
013A01128000	SR	R1	NO	MANDERLY	701.04	0.92	200 WHITESAND BAY DR	013A01128000	LD	Low Density Residential
013A01128005	SR	R1	NO	MANDERLY	701.04	1.18	10 DEVON CT	013A01128005	LD	Low Density Residential
013A01129000	SR	R1	NO	MANDERLY	701.04	1.14	20 DEVON CT	013A01129000	LD	Low Density Residential
013A01131000	SR	R1	NO	MANDERLY	701.04	2.26	21 DEVON CT	013A01131000	LD	Low Density Residential
013A01132000	SR	R1	NO	MANDERLY	701.04	1.08	11 DEVON CT	013A01132000	LD	Low Density Residential
013A01133000	SR	R1	NO	MANDERLY	701.04	1.05	230 WHITESAND BAY DR	013A01133000	LD	Low Density Residential
013A01134000	SR	R1	YES	MANDERLY	701.04	0.95	251 WHITESAND BAY DR	013A01134000	LD	Low Density Residential
013A01135000	SR	R1	YES	MANDERLY	701.04	1.47	241 WHITESAND BAY DR	013A01135000	LD	Low Density Residential
013A01136000	SR	R1	YES	MANDERLY	701.04	1.04	231 WHITESAND BAY DR	013A01136000	LD	Low Density Residential
013A01137000	SR	R1	YES	MANDERLY	701.04	1.10	221 WHITESAND BAY DR	013A01137000	LD	Low Density Residential
013A01138000	SR	R1	YES	MANDERLY	701.04	1.20	211 WHITESAND BAY DR	013A01138000	LD	Low Density Residential
028-01001000	C3	C3	YES		701.06	13.46	0	028-01001000	COM	Low Density Vertical Mixed Use
028-01019000	RR	RA	YES		701.06	36.24	662 VALLEY HILL RD	028-01019000	LD	Low Density Residential
28-01020000 GAS C	RR	RA	YES		701.06	77.43	683 VALLEY HILL RD	028-01020000	PRC	Park/Recreation/Conservation
28-01021000 GAS C	RR	RA	YES		701.06	56.74	0	028-01021000 A1	LD	Low Density Residential
28-01021001 GA POW	RR	RA	YES		701.06	5.65	0	028-01021001	TCU	Transportation/Communication/Utilities
028-01022000	RR	RA	NO		701.06	2.96	512 VALLEY HILL RD	028-01022000	LD	Low Density Residential
028-01024000	RR	RA	NO		701.06	2.01	386 VALLEY HILL RD	028-01024000	LD	Low Density Residential
028-01025000	RR	RA	NO		701.06	5.46	378 VALLEY HILL RD	028-01025000	LD	Low Density Residential
028-01026000	RR	RA	NO		701.06	1.89	342 VALLEY HILL RD	028-01026000	LD	Low Density Residential

029-01001000	RR	RA	NO	701.06	5.21	349 VALLEY HILL RD	029-01001000	LD	Low Density Residential
029-01002000	RR	RA	NO	701.06	4.15	373 VALLEY HILL RD	029-01002000	LD	Low Density Residential
029-01003000	RR	RA	NO	701.06	3.94	377 VALLEY HILL RD	029-01003000	LD	Low Density Residential
029-01004000	RR	RA	NO	701.06	4.98	401 VALLEY HILL RD	029-01004000	LD	Low Density Residential
029-01005000	RR	RA	NO	701.06	5.97	415 VALLEY HILL RD	029-01005000	LD	Low Density Residential
029-01006000	RR	RA	NO	701.06	3.55	459 VALLEY HILL RD	029-01006000	LD	Low Density Residential
029-01007000	RR	RA	NO	701.06	2.66	489 VALLEY HILL RD	029-01007000	LD	Low Density Residential
029-01007001	RR	RA	NO	701.06	3.38	515 VALLEY HILL RD	029-01007001	LD	Low Density Residential
029-01007005	RR	RA	YES	701.06	20.08	529 VALLEY HILL RD	029-01007005	LD	Low Density Residential
029-01008000	RR	RA	YES	701.06	24.87	629 VALLEY HILL RD	029-01008000	LD	Low Density Residential
029-01009000	RR	RA	NO	701.06	1.25	713 VALLEY HILL RD	029-01009000	LD	Low Density Residential
029-01009001	RR	RA	NO	701.06	10.86	0	029-01009001	LD	Low Density Residential
029-01010000	C3	C3	NO	701.06	19.53	0	029-01010000	COM	Low Density Vertical Mixed Use
029-01011001	C3	C3	NO	701.06	9.28	0	029-01011001	COM	Low Density Vertical Mixed Use
029-01012000	C2	C2	YES	701.06	9.25	0	029-01012000	COM	Low Density Vertical Mixed Use
029-01012005	C2	C2	YES	701.06	2.21	0	029-01012005	COM	Low Density Vertical Mixed Use
029-01013000	C2	C2	NO	701.06	2.75	6001 A NORTH HENRY BLV	029-01013000	COM	Low Density Vertical Mixed Use
029-01013001	C2	C2	YES	701.06	5.96	6043 A NORTH HENRY BLV	029-01013001	COM	Low Density Vertical Mixed Use
029-01013002	C2	C2	YES	701.06	5.06	6047 A NORTH HENRY BLV	029-01013002	COM	Low Density Vertical Mixed Use
029-01014000	C3	C3	NO	701.06	3.09	0	029-01014000	COM	Low Density Vertical Mixed Use
029-01014001	C3	C3	NO	701.06	2.37	6073 NORTH HENRY BLVD	029-01014001	COM	Low Density Vertical Mixed Use
029A01001000	PUD	PD	NO	701.06	0.59	101 VALLEYDALE DR	029A01001000	LD	Low Density Residential
029A01002000	PUD	PD	NO	701.06	0.56	107 VALLEYDALE DR	029A01002000	LD	Low Density Residential
029A01003000	PUD	PD	NO	701.06	0.55	113 VALLEYDALE DR	029A01003000	LD	Low Density Residential
029A01004000	PUD	PD	NO	701.06	0.53	119 VALLEYDALE DR	029A01004000	LD	Low Density Residential
029A01005000	PUD	PD	NO	701.06	0.50	125 VALLEYDALE DR	029A01005000	LD	Low Density Residential
029A01006000	PUD	PD	NO	701.06	0.60	16 STATION CT	029A01006000	LD	Low Density Residential
029A01007000	PUD	PD	NO	701.06	0.53	22 STATION CT	029A01007000	LD	Low Density Residential
029A01008000	PUD	PD	NO	701.06	0.52	19 STATION CT	029A01008000	LD	Low Density Residential
029A01009000	PUD	PD	NO	701.06	0.43	15 STATION CT	029A01009000	LD	Low Density Residential
029A01010000	PUD	PD	NO	701.06	0.41	300 GROVE HILL DR	029A01010000	LD	Low Density Residential
029A01011000	PUD	PD	NO	701.06	0.44	306 GROVE HILL DR	029A01011000	LD	Low Density Residential
029A01012000	PUD	PD	NO	701.06	0.44	312 GROVE HILL DR	029A01012000	LD	Low Density Residential
029A01013000	PUD	PD	NO	701.06	0.44	318 GROVE HILL DR	029A01013000	LD	Low Density Residential
029A01014000	PUD	PD	NO	701.06	0.57	324 GROVE HILL DR	029A01014000	LD	Low Density Residential
029A01015000	PUD	PD	NO	701.06	0.49	254 HILLANDALE DR	029A01015000	LD	Low Density Residential
029A01016000	PUD	PD	NO	701.06	0.41	248 HILLANDALE DR	029A01016000	LD	Low Density Residential
029A01017000	PUD	PD	NO	701.06	0.48	242 HILLANDALE DR	029A01017000	LD	Low Density Residential
029A01018000	PUD	PD	NO	701.06	0.43	236 HILLANDALE DR	029A01018000	LD	Low Density Residential
029A01019000	PUD	PD	NO	701.06	0.40	230 HILLANDALE DR	029A01019000	LD	Low Density Residential
029A01020000	PUD	PD	NO	701.06	0.41	224 HILLANDALE DR	029A01020000	LD	Low Density Residential
029A01021000	PUD	PD	NO	701.06	0.41	218 HILLANDALE DR	029A01021000	LD	Low Density Residential
029A01022000	PUD	PD	NO	701.06	0.39	212 HILLANDALE DR	029A01022000	LD	Low Density Residential
029A01023000	PUD	PD	NO	701.06	0.41	206 HILLANDALE DR	029A01023000	LD	Low Density Residential
029A01024000	PUD	PD	NO	701.06	0.52	200 HILLANDALE DR	029A01024000	LD	Low Density Residential
029A01025000	PUD	PD	NO	701.06	0.54	100 VALLEYDALE DR	029A01025000	LD	Low Density Residential
029A01026000	PUD	PD	NO	701.06	0.44	106 VALLEYDALE DR	029A01026000	LD	Low Density Residential
029A01027000	PUD	PD	NO	701.06	0.41	112 VALLEYDALE DR	029A01027000	LD	Low Density Residential
029A01028000	PUD	PD	NO	701.06	0.40	118 VALLEYDALE DR	029A01028000	LD	Low Density Residential
029A01029000	PUD	PD	NO	701.06	0.40	124 VALLEYDALE DR	029A01029000	LD	Low Density Residential
029A01030000	PUD	PD	NO	701.06	0.41	130 VALLEYDALE DR	029A01030000	LD	Low Density Residential
029A01031000	PUD	PD	NO	701.06	0.51	136 VALLEYDALE DR	029A01031000	LD	Low Density Residential
029A01032000	PUD	PD	NO	701.06	0.48	142 VALLEYDALE DR	029A01032000	LD	Low Density Residential
029A01033000	PUD	PD	NO	701.06	0.42	301 GROVE HILL DR	029A01033000	LD	Low Density Residential
029A01034000	PUD	PD	NO	701.06	0.45	307 GROVE HILL DR	029A01034000	LD	Low Density Residential

029A01035000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.43	313 GROVE HILL DR	029A01035000	LD	Low Density Residential
029A01036000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.41	319 GROVE HILL DR	029A01036000	LD	Low Density Residential
029A01037000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.37	325 GROVE HILL DR	029A01037000	LD	Low Density Residential
029A01038000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	331 GROVE HILL DR	029A01038000	LD	Low Density Residential
029A01039000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.39	337 GROVE HILL DR	029A01039000	LD	Low Density Residential
029A01040000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.39	343 GROVE HILL DR	029A01040000	LD	Low Density Residential
029A01041000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.47	201 HILLANDALE DR	029A01041000	LD	Low Density Residential
029A01042000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	207 HILLANDALE DR	029A01042000	LD	Low Density Residential
029A01043000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	213 HILLANDALE DR	029A01043000	LD	Low Density Residential
029A01044000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	219 HILLANDALE DR	029A01044000	LD	Low Density Residential
029A01045000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.41	225 HILLANDALE DR	029A01045000	LD	Low Density Residential
029A01046000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	231 HILLANDALE DR	029A01046000	LD	Low Density Residential
029A01047000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.41	237 HILLANDALE DR	029A01047000	LD	Low Density Residential
029A01048000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.41	243 HILLANDALE DR	029A01048000	LD	Low Density Residential
029A01049000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.46	249 HILLANDALE DR	029A01049000	LD	Low Density Residential
029A01050000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.43	255 HILLANDALE DR	029A01050000	LD	Low Density Residential
029A01051000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.45	344 GROVE HILL DR	029A01051000	LD	Low Density Residential
029A01052000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.46	350 GROVE HILL DR	029A01052000	LD	Low Density Residential
029A01053000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	356 GROVE HILL DR	029A01053000	LD	Low Density Residential
029A01054000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.45	362 GROVE HILL DR	029A01054000	LD	Low Density Residential
029A01055000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.35	368 GROVE HILL DR	029A01055000	LD	Low Density Residential
029A01056000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.52	374 GROVE HILL DR	029A01056000	LD	Low Density Residential
029A01057000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.44	349 GROVE HILL DR	029A01057000	LD	Low Density Residential
029A01058000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.48	401 CANNONBALL CT	029A01058000	LD	Low Density Residential
029A01059000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.52	405 CANNONBALL CT	029A01059000	LD	Low Density Residential
029A01060000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.46	409 CANNONBALL CT	029A01060000	LD	Low Density Residential
029A01061000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.45	413 CANNONBALL CT	029A01061000	LD	Low Density Residential
029A01062000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.47	417 CANNONBALL CT	029A01062000	LD	Low Density Residential
029A01063000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.44	421 CANNONBALL CT	029A01063000	LD	Low Density Residential
029A01064000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.47	425 CANNONBALL CT	029A01064000	LD	Low Density Residential
029A01065000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.47	429 CANNONBALL CT	029A01065000	LD	Low Density Residential
029A01066000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.59	433 CANNONBALL CT	029A01066000	LD	Low Density Residential
029A01067000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.65	437 CANNONBALL CT	029A01067000	LD	Low Density Residential
029A01068000	PUD	PD	YES	VALLEY HILL STATION	701.06	0.82	436 CANNONBALL CT	029A01068000	LD	Low Density Residential
029A01069000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.62	432 CANNONBALL CT	029A01069000	LD	Low Density Residential
029A01070000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.49	428 CANNONBALL CT	029A01070000	LD	Low Density Residential
029A01071000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.63	424 CANNONBALL CT	029A01071000	LD	Low Density Residential
029A01072000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.96	420 CANNONBALL CT	029A01072000	LD	Low Density Residential
029A01073000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.56	416 CANNONBALL CT	029A01073000	LD	Low Density Residential
029A01074000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	412 CANNONBALL CT	029A01074000	LD	Low Density Residential
029A01075000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.38	408 CANNONBALL CT	029A01075000	LD	Low Density Residential
029A01076000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.43	404 CANNONBALL CT	029A01076000	LD	Low Density Residential
029A01077000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.51	400 CANNONBALL CT	029A01077000	LD	Low Density Residential
029A01078000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.42	148 VALLEYDALE DR	029A01078000	LD	Low Density Residential
029A01079000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.42	152 VALLEYDALE DR	029A01079000	LD	Low Density Residential
029A01080000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.46	158 VALLEYDALE DR	029A01080000	LD	Low Density Residential
029A01081000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.50	164 VALLEYDALE DR	029A01081000	LD	Low Density Residential
029A01082000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.41	170 VALLEYDALE DR	029A01082000	LD	Low Density Residential
029A01083000	PUD	PD	YES	VALLEY HILL STATION	701.06	0.71	165 VALLEYDALE DR	029A01083000	LD	Low Density Residential
029A01084000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.77	159 VALLEYDALE DR	029A01084000	LD	Low Density Residential
029A01085000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.49	153 VALLEYDALE DR	029A01085000	LD	Low Density Residential
029A01086000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.39	380 GROVE HILL DR	029A01086000	LD	Low Density Residential
029A01087000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	386 GROVE HILL DR	029A01087000	LD	Low Density Residential
029A01088000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.45	392 GROVE HILL DR	029A01088000	LD	Low Density Residential
029A01089000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.36	398 GROVE HILL DR	029A01089000	LD	Low Density Residential

029A01090000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.51	404 GROVE HILL DR	029A01090000	LD	Low Density Residential
029A01091000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.38	410 GROVE HILL DR	029A01091000	LD	Low Density Residential
029A01092000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	416 GROVE HILL DR	029A01092000	LD	Low Density Residential
029A01093000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.34	422 GROVE HILL DR	029A01093000	LD	Low Density Residential
029A01094000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.42	428 GROVE HILL DR	029A01094000	LD	Low Density Residential
029A01095000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.38	434 GROVE HILL DR	029A01095000	LD	Low Density Residential
029A01096000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.50	440 GROVE HILL DR	029A01096000	LD	Low Density Residential
029A01097000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.44	373 GROVE HILL DR	029A01097000	LD	Low Density Residential
029A01098000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.33	377 GROVE HILL DR	029A01098000	LD	Low Density Residential
029A01099000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.48	383 GROVE HILL DR	029A01099000	LD	Low Density Residential
029A01100000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.47	389 GROVE HILL DR	029A01100000	LD	Low Density Residential
029A01101000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.46	101 TRESTLE CT	029A01101000	LD	Low Density Residential
029A01102000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.47	107 TRESTLE CT	029A01102000	LD	Low Density Residential
029A01103000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.44	113 TRESTLE CT	029A01103000	LD	Low Density Residential
029A01104000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.44	119 TRESTLE CT	029A01104000	LD	Low Density Residential
029A01105000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.64	118 TRESTLE CT	029A01105000	LD	Low Density Residential
029A01106000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.75	112 TRESTLE CT	029A01106000	LD	Low Density Residential
029A01107000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.41	106 TRESTLE CT	029A01107000	LD	Low Density Residential
029A01108000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.49	100 TRESTLE CT	029A01108000	LD	Low Density Residential
029A01109000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.55	446 GROVE HILL DR	029A01109000	LD	Low Density Residential
029A01110000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.38	452 GROVE HILL DR	029A01110000	LD	Low Density Residential
029A01111000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.40	458 GROVE HILL DR	029A01111000	LD	Low Density Residential
029A01112000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.37	464 GROVE HILL DR	029A01112000	LD	Low Density Residential
029A01113000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.54	470 GROVE HILL DR	029A01113000	LD	Low Density Residential
029A01114000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.46	476 GROVE HILL DR	029A01114000	LD	Low Density Residential
029A01115000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.50	482 GROVE HILL DR	029A01115000	LD	Low Density Residential
029A01116000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.43	488 GROVE HILL DR	029A01116000	LD	Low Density Residential
029A01117000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.42	494 GROVE HILL DR	029A01117000	LD	Low Density Residential
029A01118000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.46	500 GROVE HILL DR	029A01118000	LD	Low Density Residential
029A01119000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.59	508 GROVE HILL DR	029A01119000	LD	Low Density Residential
029A01120000	PUD	PD	YES	VALLEY HILL STATION	701.06	1.53	514 GROVE HILL DR	029A01120000	LD	Low Density Residential
029A01121000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.64	437 GROVE HILL DR	029A01121000	LD	Low Density Residential
029A01122000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.56	431 GROVE HILL DR	029A01122000	LD	Low Density Residential
029A01123000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.70	425 GROVE HILL DR	029A01123000	LD	Low Density Residential
029A01124000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.58	419 GROVE HILL DR	029A01124000	LD	Low Density Residential
029A01125000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.49	413 GROVE HILL DR	029A01125000	LD	Low Density Residential
029A01126000	PUD	PD	NO	VALLEY HILL STATION	701.06	0.73	407 GROVE HILL DR	029A01126000	LD	Low Density Residential
030-01001000	RR	RA	NO	APPLETON	701.11	1.18	385 FLIPPEN RD	030-01001000	MD	Medium Density Residential
030-01002000	PUD	MU	YES	APPLETON	701.11	10.76	415 FLIPPEN RD	030-01002000	MX	Medium Density Vertical Mixed Use
030-01002001	PUD	MU	NO	APPLETON	701.11	1.77	0 FLIPPEN RD	030-01002001	MX	Medium Density Vertical Mixed Use
030-01002002	PUD	MU	YES		701.11	5.78	0	030-01002002	MX	Medium Density Vertical Mixed Use
030-01003001	PUD	MU	NO		701.11	25.18	630 FLIPPEN RD	030-01003001	MX	Medium Density Vertical Mixed Use
030-01004000	PUD	MU	YES		701.11	256.27	380 FLIPPEN RD	030-01004000	MX	Medium Density Vertical Mixed Use
030-01004002	PUD	MU	NO		701.11	2.04	0 FLIPPEN RD	030-01004002	MX	Medium Density Vertical Mixed Use
030-01004003	PUD	MU	NO		701.11	2.06	0 FLIPPEN RD	030-01004003	MX	Medium Density Vertical Mixed Use
030-01004004	PUD	MU	YES		701.11	1.99	398 FLIPPEN RD	030-01004004	MX	Medium Density Vertical Mixed Use
030-01004005	PUD	MU	NO		701.11	4.87	390 FLIPPEN RD	030-01004005	MX	Medium Density Vertical Mixed Use
030-01004006	PUD	MU	YES		701.11	1.89	400 FLIPPEN RD	030-01004006	MX	Medium Density Vertical Mixed Use
030-01004008	PUD	MU	YES		701.11	3.38	384 FLIPPEN RD	030-01004008	MX	Medium Density Vertical Mixed Use
031-01001000	RR	RA	YES		701.11	10.13	125 RED OAK RD	031-01001000	PRC	Park/Recreation/Conservation
031-01001001	RR	RA	YES		701.11	69.28	0	031-01001001	PRC	Park/Recreation/Conservation
031-01003000	RR	RA	NO		701.11	1.22	701 FLIPPEN RD	031-01003000	MX	Medium Density Vertical Mixed Use
031-01005000	PUD	PD	NO		701.11	0.65	35 RED OAK RD	031-01005000	MX	Medium Density Vertical Mixed Use
031-01007000	RR	RA	NO		701.11	0.91	298 RED OAK RD	031-01007000	HD	High Density Residential
031-01008000	RR	RA	NO		701.11	0.56	280 RED OAK RD	031-01008000	HD	High Density Residential

031-01009000	RR	RA	NO	701.11	0.68	268 RED OAK RD	031-01009000	HD	High Density Residential
031-01010000	RR	RA	NO	701.11	0.52	248 RED OAK RD	031-01010000	HD	High Density Residential
031-01011000	RR	RA	NO	701.11	4.69	224 RED OAK RD	031-01011000	HD	High Density Residential
031-01013000	RR	RA	NO	701.11	0.94	142 RED OAK RD	031-01013000	HD	High Density Residential
031-01014000	RR	RA	NO	701.11	0.91	118 RED OAK RD	031-01014000	HD	High Density Residential
031-01015000	RR	RA	YES	701.11	0.93	112 RED OAK RD	031-01015000	HD	High Density Residential
031-01016000	C1	C1	NO	701.11	1.17	739 FLIPPEN RD	031-01016000	MX	Medium Density Vertical Mixed Use
031-01018000	C1	C1	YES	701.11	2.09	751 FLIPPEN RD	031-01018000	MX	Medium Density Vertical Mixed Use
031-01019000	C1	C1	YES	701.11	1.78	761 FLIPPEN RD	031-01019000	MX	Medium Density Vertical Mixed Use
031-01020000	PUD	PD	YES	701.11	3.74	0	031-01020000	MX	Medium Density Vertical Mixed Use
031-01022000	RR	RA	NO	701.11	1.31	170 BANKS DR	031-01022000	MD	Medium Density Residential
031-01023000	RR	RA	NO	701.11	1.07	190 BANKS DR	031-01023000	MD	Medium Density Residential
031-01024000	RR	RA	NO	701.11	4.30	248 BANKS RD	031-01024000	MD	Medium Density Residential
031-01025000	RR	RA	NO	701.11	1.29	231 BANKS RD	031-01025000	MD	Medium Density Residential
031-01026000	RR	RA	NO	701.11	3.41	235 BANKS RD	031-01026000	MD	Medium Density Residential
031-01027000	RR	RA	NO	701.11	7.67	301 BANKS RD	031-01027000	PRC	Park/Recreation/Conservation
031-01028000	RR	RA	NO	701.11	0.81	0	031-01028000	PRC	Park/Recreation/Conservation
031-01029000	RR	RA	NO	701.11	1.27	341 BANKS RD	031-01029000	MD	Medium Density Residential
031-01029005	RR	RA	NO	701.11	1.45	0	031-01029005	PI	Public/Institutional
031-01031000	RR	RA	NO	701.11	2.12	369 BANKS RD	031-01031000	MD	Medium Density Residential
031-01032000	RR	RA	NO	701.11	1.66	389 BANKS RD	031-01032000	MD	Medium Density Residential
031-01033000	RR	RA	NO	701.11	1.10	927 FLIPPEN RD	031-01033000	MD	Medium Density Residential
031-01034000	RR	RA	NO	701.11	3.89	957 FLIPPEN RD	031-01034000	MD	Medium Density Residential
031-01035000	RR	RA	NO	701.11	0.97	967 FLIPPEN RD	031-01035000	MD	Medium Density Residential
031-01036000	RR	RA	NO	701.11	2.37	73 BANKS DR	031-01036000	MD	Medium Density Residential
031-01038000	RR	RA	NO	701.11	1.00	115 BANKS DR	031-01038000	MD	Medium Density Residential
031-01039000	RR	RA	NO	701.11	1.02	145 BANKS DR	031-01039000	MD	Medium Density Residential
031-01040000	RR	RA	NO	701.11	1.52	165 BANKS DR	031-01040000	MD	Medium Density Residential
031-01040001	RR	RA	NO	701.11	1.49	0	031-01040001	MD	Medium Density Residential
031-01040002	RR	RA	NO	701.11	1.38	185 BANKS DR	031-01040002	MD	Medium Density Residential
031-01040003	RR	RA	NO	701.11	0.71	195 BANKS DR	031-01040003	MD	Medium Density Residential
031-01040004	RR	RA	NO	701.11	1.19	158 BANKS DR	031-01040004	MD	Medium Density Residential
031-01041000	RR	RA	NO	701.11	1.43	140 BANKS DR	031-01041000	MD	Medium Density Residential
031-01042000	RR	RA	NO	701.11	1.40	120 BANKS DR	031-01042000	MD	Medium Density Residential
031-01043000	RR	RA	NO	701.11	1.14	76 BANKS DR	031-01043000	MD	Medium Density Residential
031-01045000	RR	RA	NO	701.11	0.91	989 FLIPPEN RD	031-01045000	MD	Medium Density Residential
031-01045001	RR	RA	NO	701.11	1.52	50 BANKS DR	031-01045001	MD	Medium Density Residential
031-01045002	RR	RA	NO	701.11	1.47	160 BANKS DR	031-01045002	MD	Medium Density Residential
031-01045004	RR	RA	NO	701.11	1.26	170 BANKS DR	031-01045004	MD	Medium Density Residential
031-01046000	RR	RA	NO	701.11	0.61	1001 FLIPPEN RD	031-01046000	MD	Medium Density Residential
031-01047000	RR	RA	NO	701.11	9.01	0	031-01047000	MD	Medium Density Residential
031-01048000	RR	RA	NO	701.11	0.47	1011 FLIPPEN RD	031-01048000	MD	Medium Density Residential
031-01049000	RR	RA	NO	701.11	5.70	1027 FLIPPEN RD	031-01049000	MD	Medium Density Residential
031-01050000	RR	RA	NO	701.11	0.88	1041 FLIPPEN RD	031-01050000	MD	Medium Density Residential
031-01051000	RR	RA	NO	701.11	5.25	1055 FLIPPEN RD	031-01051000	MD	Medium Density Residential
031-01056000	RR	RA	NO	701.11	0.80	1061 FLIPPEN RD	031-01051000	HD	High Density Residential
031-02001001	C1	C1	NO	701.11	0.54	0	031-01056000	HD	High Density Residential
031-02001012	C1	C1	NO	701.11	0.99	4475 WALT STEPHENS RD	031-02001001	MX	Medium Density Vertical Mixed Use
031-02001013	PUD	PD	NO	701.11	2.17	700 FLIPPEN RD	031-02001012	MX	Medium Density Vertical Mixed Use
031-02001014	PUD	PD	NO	701.11	0.62	0 FLIPPEN RD	031-02001013	MX	Medium Density Vertical Mixed Use
031-02001015	PUD	PD	NO	701.11	1.66	4453 WALT STEPHENS RD	031-02001014	MX	Medium Density Vertical Mixed Use
031-02002000	C1	C1	NO	701.11	0.41	0 WALT STEPHENS RD	031-02001015	MX	Medium Density Vertical Mixed Use
031-02002001	C1	C1	NO	701.11	0.93	4470 WALT STEPHENS RD	031-02002000	MX	Medium Density Vertical Mixed Use
031-02002002	C1	C1	NO	701.11	0.57	4460 WALT STEPHENS RD	031-02002001	MX	Medium Density Vertical Mixed Use
031-02003000	RR	RA	NO	701.11	2.48	4370 WALT STEPHENS RD	031-02002002	MX	Medium Density Vertical Mixed Use

031-02004000	RR	RA	NO		701.11	1.72	4360 WALT STEPHENS RD	031-02003000	MX	Medium Density Vertical Mixed Use
031-02005000	RR	RA	NO		701.11	6.29	4350 WALT STEPHENS RD	031-02004000	MX	Medium Density Vertical Mixed Use
031-02006000	RR	RA	NO		701.11	8.78	4290 WALT STEPHENS RD	031-02005000	MX	Medium Density Vertical Mixed Use
031-02006005	RR	RA	NO		701.11	6.29	0	031-02006000	MX	Medium Density Vertical Mixed Use
031-02007000	RR	RA	NO		701.11	0.15	4253 WALT STEPHENS RD	031-02006005	MX	Medium Density Vertical Mixed Use
031-02007002	PUD	MU	NO		701.11	9.16	4251 WALT STEPHENS RD	031-02007000	MX	Medium Density Vertical Mixed Use
031-02018002	RR	RA	NO		701.11	1.18	960 FLIPPEN RD	031-02007002	MX	Medium Density Vertical Mixed Use
031-02024000	RR	RA	NO		701.11	1.31	0	031-02018002	MX	Medium Density Vertical Mixed Use
031-02025000	RR	RA	NO		701.11	4.68	0	031-02024000	MX	Medium Density Vertical Mixed Use
031-02026000	RR	RA	NO		701.11	5.21	0	031-02025000	MX	Medium Density Vertical Mixed Use
031-02028000	RR	RA	NO		701.11	3.39	966 FLIPPEN RD	031-02026000	MX	Medium Density Vertical Mixed Use
031-02030000	RR	RA	NO		701.11	0.92	998 FLIPPEN RD	031-02028000	MX	Medium Density Vertical Mixed Use
031-02031000	RR	RA	NO		701.11	1.92	978 FLIPPEN RD	031-02030000	MX	Medium Density Vertical Mixed Use
031-02032000	SR	R3	NO		701.11	0.68	968 FLIPPEN RD	031-02031000	MX	Medium Density Vertical Mixed Use
031-02032001	SR	R3	NO		701.11	0.94	964 FLIPPEN RD	031-02032000	MX	Medium Density Vertical Mixed Use
031-02034000	RR	RA	NO		701.11	5.07	930 FLIPPEN RD	031-02032001	MX	Medium Density Vertical Mixed Use
031A01001000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	15 CARRERA RD	031-02034000	MX	Medium Density Vertical Mixed Use
031A01002000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	25 CARRERA RD	031A01001000	HD	High Density Residential
031A01003000	PUD	PD	NO	EAGLE RIDGE	701.11	0.38	235 TAIT RD	031A01002000	HD	High Density Residential
031A01004000	PUD	PD	NO	EAGLE RIDGE	701.11	0.43	225 TAIT RD	031A01003000	HD	High Density Residential
031A01005000	PUD	PD	YES	EAGLE RIDGE	701.11	0.56	215 TAIT RD	031A01004000	MX	Medium Density Vertical Mixed Use
031A01006000	PUD	PD	YES	EAGLE RIDGE	701.11	0.75	205 TAIT RD	031A01005000	MX	Medium Density Vertical Mixed Use
031A01007000	PUD	PD	YES	EAGLE RIDGE	701.11	0.48	195 TAIT RD	031A01006000	MX	Medium Density Vertical Mixed Use
031A01008000	PUD	PD	YES	EAGLE RIDGE	701.11	0.28	185 TAIT RD	031A01007000	MX	Medium Density Vertical Mixed Use
031A01009000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	175 TAIT RD	031A01008000	MX	Medium Density Vertical Mixed Use
031A01010000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	165 TAIT RD	031A01009000	MX	Medium Density Vertical Mixed Use
031A01011000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	155 TAIT RD	031A01010000	MX	Medium Density Vertical Mixed Use
031A02001000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	145 TAIT RD	031A01011000	HD	High Density Residential
031A02002000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	135 TAIT RD	031A02001000	HD	High Density Residential
031A02003000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	125 TAIT RD	031A02002000	HD	High Density Residential
031A02004000	PUD	PD	NO	EAGLE RIDGE	701.11	0.50	115 TAIT RD	031A02003000	HD	High Density Residential
031A02005000	PUD	PD	NO	EAGLE RIDGE	701.11	0.36	100 TAIT RD	031A02004000	HD	High Density Residential
031A02006000	PUD	PD	NO	EAGLE RIDGE	701.11	0.57	110 TAIT RD	031A02005000	HD	High Density Residential
031A02007000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	120 TAIT RD	031A02006000	HD	High Density Residential
031A02008000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	130 TAIT RD	031A02007000	HD	High Density Residential
031A02009000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	140 TAIT RD	031A02008000	HD	High Density Residential
031A02010000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	150 TAIT RD	031A02009000	HD	High Density Residential
031A02011000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	160 TAIT RD	031A02010000	HD	High Density Residential
031A02012000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	170 TAIT RD	031A02011000	HD	High Density Residential
031A02013000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	180 TAIT RD	031A02012000	HD	High Density Residential
031A02014000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	190 TAIT RD	031A02013000	HD	High Density Residential
031A02015000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	200 TAIT RD	031A02014000	HD	High Density Residential
031A02016000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	35 CARRERA RD	031A02015000	HD	High Density Residential
031A02017000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	45 CARRERA RD	031A02016000	HD	High Density Residential
031A02018000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	55 CARRERA RD	031A02017000	HD	High Density Residential
031A02019000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	65 CARRERA RD	031A02018000	HD	High Density Residential
031A02020000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	75 CARRERA RD	031A02019000	HD	High Density Residential
031A02021000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	85 CARRERA RD	031A02020000	HD	High Density Residential
031A02022000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	95 CARRERA RD	031A02021000	HD	High Density Residential
031A02023000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	105 CARRERA RD	031A02022000	HD	High Density Residential
031A02024000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	115 CARRERA RD	031A02023000	HD	High Density Residential
031A02025000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	125 CARRERA RD	031A02024000	HD	High Density Residential
031A02026000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	135 CARRERA RD	031A02025000	HD	High Density Residential
031A02027000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	192 EAGLE WAY	031A02026000	HD	High Density Residential
031A02028000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	188 EAGLE WAY	031A02027000	HD	High Density Residential

031A02029000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	184 EAGLE WAY	031A02028000	HD	High Density Residential
031A02030000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	180 EAGLE WAY	031A02029000	HD	High Density Residential
031A02031000	PUD	PD	NO	EAGLE RIDGE	701.11	0.41	176 EAGLE WAY	031A02030000	HD	High Density Residential
031A02032000	PUD	PD	NO	EAGLE RIDGE	701.11	0.58	172 EAGLE WAY	031A02031000	HD	High Density Residential
031A02033000	PUD	PD	NO	EAGLE RIDGE	701.11	0.56	168 EAGLE WAY	031A02032000	HD	High Density Residential
031A02034000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	164 EAGLE WAY	031A02033000	HD	High Density Residential
031A02035000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	160 EAGLE WAY	031A02034000	HD	High Density Residential
031A02036000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	156 EAGLE WAY	031A02035000	HD	High Density Residential
031A02037000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	152 EAGLE WAY	031A02036000	HD	High Density Residential
031A02038000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	150 EAGLE WAY	031A02037000	HD	High Density Residential
031A02039000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	148 EAGLE WAY	031A02038000	HD	High Density Residential
031A02040000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	144 EAGLE WAY	031A02039000	HD	High Density Residential
031A02041000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	142 EAGLE WAY	031A02040000	HD	High Density Residential
031A02042000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	138 EAGLE WAY	031A02041000	HD	High Density Residential
031A02043000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	132 EAGLE WAY	031A02042000	HD	High Density Residential
031A02044000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	128 EAGLE WAY	031A02043000	HD	High Density Residential
031A02045000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	124 EAGLE WAY	031A02044000	HD	High Density Residential
031A02046000	PUD	PD	NO	EAGLE RIDGE	701.11	0.32	120 EAGLE WAY	031A02045000	HD	High Density Residential
031A02047000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	116 EAGLE WAY	031A02046000	HD	High Density Residential
031A02048000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	112 EAGLE WAY	031A02047000	HD	High Density Residential
031A02049000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	108 EAGLE WAY	031A02048000	HD	High Density Residential
031A02050000	PUD	PD	NO	EAGLE RIDGE	701.11	0.32	104 EAGLE WAY	031A02049000	HD	High Density Residential
031A02051000	PUD	PD	NO	EAGLE RIDGE	701.11	0.37	100 EAGLE WAY	031A02050000	HD	High Density Residential
031A02052000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	97 EAGLE WAY	031A02051000	HD	High Density Residential
031A02053000	PUD	PD	NO	EAGLE RIDGE	701.11	0.37	101 EAGLE WAY	031A02052000	HD	High Density Residential
031A02054000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	103 EAGLE WAY	031A02053000	HD	High Density Residential
031A02055000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	105 EAGLE WAY	031A02054000	HD	High Density Residential
031A02056000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	109 EAGLE WAY	031A02055000	HD	High Density Residential
031A02057000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	113 EAGLE WAY	031A02056000	HD	High Density Residential
031A02058000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	117 EAGLE WAY	031A02057000	HD	High Density Residential
031A02059000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	121 EAGLE WAY	031A02058000	HD	High Density Residential
031A02060000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	125 EAGLE WAY	031A02059000	HD	High Density Residential
031A02061000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	133 EAGLE WAY	031A02060000	HD	High Density Residential
031A02062000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	139 EAGLE WAY	031A02061000	HD	High Density Residential
031A02063000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	143 EAGLE WAY	031A02062000	HD	High Density Residential
031A02064000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	149 EAGLE WAY	031A02063000	HD	High Density Residential
031A02065000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	153 EAGLE WAY	031A02064000	HD	High Density Residential
031A02066000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	157 EAGLE WAY	031A02065000	HD	High Density Residential
031A02067000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	161 EAGLE WAY	031A02066000	HD	High Density Residential
031A02068000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	175 EAGLE WAY	031A02067000	HD	High Density Residential
031A02069000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	179 EAGLE WAY	031A02068000	HD	High Density Residential
031A02070000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	301 EAGLE CT	031A02069000	HD	High Density Residential
031A02071000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	305 EAGLE CT	031A02070000	HD	High Density Residential
031A02072000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	309 EAGLE CT	031A02071000	HD	High Density Residential
031A02073000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	313 EAGLE CT	031A02072000	HD	High Density Residential
031A02074000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	325 EAGLE CT	031A02073000	HD	High Density Residential
031A02075000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	330 EAGLE CT	031A02074000	HD	High Density Residential
031A02076000	PUD	PD	NO	EAGLE RIDGE	701.11	0.47	324 EAGLE CT	031A02075000	HD	High Density Residential
031A02077000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	318 EAGLE CT	031A02076000	HD	High Density Residential
031A02078000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	312 EAGLE CT	031A02077000	HD	High Density Residential
031A02079000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	306 EAGLE CT	031A02078000	HD	High Density Residential
031A02080000	PUD	PD	NO	EAGLE RIDGE	701.11	0.40	300 EAGLE CT	031A02079000	HD	High Density Residential
031A02081000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	185 EAGLE WAY	031A02080000	HD	High Density Residential
031A02082000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	189 EAGLE WAY	031A02081000	HD	High Density Residential
031A02083000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	193 EAGLE WAY	031A02082000	HD	High Density Residential

031A02084000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	197 EAGLE WAY	031A02083000	HD	High Density Residential
031A02085000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	201 BARON CT	031A02084000	HD	High Density Residential
031A02086000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	205 BARON CT	031A02085000	HD	High Density Residential
031A02087000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	209 BARON CT	031A02086000	HD	High Density Residential
031A02088000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	213 BARON CT	031A02087000	HD	High Density Residential
031A02089000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	217 BARON CT	031A02088000	HD	High Density Residential
031A02090000	PUD	PD	NO	EAGLE RIDGE	701.11	0.37	225 BARON CT	031A02089000	HD	High Density Residential
031A02091000	PUD	PD	NO	EAGLE RIDGE	701.11	0.37	234 BARON CT	031A02090000	HD	High Density Residential
031A02092000	PUD	PD	NO	EAGLE RIDGE	701.11	0.42	230 BARON CT	031A02091000	HD	High Density Residential
031A02093000	PUD	PD	NO	EAGLE RIDGE	701.11	0.39	224 BARON CT	031A02092000	HD	High Density Residential
031A02094000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	218 BARON CT	031A02093000	HD	High Density Residential
031A02095000	PUD	PD	NO	EAGLE RIDGE	701.11	0.32	212 BARON CT	031A02094000	HD	High Density Residential
031A02096000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	206 BARON CT	031A02095000	HD	High Density Residential
031A02097000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	200 BARON CT	031A02096000	HD	High Density Residential
031A02098000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	203 EAGLE WAY	031A02097000	HD	High Density Residential
031A02099000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	207 EAGLE WAY	031A02098000	HD	High Density Residential
031A02100000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	215 EAGLE WAY	031A02099000	HD	High Density Residential
031A02101000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	219 EAGLE WAY	031A02100000	HD	High Density Residential
031A02102000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	223 EAGLE WAY	031A02101000	HD	High Density Residential
031A02103000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	229 EAGLE WAY	031A02102000	HD	High Density Residential
031A02104000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	233 EAGLE WAY	031A02103000	HD	High Density Residential
031A02105000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	237 EAGLE WAY	031A02104000	HD	High Density Residential
031A02106000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	241 EAGLE WAY	031A02105000	HD	High Density Residential
031A02107000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	245 EAGLE WAY	031A02106000	HD	High Density Residential
031A02108000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	251 EAGLE WAY	031A02107000	HD	High Density Residential
031A02109000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	255 EAGLE WAY	031A02108000	HD	High Density Residential
031A02110000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	259 EAGLE WAY	031A02109000	HD	High Density Residential
031A02111000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	263 EAGLE WAY	031A02110000	HD	High Density Residential
031A02112000	PUD	PD	NO	EAGLE RIDGE	701.11	0.39	267 EAGLE WAY	031A02111000	HD	High Density Residential
031A02113000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	271 EAGLE WAY	031A02112000	HD	High Density Residential
031A02114000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	275 EAGLE WAY	031A02113000	HD	High Density Residential
031A02115000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	281 EAGLE WAY	031A02114000	HD	High Density Residential
031A02116000	PUD	PD	NO	EAGLE RIDGE	701.11	0.19	285 EAGLE WAY	031A02115000	HD	High Density Residential
031A02117000	PUD	PD	NO	EAGLE RIDGE	701.11	0.17	289 EAGLE WAY	031A02116000	HD	High Density Residential
031A02118000	PUD	PD	NO	EAGLE RIDGE	701.11	0.19	293 EAGLE WAY	031A02117000	HD	High Density Residential
031A02119000	PUD	PD	NO	EAGLE RIDGE	701.11	0.17	297 EAGLE WAY	031A02118000	HD	High Density Residential
031A02120000	PUD	PD	NO	EAGLE RIDGE	701.11	0.17	301 EAGLE WAY	031A02119000	HD	High Density Residential

031A02139000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	705 JOHNSON CT	031A02138000	HD	High Density Residential
031A02140000	PUD	PD	NO	EAGLE RIDGE	701.11	0.74	721 JOHNSON CT	031A02139000	HD	High Density Residential
031A02141000	PUD	PD	NO	EAGLE RIDGE	701.11	0.48	731 JOHNSON CT	031A02140000	HD	High Density Residential
031A02142000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	739 JOHNSON CT	031A02141000	HD	High Density Residential
031A02143000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	745 JOHNSON CT	031A02142000	HD	High Density Residential
031A02144000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	749 JOHNSON CT	031A02143000	HD	High Density Residential
031A02145000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	753 JOHNSON CT	031A02144000	HD	High Density Residential
031A02146000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	757 JOHNSON CT	031A02145000	HD	High Density Residential
031A02147000	PUD	PD	NO	EAGLE RIDGE	701.11	0.35	761 JOHNSON CT	031A02146000	HD	High Density Residential
031A02148000	PUD	PD	NO	EAGLE RIDGE	701.11	0.58	760 JOHNSON CT	031A02147000	HD	High Density Residential
031A02149000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	756 JOHNSON CT	031A02148000	HD	High Density Residential
031A02150000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	752 JOHNSON CT	031A02149000	HD	High Density Residential
031A02151000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	748 JOHNSON CT	031A02150000	HD	High Density Residential
031A02152000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	744 JOHNSON CT	031A02151000	HD	High Density Residential
031A02153000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	740 JOHNSON CT	031A02152000	HD	High Density Residential
031A02154000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	736 JOHNSON CT	031A02153000	HD	High Density Residential
031A02155000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	732 JOHNSON CT	031A02154000	HD	High Density Residential
031A02156000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	728 JOHNSON CT	031A02155000	HD	High Density Residential
031A02157000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	724 JOHNSON CT	031A02156000	HD	High Density Residential
031A02158000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	720 JOHNSON CT	031A02157000	HD	High Density Residential
031A02159000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	716 JOHNSON CT	031A02158000	HD	High Density Residential
031A02160000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	712 JOHNSON CT	031A02159000	HD	High Density Residential
031A02161000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	708 JOHNSON CT	031A02160000	HD	High Density Residential
031A02162000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	704 JOHNSON CT	031A02161000	HD	High Density Residential
031A02163000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	700 JOHNSON CT	031A02162000	HD	High Density Residential
031A02164000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	613 DELAY WAY	031A02163000	HD	High Density Residential
031A02165000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	617 DELAY WAY	031A02164000	HD	High Density Residential
031A02166000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	621 DELAY WAY	031A02165000	HD	High Density Residential
031A02167000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	625 DELAY WAY	031A02166000	HD	High Density Residential
031A02168000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	629 DELAY WAY	031A02167000	HD	High Density Residential
031A02169000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	633 DELAY WAY	031A02168000	HD	High Density Residential
031A02170000	PUD	PD	NO	EAGLE RIDGE	701.11	0.47	637 DELAY WAY	031A02169000	HD	High Density Residential
031A02171000	PUD	PD	NO	EAGLE RIDGE	701.11	0.41	641 DELAY WAY	031A02170000	HD	High Density Residential
031A02172000	PUD	PD	NO	EAGLE RIDGE	701.11	0.39	642 DELAY WAY	031A02171000	HD	High Density Residential
031A02173000	PUD	PD	NO	EAGLE RIDGE	701.11	0.40	638 DELAY WAY	031A02172000	HD	High Density Residential
031A02174000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	634 DELAY WAY	031A02173000	HD	High Density Residential
031A02175000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	630 DELAY WAY	031A02174000	HD	High Density Residential
031A02176000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	626 DELAY WAY	031A02175000	HD	High Density Residential
031A02177000	PUD	PD	NO	EAGLE RIDGE	701.11	0.36	622 DELAY WAY	031A02176000	HD	High Density Residential
031A02178000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	618 DELAY WAY	031A02177000	HD	High Density Residential
031A02179000	PUD	PD	NO	EAGLE RIDGE	701.11	0.19	612 DELAY WAY	031A02178000	HD	High Density Residential
031A02180000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	606 DELAY WAY	031A02179000	HD	High Density Residential
031A02181000	PUD	PD	NO	EAGLE RIDGE	701.11	0.19	278 EAGLE WAY	031A02180000	HD	High Density Residential
031A02182000	PUD	PD	NO	EAGLE RIDGE	701.11	0.17	274 EAGLE WAY	031A02181000	HD	High Density Residential
031A02183000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	270 EAGLE WAY	031A02182000	HD	High Density Residential
031A02184000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	264 EAGLE WAY	031A02183000	HD	High Density Residential
031A02185000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	528 BROOKSTONE WAY	031A02184000	HD	High Density Residential
031A02186000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	524 BROOKSTONE WAY	031A02185000	HD	High Density Residential
031A02187000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	520 BROOKSTONE WAY	031A02186000	HD	High Density Residential
031A02188000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	516 BROOKSTONE WAY	031A02187000	HD	High Density Residential
031A02189000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	512 BROOKSTONE WAY	031A02188000	HD	High Density Residential
031A02190000	PUD	PD	NO	EAGLE RIDGE	701.11	0.35	506 BROOKSTONE WAY	031A02189000	HD	High Density Residential
031A03001000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	10 CARRERA RD	031A02190000	HD	High Density Residential
031A03002000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	20 CARRERA RD	031A03001000	HD	High Density Residential
031A03003000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	295 TAIT RD	031A03002000	HD	High Density Residential

031A03004000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	299 TAIT RD	031A03003000	HD	High Density Residential
031A03005000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	303 TAIT RD	031A03004000	HD	High Density Residential
031A03006000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	307 TAIT RD	031A03005000	HD	High Density Residential
031A03007000	PUD	PD	NO	EAGLE RIDGE	701.11	0.37	311 TAIT RD	031A03006000	HD	High Density Residential
031A03008000	PUD	PD	NO	EAGLE RIDGE	701.11	0.43	315 TAIT RD	031A03007000	HD	High Density Residential
031A03009000	PUD	PD	NO	EAGLE RIDGE	701.11	0.38	319 TAIT RD	031A03008000	HD	High Density Residential
031A03010000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	323 TAIT RD	031A03009000	HD	High Density Residential
031A03011000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	327 TAIT RD	031A03010000	HD	High Density Residential
031A03012000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	331 TAIT RD	031A03011000	HD	High Density Residential
031A03013000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	335 TAIT RD	031A03012000	HD	High Density Residential
031A03014000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	339 TAIT RD	031A03013000	HD	High Density Residential
031A03015000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	343 TAIT RD	031A03014000	HD	High Density Residential
031A03016000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	347 TAIT RD	031A03015000	HD	High Density Residential
031A03017000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	351 TAIT RD	031A03016000	HD	High Density Residential
031A03018000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	355 TAIT RD	031A03017000	HD	High Density Residential
031A03019000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	359 TAIT RD	031A03018000	HD	High Density Residential
031A03020000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	363 TAIT RD	031A03019000	HD	High Density Residential
031A03021000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	367 TAIT RD	031A03020000	HD	High Density Residential
031A03022000	PUD	PD	NO	EAGLE RIDGE	701.11	0.32	371 TAIT RD	031A03021000	HD	High Density Residential
031A04001000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	110 CARRERA RD	031A03022000	HD	High Density Residential
031A04002000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	100 CARRERA RD	031A04001000	HD	High Density Residential
031A04003000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	90 CARRERA RD	031A04002000	HD	High Density Residential
031A04004000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	80 CARRERA RD	031A04003000	HD	High Density Residential
031A04005000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	70 CARRERA RD	031A04004000	HD	High Density Residential
031A04006000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	60 CARRERA RD	031A04005000	HD	High Density Residential
031A04007000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	50 CARRERA RD	031A04006000	HD	High Density Residential
031A04008000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	40 CARRERA RD	031A04007000	HD	High Density Residential
031A04009000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	30 CARRERA RD	031A04008000	HD	High Density Residential
031A04010000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	210 TAIT RD	031A04009000	HD	High Density Residential
031A04011000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	201 ALEXIS AVE	031A04010000	HD	High Density Residential
031A04012000	PUD	PD	NO	EAGLE RIDGE	701.11	0.37	203 ALEXIS AVE	031A04011000	HD	High Density Residential
031A04013000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	209 ALEXIS AVE	031A04012000	HD	High Density Residential
031A04014000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	213 ALEXIS AVE	031A04013000	HD	High Density Residential
031A04015000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	225 ALEXIS AVE	031A04014000	HD	High Density Residential
031A04016000	PUD	PD	NO	EAGLE RIDGE	701.11	0.56	231 ALEXIS AVE	031A04015000	HD	High Density Residential
031A04017000	PUD	PD	NO	EAGLE RIDGE	701.11	0.56	235 ALEXIS AVE	031A04016000	HD	High Density Residential
031A04018000	PUD	PD	NO	EAGLE RIDGE	701.11	0.83	240 ALEXIS AVE	031A04017000	HD	High Density Residential
031A04019000	PUD	PD	NO	EAGLE RIDGE	701.11	0.42	236 ALEXIS AVE	031A04018000	HD	High Density Residential
031A04020000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	232 ALEXIS AVE	031A04019000	HD	High Density Residential
031A04021000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	228 ALEXIS AVE	031A04020000	HD	High Density Residential
031A04022000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	224 ALEXIS AVE	031A04021000	HD	High Density Residential
031A04023000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	220 ALEXIS AVE	031A04022000	HD	High Density Residential
031A04024000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	216 ALEXIS AVE	031A04023000	HD	High Density Residential
031A04025000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	212 ALEXIS AVE	031A04024000	HD	High Density Residential
031A04026000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	208 ALEXIS AVE	031A04025000	HD	High Density Residential
031A04027000	PUD	PD	NO	EAGLE RIDGE	701.11	0.21	204 ALEXIS AVE	031A04026000	HD	High Density Residential
031A04028000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	200 ALEXIS AVE	031A04027000	HD	High Density Residential
031A04029000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	320 TAIT RD	031A04028000	HD	High Density Residential
031A04030000	PUD	PD	NO	EAGLE RIDGE	701.11	0.27	324 TAIT RD	031A04029000	HD	High Density Residential
031A04031000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	328 TAIT RD	031A04030000	HD	High Density Residential
031A04032000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	332 TAIT RD	031A04031000	HD	High Density Residential
031A04033000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	340 TAIT RD	031A04032000	HD	High Density Residential
031A04034000	PUD	PD	NO	EAGLE RIDGE	701.11	0.32	346 TAIT RD	031A04033000	HD	High Density Residential
031A04035000	PUD	PD	NO	EAGLE RIDGE	701.11	0.29	350 TAIT RD	031A04034000	HD	High Density Residential
031A04036000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	354 TAIT RD	031A04035000	HD	High Density Residential

031A04037000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	358 TAIT RD	031A04036000	HD	High Density Residential
031A04038000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	362 TAIT RD	031A04037000	HD	High Density Residential
031A04039000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	303 NICOLE TER	031A04038000	HD	High Density Residential
031A04040000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	305 NICOLE TER	031A04039000	HD	High Density Residential
031A04041000	PUD	PD	NO	EAGLE RIDGE	701.11	0.52	306 NICOLE TER	031A04040000	HD	High Density Residential
031A04042000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	304 NICOLE TER	031A04041000	HD	High Density Residential
031A04043000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	300 NICOLE TER	031A04042000	HD	High Density Residential
031A04044000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	366 TAIT RD	031A04043000	HD	High Density Residential
031A04045000	PUD	PD	NO	EAGLE RIDGE	701.11	0.37	368 TAIT RD	031A04044000	HD	High Density Residential
031A04046000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	370 TAIT RD	031A04045000	HD	High Density Residential
031A04047000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	372 TAIT RD	031A04046000	HD	High Density Residential
031A04048000	PUD	PD	NO	EAGLE RIDGE	701.11	0.36	374 TAIT RD	031A04047000	HD	High Density Residential
031A04049000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	232 EAGLE WAY	031A04048000	HD	High Density Residential
031A04050000	PUD	PD	NO	EAGLE RIDGE	701.11	0.42	228 EAGLE WAY	031A04049000	HD	High Density Residential
031A04051000	PUD	PD	NO	EAGLE RIDGE	701.11	0.31	224 EAGLE WAY	031A04050000	HD	High Density Residential
031A04052000	PUD	PD	NO	EAGLE RIDGE	701.11	0.26	220 EAGLE WAY	031A04051000	HD	High Density Residential
031A04053000	PUD	PD	NO	EAGLE RIDGE	701.11	0.35	216 EAGLE WAY	031A04052000	HD	High Density Residential
031A04054000	PUD	PD	NO	EAGLE RIDGE	701.11	0.32	212 EAGLE WAY	031A04053000	HD	High Density Residential
031A04055000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	208 EAGLE WAY	031A04054000	HD	High Density Residential
031A04056000	PUD	PD	NO	EAGLE RIDGE	701.11	0.33	204 EAGLE WAY	031A04055000	HD	High Density Residential
031A04057000	PUD	PD	NO	EAGLE RIDGE	701.11	0.36	200 EAGLE WAY	031A04056000	HD	High Density Residential
031A04058000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	140 CARRERA RD	031A04057000	HD	High Density Residential
031A04059000	PUD	PD	NO	EAGLE RIDGE	701.11	0.25	130 CARRERA RD	031A04058000	HD	High Density Residential
031A04060000	PUD	PD	NO	EAGLE RIDGE	701.11	0.30	120 CARRERA RD	031A04059000	HD	High Density Residential
031A04061000	PUD	PD	NO	EAGLE RIDGE	701.11	0.28	406 TRINKLE CT	031A04060000	HD	High Density Residential
031A04062000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	412 TRINKLE CT	031A04061000	HD	High Density Residential
031A04063000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	418 TRINKLE CT	031A04062000	HD	High Density Residential
031A04064000	PUD	PD	NO	EAGLE RIDGE	701.11	0.39	424 TRINKLE CT	031A04063000	HD	High Density Residential
031A04065000	PUD	PD	NO	EAGLE RIDGE	701.11	0.36	423 TRINKLE CT	031A04064000	HD	High Density Residential
031A04066000	PUD	PD	NO	EAGLE RIDGE	701.11	0.49	417 TRINKLE CT	031A04065000	HD	High Density Residential
031A04067000	PUD	PD	NO	EAGLE RIDGE	701.11	0.22	413 TRINKLE CT	031A04066000	HD	High Density Residential
031A04068000	PUD	PD	NO	EAGLE RIDGE	701.11	0.16	409 TRINKLE CT	031A04067000	HD	High Density Residential
031A04069000	PUD	PD	NO	EAGLE RIDGE	701.11	0.20	405 TRINKLE CT	031A04068000	HD	High Density Residential
031A04070000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	248 EAGLE WAY	031A04069000	HD	High Density Residential
031A04071000	PUD	PD	NO	EAGLE RIDGE	701.11	0.19	252 EAGLE WAY	031A04070000	HD	High Density Residential
031A04072000	PUD	PD	NO	EAGLE RIDGE	701.11	0.23	531 BROOKSTONE WAY	031A04071000	HD	High Density Residential
031A04073000	PUD	PD	NO	EAGLE RIDGE	701.11	0.20	525 BROOKSTONE WAY	031A04072000	HD	High Density Residential
031A04074000	PUD	PD	NO	EAGLE RIDGE	701.11	0.24	519 BROOKSTONE WAY	031A04073000	HD	High Density Residential
031A04075000	PUD	PD	NO	EAGLE RIDGE	701.11	0.34	513 BROOKSTONE WAY	031A04074000	HD	High Density Residential
031A04076000	PUD	PD	NO	EAGLE RIDGE	701.11	0.46	507 BROOKSTONE WAY	031A04075000	HD	High Density Residential
031B01001000	PUD	PD	NO	NORTHWIND	701.11	0.35	95 NORTHWIND DR	031A04076000	HD	High Density Residential
031B01002000	PUD	PD	NO	NORTHWIND	701.11	0.28	99 NORTHWIND DR	031B01001000	MX	Medium Density Vertical Mixed Use
031B01003000	PUD	PD	NO	NORTHWIND	701.11	0.34	320 NORTHWIND DR	031B01002000	MX	Medium Density Vertical Mixed Use
031B01004000	PUD	PD	NO	NORTHWIND	701.11	0.37	314 NORTHWIND DR	031B01003000	MX	Medium Density Vertical Mixed Use
031B01005000	PUD	PD	NO	NORTHWIND	701.11	0.39	310 NORTHWIND DR	031B01004000	MX	Medium Density Vertical Mixed Use
031B01006000	PUD	PD	NO	NORTHWIND	701.11	0.35	306 NORTHWIND DR	031B01005000	MX	Medium Density Vertical Mixed Use
031B01007000	PUD	PD	NO	NORTHWIND	701.11	0.32	302 NORTHWIND DR	031B01006000	MX	Medium Density Vertical Mixed Use
031B01008000	PUD	PD	NO	NORTHWIND	701.11	0.31	298 NORTHWIND DR	031B01007000	MX	Medium Density Vertical Mixed Use
031B01009000	PUD	PD	NO	NORTHWIND	701.11	0.29	294 NORTHWIND DR	031B01008000	MX	Medium Density Vertical Mixed Use
031B01010000	PUD	PD	NO	NORTHWIND	701.11	0.31	290 NORTHWIND DR	031B01009000	MX	Medium Density Vertical Mixed Use
031B01011000	PUD	PD	NO	NORTHWIND	701.11	0.30	286 NORTHWIND DR	031B01010000	MX	Medium Density Vertical Mixed Use
031B01012000	PUD	PD	NO	NORTHWIND	701.11	0.29	282 NORTHWIND DR	031B01011000	MX	Medium Density Vertical Mixed Use
031B01013000	PUD	PD	NO	NORTHWIND	701.11	0.28	278 NORTHWIND DR	031B01012000	MX	Medium Density Vertical Mixed Use
031B01014000	PUD	PD	NO	NORTHWIND	701.11	0.29	274 NORTHWIND DR	031B01013000	MX	Medium Density Vertical Mixed Use
031B01015000	PUD	PD	NO	NORTHWIND	701.11	0.28	270 NORTHWIND DR	031B01014000	MX	Medium Density Vertical Mixed Use

031B01016000	PUD	PD	NO	NORTHWIND	701.11	0.29	266 NORTHWIND DR	031B01015000	MX	Medium Density Vertical Mixed Use
031B01017000	PUD	PD	NO	NORTHWIND	701.11	0.29	262 NORTHWIND DR	031B01016000	MX	Medium Density Vertical Mixed Use
031B01018000	PUD	PD	NO	NORTHWIND	701.11	0.29	258 NORTHWIND DR	031B01017000	MX	Medium Density Vertical Mixed Use
031B01019000	PUD	PD	NO	NORTHWIND	701.11	0.28	254 NORTHWIND DR	031B01018000	MX	Medium Density Vertical Mixed Use
031B01020000	PUD	PD	NO	NORTHWIND	701.11	0.28	250 NORTHWIND DR	031B01019000	MX	Medium Density Vertical Mixed Use
031B01021000	PUD	PD	NO	NORTHWIND	701.11	0.30	246 NORTHWIND DR	031B01020000	MX	Medium Density Vertical Mixed Use
031B01022000	PUD	PD	NO	NORTHWIND	701.11	0.27	242 NORTHWIND DR	031B01021000	MX	Medium Density Vertical Mixed Use
031B01023000	PUD	PD	NO	NORTHWIND	701.11	0.48	238 NORTHWIND DR	031B01022000	MX	Medium Density Vertical Mixed Use
031B01024000	PUD	PD	NO	NORTHWIND	701.11	0.36	234 NORTHWIND DR	031B01023000	MX	Medium Density Vertical Mixed Use
031B01025000	PUD	PD	NO	NORTHWIND	701.11	0.44	230 NORTHWIND DR	031B01024000	MX	Medium Density Vertical Mixed Use
031B01026000	PUD	PD	NO	NORTHWIND	701.11	0.56	245 NORTHWIND DR	031B01025000	MX	Medium Density Vertical Mixed Use
031B01027000	PUD	PD	NO	NORTHWIND	701.11	0.43	255 NORTHWIND DR	031B01026000	MX	Medium Density Vertical Mixed Use
031B01028000	PUD	PD	NO	NORTHWIND	701.11	0.41	259 NORTHWIND DR	031B01027000	MX	Medium Density Vertical Mixed Use
031B01029000	PUD	PD	NO	NORTHWIND	701.11	0.43	263 NORTHWIND DR	031B01028000	MX	Medium Density Vertical Mixed Use
031B01030000	PUD	PD	NO	NORTHWIND	701.11	0.41	267 NORTHWIND DR	031B01029000	MX	Medium Density Vertical Mixed Use
031B01031000	PUD	PD	NO	NORTHWIND	701.11	0.43	271 NORTHWIND DR	031B01030000	MX	Medium Density Vertical Mixed Use
031B01032000	PUD	PD	NO	NORTHWIND	701.11	0.42	275 NORTHWIND DR	031B01031000	MX	Medium Density Vertical Mixed Use
031B01033000	PUD	PD	NO	NORTHWIND	701.11	0.42	279 NORTHWIND DR	031B01032000	MX	Medium Density Vertical Mixed Use
031B01034000	PUD	PD	NO	NORTHWIND	701.11	0.42	283 NORTHWIND DR	031B01033000	MX	Medium Density Vertical Mixed Use
031B01035000	PUD	PD	NO	NORTHWIND	701.11	0.40	291 NORTHWIND DR	031B01034000	MX	Medium Density Vertical Mixed Use
031B01036000	PUD	PD	NO	NORTHWIND	701.11	0.41	297 NORTHWIND DR	031B01035000	MX	Medium Density Vertical Mixed Use
031B01037000	PUD	PD	NO	NORTHWIND	701.11	0.41	311 NORTHWIND DR	031B01036000	MX	Medium Density Vertical Mixed Use
031B01038000	PUD	PD	NO	NORTHWIND	701.11	0.44	315 NORTHWIND DR	031B01037000	MX	Medium Density Vertical Mixed Use
031B01039000	PUD	PD	NO	NORTHWIND	701.11	0.50	111 NORTHWIND DR	031B01038000	MX	Medium Density Vertical Mixed Use
031B01040000	PUD	PD	NO	NORTHWIND	701.11	0.42	115 NORTHWIND DR	031B01039000	MX	Medium Density Vertical Mixed Use
031B01041000	PUD	PD	NO	NORTHWIND	701.11	0.39	116 NORTHWIND DR	031B01040000	MX	Medium Density Vertical Mixed Use
031B01042000	PUD	PD	NO	NORTHWIND	701.11	0.42	112 NORTHWIND DR	031B01041000	MX	Medium Density Vertical Mixed Use
031B01043000	PUD	PD	NO	NORTHWIND	701.11	0.38	108 NORTHWIND DR	031B01042000	MX	Medium Density Vertical Mixed Use
031B01044000	PUD	PD	NO	NORTHWIND	701.11	0.42	104 NORTHWIND DR	031B01043000	MX	Medium Density Vertical Mixed Use
031B01045000	PUD	PD	NO	NORTHWIND	701.11	0.54	100 NORTHWIND DR	031B01044000	MX	Medium Density Vertical Mixed Use
031B01046000	PUD	PD	NO	NORTHWIND	701.11	0.25	226 DUE WEST DR	031B01045000	MX	Medium Density Vertical Mixed Use
031B01047000	PUD	PD	NO	NORTHWIND	701.11	0.29	230 DUE WEST DR	031B01046000	MX	Medium Density Vertical Mixed Use
031B01048000	PUD	PD	NO	NORTHWIND	701.11	0.29	234 DUE WEST DR	031B01047000	MX	Medium Density Vertical Mixed Use
031B01049000	PUD	PD	NO	NORTHWIND	701.11	0.32	238 DUE WEST DR	031B01048000	MX	Medium Density Vertical Mixed Use
031B01050000	PUD	PD	NO	NORTHWIND	701.11	0.25	242 DUE WEST DR	031B01049000	MX	Medium Density Vertical Mixed Use
031B01051000	PUD	PD	NO	NORTHWIND	701.11	0.29	248 DUE WEST DR	031B01050000	MX	Medium Density Vertical Mixed Use
031B01052000	PUD	PD	NO	NORTHWIND	701.11	0.30	252 DUE WEST DR	031B01051000	MX	Medium Density Vertical Mixed Use
031B01053000	PUD	PD	NO	NORTHWIND	701.11	0.27	256 DUE WEST DR	031B01052000	MX	Medium Density Vertical Mixed Use
031B01054000	PUD	PD	NO	NORTHWIND	701.11	0.27	260 DUE WEST DR	031B01053000	MX	Medium Density Vertical Mixed Use
031B01055000	PUD	PD	NO	NORTHWIND	701.11	0.29	264 DUE WEST DR	031B01054000	MX	Medium Density Vertical Mixed Use
031B01056000	PUD	PD	NO	NORTHWIND	701.11	0.28	268 DUE WEST DR	031B01055000	MX	Medium Density Vertical Mixed Use
031B01057000	PUD	PD	NO	NORTHWIND	701.11	0.28	272 DUE WEST DR	031B01056000	MX	Medium Density Vertical Mixed Use
031B01058000	PUD	PD	NO	NORTHWIND	701.11	0.28	276 DUE WEST DR	031B01057000	MX	Medium Density Vertical Mixed Use
031B01059000	PUD	PD	NO	NORTHWIND	701.11	0.30	280 DUE WEST DR	031B01058000	MX	Medium Density Vertical Mixed Use
031B01060000	PUD	PD	NO	NORTHWIND	701.11	0.28	284 DUE WEST DR	031B01059000	MX	Medium Density Vertical Mixed Use
031B01061000	PUD	PD	NO	NORTHWIND	701.11	0.33	288 DUE WEST DR	031B01060000	MX	Medium Density Vertical Mixed Use
031B01062000	PUD	PD	NO	NORTHWIND	701.11	0.43	226 NORTHWIND DR	031B01061000	MX	Medium Density Vertical Mixed Use
031B01063000	PUD	PD	NO	NORTHWIND	701.11	0.45	222 NORTHWIND DR	031B01062000	MX	Medium Density Vertical Mixed Use
031B01064000	PUD	PD	NO	NORTHWIND	701.11	0.41	218 NORTHWIND DR	031B01063000	MX	Medium Density Vertical Mixed Use
031B01065000	PUD	PD	NO	NORTHWIND	701.11	0.47	214 NORTHWIND DR	031B01064000	MX	Medium Density Vertical Mixed Use
031B01066000	PUD	PD	NO	NORTHWIND	701.11	0.43	215 NORTHWIND DR	031B01065000	MX	Medium Density Vertical Mixed Use
031B01067000	PUD	PD	NO	NORTHWIND	701.11	0.47	219 NORTHWIND DR	031B01066000	MX	Medium Density Vertical Mixed Use
031B01068000	PUD	PD	NO	NORTHWIND	701.11	0.42	283 DUE WEST DR	031B01067000	MX	Medium Density Vertical Mixed Use
031B01069000	PUD	PD	NO	NORTHWIND	701.11	0.41	277 DUE WEST DR	031B01068000	MX	Medium Density Vertical Mixed Use
031B01070000	PUD	PD	NO	NORTHWIND	701.11	0.40	273 DUE WEST DR	031B01069000	MX	Medium Density Vertical Mixed Use

031B01071000	PUD	PD	NO	NORTHWIND	701.11	0.40	267 DUE WEST DR	031B01070000	MX	Medium Density Vertical Mixed Use
031B01072000	PUD	PD	NO	NORTHWIND	701.11	0.40	263 DUE WEST DR	031B01071000	MX	Medium Density Vertical Mixed Use
031B01073000	PUD	PD	NO	NORTHWIND	701.11	0.39	255 DUE WEST DR	031B01072000	MX	Medium Density Vertical Mixed Use
031B01074000	PUD	PD	NO	NORTHWIND	701.11	0.39	251 DUE WEST DR	031B01073000	MX	Medium Density Vertical Mixed Use
031B01075000	PUD	PD	NO	NORTHWIND	701.11	0.38	245 DUE WEST DR	031B01074000	MX	Medium Density Vertical Mixed Use
031B01076000	PUD	PD	NO	NORTHWIND	701.11	0.39	237 DUE WEST DR	031B01075000	MX	Medium Density Vertical Mixed Use
031B01077000	PUD	PD	NO	NORTHWIND	701.11	0.32	231 DUE WEST DR	031B01076000	MX	Medium Density Vertical Mixed Use
031B01078000	PUD	PD	NO	NORTHWIND	701.11	0.42	211 NORTHWIND DR	031B01077000	MX	Medium Density Vertical Mixed Use
031B01079000	PUD	PD	NO	NORTHWIND	701.11	0.44	207 NORTHWIND DR	031B01078000	MX	Medium Density Vertical Mixed Use
031B01080000	PUD	PD	NO	NORTHWIND	701.11	0.37	195 NORTHWIND DR	031B01079000	MX	Medium Density Vertical Mixed Use
031B01081000	PUD	PD	NO	NORTHWIND	701.11	0.28	179 NORTHWIND DR	031B01080000	MX	Medium Density Vertical Mixed Use
031B01082000	PUD	PD	NO	NORTHWIND	701.11	0.26	400 NORTHWIND PL	031B01081000	MX	Medium Density Vertical Mixed Use
031B01083000	PUD	PD	NO	NORTHWIND	701.11	0.32	404 NORTHWIND PL	031B01082000	MX	Medium Density Vertical Mixed Use
031B01084000	PUD	PD	NO	NORTHWIND	701.11	0.41	408 NORTHWIND PL	031B01083000	MX	Medium Density Vertical Mixed Use
031B01085000	PUD	PD	NO	NORTHWIND	701.11	0.32	412 NORTHWIND PL	031B01084000	MX	Medium Density Vertical Mixed Use
031B01086000	PUD	PD	NO	NORTHWIND	701.11	0.35	413 NORTHWIND PL	031B01085000	MX	Medium Density Vertical Mixed Use
031B01087000	PUD	PD	NO	NORTHWIND	701.11	0.33	409 NORTHWIND PL	031B01086000	MX	Medium Density Vertical Mixed Use
031B01088000	PUD	PD	NO	NORTHWIND	701.11	0.33	405 NORTHWIND PL	031B01087000	MX	Medium Density Vertical Mixed Use
031B01089000	PUD	PD	NO	NORTHWIND	701.11	0.35	401 NORTHWIND PL	031B01088000	MX	Medium Density Vertical Mixed Use
031B01090000	PUD	PD	NO	NORTHWIND	701.11	0.35	500 NORTHWIND DR	031B01089000	MX	Medium Density Vertical Mixed Use
031B01091000	PUD	PD	NO	NORTHWIND	701.11	0.34	504 NORTHWIND WAY	031B01090000	MX	Medium Density Vertical Mixed Use
031B01092000	PUD	PD	NO	NORTHWIND	701.11	0.35	508 NORTHWIND WAY	031B01091000	MX	Medium Density Vertical Mixed Use
031B01093000	PUD	PD	NO	NORTHWIND	701.11	0.38	512 NORTHWIND WAY	031B01092000	MX	Medium Density Vertical Mixed Use
031B01094000	PUD	PD	NO	NORTHWIND	701.11	0.37	513 NORTHWIND WAY	031B01093000	MX	Medium Density Vertical Mixed Use
031B01095000	PUD	PD	NO	NORTHWIND	701.11	0.38	509 NORTHWIND WAY	031B01094000	MX	Medium Density Vertical Mixed Use
031B01096000	PUD	PD	NO	NORTHWIND	701.11	0.36	505 NORTHWIND WAY	031B01095000	MX	Medium Density Vertical Mixed Use
031B01097000	PUD	PD	NO	NORTHWIND	701.11	0.27	501 NORTHWIND WAY	031B01096000	MX	Medium Density Vertical Mixed Use
031B01098000	PUD	PD	NO	NORTHWIND	701.11	0.26	151 NORTHWIND DR	031B01097000	MX	Medium Density Vertical Mixed Use
031B01099000	PUD	PD	NO	NORTHWIND	701.11	0.42	210 NORTHWIND DR	031B01098000	MX	Medium Density Vertical Mixed Use
031B01100000	PUD	PD	NO	NORTHWIND	701.11	0.43	206 NORTHWIND DR	031B01099000	MX	Medium Density Vertical Mixed Use
031B01101000	PUD	PD	NO	NORTHWIND	701.11	0.45	202 NORTHWIND DR	031B01100000	MX	Medium Density Vertical Mixed Use
031B01102000	PUD	PD	NO	NORTHWIND	701.11	0.34	198 NORTHWIND DR	031B01101000	MX	Medium Density Vertical Mixed Use
031B01103000	PUD	PD	NO	NORTHWIND	701.11	0.59	194 NORTHWIND DR	031B01102000	MX	Medium Density Vertical Mixed Use
031B01104000	PUD	PD	NO	NORTHWIND	701.11	0.80	190 NORTHWIND DR	031B01103000	MX	Medium Density Vertical Mixed Use
031B01105000	PUD	PD	NO	NORTHWIND	701.11	0.58	186 NORTHWIND DR	031B01104000	MX	Medium Density Vertical Mixed Use
031B01106000	PUD	PD	NO	NORTHWIND	701.11	0.53	182 NORTHWIND DR	031B01105000	MX	Medium Density Vertical Mixed Use
031B01107000	PUD	PD	NO	NORTHWIND	701.11	0.53	178 NORTHWIND DR	031B01106000	MX	Medium Density Vertical Mixed Use
031B01108000	PUD	PD	NO	NORTHWIND	701.11	0.52	174 NORTHWIND DR	031B01107000	MX	Medium Density Vertical Mixed Use
031B01109000	PUD	PD	NO	NORTHWIND	701.11	0.54	170 NORTHWIND DR	031B01108000	MX	Medium Density Vertical Mixed Use
031B01110000	PUD	PD	NO	NORTHWIND	701.11	0.51	166 NORTHWIND DR	031B01109000	MX	Medium Density Vertical Mixed Use
031B01111000	PUD	PD	NO	NORTHWIND	701.11	0.52	162 NORTHWIND DR	031B01110000	MX	Medium Density Vertical Mixed Use
031B01112000	PUD	PD	NO	NORTHWIND	701.11	0.51	158 NORTHWIND DR	031B01111000	MX	Medium Density Vertical Mixed Use
031B01113000	PUD	PD	NO	NORTHWIND	701.11	0.54	154 NORTHWIND DR	031B01112000	MX	Medium Density Vertical Mixed Use
031B01114000	PUD	PD	NO	NORTHWIND	701.11	0.56	150 NORTHWIND DR	031B01113000	MX	Medium Density Vertical Mixed Use
031B01115000	PUD	PD	NO	NORTHWIND	701.11	0.73	146 NORTHWIND DR	031B01114000	MX	Medium Density Vertical Mixed Use
031B01116000	PUD	PD	NO	NORTHWIND	701.11	0.51	142 NORTHWIND DR	031B01115000	MX	Medium Density Vertical Mixed Use
031B01117000	PUD	PD	NO	NORTHWIND	701.11	0.38	601 NORTHWIND LN	031B01116000	MX	Medium Density Vertical Mixed Use
031B01118000	PUD	PD	NO	NORTHWIND	701.11	0.60	605 NORTHWIND LN	031B01117000	MX	Medium Density Vertical Mixed Use
031B01119000	PUD	PD	NO	NORTHWIND	701.11	0.81	609 NORTHWIND LN	031B01118000	MX	Medium Density Vertical Mixed Use
031B01120000	PUD	PD	NO	NORTHWIND	701.11	1.07	613 NORTHWIND LN	031B01119000	MX	Medium Density Vertical Mixed Use
031B01121000	PUD	PD	NO	NORTHWIND	701.11	0.74	612 NORTHWIND LN	031B01120000	MX	Medium Density Vertical Mixed Use
031B01122000	PUD	PD	NO	NORTHWIND	701.11	0.44	608 NORTHWIND LN	031B01121000	MX	Medium Density Vertical Mixed Use
031B01123000	PUD	PD	NO	NORTHWIND	701.11	0.44	604 NORTHWIND LN	031B01122000	MX	Medium Density Vertical Mixed Use
031B01124000	PUD	PD	NO	NORTHWIND	701.11	0.48	600 NORTHWIND LN	031B01123000	MX	Medium Density Vertical Mixed Use
031B01125000	PUD	PD	NO	NORTHWIND	701.11	0.51	128 NORTHWIND DR	031B01124000	MX	Medium Density Vertical Mixed Use

031B01126000	PUD	PD	NO	NORTHWIND	701.11	0.37	213 DUE WEST DR	031B01125000	MX	Medium Density Vertical Mixed Use
031B01127000	PUD	PD	NO	NORTHWIND	701.11	0.44	205 DUE WEST DR	031B01126000	MX	Medium Density Vertical Mixed Use
031B01128000	PUD	PD	NO	NORTHWIND	701.11	0.40	197 DUE WEST DR	031B01127000	MX	Medium Density Vertical Mixed Use
031B01129000	PUD	PD	NO	NORTHWIND	701.11	0.43	189 DUE WEST DR	031B01128000	MX	Medium Density Vertical Mixed Use
031B01130000	PUD	PD	NO	NORTHWIND	701.11	0.50	181 DUE WEST DR	031B01129000	MX	Medium Density Vertical Mixed Use
031B01132000	PUD	PD	NO	NORTHWIND	701.11	0.47	180 DUE WEST DR	031B01130000	MX	Medium Density Vertical Mixed Use
031B01133000	PUD	PD	NO	NORTHWIND	701.11	0.43	188 DUE WEST DR	031B01132000	MX	Medium Density Vertical Mixed Use
031B01134000	PUD	PD	NO	NORTHWIND	701.11	0.41	196 DUE WEST DR	031B01133000	MX	Medium Density Vertical Mixed Use
031B01135000	PUD	PD	NO	NORTHWIND	701.11	0.42	204 DUE WEST DR	031B01134000	MX	Medium Density Vertical Mixed Use
031B01136000	PUD	PD	NO	NORTHWIND	701.11	0.47	212 DUE WEST DR	031B01135000	MX	Medium Density Vertical Mixed Use
031B01137000	PUD	PD	NO	NORTHWIND	701.11	0.40	120 NORTHWIND DR	031B01136000	MX	Medium Density Vertical Mixed Use
031B01138000	PUD	PD	NO	NORTHWIND	701.11	0.33	222 DUE WEST DR	031B01137000	MX	Medium Density Vertical Mixed Use
031B01139000	PUD	PD	NO	NORTHWIND	701.11	0.36	227 DUE WEST DR	031B01138000	MX	Medium Density Vertical Mixed Use
031B01140000	PUD	PD	NO	NORTHWIND	701.11	0.43	131 NORTHWIND DR	031B01139000	MX	Medium Density Vertical Mixed Use
031B01141000	PUD	PD	NO	NORTHWIND	701.11	0.54	704 NORTHWIND CT	031B01140000	MX	Medium Density Vertical Mixed Use
031B01142000	PUD	PD	NO	NORTHWIND	701.11	0.29	705 NORTHWIND CT	031B01141000	MX	Medium Density Vertical Mixed Use
031B01143000	PUD	PD	NO	NORTHWIND	701.11	0.35	143 NORTHWIND DR	031B01142000	MX	Medium Density Vertical Mixed Use
031B01144000	PUD	PD	NO	NORTHWIND	701.11	0.25	147 NORTHWIND DR	031B01143000	MX	Medium Density Vertical Mixed Use
031B01145000	PUD	PD	NO	NORTHWIND	701.11	1.27	650 FLIPPEN RD	031B01144000	MX	Medium Density Vertical Mixed Use
031B01146000	PUD	PD	NO	NORTHWIND	701.11	0.54	654 FLIPPEN RD	031B01145000	MX	Medium Density Vertical Mixed Use
031C01001000	PUD	PD	NO	GRAND OAKS	701.11	0.65	101 GRAND OAKS WAY	031B01146000	MX	Medium Density Vertical Mixed Use
031C01002000	PUD	PD	NO	GRAND OAKS	701.11	0.53	107 GRAND OAKS WAY	031C01001000	MX	Medium Density Vertical Mixed Use
031C01003000	PUD	PD	NO	GRAND OAKS	701.11	0.54	113 GRAND OAKS WAY	031C01002000	MX	Medium Density Vertical Mixed Use
031C01004000	PUD	PD	NO	GRAND OAKS	701.11	0.55	121 GRAND OAKS WAY	031C01003000	MX	Medium Density Vertical Mixed Use
031C01005000	PUD	PD	NO	GRAND OAKS	701.11	0.57	129 GRAND OAKS WAY	031C01004000	MX	Medium Density Vertical Mixed Use
031C01006000	PUD	PD	NO	GRAND OAKS	701.11	0.70	137 GRAND OAKS WAY	031C01005000	MX	Medium Density Vertical Mixed Use
031C01007000	PUD	PD	YES	GRAND OAKS	701.11	0.49	145 GRAND OAKS WAY	031C01006000	MX	Medium Density Vertical Mixed Use
031C01008000	PUD	PD	NO	GRAND OAKS	701.11	0.28	153 GRAND OAKS WAY	031C01007000	MX	Medium Density Vertical Mixed Use
031C01009000	PUD	PD	YES	GRAND OAKS	701.11	0.29	161 GRAND OAKS WAY	031C01008000	MX	Medium Density Vertical Mixed Use
031C01010000	PUD	PD	YES	GRAND OAKS	701.11	0.52	169 GRAND OAKS WAY	031C01009000	MX	Medium Density Vertical Mixed Use
031C01011000	PUD	PD	YES	GRAND OAKS	701.11	0.50	175 GRAND OAKS WAY	031C01010000	MX	Medium Density Vertical Mixed Use
031C01012000	PUD	PD	NO	GRAND OAKS	701.11	0.25	183 GRAND OAKS WAY	031C01011000	MX	Medium Density Vertical Mixed Use
031C01013000	PUD	PD	NO	GRAND OAKS	701.11	0.26	191 GRAND OAKS WAY	031C01012000	MX	Medium Density Vertical Mixed Use
031C01014000	PUD	PD	NO	GRAND OAKS	701.11	0.28	199 GRAND OAKS WAY	031C01013000	MX	Medium Density Vertical Mixed Use
031C01015000	PUD	PD	NO	GRAND OAKS	701.11	0.42	205 GRAND OAKS WAY	031C01014000	MX	Medium Density Vertical Mixed Use
031C01016000	PUD	PD	YES	GRAND OAKS	701.11	0.58	213 GRAND OAKS WAY	031C01015000	MX	Medium Density Vertical Mixed Use
031C01017000	PUD	PD	YES	GRAND OAKS	701.11	0.57	220 GRAND OAKS WAY	031C01016000	MX	Medium Density Vertical Mixed Use
031C01018000	PUD	PD	NO	GRAND OAKS	701.11	0.32	214 GRAND OAKS WAY	031C01017000	MX	Medium Density Vertical Mixed Use
031C01019000	PUD	PD	NO	GRAND OAKS	701.11	0.45	204 GRAND OAKS WAY	031C01018000	MX	Medium Density Vertical Mixed Use
031C01020000	PUD	PD	NO	GRAND OAKS	701.11	0.49	182 GRAND OAKS WAY	031C01019000	MX	Medium Density Vertical Mixed Use
031C01021000	PUD	PD	NO	GRAND OAKS	701.11	0.32	301 GRAND OAKS CT	031C01020000	MX	Medium Density Vertical Mixed Use
031C01022000	PUD	PD	NO	GRAND OAKS	701.11	0.33	309 GRAND OAKS CT	031C01021000	MX	Medium Density Vertical Mixed Use
031C01023000	PUD	PD	NO	GRAND OAKS	701.11	0.48	321 GRAND OAKS CT	031C01022000	MX	Medium Density Vertical Mixed Use
031C01024000	PUD	PD	NO	GRAND OAKS	701.11	0.36	331 GRAND OAKS CT	031C01023000	MX	Medium Density Vertical Mixed Use
031C01025000	PUD	PD	NO	GRAND OAKS	701.11	0.47	330 GRAND OAKS CT	031C01024000	MX	Medium Density Vertical Mixed Use
031C01026000	PUD	PD	NO	GRAND OAKS	701.11	0.47	320 GRAND OAKS CT	031C01025000	MX	Medium Density Vertical Mixed Use
031C01027000	PUD	PD	NO	GRAND OAKS	701.11	0.31	310 GRAND OAKS CT	031C01026000	MX	Medium Density Vertical Mixed Use
031C01028000	PUD	PD	NO	GRAND OAKS	701.11	0.34	300 GRAND OAKS CT	031C01027000	MX	Medium Density Vertical Mixed Use
031C01029000	PUD	PD	NO	GRAND OAKS	701.11	0.35	128 GRAND OAKS WAY	031C01028000	MX	Medium Density Vertical Mixed Use
031C01030000	PUD	PD	NO	GRAND OAKS	701.11	0.32	120 GRAND OAKS WAY	031C01029000	MX	Medium Density Vertical Mixed Use
031C01031000	PUD	PD	NO	GRAND OAKS	701.11	0.32	112 GRAND OAKS WAY	031C01030000	MX	Medium Density Vertical Mixed Use
031C01032000	PUD	PD	NO	GRAND OAKS	701.11	0.34	106 GRAND OAKS WAY	031C01031000	MX	Medium Density Vertical Mixed Use
031C01033000	PUD	PD	NO	GRAND OAKS	701.11	0.43	100 GRAND OAKS WAY	031C01032000	MX	Medium Density Vertical Mixed Use
031D01001000	PUD	PD	NO	ARBOR COVE	701.11	0.47	4 ARBOR COVE DR	031C01033000	MX	Medium Density Vertical Mixed Use
031D01002000	PUD	PD	NO	ARBOR COVE	701.11	0.38	8 ARBOR COVE DR	031D01001000	MX	Medium Density Vertical Mixed Use

031D01003000	PUD	PD	NO	ARBOR COVE	701.11	0.39	12 ARBOR COVE DR	031D01002000	MX	Medium Density Vertical Mixed Use
031D01004000	PUD	PD	NO	ARBOR COVE	701.11	0.42	16 ARBOR COVE DR	031D01003000	MX	Medium Density Vertical Mixed Use
031D01005000	PUD	PD	NO	ARBOR COVE	701.11	0.34	20 ARBOR COVE DR	031D01004000	MX	Medium Density Vertical Mixed Use
031D01006000	PUD	PD	NO	ARBOR COVE	701.11	0.32	24 ARBOR COVE DR	031D01005000	MX	Medium Density Vertical Mixed Use
031D01007000	PUD	PD	NO	ARBOR COVE	701.11	0.32	28 ARBOR COVE DR	031D01006000	MX	Medium Density Vertical Mixed Use
031D01008000	PUD	PD	NO	ARBOR COVE	701.11	0.35	32 ARBOR COVE DR	031D01007000	MX	Medium Density Vertical Mixed Use
031D01009000	PUD	PD	NO	ARBOR COVE	701.11	0.31	36 ARBOR COVE DR	031D01008000	MX	Medium Density Vertical Mixed Use
031D01010000	PUD	PD	NO	ARBOR COVE	701.11	0.36	40 ARBOR COVE DR	031D01009000	MX	Medium Density Vertical Mixed Use
031D01011000	PUD	PD	NO	ARBOR COVE	701.11	0.49	44 ARBOR COVE DR	031D01010000	MX	Medium Density Vertical Mixed Use
031D01012000	PUD	PD	NO	ARBOR COVE	701.11	0.62	48 ARBOR COVE DR	031D01011000	MX	Medium Density Vertical Mixed Use
031D01013000	PUD	PD	NO	ARBOR COVE	701.11	0.56	52 ARBOR COVE DR	031D01012000	MX	Medium Density Vertical Mixed Use
031D01014000	PUD	PD	NO	ARBOR COVE	701.11	0.47	56 ARBOR COVE DR	031D01013000	MX	Medium Density Vertical Mixed Use
031D01015000	PUD	PD	NO	ARBOR COVE	701.11	0.42	60 ARBOR COVE DR	031D01014000	MX	Medium Density Vertical Mixed Use
031D01016000	PUD	PD	NO	ARBOR COVE	701.11	0.52	64 ARBOR COVE DR	031D01015000	MX	Medium Density Vertical Mixed Use
031D01017000	PUD	PD	NO	ARBOR COVE	701.11	0.38	68 ARBOR COVE DR	031D01016000	MX	Medium Density Vertical Mixed Use
031D01018000	PUD	PD	NO	ARBOR COVE	701.11	0.39	72 ARBOR COVE DR	031D01017000	MX	Medium Density Vertical Mixed Use
031D01019000	PUD	PD	NO	ARBOR COVE	701.11	0.42	76 ARBOR COVE DR	031D01018000	MX	Medium Density Vertical Mixed Use
031D01020000	PUD	PD	NO	ARBOR COVE	701.11	0.41	80 ARBOR COVE DR	031D01019000	MX	Medium Density Vertical Mixed Use
031D01021000	PUD	PD	NO	ARBOR COVE	701.11	0.41	84 ARBOR COVE DR	031D01020000	MX	Medium Density Vertical Mixed Use
031D01022000	PUD	PD	NO	ARBOR COVE	701.11	0.44	88 ARBOR COVE DR	031D01021000	MX	Medium Density Vertical Mixed Use
031D01023000	PUD	PD	NO	ARBOR COVE	701.11	1.14	96 ARBOR COVE DR	031D01022000	MX	Medium Density Vertical Mixed Use
031D01024000	PUD	PD	NO	ARBOR COVE	701.11	0.62	99 ARBOR COVE DR	031D01023000	MX	Medium Density Vertical Mixed Use
031D01025000	PUD	PD	NO	ARBOR COVE	701.11	0.46	91 ARBOR COVE DR	031D01024000	MX	Medium Density Vertical Mixed Use
031D01026000	PUD	PD	NO	ARBOR COVE	701.11	0.41	212 ARBOR COVE CT	031D01025000	MX	Medium Density Vertical Mixed Use
031D01027000	PUD	PD	NO	ARBOR COVE	701.11	0.42	220 ARBOR COVE CT	031D01026000	MX	Medium Density Vertical Mixed Use
031D01028000	PUD	PD	NO	ARBOR COVE	701.11	0.77	221 ARBOR COVE CT	031D01027000	MX	Medium Density Vertical Mixed Use
031D01029000	PUD	PD	NO	ARBOR COVE	701.11	0.43	217 ARBOR COVE CT	031D01028000	MX	Medium Density Vertical Mixed Use
031D01030000	PUD	PD	NO	ARBOR COVE	701.11	0.43	213 ARBOR COVE CT	031D01029000	MX	Medium Density Vertical Mixed Use
031D01031000	PUD	PD	NO	ARBOR COVE	701.11	0.48	209 ARBOR COVE CT	031D01030000	MX	Medium Density Vertical Mixed Use
031D01032000	PUD	PD	NO	ARBOR COVE	701.11	0.42	205 ARBOR COVE CT	031D01031000	MX	Medium Density Vertical Mixed Use
031D01033000	PUD	PD	NO	ARBOR COVE	701.11	0.51	201 ARBOR COVE CT	031D01032000	MX	Medium Density Vertical Mixed Use
031D01034000	PUD	PD	NO	ARBOR COVE	701.11	0.52	104 ARBOR COVE WAY	031D01033000	MX	Medium Density Vertical Mixed Use
031D01035000	PUD	PD	NO	ARBOR COVE	701.11	0.46	108 ARBOR COVE WAY	031D01034000	MX	Medium Density Vertical Mixed Use
031D01036000	PUD	PD	NO	ARBOR COVE	701.11	0.44	112 ARBOR COVE WAY	031D01035000	MX	Medium Density Vertical Mixed Use
031D01037000	PUD	PD	NO	ARBOR COVE	701.11	0.42	118 ARBOR COVE WAY	031D01036000	MX	Medium Density Vertical Mixed Use
031D01038000	PUD	PD	NO	ARBOR COVE	701.11	0.54	122 ARBOR COVE WAY	031D01037000	MX	Medium Density Vertical Mixed Use
031D01039000	PUD	PD	NO	ARBOR COVE	701.11	0.40	126 ARBOR COVE WAY	031D01038000	MX	Medium Density Vertical Mixed Use
031D01040000	PUD	PD	NO	ARBOR COVE	701.11	0.39	130 ARBOR COVE WAY	031D01039000	MX	Medium Density Vertical Mixed Use
031D01041000	PUD	PD	NO	ARBOR COVE	701.11	0.44	140 ARBOR COVE WAY	031D01040000	MX	Medium Density Vertical Mixed Use
031D01042000	PUD	PD	NO	ARBOR COVE	701.11	0.51	156 ARBOR COVE WAY	031D01041000	MX	Medium Density Vertical Mixed Use
031D01043000	PUD	PD	NO	ARBOR COVE	701.11	0.75	164 ARBOR COVE WAY	031D01042000	MX	Medium Density Vertical Mixed Use
031D01044000	PUD	PD	NO	ARBOR COVE	701.11	0.57	170 ARBOR COVE WAY	031D01043000	MX	Medium Density Vertical Mixed Use
031D01045000	PUD	PD	NO	ARBOR COVE	701.11	0.57	169 ARBOR COVE WAY	031D01044000	MX	Medium Density Vertical Mixed Use
031D01046000	PUD	PD	NO	ARBOR COVE	701.11	0.45	165 ARBOR COVE WAY	031D01045000	MX	Medium Density Vertical Mixed Use
031D01047000	PUD	PD	NO	ARBOR COVE	701.11	0.58	161 ARBOR COVE WAY	031D01046000	MX	Medium Density Vertical Mixed Use
031D01048000	PUD	PD	NO	ARBOR COVE	701.11	0.64	157 ARBOR COVE WAY	031D01047000	MX	Medium Density Vertical Mixed Use
031D01049000	PUD	PD	NO	ARBOR COVE	701.11	0.44	153 ARBOR COVE WAY	031D01048000	MX	Medium Density Vertical Mixed Use
031D01050000	PUD	PD	NO	ARBOR COVE	701.11	0.41	149 ARBOR COVE WAY	031D01049000	MX	Medium Density Vertical Mixed Use
031D01051000	PUD	PD	NO	ARBOR COVE	701.11	0.47	145 ARBOR COVE WAY	031D01050000	MX	Medium Density Vertical Mixed Use
031D01052000	PUD	PD	NO	ARBOR COVE	701.11	0.71	141 ARBOR COVE WAY	031D01051000	MX	Medium Density Vertical Mixed Use
031D01053000	PUD	PD	NO	ARBOR COVE	701.11	0.60	137 ARBOR COVE WAY	031D01052000	MX	Medium Density Vertical Mixed Use
031D01054000	PUD	PD	NO	ARBOR COVE	701.11	0.45	133 ARBOR COVE WAY	031D01053000	MX	Medium Density Vertical Mixed Use
031D01055000	PUD	PD	NO	ARBOR COVE	701.11	0.43	129 ARBOR COVE WAY	031D01054000	MX	Medium Density Vertical Mixed Use
031D01056000	PUD	PD	NO	ARBOR COVE	701.11	0.48	125 ARBOR COVE WAY	031D01055000	MX	Medium Density Vertical Mixed Use
031D01057000	PUD	PD	NO	ARBOR COVE	701.11	0.48	121 ARBOR COVE WAY	031D01056000	MX	Medium Density Vertical Mixed Use

031D01058000	PUD	PD	NO	ARBOR COVE	701.11	0.41	117 ARBOR COVE WAY	031D01057000	MX	Medium Density Vertical Mixed Use
031D01059000	PUD	PD	NO	ARBOR COVE	701.11	0.42	113 ARBOR COVE WAY	031D01058000	MX	Medium Density Vertical Mixed Use
031D01060000	PUD	PD	NO	ARBOR COVE	701.11	0.46	109 ARBOR COVE WAY	031D01059000	MX	Medium Density Vertical Mixed Use
031D01061000	PUD	PD	NO	ARBOR COVE	701.11	0.46	105 ARBOR COVE WAY	031D01060000	MX	Medium Density Vertical Mixed Use
031D01062000	PUD	PD	NO	ARBOR COVE	701.11	0.60	65 ARBOR COVE DR	031D01061000	MX	Medium Density Vertical Mixed Use
031D01063000	PUD	PD	NO	ARBOR COVE	701.11	0.39	55 ARBOR COVE DR	031D01062000	MX	Medium Density Vertical Mixed Use
031D01064000	PUD	PD	NO	ARBOR COVE	701.11	0.42	41 ARBOR COVE DR	031D01063000	MX	Medium Density Vertical Mixed Use
031D01065000	PUD	PD	NO	ARBOR COVE	701.11	0.38	37 ARBOR COVE DR	031D01064000	MX	Medium Density Vertical Mixed Use
031D01066000	PUD	PD	NO	ARBOR COVE	701.11	0.38	33 ARBOR COVE DR	031D01065000	MX	Medium Density Vertical Mixed Use
031D01067000	PUD	PD	NO	ARBOR COVE	701.11	0.37	29 ARBOR COVE DR	031D01066000	MX	Medium Density Vertical Mixed Use
031D01068000	PUD	PD	NO	ARBOR COVE	701.11	0.37	25 ARBOR COVE DR	031D01067000	MX	Medium Density Vertical Mixed Use
031D01069000	PUD	PD	NO	ARBOR COVE	701.11	0.39	21 ARBOR COVE DR	031D01068000	MX	Medium Density Vertical Mixed Use
031D01070000	PUD	PD	NO	ARBOR COVE	701.11	0.43	17 ARBOR COVE DR	031D01069000	MX	Medium Density Vertical Mixed Use
031D01071000	PUD	PD	NO	ARBOR COVE	701.11	0.37	13 ARBOR COVE DR	031D01070000	MX	Medium Density Vertical Mixed Use
031D01072000	PUD	PD	NO	ARBOR COVE	701.11	0.40	9 ARBOR COVE DR	031D01071000	MX	Medium Density Vertical Mixed Use
031D01073000	PUD	PD	NO	ARBOR COVE	701.11	0.45	5 ARBOR COVE DR	031D01072000	MX	Medium Density Vertical Mixed Use
031D01074000	PUD	PD	NO	ARBOR COVE	701.11	0.59	1 ARBOR COVE DR	031D01073000	MX	Medium Density Vertical Mixed Use
031D01075000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.21	300 VILLAGE LN	031D01074000	MX	Medium Density Vertical Mixed Use
031D01076000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.13	304 VILLAGE LN	031D01075000	MX	Medium Density Vertical Mixed Use
031D01077000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.15	308 VILLAGE LN	031D01076000	MX	Medium Density Vertical Mixed Use
031D01078000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	312 VILLAGE LN	031D01077000	MX	Medium Density Vertical Mixed Use
031D01079000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.15	316 VILLAGE LN	031D01078000	MX	Medium Density Vertical Mixed Use
031D01080000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	320 VILLAGE LN	031D01079000	MX	Medium Density Vertical Mixed Use
031D01081000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.15	324 VILLAGE LN	031D01080000	MX	Medium Density Vertical Mixed Use
031D01082000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	328 VILLAGE LN	031D01081000	MX	Medium Density Vertical Mixed Use
031D01083000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.22	486 VILLAGE CIR	031D01082000	MX	Medium Density Vertical Mixed Use
031D01084000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	494 VILLAGE CIR	031D01083000	MX	Medium Density Vertical Mixed Use
031D01085000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.13	502 VILLAGE CIR	031D01084000	MX	Medium Density Vertical Mixed Use
031D01086000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	508 VILLAGE CIR	031D01085000	MX	Medium Density Vertical Mixed Use
031D01087000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.13	512 VILLAGE CIR	031D01086000	MX	Medium Density Vertical Mixed Use
031D01088000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.13	516 VILLAGE CIR	031D01087000	MX	Medium Density Vertical Mixed Use
031D01089000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.13	520 VILLAGE CIR	031D01088000	MX	Medium Density Vertical Mixed Use
031D01090000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	524 VILLAGE CIR	031D01089000	MX	Medium Density Vertical Mixed Use
031D01091000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.16	528 VILLAGE CIR	031D01090000	MX	Medium Density Vertical Mixed Use
031D01092000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.31	532 VILLAGE CIR	031D01091000	MX	Medium Density Vertical Mixed Use
031D01093000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.24	536 VILLAGE CIR	031D01092000	MX	Medium Density Vertical Mixed Use
031D01094000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.28	535 VILLAGE CIR	031D01093000	MX	Medium Density Vertical Mixed Use
031D01095000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.19	529 VILLAGE CIR	031D01094000	MX	Medium Density Vertical Mixed Use
031D01096000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	525 VILLAGE CIR	031D01095000	MX	Medium Density Vertical Mixed Use
031D01097000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	521 VILLAGE CIR	031D01096000	MX	Medium Density Vertical Mixed Use
031D01098000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	517 VILLAGE CIR	031D01097000	MX	Medium Density Vertical Mixed Use
031D01099000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.15	513 VILLAGE CIR	031D01098000	MX	Medium Density Vertical Mixed Use
031D01100000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.15	509 VILLAGE CIR	031D01099000	MX	Medium Density Vertical Mixed Use
031D01101000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.16	505 VILLAGE CIR	031D01100000	MX	Medium Density Vertical Mixed Use
031D01102000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.18	501 VILLAGE CIR	031D01101000	MX	Medium Density Vertical Mixed Use
031D01103000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.18	497 VILLAGE CIR	031D01102000	MX	Medium Density Vertical Mixed Use
031D01104000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.22	493 VILLAGE CIR	031D01103000	MX	Medium Density Vertical Mixed Use
031D01105000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.21	489 VILLAGE CIR	031D01104000	MX	Medium Density Vertical Mixed Use
031D01106000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.18	485 VILLAGE CIR	031D01105000	MX	Medium Density Vertical Mixed Use
031D01107000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	481 VILLAGE CIR	031D01106000	MX	Medium Density Vertical Mixed Use
031D01108000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.18	477 VILLAGE CIR	031D01107000	MX	Medium Density Vertical Mixed Use
031D01109000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	473 VILLAGE CIR	031D01108000	MX	Medium Density Vertical Mixed Use
031D01110000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.18	469 VILLAGE CIR	031D01109000	MX	Medium Density Vertical Mixed Use
031D01111000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.18	465 VILLAGE CIR	031D01110000	MX	Medium Density Vertical Mixed Use
031D01112000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.23	461 VILLAGE CIR	031D01111000	MX	Medium Density Vertical Mixed Use

031D01113000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	457 VILLAGE CIR	031D01112000	MX	Medium Density Vertical Mixed Use
031D01114000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	453 VILLAGE CIR	031D01113000	MX	Medium Density Vertical Mixed Use
031D01115000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	449 VILLAGE CIR	031D01114000	MX	Medium Density Vertical Mixed Use
031D01116000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	445 VILLAGE CIR	031D01115000	MX	Medium Density Vertical Mixed Use
031D01117000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	441 VILLAGE CIR	031D01116000	MX	Medium Density Vertical Mixed Use
031D01118000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	437 VILLAGE CIR	031D01117000	MX	Medium Density Vertical Mixed Use
031D01119000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	433 VILLAGE CIR	031D01118000	MX	Medium Density Vertical Mixed Use
031D01120000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	429 VILLAGE CIR	031D01119000	MX	Medium Density Vertical Mixed Use
031D01121000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	425 VILLAGE CIR	031D01120000	MX	Medium Density Vertical Mixed Use
031D01122000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.20	421 VILLAGE CIR	031D01121000	MX	Medium Density Vertical Mixed Use
031D01123000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.21	417 VILLAGE CIR	031D01122000	MX	Medium Density Vertical Mixed Use
031D01124000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	413 VILLAGE CIR	031D01123000	MX	Medium Density Vertical Mixed Use
031D01125000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	409 VILLAGE CIR	031D01124000	MX	Medium Density Vertical Mixed Use
031D01126000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.19	405 VILLAGE CIR	031D01125000	MX	Medium Density Vertical Mixed Use
031D01127000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.20	401 VILLAGE CIR	031D01126000	MX	Medium Density Vertical Mixed Use
031D01128000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.19	311 VILLAGE LN	031D01127000	MX	Medium Density Vertical Mixed Use
031D01129000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.15	406 VILLAGE CIR	031D01128000	MX	Medium Density Vertical Mixed Use
031D01130000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.18	416 VILLAGE CIR	031D01129000	MX	Medium Density Vertical Mixed Use
031D01131000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.18	609 VILLAGE WAY	031D01130000	MX	Medium Density Vertical Mixed Use
031D01132000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.15	605 VILLAGE WAY	031D01131000	MX	Medium Density Vertical Mixed Use
031D01133000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.16	315 VILLAGE LN	031D01132000	MX	Medium Density Vertical Mixed Use
031D01134000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	319 VILLAGE LN	031D01133000	MX	Medium Density Vertical Mixed Use
031D01135000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	329 VILLAGE LN	031D01134000	MX	Medium Density Vertical Mixed Use
031D01136000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.14	604 VILLAGE WAY	031D01135000	MX	Medium Density Vertical Mixed Use
031D01137000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.16	608 VILLAGE WAY	031D01136000	MX	Medium Density Vertical Mixed Use
031D01138000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.16	454 VILLAGE CIR	031D01137000	MX	Medium Density Vertical Mixed Use
031D01139000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.15	468 VILLAGE CIR	031D01138000	MX	Medium Density Vertical Mixed Use
031D01140000	PUD	PD	NO	/ILLAGES AT ARBOR COVE	701.11	0.17	476 VILLAGE CIR	031D01139000	MX	Medium Density Vertical Mixed Use
047-01017000	RR	RA	YES		701.06	2.35	212 KINSEY DR	031D01140000	MX	Medium Density Vertical Mixed Use
047-01018000	RR	RA	NO		701.06	3.42	655 MAYS RD	047-01017000	LD	Low Density Residential
047-01019000	RR	RA	NO		701.06	2.15	595 MAYS RD	047-01018000	LD	Low Density Residential
047-01019001	RR	RA	NO		701.06	1.63	0	047-01019000	LD	Low Density Residential
047-01021000	RR	RA	NO		701.06	1.96	551 MAYS RD	047-01019001	LD	Low Density Residential
048-01001000	RR	RA	NO		701.06	39.37	533 OLD CONYERS RD	047-01021000	LD	Low Density Residential
048-01002000	RR	RA	NO		701.06	1.27	0	048-01001000	PI	Public/Institutional
048-01003000	RR	RA	NO		701.06	18.02	155 MAYS RD	048-01002000	LD	Low Density Residential
048-01004000	RR	RA	NO		701.06	1.01	189 MAYS RD	048-01003000	LD	Low Density Residential
048-01004001	RR	RA	NO		701.06	1.33	123 MAYS RD	048-01004000	LD	Low Density Residential
048-01004002	RR	RA	NO		701.06	12.14	0 MAYS RD	048-01004001	LD	Low Density Residential
048-01004003	RR	RA	NO		701.06	13.60	209 MAYS RD	048-01004002	LD	Low Density Residential
048-01004004	RR	RA	NO		701.06	16.98	0 MAYS RD	048-01004003	LD	Low Density Residential
048-01005000	RR	RA	NO		701.06	2.85	359 MAYS RD	048-01004004	LD	Low Density Residential
048-01005001	RR	RA	NO		701.06	0.95	353 MAYS RD	048-01005000	LD	Low Density Residential
048-01005003	RR	RA	NO		701.06	1.54	349 MAYS RD	048-01005001	LD	Low Density Residential
048-01005011	RR	RA	NO		701.06	1.60	355 MAYS RD	048-01005003	LD	Low Density Residential
048-02030001	RR	RA	NO		701.06	1.73	463 OLD CONYERS RD	048-01005011	LD	Low Density Residential
048-02030002	RR	RA	NO		701.06	1.29	495 OLD CONYERS RD	048-02030001	LD	Low Density Residential
048-02030004	RR	RA	NO		701.06	1.30	465 OLD CONYERS RD	048-02030002	LD	Low Density Residential
048-02030005	SR	R3	YES		701.06	10.44	432 OLD CONYERS RD	048-02030004	LD	Low Density Residential
048C01001000	SR	R1	NO	KINSEY CROSSING	701.06	0.93	101 VALERIE CT	048-02030005	LD	Low Density Residential
048C01002000	SR	R1	NO	KINSEY CROSSING	701.06	1.04	105 VALERIE CT	048C01001000	MD	Medium Density Residential
048C01003000	SR	R1	NO	KINSEY CROSSING	701.06	0.75	109 VALERIE CT	048C01002000	MD	Medium Density Residential
048C01004000	SR	R1	NO	KINSEY CROSSING	701.06	0.75	113 VALERIE CT	048C01003000	MD	Medium Density Residential
048C01005000	SR	R1	NO	KINSEY CROSSING	701.06	0.78	117 VALERIE CT	048C01004000	MD	Medium Density Residential
048C01006000	SR	R1	NO	KINSEY CROSSING	701.06	0.76	121 VALERIE CT	048C01005000	MD	Medium Density Residential

048C01007000	SR	R1	NO	KINSEY CROSSING	701.06	0.78	125 VALERIE CT	048C01006000	MD	Medium Density Residential
048C01008000	SR	R1	NO	KINSEY CROSSING	701.06	0.78	129 VALERIE CT	048C01007000	MD	Medium Density Residential
048C01009000	SR	R1	NO	KINSEY CROSSING	701.06	0.76	133 VALERIE CT	048C01008000	MD	Medium Density Residential
048C01010000	SR	R1	NO	KINSEY CROSSING	701.06	0.78	137 VALERIE CT	048C01009000	MD	Medium Density Residential
048C01011000	SR	R1	NO	KINSEY CROSSING	701.06	0.96	141 VALERIE CT	048C01010000	MD	Medium Density Residential
048C01012000	SR	R1	NO	KINSEY CROSSING	701.06	1.06	136 VALERIE CT	048C01011000	MD	Medium Density Residential
048C01013000	SR	R1	NO	KINSEY CROSSING	701.06	1.00	132 VALERIE CT	048C01012000	MD	Medium Density Residential
048C01014000	SR	R1	NO	KINSEY CROSSING	701.06	0.74	128 VALERIE CT	048C01013000	MD	Medium Density Residential
048C01015000	SR	R1	NO	KINSEY CROSSING	701.06	0.76	124 VALERIE CT	048C01014000	MD	Medium Density Residential
048C01016000	SR	R1	NO	KINSEY CROSSING	701.06	0.75	120 VALERIE CT	048C01015000	MD	Medium Density Residential
048C01017000	SR	R1	NO	KINSEY CROSSING	701.06	0.75	116 VALERIE CT	048C01016000	MD	Medium Density Residential
048C01018000	SR	R1	NO	KINSEY CROSSING	701.06	0.73	108 VALERIE CT	048C01017000	MD	Medium Density Residential
048C01019000	SR	R1	NO	KINSEY CROSSING	701.06	0.71	104 VALERIE CT	048C01018000	MD	Medium Density Residential
048C01019001	SR	R1	NO	KINSEY CROSSING	701.06	0.76	0 VALERIE CT	048C01019000	MD	Medium Density Residential
048C01020000	SR	R1	NO	KINSEY CROSSING	701.06	1.52	100 VALERIE CT	048C01019001	MD	Medium Density Residential
048C01021000	SR	R1	NO	KINSEY CROSSING	701.06	0.77	112 VALERIE CT	048C01020000	MD	Medium Density Residential
050-01001000	HI	M2	YES		701.14	10.74	615 ROCK QUARRY RD	048C01021000	MD	Medium Density Residential
050-01001002	HI	M2	YES		701.14	7.38	605 ROCK QUARRY RD	050-01001000	INDUS	Light Industrial
050-01002002	LI	M1	YES		701.14	27.84	0	050-01001002	INDUS	Light Industrial
050-01002051	MFR	RM	YES		701.14	41.35	860 ROCK QUARRY RD	050-01002002	PRC	Park/Recreation/Conservation
050-01003006	LI	M1	NO		701.11	4.62	625 RED OAK RD	050-01002051	HD	High Density Residential
050-01003021	C2	C2	YES		701.11	2.63	939 ROCK QUARRY RD	050-01003006	INDUS	Light Industrial
050-01003022	C1	C1	NO		701.14	3.19	0	050-01003021	INDUS	Light Industrial
050-01003024	C2	C2	NO		701.11	2.15	0 ROCK QUARRY RD	050-01003022	HD	High Density Residential
050-01003025	OI	OI	NO		701.11	1.70	931 ROCK QUARRY RD	050-01003024	INDUS	Light Industrial
050-01003025	OI	OI	NO		701.11	1.70	931 ROCK QUARRY RD	050-01003025	INDUS	Light Industrial
050-01003026	OI	OI	NO		701.11	0.73	0 ROCK QUARRY RD	050-01003026	INDUS	Light Industrial
050-01003026	OI	OI	NO		701.11	0.73	0 ROCK QUARRY RD	050-01003061	INDUS	Light Industrial
050-01003061	LI	M1	YES		701.11	6.80	675 RED OAK RD	050-01004000	INDUS	Light Industrial
050-01004000	LI	M1	YES		701.11	4.14	535 RED OAK RD	050-01005000	INDUS	Light Industrial
050-01005000	LI	M1	NO		701.11	0.95	605 RED OAK RD	050-01005001	INDUS	Light Industrial
050-01005001	LI	M1	YES		701.11	1.51	615 RED OAK RD	050-01005005	INDUS	Light Industrial
050-01005005	LI	M1	NO		701.11	1.98	685 RED OAK RD	050-01006000	INDUS	Light Industrial
050-01006000	LI	M1	NO		701.11	1.47	695 RED OAK RD	050-01007000	INDUS	Light Industrial
050-01007000	HI	M2	YES		701.11	5.32	0	050-01007001	INDUS	Light Industrial
050-01007001	LI	M1	YES		701.11	1.65	720 ROCK QUARRY RD	050-01007002	INDUS	Light Industrial
050-01007002	LI	M1	NO		701.11	0.76	690 RED OAK RD	050-01007021	INDUS	Light Industrial
050-01007021	LI	M1	NO		701.11	0.59	694 RED OAK RD	050-01008000	INDUS	Light Industrial
050-01008000	HI	M2	NO		701.11	2.03	650 RED OAK RD	050-01009000	INDUS	Light Industrial
050-01009000	HI	M2	NO		701.11	5.06	598 RED OAK RD	050-01010000	INDUS	Light Industrial
050-01010000	HI	M2	NO		701.11	6.22	70 BANKS RD	050-01011000	INDUS	Light Industrial
050-01011000	HI	M2	NO		701.11	2.69	0 BANKS RD	050-01011001	INDUS	Light Industrial
050-01011001	HI	M2	NO		701.11	2.46	56 BANKS RD	050-01012000	INDUS	Light Industrial
050-01012000	HI	M2	NO		701.11	1.67	10 BANKS RD	050-01013000	INDUS	Light Industrial
050-01013000	HI	M2	NO		701.11	1.48	800 ROCK QUARRY RD	050-01014000	INDUS	Light Industrial
050-01014000	HI	M2	NO		701.11	1.32	810 ROCK QUARRY RD	050-01015000	INDUS	Light Industrial
050-01015000	HI	M2	NO		701.11	1.53	820 ROCK QUARRY RD	050-01015002	INDUS	Light Industrial
050-01015002	C2	C2	NO		701.11	1.42	0	050-01015003	INDUS	Light Industrial
050-01015003	HI	M2	NO		701.11	3.04	626 RED OAK RD	050-01015004	INDUS	Light Industrial
050-01015004	HI	M2	NO		701.11	0.89	620 RED OAK RD	050-01015005	INDUS	Light Industrial
050-01015005	HI	M2	NO		701.11	1.09	640 RED OAK RD	050-01016001	INDUS	Light Industrial
050-01016001	C2	C2	NO		701.11	1.30	915 ROCK QUARRY RD	050-01016011	COM	Low Density Vertical Mixed Use
050-01016011	C1	C1	NO		701.11	1.41	901 ROCK QUARRY RD	050-01019000	INDUS	Light Industrial
050-01019000	LI	M1	NO		701.14	11.37	0	050-01019000	TCU	Transportation/Communication/Utilities
050-01020000	C2	C2	NO		701.14	1.21	406 EAGLES LANDING PKV	050-01020000	INDUS	Light Industrial

050-01020001	C2	C2	NO		701.14	19.29	472 EAGLES LANDING PKV	050-01020001	INDUS	Light Industrial
050-01020002	C2	C2	NO		701.14	0.88	438 EAGLES LANDING PKV	050-01020002	INDUS	Light Industrial
050-01020003	C2	C2	NO		701.14	0.88	450 EAGLES LANDING PKV	050-01020003	INDUS	Light Industrial
050-01020004	C2	C2	NO		701.14	1.16	420 EAGLES LANDING PKV	050-01020004	INDUS	Light Industrial
050-01020005	C2	C2	NO		701.14	1.83	390 EAGLES LANDING PKV	050-01020005	INDUS	Light Industrial
050-01020021	C2	C2	NO		701.14	1.61	0 EAGLES LANDING PKWY	050-01020021	INDUS	Light Industrial
050-01029000	MFR	RM	YES		701.14	28.85	900 ROCK QUARRY RD	050-01029000	HD	High Density Residential
050-01030000	C1	C1	NO		701.14	0.82	892 ROCK QUARRY RD	050-01030000	HD	High Density Residential
050-01030001	C1	C1	NO		701.14	0.81	880 ROCK QUARRY RD	050-01030001	HD	High Density Residential
050B01001000	PUD	PD	NO	BRANDON RIDGE	701.11	0.24	155 BRANDON RIDGE CIR	050B01001000	HD	High Density Residential
050B01002000	PUD	PD	NO	BRANDON RIDGE	701.11	0.19	149 BRANDON RIDGE CIR	050B01002000	HD	High Density Residential
050B01003000	PUD	PD	NO	BRANDON RIDGE	701.11	0.19	143 BRANDON RIDGE CIR	050B01003000	HD	High Density Residential
050B01004000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	137 BRANDON RIDGE CIR	050B01004000	HD	High Density Residential
050B01005000	PUD	PD	NO	BRANDON RIDGE	701.11	0.20	133 BRANDON RIDGE CIR	050B01005000	HD	High Density Residential
050B01006000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	129 BRANDON RIDGE CIR	050B01006000	HD	High Density Residential
050B01007000	PUD	PD	NO	BRANDON RIDGE	701.11	0.20	125 BRANDON RIDGE CIR	050B01007000	HD	High Density Residential
050B01008000	PUD	PD	NO	BRANDON RIDGE	701.11	0.20	119 BRANDON RIDGE CIR	050B01008000	HD	High Density Residential
050B01009000	PUD	PD	NO	BRANDON RIDGE	701.11	0.21	113 BRANDON RIDGE CIR	050B01009000	HD	High Density Residential
050B01010000	PUD	PD	NO	BRANDON RIDGE	701.11	0.31	107 BRANDON RIDGE CIR	050B01010000	HD	High Density Residential
050B01011000	PUD	PD	NO	BRANDON RIDGE	701.11	0.24	101 BRANDON RIDGE CIR	050B01011000	HD	High Density Residential
050B01012000	PUD	PD	NO	BRANDON RIDGE	701.11	0.33	100 BRANDON RIDGE CIR	050B01012000	HD	High Density Residential
050B01013000	PUD	PD	NO	BRANDON RIDGE	701.11	0.29	108 BRANDON RIDGE CIR	050B01013000	HD	High Density Residential
050B01014000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	116 BRANDON RIDGE CIR	050B01014000	HD	High Density Residential
050B01015000	PUD	PD	NO	BRANDON RIDGE	701.11	0.20	124 BRANDON RIDGE CIR	050B01015000	HD	High Density Residential
050B01016000	PUD	PD	NO	BRANDON RIDGE	701.11	0.19	130 BRANDON RIDGE CIR	050B01016000	HD	High Density Residential
050B01017000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	136 BRANDON RIDGE CIR	050B01017000	HD	High Density Residential
050B01018000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	142 BRANDON RIDGE CIR	050B01018000	HD	High Density Residential
050B01019000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	148 BRANDON RIDGE CIR	050B01019000	HD	High Density Residential
050B01020000	PUD	PD	NO	BRANDON RIDGE	701.11	0.21	154 BRANDON RIDGE CIR	050B01020000	HD	High Density Residential
050B01021000	PUD	PD	NO	BRANDON RIDGE	701.11	0.24	40 BRIDLEWOOD CT	050B01021000	HD	High Density Residential
050B01022000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	48 BRIDLEWOOD CT	050B01022000	HD	High Density Residential
050B01023000	PUD	PD	NO	BRANDON RIDGE	701.11	0.23	54 BRIDLEWOOD CT	050B01023000	HD	High Density Residential
050B01024000	PUD	PD	NO	BRANDON RIDGE	701.11	0.19	60 BRIDLEWOOD CT	050B01024000	HD	High Density Residential
050B01025000	PUD	PD	NO	BRANDON RIDGE	701.11	0.33	66 BRIDLEWOOD CT	050B01025000	HD	High Density Residential
050B01026000	PUD	PD	NO	BRANDON RIDGE	701.11	0.26	72 BRIDLEWOOD CT	050B01026000	HD	High Density Residential
050B01027000	PUD	PD	NO	BRANDON RIDGE	701.11	0.36	73 BRIDLEWOOD CT	050B01027000	HD	High Density Residential
050B01028000	PUD	PD	NO	BRANDON RIDGE	701.11	0.29	67 BRIDLEWOOD CT	050B01028000	HD	High Density Residential
050B01029000	PUD	PD	NO	BRANDON RIDGE	701.11	0.19	61 BRIDLEWOOD CT	050B01029000	HD	High Density Residential
050B01030000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	55 BRIDLEWOOD CT	050B01030000	HD	High Density Residential
050B01031000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	49 BRIDLEWOOD CT	050B01031000	HD	High Density Residential
050B01032000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	43 BRIDLEWOOD CT	050B01032000	HD	High Density Residential
050B01033000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	37 BRIDLEWOOD CT	050B01033000	HD	High Density Residential
050B01034000	PUD	PD	NO	BRANDON RIDGE	701.11	0.20	31 BRIDLEWOOD CT	050B01034000	HD	High Density Residential
050B01035000	PUD	PD	NO	BRANDON RIDGE	701.11	0.23	25 BRIDLEWOOD CT	050B01035000	HD	High Density Residential
050B01036000	PUD	PD	NO	BRANDON RIDGE	701.11	0.25	164 BRANDON RIDGE CIR	050B01036000	HD	High Density Residential
050B01037000	PUD	PD	NO	BRANDON RIDGE	701.11	0.20	170 BRANDON RIDGE CIR	050B01037000	HD	High Density Residential
050B01038000	PUD	PD	NO	BRANDON RIDGE	701.11	0.19	176 BRANDON RIDGE CIR	050B01038000	HD	High Density Residential
050B01039000	PUD	PD	NO	BRANDON RIDGE	701.11	0.28	182 BRANDON RIDGE CIR	050B01039000	HD	High Density Residential
050B01040000	PUD	PD	NO	BRANDON RIDGE	701.11	0.19	188 BRANDON RIDGE CIR	050B01040000	HD	High Density Residential
050B01041000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	194 BRANDON RIDGE CIR	050B01041000	HD	High Density Residential
050B01042000	PUD	PD	NO	BRANDON RIDGE	701.11	0.28	200 BRANDON RIDGE CIR	050B01042000	HD	High Density Residential
050B01043000	PUD	PD	NO	BRANDON RIDGE	701.11	0.30	206 BRANDON RIDGE CIR	050B01043000	HD	High Density Residential
050B01044000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	212 BRANDON RIDGE CIR	050B01044000	HD	High Density Residential
050B01045000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	218 BRANDON RIDGE CIR	050B01045000	HD	High Density Residential
050B01046000	PUD	PD	NO	BRANDON RIDGE	701.11	0.21	224 BRANDON RIDGE CIR	050B01046000	HD	High Density Residential

050B01047000	PUD	PD	NO	BRANDON RIDGE	701.11	0.26	230 BRANDON RIDGE CIR	050B01047000	HD	High Density Residential
050B01048000	PUD	PD	NO	BRANDON RIDGE	701.11	0.40	236 BRANDON RIDGE CIR	050B01048000	HD	High Density Residential
050B01049000	PUD	PD	NO	BRANDON RIDGE	701.11	0.26	242 BRANDON RIDGE CIR	050B01049000	HD	High Density Residential
050B01050000	PUD	PD	NO	BRANDON RIDGE	701.11	0.21	248 BRANDON RIDGE CIR	050B01050000	HD	High Density Residential
050B01051000	PUD	PD	NO	BRANDON RIDGE	701.11	0.20	254 BRANDON RIDGE CIR	050B01051000	HD	High Density Residential
050B01052000	PUD	PD	NO	BRANDON RIDGE	701.11	0.50	260 BRANDON RIDGE CIR	050B01052000	HD	High Density Residential
050B01053000	PUD	PD	NO	BRANDON RIDGE	701.11	1.03	266 BRANDON RIDGE CIR	050B01053000	HD	High Density Residential
050B01054000	PUD	PD	NO	BRANDON RIDGE	701.11	0.25	272 BRANDON RIDGE CIR	050B01054000	HD	High Density Residential
050B01055000	PUD	PD	NO	BRANDON RIDGE	701.11	0.44	273 BRANDON RIDGE CIR	050B01055000	HD	High Density Residential
050B01056000	PUD	PD	NO	BRANDON RIDGE	701.11	0.27	267 BRANDON RIDGE CIR	050B01056000	HD	High Density Residential
050B01057000	PUD	PD	NO	BRANDON RIDGE	701.11	0.17	261 BRANDON RIDGE CIR	050B01057000	HD	High Density Residential
050B01058000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	255 BRANDON RIDGE CIR	050B01058000	HD	High Density Residential
050B01059000	PUD	PD	NO	BRANDON RIDGE	701.11	0.22	245 BRANDON RIDGE CIR	050B01059000	HD	High Density Residential
050B01060000	PUD	PD	NO	BRANDON RIDGE	701.11	0.18	219 BRANDON RIDGE CIR	050B01060000	HD	High Density Residential
050B01061000	PUD	PD	NO	BRANDON RIDGE	701.11	0.24	209 BRANDON RIDGE CIR	050B01061000	HD	High Density Residential
050B01062000	PUD	PD	NO	BRANDON RIDGE	701.11	0.24	185 BRANDON RIDGE CIR	050B01062000	HD	High Density Residential
050B01063000	PUD	PD	NO	BRANDON RIDGE	701.11	0.21	181 BRANDON RIDGE CIR	050B01063000	HD	High Density Residential
050B01064000	PUD	PD	NO	BRANDON RIDGE	701.11	0.27	177 BRANDON RIDGE CIR	050B01064000	HD	High Density Residential
050B01065000	PUD	PD	NO	BRANDON RIDGE	701.11	0.34	173 BRANDON RIDGE CIR	050B01065000	HD	High Density Residential
050B01066000	PUD	PD	NO	BRANDON RIDGE	701.11	0.28	169 BRANDON RIDGE CIR	050B01066000	HD	High Density Residential
050B01067000	PUD	PD	NO	BRANDON RIDGE	701.11	0.25	165 BRANDON RIDGE CIR	050B01067000	HD	High Density Residential
051-01001000	MFR	RM	NO		701.14	0.50	0	051-01001000	TCU	Transportation/Communication/Utilities
051-01002000	C2	C2	NO	VERY COUNTY MEDICAL PA	701.14	28.62	1133 EAGLES LANDING PK	051-01002000	PI	Public/Institutional
051-01002002	C2	C2	NO		701.14	1.08	1101 HOSPITAL DR	051-01002002	COM	Low Density Vertical Mixed Use
051-01002003	C2	C2	NO		701.14	3.16	1240 EAGLES LANDING PK	051-01002003	COM	Low Density Vertical Mixed Use
051-01002004	C2	C2	NO		701.14	0.46	145 EAGLES WALK	051-01002004	COM	Low Density Vertical Mixed Use
051-01002009	OI	OI	NO		701.14	9.40	1050 HOSPITAL DR	051-01002009	PI	Public/Institutional
051-01009007	MFR	RM	NO		701.14	5.10	0	051-01009007	PI	Public/Institutional
051-01009041	C2	C2	NO		701.14	8.25	1000 EAGLES LANDING PK	051-01009041	COM	Low Density Vertical Mixed Use
051-01009071	MFR	RM	NO		701.14	0.93	0	051-01009071	TCU	Transportation/Communication/Utilities
051-01015001	C2	C2	NO		701.14	1.28	850 EAGLES LANDING PKV	051-01015001	COM	Low Density Vertical Mixed Use
051-01015002	OI	OI	NO		701.14	2.24	475 COUNTRY CLUB DR	051-01015002	COM	Low Density Vertical Mixed Use
051-01018001	C2	C2	NO		701.14	1.52	201 CENTER POINTE PKW'	051-01018001	COM	Low Density Vertical Mixed Use
051-01018002	C2	C2	NO		701.14	1.70	285 CENTER POINTE PKW'	051-01018002	COM	Low Density Vertical Mixed Use
051-01018003	C2	C2	NO		701.14	2.94	225 CENTER POINTE PKW'	051-01018003	COM	Low Density Vertical Mixed Use
051-01018004	C2	C2	NO		701.14	1.90	255 CENTER POINTE PKW'	051-01018004	COM	Low Density Vertical Mixed Use
051-01018005	C2	C2	NO		701.14	1.04	840 EAGLES LANDING PKV	051-01018005	COM	Low Density Vertical Mixed Use
051-01018051	C2	C2	NO		701.14	2.73	830 EAGLES LANDING PKV	051-01018051	COM	Low Density Vertical Mixed Use
051C01001000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.47	1520 ROCK QUARRY RD	051C01001000	COM	Low Density Vertical Mixed Use
051C01002000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	1.34	150 EAGLE SPRING CT	051C01002000	COM	Low Density Vertical Mixed Use
051C01003000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.86	0 EAGLE SPRING CT	051C01003000	COM	Low Density Vertical Mixed Use
051C01004000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.72	130 EAGLE SPRING CT	051C01004000	COM	Low Density Vertical Mixed Use
051C01005000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.71	140 EAGLE SPRING CT	051C01005000	COM	Low Density Vertical Mixed Use
051C01006000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.70	125 EAGLE SPRING DR	051C01006000	COM	Low Density Vertical Mixed Use
051C01007000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.96	115 EAGLE SPRING DR	051C01007000	COM	Low Density Vertical Mixed Use
051C01009000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.53	110 EAGLE SPRING DR	051C01009000	COM	Low Density Vertical Mixed Use
051C01010000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.49	100 EAGLE SPRING DR	051C01010000	PI	Public/Institutional
051C01011000	C2	C2	NO	EAGLES WALK	701.14	0.34	155 EAGLES WALK	051C01011000	COM	Low Density Vertical Mixed Use
051C01012000	C2	C2	NO	EAGLES WALK	701.14	0.43	135 EAGLES WALK	051C01012000	COM	Low Density Vertical Mixed Use
051C01013000	C2	C2	NO	EAGLES WALK	701.14	0.38	125 EAGLES WALK	051C01013000	COM	Low Density Vertical Mixed Use
051C01014000	C2	C2	NO	EAGLES WALK	701.14	0.42	100 EAGLES WALK	051C01014000	COM	Low Density Vertical Mixed Use
051C01015000	C2	C2	NO	EAGLES WALK	701.14	0.45	110 EAGLES WALK	051C01015000	COM	Low Density Vertical Mixed Use
051C01020000	C2	C2	NO	EAGLES WALK	701.14	0.72	1100 HOSPITAL DR	051C01020000	COM	Low Density Vertical Mixed Use
051C01023000	C2	C2	NO	EAGLE SPRINGS CENTER	701.14	0.97	1500 ROCK QUARRY RD	051C01023000	COM	Low Density Vertical Mixed Use
051D01001000	MFR	RM	NO	WINDSONG PLANTATION	701.14	0.68	500 COUNTRY CLUB DR	051D01001000	HD	High Density Residential

051D01004000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	512 COUNTRY CLUB DR	051D01004000	HD	High Density Residential
051D02001000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.47	501 COUNTRY CLUB DR	051D02001000	HD	High Density Residential
051D02002000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.45	503 COUNTRY CLUB DR	051D02002000	HD	High Density Residential
051D02003000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.48	505 COUNTRY CLUB DR	051D02003000	HD	High Density Residential
051D02004000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.40	507 COUNTRY CLUB DR	051D02004000	HD	High Density Residential
051D02005000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.42	509 COUNTRY CLUB DR	051D02005000	HD	High Density Residential
051D02006000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.43	511 COUNTRY CLUB DR	051D02006000	HD	High Density Residential
051D02007000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.46	513 COUNTRY CLUB DR	051D02007000	HD	High Density Residential
051D02012000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.43	701 DEERWOOD DR	051D02012000	HD	High Density Residential
051D02013000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.31	703 DEERWOOD DR	051D02013000	HD	High Density Residential
051D02014000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	705 DEERWOOD DR	051D02014000	HD	High Density Residential
051D02015000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	707 DEERWOOD DR	051D02015000	HD	High Density Residential
051D02016000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	709 DEERWOOD DR	051D02016000	HD	High Density Residential
051D02017000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.49	711 DEERWOOD DR	051D02017000	HD	High Density Residential
051D02018000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.51	713 DEERWOOD DR	051D02018000	HD	High Density Residential
051D02019000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.43	715 DEERWOOD DR	051D02019000	HD	High Density Residential
051D02020000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.79	717 DEERWOOD DR	051D02020000	HD	High Density Residential
051D02021000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.57	719 DEERWOOD DR	051D02021000	HD	High Density Residential
051D02022000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.45	721 DEERWOOD DR	051D02022000	HD	High Density Residential
051D02023000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.44	723 DEERWOOD DR	051D02023000	HD	High Density Residential
051D02024000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.37	725 DEERWOOD DR	051D02024000	HD	High Density Residential
051D02025000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.43	727 DEERWOOD DR	051D02025000	HD	High Density Residential
051D02026000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.38	729 DEERWOOD DR	051D02026000	HD	High Density Residential
051D02027000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.53	731 DEERWOOD DR	051D02027000	HD	High Density Residential
051D02028000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.58	733 DEERWOOD DR	051D02028000	HD	High Density Residential
051D02029000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.46	735 DEERWOOD DR	051D02029000	HD	High Density Residential
051D02030000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.39	737 DEERWOOD DR	051D02030000	HD	High Density Residential
051D02031000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.33	739 DEERWOOD DR	051D02031000	HD	High Density Residential
051D02032000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	741 DEERWOOD DR	051D02032000	HD	High Density Residential
051D02033000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.35	743 DEERWOOD DR	051D02033000	HD	High Density Residential
051D02034000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.40	745 DEERWOOD DR	051D02034000	HD	High Density Residential
051D02035000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.34	747 DEERWOOD DR	051D02035000	HD	High Density Residential
051D02036000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.34	749 DEERWOOD DR	051D02036000	HD	High Density Residential
051D02037000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	751 DEERWOOD DR	051D02037000	HD	High Density Residential
051D02038000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.41	753 DEERWOOD DR	051D02038000	HD	High Density Residential
051D02039000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.41	616 REDBUD LN	051D02039000	HD	High Density Residential
051D02040000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.37	614 REDBUD LN	051D02040000	HD	High Density Residential
051D02041000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.39	612 REDBUD LN	051D02041000	HD	High Density Residential
051D02043000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.40	606 REDBUD LN	051D02043000	HD	High Density Residential
051D02044000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.44	604 REDBUD LN	051D02044000	HD	High Density Residential
051D02047000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.39	700 DEERWOOD DR	051D02047000	HD	High Density Residential
051D02048000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.35	607 REDBUD LN	051D02048000	HD	High Density Residential
051D02049000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.32	609 REDBUD LN	051D02049000	HD	High Density Residential
051D02050000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.33	611 REDBUD LN	051D02050000	HD	High Density Residential
051D02051000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.38	613 REDBUD LN	051D02051000	HD	High Density Residential
051D02052000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.39	750 DEERWOOD DR	051D02052000	HD	High Density Residential
051D02053000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.35	748 DEERWOOD DR	051D02053000	HD	High Density Residential
051D02054000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	746 DEERWOOD DR	051D02054000	HD	High Density Residential
051D02055000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.32	744 DEERWOOD DR	051D02055000	HD	High Density Residential
051D02056000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.48	742 DEERWOOD DR	051D02056000	HD	High Density Residential
051D02057000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.35	903 SWEETBAY CT	051D02057000	HD	High Density Residential
051D02058000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.37	905 SWEETBAY CT	051D02058000	HD	High Density Residential
051D02059000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.34	907 SWEETBAY CT	051D02059000	HD	High Density Residential
051D02060000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.36	906 SWEETBAY CT	051D02060000	HD	High Density Residential
051D02061000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.46	904 SWEETBAY CT	051D02061000	HD	High Density Residential

051D02062000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.41	902 SWEETBAY CT	051D02062000	HD	High Density Residential
051D02063000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.41	900 SWEETBAY CT	051D02063000	HD	High Density Residential
051D02064000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.54	728 DEERWOOD DR	051D02064000	HD	High Density Residential
051D02065000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.30	726 DEERWOOD DR	051D02065000	HD	High Density Residential
051D02066000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.41	724 DEERWOOD DR	051D02066000	HD	High Density Residential
051D02067000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.39	722 DEERWOOD DR	051D02067000	HD	High Density Residential
051D02068000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.50	714 DEERWOOD DR	051D02068000	HD	High Density Residential
051D02069000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.43	712 DEERWOOD DR	051D02069000	HD	High Density Residential
051D02070000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.33	710 DEERWOOD DR	051D02070000	HD	High Density Residential
051D02071000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.38	708 DEERWOOD DR	051D02071000	HD	High Density Residential
051D02072000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.38	706 DEERWOOD DR	051D02072000	HD	High Density Residential
051D02073000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.44	704 DEERWOOD DR	051D02073000	HD	High Density Residential
051D02074000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.42	803 SILVERBELL CT	051D02074000	HD	High Density Residential
051D02075000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.46	805 SILVERBELL CT	051D02075000	HD	High Density Residential
051D02076000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.60	804 SILVERBELL CT	051D02076000	HD	High Density Residential
051D02077000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.47	802 SILVERBELL CT	051D02077000	HD	High Density Residential
051D02078000	SR	R3	NO	WINDSONG PLANTATION	701.14	0.49	702 DEERWOOD DR	051D02078000	HD	High Density Residential
069-01002000	LI	M1	YES		701.14	16.58	0	069-01002000	INDUS	Light Industrial
069-01003000	RR	RA	NO		701.14	3.06	0	069-01003000	INDUS	Light Industrial
069-01004000	RR	RA	YES		701.14	4.11	671 OLD HUDSON BRIDGE	069-01004000	INDUS	Light Industrial
069-01005000	RR	RA	YES		701.14	5.11	691 OLD HUDSON BRIDGE	069-01005000	INDUS	Light Industrial
069-01006000	RR	RA	YES		701.14	4.07	711 OLD HUDSON BRIDGE	069-01006000	INDUS	Light Industrial
069-01006005	RR	RA	YES		701.14	1.29	0	069-01006005	INDUS	Light Industrial
069-01008004	LI	M1	YES		701.14	77.53	0	069-01008004	INDUS	Light Industrial
069-01008041	LI	M1	NO		701.14	7.80	100 BUSINESS CENTER DF	069-01008041	INDUS	Light Industrial
069-01008042	LI	M1	NO		701.14	32.53	500 BUSINESS CENTER DF	069-01008042	INDUS	Light Industrial
069-01008043	LI	M1	NO		701.14	20.53	300 EAGLES LANDING PKV	069-01008043	INDUS	Light Industrial
069-01008044	SR	PD	YES		701.14	33.10	202 EAGLES LANDING PKV	069-01008044	INDUS	Light Industrial
069-01008045	LI	M1	NO		701.14	5.08	270 BUSINESS CENTER DF	069-01008045	INDUS	Light Industrial
069-01008046	LI	M1	NO		701.14	4.75	200 BUSINESS CENTER DF	069-01008046	INDUS	Light Industrial
S01-01001000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.33	256 OLD ATLANTA RD	S01-01001000	MD	Medium Density Residential
S01-01002000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	246 OLD ATLANTA RD	S01-01002000	MD	Medium Density Residential
S01-01003000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	236 OLD ATLANTA RD	S01-01003000	MD	Medium Density Residential
S01-01004000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.22	226 OLD ATLANTA RD	S01-01004000	MD	Medium Density Residential
S01-01005000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	216 OLD ATLANTA RD	S01-01005000	MD	Medium Density Residential
S01-01006000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	206 OLD ATLANTA RD	S01-01006000	MD	Medium Density Residential
S01-01007000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	196 OLD ATLANTA RD	S01-01007000	MD	Medium Density Residential
S01-01008000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	186 OLD ATLANTA RD	S01-01008000	MD	Medium Density Residential
S01-01009000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	176 OLD ATLANTA RD	S01-01009000	MD	Medium Density Residential
S01-01010000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	166 OLD ATLANTA RD	S01-01010000	MD	Medium Density Residential
S01-01011000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	156 OLD ATLANTA RD	S01-01011000	MD	Medium Density Residential
S01-01012000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	146 OLD ATLANTA RD	S01-01012000	MD	Medium Density Residential
S01-01013000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	181 ADRIAN DR	S01-01013000	MD	Medium Density Residential
S01-01014000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	179 ADRIAN DR	S01-01014000	MD	Medium Density Residential
S01-01015000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	177 ADRIAN DR	S01-01015000	MD	Medium Density Residential
S01-01016000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	175 ADRIAN DR	S01-01016000	MD	Medium Density Residential
S01-01017000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	173 ADRIAN DR	S01-01017000	MD	Medium Density Residential
S01-01018000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	171 ADRIAN DR	S01-01018000	MD	Medium Density Residential
S01-01019000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	169 ADRIAN DR	S01-01019000	MD	Medium Density Residential
S01-01020000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	167 ADRIAN DR	S01-01020000	MD	Medium Density Residential
S01-01021000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	165 ADRIAN DR	S01-01021000	MD	Medium Density Residential
S01-01022000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.45	163 ADRIAN DR	S01-01022000	MD	Medium Density Residential
S01-01023000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.64	161 ADRIAN DR	S01-01023000	MD	Medium Density Residential
S01-01024000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.48	159 ADRIAN DR	S01-01024000	MD	Medium Density Residential
S01-01025000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.44	157 ADRIAN DR	S01-01025000	MD	Medium Density Residential

S01-01026000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.36	155 ADRIAN DR	S01-01026000	MD	Medium Density Residential
S01-01027000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	153 ADRIAN DR	S01-01027000	MD	Medium Density Residential
S01-01028000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	151 ADRIAN DR	S01-01028000	MD	Medium Density Residential
S01-01029000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.35	149 ADRIAN DR	S01-01029000	MD	Medium Density Residential
S01-01030000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.29	147 ADRIAN DR	S01-01030000	MD	Medium Density Residential
S01-01031000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	145 ADRIAN DR	S01-01031000	MD	Medium Density Residential
S01-02001000	C3	C3	NO		701.06	1.33	5830 NORTH HENRY BLVD	S01-02001000	COM	Low Density Vertical Mixed Use
S01-02001001	C3	C3	NO		701.06	0.99	5834 NORTH HENRY BLVD	S01-02001001	COM	Low Density Vertical Mixed Use
S01-02002000	C2	C2	NO		701.06	0.61	5814 NORTH HENRY BLVD	S01-02002000	COM	Low Density Vertical Mixed Use
S01-02003000	C3	C3	NO		701.06	0.53	5784 NORTH HENRY BLVD	S01-02003000	COM	Low Density Vertical Mixed Use
S01-02004000	C3	C3	NO		701.06	0.73	5772 HIGHWAY 42	S01-02004000	COM	Low Density Vertical Mixed Use
S01-02005000	C3	C3	NO		701.06	0.86	5762 NORTH HENRY BLVD	S01-02005000	COM	Low Density Vertical Mixed Use
S01-02006000	HI	M2	NO		701.06	1.63	5744 NORTH HENRY BLVD	S01-02006000	COM	Low Density Vertical Mixed Use
S01-02007000	C3	C3	NO		701.06	0.85	5734 NORTH HENRY BLVD	S01-02007000	COM	Low Density Vertical Mixed Use
S01-02008000	C3	C3	NO		701.06	0.33	205 OLD ATLANTA RD	S01-02008000	COM	Low Density Vertical Mixed Use
S01-02009000	C3	C3	NO		701.06	0.88	217 OLD ATLANTA RD	S01-02009000	COM	Low Density Vertical Mixed Use
S01-02010000	C3	C3	NO		701.06	0.45	231 OLD ATLANTA RD	S01-02010000	COM	Low Density Vertical Mixed Use
S01-03001000	SR	R4	NO		701.06	0.47	145 DOBBINS DR	S01-03001000	COM	Low Density Vertical Mixed Use
S01-03002000	SR	R4	NO		701.06	0.66	127 DOBBINS DR	S01-03002000	LD	Low Density Residential
S01-03005000	SR	R4	NO		701.06	0.60	49 DANIEL DR	S01-03005000	LD	Low Density Residential
S01-03006000	SR	R4	NO		701.06	0.59	45 DANIEL DR	S01-03006000	LD	Low Density Residential
S01-03007000	SR	R4	NO		701.06	0.36	35 CHERRIE LN	S01-03007000	LD	Low Density Residential
S01-03008000	SR	R4	NO		701.06	0.33	43 CHERRIE LN	S01-03008000	LD	Low Density Residential
S01-03010000	SR	R4	NO		701.06	0.50	55 DOBBINS DR	S01-03010000	LD	Low Density Residential
S01-03011000	SR	R4	NO		701.06	0.44	75 DOBBINS DR	S01-03011000	LD	Low Density Residential
S01-03012000	SR	R4	NO		701.06	0.63	83 DOBBINS DR	S01-03012000	LD	Low Density Residential
S01-03013000	SR	R4	NO		701.06	0.50	95 DOBBINS DR	S01-03013000	LD	Low Density Residential
S01-03014000	SR	R4	NO		701.06	0.49	103 DOBBINS DR	S01-03014000	LD	Low Density Residential
S01-03015000	SR	R4	NO		701.06	0.56	115 DOBBINS DR	S01-03015000	LD	Low Density Residential
S01-03016000	SR	R4	NO		701.06	0.45	118 DOBBINS DR	S01-03016000	COM	Low Density Vertical Mixed Use
S01-03017000	SR	R4	NO		701.06	0.27	0	S01-03017000	COM	Low Density Vertical Mixed Use
S01-03018000	SR	R4	NO		701.06	0.78	110 DOBBINS DR	S01-03018000	COM	Low Density Vertical Mixed Use
S01-03020000	CCR	RD	NO		701.06	0.50	106 DOBBINS DR	S01-03020000	COM	Low Density Vertical Mixed Use
S01-03021000	CCR	RD	NO		701.06	0.68	88 DOBBINS DR	S01-03021000	COM	Low Density Vertical Mixed Use
S01-03022000	SR	R3	NO		701.06	0.80	78 DOBBINS DR	S01-03022000	COM	Low Density Vertical Mixed Use
S01-03023000	C1	C1	NO		701.06	0.71	5751 NORTH HENRY BLVD	S01-03023000	COM	Low Density Vertical Mixed Use
S01-03023001	SR	R3	NO		701.06	0.56	60 DOBBINS DR	S01-03023001	COM	Low Density Vertical Mixed Use
S01-03024000	CCR	RD	NO		701.06	0.57	48 DOBBINS DR	S01-03024000	COM	Low Density Vertical Mixed Use
S01-03024001	CCR	RD	NO		701.06	0.56	52 DOBBINS DR	S01-03024001	COM	Low Density Vertical Mixed Use
S01-03024002	CCR	RD	NO		701.06	0.71	44 DOBBINS DR	S01-03024002	COM	Low Density Vertical Mixed Use
S01-03024021	CCR	RD	NO		701.06	0.66	0	S01-03024021	COM	Low Density Vertical Mixed Use
S01-03025000	SR	R4	NO		701.06	0.68	5747 NORTH HENRY BLVD	S01-03025000	COM	Low Density Vertical Mixed Use
S01-03026000	C3	C3	NO		701.06	1.01	5749 NORTH HENRY BLVD	S01-03026000	COM	Low Density Vertical Mixed Use
S01-03027000	SR	R4	YES		701.06	8.36	5801 NORTH HENRY BLVD	S01-03027000	COM	Low Density Vertical Mixed Use
S02-01001000	SR	R4	NO		701.06	1.92	35 DANIEL DR	S02-01001000	LD	Low Density Residential
S02-01002000	SR	R4	NO		701.06	0.71	108 DANIEL DR	S02-01002000	LD	Low Density Residential
S02-01003000	SR	R4	NO		701.06	0.79	96 DANIEL DR	S02-01003000	LD	Low Density Residential
S02-01004000	SR	R4	NO		701.06	0.73	80 DANIEL DR	S02-01004000	LD	Low Density Residential
S02-01005000	SR	R4	NO		701.06	0.85	56 DANIEL DR	S02-01005000	LD	Low Density Residential
S02-01006000	SR	R4	NO		701.06	0.71	27 DOBBINS DR	S02-01006000	LD	Low Density Residential
S02-01007000	SR	R4	NO		701.06	0.97	41 DOBBINS DR	S02-01007000	LD	Low Density Residential
S02-01010000	SR	R4	NO		701.06	0.75	32 DANIEL DR	S02-01010000	COM	Low Density Vertical Mixed Use
S02-01011000	SR	R4	NO		701.06	0.77	26 A DANIEL DR	S02-01011000	COM	Low Density Vertical Mixed Use
S02-01012000	C3	C3	NO		701.06	0.48	5701 NORTH HENRY BLVD	S02-01012000	COM	Low Density Vertical Mixed Use
S02-01013000	C2	C2	NO		701.06	0.53	5725 NORTH HENRY BLVD	S02-01013000	COM	Low Density Vertical Mixed Use

S02-02005000	SR	R4	NO		701.06	1.10	89 DANIEL DR	S02-02005000	COM	Low Density Vertical Mixed Use
S02-02006000	SR	R4	NO		701.06	1.28	101 DANIEL DR	S02-02006000	COM	Low Density Vertical Mixed Use
S02-02007000	SR	R4	NO		701.06	0.51	147 DANIEL DR	S02-02007000	COM	Low Density Vertical Mixed Use
S02-02008000	SR	R4	NO		701.06	1.21	157 DANIEL DR	S02-02008000	COM	Low Density Vertical Mixed Use
S02-03001000	C3	C3	NO		701.06	1.09	0	S02-03001000	COM	Low Density Vertical Mixed Use
S02-03002000	C3	C3						S02-03002000	COM	Low Density Vertical Mixed Use
S02-03003000	C1	C1	NO		701.06	2.19	5650 HIGHWAY 42 N	S02-03003000	COM	Low Density Vertical Mixed Use
S02-03009000	C3	C3	NO		701.06	0.37	5634 NORTH HENRY BLVD	S02-03009000	COM	Low Density Vertical Mixed Use
S02-04001000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	136 OLD ATLANTA RD	S02-04001000	MD	Medium Density Residential
S02-04002000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	126 OLD ATLANTA RD	S02-04002000	MD	Medium Density Residential
S02-04003000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	116 OLD ATLANTA RD	S02-04003000	MD	Medium Density Residential
S02-04004000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	106 OLD ATLANTA RD	S02-04004000	MD	Medium Density Residential
S02-04005000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	96 OLD ATLANTA RD	S02-04005000	MD	Medium Density Residential
S02-04006000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	86 OLD ATLANTA RD	S02-04006000	MD	Medium Density Residential
S02-04007000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	76 OLD ATLANTA RD	S02-04007000	MD	Medium Density Residential
S02-04008000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	66 OLD ATLANTA RD	S02-04008000	MD	Medium Density Residential
S02-04009000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	197 ADRIAN DR	S02-04009000	MD	Medium Density Residential
S02-04010000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	195 ADRIAN DR	S02-04010000	MD	Medium Density Residential
S02-04011000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	193 ADRIAN DR	S02-04011000	MD	Medium Density Residential
S02-04012000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	191 ADRIAN DR	S02-04012000	MD	Medium Density Residential
S02-04013000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	189 ADRIAN DR	S02-04013000	MD	Medium Density Residential
S02-04014000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	187 ADRIAN DR	S02-04014000	MD	Medium Density Residential
S02-04015000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	185 ADRIAN DR	S02-04015000	MD	Medium Density Residential
S02-04016000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	183 ADRIAN DR	S02-04016000	MD	Medium Density Residential
S02-05001000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.45	118 CLIFFORD CT	S02-05001000	MD	Medium Density Residential
S02-05002000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.33	120 CLIFFORD CT	S02-05002000	MD	Medium Density Residential
S02-05003000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	122 CLIFFORD CT	S02-05003000	MD	Medium Density Residential
S02-05004000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	124 CLIFFORD CT	S02-05004000	MD	Medium Density Residential
S02-05006000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.41	128 CLIFFORD CT	S02-05006000	COM	Low Density Vertical Mixed Use
S02-05006001	SR	R4	NO	WILDWOOD ESTATES	701.06	0.43	126 CLIFFORD CT	S02-05006001	COM	Low Density Vertical Mixed Use
S02-05007000	C3	C3	NO		701.06	3.08	0 NORTH HENRY BLVD	S02-05007000	COM	Low Density Vertical Mixed Use
S04-01001000	SR	R4	NO	PINE HILLS	701.06	0.66	145 KNOTTINGHAM CT	S04-01001000	MD	Medium Density Residential
S04-01002000	SR	R4	NO	PINE HILLS	701.06	0.70	150 KNOTTINGHAM CT	S04-01002000	MD	Medium Density Residential
S05-01001000	RR	RA	NO	SENTRY OAK	701.06	1.64	566 DAVIS RD	S05-01001000	MD	Medium Density Residential
S05-01002000	RR	RA	NO		701.06	30.37	576 DAVIS RD	S05-01002000	LD	Low Density Residential
S05-01003000	MHR	RMH	NO		701.06	33.96	584 DAVIS RD	S05-01003000	LD	Low Density Residential
S05-02001000	SR	R4	NO	PINE HILLS	701.06	0.58	6 KNOTTINGHAM CT	S05-02001000	MD	Medium Density Residential
S05-02002000	SR	R4	NO	PINE HILLS	701.06	0.49	10 KNOTTINGHAM CT	S05-02002000	MD	Medium Density Residential
S05-02003000	SR	R4	NO	PINE HILLS	701.06	0.53	20 KNOTTINGHAM CT	S05-02003000	MD	Medium Density Residential
S05-02004000	SR	R4	NO	PINE HILLS	701.06	0.51	30 KNOTTINGHAM CT	S05-02004000	MD	Medium Density Residential
S05-02005000	SR	R4	NO	PINE HILLS	701.06	0.48	40 KNOTTINGHAM CT	S05-02005000	MD	Medium Density Residential
S05-02006000	SR	R4	NO	PINE HILLS	701.06	0.51	50 KNOTTINGHAM CT	S05-02006000	MD	Medium Density Residential
S05-02007000	SR	R4	NO	PINE HILLS	701.06	0.48	60 KNOTTINGHAM CT	S05-02007000	MD	Medium Density Residential
S05-02008000	SR	R4	NO	PINE HILLS	701.06	0.55	70 KNOTTINGHAM CT	S05-02008000	MD	Medium Density Residential
S05-02009000	SR	R4	NO	PINE HILLS	701.06	0.56	80 KNOTTINGHAM CT	S05-02009000	MD	Medium Density Residential
S05-02010000	SR	R4	NO	PINE HILLS	701.06	0.36	90 KNOTTINGHAM CT	S05-02010000	MD	Medium Density Residential
S05-02011000	SR	R4	NO	PINE HILLS	701.06	0.49	100 KNOTTINGHAM CT	S05-02011000	MD	Medium Density Residential
S05-02012000	SR	R4	NO	PINE HILLS	701.06	0.47	110 KNOTTINGHAM CT	S05-02012000	MD	Medium Density Residential
S05-02013000	SR	R4	NO	PINE HILLS	701.06	0.47	120 KNOTTINGHAM CT	S05-02013000	MD	Medium Density Residential
S05-02014000	SR	R4	NO	PINE HILLS	701.06	0.48	130 KNOTTINGHAM CT	S05-02014000	MD	Medium Density Residential
S05-02015000	SR	R4	NO	PINE HILLS	701.06	0.59	140 KNOTTINGHAM CT	S05-02015000	MD	Medium Density Residential
S05-03001000	SR	R4	NO	PINE HILLS	701.06	0.45	3 KNOTTINGHAM CT	S05-03001000	MD	Medium Density Residential
S05-03002000	SR	R4	NO	PINE HILLS	701.06	0.44	5 KNOTTINGHAM CT	S05-03002000	MD	Medium Density Residential
S05-03003000	SR	R4	NO	PINE HILLS	701.06	0.46	15 KNOTTINGHAM CT	S05-03003000	MD	Medium Density Residential
S05-03004000	SR	R4	NO	PINE HILLS	701.06	0.44	25 KNOTTINGHAM CT	S05-03004000	MD	Medium Density Residential

S05-03005000	SR	R4	NO	PINE HILLS	701.06	0.41	35 KNOTTINGHAM CT	S05-03005000	MD	Medium Density Residential
S05-03006000	SR	R4	NO	PINE HILLS	701.06	0.51	45 KNOTTINGHAM CT	S05-03006000	MD	Medium Density Residential
S05-03007000	SR	R4	NO	PINE HILLS	701.06	0.42	55 KNOTTINGHAM CT	S05-03007000	MD	Medium Density Residential
S05-03008000	SR	R4	NO	PINE HILLS	701.06	0.90	65 KNOTTINGHAM CT	S05-03008000	MD	Medium Density Residential
S05-03010000	SR	R4	NO	PINE HILLS	701.06	0.43	85 KNOTTINGHAM CT	S05-03010000	MD	Medium Density Residential
S05-03011000	SR	R4	NO	PINE HILLS	701.06	0.46	95 KNOTTINGHAM CT	S05-03011000	MD	Medium Density Residential
S05-03012000	SR	R4	NO	PINE HILLS	701.06	0.33	105 KNOTTINGHAM CT	S05-03012000	MD	Medium Density Residential
S05-03013000	SR	R4	NO	PINE HILLS	701.06	0.51	115 KNOTTINGHAM CT	S05-03013000	MD	Medium Density Residential
S05-03014000	SR	R4	NO	PINE HILLS	701.06	0.47	125 KNOTTINGHAM CT	S05-03014000	MD	Medium Density Residential
S05-03015000	SR	R4	NO	PINE HILLS	701.06	0.43	135 KNOTTINGHAM CT	S05-03015000	MD	Medium Density Residential
S05-03016000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.40	143 ADRIAN DR	S05-03016000	MD	Medium Density Residential
S05-03017000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.34	141 ADRIAN DR	S05-03017000	MD	Medium Density Residential
S05-03018000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.56	139 ADRIAN DR	S05-03018000	MD	Medium Density Residential
S05-03019000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.70	137 ADRIAN DR	S05-03019000	MD	Medium Density Residential
S05-03020000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.40	135 ADRIAN DR	S05-03020000	MD	Medium Density Residential
S05-03021000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.33	133 ADRIAN DR	S05-03021000	MD	Medium Density Residential
S05-03022000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.36	131 ADRIAN DR	S05-03022000	MD	Medium Density Residential
S05-03023000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.29	129 ADRIAN DR	S05-03023000	MD	Medium Density Residential
S05-03024000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	127 ADRIAN DR	S05-03024000	MD	Medium Density Residential
S05-03025000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.29	125 ADRIAN DR	S05-03025000	MD	Medium Density Residential
S05-03026000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	123 ADRIAN DR	S05-03026000	MD	Medium Density Residential
S05-03027000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.29	121 ADRIAN DR	S05-03027000	MD	Medium Density Residential
S05-03028000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	119 ADRIAN DR	S05-03028000	MD	Medium Density Residential
S05-03029000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	117 ADRIAN DR	S05-03029000	MD	Medium Density Residential
S05-03030000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.30	115 ADRIAN DR	S05-03030000	MD	Medium Density Residential
S05-03031000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	113 ADRIAN DR	S05-03031000	MD	Medium Density Residential
S05-03032000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	111 ADRIAN DR	S05-03032000	MD	Medium Density Residential
S05-03033000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.30	109 ADRIAN DR	S05-03033000	MD	Medium Density Residential
S05-03034000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	107 ADRIAN DR	S05-03034000	MD	Medium Density Residential
S05-03035000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	105 ADRIAN DR	S05-03035000	MD	Medium Density Residential
S05-03036000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.29	103 ADRIAN DR	S05-03036000	MD	Medium Density Residential
S05-03037000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.41	101 ADRIAN DR	S05-03037000	MD	Medium Density Residential
S05-04001000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	121 RICHARD WAY	S05-04001000	MD	Medium Density Residential
S05-04002000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.29	119 RICHARD WAY	S05-04002000	MD	Medium Density Residential
S05-04003000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	117 RICHARD WAY	S05-04003000	MD	Medium Density Residential
S05-04004000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	113 RICHARD WAY	S05-04004000	MD	Medium Density Residential
S05-04005000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	111 RICHARD WAY	S05-04005000	MD	Medium Density Residential
S05-04006000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	109 RICHARD WAY	S05-04006000	MD	Medium Density Residential
S05-04007000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.30	107 RICHARD WAY	S05-04007000	MD	Medium Density Residential
S05-04008000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	105 RICHARD WAY	S05-04008000	MD	Medium Density Residential
S05-04009000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	103 RICHARD WAY	S05-04009000	MD	Medium Density Residential
S05-04010000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	119 JULIE LN	S05-04010000	MD	Medium Density Residential
S05-04011000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	115 JULIE LN	S05-04011000	MD	Medium Density Residential
S05-04012000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	113 JULIE LN	S05-04012000	MD	Medium Density Residential
S05-04013000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	111 JULIE LN	S05-04013000	MD	Medium Density Residential
S05-04014000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	109 JULIE LN	S05-04014000	MD	Medium Density Residential
S05-04015000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.34	107 JULIE LN	S05-04015000	MD	Medium Density Residential
S05-04016000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.38	105 JULIE LN	S05-04016000	MD	Medium Density Residential
S05-04017000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.36	103 JULIE LN	S05-04017000	MD	Medium Density Residential
S05-04018000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.21	101 JULIE LN	S05-04018000	MD	Medium Density Residential
S05-04019000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.22	132 ADRIAN DR	S05-04019000	MD	Medium Density Residential
S05-04020000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	136 ADRIAN DR	S05-04020000	MD	Medium Density Residential
S05-04021000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.30	140 ADRIAN DR	S05-04021000	MD	Medium Density Residential
S05-04022000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.35	0 ADRIAN DR	S05-04022000	MD	Medium Density Residential
S05-05001000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.23	148 ADRIAN DR	S05-05001000	MD	Medium Density Residential

S05-05002000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.21	150 ADRIAN DR	S05-05002000	MD	Medium Density Residential
S05-05003000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.33	152 ADRIAN DR	S05-05003000	MD	Medium Density Residential
S05-05004000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	154 ADRIAN DR	S05-05004000	MD	Medium Density Residential
S05-05005000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	156 ADRIAN DR	S05-05005000	MD	Medium Density Residential
S05-05006000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	158 ADRIAN DR	S05-05006000	MD	Medium Density Residential
S05-05007000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	160 ADRIAN DR	S05-05007000	MD	Medium Density Residential
S05-05008000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	162 ADRIAN DR	S05-05008000	MD	Medium Density Residential
S05-05009000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	164 ADRIAN DR	S05-05009000	MD	Medium Density Residential
S05-05010000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.33	178 ADRIAN DR	S05-05010000	MD	Medium Density Residential
S05-05011000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.29	180 ADRIAN DR	S05-05011000	MD	Medium Density Residential
S05-05012000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.30	182 ADRIAN DR	S05-05012000	MD	Medium Density Residential
S05-05013000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	184 ADRIAN DR	S05-05013000	MD	Medium Density Residential
S05-05014000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.34	100 RICHARD WAY	S05-05014000	MD	Medium Density Residential
S05-05015000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	102 RICHARD WAY	S05-05015000	MD	Medium Density Residential
S05-05016000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	104 RICHARD WAY	S05-05016000	MD	Medium Density Residential
S05-05017000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	106 RICHARD WAY	S05-05017000	MD	Medium Density Residential
S05-05018000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	108 RICHARD WAY	S05-05018000	MD	Medium Density Residential
S05-05019000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.23	110 RICHARD WAY	S05-05019000	MD	Medium Density Residential
S05-05020000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	112 RICHARD WAY	S05-05020000	MD	Medium Density Residential
S05-05021000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	114 RICHARD WAY	S05-05021000	MD	Medium Density Residential
S05-05022000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	116 RICHARD WAY	S05-05022000	MD	Medium Density Residential
S05-06001000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	100 JULIE LN	S05-06001000	MD	Medium Density Residential
S05-06002000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.23	108 JULIE LN	S05-06002000	MD	Medium Density Residential
S05-06003000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	110 JULIE LN	S05-06003000	MD	Medium Density Residential
S05-06004000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.30	112 JULIE LN	S05-06004000	MD	Medium Density Residential
S05-06005000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	114 JULIE LN	S05-06005000	MD	Medium Density Residential
S05-06006000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.35	116 JULIE LN	S05-06006000	MD	Medium Density Residential
S05-06007002	SR	R4	NO	WILDWOOD ESTATES	701.06	0.51	103 CLIFFORD CT	S05-06007002	MD	Medium Density Residential
S05-06007003	SR	R4	NO	WILDWOOD ESTATES	701.06	0.41	105 CLIFFORD CT	S05-06007003	MD	Medium Density Residential
S05-06007004	SR	R4	NO	WILDWOOD ESTATES	701.06	0.63	118 JULIE LN	S05-06007004	MD	Medium Density Residential
S05-06008000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	120 JULIE LN	S05-06008000	MD	Medium Density Residential
S05-06009000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.37	122 JULIE LN	S05-06009000	MD	Medium Density Residential
S05-06010000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.31	124 JULIE LN	S05-06010000	MD	Medium Density Residential
S05-06011000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.34	126 JULIE LN	S05-06011000	MD	Medium Density Residential
S05-06012000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.37	128 JULIE LN	S05-06012000	MD	Medium Density Residential
S05-06013000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.30	186 ADRIAN DR	S05-06013000	MD	Medium Density Residential
S05-06014000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	188 ADRIAN DR	S05-06014000	MD	Medium Density Residential

S05-07007000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.32	102 ADRIAN DR	S05-07007000	MD	Medium Density Residential
S05-07008000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.26	100 CLIFFORD CT	S05-07008000	MD	Medium Density Residential
S05-07009000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.28	102 CLIFFORD CT	S05-07009000	MD	Medium Density Residential
S05-07010000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	104 CLIFFORD CT	S05-07010000	MD	Medium Density Residential
S05-07012000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.25	108 CLIFFORD CT	S05-07012000	MD	Medium Density Residential
S05-07013000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	110 CLIFFORD CT	S05-07013000	MD	Medium Density Residential
S05-07014000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.24	112 CLIFFORD CT	S05-07014000	MD	Medium Density Residential
S05-07015000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.27	114 CLIFFORD CT	S05-07015000	MD	Medium Density Residential
S05-07016000	SR	R4	NO	WILDWOOD ESTATES	701.06	0.20	116 CLIFFORD CT	S05-07016000	MD	Medium Density Residential
S05-07016001	SR	R4	NO	WILDWOOD ESTATES	701.06	0.21	724 DAVIS RD	S05-07016001	MD	Medium Density Residential
S05-08002000	RR	RA	NO		701.13	1.08	645 DAVIS RD	S05-08002000	MD	Medium Density Residential
S08-01001000	RR	RA	NO		701.06	4.39	352 VALLEY HILL RD	S08-01001000	LD	Low Density Residential
S08-01004000	RR	RA	NO		701.06	1.32	335 VALLEY HILL RD	S08-01004000	LD	Low Density Residential
S08-01005000	RR	RA	NO		701.06	1.98	330 VALLEY HILL RD	S08-01005000	LD	Low Density Residential
S08-01006000	RR	RA	NO		701.06	0.62	330 VALLEY HILL RD	S08-01006000	LD	Low Density Residential
S08-01007000	RR	RA	NO		701.06	2.84	332 VALLEY HILL RD	S08-01007000	LD	Low Density Residential
S08-01008000	RR	RA	NO		701.06	3.25	310 VALLEY HILL RD	S08-01008000	LD	Low Density Residential
S08-01009000	RR	RA	NO		701.06	1.91	308 VALLEY HILL RD	S08-01009000	LD	Low Density Residential
S08-01010000	C1	C1	NO		701.06	6.22	264 VALLEY HILL RD	S08-01010000	LD	Low Density Residential
S08-01011000	SR	R2	NO	CACTUS RIDGE	701.06	0.46	45 HIGHLANE DR	S08-01011000	LD	Low Density Residential
S08-01012000	SR	R2	NO	CACTUS RIDGE	701.06	0.59	55 HIGHLANE DR	S08-01012000	LD	Low Density Residential
S08-01013000	SR	R2	NO	CACTUS RIDGE	701.06	1.21	75 HIGHLANE DR	S08-01013000	LD	Low Density Residential
S08-01014000	SR	R2	NO	CACTUS RIDGE	701.06	0.57	95 HIGHLANE DR	S08-01014000	LD	Low Density Residential
S08-01014001	SR	R2	NO	CACTUS RIDGE	701.06	0.74	125 HIGHLANE DR	S08-01014001	LD	Low Density Residential
S08-01016000	SR	R2	NO	CACTUS RIDGE	701.06	1.28	135 HIGHLANE DR	S08-01016000	LD	Low Density Residential
S08-01017000	SR	R2	NO	CACTUS RIDGE	701.06	1.38	147 HIGHLANE DR	S08-01017000	LD	Low Density Residential
S08-01018000	SR	R2	NO	CACTUS RIDGE	701.06	1.61	165 HIGHLANE DR	S08-01018000	LD	Low Density Residential
S08-01019000	SR	R2	NO	CACTUS RIDGE	701.06	1.29	175 HIGHLANE DR	S08-01019000	LD	Low Density Residential
S08-01020000	RR	RA	NO		701.06	7.33	0	S08-01020000	LD	Low Density Residential
S09-01001000	CCR	RD	NO	SENTRY OAK	701.06	0.73	12 SENTRY OAK CT	S09-01001000	MD	Medium Density Residential
S09-01002000	CCR	RD	NO	SENTRY OAK	701.06	1.01	14 SENTRY OAK CT	S09-01002000	MD	Medium Density Residential
S09-01003000	CCR	RD	NO	SENTRY OAK	701.06	0.64	18 SENTRY OAK CT	S09-01003000	MD	Medium Density Residential
S09-01004000	CCR	RD	NO	SENTRY OAK	701.06	0.83	22 SENTRY OAK CT	S09-01004000	MD	Medium Density Residential
S09-01005000	CCR	RD	NO	SENTRY OAK	701.06	0.77	26 SENTRY OAK CT	S09-01005000	MD	Medium Density Residential
S09-01006000	CCR	RD	NO	SENTRY OAK	701.06	0.69	30 SENTRY OAK CT	S09-01006000	MD	Medium Density Residential
S09-01007000	CCR	RD	NO	SENTRY OAK	701.06	0.87	34 SENTRY OAK CT	S09-01007000	MD	Medium Density Residential
S09-01008000	CCR	RD	NO	SENTRY OAK	701.06	0.71	38 SENTRY OAK CT	S09-01008000	MD	Medium Density Residential
S09-01009000	CCR	RD	NO	SENTRY OAK	701.06	0.84	42 SENTRY OAK CT	S09-01009000	MD	Medium Density Residential
S09-01010000	CCR	RD	NO	SENTRY OAK	701.06	0.86	46 SENTRY OAK CT	S09-01010000	MD	Medium Density Residential
S09-01011000	CCR	RD	NO	SENTRY OAK	701.06	0.84	50 SENTRY OAK DR	S09-01011000	MD	Medium Density Residential
S09-01012000	CCR	RD	NO	SENTRY OAK	701.06	0.89	54 SENTRY OAK CT	S09-01012000	MD	Medium Density Residential
S09-01013000	CCR	RD	NO	SENTRY OAK	701.06	0.83	58 SENTRY OAK CT	S09-01013000	MD	Medium Density Residential
S09-01014000	CCR	RD	NO	SENTRY OAK	701.06	0.95	62 SENTRY OAK CT	S09-01014000	MD	Medium Density Residential
S09-01015000	CCR	RD	NO	SENTRY OAK	701.06	0.89	0 SENTRY OAK CT	S09-01015000	MD	Medium Density Residential
S09-01016000	CCR	RD	NO	SENTRY OAK	701.06	1.22	76 SENTRY OAK CT	S09-01016000	MD	Medium Density Residential
S09-01018000	CCR	RD	NO	SENTRY OAK	701.06	1.37	82 SENTRY OAK CT	S09-01018000	MD	Medium Density Residential
S09-02001000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.58	124 SPRINGWOOD VALLEY	S09-02001000	MD	Medium Density Residential
S09-02002000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.37	122 SPRINGWOOD VALLEY	S09-02002000	MD	Medium Density Residential
S09-02003000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.36	120 SPRINGWOOD VALLEY	S09-02003000	MD	Medium Density Residential
S09-02004000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.39	118 SPRINGWOOD VALLEY	S09-02004000	MD	Medium Density Residential
S09-02005000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.45	116 SPRINGWOOD VALLEY	S09-02005000	MD	Medium Density Residential
S09-02006000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.37	114 SPRINGWOOD VALLEY	S09-02006000	MD	Medium Density Residential
S09-02007000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.38	112 SPRINGWOOD VALLEY	S09-02007000	MD	Medium Density Residential
S09-02008000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.40	110 SPRINGWOOD VALLEY	S09-02008000	MD	Medium Density Residential
S09-02009000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.35	108 SPRINGWOOD VALLEY	S09-02009000	MD	Medium Density Residential

S09-02010000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.45	106 SPRINGWOOD VALLEY	S09-02010000	MD	Medium Density Residential
S09-02011000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.42	104 SPRINGWOOD VALLEY	S09-02011000	MD	Medium Density Residential
S09-02012000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.49	102 SPRINGWOOD VALLEY	S09-02012000	MD	Medium Density Residential
S09-02013000	CCR	RD	NO	SENTRY OAK	701.06	1.14	11 SENTRY OAK CT	S09-02013000	MD	Medium Density Residential
S09-02014000	CCR	RD	NO	SENTRY OAK	701.06	0.83	17 SENTRY OAK CT	S09-02014000	MD	Medium Density Residential
S09-02015000	CCR	RD	NO	SENTRY OAK	701.06	0.83	19 SENTRY OAK CT	S09-02015000	MD	Medium Density Residential
S09-02016000	CCR	RD	NO	SENTRY OAK	701.06	0.85	23 SENTRY OAK CT	S09-02016000	MD	Medium Density Residential
S09-02017000	CCR	RD	NO	SENTRY OAK	701.06	0.70	27 SENTRY OAK CT	S09-02017000	MD	Medium Density Residential
S09-02018000	CCR	RD	NO	SENTRY OAK	701.06	0.73	31 SENTRY OAK CT	S09-02018000	MD	Medium Density Residential
S09-02019000	CCR	RD	NO	SENTRY OAK	701.06	0.81	35 SENTRY OAK CT	S09-02019000	MD	Medium Density Residential
S09-02020000	CCR	RD	NO	SENTRY OAK	701.06	0.67	39 SENTRY OAK CT	S09-02020000	MD	Medium Density Residential
S09-02021000	CCR	RD	NO	SENTRY OAK	701.06	0.81	43 SENTRY OAK CT	S09-02021000	MD	Medium Density Residential
S09-02022000	CCR	RD	NO	SENTRY OAK	701.06	1.39	47 SENTRY OAK CT	S09-02022000	MD	Medium Density Residential
S09-02024000	CCR	RD	NO	SENTRY OAK	701.06	1.54	55 SENTRY OAK CT	S09-02024000	MD	Medium Density Residential
S09-02026000	CCR	RD	NO	SENTRY OAK	701.06	1.50	63 SENTRY OAK CT	S09-02026000	MD	Medium Density Residential
S09-02028000	CCR	RD	NO	SENTRY OAK	701.06	1.01	67 SENTRY OAK CT	S09-02028000	MD	Medium Density Residential
S09-03001000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.49	123 SPRINGWOOD VALLEY	S09-03001000	MD	Medium Density Residential
S09-03002000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.44	121 SPRINGWOOD VALLEY	S09-03002000	MD	Medium Density Residential
S09-03003000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.44	119 SPRINGWOOD VALLEY	S09-03003000	MD	Medium Density Residential
S09-03004000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.40	121 MOSSY BROOK DR	S09-03004000	MD	Medium Density Residential
S09-03005000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.51	102 MISTY GLN	S09-03005000	MD	Medium Density Residential
S09-03006000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.52	104 MISTY GLN	S09-03006000	MD	Medium Density Residential
S09-03007000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.59	106 MISTY GLN	S09-03007000	MD	Medium Density Residential
S09-03008000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.49	105 MISTY GLN	S09-03008000	MD	Medium Density Residential
S09-03009000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.50	103 MISTY GLN	S09-03009000	MD	Medium Density Residential
S09-03010000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.42	117 MOSSY BROOK DR	S09-03010000	MD	Medium Density Residential
S09-03011000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.48	115 MOSSY BROOK DR	S09-03011000	MD	Medium Density Residential
S09-03012000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.45	104 VALLEY VW	S09-03012000	MD	Medium Density Residential
S09-03013000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.55	106 VALLEY VW	S09-03013000	MD	Medium Density Residential
S09-03014000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.58	105 VALLEY VW	S09-03014000	MD	Medium Density Residential
S09-03015000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.42	103 VALLEY VW	S09-03015000	MD	Medium Density Residential
S09-03016000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.41	113 MOSSY BROOK DR	S09-03016000	MD	Medium Density Residential
S09-03017000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.41	111 MOSSY BROOK DR	S09-03017000	MD	Medium Density Residential
S09-03018000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.37	109 MOSSY BROOK DR	S09-03018000	MD	Medium Density Residential
S09-03019000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.39	107 MOSSY BROOK DR	S09-03019000	MD	Medium Density Residential
S09-03020000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.40	105 MOSSY BROOK DR	S09-03020000	MD	Medium Density Residential
S09-03021000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.40	103 MOSSY BROOK DR	S09-03021000	MD	Medium Density Residential
S09-03022000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.49	101 MOSSY BROOK DR	S09-03022000	MD	Medium Density Residential
S09-04001000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.46	112 MOSSY BROOK DR	S09-04001000	MD	Medium Density Residential
S09-04002000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.37	114 MOSSY BROOK DR	S09-04002000	MD	Medium Density Residential
S09-04003000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.38	116 MOSSY BROOK DR	S09-04003000	MD	Medium Density Residential
S09-04004000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.38	118 MOSSY BROOK DR	S09-04004000	MD	Medium Density Residential
S09-04005000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.39	120 MOSSY BROOK DR	S09-04005000	MD	Medium Density Residential
S09-04006000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.47	113 SPRINGWOOD VALLEY	S09-04006000	MD	Medium Density Residential
S09-04007000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.49	111 SPRINGWOOD VALLEY	S09-04007000	MD	Medium Density Residential
S09-04008000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.41	109 CREEK MOOR WAY	S09-04008000	MD	Medium Density Residential
S09-04009000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.40	107 CREEK MOOR WAY	S09-04009000	MD	Medium Density Residential
S09-04010000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.39	105 CREEK MOOR WAY	S09-04010000	MD	Medium Density Residential
S09-04011000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.39	103 CREEK MOOR WAY	S09-04011000	MD	Medium Density Residential
S09-04012000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.37	108 MOSSY BROOK DR	S09-04012000	MD	Medium Density Residential
S09-05001000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.47	104 MOSSY BROOK DR	S09-05001000	MD	Medium Density Residential
S09-05002000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.40	104 CREEK MOOR WAY	S09-05002000	MD	Medium Density Residential
S09-05003000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.37	106 CREEK MOOR WAY	S09-05003000	MD	Medium Density Residential
S09-05004000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.38	108 CREEK MOOR WAY	S09-05004000	MD	Medium Density Residential
S09-05005000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.40	110 CREEK MOOR WAY	S09-05005000	MD	Medium Density Residential

S09-05006000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.51	103 SPRINGWOOD VALLEY	S09-05006000	MD	Medium Density Residential
S09-05007000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.56	101 SPRINGWOOD VALLEY	S09-05007000	MD	Medium Density Residential
S09-05008000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.44	472 DAVIS RD	S09-05008000	MD	Medium Density Residential
S09-05009000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.43	462 DAVIS RD	S09-05009000	MD	Medium Density Residential
S09-05010000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.41	456 DAVIS RD	S09-05010000	MD	Medium Density Residential
S09-05011000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.44	452 DAVIS RD	S09-05011000	MD	Medium Density Residential
S09-05012000	SR	R4	NO	SPRINGWOOD VALLEY	701.06	0.54	102 MOSSY BROOK DR	S09-05012000	MD	Medium Density Residential
S09-06001000	SR	R2	NO		701.06	4.28	96 NORTH DAVIS DR	S09-06001000	LD	Low Density Residential
S09-06002000	SR	R2	NO		701.06	3.49	54 NORTH DAVIS DR	S09-06002000	LD	Low Density Residential
S09-06003000	SR	R2	NO		701.06	2.31	36 NORTH DAVIS DR	S09-06003000	LD	Low Density Residential
S09-06004000	SR	R2	NO		701.06	2.38	18 NORTH DAVIS DR	S09-06004000	LD	Low Density Residential
S09-06005000	SR	R2	NO		701.06	2.37	10 NORTH DAVIS DR	S09-06005000	LD	Low Density Residential
S09-06006000	RR	RA	NO		701.06	1.32	227 VALLEY HILL RD	S09-06006000	LD	Low Density Residential
S09-06007000	RR	RA	NO		701.06	0.98	277 VALLEY HILL RD	S09-06007000	LD	Low Density Residential
S09-06008000	RR	RA	NO		701.06	2.68	297 VALLEY HILL RD	S09-06008000	LD	Low Density Residential
S09-06009000	RR	RA	NO		701.06	1.22	325 VALLEY HILL RD	S09-06009000	LD	Low Density Residential
S09-06010000	RR	RA	NO		701.06	2.04	258 VALLEY HILL RD	S09-06010000	LD	Low Density Residential
S09-06011000	RR	RA	NO		701.06	0.60	240 VALLEY HILL RD	S09-06011000	LD	Low Density Residential
S09-06011001	RR	RA	NO		701.06	0.61	230 VALLEY HILL RD	S09-06011001	LD	Low Density Residential
S09-06012000	SR	R2	NO		701.06	0.57	15 HIGHLANE DR	S09-06012000	LD	Low Density Residential
S09-06013000	SR	R2	NO		701.06	0.54	35 HIGHLANE DR	S09-06013000	LD	Low Density Residential
S09-06015000	SR	R2	NO		701.13	1.72	21 NORTH DAVIS DR	S09-06015000	LD	Low Density Residential
S09-06016000	SR	R2	NO		701.13	2.19	61 NORTH DAVIS DR	S09-06016000	LD	Low Density Residential
S09-06017000	SR	R2	NO		701.13	3.39	117 DAVIS RD	S09-06017000	LD	Low Density Residential
S14-01001000	RR	RA	NO		701.06	18.24	126 KINSEY DR	S14-01001000	LD	Low Density Residential
S14-01001001	RR	RA	NO		701.06	1.53	164 KINSEY DR	S14-01001001	LD	Low Density Residential
S14-01002000	LI	M1	NO		701.06	3.38	600 EAST ATLANTA RD	S14-01002000	LD	Low Density Residential
S14-01003000	RR	RA	NO		701.06	5.76	104 KINSEY DR	S14-01003000	LD	Low Density Residential
S14-01004001	LI	M1	NO		701.06	0.95	0	S14-01004001	LD	Low Density Residential
S14-01008000	SR	R2	NO	CACTUS RIDGE	701.06	0.97	324 OLD STAGECOACH RC	S14-01008000	LD	Low Density Residential
S14-01009000	SR	R2	NO	CACTUS RIDGE	701.06	1.15	318 OLD STAGECOACH RC	S14-01009000	LD	Low Density Residential
S14-01010000	SR	R2	NO	CACTUS RIDGE	701.06	1.11	294 OLD STAGECOACH RC	S14-01010000	LD	Low Density Residential
S14-01012000	SR	R2	NO	CACTUS RIDGE	701.06	2.61	244 OLD STAGECOACH RC	S14-01012000	LD	Low Density Residential
S14-01013000	SR	R2	NO	CACTUS RIDGE	701.06	2.22	240 OLD STAGECOACH RC	S14-01013000	LD	Low Density Residential
S14-01015000	SR	R2	NO	CACTUS RIDGE	701.06	1.47	234 OLD STAGECOACH RC	S14-01015000	LD	Low Density Residential
S14-01016000	RR	RA	NO	CACTUS RIDGE	701.06	4.63	200 OLD STAGECOACH RC	S14-01016000	LD	Low Density Residential
S14-01018000	SR	R2	NO	CACTUS RIDGE	701.06	0.95	80 STAGECOACH CIR	S14-01018000	LD	Low Density Residential
S14-01019000	SR	R2	NO	CACTUS RIDGE	701.06	0.96	70 STAGECOACH CIR	S14-01019000	LD	Low Density Residential
S14-01020000	SR	R2	NO	CACTUS RIDGE	701.06	1.25	60 STAGECOACH CIR	S14-01020000	LD	Low Density Residential
S14-01021000	SR	R2	NO	CACTUS RIDGE	701.06	0.56	50 STAGECOACH CIR	S14-01021000	LD	Low Density Residential
S14-01022000	SR	R2	NO	CACTUS RIDGE	701.06	0.83	40 STAGECOACH CIR	S14-01022000	LD	Low Density Residential
S14-01023000	SR	R2	NO	CACTUS RIDGE	701.06	2.45	30 STAGECOACH CIR	S14-01023000	LD	Low Density Residential
S14-01025000	SR	R2	NO	CACTUS RIDGE	701.06	0.24	0	S14-01025000	TCU	Transportation/Communication/Utilities
S14-01027000	SR	R2	NO	CACTUS RIDGE	701.06	2.26	45 STAGECOACH CIR	S14-01027000	LD	Low Density Residential
S14-01028000	SR	R2	NO	CACTUS RIDGE	701.06	2.11	65 STAGECOACH CIR	S14-01028000	LD	Low Density Residential
S14-01029000	SR	R2	NO	CACTUS RIDGE	701.06	1.14	75 STAGECOACH CIR	S14-01029000	LD	Low Density Residential
S14-01030000	SR	R2	NO	CACTUS RIDGE	701.06	0.90	243 OLD STAGECOACH RC	S14-01030000	LD	Low Density Residential
S14-01031000	SR	R2	NO	CACTUS RIDGE	701.06	1.27	247 OLD STAGECOACH RC	S14-01031000	LD	Low Density Residential
S14-01032000	SR	R2	NO	CACTUS RIDGE	701.06	0.74	293 OLD STAGECOACH RC	S14-01032000	LD	Low Density Residential
S14-01033000	SR	R2	NO	CACTUS RIDGE	701.06	0.77	320 OLD STAGECOACH RC	S14-01033000	LD	Low Density Residential
S14-01033001	SR	R2	NO	CACTUS RIDGE	701.06	0.90	325 OLD STAGECOACH RC	S14-01033001	LD	Low Density Residential
S14-01034000	SR	R2	NO	CACTUS RIDGE	701.06	1.75	170 HIGHLANE DR	S14-01034000	LD	Low Density Residential
S14-01035000	SR	R2	NO	CACTUS RIDGE	701.06	2.95	160 HIGHLANE DR	S14-01035000	LD	Low Density Residential
S14-01036000	SR	R2	NO	CACTUS RIDGE	701.06	2.22	140 HIGHLANE DR	S14-01036000	LD	Low Density Residential
S14-01037000	SR	R2	NO	CACTUS RIDGE	701.06	2.52	130 HIGHLANE DR	S14-01037000	LD	Low Density Residential

S14-01038000	SR	R2	NO	CACTUS RIDGE	701.06	1.05	110 HIGHLANE DR	S14-01038000	LD	Low Density Residential
S15-01001000	RR	RA	NO	OAK HILL	701.06	8.20	55 AMANDA CT	S15-01001000	MD	Medium Density Residential
S15-01002000	SR	R2	NO	OAK HILL	701.06	0.55	10 AMANDA CT	S15-01002000	MD	Medium Density Residential
S15-01003000	SR	R2	NO	OAK HILL	701.06	0.53	20 AMANDA CT	S15-01003000	MD	Medium Density Residential
S15-01004000	SR	R2	NO	OAK HILL	701.06	0.51	30 AMANDA CT	S15-01004000	MD	Medium Density Residential
S15-01005000	SR	R2	NO	OAK HILL	701.06	0.44	40 AMANDA CT	S15-01005000	MD	Medium Density Residential
S15-01006000	SR	R2	NO	OAK HILL	701.06	0.55	0 AMANDA CT	S15-01006000	MD	Medium Density Residential
S15-01007000	SR	R2	NO	OAK HILL	701.06	0.54	0 AMANDA CT	S15-01007000	MD	Medium Density Residential
S15-01008000	SR	R2	NO	OAK HILL	701.06	0.60	25 AMANDA CT	S15-01008000	MD	Medium Density Residential
S15-01013000	LI	M1	NO		701.06	1.42	0	S15-01013000	COM	Low Density Vertical Mixed Use
S15-01013001	RR	RA	NO		701.06	0.23	0	S15-01013001	COM	Low Density Vertical Mixed Use
S15-01014000	RR	RA	NO	CACTUS RIDGE	701.06	0.87	23 OLD STAGECOACH RD	S15-01014000	COM	Low Density Vertical Mixed Use
S15-01015000	RR	RA	NO	CACTUS RIDGE	701.06	0.99	58 OLD STAGECOACH RD	S15-01015000	COM	Low Density Vertical Mixed Use
S15-01016000	RR	RA	NO	CACTUS RIDGE	701.06	0.63	115 OLD STAGECOACH RD	S15-01016000	LD	Low Density Residential
S15-01017000	RR	RA	NO	CACTUS RIDGE	701.06	1.34	125 OLD STAGECOACH RD	S15-01017000	LD	Low Density Residential
S15-01019000	RR	RA	NO	CACTUS RIDGE	701.06	0.80	139 OLD STAGECOACH RD	S15-01019000	LD	Low Density Residential
S15-01020000	RR	RA	NO	CACTUS RIDGE	701.06	0.47	155 OLD STAGECOACH RD	S15-01020000	LD	Low Density Residential
S15-01021000	RR	RA	NO	CACTUS RIDGE	701.06	0.62	165 OLD STAGECOACH RD	S15-01021000	LD	Low Density Residential
S15-01022000	SR	R2	NO	CACTUS RIDGE	701.06	0.64	199 OLD STAGECOACH RD	S15-01022000	LD	Low Density Residential
S15-01023000	C3	C3	NO	CACTUS RIDGE	701.06	1.24	0	S15-01023000	COM	Low Density Vertical Mixed Use
S15-01028005	LI	M1	NO	CACTUS RIDGE	701.06	0.46	0	S15-01028005	LD	Low Density Residential
S15-01030000	RR	RA	NO		701.13	1.12	75 VALLEY HILL RD	S15-01030000	LD	Low Density Residential
S15-01031000	RR	RA	NO		701.13	1.55	85 VALLEY HILL RD	S15-01031000	LD	Low Density Residential
S15-01032000	RR	RA	NO		701.13	1.78	111 VALLEY HILL RD	S15-01032000	LD	Low Density Residential
S15-01033000	SR	R2	NO		701.13	1.94	125 VALLEY HILL RD	S15-01033000	LD	Low Density Residential
S15-01034000	SR	R2	NO		701.13	2.88	145 VALLEY HILL RD	S15-01034000	LD	Low Density Residential
S15-01035000	SR	R2	NO		701.13	7.05	181 VALLEY HILL RD	S15-01035000	LD	Low Density Residential
S15-01037000	SR	R2	NO	CACTUS RIDGE	701.06	1.16	20 HIGHLANE DR	S15-01037000	LD	Low Density Residential
S15-01038000	SR	R2	NO	CACTUS RIDGE	701.06	1.09	10 HIGHLANE DR	S15-01038000	LD	Low Density Residential
S15-01039000	RR	RA	NO	CACTUS RIDGE	701.06	1.31	174 VALLEY HILL RD	S15-01039000	LD	Low Density Residential
S15-01040000	RR	RA	NO		701.06	2.25	154 VALLEY HILL RD	S15-01040000	LD	Low Density Residential
S15-01042000	RR	RA	NO		701.06	9.60	102 VALLEY HILL RD	S15-01042000	LD	Low Density Residential
S15-01043000	RR	RA	NO		701.06	1.81	72 VALLEY HILL RD	S15-01043000	LD	Low Density Residential
S15-01044000	RR	RA	NO		701.06	0.57	66 VALLEY HILL RD	S15-01044000	LD	Low Density Residential
S15-01045000	RR	RA	NO		701.06	2.64	44 VALLEY HILL RD	S15-01045000	LD	Low Density Residential
S15A01001000	SR	R2	NO	CACTUS RIDGE	701.06	0.74	115 CACTUS LN	S15A01001000	LD	Low Density Residential
S15A01002000	SR	R2	NO	CACTUS RIDGE	701.06	0.75	119 CACTUS LN	S15A01002000	LD	Low Density Residential
S15A01003000	SR	R2	NO	CACTUS RIDGE	701.06	0.63	125 CACTUS LN	S15A01003000	LD	Low Density Residential
S15A01004000	SR	R2	NO	CACTUS RIDGE	701.06	0.66	131 CACTUS LN	S15A01004000	LD	Low Density Residential
S15A01005000	SR	R2	NO	CACTUS RIDGE	701.06	1.43	135 CACTUS LN	S15A01005000	LD	Low Density Residential
S15A01006000	SR	R2	NO	CACTUS RIDGE	701.06	0.75	136 CACTUS LN	S15A01006000	LD	Low Density Residential
S15A01007000	SR	R2	NO	CACTUS RIDGE	701.06	0.68	130 CACTUS LN	S15A01007000	LD	Low Density Residential
S15A01008000	SR	R2	NO	CACTUS RIDGE	701.06	0.59	126 CACTUS LN	S15A01008000	LD	Low Density Residential
S15A01009000	SR	R2	NO	CACTUS RIDGE	701.06	0.80	122 CACTUS LN	S15A01009000	LD	Low Density Residential
S15A01010000	SR	R2	NO	CACTUS RIDGE	701.06	0.78	118 CACTUS LN	S15A01010000	LD	Low Density Residential
S15A01011000	SR	R2	NO	CACTUS RIDGE	701.06	0.74	114 CACTUS LN	S15A01011000	LD	Low Density Residential
S15A01012000	SR	R2	NO	CACTUS RIDGE	701.06	0.87	110 CACTUS LN	S15A01012000	LD	Low Density Residential
S22-01001000	RR	RA	NO		701.06	1.52	427 MAYS RD	S22-01001000	LD	Low Density Residential
S22-01002000	RR	RA	NO		701.06	1.52	437 MAYS RD	S22-01002000	LD	Low Density Residential
S22-01003000	RR	RA	NO		701.06	1.45	453 MAYS RD	S22-01003000	LD	Low Density Residential
S22-01004000	RR	RA	NO		701.06	1.35	467 MAYS RD	S22-01004000	LD	Low Density Residential
S22-01005000	RR	RA	NO		701.06	1.48	487 MAYS RD	S22-01005000	LD	Low Density Residential
S22-01007000	RR	RA	NO		701.06	3.80	507 MAYS RD	S22-01007000	LD	Low Density Residential
S22-01007001	RR	RA	NO		701.06	1.80	465 MAYS RD	S22-01007001	LD	Low Density Residential
S22-01008000	RR	RA	NO		701.06	5.74	439 MAYS RD	S22-01008000	LD	Low Density Residential

S22-01009000	RR	RA	NO		701.06	1.03	497 MAYS RD	S22-01009000	LD	Low Density Residential
S22-01010000	RR	RA	NO		701.06	5.66	527 MAYS RD	S22-01010000	LD	Low Density Residential
S22-01011000	RR	RA	NO		701.06	2.43	0	S22-01011000	LD	Low Density Residential
S23-01001000	SR	R2	NO	OAK HILL	701.06	0.52	65 AMANDA CT	S23-01001000	MD	Medium Density Residential
S23-01002000	SR	R2	NO	OAK HILL	701.06	0.48	75 AMANDA CT	S23-01002000	MD	Medium Density Residential
S23-01003000	SR	R2	NO	OAK HILL	701.06	0.47	85 AMANDA CT	S23-01003000	MD	Medium Density Residential
S23-01004000	SR	R2	NO	OAK HILL	701.06	0.51	95 AMANDA CT	S23-01004000	MD	Medium Density Residential
S23-01005000	SR	R2	NO	OAK HILL	701.06	0.52	105 AMANDA CT	S23-01005000	MD	Medium Density Residential
S23-01006000	SR	R2	NO	OAK HILL	701.06	0.53	115 AMANDA CT	S23-01006000	MD	Medium Density Residential
S23-01007000	SR	R2	NO	OAK HILL	701.06	0.49	125 AMANDA CT	S23-01007000	MD	Medium Density Residential
S23-01008000	SR	R2	NO	OAK HILL	701.06	0.47	135 AMANDA CT	S23-01008000	MD	Medium Density Residential
S23-01009000	SR	R2	NO	OAK HILL	701.06	0.50	145 AMANDA CT	S23-01009000	MD	Medium Density Residential
S23-01010000	SR	R2	NO	OAK HILL	701.06	0.60	155 AMANDA CT	S23-01010000	MD	Medium Density Residential
S23-01011000	SR	R2	NO	OAK HILL	701.06	0.47	165 AMANDA CT	S23-01011000	MD	Medium Density Residential
S23-01012000	SR	R2	NO	OAK HILL	701.06	0.50	175 AMANDA CT	S23-01012000	MD	Medium Density Residential
S23-01013000	SR	R2	NO	OAK HILL	701.06	0.51	5 ALLISON CT	S23-01013000	MD	Medium Density Residential
S23-01014000	SR	R2	NO	OAK HILL	701.06	0.53	25 ALLISON CT	S23-01014000	MD	Medium Density Residential
S23-01015000	SR	R2	NO	OAK HILL	701.06	0.49	35 ALLISON CT	S23-01015000	MD	Medium Density Residential
S23-01016000	SR	R2	NO	OAK HILL	701.06	0.52	45 ALLISON CT	S23-01016000	MD	Medium Density Residential
S23-01017000	SR	R2	NO	OAK HILL	701.06	0.49	55 ALLISON CT	S23-01017000	MD	Medium Density Residential
S23-01018000	SR	R2	NO	OAK HILL	701.06	0.53	65 ALLISON CT	S23-01018000	MD	Medium Density Residential
S23-01019000	SR	R2	NO	OAK HILL	701.06	0.68	75 ALLISON CT	S23-01019000	MD	Medium Density Residential
S23-01020000	SR	R2	NO	OAK HILL	701.06	0.52	80 ALLISON CT	S23-01020000	MD	Medium Density Residential
S23-01021000	SR	R2	NO	OAK HILL	701.06	0.59	70 ALLISON CT	S23-01021000	MD	Medium Density Residential
S23-01022000	SR	R2	NO	OAK HILL	701.06	0.70	60 ALLISON CT	S23-01022000	MD	Medium Density Residential
S23-01024000	SR	R2	NO	OAK HILL	701.06	0.67	40 ALLISON CT	S23-01024000	MD	Medium Density Residential
S23-01025000	SR	R2	NO	OAK HILL	701.06	0.46	30 ALLISON CT	S23-01025000	MD	Medium Density Residential
S23-01026000	SR	R2	NO	OAK HILL	701.06	0.46	20 ALLISON CT	S23-01026000	MD	Medium Density Residential
S23-01027000	SR	R2	NO	OAK HILL	701.06	0.46	185 AMANDA CT	S23-01027000	MD	Medium Density Residential
S23-01028000	SR	R2	NO	OAK HILL	701.06	0.46	195 AMANDA CT	S23-01028000	MD	Medium Density Residential
S23-01029000	SR	R2	NO	OAK HILL	701.06	0.45	205 AMANDA CT	S23-01029000	MD	Medium Density Residential
S23-01030000	SR	R2	NO	OAK HILL	701.06	0.44	245 AMANDA CT	S23-01030000	MD	Medium Density Residential
S23-01031000	SR	R2	NO	OAK HILL	701.06	0.45	265 AMANDA CT	S23-01031000	MD	Medium Density Residential
S23-01032000	SR	R2	NO	OAK HILL	701.06	0.45	275 AMANDA CT	S23-01032000	MD	Medium Density Residential
S23-01033000	SR	R2	NO	OAK HILL	701.06	0.46	285 AMANDA CT	S23-01033000	MD	Medium Density Residential
S23-01034000	SR	R2	NO	OAK HILL	701.06	0.47	295 AMANDA CT	S23-01034000	MD	Medium Density Residential
S23-01035000	SR	R2	NO	OAK HILL	701.06	0.46	305 AMANDA CT	S23-01035000	MD	Medium Density Residential
S23-01036000	SR	R2	NO	OAK HILL	701.06	0.66	315 AMANDA CT	S23-01036000	MD	Medium Density Residential
S23-01037000	SR	R2	NO	OAK HILL	701.06	0.47	320 AMANDA CT	S23-01037000	MD	Medium Density Residential
S23-01038000	SR	R2	NO	OAK HILL	701.06	0.64	310 AMANDA CT	S23-01038000	MD	Medium Density Residential
S23-01039000	SR	R2	NO	OAK HILL	701.06	0.54	300 AMANDA CT	S23-01039000	MD	Medium Density Residential
S23-01040000	SR	R2	NO	OAK HILL	701.06	0.49	290 AMANDA CT	S23-01040000	MD	Medium Density Residential
S23-01041000	SR	R2	NO	OAK HILL	701.06	0.52	280 AMANDA CT	S23-01041000	MD	Medium Density Residential
S23-01042000	SR	R2	NO	OAK HILL	701.06	0.50	270 AMANDA CT	S23-01042000	MD	Medium Density Residential
S23-01043000	SR	R2	NO	OAK HILL	701.06	0.50	260 AMANDA CT	S23-01043000	MD	Medium Density Residential
S23-01044000	SR	R2	NO	OAK HILL	701.06	0.49	250 AMANDA CT	S23-01044000	MD	Medium Density Residential
S23-01045000	SR	R2	NO	OAK HILL	701.06	0.51	240 AMANDA CT	S23-01045000	MD	Medium Density Residential
S23-01046000	SR	R2	NO	OAK HILL	701.06	0.64	230 AMANDA CT	S23-01046000	MD	Medium Density Residential
S23-01047000	SR	R2	NO	OAK HILL	701.06	0.56	220 AMANDA CT	S23-01047000	MD	Medium Density Residential
S23-01048000	SR	R2	NO	OAK HILL	701.06	0.46	210 AMANDA CT	S23-01048000	MD	Medium Density Residential
S23-01049000	SR	R2	NO	OAK HILL	701.06	0.38	200 AMANDA CT	S23-01049000	MD	Medium Density Residential
S23-01050000	SR	R2	NO	OAK HILL	701.06	0.42	190 AMANDA CT	S23-01050000	MD	Medium Density Residential
S23-01051000	SR	R2	NO	OAK HILL	701.06	0.47	180 AMANDA CT	S23-01051000	MD	Medium Density Residential
S23-01052000	SR	R2	NO	OAK HILL	701.06	0.49	170 AMANDA CT	S23-01052000	MD	Medium Density Residential
S23-01053000	SR	R2	NO	OAK HILL	701.06	0.74	160 AMANDA CT	S23-01053000	MD	Medium Density Residential

S23-01054000	SR	R2	NO	OAK HILL	701.06	0.53	150 AMANDA CT	S23-01054000	MD	Medium Density Residential
S23-01055000	SR	R2	NO	OAK HILL	701.06	0.47	140 AMANDA CT	S23-01055000	MD	Medium Density Residential
S23-01056000	SR	R2	NO	OAK HILL	701.06	0.50	130 AMANDA CT	S23-01056000	MD	Medium Density Residential
S23-01057000	SR	R2	NO	OAK HILL	701.06	0.46	120 AMANDA CT	S23-01057000	MD	Medium Density Residential
S23-01058000	SR	R2	NO	OAK HILL	701.06	0.46	110 AMANDA CT	S23-01058000	MD	Medium Density Residential
S23-01059000	SR	R2	NO	OAK HILL	701.06	0.46	100 AMANDA CT	S23-01059000	MD	Medium Density Residential
S23-01060000	SR	R2	NO	OAK HILL	701.06	0.48	90 AMANDA CT	S23-01060000	MD	Medium Density Residential
S23-01061000	SR	R2	NO	OAK HILL	701.06	0.41	80 AMANDA CT	S23-01061000	MD	Medium Density Residential
S23-01062000	SR	R2	NO	OAK HILL	701.06	0.50	70 AMANDA CT	S23-01062000	MD	Medium Density Residential
S23-01063000	SR	R2	NO	OAK HILL	701.06	0.49	60 AMANDA CT	S23-01063000	MD	Medium Density Residential
S23-01064000	RR	RA	NO		701.06	4.49	240 COLLIER RD	S23-01064000	LD	Low Density Residential
S23-01064001	RR	RA	NO		701.06	1.97	250 COLLIER RD	S23-01064001	LD	Low Density Residential
S23-01066000	RR	RA	NO		701.06	9.53	166 COLLIER RD	S23-01066000	LD	Low Density Residential
S23-01067000	SR	R1	NO		701.06	1.32	204 COLLIER RD	S23-01067000	LD	Low Density Residential
S23-01068000	SR	R1	NO		701.06	1.22	202 COLLIER RD	S23-01068000	LD	Low Density Residential
S23-01069000	RR	RA	NO		701.06	6.75	207 COLLIER RD	S23-01069000	LD	Low Density Residential
S23-01069001	RR	RA	NO		701.06	5.25	0	S23-01069001	LD	Low Density Residential
S23-01071000	RR	RA	NO		701.06	0.94	0	S23-01071000	MD	Medium Density Residential
S24-01007000	RR	RA	NO		701.06	4.58	171 COLLIER RD	S24-01007000	LD	Low Density Residential
S24-01008000	RR	RA	NO		701.06	1.37	150 COLLIER RD	S24-01008000	LD	Low Density Residential
S24-01008004	RR	RA	NO		701.06	1.52	55 COLLIER RD	S24-01008004	LD	Low Density Residential
S24-01008005	RR	RA	NO		701.06	4.08	180 COLLIER RD	S24-01008005	LD	Low Density Residential
S24-01008006	RR	RA	NO		701.06	1.58	170 COLLIER RD	S24-01008006	LD	Low Density Residential
S24-01009000	RR	RA	NO		701.06	10.88	381 OLD CONYERS RD	S24-01009000	LD	Low Density Residential
S24-01009001	RR	RA	NO		701.06	7.32	393 OLD CONYERS RD	S24-01009001	LD	Low Density Residential

TYPE	HC ZONE	DEFINITION	COS ZONE
ZONING	C1	Commercial Neighborhood	C-1
ZONING	C2	Commercial General	C-2
ZONING	C3	Highway Commercial	C-3
ZONING	M1	Light Manufacturing	L-I
ZONING	M2	Heavy Manufacturing	H-I
ZONING	MU	Mixed Use	PUD
ZONING	OI	Office - Institutional	O-I
ZONING	PD	Not Listed	PUD
ZONING	RI	Single Family	SR
ZONING	R2	Single Family	SR
ZONING	R3	Single Family	SR
ZONING	R4	Single Family	SR
ZONING	RA	Residential Agricultural	RR
ZONING	RD	Not Listed	CCR
ZONING	RM	Multi Fam Res	MFR
ZONING	RMH	Mobile Home Res	RMH

TYPE	HC FLU	DEFINITION	COS FLU
FLU	RR	Rural Residential	LDR
FLU	LDR	Low-Density Residential	LDR
FLU	MDR	Medium-Density Residential	MDR
FLU	HDR	High Density Residential	HDR
FLU	MX	Mixed Use	M.D.V.M.U
FLU	COM	Commercial	L.D.V.M.U.
FLU	OI	Office Institutional	PI
FLU	INDUS	Industrial	LI
FLU	PI	Public/Institutional	PI
FLU	PRC	Park/Recreation/Conservation	PRC
FLU	TCU	Transportation/Communication/Utilities	TCU

DEFINITION
Neighborhood Commercial
General Commercial
Heavy Commercial
Light Industrial
Heavy Industrial
Planned Unit Development
Office Institutional
Planned Unit Development
Suburban Residential
Suburban Residential
Suburban Residential
Suburban Residential
Rural Residential
City Center Residential
Multi Family Residential
Residential Mobile Residential

DEFINITION
Low Density Residential
Low Density Residential
Medium Density Residential
High Density Residential
Medium Density Vertical Mixed Use
Low Density Vertical Mixed Use
Public/Institutional
Light Industrial
Public/Institutional
Park/Recreation/Conservation
Transportation/Communication/Utilities



TO: Stockbridge Planning Commission & City Council

FROM: Brecca R. Carter, Director of Community Development

MEETING

DATE: Planning Commission: 12-15-2022; City Council 1-9-2023

SUBJECT: Text Amendment to the Unified Development Code, #TX-2022-01

I. PURPOSE

To allow the use of “Computer and data processing services” within the C-3 Heavy Commercial District as a permitted use, and update other applicable references to this use throughout the Unified Development Code.

II. BACKGROUND

The proposed use for Computer and data processing services is currently only allowed within the Light Industrial (LI) and Heavy Industrial (HI) zoning district.

Computer and data processing includes the conversion of raw data to machine-readable form, flow of data through the CPU and memory to output devices, and formatting or transformation of output. Any use of computers to perform defined operations on data can be included under data processing. Data and set of instructions are given to the computer as input and the computer automatically processes the data according to the given set of instructions. The computer is also known as electronic data processing machine.

Furthermore, in accordance with Section 2.4.10 Heavy Commercial, the Intent is to provide distinct areas for commercial activities which provide products and services that require locations along major arterial roads, highway intersections, and freeway interchange areas, due to their generation of heavy traffic or their need to transport and display heavy bulk materials, and which provide services that would not be appropriately located in areas providing neighborhood or other commercial retail and service activities. Uses in this district shall be located on roads having a minimum classification of major arterial. It is the interpretation that this use is of a commercial nature and is compatible with other Heavy Commercial (C-3) permitted uses.

III. STAFF RECOMMENDATION

Community Development staff requests that the Planning Commission & City Council approve for the allowance of Computer and data processing centers within the C-3 zoning district.

2.4.10 - C3—Heavy Commercial District.

- A. District Intent. The intent of the C-3 District is to provide distinct areas for commercial activities which provide products and services that require locations along major arterial roads, highway intersections, and freeway interchange areas, due to their generation of heavy traffic or their need to transport and display heavy bulk materials, and which provide services that would not be appropriately located in areas providing neighborhood or other commercial retail and service activities. Uses in this district shall be located on roads having a minimum classification of major arterial.
- B. Permitted Uses and Conditional Uses.

Permitted Uses**Commercial Uses**

- Any use permitted within the C2 District
 - Automobile brokers
 - Automobile gasoline sales
 - Automobile service repair stations providing major repair
 - Building and lumber supply establishments
 - Commercial parking garages and lots
 - Commuter transit, such as bus and train
 - Department store
 - Farmers market
 - Mini-warehouses and storage buildings without outdoor storage
 - Office uses are permitted only when they are associated with other permitted uses
 - Retail warehouses/wholesales, including outside storage
 - Recreational vehicle/boat sales and service

Permitted Uses Cont.

- Trade shops, including electrical plumbing, heating/cooling, and roofing/siding, having no outside storage
- Tattoo shops
- Used appliance stores

Public/Institutional

- Municipal, county, State or Federal buildings
- Public school K-12

Communications/Utilities

- Wireless telecommunications
- Utility substation
- Water tower
- Radio tower

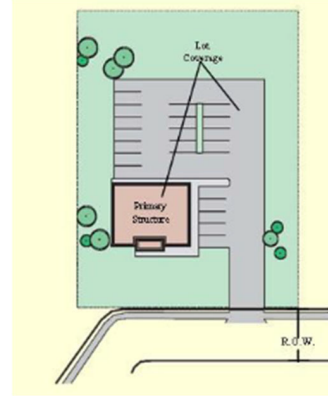
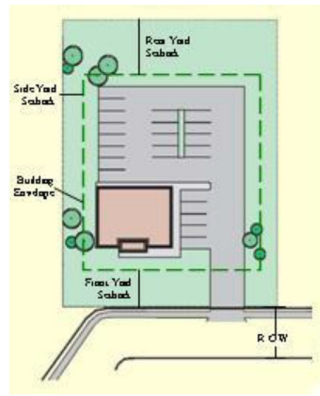
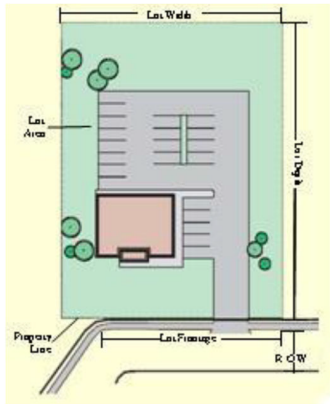
Conditional Uses**Commercial Uses**

- Automobile sales (new and used dealerships)
- Mass assembly centers and grounds (see Sections [3.2.24](#) and [3.1](#)—Use Table)

Accessory Uses

- Gate and security buildings
- One (1) dwelling unit may be established for security personnel, management personnel, or the facility owner for a warehouse/self-storage facility

C. District Standards.

**LOT DIMENSIONS****Minimum Lot Area:**

- 10,000 square feet

Minimum Lot Width:

- 100

Maximum Lot Depth:

- None

Minimum Lot Frontage:

- 100 percent of the lot width

YARD SETBACKS**Minimum Front Yard****Setback:**

- 70 feet

Minimum Side Yard Setback:

- 10 feet
- 30 feet for corner lots

Minimum Distance Between**Buildings:**

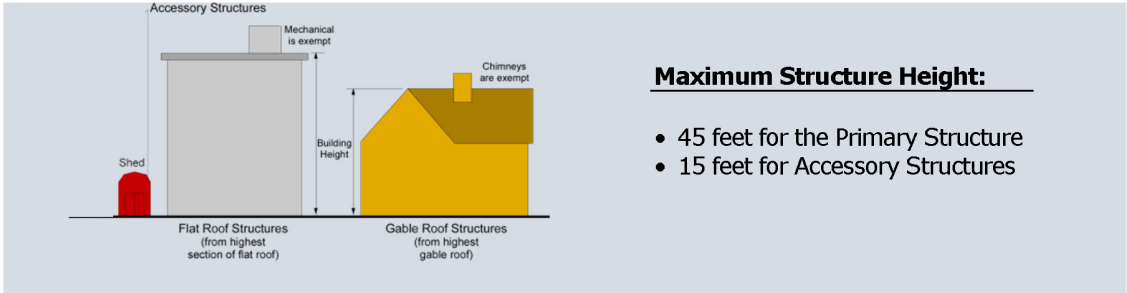
- 20 feet

Minimum Rear Yard**Setback:**

- 30 feet

OTHER**REQUIREMENTS****Maximum Lot Coverage:**

- 70 percent



LI—Light Manufacturing District



City of Stockbridge

AGENDA ITEM

MEETING DATE

January 9, 2023

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☒ GENERAL FUND
- ☐ SEWER DEPT FUND BALANCE
- ☐ SPLOST
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT BUDGET
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

Campground Road and Hudson Bridge Road Median Enhancement Project

BACKGROUND INFORMATION:

Project would install thirty (30) thirty (30) gallon Natchez (white blooms) and sixty (60) Encore Azaleas and related accessories on Campground Road and thirty (30) thirty (30) gallon Natchez (white blooms) and ninety (90) Encore Azaleas and related accessories on Hudson Bridge Road.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT \$70,158.96

ATTACHMENTS:



Proposal #270514

Date: 12/21/2022

From: Lynn Terry Jr.

Proposal For

City of Stockbridge
c/o City of Stockbridge
4640 North Henry Boulevard
Stockbridge, GA 30281

main: 678-373-6765
mobile:
daaron@cityofstockbridge-ga.gov

Location

4640 North Henry Boulevard
Stockbridge, GA 30281

Property Name: City of Stockbridge

Campground Road And Hudson Bridge Road Median Enhancement
Project (Updated)

Terms: Net 30

DESCRIPTION	AMOUNT
Prep/Install/Clean Up	\$14,085.50
30 Gal Natchez Crape Myrtle	\$25,851.04
Encore Azalea 3G	\$20,142.56
Autumn Royalty	
Gator Bags	\$5,999.91
Auger	\$857.13
Bag Topsoil (Pallet)	\$742.85
Freight/Delivery	\$1,428.55
Landscape Fabric	\$651.42
Pine Straw	\$400.00

Client Notes

Scope Of Work-

Campground Road

- Remove existing landscape (trees)

- Install 30 30Gal Natchez (white blooms) Crape Myrtles
- Install pine straw around the base of each tree
- Job will require auger to assist with digging. Some hand digging required.
- Install 60 Encore Azaleas
- Will haul away and dispose of all debris as a result of install
- Install Gator bags on all newly installed trees (Gator bags is to assist with getting water to the trees its not an absolute fix for water and bags must be filled routinely)
- Add 50 bales of pine straw

Trees and plants must have a routine watering schedule if irrigation system is not present then Warranty is void for trees and or plants that do not survive due to improper watering regiment

Scope Of Work-

Hudson Bridge Road

- Remove existing landscape (trees)
- Install 30 30Gal Natchez (white blooms)
- Install pine straw around the base of each tree
- Job will require auger to assist with digging. Some hand digging required
- Install 90 Encore Azaleas
- Will haul away and dispose of all debris as a result of install
- Install Gator bags on all newly installed trees (Gator bags is to assist with getting water to the trees its not an absolute fix for water and bags must be filled routinely)
- Add 50 bales of pine straw

Trees and plants must have a routine watering schedule if irrigation system is not present then Warranty is void for trees and or plants that do not survive due to improper watering regiment

City of Stockbridge

Stockbridge, GA



Proposal:
Remove Existing as Shown, Add
Natchez White Crape Myrtle,
Autumn Sangria Encore Azalea



Plants Shown at Mature Size in Peak Season of Bloom



Proposal:
Remove Existing as Shown, Add
Natchez White Crape Myrtle,
Autumn Sangria Encore Azalea



Plants Shown at Mature Size in Peak Season of Bloom

NO IRRIGATION AVAILABLE

Will Provide proper watering instructions

Signature

x

SUBTOTAL \$70,158.96

SALES TAX \$0.00

TOTAL \$70,158.96

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Lynn Terry Jr.
Office:
lterry@yellowstonelandscape.com



City of Stockbridge

AGENDA ITEM

MEETING DATE

January 9, 2023

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☒ GENERAL FUND./ STORMWATER
- ☐ FUND BALANCE
- ☐ SPLOST
- ☐ TSPLOST
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: DECIUS AARON—DIRECTOR

DEPARTMENT: PUBLIC WORKS—STORMWATER DEPT.

ITEM/PROJECT/EVENT:

REQUEST FOR PROPOSAL (RFP) NO. 2020-0026, ANNUAL ON-CALL WATER AND SEWER EMERGENCY, OPERATIONAL REPAIR, MAINTENANCE, AND CONSTRUCTION

BACKGROUND INFORMATION:

The Public Works Department is requesting approval to renew the competitive solicited Contract pursuant to Request For Proposal (RFP) Number 2020-0026- Annual On-Call Water And Sewer Emergency, Operational Repair, Maintenance, and Construction with Site Engineering, Inc.

The Contract was approved by Council April 12, 2021. The Agreement is for one (1) year, with the option to renew for four (4) one (1) year periods, with such options in the City's sole discretion.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$ 300,000.00

ATTACHMENTS:

STAFF RECOMMENDATION:

The Public Works Department is requesting approval to renew City of Stockbridge Annual On-Call Water And Sewer Emergency, Operational Repair, Maintenance, and Construction with Site Engineering, Inc., which was approved by Council, April 12, 2021 (R21-1281).

The initial term of this Agreement shall expire after one (1) year, though the Agreement can be renewed for up to four (4), one (1) year periods.

The estimated annual budget is \$300,000.00.

The Annual On-Call Water And Sewer Emergency, Operational Repair, Maintenance, And Construction scope of services will consist of tasks assigned as individual tasks during the contract period. The type of work may include, but is not limited to, repair and/or replacement of the following: wastewater collection system and related infrastructure, water distribution system and related infrastructure and storm water system and related infrastructure and any other repair activities to be determined by the City.

The Public Works Department has determined that Site Engineering, Inc., is performing all its work in accordance with the contract requirements and is providing quality service to the City.

Section 3.30.227 – Renewals and extensions; The city council shall approve all renewals or term contract extensions: (A) to afford the city a continuous supply of items or services in the event of the termination or near termination of the award/contract and (B) where cost is greater than fifty thousand dollars (\$50,000.00); and when the original contract was approved by the city council.

Fiscal Impact: Funds will be provided from account 510-42500-542515.

Exhibit I – Contract Agreement

Exhibit II – Request For Proposal



PROCUREMENT DIVISION

4640 North Henry Boulevard, Stockbridge, Georgia, 30281 | Phone: (770) 389-7900

CONTRACT RENEWAL EVALUATION FORM

Date: December 2, 2022

Department: Public Works Department

Contact: Decius Aaron/Public Works Director

Contract No.: RFP No. 2020-0026- Annual On-Call Water And Sewer Emergency – Site Engineering, Inc.

The above referenced contract expires on **April 12, 2023**. Per the terms of the Contract, this Agreement shall be for one (1) year, commencing on the date of execution stated above, and the City shall have the option to renew for four (4), one (1) year periods.

Please complete the Survey (Section 1, below) evaluating the Contractor's performance during the past Contract Term. If answering "No" to any question, please provide a brief explanation. Per Section 2, please indicate whether you wish to renew this contract.

Section 1: Contractor Evaluation

	YES	NO	N/A
1. Contractor performed all work in conformance with the Contract requirements?	<u>X</u>	—	—
2. Contractor was responsive and professional?	<u>X</u>	—	—
3. Are you satisfied with the quality of the work performed by Contractor?	<u>X</u>	—	—
4. Did Contractor anticipate your needs and provide value-added services beyond the scope/requirements of the Contract?	<u>X</u>	—	—

Comments: _____

Section 2: Renewal

☐ No, we wish not to renew. Please close Contract.

☒ Yes, we wish to renew

☐ This contract has no renewals left. I wish to rebid. Please see the attached verified scope of services.

a) Check the appropriate box below

☒ renew per the terms & requirements of original Contract

☐ renewal to include additional/modified terms & requirements, please contact me for details

Please sign and return this form to: Wanda J. Cooley, Procurement Specialist
Procurement Division

Questions regarding this form should be directed to: _____.

Submitted by:



(Department authorized signature)

Decius T. Aaron
(printed name)

Public Works Director
(title)

December 5, 2022
(date)



City of Stockbridge

AGENDA ITEM

MEETING DATE

January 9, 2023

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☒ SEWER DEPT FUND BALANCE
- ☐ SPLOST
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT BUDGET
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Sewer

ITEM/PROJECT/EVENT:

Invitation To Bid (ITB) Number 2022-0017, City of Stockbridge Wastewater Treatment Plant Pole Barn.

BACKGROUND INFORMATION:

The Procurement Division is requesting Council approval to award a fixed contract to the lowest responsive, responsible bidder, Diversified Construction of Georgia, Inc., Invitation To Bid (ITB) Number 2022-0017, for the City of Stockbridge Wastewater Treatment Plant Pole Barn, in the total amount of \$1,271,650.00.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT \$1,271,650.00

ATTACHMENTS:

STAFF RECOMMENDATION:

The Procurement Division is requesting approval to award a fixed contract to the lowest responsive, responsible bidder, Diversified Construction of Georgia, Inc., Invitation To Bid (ITB) Number 2022-0017, for the City of Stockbridge Wastewater Treatment Plant Pole Barn, in the total amount of \$1,271,650.00.

The Procurement Division solicited Invitation To Bid (ITB) Number 2022-0017, Wastewater Treatment Plant Pole Barn for the City of Stockbridge, to Diversified Construction of Georgia, Inc., to furnish all materials and equipment and to perform all labor necessary to construct a new pole barn and fully enclose an existing pole barn as shown in drawings and as specified herein including but not limited to mobilization/demobilization, bonds, insurance, clearing, and grubbing, earthwork, pre-engineered metal buildings, electrical, mechanical, piping, soil erosion and sediment control, and all other work and appurtenances necessary for completion of the work as shown on the drawings and as specified in the Contract documents.

Section 3.30.100 - Competitive sealed bids, Approval of Bid. All bid awards for amounts greater than fifty thousand dollars (\$50,000.00) (cost or revenue) shall be approved by the City Council.

Exhibit 1- Bid Tabulation

Exhibit 2- Bid Response

Exhibit 3- Invitation To Bid

Fiscal Impact: Funds will be provided from account 505-43300-541462 (WWTP Facility Improvements).

CITY OF STOCKBRIDGE PURCHASING DIVISION
 BID TABULATION FOR ALL BIDS
 RECEIVED AT THE CITY OF STOCKBRIDGE
 4640 NORTH HENRY BLVD., STOCKBRIDGE, GA 30281
 On December 1, 2022 @ 3:00 PM

PROJECT: CITY OF STOCKBRIDGE WASTEWATER TREATMENT PLANT POLE BARN C&S PROJECT NO.: S9100.042		BIDDERS:	Diversified Construction of Georgia, Inc. 2104 Vista Dale Court Tucker, GA 30038	Lichty Commercial Construction, Inc. 3445 Buffington Center Atlanta, GA 30349
ITEM NO.	DESCRIPTION		LUMP SUM	LUMP SUM
1	North Pole Barn Lump Sum			
	Bidder agrees to furnish all materials and equipment and to perform all labor necessary to complete the North Pole Barn installation shown on the Drawings and as specified herein, including, but not limited to, mobilization/demobilization, bonds, insurance, clearing and grubbing, demolition, grading, earthwork, pre-engineering metal building, electrical, mechanical, framing and carpentry, paving, curbing, overhead and walk in doors, electric door openers, ground water dewatering, piping, valves, hydrants, storm water piping and structures, painting, soil erosion and sediment control, and all other work and appurtenances necessary for completion of the work as shown on the Drawings and as specified in the Contract Documents.	\$	997,558.00	\$ 1,078,000.00
2	South Pole Barn Lump Sum			
	Bidder agrees to furnish all materials and equipment and to perform all labor necessary to complete the South Pole Barn installation shown on the Drawings and as specified herein, including, but not limited to, mobilization/demobilization, bonds, insurance, clearing and grubbing, demolition, grading, earthwork, pre-engineering metal building, electrical, mechanical, framing and carpentry, paving, ground water dewatering, piping, valves, hydrants, storm water piping and structures, painting, soil erosion and sediment control, and all other work and appurtenances necessary for completion of the work as shown on the Drawings and as specified in the Contract Documents.	\$	239,092.00	\$ 285,000.00
3	Allowances			
	a. Testing Allowance	\$	10,000.00	\$ 10,000.00
	b. Supplemental Work Allowance	\$	25,000.00	\$ 25,000.00
TOTAL BASE BID LUMP SUM, FOR ITEMS 1-3 THE AMOUNT OF:			\$1,271,650.00	\$1,398,000.00



ORIGINAL

Diversified Construction of Georgia, Inc.

2104 Vista Dale Court

Tucker, Georgia 30038

(678)705-4373 Office

(404)597-5016 Cell

(404)633-5932 Facsimile

bids@dcoggeorgia.com

davidlubin@dcoggeorgia.com

Proposal

For

Wastewater Treatment Plant Pole Barn

Project No. S9100.42

December 1st, 2022

3:00 PM

ARTICLE 1 – BID RECIPIENT

1.01 This BID is submitted to:

CITY OF STOCKBRIDGE
4640 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281

1.02 The Bidder proposes and agrees, if this BID is accepted, to enter into an Agreement with Owner in the form included in the BID Documents to perform all Work as specified or indicated in the BID Documents for the prices and within the times indicated in this BID and in accordance with the other terms and conditions of the BID Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of BID security. This BID will remain subject to acceptance for 60 days after the BID opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this BID, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged:

<u>Addendum No.</u>	<u>Addendum Date</u>
Addendum No. 1	November 15th, 2022
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.
- E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the BID Documents; and any Site-related reports and drawings identified in the BID Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.
- F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this BID for performance of the Work at the price BID and within the times required, and in accordance with the other terms and conditions of the BID Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the BID Documents.
- H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the BID Documents and confirms that the written resolution thereof by Engineer is acceptable to Bidder.
- I. The BID Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
- J. The submission of this BID constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the BID and all prices in the BID are premised upon performing and furnishing the Work required by the BID Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This BID is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham BID;

- C. Bidder has not solicited or induced any individual or entity to refrain from Proposing; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the BID process;
 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the BID process to the detriment of Owner, (b) to establish BID prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish BID prices at artificial, non-competitive levels; and
 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the BID process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

- 5.01 Bidder will complete the Work in accordance with the Contract Documents for the price(s) as submitted on QuestCDN.com.

ITEM

NO.

DESCRIPTION

1.

North Pole Barn Lump Sum

Bidder agrees to furnish all materials and equipment and to perform all labor necessary to complete the North Pole Barn installation shown on the Drawings and as specified herein, including, but not limited to, mobilization/demobilization, bonds, insurance, clearing and grubbing, demolition, grading, earthwork, pre-engineering metal building, electrical, mechanical, framing and carpentry, paving, curbing, overhead and walk in doors, electric door openers, ground water dewatering, piping, valves, hydrants, storm water piping and structures, painting, soil erosion and sediment control, and all other work and appurtenances necessary for completion of the work as shown on the Drawings and as specified in the Contract Documents.

NINE HUNDRED NINETY-SEVEN FIVE FIFTY EIGHT

Lump Sum in Words

\$ 997,558

Dollars and Cents

2. South Pole Barn Lump Sum
Bidder agrees to furnish all materials and equipment and to perform all labor necessary to complete the South Pole Barn installation shown on the Drawings and as specified herein, including, but not limited to, mobilization/demobilization, bonds, insurance, clearing and grubbing, demolition, grading, earthwork, pre-engineering metal building, electrical, mechanical, framing and carpentry, paving, ground water dewatering, piping, valves, hydrants, storm water piping and structures, painting, soil erosion and sediment control, and all other work and appurtenances necessary for completion of the work as shown on the Drawings and as specified in the Contract Documents.

Two Hundred THIRTY-NINE AND NINETY-TWO
Lump Sum in Words

\$ 239,092⁰⁰
Dollars and Cents

3. Allowances
- | | |
|--------------------------------|------------------|
| a. Testing Allowance | <u>\$ 10,000</u> |
| b. Supplemental Work Allowance | <u>\$ 25,000</u> |

TOTAL BASE BID FOR ITEMS 1 – 3 INCLUSIVE, THE LUMP SUM AMOUNT OF:

\$ 1,271,650⁰⁰
Dollars & Cents

One million Two Hundred Seventy-one Six Fifty -
Price in Words

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete within 240 calendar days after the date when the Contract times commence to run as provided in Paragraph 2.03 of the General Conditions within 30 calendar days after the date of substantial completion.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:

- A. Required Bid security *in the form of 10% of the Total Bid Price (Section 00460)*;
- B. List of Proposed Subcontractors; See attachment A
- C. List of Proposed Suppliers; NA
- D. List of Project References; See attachment B
- E. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids; See attachment C
- F. Contractor's License No. GCCO001672 ~~for~~ Evidence of Bidder's ability to obtain a State Contractor's License and a covenant by Bidder to obtain said license within the time for acceptance of Bids; See attachment D
- G. Required Bidder Qualification Statement with supporting data *(Section 00470)*;
- H. Non-collusion Affidavit of Prime Offeror *(Section 00481)*;
- I. Contractor Affidavit and Agreement *(Section 00483)*;
- J. Subcontractor Affidavit and Agreement *(Section 00484)*;
- K. SAVE Affidavit *(Section 00485)*;

ARTICLE 8 – DEFINED TERMS

- 8.01 The terms used in this BID with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

- 9.01 This Bid is submitted by:

If Bidder is:

An Individual

Name (typed or printed): _____

By: _____

(Individual's signature)

Doing business as: _____

A Partnership

Partnership Name: _____

By: _____

(Signature of general partner -- attach evidence of authority to sign)

Name (typed or printed): _____

A Corporation

Corporation Name: Diversified Construction of Georgia, Inc.
(SEAL)

State of Incorporation: Georgia
Type (General Business, Professional, Service, Limited Liability): Service

By: _____
(Signature -- attach evidence of authority to sign)

Name (typed or printed): David Lubin

Title: President
(CORPORATE SEAL)

Attest Jeff Kutry

Date of Qualification to do business in Georgia is 06 / 18 / 2004

A Joint Venture

Name of Joint Venture: _____

First Joint Venturer Name: _____
(SEAL)

By: _____

(Signature of first joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

Second Joint Venturer Name: _____
(SEAL)

By: _____

(Signature of second joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.)

Bidder's Business Address _____

Phone No. _____ Fax No. _____

E-mail _____

SUBMITTED on _____, 20____.

State Contractor License No. *of Contractor performing the work.* _____

END OF SECTION

BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER (Name and Address):

Diversified Construction of Georgia, Inc.
2104 Vista Dale Court
Tucker, GA 30084

SURETY (Name and Address of Principal Place of Business):

Great Midwest Insurance Company
800 Gessner Road, Suite 600
Houston, TX 77024

OWNER (Name and Address):

City of Stockbridge
4640 North Henry Blvd.
Stockbridge, GA 30281

BID

Bid Due Date: December 1, 2022

Description: Wastewater Treatment Plant Pole Barn

BOND

Bond Number: 00001

Date (Not earlier than Bid due date): December 1, 2022

Penal sum Ten Percent of Bid Amount

(Words)

\$10% of Bid Amount

(Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER

Diversified Construction of Georgia, Inc.

(Seal)

Bidder's Name and Corporate Seal

SURETY

Great Midwest Insurance Company

(Seal)

Surety's Name and Corporate Seal

By:

Signature

Print Name

Title

Attest:

Signature

Title

By:

Signature (Attach Power of Attorney)

Print Name

Attorney in Fact

Title

Attest:

Signature

Annette Wisong, Account Executive
Title

Note: Above addresses are to be used for giving any required notice. Provide execution by any additional parties, such as joint venturers, if necessary.

City of Stockbridge
Wastewater Treatment Plant Pole Barn

C&S Project No: S9100.042
August 2022
Revision 0

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation shall be null and void if:
 - 3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2 All Bids are rejected by Owner, or
 - 3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

END OF SECTION

POWER OF ATTORNEY

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Sarah Hancock, Kathryn Kleinschmidt, Edward Mooney, Annette Wisong, Joseph R. Williams, Brian McCarter

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Ten Million dollars (\$10,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 11th day of February, 2021.



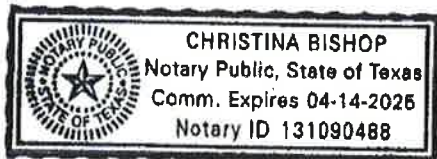
GREAT MIDWEST INSURANCE COMPANY

BY

Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 11th day of February, 2021, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 1 Day of Dec, 2022.



BY

Leslie K. Shaunty
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

QUALIFICATIONS OF BIDDER

All questions must be answered, and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information they desire.

1. Legal Name of Bidder. If the corporate name of Bidder has changed within the last 5 years, provide information on the previous name. Has not changed.
2. Permanent main office address. Provide name, address and telephone number of Bidder's corporate office, regional office(s) and subsidiaries, if any. See cover page.
3. Provide name, title and biographic summary of all corporate officers. See attachment E
4. If a corporation, provide year of incorporation and where incorporated. 2004, Georgia
5. How many years have you been engaged in the contracting business under your present firm or trade name? 18
6. General character of work performed by your company. Commercial Construction
7. Contracts on hand: (List all other projects currently under contract, the current contract amounts, scheduled completion dates and contact reference names for Owners on these jobs.)
See attachment F
8. The Bidder must demonstrate a history of completing projects consistently on time and within the bid amount. Provide a statement that the applicant has not been involved in liquidated damages in the past five years or served the Owner with a claim for additional compensation prepared by an attorney or a claims consultant, excluding routing change order requests. If this is not the case, provide an explanation. See attachment G
9. Has Bidder ever failed to complete any work awarded to you? Provide a statement that the applicant has never failed to complete a project. If this is not the case, explain where and why. No
10. The Bidder has a history of not being involved in litigation against Owners or Engineering Firms. The applicant should provide a statement that they have not been involved in litigation as a plaintiff against the Owner or Engineering Firm in the past five years. If this is not the case, explain. See Attachment H
11. The applicant has access to adequate equipment to complete the project. Provide a list of major equipment proposed to perform the work and indicate whether owned or leased.
Subcontractors will be using their equipment for this project.
12. Experience in construction work similar in importance to this project. See attachment I
13. The Bidder has available project management personnel with at least five-years experience on projects with the technical characteristics listed in paragraph 17 below to complete the project. Provide **full resumes** for proposed project manager and field superintendent who

SECTION 00470-2
QUALIFICATIONS OF BIDDER

would supervise and be in charge of the project. Experience can be from previous employment but must be pertinent to technical information in Item 17 (Below). If your firm is the successful bidder, at least both of these key personnel must be actively involved in the day-to-day operations on the proposed project. See attachment E

14. The Bidder has sufficient bonding capacity to provide performance and payment bonds, both in the amount of 100 percent of the contract amount. Provide a statement of bonding capacity, bonding company, insurance agent contact persons, and telephone numbers.
See attachment J
15. The Bidder must have adequate financial capacity to build the project. Provide a statement of credit available and a bank reference including contact information for verification.
See attachment K
16. Will the Bidder, upon request, fill out a detailed financial statement and furnish any other information that may be required by the City of Stockbridge? Yes X No _____
17. The Bidder shall provide Technical Experience including information about two (2) similar projects completed in the United States during the last fifteen (15) years. The projects must have a scope of work similar to what is proposed herein with this project. Also provide a listing of your last 5 projects over \$100,000 for each reference project listed include the:
- (a) Name of project as bid; name of Owner; name of engineering firm; name, position or title, address and telephone number of contact person currently employed by each of the above; percent of labor related items performed by the applicant's own work force.
 - (b) A complete description of each project.
 - (c) The bid amount and final cost to Owner, with an explanation of cost overrun, if any, including change orders.
 - (d) The contract time as bid, actual time to complete project and completion date, with an explanation of time overrun, if any. See attachment I

The undersigned authorizes and requests any person, firm, or corporation to furnish any information requested by the City of Stockbridge, Georgia in verification of the recitals comprising the Statement of Bidder's Qualifications. Dated at 10:00 am this 30th day of November, 2022.

Diversified Construction of Georgia, Inc.

(Name of Bidder)

By _____

Title President

State of Georgia

SECTION 00470-3
QUALIFICATIONS OF BIDDER

County of DeKalb

David Lubin, being duly sworn deposes and says
that he is President of Diversified Construction of GA, INC
(Name of Organization)

and that the answers to the foregoing questions and all statements therein contained are true and correct.

Subscribed and sworn to before me this 30th day of November, 2022.

C Philbert
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires
11/04/2025

C Philbert
(Notary Public)

My Commission expires:

11 / 4, 2025

END OF SECTION

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

State of Georgia

County of Henry

David Lubin, being first duly sworn, deposed and says that:

- (1) He is
Owner of
(owner, partner, officer, representative, or agent)
Diversified Construction of Georgia, Inc., the
Bidder that has submitted the attached Bid;
- (2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
- (3) Such Bid is genuine and is not a collusive or sham Bid;
- (4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affidavit, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Stockbridge (Local Public Agency) or any person interested in the proposed Contract and;
- (5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affidavit.

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

By: 

Title: President

Subscribed and sworn to before me this 30th day of November, 2022.
(Notary Public)

My commission expires 11 / 4 / 25

, 20

C Philbert
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires
11/04/2025

END OF SECTION

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of the City of Stockbridge has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

146561

Federal Work Authorization User Identification Number
2001

Date of Authorization

Diversified Construction of Georgia, Inc.

Name of Contractor

Project No.: S9100.042 - Wastewater Treatment Plant Pole Barn

Name of Project

City of Stockbridge

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on November, 30th, 2022 in Tucker (city), GA (state).



Signature of Authorized Officer or Agent

DAN LUBI PRESIDENT

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 30th DAY OF November, 2022

C Philbert

NOTARY PUBLIC

My Commission Expires: 11/4/25

END OF SECTION

City of Stockbridge

Wastewater Treatment Plant Pole Barn

C&S Project No: S9100.042

August 2022
Revision 0

C Philbert
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires
11/04/2025

SUBCONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned sub-contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract for Ryals Brothers LLC (name of sub-contractor with whom such sub-contractor has privity of contract) and Diversified Construction (name of contractor) on behalf of City of Stockbridge has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned sub-contractor will continue to use the federal work authorization program throughout the contract period and the undersigned sub-contractor will contract for the physical performance of services in satisfaction of such contract only with sub-contractors who present an affidavit to the sub-contractor with the information required by O.C.G.A. § 13-10-91(b). The undersigned sub-contractor shall submit, at the time of such contract, this affidavit to Diversified Construction (name of sub-contractor with whom such sub-contractor has privity of contract). Additionally, the undersigned sub-contractor will forward notice of the receipt of any affidavit from a sub-contractor to Diversified Construction (name of sub-contractor with whom such sub-contractor has privity of contract). Sub-contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

1630072

Federal Work Authorization User Identification Number

11-30-2022

Date of Authorization

Ryals Brothers LLC

Name of Sub-Contractor

Waste Water Treatment Pole Barn

Name of Project

Diversified Construction

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on 11-30 2022 in Lula (city), Ga (state).

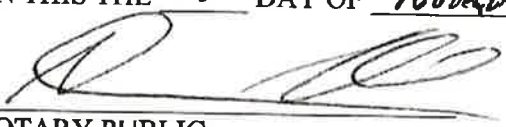
[Signature]
Signature of Authorized Officer or Agent

Jess Clark - Project Manager
Printed Name and Title of Authorized Officer or Agent

SUBCONTRACTOR AFFIDAVIT AND AGREEMENT

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE 30 DAY OF November, 2021


NOTARY PUBLIC

My Commission Expires: 10/14/2023



**SECTION 00485
SAVE AFFIDAVIT**

STATE OF GEORGIA

HENRY COUNTY

By executing this affidavit under oath, as an applicant for a public benefit, as referenced in O.C.G.A. § 50-36-1 and the August 1, 2010, "Report of the Attorney General on Public Benefits", I am stating the following with respect to my ability to enter into a contract with the City of Stockbridge:

- 1) X I am a United States citizen 18 years of age or older
OR
2) _____ I am a legal permanent resident 18 years of age or older
OR
3) _____ I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A § 16-10-20.

This 30th day of November, 2022.

Signature of Applicant:

David Lubin

Printed Name of Applicant:

*

Alien Registration number for non-citizens:

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 30 DAY OF November 2022.

NOTARY PUBLIC

C Philbert

C Philbert

NOTARY PUBLIC

DeKalb County, GEORGIA

My Commission Expires:

11/4/25

My Commission Expires

11/04/2025

- * Note: O.C.G.A. § 50-36-1 (e) (2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien," legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below.

ATTACHMENT A

Jeff Keating

From: Richard Murrah
Sent: Thursday, December 1, 2022 1:13 PM
To: Jeff Keating
Subject: Subcontractors for Wastewater Treatment

List of Subcontractors

Concrete	Premier Properties - Jackson GA
PEMB	Brady Metal Buildings
Asphalt Paving	Ryals Brothers
HVAC	ASL Mechanical

Richard Murrah
Diversified Construction of Georgia
770.241.9485

ATTACHMENT B

4.1: Client References

References

Company Name	Dawson County
Project	Dawson County Senior Center
Location	25 Justice Way, Suite 2223, Dawsonville, Georgia, 30534
Telephone Number	(706)344-3501 Ex 42223
Name	Melissa Hawk
Email	mhawk@dawsoncounty.org

Company Name	Dekalb County
Project	Dekalb County Senior Center
Location	2449 Bruce Street, Lithonia, GA., 30058
Telephone Number	(404)371-2154 (404)378-2356
Name	Chuck Burleson
Email	cburleson@dekalbcountyga.gov

Company Name	Chattahoochee Tech
Project	Georgia Veterans Education Career Transition Resource Center Renovation
Location	980 S Cobb Dr., ES., Marietta, GA., 30060
Telephone Number	(706)253-4504
Name	David Simmons
Email	dsmimmons@chattacoocheetech.edu

ATTACHMENT C



CITY OF TUCKER

2022

BUSINESS LICENSE

OCCUPATIONAL TAX CERTIFICATE

1975 LAKESIDE PKWY., STE. 350

TUCKER, GA 30084

LICENSE NUMBER: 2022-1905

LEGAL BUSINESS NAME: DIVERSIFIED CONSTRUCTION OF
GEORGIA INC

DBA NAME: DIVERSIFIED CONSTRUCTION OF
GEORGIA INC

LICENSE STATUS: Issued

DATE ISSUED: 01/21/2022

DATE EXPIRES: 12/31/2022

LICENSEE: DAVID LUBIN

BUSINESS LOCATION: 2104 VISTADALE CT

NAICS DESCRIPTION: Commercial and Institutional Building Constr

DISPLAY THIS CERTIFICATE FOR PUBLIC VIEW

DIVERSIFIED CONSTRUCTION OF GEORGIA INC
DAVID LUBIN
2104 VISTADALE CT
TUCKER, GA 30084

ATTACHMENT D



STATE OF GEORGIA

BRAD RAFFENSPERGER, Secretary of State
State Licensing Board for Residential and General Contractors
LICENSE NO. GCQA001689

Hal David Lubin
Diversifield Construction of Georgia Inc
2104 Vistadale Court
Tucker GA 30084

Company Name: Diversified Construction of Georgia Inc
Company License NO: GCCO001672
General Contractor Qualifying Agent

EXP DATE - 06/30/2024 Status: Active
Issue Date: 07/11/2008

A pocket-sized license card is below. Above is an enlarged copy of your pocket card.

Please make note of the expiration date on your license. It is your responsibility to renew your license before it expires. Please notify the Board if you have a change of address.

Wall certificates suitable for framing are available at cost, see board fee schedule. To order a wall certificate, please order from the web site – www.sos.ga.gov/plb.

Please refer to Board Rules for any continuing education requirements your profession may require.

Georgia State Board of Professional Licensing
237 Coliseum Drive
Macon GA 31217
Phone: (404) 424-9966
www.sos.ga.gov/plb

Hal David Lubin
Diversifield Construction of Georgia Inc
2104 Vistadale Court
Tucker GA 30084

STATE OF GEORGIA
BRAD RAFFENSPERGER, Secretary of State
Georgia State Licensing Board for Residential and General Contractors
License No. GCQA001689

Hal David Lubin

Diversifield Construction of Georgia Inc
2104 Vistadale Court
Tucker GA 30084

Company Name: Diversified Construction of Georgia Inc
Company License NO: GCCO001672
General Contractor Qualifying Agent

EXP DATE - 06/30/2024 Status: Active
Issue Date: 07/11/2008

ATTACHMENT E

David Lubin

Presidents

David has over 30 years of experience in the construction industry, and 20 years were spent building Diversified Construction of Georgia, a company he started in 2001. David's love for construction started as a young child as his family owned a construction company in Memphis; today, he sits on the board of advisors overseeing projects worth upwards of 10 million. As the president of Diversified Construction of Georgia, David is hands-on. Besides advising, he assists the estimator, the project managers, finance department, visiting the Jobsite making showing that the safety code is being followed and the project is up to standard. He also interacts with the owner and architect



Education
Bachelor's degree
University of Georgia

Certifications
10 Hour OSHA
General Contractor License
HVAC
Mitsubishi Electrical
ASHE
LEAD-Based Paint Removal

Years with Firm
20 Years

Years of Experience
30 Years

Accomplishments

Project Manager:

- Managed all stages of projects from proposal to closeout, including overseeing the staff, subcontractors, and vendors to comply with budget, plans, and schedules.
- Created QA/QC program for each project, directing quality control inspectors in the performance of testing plans and corrective actions.

Estimator:

- Analyzed bid documentation to prepare proposals and estimates that are the best fit for the owners.
- Manage the estimate tracking spreadsheet to ensure timely follow-ups are completed within the established timeline.
- Negotiate the best pricing to reduce cost and overhead.

Financial Manager:

- Prepared project reports and forecasts for clients to monitor project financial performance and estimate cash.
- Supervise the cash flow activities of the projects with the accounting staff.
- Research the project financials of individual projects to obtain the day-to-day working of financially maintaining.

Risk Management:

- Review all contracts by subcontracts and Owner.
- Oversee safety and negotiated contracts.
- Responsible for surety bond program and company financials.

Human Resources:

- Directly supervised office staff, reviewed all compensation packages and managed all HR complaints.
- Responsibility for all company projects profit and loss.

Nathan Horton

Senior Project Manager



Certifications
10 Hour OSHA
CPR

Years with Firm
7 Years

Years of Experience
25 Years

Nathan Horton has 25-year experience in many facets of construction. From humble beginnings as a drywall laborer to a trim carpenter, he has been involved in hands-on construction since he was 18. In 2004, Nathan began working as a builder for a national residential home building group. In 2007 he was forced to pivot and started working as a commercial project superintendent. In 2014, Nathan seized an opportunity to become a commercial project manager and has not looked back. With a strong understanding of construction works in the field, Nathan brings a real-world experience to the office in project management. From subcontractor buy-out to coordination to scheduling and closeout, Nathan has the experience to help ensure your project's success.

Employment History

Senior Project Manager – Diversified Construction of Georgia
Atlanta, GA

2019-Present

- Assist newer PMs with project management oversight
- Manage public hard bid and private negotiated projects up to \$15M
- Buyout and award subcontracts for large and complex projects
- Oversee and implement project management processes
- Oversee and implement site supervision processes
- Oversee superintendents and site safety
- Manage budgets, schedules, and changes
- Hold project meetings with owners, design teams, construction managers, or other stakeholders.
- Assist with estimating and interview processes for potential new projects
- Build new subcontractor relationships

Project Manager – Choate Construction
Atlanta, GA

2017-2019

- Manage private negotiated lump sum projects up to \$7M
- Buyout, contract, award, schedule, subcontractor negotiation
- Manage budgets, schedules, and changes
- Assist with estimating and interview processes to get more work in the backlog
- Attend business development and marketing initiatives
- Create and track submittals, RFI's, and project documentation
- Hold project meetings with owners, design teams, construction managers, or other stakeholders.

Richard Murrah

Lead-Estimator

Richard has been involved in the construction industry for over 45 years. The estimating department has benefited from the wealth of knowledge that Richard brings to the table. His experience and background come from working as a superintendent and a project manager, and was once the owner of a construction company. Richard's role at DC of Georgia is to forecast the cost total; he accomplishes this by soliciting subcontractors to bid with us, quantity take-off, material, labor, unit pricing, and sometimes filing as a managed project.



Education

BBA Business Management
North Texas State University
Certifications
10 Hour OSHA
CPR

Years with Firm

8 Years

Years of Experience

45 Years

Project Experience:

Dawson County Senior Center, Dawsonville, Georgia

Richard was the Estimator as project manager for the new construction of a 7,800-SF senior center in Dawsonville. This building provides care that addresses the emotional, mental, and physical needs of seniors over 60. The Dawson County Senior Center features a game room, movie theater, salon, multipurpose room, multiple offices, and a kitchen that services meal-on-wheel to the community.

Dekalb County Senior Center, Lithonia, Georgia.

Richard was the Estimator for the new construction of the new 11,094-sq ft senior center and site work improvements. The senior center includes a game room, ballet rooms, a multipurpose room, and a stage. The Dekalb County Senior Center will service residents over 60 by providing physical, wellness, and mental activity.

Georgia Highlands College Building Renovation, Dallas, Georgia.

Richard was the Estimator for the renovation and addition of a 12,000-sq ft educational building in Dallas Town Square. The campus building. They featured multiple classrooms, study rooms, a workout center, and a science lab. This project required all new site utilities and landscape. This building serves thousands of students yearly.

Coweta County Transfer Station, Newnan, Georgia.

Richard was the Estimator in constructing a 10,080-sq ft pre-engineered metal building in Newnan, Georgia. The Coweta County Transfer Station was built to replace the previous one destroyed in a fire in 2020 and service the surrounding communities for all trash related.

Gwinnett County Fire Apparatus, Lawrenceville, Georgia.

Richard was the Estimator for the demolition and renovation of a 1,500-sq ft pre-engineered metal building of office space.

Good Samaritan Healthcare, Norcross, Georgia.

Richard was the Estimator for the 800 sq ft addition and interior renovation to an existing building. The addition includes a new lobby, check-out services area, examination rooms, and a nurse's station.

Coweta County Public Work, Newnan, Georgia.

Richard was the Estimator of the construction of an 18,000 sq ft 2-story municipal building and associated site improvements. Include multiple office spaces, break rooms, and conference room.

Leo Steinberg

Project Manager

Leo Steinberg has been employed by Diversified Construction of Georgia for over six years in positions of progressive responsibility, from Assistant office staff, Estimator, and Project Manager. His desire to grow and expand his career in the construction industry brought him to Diversified Construction of Georgia. Leo Steinberg is experienced in team leadership, project scheduling, subcontractor coordination, client quality assurance and control, project budgeting, and closeout procedures. His responsibilities include being responsible for the performance of all personnel assigned to the project. He will be in daily contact with all field personnel providing support and assistance. Leo will be the company liaison to the owner and the architect.



Certifications
10 Hour OSHA
CPR
Procore
Fall Protection
E-Builder

Years with Firm
6 Years

Years of Experience
6 Years

Project Experience:

Dawson County Senior Center, Dawsonville, Georgia

Leo served as project manager for the new construction of a 7,800-SF senior center in Dawsonville. This building provides care that addresses the emotional, mental, and physical needs of seniors over 60. The Dawson County Senior Center features a game room, movie theater, salon, multipurpose room, multiple offices, and a kitchen that services meal-on-wheel to the community.

Dekalb County Senior Center, Lithonia, Georgia.

Leo served as a project manager for the new construction of the new 11,094-sq ft senior center and site work improvements. The senior center includes a game room, ballet rooms, a multipurpose room, and a stage. The Dekalb County Senior Center will service residents over 60 by providing physical, wellness, mental activity.

Georgia Highlands College Building Renovation, Dallas, Georgia.

Leo served as a project manager for the renovation and addition of a 12,000-sq ft educational building in Dallas Town Square. The campus building. They

featured multiply classrooms, study rooms, a workout center, and a science lab. This project required all new site utilities and landscape. This building serves thousands of students yearly.

Coweta County Transfer Station, Newnan, Georgia.

Leo served as a project manager to construct a 10,080-sq ft pre-engineered metal building in Newnan, Georgia. The Coweta County Transfer Station was built to replace the previous one destroyed in a fire 2020 and service the surrounding communities for all trash-related.

Gwinnett County Fire Apparatus, Lawrenceville, Georgia.

Leo Served as a project manager for the demolition and renovation of a 1,500-sq ft pre-engineered metal building of office space.

Good Samaritan Healthcare, Norcross, Georgia.

Leo served as a project manager for the 800 sq ft addition and interior renovation to an existing building. The addition includes a new lobby, check-out services area, examination rooms, and a nurse's station.

Winta Haile

Assistant Project Manager



Winta Haile is Diversified Construction of Georgia, Inc. Assistant Project Manager. Her strengths lie in her attention to detail and communicating with all team members. Winta has held various construction titles as Estimator and Project Manager. With her background, Winta brings a fresh idea to all projects. Winta oversees the budget and estimate costs, ensure supplies and equipment are ordered and delivered according to the schedule, ensure compliance with safety regulations & building codes, evaluate risks, collaborate with subcontractors, engineers, architects, and key team members of the project team to solve problems, keep owner and architect aware of the progress and issues affecting schedule on projects.

Education
B.S Engineering-
Georgia Tech
Certifications
10 Hour OSHA
CPR
Procure

Years with Firm
3 Years

Years of Experience
6 Years

Project Experience:

Carroll County DFCS, Carrollton, Georgia.

Winta was the project manager for constructing a 12,000 sq ft office building and the renovation of a 15,000 sq ft building. The new construction included a lobby, restrooms, meeting room, training room, multiply office spaces, and a breakroom. Building renovation call for a reconfiguration of the existing floor plan.

Coweta County Public Work, Newnan, Georgia.

Wine served as a project manager to construct an 18,000 sq ft 2-story municipal building and associated site improvements. Include multiple office spaces, break room, conference room

Dekalb County Senior Center, Lithonia, Georgia.

Winta served as an assistant project manager for the new construction of the new 11,094-sq ft senior center and site work improvements. The senior center includes a game room, ballet rooms, a multipurpose room, and a stage. The Dekalb County Senior Center will service residents over the age of 60 by providing physical, wellness, mental activity.

Coweta County Transfer Station, Newnan, Georgia.

Winta Served as an assistant project manager for the new construction of a 10,080-sq ft pre-engineered metal building in Newnan, Georgia. The Coweta County Transfer Station was built to replace the previous one destroyed in a fire 2020 and service the surrounding communities for all trash-related.

Gwinnett County Fire Apparatus, Lawrenceville, Georgia.

Winta served as an assistant project manager for the demolition and renovation of a 1,500-sq ft pre-engineered metal office space building.

Good Samaritan Healthcare Center, Norcross, Georgia.

Winta served as an assistant project manager for the 800 sq ft addition and interior renovation to an existing building. The expansion includes a new lobby, check-out services area, examination rooms, and a nurse's station.

Dave Gavulic

Superintendent



Dave Gavulic has more than 35 years of commercial and residential experience in the construction industry. Dave is a master at supervising complex projects with aggressive scheduling to accomplish set deadlines. Known for his excellent work ethic, strong attention to detail, and knowledge of construction, he is highly regarded by subcontractors and owners; Dave can work with all personality types. As a superintendent, Dave has been employed by Diversified Construction of Georgia for over nine years. In addition to being a superintendent, Dave is a certified residential contractor, registered roofer, and earth craft, contractor. Dave is responsible for enforcing our safety program on the Jobsite. Dave's day-to-day responsibilities include inspecting, coordinating with subcontractors and suppliers, adjusting the schedule as needed, inspecting the quality of work, and maintaining a safe and clean worksite.

Certifications

10 Hour
OSHA
CPR
NPDES
CABO Building
Inspection

Years with Firm
3Years

Years of Experience
35Years

Project Experience:

Coweta County Transfer Station, Newnan, Georgia.

Dave Served as a Superintendent for the new construction of a 10,080-sq ft pre-engineered metal building in Newnan, Georgia. The Coweta County Transfer Station was built to replace the previous one destroyed in a fire 2020 and service the surrounding communities for all trash-related.

required all new site utilities and landscape. This building serves thousands of students yearly.

Gwinnett County Fire Apparatus, Lawrenceville, Georgia.

Dave was the superintendent for the demolition and renovation of a 1,500-sq ft pre-engineered metal office space building.

Georgia Highlands College Building Renovation, Dallas, Georgia.

Dave Served as a Superintendent for the renovation and addition of a 12,000-sq ft educational building in Dallas Town Square. The campus building features multiply classrooms, study rooms, a workout center, and a science lab. This project

Coweta County Public Work, Newnan, Georgia.

Dave was the superintendent for constructing an 18,000 sq ft 2-story municipal building and associated site improvements. Include multiple office spaces, break room, conference room, and bathrooms.

ATTACHMENT F

Current Project**ATTACHMENT F****Project in progress:**

Project Name	Gwinnett County Fleet Maintenance Building
Owner	Gwinnett County Board of Commissioners
Address	770 Hi Hope Road, Lawrenceville, Ga., 30044
Architect	Jericho Design Group
Contract Amount	1,698,000.00
Percent Complete	75%
Scheduled Completion Date	11/22/2022

Project Name	Group B Security Vestibules
Owner	Dekalb County Board of Education
Address	Multiple Location
Architect	Croft
Contract Amount	\$2,010,775.00
Percent Complete	25%
Scheduled Completion Date	02/05/2023

Project Name	Freedom Middle School Security Vestibule
Owner	Dekalb County Board of Education
Address	505 S. Hairston Rd., Stone Mountain, GA., 30088
Architect	Stanley, Love-Stanley, PC
Contract Amount	\$352,136.00
Percent Complete	25%
Scheduled Completion Date	12/01/2022

Project Name	Big Creek Trailhead, Phase 5
Owner	Forsyth County Board of Commissioners
Address	1605 Canton Hwy, Cumming, GA., 30040
Architect	Jericho Design Group
Contract Amount	\$1,689,000.00
Percent Complete	35%
Scheduled Completion Date	First Quarter of 2023

Project Name	Rosenwald Renovation
Owner	City of Acworth
Address	4410 Cherokee Street
Architect	Croft & Associates, P.C.
Contract Amount	\$671,363.31
Percent Complete	20%
Scheduled Completion Date	12/23/2022

Project Name	Building K Renovations – Marietta Campus
Owner	Chattahoochee Technical College
Address	980 South Cobb Drive, Marietta, GA., 30060
Architect	Nelson Architecture
Contract Amount	\$709,000.00
Percent Complete	19%
Scheduled Completion Date	3/24/2023

Project Name	F. Wayne Hill Ent
Owner	Chattahoochee Technical College
Address	980 South Cobb Drive, Marietta, GA., 30060
Architect	Nelson Architecture
Contract Amount	\$709,000.00
Percent Complete	0%
Scheduled Completion Date	3/24/2023

ATTACHMENT G

Liquidated Damages

Diversified Construction of Georgia, Inc. has not been involved in liquidated damages in the past five years or served the City of Stockbridge with a claim for additional compensation prepared by an attorney or a claims consultant, excluding routing change order requests.

ATTACHMENT H

Litigation

Diversified Construction of Georgia, Inc. does not have any “material” case filed, pending, or resolved during the last five (5) years prior to the solicitation response due date, whether such cases were brought by or against the vendor, any parent, or subsidiary of the vendor, or any predecessor organization.

ATTACHMENT I

ATTACHMENT J

Relevant Experience:

Project Name	Coweta County Transfer Station
Location	164 Essie Walker Road, Newnan, GA 30263
Description	Ground Up Design Build Replacement
Owner	Coweta County Board of Commissioners
Name	Thomas Handley
Phone Number	770-683-2300
Architect	Design Build
Name	Diversified Construction Of Georgia
Phone Number	678-705-4373
Original Budget	948,696.00
Final Cost	\$948,696.00
Percentage of Change order	0
Project per SF	12500
Project Start Date	November 27 2020
Completion Date	May 2021
Scheduled duration	210
Actual Completion Time	210

Project Name	DeKalb County Senior Center
Location	Bruce Street, Lithonia GA
Description	New Construction Site Work
Owner	DeKalb County
Name	Chuck Burleson
Phone Number	404-371-2154
Architect	Pond Group Architects
Name	Sonia Sabherwal

Phone Number	678-336-7740
Original Budget	\$5,278,000.00
Final Cost	\$5,498,992.00
Percentage of Change order	%4
Project per SF	15,200
Project Start Date	October 2019
Completion Date	December 2021
Scheduled duration	600 Day
Actual Completion Time	632 Day

Project Name	Norcross Senior Center
Location	5030 Georgia Belle CT, Norcross, GA 30093
Description	Interior renovations and an elevator addition
Owner	Gwinnett County
Name	Nicole Hendrickson
Phone Number	770-822-8000
Architect	Lord, Aech & Sargent, Inc.
Name	Meg Needle
Phone Number	(404) 253-1467
Original Budget	\$942,000.00
Final Cost	\$993,679.45
Percentage of Change order	%5
Project per SF	8,200
Project Start Date	January 2019
Completion Date	September 2019
Scheduled duration	270
Actual Completion Time	270

Project Name	Dawson County Senior Center
Location	201 Recreation Road, Dawsonville, GA 30534
Description	New Construction
Owner	Dawson County
Name	Melissa Hawk
Phone Number	706-344-3501
Architect	Wakefield Beasley & Associates
Name	Eric Peek
Phone Number	770-209-9393
Original Budget	\$2,054,663.00
Final Cost	\$2,054,663.00
Percentage of Change order	0
Project per SF	10,500
Project Start Date	September 2019
Completion Date	September 2020
Scheduled duration	300
Actual Completion Time	360

Project Name	College Park Fire Department
Location	3737 College St, College Park GA 30337
Description	New Addition and development of 3 acre site
Owner	City of College Park
Name	Bianca Broom
Phone Number	404-767-1537
Architect	Brown Design
Name	Robert Rougely
Phone Number	404-559-1805

Original Budget	
Final Cost	\$2,077,590.81
Percentage of Change order	\$1,985,000.00
Project per SF	15,900
Project Start Date	March 2017
Completion Date	April 2018
Scheduled duration	360
Actual Completion Time	372

ATTACHMENT J



**USI Insurance Services
National, Inc.**
1 Concourse Parkway NE
Suite 700
Atlanta, GA 30328

November 30th, 2022

Wastewater Treatment Plant Pole Barn

To whom it may concern:

It is our understanding that our client, **Diversified Construction of Georgia, Inc.**, is bidding with you on the above captioned project. As such, it is our pleasure to inform you that they are in excellent standing with their surety, **Great Midwest Insurance Company**, and to confirm that they have bonding capacity of **(\$15,000,000 single project, \$20,000,000 aggregate)** to support these projects and provide separate performance & payment bonds if required. Any decision regarding the extension of bonding however is between Diversified Construction of Georgia, Inc. and Great Midwest Insurance Company and no liability extends to third parties in its absence.

Great Midwest Insurance Company is rated **A-IX** by A.M. Best Company, the industry's leading independent rating agency. In addition, they are also listed with the U.S. Treasury Department as an approved Surety Company.

Diversified Construction of Georgia, Inc and its principals enjoy an outstanding reputation, and our firm is proud to be associated with them. If you need any additional information, please feel free to call me.

Best Regards,

A handwritten signature in blue ink, appearing to be "E. Mooney", written over a horizontal line.

Edward P. Mooney
Construction Services
678-777-4668

ATTACHMENT K



11/17/2022

Who May Concern,

This letter is to confirm that DIVERSIFIED CONSTRUCTION OF GEORGIA INC, Owner David Lubin, have accounts with United Community Bank. He is been a client since 4/8/2020, all his accounts are in good standing and have sufficient Funds.

Please let me know if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'Irma Fuller'.

Irma Fuller | Commercial LOA Senior

United Community Bank | 2215 Riverstone Blvd | Canton, Georgia 30114

Contact | Office 770.704.8820 | Fax 770.345.9700

Irma_fuller@ucbi.com



Good Morning, David Lubin

Commercial Non-Real Estate Loan xxxxxx2832

Last Updated: December 1, 2022 10:51 AM

\$0.00

\$0.00

Next Payment Amount

Current Balance

Transactions

Details & Settings

DETAILS

Account Number	XXXXXXXXXXXX	Credit Line Available	\$750,250.00
Credit Line Amount	\$750,250.00	Origination Date	Apr 27, 2021
Original Amount	\$0.00	Payoff Amount	\$0.76
Last Payment Date	Aug 8, 2022	Last Payment Amount	\$250.00
Next Payment Date	Dec 21, 2022	Interest Rate	8.00%
Accrued Interest	\$0.76	Year-to-date interest amount	\$6.87
Previous year-to-date interest amount			\$7.19

SETTINGS

Global Nickname



Personal Nickname



Visibility on Home 



Text Banking



INVITATION TO BID (ITB) NO. 2022-0017
CITY OF STOCKBRIDGE
WASTEWATER TREATMENT PLANT POLE BARN



City of Stockbridge Procurement Division
4640 North Henry Boulevard Stockbridge, Ga 30281
October 12, 2022



Where Community Connects

City of Stockbridge Procurement Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, Ga 30281

Dear Vendor:

I thank you for your interest in doing business with the City of Stockbridge. We look forward to a very successful procurement process. Please take notice of the response submittal requirements and the required certification checklist outlined in this solicitation. Please be sure to read and follow the instructions very carefully, as any misinterpretation or failure to comply with instructions may result in dismissal of your submittal. Any changes(s) to this solicitation will be conveyed through the written addenda process. In addition, notification of addenda are posted on the City's website, which is located at <https://www.cityofstockbridge.com/bids.aspx?id=4375&catid=26> and the Georgia Procurement Registry website https://ssl.doas.state.ga.us/PRSapp/PR_index.jsp. Please read carefully and follow all instructions provided in the addendum, as well as the instructions provided in the original solicitation. It is solely the vendor's responsibility to routinely check the City's website at <https://www.cityofstockbridge.com/bids.aspx?id=4375&catid=26> and the Georgia Procurement Registry website https://ssl.doas.state.ga.us/PRSapp/PR_index.jsp for any changing information prior to their reply.

One of the objectives of the Procurement Division is to provide quality and efficient service. If you have any questions, please visit our website or contact the agent of concern. The staff of the City of Stockbridge strives to provide excellent service "while purchasing best for less with the highest level of transparency, efficiency and integrity".

Again, thank you in advance for your continued interest in doing business with the City of Stockbridge.

Sincerely,

A handwritten signature in blue ink that reads "Lindell Y. Miller".

Lindell Y. Miller, C.P.P.O., M.B.A



CONTRACT DOCUMENTS AND TECHNICAL SPECIFICATIONS

Wastewater Treatment Plant Pole Barn
for the

CITY OF STOCKBRIDGE

C&S Project No.: S9100.042



August 2022



Carter & Sloope

CONSULTING ENGINEERS

1031 Stonebridge Parkway, Watkinsville, Georgia 30677

Phone: 706-769-4119 FAX: 706-769-4546

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INVITATION TO BID

PART 1. GENERAL

1.1 COMPETITIVE COST SEALED BIDS

Sealed unit price bids will be received by the City of Stockbridge, Georgia from prospective Bidders for the City of Stockbridge, Georgia's "Wastewater Treatment Plant Pole Barn" project. The ITB Due Date is **3:00 pm EDT on Thursday, December 1, 2022**. All bids should be delivered to the Stockbridge City Hall, 4640 N. Henry Blvd., Stockbridge, GA 30281 by the Bid Opening date (Thursday, December 1, 2022, at 3:00 pm).

Due to current health concerns, the City of Stockbridge Procurement Division, will be conducting Public Bid Opening 100% online! For your convenience, this Public Bid Opening meeting will be live streamed on **Thursday, December 1, 2022 at 3:00 PM, EDT** via Cisco WebEx. Joining the WebEx meeting will allow you to view the vendors responding to each bid and the bid amount submitted from each vendor. This will replace in-person Bid Openings. To view the Public Bid Opening, please visit the City of Stockbridge Procurement Website at: <https://www.cityofstockbridge.com/pview.aspx?id=4640> and click Join Meeting.

Any questions pertaining to the requirements of the Contract Documents and Technical Specifications, either procedural or technical, shall be in writing and are to be submitted to the City of Stockbridge; Attention: Lindell Y. Miller, CPPO via email at ProcurementDivision@cityofstockbridge-ga.gov by **12:00 PM on Friday, November 11, 2022**; Reference: "CITY OF STOCKBRIDGE WASTEWATER TREATMENT PLANT POLE BARN - ITB# 2022-0017". **Any bid received after said time and date will not be considered by the Owner.** *No bid may be withdrawn after the closing time for the receipt of bids for a period of sixty (60) days except as specifically may be provided in the Instructions to Bidders and/or by State Law.*

Bids will be received for a single prime Contract. Bids shall be on a lump sum basis as indicated in the Bid Form.

1.2 SCOPE OF WORK

Bidder agrees to furnish all materials and equipment and to perform all labor necessary to construct a new pole barn and fully enclose an existing pole barn as shown in drawings and as specified herein including but not limited to mobilization/demobilization, bonds, insurance, clearing and grubbing, grading, earthwork, pre-engineered metal buildings, electrical, mechanical, piping, valves, painting, soil erosion and sediment control, and all other work and appurtenances necessary for completion of the work as shown on the Drawings and as specified in the Contract Documents.

Time allotted for Substantial Completion of work will be as established by the Bidder. All Work shall be completed in accordance with the plans and specifications. The Work will be awarded in **one (1) Contract**.

The Notice to Proceed date may be negotiated when the selected Contractor provides satisfactory documentation of material lead times or work force commitments.

1.3 PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS

Complete digital specifications and contract documents are available at www.QuestCDN.com. You may view the digital plan documents for free by entering the Quest project number **8306669** on the website's project search page. The fee to download the digital documents is **\$30** payable through the website. Please contact QuestCDN customer support at 952-233-1632 or info@questcdn.com for assistance in membership registration, downloading and working with digital project information. Additionally, Plans and documents are on file and may be viewed at CARTER & SLOOPE, INC. Copies may be obtained from CARTER & SLOOPE, INC., 1031 Stonebridge Parkway, Watkinsville, Georgia 30677, Phone: 706/769-4119, Fax: 706/769-4546, upon payment of \$150 for Full-Size plans and contract documents. All potential Bidders can obtain a copy of the Bid and Specifications located on the City's website at <https://www.cityofstockbridge.com/default.aspx> and Georgia Procurement Registry website https://ssl.doas.state.ga.us/PRSapp/PR_index.jsp and the Georgia Municipal Association <https://www.glga.org/SubmitListing>. Bid is administered by the City of Stockbridge, Procurement Division. Any questions pertaining to the requirements of the Contract Documents and Technical Specifications, either procedural or technical, shall be in writing and are to be submitted to the City of Stockbridge; Attention: Lindell Y. Miller, CPPO via email at ProcurementDivision@cityofstockbridge-ga.gov by **12:00 PM on Friday, November 11, 2022**; Reference: **"CITY OF STOCKBRIDGE WASTEWATER TREATMENT PLANT POLE BARN - ITB# 2022-0017"**.

1.4 CONTRACTOR LICENSE

A portion of the Scope of Work as described herein is defined as "utility contracting" in accordance with O.C.G.A 43-14-2(17) so the Contractor performing the utility portion of work must provide proof of a valid license by the State of Georgia as a "Utility Contractor" and must also employ a "Utility Manager" certification holder who will have oversight of all the work. **Therefore, the Contractor submitting a bid must list the license number of the Contractor performing the utility contracting on the face of the bid envelope and on the bid form and provide proof of a valid license with the bid.** See Instruction to Bidders for additional bidding requirements.

1.5 PRE-BID CONFERENCE

A non-mandatory Pre-Bid Conference will be held at the City of Stockbridge Wastewater Treatment Plant at 10:00 AM on Thursday, October 27, 2022, 100 Stapleton Drive, Stockbridge, GA 30281.

Representatives of Owner and Engineer will be present to discuss the project. Bidders are strongly encouraged to attend and participate in the conference, but attendance is not mandatory. Engineer will transmit to all prospective Bidders of record such Addenda as Engineer considers necessary in response to questions arising at the conference. Oral

statements may not be relied upon and will not be binding or legally effective.

1.6 BONDS

Bids shall be accompanied by a bid bond or certified cashier's check in an amount not less than 5% of the base bid. All bonds shall be by a surety company licensed in Georgia with an "A" minimum rating of performance and a financial strength of at least five (5) times the contract price as listed in the most current publication of "Best's Key Rating Guide Property Liability". Performance and Payment Bonds, each in an amount equal to 100% of the contract price shall be required of the successful bidder if contract is awarded. Each Bond shall be accompanied by a "Power of Attorney" authorizing the attorney-in-fact to bind the surety and certified to include the date of the bond.

1.7 PERMITS

The status of Federal, State, and /or Local permits for this project are as follows:

<u>PERMITS/AGENCIES</u>	<u>STATUS</u>
A. Land Disturbance Permit	Not Required
B. NPDES GAR 100002 (Stormwater)	Not Required
C. GA Environmental Protection Division	Not Required
D. Georgia Department of Transportation	Not Required
E. Building Permit	Required

1.8 EASEMENTS & RIGHTS-OF-WAY

All easements and rights-of-way for permanent installations have been obtained or will be obtained by the Owner prior to issuing the Notice to Proceed.

1.9 FUNDING SOURCES

Funding is to be provided by local funds.

1.10 RESERVATION OF RIGHTS

Owner reserves the right to reject any or all Bids, including without limitation, the rights to reject any or all nonconforming, nonresponsive, unbalanced or conditional Bids and to reject the Bid of any Bidder if Owner believes that it would not be in the best interest of the Project to make an award to that Bidder, whether because the Bid is not responsive or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by the Owner.

CITY OF STOCKBRIDGE
OWNER
END OF SECTION

**INSTRUCTIONS TO BIDDERS
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INSTRUCTIONS TO BIDDERS

ARTICLE 1 – DEFINED TERMS

- 1.01 Terms used in these Instructions to Bidders have the meanings indicated in the General Conditions and Supplementary Conditions. Additional terms used in these Instructions to Bidders have the meanings indicated below:
- A. Issuing Office – The office from which the Bidding Documents are to be issued and where the bidding procedures are to be administered. For this project, Carter & Sloope, Inc., 1031 Stonebridge Parkway, Watkinsville, GA 30677 is the Issuing Office.
 - B. Bidder – One who submits a Bid directly to Owner as distinct from a sub-bidder, who submits a bid to a Bidder.
 - C. Successful Bidder – The lowest, responsible and responsive Bidder to whom Owner (on the basis of Owner’s evaluation as hereinafter provided) makes an award.
 - D. Bid – A Complete and properly signed offer to execute work for the prices stipulated in Bid Form and submitted in accordance with the Bidding Documents.
 - E. Addenda – Graphic or written documents issued by Engineer prior to the opening of Bids issued to clarify, revise and to, or delete information in the original bidding documents or in previous addenda.

ARTICLE 2 – COPIES OF BIDDING DOCUMENTS

- 2.01 Complete sets of the Bidding Documents in the number and for the **non-refundable** deposit sum, stated in the Advertisement or Invitation to Bid, may be obtained from the Issuing Office by bona fide Bidders.
- 2.02 Complete sets of Bidding Documents must be used in preparing Bids; neither Owner nor Engineer assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.
- 2.03 Owner and Engineer, in making copies of Bidding Documents available on the above terms, do so only for the purpose of obtaining Bids for the Work and do not authorize or confer a license for any other use. All such documents are copyrighted by and remain the property of the Engineer.

ARTICLE 3 – QUALIFICATIONS OF BIDDERS

- 3.01 To demonstrate Bidder’s qualifications to perform the Work, each Bidder must prepare the Qualifications of Bidders Documents (Section 00470) and submit the document to the Issuing Office no later than the time and date listed in the Invitation to Bid.
- 3.02 Each Bid must contain evidence of Contractor’s authority to conduct business in the state where the Work is to be performed. State Contractor license number, if applicable, must also be shown

on the Bid Form.

ARTICLE 4 – EXAMINATION OF BIDDING DOCUMENTS, OTHER RELATED DATA, AND SITE

4.01 Subsurface and Physical Conditions

- A. The Supplementary Conditions identify:
 - 1. Those reports known to Owner of explorations and tests of subsurface conditions at or contiguous to the Site that Engineer has used in preparing the Bidding Documents.
 - 2. Those drawings known to Owner of physical conditions relating to existing surface or subsurface structures at or contiguous to the Site (except Underground Facilities) that Engineer has used in preparing the Bidding Documents.
- B. Copies of reports and drawings referenced in Paragraph 4.01.A will be made available by Owner to any Bidder on request. Those reports and drawings are not part of the Contract Documents, but the “technical data” contained therein upon which Bidder is entitled to rely as provided in Paragraph 4.02 of the General Conditions has been identified and established in Part 6 of the Supplementary Conditions. Bidder is responsible for any interpretation or conclusion Bidder draws from any “technical data” or any other data, interpretations, opinions, or information contained in such reports or shown or indicated in such drawings.

4.02 Underground Facilities

- A. Information and data shown or indicated in the Bidding Documents with respect to existing Underground Facilities at or contiguous to the Site is based upon information and data furnished to Owner and Engineer by owners of such Underground Facilities, including Owner, or others.

4.03 Hazardous Environmental Condition

- A. The Supplementary Conditions identify those reports and drawings known to Owner relating to a Hazardous Environmental Condition identified at the Site, if any, that Engineer has used in preparing the Bidding Documents.
- B. Copies of reports and drawings referenced in Paragraph 4.03.A will be made available by Owner to any Bidder on request. Those reports and drawings are not part of the Contract Documents, but the “technical data” contained therein upon which Bidder is entitled to rely as provided in Paragraph 4.06 of the General Conditions has been identified and established in Part 6 of the Supplementary Conditions. Bidder is responsible for any interpretation or conclusion Bidder draws from any “technical data” or any other data, interpretations, opinions, or information contained in such reports or shown or indicated in such drawings.

4.04 Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders with respect to subsurface conditions, other physical conditions, and Underground Facilities, and

possible changes in the Bidding Documents due to differing or unanticipated subsurface or physical conditions appear in Paragraphs 4.02, 4.03, and 4.04 of the General Conditions. Provisions concerning responsibilities for the adequacy of data furnished to prospective Bidders with respect to a Hazardous Environmental Condition at the Site, if any, and possible changes in the Contract Documents due to any Hazardous Environmental Condition uncovered or revealed at the Site which was not shown or indicated in the Drawings or Specifications or identified in the Contract Documents to be within the scope of the Work, appear in Paragraph 4.06 of the General Conditions.

- 4.05 On request, Owner will provide Bidder access to the Site to conduct such examinations, investigations, explorations, tests, and studies as Bidder deems necessary for submission of a Bid. Bidder shall fill all holes and clean up and restore the Site to its former condition upon completion of such explorations, investigations, tests, and studies. Bidder shall comply with all applicable Laws and Regulations relative to excavation and utility locates.
- 4.06 Reference is made to Part 2 of the Supplementary Conditions for the identification of the general nature of other work that is to be performed at the Site by Owner or others (such as utilities and other prime contractors) that relates to the Work contemplated by these Bidding Documents. On request, Owner will provide to each Bidder for examination access to or copies of Contract Documents (other than portions thereof related to price) for such other work.
- 4.07 It is the responsibility of each Bidder before submitting a Bid to:
- A. Examine and carefully study the Bidding Documents, and the other related data identified in the Bidding Documents;
 - B. Visit the Site and become familiar with and satisfy Bidder as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work;
 - C. Become familiar with and satisfy Bidder as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work;
 - D. Carefully study all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities) that have been identified in Part 6 of the Supplementary Conditions and (2) reports and drawings of Hazardous Environmental Conditions, if any, at the Site that have been identified in Part 6 of the Supplementary Conditions;
 - E. Consider the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying any specific means, methods, techniques, sequences, and procedures of

construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs;

- F. Agree at the time of submitting its Bid that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of its Bid for performance of the Work at the price(s) bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents;
- G. Become aware of the general nature of the work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents;
- H. Promptly give Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder discovers in the Bidding Documents and confirm that the written resolution thereof by Engineer is acceptable to Bidder; and
- I. Determine that the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work.

4.08 The submission of a Bid will constitute an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article 4, that without exception the Bid is premised upon performing and furnishing the Work required by the Bidding Documents and applying any specific means, methods, techniques, sequences, and procedures of construction that may be shown or indicated or expressly required by the Bidding Documents, that Bidder has given Engineer written notice of all conflicts, errors, ambiguities, and discrepancies that Bidder has discovered in the Bidding Documents and the written resolutions thereof by Engineer are acceptable to Bidder, and that the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work.

4.09 Rights-of-Way and Easements: There are no known temporary and/or permanent rights-of-way or easements are required for this project.

ARTICLE 5 – PRE-BID CONFERENCE

A pre-bid conference will be held for this project as described in Paragraph 1.5 of Section 00100.

ARTICLE 6 – SITE AND OTHER AREAS

6.01 The Site is identified in the Bidding Documents. Easements for permanent structures or permanent changes in existing facilities are to be obtained and paid for by Owner unless otherwise provided in the Bidding Documents. All additional lands and access thereto required for temporary construction facilities, construction equipment, or storage of materials and equipment to be incorporated in the Work are to be obtained and paid for by Contractor.

ARTICLE 7 – INTERPRETATIONS AND ADDENDA

7.01 Any questions pertaining to the requirements of the Contract Documents and Technical Specifications, either procedural or technical, shall be in writing and are to be submitted to the

ProcurementDivision@cityofstockbridge-ga.gov the date and time specified in paragraph 1.3 of Section 00100. Reference: “CITY OF STOCKBRIDGE WASTEWATER TREATMENT PLANT POLE BARN- ITB# 2022-0017” Only questions answered by Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

- 7.02 Addenda may be issued to clarify, correct, or change the Bidding Documents as deemed advisable by Owner or Engineer.

ARTICLE 8 – BID SECURITY

- 8.01 A Bid must be accompanied by Bid security made payable to Owner in the form of a certified check, bank money order, or a Bid bond (on the form attached) issued by a surety meeting the requirements of Paragraphs 5.01 and 5.02 of the General Conditions. The value of the Bid Security is established in Paragraph 1.6 of Section 00100. The Surety Company must be licensed in the State of Georgia with an “A” minimum rating of performance and a financial strength of at least five times the contract price as listed in the most current publication of “Best’s Key Ratings Guide Property Liability.”
- 8.02 The Bid security of the Successful Bidder will be retained until such Bidder has executed the Contract Documents, furnished the required contract security and met the other conditions of the Notice of Award, whereupon the Bid security will be returned. If the Successful Bidder fails to execute and deliver the Contract Documents and furnish the required contract security within 15 days after the Notice of Award, Owner may consider Bidder to be in default, annul the Notice of Award, and the Bid security of that Bidder will be forfeited. Such forfeiture shall be Owner’s exclusive remedy if Bidder defaults. The Bid security of other Bidders whom Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of seven days after the Effective Date of the Agreement or 61 days after the Bid opening, whereupon Bid security furnished by such Bidders will be returned.
- 8.03 Bid security of other Bidders whom Owner believes do not have a reasonable chance of receiving the award will be returned within seven days after the Bid opening.

ARTICLE 9 – CONTRACT TIMES

- 9.01 The number of days within which, the Work is to be substantially completed and ready for final payment is 150 calendar days.

ARTICLE 10 – LIQUIDATED DAMAGES

- 10.01 Provisions for liquidated damages, if any, are set forth in the Agreement.

ARTICLE 11 – SUBSTITUTE AND “OR-EQUAL” ITEMS

- 11.01 The Contract for the Work, if awarded, will be on the basis of Base Bid materials and equipment specified or described in the Bidding Documents without consideration during the bidding and Contract award process of possible substitute or “or-equal” items. In cases in which the Contract

allows the Contractor to request that Engineer authorize the use of a substitute or “or-equal” item of material or equipment, application for such acceptance may not be made to and will not be considered by Engineer until after the Effective Date of the Contract. The materials and equipment described in the Bidding Documents establish a standard of required type, function and quality to be met by any proposed substitute item. No item of material or equipment will be considered by Engineer as a substitute or unless written request for approval has been submitted by Bidder and has been received by Engineer at least 15 days prior to the date for receipt of Bids. Each such request shall conform to the requirements of Paragraph 6.05 of the General Conditions. The burden of proof of the merit of the proposed item is upon Bidder and any design modifications, regulatory and/or NSF approvals, and project delays shall be at the Contractor’s expense. Engineer’s decision of approval or disapproval of a proposed item will be final. If Engineer approves any proposed item, such approval will be set forth in an Addendum issued to all prospective Bidders. Bidders shall not rely upon approvals made in any other manner.

ARTICLE 12 – SUBCONTRACTORS, SUPPLIERS AND OTHERS

- 12.01 Subcontractors, Suppliers, and resumes of the project manager and project superintendent shall be submitted with the bid of all bidders. Such list shall be accompanied by an experience statement with pertinent information regarding similar projects and other evidence of qualification for each such Subcontractor, Supplier, individual, or entity. If Owner or Engineer, after due investigation, has reasonable objection to any proposed Subcontractor, Supplier, individual, or entity, Owner may, before the Notice of Award is given, request apparent Successful Bidder to submit a substitute in which case apparent Successful Bidder shall submit an acceptable substitute, Bidder’s Bid price will be increased (or decreased) by the difference in cost occasioned by such substitution, and Owner may consider such price adjustment in evaluating Bids and making the Contract award.
- 12.02 If apparent Successful Bidder declines to make any such substitution, Owner may award the Contract to the next lowest Bidder that proposes to use acceptable Subcontractors, Suppliers, individuals, or entities. Declining to make requested substitutions will not constitute grounds for forfeiture of the Bid security of any Bidder. Any Subcontractor, Supplier, individual, or entity so listed and against which Owner or Engineer makes no written objection prior to the giving of the Notice of Award will be deemed acceptable to Owner and Engineer subject to revocation of such acceptance after the Effective Date of the Agreement as provided in Paragraph 6.06 of the General Conditions.
- 12.03 Contractor shall not be required to employ any Subcontractor, Supplier, individual, or entity against whom Contractor has reasonable objection.

ARTICLE 13 – PREPARATION OF BID

- 13.01 The Bid Form may be accessed ~~included with the Bidding Documents~~ online at QuestCDN.com, the City’s website at <https://www.cityofstockbridge.com/default.aspx>, the Georgia Procurement Registry website https://ssl.doas.state.ga.us/PRSapp/PR_index.jsp or the Georgia Municipal Association <https://www.glga.org/SubmitListing>. *Instructions for submission are as stated in the Advertisement or Invitation to Bid.*
- 13.02 All blanks on the Bid Form shall be completed in ink and the Bid Form signed in ink. Erasures or

alterations shall be initialed in ink by the person signing the Bid Form. A Bid price shall be indicated for each Bid Item listed therein. In the case of optional alternatives, the words “No Bid,” “No Change,” or “Not Applicable” may be entered.

- 13.03 A Bid by a corporation shall be executed in the corporate name by the president or a vice-president or other corporate officer accompanied by evidence of authority to sign. The corporate seal shall be affixed and attested by the secretary or an assistant secretary. The corporate address and state of incorporation shall be shown.
- 13.04 A Bid by a partnership shall be executed in the partnership name and signed by a partner (whose title must appear under the signature), accompanied by evidence of authority to sign. The official address of the partnership shall be shown.
- 13.05 A Bid by a limited liability company shall be executed in the name of the firm by a member and accompanied by evidence of authority to sign. The state of formation of the firm and the official address of the firm shall be shown.
- 13.06 A Bid by an individual shall show the Bidder’s name and official address.
- 13.07 A Bid by a joint venture shall be executed by each joint venturer in the manner indicated on the Bid Form. The official address of the joint venture shall be shown.
- 13.08 All names shall be printed in ink below the signatures.
- 13.09 The Bid shall contain an acknowledgment of receipt of all Addenda, the numbers of which shall be filled in on the Bid Form.
- 13.10 Postal and e-mail addresses and telephone number for communications regarding the Bid shall be shown.
- 13.11 The Bid shall contain evidence of Bidder’s authority and qualification to do business in the state where the Project is located, or Bidder shall covenant in writing to obtain such authority and qualification prior to award of the Contract and attach such covenant to the Bid. Bidder’s state contractor license number, if any, shall also be shown on the Bid Form.

ARTICLE 14 – BASIS OF BID; COMPARISON OF BIDS

14.01 Lump Sum

- A. Bidders shall submit a Bid on a lump sum basis as set forth in the Bid Form.

14.02 Unit Price

- A. Bidders shall submit a Bid on a unit price basis for each item of Work listed in the Bid Schedule.
- B. The total of all estimated prices will be the sum of the products of the estimated quantity of each item and the corresponding unit price. The final quantities and Contract Price will be

determined in accordance with paragraph 11.03 of the General Conditions.

- C. Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum and any column of figures and the correct sum thereof will be resolved in the favor of the correct sum.

14.03 Allowances:

- A. For cash allowances the Bid price shall include such amounts as the Bidder deems proper for Contractor's overhead, costs, profit, and other expenses on account of cash allowances, if any, named in the Contract Documents, in accordance with Paragraph 11.02.B of the General Conditions.

14.04 Completion Time Comparisons:

- A. Bid prices will be compared after adjusting for differences in the time designated by Bidders for Substantial Completion. The adjusting amount will be determined at the rate set forth in the Contract Documents for Liquidated Damages for failing to achieve Substantial Completion for each day before or after the desired completion time appearing in Article 9 above.

ARTICLE 15 – SUBMITTAL OF BID

15.01 *Bids must be submitted as stated in the Advertisement or Invitation to Bid.*

15.02 With each copy of the Bidding Documents, a Bidder is furnished one copy of the Bid Form, and, the Bid Bond Form. The Bid Form is to be completed and submitted with the Bid security and the documents listed in Article 7 of the Bid Form (00400).

15.03 A Bid shall be submitted no later than the date and time prescribed and at the place indicated in the advertisement or invitation to bid and shall be enclosed an opaque sealed envelop plainly marked with the Project title (and, if applicable, the designated portion of the Project for which the Bid is submitted), the name and address of Bidder, and shall be accompanied by the Bid security and other required documents. If a Bid is sent by mail or other delivery system, the sealed envelope containing the Bid shall be enclosed in a separate envelope plainly marked on the outside with the notation “BID ENCLOSED – Wastewater Treatment Plant Pole Barn.” A mailed Bid shall be addressed to 4640 North Henry Blvd., Stockbridge, GA 30281.

15.04 Bids may be submitted only by entities listed on the Bid Registry of the Engineer as having obtained bidding documents from the Engineer.

ARTICLE 16 – MODIFICATION AND WITHDRAWAL OF BID

16.01 A Bid may be modified or withdrawn without revealing the amount of the bid by submitting an appropriate document duly executed in the same manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids.

- 16.02 In accordance with O.C.G.A 36-91-52, if within 48 hours after Bids are opened any Bidder files a duly signed written notice with Owner and promptly thereafter demonstrates to the reasonable satisfaction of Owner that there was a material and substantial mistake in the preparation of its Bid, that Bidder may withdraw its Bid, and the Bid security will be returned.
- A. Such error in the calculation of the bid can be documented by clear and convincing written evidence;
 - B. Such error can be clearly shown by objective evidence drawn from inspection of the original work papers, documents, or materials used in the preparation of the bid sought to be withdrawn;
 - C. The bidder serves written notice upon the Owner either prior to the award of the contract or not later than forty-eight (48) hours after the opening of bids, excluding Saturdays, Sundays and legal holidays.
 - D. The bid was submitted in good faith and the mistake was due to a calculation or clerical error, an inadvertent omission or typographical error as opposed to an error in judgment; and
 - E. The withdrawal of the bid will not result in undue prejudice to the Owner or other bidders by placing them in a materially worse position than they would have occupied if the bid had never been submitted.
- 16.03 Thereafter, if the Work is rebid, that Bidder will be disqualified from further bidding on the Work. Furthermore, no Bidder who is permitted to withdraw a Bid shall for compensation be allowed to supply any material or labor, or perform any subcontract or other work agreement for, the person or firm to whom the contract is awarded or otherwise benefit, directly or indirectly, from the performance of the project for which the withdrawn Bid was submitted.

ARTICLE 17 – OPENING OF BIDS

- 17.01 Bids will be opened at the time and place indicated in the Advertisement or Invitation to Bid and, unless obviously non-responsive, read aloud publicly. An abstract of the amounts of the base Bids and major alternates, if any, will be made available to Bidders after the opening of Bids.

ARTICLE 18 – BIDS TO REMAIN SUBJECT TO ACCEPTANCE

- 18.01 All Bids will remain subject to acceptance for the period of time stated in the Bid Form, but Owner may, in its sole discretion, release any Bid and return the Bid security prior to the end of this period.

ARTICLE 19 – EVALUATION OF BIDS AND AWARD OF CONTRACT

- 19.01 Owner reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. Owner will reject the Bid of any Bidder that Owner finds, after reasonable inquiry and evaluation, to not be responsible. If Bidder purports to add terms or conditions to its Bid, takes exception to any provision of the Bidding Documents, or attempts to alter the contents of the Contract Documents for purposes of the Bid, then the Owner

will reject the Bid as nonresponsive; provided that Owner also reserves the right to waive all minor informalities not involving price, time, or changes in the Work.

19.02 If Owner awards the contract for the Work, such award shall be to the responsible Bidder submitting the lowest responsive Bid.

19.03 Evaluation of Bids

- A. In evaluating Bids, Owner will consider whether or not the Bids comply with the prescribed requirements, and such alternates, unit prices, and other data, as may be requested in the Bid Form or prior to the Notice of Award.
- B. For the determination of the apparent low Bidder when unit price bids are submitted, Bids will be compared on the basis of the total of the products of the estimated quantity of each item and unit price Bid for that item, together with any lump sum items.
- C. Bid prices will be compared after adjusting for differences in time of Substantial Completion (total number of calendar days to substantially complete the Work) designated by Bidders. The adjusting amount will be determined at the rate set forth in the Agreement for liquidated damages for failing to achieve Substantial Completion, or such other amount that Owner has designated in the Bid Form.
 - 1. The method for calculating the lowest bid for comparison will be the summation of the Bid price shown in the Bid Form plus the product of the Bidder-specified time of Substantial Completion (in calendar days) times the rate for liquidated damages **[or other Owner-designated daily rate]** (in dollars per day).
 - 2. This procedure is only used to determine the lowest bid for comparison and contractor selection purposes. The Contract Price for compensation and payment purposes remains the Bid price shown in the Bid Form.

19.04 In evaluating whether a Bidder is responsible, Owner will consider the qualifications of the Bidder and may consider the qualifications and experience of Subcontractors and Suppliers proposed for those portions of the Work for which the identity of Subcontractors and Suppliers must be submitted as provided in the Bidding Documents.

19.05 Owner may conduct such investigations as Owner deems necessary to establish the responsibility, qualifications, and financial ability of Bidders and any proposed Subcontractors or Suppliers. If two (2) negative references, or four (4) no call backs, or one (1) negative reference and two (2) no call backs occur, the Owner will deem the Contractor as non-responsible. If the Contractor or subcontractors have not done at least three (3) projects of similar scope, the Contractor will be deemed as non-responsible.

ARTICLE 20 – CONTRACT SECURITY AND INSURANCE

20.01 Article 5 of the General Conditions, as may be modified by the Supplementary Conditions, sets forth Owner's requirements as to performance and payment bonds and insurance. When the Successful Bidder delivers the executed Agreement to Owner, it shall be accompanied by such bonds.

ARTICLE 21 – SIGNING OF AGREEMENT

- 21.01 When Owner issues a Notice of Award to the Successful Bidder, it shall be accompanied by the required number of unsigned counterparts of the Agreement along with the other Contract Documents which are identified in the Agreement as attached thereto. Within 15 days thereafter, Successful Bidder shall sign and deliver the required number of counterparts of the Agreement and attached documents to Owner. Within ten days thereafter, Owner shall deliver one fully signed counterpart to Successful Bidder with a complete set of the Drawings with appropriate identification.

ARTICLE 22 – MODIFICATIONS OF QUANTITIES

- 22.01 If the lowest bona fide Bid exceeds the money available for the Work, the Owner reserves the right to delete enough of the work to bring the costs within the available funds. The Owner also reserves the right to delete whichever items or portions of items he considers to be in the best interest of the Owner.

ARTICLE 23 – LAWS AND REGULATIONS

- 23.01 The Contractor shall comply with local, District, County, State and Federal laws applicable to the work.

The Contractor shall comply with the Department of Labor Safety and Health Regulations for Construction promulgated under the Occupational Safety and Health Act of 1970 (PL 91-596) and under Section 107 of the Contract Work and Safety Standards Act (PL 91-54). The regulations are administered by the Department of Labor and the Contractor shall allow access to the project to personnel from that Department.

ARTICLE 24 – CONTRACTOR’S AND SUBCONTRACTOR’S INSURANCE

- 24.01 Contractor shall not commence work under this contract until he has obtained all the insurance required by the Supplementary Conditions.

ARTICLE 25 – TERMINATION OF CONTRACTS

- 25.01 If the Owner is made to stop construction of the work because of an order from a Court or State Department, the contract shall be terminated. Payment will be made for work completed and a prorating of the work underway, materials stored, and for the overhead and profit of the completed work and work underway. Payment will not be made for anticipated profit and overhead on work not completed or underway.

END OF SECTION

BID FORM

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ARTICLE 1 – BID RECIPIENT

1.01 This BID is submitted to:

CITY OF STOCKBRIDGE
4640 NORTH HENRY BLVD.
STOCKBRIDGE, GA 30281

1.02 The Bidder proposes and agrees, if this BID is accepted, to enter into an Agreement with Owner in the form included in the BID Documents to perform all Work as specified or indicated in the BID Documents for the prices and within the times indicated in this BID and in accordance with the other terms and conditions of the BID Documents.

ARTICLE 2 – BIDDER’S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of BID security. This BID will remain subject to acceptance for 60 days after the BID opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 – BIDDER’S REPRESENTATIONS

3.01 In submitting this BID, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of which is hereby acknowledged:

Addendum No.

Addendum Date

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

B. Bidder has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

-
- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.
 - E. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the BID Documents; and any Site-related reports and drawings identified in the BID Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder; and (3) Bidder's safety precautions and programs.
 - F. Bidder agrees, based on the information and observations referred to in the preceding paragraph, that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this BID for performance of the Work at the price BID and within the times required, and in accordance with the other terms and conditions of the BID Documents.
 - G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the BID Documents.
 - H. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the BID Documents and confirms that the written resolution thereof by Engineer is acceptable to Bidder.
 - I. The BID Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the Work.
 - J. The submission of this BID constitutes an incontrovertible representation by Bidder that Bidder has complied with every requirement of this Article, and that without exception the BID and all prices in the BID are premised upon performing and furnishing the Work required by the BID Documents.

ARTICLE 4 – BIDDER'S CERTIFICATION

4.01 Bidder certifies that:

- A. This BID is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;
- B. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham BID;

-
- C. Bidder has not solicited or induced any individual or entity to refrain from Proposing; and
- D. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:
1. “corrupt practice” means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the BID process;
 2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the BID process to the detriment of Owner, (b) to establish BID prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish BID prices at artificial, non-competitive levels; and
 4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the BID process or affect the execution of the Contract.

ARTICLE 5 – BASIS OF BID

- 5.01 Bidder will complete the Work in accordance with the Contract Documents for the price(s) as submitted on QuestCDN.com.

ITEM

NO.

DESCRIPTION

1. North Pole Barn Lump Sum

Bidder agrees to furnish all materials and equipment and to perform all labor necessary to complete the North Pole Barn installation shown on the Drawings and as specified herein, including, but not limited to, mobilization/demobilization, bonds, insurance, clearing and grubbing, demolition, grading, earthwork, pre-engineering metal building, electrical, mechanical, framing and carpentry, paving, curbing, overhead and walk in doors, electric door openers, ground water dewatering, piping, valves, hydrants, storm water piping and structures, painting, soil erosion and sediment control, and all other work and appurtenances necessary for completion of the work as shown on the Drawings and as specified in the Contract Documents.

Lump Sum in Words

Dollars and Cents

2. South Pole Barn Lump Sum
 Bidder agrees to furnish all materials and equipment and to perform all labor necessary to complete the South Pole Barn installation shown on the Drawings and as specified herein, including, but not limited to, mobilization/demobilization, bonds, insurance, clearing and grubbing, demolition, grading, earthwork, pre-engineering metal building, electrical, mechanical, framing and carpentry, paving, ground water dewatering, piping, valves, hydrants, storm water piping and structures, painting, soil erosion and sediment control, and all other work and appurtenances necessary for completion of the work as shown on the Drawings and as specified in the Contract Documents.

Lump Sum in Words

Dollars and Cents

3. Allowances
- | | |
|--------------------------------|-----------|
| a. Testing Allowance | \$ 10,000 |
| b. Supplemental Work Allowance | \$ 25,000 |

TOTAL BASE BID FOR ITEMS 1 – 3 INCLUSIVE, THE LUMP SUM AMOUNT OF:

Dollars & Cents

Price in Words

ARTICLE 6 – TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete within _____ calendar days after the date when the Contract times commence to run as provided in Paragraph 2.03 of the General Conditions within _____ calendar days after the date of substantial completion.

- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 – ATTACHMENTS TO THIS BID

- 7.01 The following documents are submitted with and made a condition of this Bid:

-
- A. Required Bid security *in the form of 10% of the Total Bid Price (Section 00460)*;
 - B. List of Proposed Subcontractors;
 - C. List of Proposed Suppliers;
 - D. List of Project References;
 - E. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such license within the time for acceptance of Bids;
 - F. Contractor's License No.: [REDACTED] **[or]** Evidence of Bidder's ability to obtain a State Contractor's License and a covenant by Bidder to obtain said license within the time for acceptance of Bids;
 - G. Required Bidder Qualification Statement with supporting data *(Section 00470)*;
 - H. Non-collusion Affidavit of Prime Offeror *(Section 00481)*;
 - I. Contractor Affidavit and Agreement *(Section 00483)*;
 - J. Subcontractor Affidavit and Agreement *(Section 00484)*;
 - K. SAVE Affidavit *(Section 00485)*;

ARTICLE 8 – DEFINED TERMS

- 8.01 The terms used in this BID with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 – BID SUBMITTAL

- 9.01 This Bid is submitted by:

If Bidder is:

An Individual

Name (typed or printed): _____

By: _____

(Individual's signature)

Doing business as: _____

A Partnership

Partnership Name: _____

By: _____

(Signature of general partner -- attach evidence of authority to sign)

Name (typed or printed): _____

A Corporation

Corporation Name: _____
(SEAL)

State of Incorporation: _____
Type (General Business, Professional, Service, Limited Liability): _____

By: _____
(Signature -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____
(CORPORATE SEAL)

Attest _____

Date of Qualification to do business in Georgia is ____/____/____.

A Joint Venture

Name of Joint Venture: _____

First Joint Venturer Name: _____
(SEAL)

By: _____

(Signature of first joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

Second Joint Venturer Name: _____
(SEAL)

By: _____

(Signature of second joint venture partner -- attach evidence of authority to sign)

Name (typed or printed): _____

Title: _____

(Each joint venturer must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above.)

Bidder's Business Address _____

Phone No. _____ Fax No. _____

E-mail _____

SUBMITTED on _____, 20____.

State Contractor License No. *of Contractor performing the work.* _____

END OF SECTION

BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER (*Name and Address*):

SURETY (*Name and Address of Principal Place of Business*):

OWNER (*Name and Address*):

City of Stockbridge
4640 North Henry Blvd.
Stockbridge, GA 30281

BID

Bid Due Date:

Description: Wastewater Treatment Plant Pole Barn

BOND

Bond Number:

Date (*Not earlier than Bid due date*):

Penal sum

(Words)

\$

(Figures)

Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.

BIDDER

SURETY

Bidder's Name and Corporate Seal (Seal)

Surety's Name and Corporate Seal (Seal)

By: _____
Signature

By: _____
Signature (Attach Power of Attorney)

Print Name

Print Name

Title

Title

Attest: _____
Signature

Attest: _____
Signature

Title

Title

Note: Above addresses are to be used for giving any required notice. Provide execution by any additional parties, such as joint venturers, if necessary.

City of Stockbridge
Wastewater Treatment Plant Pole Barn

C&S Project No: S9100.042
August 2022
Revision 0

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond shall be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder shall occur upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation shall be null and void if:
 - 3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2 All Bids are rejected by Owner, or
 - 3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions shall not in the aggregate exceed 120 days from Bid due date without Surety's written consent.
6. No suit or action shall be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety and in no case later than one year after Bid due date.
7. Any suit or action under this Bond shall be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder shall be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Registered or Certified Mail, return receipt requested, postage pre-paid, and shall be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond shall be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute shall govern and the remainder of this Bond that is not in conflict therewith shall continue in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

END OF SECTION

QUALIFICATIONS OF BIDDER

All questions must be answered, and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information they desire.

1. Legal Name of Bidder. If the corporate name of Bidder has changed within the last 5 years, provide information on the previous name.
2. Permanent main office address. Provide name, address and telephone number of Bidder's corporate office, regional office(s) and subsidiaries, if any.
3. Provide name, title and biographic summary of all corporate officers.
4. If a corporation, provide year of incorporation and where incorporated.
5. How many years have you been engaged in the contracting business under your present firm or trade name?
6. General character of work performed by your company.
7. Contracts on hand: (List all other projects currently under contract, the current contract amounts, scheduled completion dates and contact reference names for Owners on these jobs.)
8. The Bidder must demonstrate a history of completing projects consistently on time and within the bid amount. Provide a statement that the applicant has not been involved in liquidated damages in the past five years or served the Owner with a claim for additional compensation prepared by an attorney or a claims consultant, excluding routing change order requests. If this is not the case, provide an explanation.
9. Has Bidder ever failed to complete any work awarded to you? Provide a statement that the applicant has never failed to complete a project. If this is not the case, explain where and why.
10. The Bidder has a history of not being involved in litigation against Owners or Engineering Firms. The applicant should provide a statement that they have not been involved in litigation as a plaintiff against the Owner or Engineering Firm in the past five years. If this is not the case, explain.
11. The applicant has access to adequate equipment to complete the project. Provide a list of major equipment proposed to perform the work and indicate whether owned or leased.
12. Experience in construction work similar in importance to this project.
13. The Bidder has available project management personnel with at least five-years experience on projects with the technical characteristics listed in paragraph 17 below to complete the project. Provide **full resumes** for proposed project manager and field superintendent who

SECTION 00470-2
QUALIFICATIONS OF BIDDER

would supervise and be in charge of the project. Experience can be from previous employment but must be pertinent to technical information in Item 17 (Below). If your firm is the successful bidder, at least both of these key personnel must be actively involved in the day-to-day operations on the proposed project.

14. The Bidder has sufficient bonding capacity to provide performance and payment bonds, both in the amount of 100 percent of the contract amount. Provide a statement of bonding capacity, bonding company, insurance agent contact persons, and telephone numbers.
15. The Bidder must have adequate financial capacity to build the project. Provide a statement of credit available and a bank reference including contact information for verification.
16. Will the Bidder, upon request, fill out a detailed financial statement and furnish any other information that may be required by the City of Stockbridge? Yes _____ No _____
17. The Bidder shall provide Technical Experience including information about two (2) similar projects completed in the United States during the last fifteen (15) years. The projects must have a scope of work similar to what is proposed herein with this project. Also provide a listing of your last 5 projects over \$100,000 for each reference project listed include the:
 - (a) Name of project as bid; name of Owner; name of engineering firm; name, position or title, address and telephone number of contact person currently employed by each of the above; percent of labor related items performed by the applicant's own work force.
 - (b) A complete description of each project.
 - (c) The bid amount and final cost to Owner, with an explanation of cost overrun, if any, including change orders.
 - (d) The contract time as bid, actual time to complete project and completion date, with an explanation of time overrun, if any.

The undersigned authorizes and requests any person, firm, or corporation to furnish any information requested by the City of Stockbridge, Georgia in verification of the recitals comprising the Statement of Bidder's Qualifications. Dated at _____ this _____ day of _____, 20____.

(Name of Bidder)

By _____

Title _____

State of _____

SECTION 00470-3
QUALIFICATIONS OF BIDDER

County of _____

_____, being duly sworn deposes and says
that he is _____ of _____
(Name of Organization)

and that the answers to the foregoing questions and all statements therein contained are true and correct.

Subscribed and sworn to before me this _____ day of _____, 20____.

(Notary Public)

My Commission expires:

_____, 20____

END OF SECTION

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

State of Georgia

County of **Henry**

_____, being first duly sworn, deposed and says that:

- (1) He is _____ of
(owner, partner, officer, representative, or agent)
_____, the
Bidder that has submitted the attached Bid;
- (2) He is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
- (3) Such Bid is genuine and is not a collusive or sham Bid;
- (4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affidavit, has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner directly or indirectly sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the **City of Stockbridge** (Local Public Agency) or any person interested in the proposed Contract and;
- (5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affidavit.

SECTION 00481-2
NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

By: _____

Title: _____

Subscribed and sworn to before me this ____ day of _____, 20__.

(Notary Public)

My commission expires _____

_____, 20__

END OF SECTION

CONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services on behalf of the **City of Stockbridge** has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number

Date of Authorization

Name of Contractor

Name of Project

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, _____, 20__ in _____ (city), _____ (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE _____ DAY OF _____, 20__

NOTARY PUBLIC

My Commission Expires: _____

END OF SECTION

SUBCONTRACTOR AFFIDAVIT AND AGREEMENT

By executing this affidavit, the undersigned sub-contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract for _____ (name of sub-contractor with whom such sub-contractor has privity of contract) and _____ (name of contractor) on behalf of **City of Stockbridge** has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned sub-contractor will continue to use the federal work authorization program throughout the contract period and the undersigned sub-contractor will contract for the physical performance of services in satisfaction of such contract only with sub-contractors who present an affidavit to the sub-contractor with the information required by O.C.G.A. § 13-10-91(b). The undersigned sub-contractor shall submit, at the time of such contract, this affidavit to _____ (name of sub-contractor with whom such sub-contractor has privity of contract). Additionally, the undersigned sub-contractor will forward notice of the receipt of any affidavit from a sub-contractor to _____ (name of sub-contractor with whom such sub-contractor has privity of contract). Sub-contractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number

Date of Authorization

Name of Sub-Contractor

Name of Project

Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on _____ 20__ in _____ (city), _____ (state).

Signature of Authorized Officer or Agent

Printed Name and Title of Authorized Officer or Agent

SECTION 00484-2
SUBCONTRACTOR AFFIDAVIT AND AGREEMENT

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC

My Commission Expires: _____

SECTION 00485
SAVE AFFIDAVIT

STATE OF GEORGIA

HENRY COUNTY

By executing this affidavit under oath, as an applicant for a public benefit, as referenced in O.C.G.A. § 50-36-1 and the August 1, 2010, "Report of the Attorney General on Public Benefits", I am stating the following with respect to my ability to enter into a contract with the City of Stockbridge:

- 1) _____ I am a United States citizen 18 years of age or older
OR
2) _____ I am a legal permanent resident 18 years of age or older
OR
3) _____ I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.*

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A § 16-10-20.

This _____ day of _____, 20____.

Signature of Applicant:

Printed Name of Applicant:

* _____
Alien Registration number for non-citizens:

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC

My Commission Expires: _____

* Note: O.C.G.A. § 50-36-1 (e) (2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien," legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below.

**AGREEMENT
BETWEEN OWNER AND CONTRACTOR
FOR CONSTRUCTION CONTRACT**

THIS AGREEMENT is by and between _____ (“Owner”) and
_____ (“Contractor”).

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

- 1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

Bidder agrees to furnish all materials and equipment and to perform all labor necessary to construct a new pole barn and fully enclose an existing pole barn as shown in drawings and as specified herein including but not limited to mobilization/demobilization, bonds, insurance, clearing and grubbing, grading, earthwork, pre-engineered metal buildings, electrical, mechanical, piping, valves, painting, soil erosion and sediment control, and all other work and appurtenances necessary for completion of the work as shown on the Drawings and as specified in the Contract Documents.

ARTICLE 2 – THE PROJECT

- 2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

City of Stockbridge – Wastewater Treatment Plant Pole Barn.

ARTICLE 3 – THE ENGINEER

- 3.01 The Project has been designed by Carter & Sloope, Inc. (Engineer), which is to act as Owner’s representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

- 4.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Days to Achieve Substantial Completion and Final Payment*

- A. The Work will be Substantially Completed within ____ days after the date when the Contract Times commence to run as provided in Paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 14.07 of the General Conditions within ____ days after the date when the Contract Times commence to run.

4.03 *Liquidated Damages*

- A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner **\$ 500.00** for each day that expires after the time specified in Paragraph 4.02 above for Substantial Completion until the Work is substantially complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by Owner, Contractor shall pay Owner **\$500.00** for each day that expires after the time specified in Paragraph 4.02 above for completion and readiness for final payment until the Work is completed and ready for final payment. *Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.*

ARTICLE 5 – CONTRACT PRICE

- 5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts ~~in current funds equal to the sum of the amounts determined pursuant to Paragraph below~~ that follow, subject to adjustment under the Contract:

- A. For all Work, a sum of:

Words

Dollars & Cents

All specific cash allowances are included in the above price in accordance with Paragraph 11.02 of the General Conditions.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

- A. Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

- A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on or about the 30th day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below. All such payments will be measured by the schedule of values established as provided in Paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.
 - 1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Engineer may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with Paragraph 14.02 of the General Conditions.
 - a. 90 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and
 - b. 90 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts as Engineer shall determine in accordance with Paragraph 14.02.B.5 of the General Conditions and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 14.07 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 14.07.

ARTICLE 7 – INTEREST

- 7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the maximum legal rate.

ARTICLE 8 – CONTRACTOR’S REPRESENTATIONS

- 8.01 In order to induce Owner to enter into this Agreement, Contractor makes the following representations:
- A. Contractor has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.
 - B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.
 - D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities), if any, that have been identified in ~~Paragraph SC-4.02~~ Part 6 of the Supplementary Conditions ~~as containing reliable “technical data,”~~ and (2) reports and drawings of Hazardous Environmental Conditions, if any, at or contiguous to the Site that have been identified in ~~Paragraph SC-4.06~~ Part 6 of the Supplementary Conditions ~~as containing reliable “technical data”.~~
 - E. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents; and (3) Contractor’s safety precautions and programs.
 - F. Based on the information and observations referred to in Paragraph 8.01.E above, Contractor does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
 - G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

- H. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 *Contents*

- A. The Contract Documents consist of the following:
 - 1. This Agreement (pages 1 to 8, inclusive).
 - 2. Performance bond (pages 1 to 4, inclusive).
 - 3. Payment bond (pages 1 to 4, inclusive).
 - 4. Other bonds – Not Used.
 - 5. General Conditions (pages 1 to 67, inclusive).
 - 6. Supplementary Conditions (pages 1 to 13, inclusive).
 - 7. Specifications as listed in the table of contents of the Project Manual.
 - 8. Drawings consisting of 34 sheets with each sheet bearing the following general title:
Wastewater Treatment Plant Pole Barn – City of Stockbridge.
 - 9. Addenda (numbers _____ to _____, inclusive).
 - 10. Exhibits to this Agreement (enumerated as follows):
 - a. Contractor's Bid (pages _____ to _____, inclusive).
 - 11. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
 - a. Notice to Proceed (pages _____ to _____, inclusive).
 - b. Work Change Directives.
 - c. Change Orders.
 - d. Field Orders.
- B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).

- C. There are no Contract Documents other than those listed above in this Article 9.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 *Terms*

- A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.02 *Assignment of Contract*

- A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

- A. Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:
 - 1. “corrupt practice” means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the

Contract execution;

2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

SECTION 00500-8
AGREEMENT

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement. Counterparts have been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or have been identified by Owner and Contractor or on their behalf.

This Agreement will be effective on _____ (which is the Effective Date of the Agreement).

OWNER:

CONTRACTOR

By: _____

By: _____

Title: _____

Title: _____

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Attest: _____

Title: _____

Title: _____

Address for giving notices:

Address for giving notices:

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

License No.: _____
(Where applicable)

END OF SECTION

PERFORMANCE BOND

Any singular reference to Contractor, Surety, Owner, or other party shall be considered plural where applicable.
CONTRACTOR (*Name and Address*): SURETY (*Name, and Address of Principal Place of Business*):

OWNER (*Name and Address*):

City of Stockbridge
4640 North Henry Blvd.
Stockbridge, GA 30281

CONTRACT

Effective Date of Agreement:

Amount:

Description (*Name and Location*): Wastewater Treatment Plant Pole Barn
Stockbridge, GA 30281

BOND

Bond Number:

Date (*Not earlier than Effective Date of Agreement*):

Amount:

Modifications to this Bond Form:

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.

CONTRACTOR AS PRINCIPAL

SURETY

Contractor's Name and Corporate Seal

Surety's Name and Corporate Seal

By: _____
Signature

By: _____
Signature (Attach Power of Attorney)

Print Name

Print Name

Title

Title

Attest: _____
Signature

Attest: _____
Signature

Title

Title

Note: Provide execution by additional parties, such as joint venturers, if necessary.

City of Stockbridge
Wastewater Treatment Plant Pole Barn

C&S Project No: S9100.042
August 2022
Revision 0

SECTION 00610-2
PERFORMANCE BOND

Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to Owner for the performance of the Contract, which is incorporated herein by reference.

1. If Contractor performs the Contract, Surety and Contractor have no obligation under this Bond, except to participate in conferences as provided in Paragraph 2.1.
2. If there is no Owner Default, Surety's obligation under this Bond shall arise after:
 - 2.1 Owner has notified Contractor and Surety, at the addresses described in Paragraph 9 below, that Owner is considering declaring a Contractor Default and has requested and attempted to arrange a conference with Contractor and Surety to be held not later than 15 days after receipt of such notice to discuss methods of performing the Contract. If Owner, Contractor, and Surety agree, Contractor shall be allowed a reasonable time to perform the Contract, but such an agreement shall not waive Owner's right, if any, subsequently to declare a Contractor Default; and
 - 2.2 Owner has declared a Contractor Default and formally terminated Contractor's right to complete the Contract. Such Contractor Default shall not be declared earlier than 20 days after Contractor and Surety have received notice as provided in Paragraph 2.1; and
 - 2.3 Owner has agreed to pay the Balance of the Contract Price to:
 1. Surety in accordance with the terms of the Contract; or
 2. Another contractor selected pursuant to Paragraph 3.3 to perform the Contract.
3. When Owner has satisfied the conditions of Paragraph 2, Surety shall promptly, and at Surety's expense, take one of the following actions:
 - 3.1 Arrange for Contractor, with consent of Owner, to perform and complete the Contract; or
 - 3.2 Undertake to perform and complete the Contract itself, through its agents or through independent contractors; or
 - 3.3 Obtain bids or negotiated proposals from qualified contractors acceptable to Owner for a contract for performance and completion of the Contract, arrange for a contract to be prepared for execution by Owner and contractor selected with Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Contract, and pay to Owner the amount of damages as described in Paragraph 5 in excess of the Balance of the Contract Price incurred by Owner resulting from Contractor Default; or
 - 3.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor, and with reasonable promptness under the circumstances:
 1. After investigation, determine the amount for which it may be liable to Owner and, as soon as practicable after the amount is determined, tender payment therefor to Owner; or
 2. Deny liability in whole or in part and notify Owner citing reasons therefor.
4. If Surety does not proceed as provided in Paragraph 3 with reasonable promptness, Surety shall be deemed to be in default on this Bond 15 days after receipt of an additional written notice from Owner to Surety demanding that Surety perform its obligations under this Bond, and Owner shall be entitled to enforce any remedy available to Owner. If Surety proceeds as provided in Paragraph 3.4, and Owner refuses the

payment tendered or Surety has denied liability, in whole or in part, without further notice Owner shall be entitled to enforce any remedy available to Owner.

5. After Owner has terminated Contractor's right to complete the Contract, and if Surety elects to act under Paragraph 3.1, 3.2, or 3.3 above, then the responsibilities of Surety to Owner shall not be greater than those of Contractor under the Contract, and the responsibilities of Owner to Surety shall not be greater than those of Owner under the Contract. To the limit of the amount of this Bond, but subject to commitment by Owner of the Balance of the Contract Price to mitigation of costs and damages on the Contract, Surety is obligated without duplication for:
 - 5.1 The responsibilities of Contractor for correction of defective Work and completion of the Contract;
 - 5.2 Additional legal, design professional, and delay costs resulting from Contractor's Default, and resulting from the actions of or failure to act of Surety under Paragraph 3; and
 - 5.3 Liquidated damages, or if no liquidated damages are specified in the Contract, actual damages caused by delayed performance or non-performance of Contractor.
6. Surety shall not be liable to Owner or others for obligations of Contractor that are unrelated to the Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than Owner or its heirs, executors, administrators, or successors.
7. Surety hereby waives notice of any change, including changes of time, to Contract or to related subcontracts, purchase orders, and other obligations.
8. Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the Work or part of the Work is located, and shall be instituted within two years after Contractor Default or within two years after Contractor ceased working or within two years after Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.
9. Notice to Surety, Owner, or Contractor shall be mailed or delivered to the address shown on the signature page.
10. When this Bond has been furnished to comply with a statutory requirement in the location where the Contract was to be performed, any provision in this Bond conflicting with said statutory requirement shall be deemed deleted herefrom and provisions conforming to such statutory requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.
11. Definitions.
 - 11.1 Balance of the Contract Price: The total amount payable by Owner to Contractor under the Contract after all proper adjustments have been made, including allowance to Contractor of any amounts received or to be received by Owner in settlement of insurance or other Claims for damages to which

SECTION 00610-4
PERFORMANCE BOND

Contractor is entitled, reduced by all valid and proper payments made to or on behalf of Contractor under the Contract.

11.2 Contract: The agreement between Owner and Contractor identified on the signature page, including all Contract Documents and changes thereto.

11.3 Contractor Default: Failure of Contractor, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Contract.

11.4 Owner Default: Failure of Owner, which has neither been remedied nor waived, to pay Contractor as required by the Contract or to perform and complete or otherwise comply with the other terms thereof.

FOR INFORMATION ONLY – *(Name, Address and Telephone)*

Surety Agency or Broker:

Owner's Representative *(Engineer or other party)*:

Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, GA 30677
706.769.4119

PAYMENT BOND

Any singular reference to Contractor, Surety, Owner, or other party shall be considered plural where applicable.
CONTRACTOR (*Name and Address*): SURETY (*Name, and Address of Principal Place of Business*):

OWNER (*Name and Address*):

City of Stockbridge
4640 North Henry Blvd.
Stockbridge, GA 30281

CONTRACT

Effective Date of Agreement:

Amount:

Description (*Name and Location*): Wastewater Treatment Plant Pole Barn
Stockbridge, GA 30281

BOND

Bond Number:

Date (*Not earlier than Effective Date of Agreement*):

Amount:

Modifications to this Bond Form:

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.

CONTRACTOR AS PRINCIPAL

SURETY

Contractor's Name and Corporate Seal (Seal)

Surety's Name and Corporate Seal (Seal)

By: _____
Signature

By: _____
Signature (Attach Power of Attorney)

Print Name

Print Name

Title

Title

Attest: _____
Signature

Attest: _____
Signature

Title

Title

Note: Provide execution by additional parties, such as joint venturers, if necessary.

1. Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to Owner to pay for labor, materials, and equipment furnished by Claimants for use in the performance of the Contract, which is incorporated herein by reference.
2. With respect to Owner, this obligation shall be null and void if Contractor:
 - 2.1 Promptly makes payment, directly or indirectly, for all sums due Claimants, and
 - 2.2 Defends, indemnifies, and holds harmless Owner from all claims, demands, liens, or suits alleging non-payment by Contractor by any person or entity who furnished labor, materials, or equipment for use in the performance of the Contract, provided Owner has promptly notified Contractor and Surety (at the addresses described in Paragraph 12) of any claims, demands, liens, or suits and tendered defense of such claims, demands, liens, or suits to Contractor and Surety, and provided there is no Owner Default.
3. With respect to Claimants, this obligation shall be null and void if Contractor promptly makes payment, directly or indirectly, for all sums due.
4. Surety shall have no obligation to Claimants under this Bond until:
 - 4.1 Claimants who are employed by or have a direct contract with Contractor have given notice to Surety (at the address described in Paragraph 12) and sent a copy, or notice thereof, to Owner, stating that a claim is being made under this Bond and, with substantial accuracy, the amount of the claim.
 - 4.2 Claimants who do not have a direct contract with Contractor:
 1. Have furnished written notice to Contractor and sent a copy, or notice thereof, to Owner, within 90 days after having last performed labor or last furnished materials or equipment included in the claim stating, with substantial accuracy, the amount of the claim and the name of the party to whom the materials or equipment were furnished or supplied, or for whom the labor was done or performed; and
 2. Have either received a rejection in whole or in part from Contractor, or not received within 30 days of furnishing the above notice any communication from Contractor by which Contractor had indicated the claim will be paid directly or indirectly; and
 3. Not having been paid within the above 30 days, have sent a written notice to Surety (at the address described in Paragraph 12) and sent a copy, or notice thereof, to Owner, stating that a claim is being made under this Bond and enclosing a copy of the previous written notice furnished to Contractor.
5. If a notice by a Claimant required by Paragraph 4 is provided by Owner to Contractor or to Surety, that is sufficient compliance.
6. When a Claimant has satisfied the conditions of Paragraph 4, the Surety shall promptly and at Surety's expense take the following actions:

- 6.1 Send an answer to that Claimant, with a copy to Owner, within 45 days after receipt of the claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed.
- 6.2 Pay or arrange for payment of any undisputed amounts.
7. Surety's total obligation shall not exceed the amount of this Bond, and the amount of this Bond shall be credited for any payments made in good faith by Surety.
8. Amounts owed by Owner to Contractor under the Contract shall be used for the performance of the Contract and to satisfy claims, if any, under any performance bond. By Contractor furnishing and Owner accepting this Bond, they agree that all funds earned by Contractor in the performance of the Contract are dedicated to satisfy obligations of Contractor and Surety under this Bond, subject to Owner's priority to use the funds for the completion of the Work.
9. Surety shall not be liable to Owner, Claimants, or others for obligations of Contractor that are unrelated to the Contract. Owner shall not be liable for payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligations to make payments to, give notices on behalf of, or otherwise have obligations to Claimants under this Bond.
10. Surety hereby waives notice of any change, including changes of time, to the Contract or to related subcontracts, purchase orders, and other obligations.
11. No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the location in which the Work or part of the Work is located or after the expiration of one year from the date (1) on which the Claimant gave the notice required by Paragraph 4.1 or Paragraph 4.2.3, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.
12. Notice to Surety, Owner, or Contractor shall be mailed or delivered to the addresses shown on the signature page. Actual receipt of notice by Surety, Owner, or Contractor, however accomplished, shall be sufficient compliance as of the date received at the address shown on the signature page.
13. When this Bond has been furnished to comply with a statutory requirement in the location where the Contract was to be performed, any provision in this Bond conflicting with said statutory requirement shall be deemed deleted herefrom and provisions conforming to such statutory requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory Bond and not as a common law bond.
14. Upon request of any person or entity appearing to be a potential beneficiary of this Bond, Contractor shall promptly furnish a copy of this Bond or shall permit a copy to be made.
15. Definitions

- 15.1 Claimant: An individual or entity having a direct contract with Contractor, or with a first-tier subcontractor of Contractor, to furnish labor, materials, or equipment for use in the performance of the Contract. The intent of this Bond shall be to include without limitation in the terms “labor, materials or equipment” that part of water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Contract, architectural and engineering services required for performance of the Work of Contractor and Contractor’s subcontractors, and all other items for which a mechanic’s lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.
- 15.2 Contract: The agreement between Owner and Contractor identified on the signature page, including all Contract Documents and changes thereto.
- 15.3 Owner Default: Failure of Owner, which has neither been remedied nor waived, to pay Contractor as required by the Contract, or to perform and complete or otherwise comply with the other terms thereof.

FOR INFORMATION ONLY – (*Name, Address, and Telephone*)

Surety Agency or Broker:

Owner’s Representative (*Engineer or other*):

Carter & Sloope, Inc.

1031 Stonebridge Parkway

Watkinsville, GA 30677

706.769.4119

CERTIFICATE OF CONTRACTOR'S ATTORNEY

I, the undersigned, _____, the duly authorized and acting legal representative of the _____, do hereby certify as follows: I have examined the foregoing contract and surety bonds and the manner of execution thereof, and I am of the opinion that each of the aforesaid agreements has been duly executed by the proper parties thereto acting through their duly authorized representatives; that said representatives have full power and authority to execute said agreements on behalf of the respective parties named thereon; and that the foregoing agreements constitute valid and legally binding obligations upon the parties executing the same in accordance with terms, conditions and provisions thereof.

Signature of Attorney

Date

Notice of Award

Date: _____

Project: Wastewater Treatment Plant Pole Barn

Owner: City of Stockbridge

Owner's Contract No.:

Contract:

Engineer's Project No.: S9100.042

Bidder:

Bidder's Address: *[send Notice of Award Certified Mail, Return Receipt Requested]*

You are notified that your Bid dated _____ for the above Contract has been considered. You are the Successful Bidder and are awarded a Contract for _____.

[Indicate total Work, alternates, or sections of Work awarded.]

The Contract Price of your Contract is _____ Dollars (\$_____).

5 copies of the proposed Contract Documents (except Drawings) accompany this Notice of Award.

5 sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the Owner 5 fully executed counterparts of the Contract Documents.
2. Deliver with the executed Contract Documents the Contract security ~~[Bonds]~~ Performance and Payment Bonds as specified in the Instructions to Bidders (Article 20), and General Conditions (Paragraph 5.01), and ~~Supplementary Conditions (Paragraph SC-5.01)~~.
3. ~~Other conditions precedent:~~ Deliver with the executed Contract Documents the Contract Certificate of Insurance as specified in the General Conditions (Paragraph 5.03) and Supplementary Conditions (Part 8).

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Contract Documents.

Owner

By:

Authorized Signature

Title

Copy to Engineer

City of Stockbridge
Wastewater Treatment Plant Pole Barn

C&S Project No: S9100.042
August 2022
Revision 0

ACCEPTANCE OF NOTICE

Receipt of the above Notice of Award is hereby acknowledged by:

_____ this _____ day of _____, 20 ____.
Contractor

By: _____

Title: _____

NOTICE TO PROCEED

Date: _____

Project Wastewater Treatment Plant Pole Barn

Owner: City of Stockbridge

Owner's Contract No.:

Contract:

Engineer's Project No.: S9100.042

Contractor:

Contractor's Address:

You are notified that the Contract Times under the above Contract will commence to run on _____. On or before that date, you are to start performing your obligations under the Contract Documents. In accordance with Article 4 of the Agreement, the date of Substantial Completion and readiness for final payment is _____.

Before you may start any Work at the Site, Paragraph 2.01.B of the General Conditions provides that you and Owner must each deliver to the other (with copies to Engineer and other identified additional insureds and loss payees) certificates of insurance which each is required to purchase and maintain in accordance with the Contract Documents.

Owner

Authorized Signature

Title

Date

Accepted By:

Contractor

Authorized Signature

Title

Date

City of Stockbridge
Wastewater Treatment Plant Pole Barn

C&S Project No: S9100.042
August 2022
Revision 0

GENERAL CONDITIONS OF THE
CONSTRUCTION CONTRACT
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STANDARD GENERAL CONDITIONS OF THE
CONSTRUCTION CONTRACT

ARTICLE 1 – DEFINITIONS AND TERMINOLOGY

1.01 *Defined Terms*

- A. Wherever used in the Bidding Requirements or Contract Documents and printed with initial capital letters, the terms listed below will have the meanings indicated which are applicable to both the singular and plural thereof. In addition to terms specifically defined, terms with initial capital letters in the Contract Documents include references to identified articles and paragraphs, and the titles of other documents or forms.
1. *Addenda*—Written or graphic instruments issued prior to the opening of Bids which clarify, correct, or change the Bidding Requirements or the proposed Contract Documents.
 2. *Agreement*—The written instrument which is evidence of the agreement between Owner and Contractor covering the Work.
 3. *Application for Payment*—The form acceptable to Engineer which is to be used by Contractor during the course of the Work in requesting progress or final payments and which is to be accompanied by such supporting documentation as is required by the Contract Documents.
 4. *Asbestos*—Any material that contains more than one percent asbestos and is friable or is releasing asbestos fibers into the air above current action levels established by the United States Occupational Safety and Health Administration.
 5. *Bid*—The offer or proposal of a Bidder submitted on the prescribed form setting forth the prices for the Work to be performed.
 6. *Bidder*—The individual or entity who submits a Bid directly to Owner.
 7. *Bidding Documents*—The Bidding Requirements and the proposed Contract Documents (including all Addenda).
 8. *Bidding Requirements*—The advertisement or invitation to bid, Instructions to Bidders, Bid security of acceptable form, if any, and the Bid Form with any supplements.
 9. *Change Order*—A document recommended by Engineer which is signed by Contractor and Owner and authorizes an addition, deletion, or revision in the Work or an adjustment in the Contract Price or the Contract Times, issued on or after the Effective Date of the Agreement.
 10. *Claim*—A demand or assertion by Owner or Contractor seeking an adjustment of Contract Price or Contract Times, or both, or other relief with respect to the terms of the Contract. A demand for money or services by a third party is not a Claim.

11. *Contract*—The entire and integrated written agreement between the Owner and Contractor concerning the Work. The Contract supersedes prior negotiations, representations, or agreements, whether written or oral.
12. *Contract Documents*—Those items so designated in the Agreement. Only printed or hard copies of the items listed in the Agreement are Contract Documents. Approved Shop Drawings, other Contractor submittals, and the reports and drawings of subsurface and physical conditions are not Contract Documents.
13. *Contract Price*—The moneys payable by Owner to Contractor for completion of the Work in accordance with the Contract Documents as stated in the Agreement (subject to the provisions of Paragraph 11.03 in the case of Unit Price Work).
14. *Contract Times*—The number of days or the dates stated in the Agreement to: (i) achieve Milestones, if any; (ii) achieve Substantial Completion; and (iii) complete the Work so that it is ready for final payment as evidenced by Engineer's written recommendation of final payment.
15. *Contractor*—The individual or entity with whom Owner has entered into the Agreement.
16. *Cost of the Work*—See Paragraph 11.01 for definition.
17. *Drawings*—That part of the Contract Documents prepared or approved by Engineer which graphically shows the scope, extent, and character of the Work to be performed by Contractor. Shop Drawings and other Contractor submittals are not Drawings as so defined.
18. *Effective Date of the Agreement*—The date indicated in the Agreement on which it becomes effective, but if no such date is indicated, it means the date on which the Agreement is signed and delivered by the last of the two parties to sign and deliver.
19. *Engineer*—The individual or entity named as such in the Agreement.
20. *Field Order*—A written order issued by Engineer which requires minor changes in the Work but which does not involve a change in the Contract Price or the Contract Times.
21. *General Requirements*—Sections of Division 1 of the Specifications.
22. *Hazardous Environmental Condition*—The presence at the Site of Asbestos, PCBs, Petroleum, Hazardous Waste, or Radioactive Material in such quantities or circumstances that may present a substantial danger to persons or property exposed thereto.
23. *Hazardous Waste*—The term Hazardous Waste shall have the meaning provided in Section 1004 of the Solid Waste Disposal Act (42 USC Section 6903) as amended from time to time.
24. *Laws and Regulations; Laws or Regulations*—Any and all applicable laws, rules, regulations, ordinances, codes, and orders of any and all governmental bodies, agencies, authorities, and courts having jurisdiction.

25. *Liens*—Charges, security interests, or encumbrances upon Project funds, real property, or personal property.
26. *Milestone*—A principal event specified in the Contract Documents relating to an intermediate completion date or time prior to Substantial Completion of all the Work.
27. *Notice of Award*—The written notice by Owner to the Successful Bidder stating that upon timely compliance by the Successful Bidder with the conditions precedent listed therein, Owner will sign and deliver the Agreement.
28. *Notice to Proceed*—A written notice given by Owner to Contractor fixing the date on which the Contract Times will commence to run and on which Contractor shall start to perform the Work under the Contract Documents.
29. *Owner*—The individual or entity with whom Contractor has entered into the Agreement and for whom the Work is to be performed.
30. *PCBs*—Polychlorinated biphenyls.
31. *Petroleum*—Petroleum, including crude oil or any fraction thereof which is liquid at standard conditions of temperature and pressure (60 degrees Fahrenheit and 14.7 pounds per square inch absolute), such as oil, petroleum, fuel oil, oil sludge, oil refuse, gasoline, kerosene, and oil mixed with other non-Hazardous Waste and crude oils.
32. *Progress Schedule*—A schedule, prepared and maintained by Contractor, describing the sequence and duration of the activities comprising the Contractor's plan to accomplish the Work within the Contract Times.
33. *Project*—The total construction of which the Work to be performed under the Contract Documents may be the whole, or a part.
34. *Project Manual*—The bound documentary information prepared for bidding and constructing the Work. A listing of the contents of the Project Manual, which may be bound in one or more volumes, is contained in the table(s) of contents.
35. *Radioactive Material*—Source, special nuclear, or byproduct material as defined by the Atomic Energy Act of 1954 (42 USC Section 2011 et seq.) as amended from time to time.
36. *Related Entity*—An officer, director, partner, employee, agent, consultant, or subcontractor.
37. *Resident Project Representative*—The authorized representative of Engineer who may be assigned to the Site or any part thereof.
38. *Samples*—Physical examples of materials, equipment, or workmanship that are representative of some portion of the Work and which establish the standards by which such portion of the Work will be judged.
39. *Schedule of Submittals*—A schedule, prepared and maintained by Contractor, of required

submittals and the time requirements to support scheduled performance of related construction activities.

40. *Schedule of Values*—A schedule, prepared and maintained by Contractor, allocating portions of the Contract Price to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.
41. *Shop Drawings*—All drawings, diagrams, illustrations, schedules, and other data or information which are specifically prepared or assembled by or for Contractor and submitted by Contractor to illustrate some portion of the Work.
42. *Site*—Lands or areas indicated in the Contract Documents as being furnished by Owner upon which the Work is to be performed, including rights-of-way and easements for access thereto, and such other lands furnished by Owner which are designated for the use of Contractor.
43. *Specifications*—That part of the Contract Documents consisting of written requirements for materials, equipment, systems, standards and workmanship as applied to the Work, and certain administrative requirements and procedural matters applicable thereto.
44. *Subcontractor*—An individual or entity having a direct contract with Contractor or with any other Subcontractor for the performance of a part of the Work at the Site.
45. *Substantial Completion*—The time at which the Work (or a specified part thereof) has progressed to the point where, in the opinion of Engineer, the Work (or a specified part thereof) is sufficiently complete, in accordance with the Contract Documents, so that the Work (or a specified part thereof) can be utilized for the purposes for which it is intended. The terms "substantially complete" and "substantially completed" as applied to all or part of the Work refer to Substantial Completion thereof.
46. *Successful Bidder*—The Bidder submitting a responsive Bid to whom Owner makes an award.
47. *Supplementary Conditions*—That part of the Contract Documents which amends or supplements these General Conditions.
48. *Supplier*—A manufacturer, fabricator, supplier, distributor, materialman, or vendor having a direct contract with Contractor or with any Subcontractor to furnish materials or equipment to be incorporated in the Work by Contractor or Subcontractor.
49. *Underground Facilities*—All underground pipelines, conduits, ducts, cables, wires, manholes, vaults, tanks, tunnels, or other such facilities or attachments, and any encasements containing such facilities, including those that convey electricity, gases, steam, liquid petroleum products, telephone or other communications, cable television, water, wastewater, storm water, other liquids or chemicals, or traffic or other control systems.
50. *Unit Price Work*—Work to be paid for on the basis of unit prices.

51. *Work*—The entire construction or the various separately identifiable parts thereof required to be provided under the Contract Documents. Work includes and is the result of performing or providing all labor, services, and documentation necessary to produce such construction, and furnishing, installing, and incorporating all materials and equipment into such construction, all as required by the Contract Documents.
52. *Work Change Directive*—A written statement to Contractor issued on or after the Effective Date of the Agreement and signed by Owner and recommended by Engineer ordering an addition, deletion, or revision in the Work, or responding to differing or unforeseen subsurface or physical conditions under which the Work is to be performed or to emergencies. A Work Change Directive will not change the Contract Price or the Contract Times but is evidence that the parties expect that the change ordered or documented by a Work Change Directive will be incorporated in a subsequently issued Change Order following negotiations by the parties as to its effect, if any, on the Contract Price or Contract Times.

1.02 Terminology

- A. The words and terms discussed in Paragraph 1.02.B through F are not defined but, when used in the Bidding Requirements or Contract Documents, have the indicated meaning.
- B. *Intent of Certain Terms or Adjectives:*
1. The Contract Documents include the terms “as allowed,” “as approved,” “as ordered,” “as directed” or terms of like effect or import to authorize an exercise of professional judgment by Engineer. In addition, the adjectives “reasonable,” “suitable,” “acceptable,” “proper,” “satisfactory,” or adjectives of like effect or import are used to describe an action or determination of Engineer as to the Work. It is intended that such exercise of professional judgment, action, or determination will be solely to evaluate, in general, the Work for compliance with the information in the Contract Documents and with the design concept of the Project as a functioning whole as shown or indicated in the Contract Documents (unless there is a specific statement indicating otherwise). The use of any such term or adjective is not intended to and shall not be effective to assign to Engineer any duty or authority to supervise or direct the performance of the Work, or any duty or authority to undertake responsibility contrary to the provisions of Paragraph 9.09 or any other provision of the Contract Documents.
- C. *Day:*
1. The word “day” means a calendar day of 24 hours measured from midnight to the next midnight.
- D. *Defective:*
1. The word “defective,” when modifying the word “Work,” refers to Work that is unsatisfactory, faulty, or deficient in that it:
 - a. does not conform to the Contract Documents; or

- b. does not meet the requirements of any applicable inspection, reference standard, test, or approval referred to in the Contract Documents; or
- c. has been damaged prior to Engineer's recommendation of final payment (unless responsibility for the protection thereof has been assumed by Owner at Substantial Completion in accordance with Paragraph 14.04 or 14.05).

E. *Furnish, Install, Perform, Provide:*

- 1. The word "furnish," when used in connection with services, materials, or equipment, shall mean to supply and deliver said services, materials, or equipment to the Site (or some other specified location) ready for use or installation and in usable or operable condition.
 - 2. The word "install," when used in connection with services, materials, or equipment, shall mean to put into use or place in final position said services, materials, or equipment complete and ready for intended use.
 - 3. The words "perform" or "provide," when used in connection with services, materials, or equipment, shall mean to furnish and install said services, materials, or equipment complete and ready for intended use.
 - 4. When "furnish," "install," "perform," or "provide" is not used in connection with services, materials, or equipment in a context clearly requiring an obligation of Contractor, "provide" is implied.
- F. Unless stated otherwise in the Contract Documents, words or phrases that have a well-known technical or construction industry or trade meaning are used in the Contract Documents in accordance with such recognized meaning.

ARTICLE 2 – PRELIMINARY MATTERS

2.01 *Delivery of Bonds and Evidence of Insurance*

- A. When Contractor delivers the executed counterparts of the Agreement to Owner, Contractor shall also deliver to Owner such bonds as Contractor may be required to furnish.
- B. *Evidence of Insurance:* Before any Work at the Site is started, Contractor and Owner shall each deliver to the other, with copies to each additional insured identified in the Supplementary Conditions, certificates of insurance (and other evidence of insurance which either of them or any additional insured may reasonably request) which Contractor and Owner respectively are required to purchase and maintain in accordance with Article 5.

2.02 *Copies of Documents*

- A. Owner shall furnish to Contractor up to ~~ten~~-six printed or hard copies of the Drawings and Project Manual. Additional copies will be furnished upon request at the cost of reproduction.

2.03 *Commencement of Contract Times; Notice to Proceed*

- A. The Contract Times will commence to run on the thirtieth day after the Effective Date of the Agreement or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within 30 days after the Effective Date of the Agreement. In no event will the Contract Times commence to run later than the sixtieth day after the day of Bid opening or the thirtieth day after the Effective Date of the Agreement, whichever date is earlier.

2.04 *Starting the Work*

- A. Contractor shall start to perform the Work on the date when the Contract Times commence to run. No Work shall be done at the Site prior to the date on which the Contract Times commence to run.

2.05 *Before Starting Construction*

- A. *Preliminary Schedules:* Within 10 days after the Effective Date of the Agreement (unless otherwise specified in the General Requirements), Contractor shall submit to Engineer for timely review:
1. a preliminary Progress Schedule indicating the times (numbers of days or dates) for starting and completing the various stages of the Work, including any Milestones specified in the Contract Documents;
 2. a preliminary Schedule of Submittals; and
 3. a preliminary Schedule of Values for all of the Work which includes quantities and prices of items which when added together equal the Contract Price and subdivides the Work into component parts in sufficient detail to serve as the basis for progress payments during performance of the Work. Such prices will include an appropriate amount of overhead and profit applicable to each item of Work.

2.06 *Preconstruction Conference; Designation of Authorized Representatives*

- A. Before any Work at the Site is started, a conference attended by Owner, Contractor, Engineer, and others as appropriate will be held to establish a working understanding among the parties as to the Work and to discuss the schedules referred to in Paragraph 2.05.A, procedures for handling Shop Drawings and other submittals, processing Applications for Payment, and maintaining required records.
- B. At this conference Owner and Contractor each shall designate, in writing, a specific individual to act as its authorized representative with respect to the services and responsibilities under the Contract. Such individuals shall have the authority to transmit instructions, receive information, render decisions relative to the Contract, and otherwise act on behalf of each respective party.

2.07 *Initial Acceptance of Schedules*

- A. At least 10 days before submission of the first Application for Payment a conference attended by Contractor, Engineer, and others as appropriate will be held to review for acceptability to Engineer as provided below the schedules submitted in accordance with Paragraph 2.05.A. Contractor shall have an additional 10 days to make corrections and adjustments and to complete and resubmit the schedules. No progress payment shall be made to Contractor until acceptable schedules are submitted to Engineer.
 - 1. The Progress Schedule will be acceptable to Engineer if it provides an orderly progression of the Work to completion within the Contract Times. Such acceptance will not impose on Engineer responsibility for the Progress Schedule, for sequencing, scheduling, or progress of the Work, nor interfere with or relieve Contractor from Contractor's full responsibility therefor.
 - 2. Contractor's Schedule of Submittals will be acceptable to Engineer if it provides a workable arrangement for reviewing and processing the required submittals.
 - 3. Contractor's Schedule of Values will be acceptable to Engineer as to form and substance if it provides a reasonable allocation of the Contract Price to component parts of the Work.

ARTICLE 3 – CONTRACT DOCUMENTS: INTENT, AMENDING, REUSE

3.01 *Intent*

- A. The Contract Documents are complementary; what is required by one is as binding as if required by all.
- B. It is the intent of the Contract Documents to describe a functionally complete project (or part thereof) to be constructed in accordance with the Contract Documents. Any labor, documentation, services, materials, or equipment that reasonably may be inferred from the Contract Documents or from prevailing custom or trade usage as being required to produce the indicated result will be provided whether or not specifically called for, at no additional cost to Owner.
- C. Clarifications and interpretations of the Contract Documents shall be issued by Engineer as provided in Article 9.

3.02 *Reference Standards*

- A. Standards, Specifications, Codes, Laws, and Regulations
 - 1. Reference to standards, specifications, manuals, or codes of any technical society, organization, or association, or to Laws or Regulations, whether such reference be specific or by implication, shall mean the standard, specification, manual, code, or Laws or Regulations in effect at the time of opening of Bids (or on the Effective Date of the Agreement if there were no Bids), except as may be otherwise specifically stated in the Contract Documents.
 - 2. No provision of any such standard, specification, manual, or code, or any instruction of a Supplier, shall be effective to change the duties or responsibilities of Owner, Contractor, or

Engineer, or any of their subcontractors, consultants, agents, or employees, from those set forth in the Contract Documents. No such provision or instruction shall be effective to assign to Owner, Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, any duty or authority to supervise or direct the performance of the Work or any duty or authority to undertake responsibility inconsistent with the provisions of the Contract Documents.

3.03 *Reporting and Resolving Discrepancies*

A. *Reporting Discrepancies:*

1. *Contractor's Review of Contract Documents Before Starting Work:* Before undertaking each part of the Work, Contractor shall carefully study and compare the Contract Documents and check and verify pertinent figures therein and all applicable field measurements. Contractor shall promptly report in writing to Engineer any conflict, error, ambiguity, or discrepancy which Contractor discovers, or has actual knowledge of, and shall obtain a written interpretation or clarification from Engineer before proceeding with any Work affected thereby.
2. *Contractor's Review of Contract Documents During Performance of Work:* If, during the performance of the Work, Contractor discovers any conflict, error, ambiguity, or discrepancy within the Contract Documents, or between the Contract Documents and (a) any applicable Law or Regulation, (b) any standard, specification, manual, or code, or (c) any instruction of any Supplier, then Contractor shall promptly report it to Engineer in writing. Contractor shall not proceed with the Work affected thereby (except in an emergency as required by Paragraph 6.16.A) until an amendment or supplement to the Contract Documents has been issued by one of the methods indicated in Paragraph 3.04.
3. Contractor shall not be liable to Owner or Engineer for failure to report any conflict, error, ambiguity, or discrepancy in the Contract Documents unless Contractor had actual knowledge thereof.

B. *Resolving Discrepancies:*

1. Except as may be otherwise specifically stated in the Contract Documents, the provisions of the Contract Documents shall take precedence in resolving any conflict, error, ambiguity, or discrepancy between the provisions of the Contract Documents and:
 - a. the provisions of any standard, specification, manual, or code, or the instruction of any Supplier (whether or not specifically incorporated by reference in the Contract Documents); or
 - b. the provisions of any Laws or Regulations applicable to the performance of the Work (unless such an interpretation of the provisions of the Contract Documents would result in violation of such Law or Regulation).

3.04 *Amending and Supplementing Contract Documents*

- A. The Contract Documents may be amended to provide for additions, deletions, and revisions in the Work or to modify the terms and conditions thereof by either a Change Order or a Work Change Directive.
- B. The requirements of the Contract Documents may be supplemented, and minor variations and deviations in the Work may be authorized, by one or more of the following ways:
 - 1. A Field Order;
 - 2. Engineer's approval of a Shop Drawing or Sample (subject to the provisions of Paragraph 6.17.D.3); or
 - 3. Engineer's written interpretation or clarification.

3.05 *Reuse of Documents*

- A. Contractor and any Subcontractor or Supplier shall not:
 - 1. have or acquire any title to or ownership rights in any of the Drawings, Specifications, or other documents (or copies of any thereof) prepared by or bearing the seal of Engineer or its consultants, including electronic media editions; or
 - 2. reuse any such Drawings, Specifications, other documents, or copies thereof on extensions of the Project or any other project without written consent of Owner and Engineer and specific written verification or adaptation by Engineer.
- B. The prohibitions of this Paragraph 3.05 will survive final payment, or termination of the Contract. Nothing herein shall preclude Contractor from retaining copies of the Contract Documents for record purposes.

3.06 *Electronic Data*

- A. Unless otherwise stated in the Supplementary Conditions, the data furnished by Owner or Engineer to Contractor, or by Contractor to Owner or Engineer, that may be relied upon are limited to the printed copies (also known as hard copies). Files in electronic media format of text, data, graphics, or other types are furnished only for the convenience of the receiving party. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.
- B. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within 60 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the transferring party.

- C. When transferring documents in electronic media format, the transferring party makes no representations as to long term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by the data's creator.

**ARTICLE 4 – AVAILABILITY OF LANDS; SUBSURFACE AND PHYSICAL CONDITIONS;
HAZARDOUS ENVIRONMENTAL CONDITIONS; REFERENCE POINTS**

4.01 Availability of Lands

- A. Owner shall furnish the Site. Owner shall notify Contractor of any encumbrances or restrictions not of general application but specifically related to use of the Site with which Contractor must comply in performing the Work. Owner will obtain in a timely manner and pay for easements for permanent structures or permanent changes in existing facilities. If Contractor and Owner are unable to agree on entitlement to or on the amount or extent, if any, of any adjustment in the Contract Price or Contract Times, or both, as a result of any delay in Owner's furnishing the Site or a part thereof, Contractor may make a Claim therefor as provided in Paragraph 10.05.
- B. Upon reasonable written request, Owner shall furnish Contractor with a current statement of record legal title and legal description of the lands upon which the Work is to be performed and Owner's interest therein as necessary for giving notice of or filing a mechanic's or construction lien against such lands in accordance with applicable Laws and Regulations.
- C. Contractor shall provide for all additional lands and access thereto that may be required for temporary construction facilities or storage of materials and equipment.

4.02 Subsurface and Physical Conditions

- A. *Reports and Drawings:* The Supplementary Conditions identify:
1. those reports known to Owner of explorations and tests of subsurface conditions at or contiguous to the *Site that Engineer has used in preparing the Bidding Documents*; and
 2. those drawings known to Owner of physical conditions relating to existing surface or subsurface structures at *or contiguous to* the Site (except Underground Facilities) *that Engineer has used in preparing the Bidding Documents*
- B. *Limited Reliance by Contractor on Technical Data Authorized:* Contractor may rely upon the accuracy of the "technical data" contained in such reports and drawings, but such reports and drawings are not Contract Documents. Such "technical data" is identified in the Supplementary Conditions. Except for such reliance on such "technical data," Contractor may not rely upon or make any claim against Owner or Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors with respect to:
1. the completeness of such reports and drawings for Contractor's purposes, including, but not limited to, any aspects of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, and safety precautions and programs incident

thereto; or

2. other data, interpretations, opinions, and information contained in such reports or shown or indicated in such drawings; or
3. any Contractor interpretation of or conclusion drawn from any “technical data” or any such other data, interpretations, opinions, or information.

4.03 *Differing Subsurface or Physical Conditions*

A. *Notice:* If Contractor believes that any subsurface or physical condition that is uncovered or revealed either:

1. is of such a nature as to establish that any “technical data” on which Contractor is entitled to rely as provided in Paragraph 4.02 is materially inaccurate; or
2. is of such a nature as to require a change in the Contract Documents; or
3. differs materially from that shown or indicated in the Contract Documents; or
4. is of an unusual nature, and differs materially from conditions ordinarily encountered and generally recognized as inherent in work of the character provided for in the Contract Documents;

then Contractor shall, promptly after becoming aware thereof and before further disturbing the subsurface or physical conditions or performing any Work in connection therewith (except in an emergency as required by Paragraph 6.16.A), notify Owner and Engineer in writing about such condition. Contractor shall not further disturb such condition or perform any Work in connection therewith (except as aforesaid) until receipt of written order to do so.

B. *Engineer’s Review:* After receipt of written notice as required by Paragraph 4.03.A, Engineer will promptly review the pertinent condition, determine the necessity of Owner’s obtaining additional exploration or tests with respect thereto, and advise Owner in writing (with a copy to Contractor) of Engineer’s findings and conclusions.

C. *Possible Price and Times Adjustments:*

1. The Contract Price or the Contract Times, or both, will be equitably adjusted to the extent that the existence of such differing subsurface or physical condition causes an increase or decrease in Contractor’s cost of, or time required for, performance of the Work; subject, however, to the following:
 - a. such condition must meet any one or more of the categories described in Paragraph 4.03.A; and
 - b. with respect to Work that is paid for on a unit price basis, any adjustment in Contract Price will be subject to the provisions of Paragraphs 9.07 and 11.03.

2. Contractor shall not be entitled to any adjustment in the Contract Price or Contract Times if:
 - a. Contractor knew of the existence of such conditions at the time Contractor made a final commitment to Owner with respect to Contract Price and Contract Times by the submission of a Bid or becoming bound under a negotiated contract; or
 - b. the existence of such condition could reasonably have been discovered or revealed as a result of any examination, investigation, exploration, test, or study of the Site and contiguous areas required by the Bidding Requirements or Contract Documents to be conducted by or for Contractor prior to Contractor's making such final commitment; or
 - c. Contractor failed to give the written notice as required by Paragraph 4.03.A.
3. If Owner and Contractor are unable to agree on entitlement to or on the amount or extent, if any, of any adjustment in the Contract Price or Contract Times, or both, a Claim may be made therefor as provided in Paragraph 10.05. However, neither Owner or Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors shall be liable to Contractor for any claims, costs, losses, or damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) sustained by Contractor on or in connection with any other project or anticipated project.

4.04 *Underground Facilities*

- A. *Shown or Indicated:* The information and data shown or indicated in the Contract Documents with respect to existing Underground Facilities at or contiguous to the Site is based on information and data furnished to Owner or Engineer by the owners of such Underground Facilities, including Owner, or by others. Unless it is otherwise expressly provided in the Supplementary Conditions:
 1. Owner and Engineer shall not be responsible for the accuracy or completeness of any such information or data provided by others; and
 2. the cost of all of the following will be included in the Contract Price, and Contractor shall have full responsibility for:
 - a. reviewing and checking all such information and data;
 - b. locating all Underground Facilities shown or indicated in the Contract Documents;
 - c. coordination of the Work with the owners of such Underground Facilities, including Owner, during construction; and
 - d. the safety and protection of all such Underground Facilities and repairing any damage thereto resulting from the Work.

B. *Not Shown or Indicated:*

1. If an Underground Facility is uncovered or revealed at or contiguous to the Site which was not shown or indicated, or not shown or indicated with reasonable accuracy in the Contract Documents, Contractor shall, promptly after becoming aware thereof and before further disturbing conditions affected thereby or performing any Work in connection therewith (except in an emergency as required by Paragraph 6.16.A), identify the owner of such Underground Facility and give written notice to that owner and to Owner and Engineer. Engineer will promptly review the Underground Facility and determine the extent, if any, to which a change is required in the Contract Documents to reflect and document the consequences of the existence or location of the Underground Facility. During such time, Contractor shall be responsible for the safety and protection of such Underground Facility.
2. If Engineer concludes that a change in the Contract Documents is required, a Work Change Directive or a Change Order will be issued to reflect and document such consequences. An equitable adjustment shall be made in the Contract Price or Contract Times, or both, to the extent that they are attributable to the existence or location of any Underground Facility that was not shown or indicated or not shown or indicated with reasonable accuracy in the Contract Documents and that Contractor did not know of and could not reasonably have been expected to be aware of or to have anticipated. If Owner and Contractor are unable to agree on entitlement to or on the amount or extent, if any, of any such adjustment in Contract Price or Contract Times, Owner or Contractor may make a Claim therefor as provided in Paragraph 10.05.

4.05 *Reference Points*

- A. Owner shall provide engineering surveys to establish reference points for construction which in Engineer's judgment are necessary to enable Contractor to proceed with the Work. Contractor shall be responsible for laying out the Work, shall protect and preserve the established reference points and property monuments, and shall make no changes or relocations without the prior written approval of Owner. Contractor shall report to Engineer whenever any reference point or property monument is lost or destroyed or requires relocation because of necessary changes in grades or locations and shall be responsible for the accurate replacement or relocation of such reference points or property monuments by professionally qualified personnel.

4.06 *Hazardous Environmental Condition at Site*

- A. *Reports and Drawings:* The Supplementary Conditions identify those reports and drawings known to Owner relating to Hazardous Environmental Conditions that have been identified at the Site.
- B. *Limited Reliance by Contractor on Technical Data Authorized:* Contractor may rely upon the accuracy of the "technical data" contained in such reports and drawings, but such reports and drawings are not Contract Documents. Such "technical data" is identified in the Supplementary Conditions. Except for such reliance on such "technical data," Contractor may not rely upon or make any claim against Owner or Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors with respect to:

1. the completeness of such reports and drawings for Contractor's purposes, including, but not limited to, any aspects of the means, methods, techniques, sequences and procedures of construction to be employed by Contractor and safety precautions and programs incident thereto; or
 2. other data, interpretations, opinions and information contained in such reports or shown or indicated in such drawings; or
 3. any Contractor interpretation of or conclusion drawn from any "technical data" or any such other data, interpretations, opinions or information.
- C. Contractor shall not be responsible for any Hazardous Environmental Condition uncovered or revealed at the Site which was not shown or indicated in Drawings or Specifications or identified in the Contract Documents to be within the scope of the Work. Contractor shall be responsible for a Hazardous Environmental Condition created with any materials brought to the Site by Contractor, Subcontractors, Suppliers, or anyone else for whom Contractor is responsible.
- D. If Contractor encounters a Hazardous Environmental Condition or if Contractor or anyone for whom Contractor is responsible creates a Hazardous Environmental Condition, Contractor shall immediately: (i) secure or otherwise isolate such condition; (ii) stop all Work in connection with such condition and in any area affected thereby (except in an emergency as required by Paragraph 6.16.A); and (iii) notify Owner and Engineer (and promptly thereafter confirm such notice in writing). Owner shall promptly consult with Engineer concerning the necessity for Owner to retain a qualified expert to evaluate such condition or take corrective action, if any. Promptly after consulting with Engineer, Owner shall take such actions as are necessary to permit Owner to timely obtain required permits and provide Contractor the written notice required by Paragraph 4.06.E.
- E. Contractor shall not be required to resume Work in connection with such condition or in any affected area until after Owner has obtained any required permits related thereto and delivered written notice to Contractor: (i) specifying that such condition and any affected area is or has been rendered safe for the resumption of Work; or (ii) specifying any special conditions under which such Work may be resumed safely. If Owner and Contractor cannot agree as to entitlement to or on the amount or extent, if any, of any adjustment in Contract Price or Contract Times, or both, as a result of such Work stoppage or such special conditions under which Work is agreed to be resumed by Contractor, either party may make a Claim therefor as provided in Paragraph 10.05.
- F. If after receipt of such written notice Contractor does not agree to resume such Work based on a reasonable belief it is unsafe, or does not agree to resume such Work under such special conditions, then Owner may order the portion of the Work that is in the area affected by such condition to be deleted from the Work. If Owner and Contractor cannot agree as to entitlement to or on the amount or extent, if any, of an adjustment in Contract Price or Contract Times as a result of deleting such portion of the Work, then either party may make a Claim therefor as provided in Paragraph 10.05. Owner may have such deleted portion of the Work performed by Owner's own forces or others in accordance with Article 7.

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- G. To the fullest extent permitted by Laws and Regulations, Owner shall indemnify and hold harmless Contractor, Subcontractors, and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to a Hazardous Environmental Condition, provided that such Hazardous Environmental Condition: (i) was not shown or indicated in the Drawings or Specifications or identified in the Contract Documents to be included within the scope of the Work, and (ii) was not created by Contractor or by anyone for whom Contractor is responsible. Nothing in this Paragraph 4.06.G shall obligate Owner to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence.
- H. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to a Hazardous Environmental Condition created by Contractor or by anyone for whom Contractor is responsible. Nothing in this Paragraph 4.06.H shall obligate Contractor to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence.
- I. The provisions of Paragraphs 4.02, 4.03, and 4.04 do not apply to a Hazardous Environmental Condition uncovered or revealed at the Site.

ARTICLE 5 – BONDS AND INSURANCE

5.01 *Performance, Payment, and Other Bonds*

- A. Contractor shall furnish performance and payment bonds, each in an amount at least equal to the Contract Price as security for the faithful performance and payment of all of Contractor's obligations under the Contract Documents. These bonds shall remain in effect until one year after the date when final payment becomes due or until completion of the correction period specified in Paragraph 13.07, whichever is later, except as provided otherwise by Laws or Regulations or by the Contract Documents. Contractor shall also furnish such other bonds as are required by the Contract Documents.
- B. All bonds shall be in the form prescribed by the Contract Documents except as provided otherwise by Laws or Regulations, and shall be executed by such sureties as are named in the list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Financial Management Service, Surety Bond Branch, U.S. Department of the Treasury. All bonds signed by an agent or attorney-in-fact must be accompanied by a certified copy of that individual's authority to bind the surety. The evidence of authority shall show that it is effective on the date the agent or attorney-in-fact signed each bond.
- C. If the surety on any bond furnished by Contractor is declared bankrupt or becomes insolvent or its

right to do business is terminated in any state where any part of the Project is located or it ceases to meet the requirements of Paragraph 5.01.B, Contractor shall promptly notify Owner and Engineer and shall, within 20 days after the event giving rise to such notification, provide another bond and surety, both of which shall comply with the requirements of Paragraphs 5.01.B and 5.02.

5.02 *Licensed Sureties and Insurers*

- A. All bonds and insurance required by the Contract Documents to be purchased and maintained by Owner or Contractor shall be obtained from surety or insurance companies that are duly licensed or authorized in the jurisdiction in which the Project is located to issue bonds or insurance policies for the limits and coverages so required. Such surety and insurance companies shall also meet such additional requirements and qualifications as may be provided in the Supplementary Conditions.

5.03 *Certificates of Insurance*

- A. Contractor shall deliver to Owner, with copies to each additional insured and loss payee identified in the Supplementary Conditions, certificates of insurance (and other evidence of insurance requested by Owner or any other additional insured) which Contractor is required to purchase and maintain.
- B. Owner shall deliver to Contractor, with copies to each additional insured and loss payee identified in the Supplementary Conditions, certificates of insurance (and other evidence of insurance requested by Contractor or any other additional insured) which Owner is required to purchase and maintain.
- C. Failure of Owner to demand such certificates or other evidence of Contractor's full compliance with these insurance requirements or failure of Owner to identify a deficiency in compliance from the evidence provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance.
- D. Owner does not represent that insurance coverage and limits established in this Contract necessarily will be adequate to protect Contractor.
- E. The insurance and insurance limits required herein shall not be deemed as a limitation on Contractor's liability under the indemnities granted to Owner in the Contract Documents.

5.04 *Contractor's Insurance*

- A. Contractor shall purchase and maintain such insurance as is appropriate for the Work being performed and as will provide protection from claims set forth below which may arise out of or result from Contractor's performance of the Work and Contractor's other obligations under the Contract Documents, whether it is to be performed by Contractor, any Subcontractor or Supplier, or by anyone directly or indirectly employed by any of them to perform any of the Work, or by anyone for whose acts any of them may be liable:
 - 1. claims under workers' compensation, disability benefits, and other similar employee benefit acts;

2. claims for damages because of bodily injury, occupational sickness or disease, or death of Contractor's employees;
3. claims for damages because of bodily injury, sickness or disease, or death of any person other than Contractor's employees;
4. claims for damages insured by reasonably available personal injury liability coverage which are sustained:
 - a. by any person as a result of an offense directly or indirectly related to the employment of such person by Contractor, or
 - b. by any other person for any other reason;
5. claims for damages, other than to the Work itself, because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom; and
6. claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance or use of any motor vehicle.

B. The policies of insurance required by this Paragraph 5.04 shall:

1. with respect to insurance required by Paragraphs 5.04.A.3 through 5.04.A.6 inclusive, be written on an occurrence basis, include as additional insureds (subject to any customary exclusion regarding professional liability) Owner and Engineer, and any other individuals or entities identified in the Supplementary Conditions, all of whom shall be listed as additional insureds, and include coverage for the respective officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of all such additional insureds, and the insurance afforded to these additional insureds shall provide primary coverage for all claims covered thereby;
2. include at least the specific coverages and be written for not less than the limits of liability provided in the Supplementary Conditions or required by Laws or Regulations, whichever is greater;
3. include contractual liability insurance covering Contractor's indemnity obligations under Paragraphs 6.11 and 6.20;
4. contain a provision or endorsement that the coverage afforded will not be canceled, materially changed or renewal refused until at least 30 days prior written notice has been given to Owner and Contractor and to each other additional insured identified in the Supplementary Conditions to whom a certificate of insurance has been issued (and the certificates of insurance furnished by the Contractor pursuant to Paragraph 5.03 will so provide);
5. remain in effect at least until final payment and at all times thereafter when Contractor may be correcting, removing, or replacing defective Work in accordance with Paragraph 13.07; and

6. include completed operations coverage:
 - a. Such insurance shall remain in effect for two years after final payment.
 - b. Contractor shall furnish Owner and each other additional insured identified in the Supplementary Conditions, to whom a certificate of insurance has been issued, evidence satisfactory to Owner and any such additional insured of continuation of such insurance at final payment and one year thereafter.

5.05 *Owner's Liability Insurance*

- A. In addition to the insurance required to be provided by Contractor under Paragraph 5.04, Owner, at Owner's option, may purchase and maintain at Owner's expense Owner's own liability insurance as will protect Owner against claims which may arise from operations under the Contract Documents.

5.06 *Property Insurance*

- A. Unless otherwise provided in the Supplementary Conditions, Owner shall purchase and maintain property insurance upon the Work at the Site in the amount of the full replacement cost thereof (subject to such deductible amounts as may be provided in the Supplementary Conditions or required by Laws and Regulations). This insurance shall:
 1. include the interests of Owner, Contractor, Subcontractors, and Engineer, and any other individuals or entities identified in the Supplementary Conditions, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them, each of whom is deemed to have an insurable interest and shall be listed as a loss payee;
 2. be written on a Builder's Risk "all-risk" policy form that shall at least include insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment in transit, and shall insure against at least the following perils or causes of loss: fire, lightning, extended coverage, theft, vandalism and malicious mischief, earthquake, collapse, debris removal, demolition occasioned by enforcement of Laws and Regulations, water damage (other than that caused by flood), and such other perils or causes of loss as may be specifically required by the Supplementary Conditions.
 3. include expenses incurred in the repair or replacement of any insured property (including but not limited to fees and charges of engineers and architects);
 4. cover materials and equipment stored at the Site or at another location that was agreed to in writing by Owner prior to being incorporated in the Work, provided that such materials and equipment have been included in an Application for Payment recommended by Engineer;
 5. allow for partial utilization of the Work by Owner;
 6. include testing and startup; and

7. be maintained in effect until final payment is made unless otherwise agreed to in writing by Owner, Contractor, and Engineer with 30 days written notice to each other loss payee to whom a certificate of insurance has been issued.
- B. Owner shall purchase and maintain such equipment breakdown insurance or additional property insurance as may be required by the Supplementary Conditions or Laws and Regulations which will include the interests of Owner, Contractor, Subcontractors, and Engineer, and any other individuals or entities identified in the Supplementary Conditions, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them, each of whom is deemed to have an insurable interest and shall be listed as a loss payee.
- C. All the policies of insurance (and the certificates or other evidence thereof) required to be purchased and maintained in accordance with this Paragraph 5.06 will contain a provision or endorsement that the coverage afforded will not be canceled or materially changed or renewal refused until at least 30 days prior written notice has been given to Owner and Contractor and to each other loss payee to whom a certificate of insurance has been issued and will contain waiver provisions in accordance with Paragraph 5.07.
- D. Owner shall not be responsible for purchasing and maintaining any property insurance specified in this Paragraph 5.06 to protect the interests of Contractor, Subcontractors, or others in the Work to the extent of any deductible amounts that are identified in the Supplementary Conditions. The risk of loss within such identified deductible amount will be borne by Contractor, Subcontractors, or others suffering any such loss, and if any of them wishes property insurance coverage within the limits of such amounts, each may purchase and maintain it at the purchaser's own expense.
- E. If Contractor requests in writing that other special insurance be included in the property insurance policies provided under this Paragraph 5.06, Owner shall, if possible, include such insurance, and the cost thereof will be charged to Contractor by appropriate Change Order. Prior to commencement of the Work at the Site, Owner shall in writing advise Contractor whether or not such other insurance has been procured by Owner.

5.07 *Waiver of Rights*

- A. Owner and Contractor intend that all policies purchased in accordance with Paragraph 5.06 will protect Owner, Contractor, Subcontractors, and Engineer, and all other individuals or entities identified in the Supplementary Conditions as loss payees (and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them) in such policies and will provide primary coverage for all losses and damages caused by the perils or causes of loss covered thereby. All such policies shall contain provisions to the effect that in the event of payment of any loss or damage the insurers will have no rights of recovery against any of the insureds or loss payees thereunder. Owner and Contractor waive all rights against each other and their respective officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them for all losses and damages caused by, arising out of or resulting from any of the perils or causes of loss covered by such policies and any other property insurance applicable to the Work; and, in addition, waive all such rights against Subcontractors and Engineer, and all other individuals or entities identified in the Supplementary Conditions as loss payees (and the officers, directors, members, partners, employees, agents, consultants, and

subcontractors of each and any of them) under such policies for losses and damages so caused. None of the above waivers shall extend to the rights that any party making such waiver may have to the proceeds of insurance held by Owner as trustee or otherwise payable under any policy so issued.

- B. Owner waives all rights against Contractor, Subcontractors, and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them for:
 - 1. loss due to business interruption, loss of use, or other consequential loss extending beyond direct physical loss or damage to Owner's property or the Work caused by, arising out of, or resulting from fire or other perils whether or not insured by Owner; and
 - 2. loss or damage to the completed Project or part thereof caused by, arising out of, or resulting from fire or other insured peril or cause of loss covered by any property insurance maintained on the completed Project or part thereof by Owner during partial utilization pursuant to Paragraph 14.05, after Substantial Completion pursuant to Paragraph 14.04, or after final payment pursuant to Paragraph 14.07.
- C. Any insurance policy maintained by Owner covering any loss, damage or consequential loss referred to in Paragraph 5.07.B shall contain provisions to the effect that in the event of payment of any such loss, damage, or consequential loss, the insurers will have no rights of recovery against Contractor, Subcontractors, or Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them.

5.08 *Receipt and Application of Insurance Proceeds*

- A. Any insured loss under the policies of insurance required by Paragraph 5.06 will be adjusted with Owner and made payable to Owner as fiduciary for the loss payees, as their interests may appear, subject to the requirements of any applicable mortgage clause and of Paragraph 5.08.B. Owner shall deposit in a separate account any money so received and shall distribute it in accordance with such agreement as the parties in interest may reach. If no other special agreement is reached, the damaged Work shall be repaired or replaced, the moneys so received applied on account thereof, and the Work and the cost thereof covered by an appropriate Change Order.
- B. Owner as fiduciary shall have power to adjust and settle any loss with the insurers unless one of the parties in interest shall object in writing within 15 days after the occurrence of loss to Owner's exercise of this power. If such objection be made, Owner as fiduciary shall make settlement with the insurers in accordance with such agreement as the parties in interest may reach. If no such agreement among the parties in interest is reached, Owner as fiduciary shall adjust and settle the loss with the insurers and, if required in writing by any party in interest, Owner as fiduciary shall give bond for the proper performance of such duties.

5.09 *Acceptance of Bonds and Insurance; Option to Replace*

- A. If either Owner or Contractor has any objection to the coverage afforded by or other provisions of the bonds or insurance required to be purchased and maintained by the other party in accordance

with Article 5 on the basis of non-conformance with the Contract Documents, the objecting party shall so notify the other party in writing within 10 days after receipt of the certificates (or other evidence requested) required by Paragraph 2.01.B. Owner and Contractor shall each provide to the other such additional information in respect of insurance provided as the other may reasonably request. If either party does not purchase or maintain all of the bonds and insurance required of such party by the Contract Documents, such party shall notify the other party in writing of such failure to purchase prior to the start of the Work, or of such failure to maintain prior to any change in the required coverage. Without prejudice to any other right or remedy, the other party may elect to obtain equivalent bonds or insurance to protect such other party's interests at the expense of the party who was required to provide such coverage, and a Change Order shall be issued to adjust the Contract Price accordingly.

5.10 *Partial Utilization, Acknowledgment of Property Insurer*

- A. If Owner finds it necessary to occupy or use a portion or portions of the Work prior to Substantial Completion of all the Work as provided in Paragraph 14.05, no such use or occupancy shall commence before the insurers providing the property insurance pursuant to Paragraph 5.06 have acknowledged notice thereof and in writing effected any changes in coverage necessitated thereby. The insurers providing the property insurance shall consent by endorsement on the policy or policies, but the property insurance shall not be canceled or permitted to lapse on account of any such partial use or occupancy.

ARTICLE 6 – CONTRACTOR'S RESPONSIBILITIES

6.01 *Supervision and Superintendence*

- A. Contractor shall supervise, inspect, and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents. Contractor shall be solely responsible for the means, methods, techniques, sequences, and procedures of construction. Contractor shall not be responsible for the negligence of Owner or Engineer in the design or specification of a specific means, method, technique, sequence, or procedure of construction which is shown or indicated in and expressly required by the Contract Documents.
- B. At all times during the progress of the Work, Contractor shall assign a competent resident superintendent who shall not be replaced without written notice to Owner and Engineer except under extraordinary circumstances.

6.02 *Labor; Working Hours*

- A. Contractor shall provide competent, suitably qualified personnel to survey and lay out the Work and perform construction as required by the Contract Documents. Contractor shall at all times maintain good discipline and order at the Site.
- B. Except as otherwise required for the safety or protection of persons or the Work or property at the Site or adjacent thereto, and except as otherwise stated in the Contract Documents, all Work at the Site shall be performed during regular working hours. Contractor will not permit the performance

of Work on a Saturday, Sunday, or any legal holiday without Owner's written consent (which will not be unreasonably withheld) given after prior written notice to Engineer.

6.03 *Services, Materials, and Equipment*

- A. Unless otherwise specified in the Contract Documents, Contractor shall provide and assume full responsibility for all services, materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, temporary facilities, and all other facilities and incidentals necessary for the performance, testing, start-up, and completion of the Work.
- B. All materials and equipment incorporated into the Work shall be as specified or, if not specified, shall be of good quality and new, except as otherwise provided in the Contract Documents. All special warranties and guarantees required by the Specifications shall expressly run to the benefit of Owner. If required by Engineer, Contractor shall furnish satisfactory evidence (including reports of required tests) as to the source, kind, and quality of materials and equipment.
- C. All materials and equipment shall be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable Supplier, except as otherwise may be provided in the Contract Documents.

6.04 *Progress Schedule*

- A. Contractor shall adhere to the Progress Schedule established in accordance with Paragraph 2.07 as it may be adjusted from time to time as provided below.
 - 1. Contractor shall submit to Engineer for acceptance (to the extent indicated in Paragraph 2.07) proposed adjustments in the Progress Schedule that will not result in changing the Contract Times. Such adjustments will comply with any provisions of the General Requirements applicable thereto.
 - 2. Proposed adjustments in the Progress Schedule that will change the Contract Times shall be submitted in accordance with the requirements of Article 12. Adjustments in Contract Times may only be made by a Change Order.

6.05 *Substitutes and "Or-Equals"*

- A. Whenever an item of material or equipment is specified or described in the Contract Documents by using the name of a proprietary item or the name of a particular Supplier, the specification or description is intended to establish the type, function, appearance, and quality required. Unless the specification or description contains or is followed by words reading that no like, equivalent, or "or-equal" item or no substitution is permitted, other items of material or equipment or material or equipment of other Suppliers may be submitted to Engineer for review under the circumstances described below.
 - 1. *"Or-Equal" Items:* If in Engineer's sole discretion an item of material or equipment proposed by Contractor is functionally equal to that named and sufficiently similar so that no change in

related Work will be required, it may be considered by Engineer as an “or-equal” item, in which case review and approval of the proposed item may, in Engineer’s sole discretion, be accomplished without compliance with some or all of the requirements for approval of proposed substitute items. For the purposes of this Paragraph 6.05.A.1, a proposed item of material or equipment will be considered functionally equal to an item so named if:

- a. in the exercise of reasonable judgment Engineer determines that:
 - 1) it is at least equal in materials of construction, quality, durability, appearance, strength, and design characteristics;
 - 2) it will reliably perform at least equally well the function and achieve the results imposed by the design concept of the completed Project as a functioning whole; and
 - 3) it has a proven record of performance and availability of responsive service.
- b. Contractor certifies that, if approved and incorporated into the Work:
 - 1) there will be no increase in cost to the Owner or increase in Contract Times; and
 - 2) it will conform substantially to the detailed requirements of the item named in the Contract Documents.

2. *Substitute Items:*

- a. If in Engineer’s sole discretion an item of material or equipment proposed by Contractor does not qualify as an “or-equal” item under Paragraph 6.05.A.1, it will be considered a proposed substitute item.
- b. Contractor shall submit sufficient information as provided below to allow Engineer to determine if the item of material or equipment proposed is essentially equivalent to that named and an acceptable substitute therefor. Requests for review of proposed substitute items of material or equipment will not be accepted by Engineer from anyone other than Contractor.
- c. The requirements for review by Engineer will be as set forth in Paragraph 6.05.A.2.d, as supplemented by the General Requirements, and as Engineer may decide is appropriate under the circumstances.
- d. Contractor shall make written application to Engineer for review of a proposed substitute item of material or equipment that Contractor seeks to furnish or use. The application:
 - 1) shall certify that the proposed substitute item will:
 - a) perform adequately the functions and achieve the results called for by the general design,
 - b) be similar in substance to that specified, and

- c) be suited to the same use as that specified;
 - 2) will state:
 - a) the extent, if any, to which the use of the proposed substitute item will prejudice Contractor's achievement of Substantial Completion on time,
 - b) whether use of the proposed substitute item in the Work will require a change in any of the Contract Documents (or in the provisions of any other direct contract with Owner for other work on the Project) to adapt the design to the proposed substitute item, and
 - c) whether incorporation or use of the proposed substitute item in connection with the Work is subject to payment of any license fee or royalty;
 - 3) will identify:
 - a) all variations of the proposed substitute item from that specified, and
 - b) available engineering, sales, maintenance, repair, and replacement services; and
 - 4) shall contain an itemized estimate of all costs or credits that will result directly or indirectly from use of such substitute item, including costs of redesign and claims of other contractors affected by any resulting change.
- B. *Substitute Construction Methods or Procedures:* If a specific means, method, technique, sequence, or procedure of construction is expressly required by the Contract Documents, Contractor may furnish or utilize a substitute means, method, technique, sequence, or procedure of construction approved by Engineer. Contractor shall submit sufficient information to allow Engineer, in Engineer's sole discretion, to determine that the substitute proposed is equivalent to that expressly called for by the Contract Documents. The requirements for review by Engineer will be similar to those provided in Paragraph 6.05.A.2.
- C. *Engineer's Evaluation:* Engineer will be allowed a reasonable time within which to evaluate each proposal or submittal made pursuant to Paragraphs 6.05.A and 6.05.B. Engineer may require Contractor to furnish additional data about the proposed substitute item. Engineer will be the sole judge of acceptability. No "or equal" or substitute will be ordered, installed or utilized until Engineer's review is complete, which will be evidenced by a Change Order in the case of a substitute and an approved Shop Drawing for an "or equal." Engineer will advise Contractor in writing of any negative determination.
- D. *Special Guarantee:* Owner may require Contractor to furnish at Contractor's expense a special performance guarantee or other surety with respect to any substitute.
- E. *Engineer's Cost Reimbursement:* Engineer will record Engineer's costs in evaluating a substitute proposed or submitted by Contractor pursuant to Paragraphs 6.05.A.2 and 6.05.B. Whether or not Engineer approves a substitute so proposed or submitted by Contractor, Contractor shall reimburse

Owner for the reasonable charges of Engineer for evaluating each such proposed substitute. Contractor shall also reimburse Owner for the reasonable charges of Engineer for making changes in the Contract Documents (or in the provisions of any other direct contract with Owner) resulting from the acceptance of each proposed substitute.

- F. *Contractor's Expense:* Contractor shall provide all data in support of any proposed substitute or "or-equal" at Contractor's expense.

6.06 *Concerning Subcontractors, Suppliers, and Others*

- A. Contractor shall not employ any Subcontractor, Supplier, or other individual or entity (including those acceptable to Owner as indicated in Paragraph 6.06.B), whether initially or as a replacement, against whom Owner may have reasonable objection. Contractor shall not be required to employ any Subcontractor, Supplier, or other individual or entity to furnish or perform any of the Work against whom Contractor has reasonable objection.
- B. If the Supplementary Conditions require the identity of certain Subcontractors, Suppliers, or other individuals or entities to be submitted to Owner in advance for acceptance by Owner by a specified date prior to the Effective Date of the Agreement, and if Contractor has submitted a list thereof in accordance with the Supplementary Conditions, Owner's acceptance (either in writing or by failing to make written objection thereto by the date indicated for acceptance or objection in the Bidding Documents or the Contract Documents) of any such Subcontractor, Supplier, or other individual or entity so identified may be revoked on the basis of reasonable objection after due investigation. Contractor shall submit an acceptable replacement for the rejected Subcontractor, Supplier, or other individual or entity, and the Contract Price will be adjusted by the difference in the cost occasioned by such replacement, and an appropriate Change Order will be issued. No acceptance by Owner of any such Subcontractor, Supplier, or other individual or entity, whether initially or as a replacement, shall constitute a waiver of any right of Owner or Engineer to reject defective Work.
- C. Contractor shall be fully responsible to Owner and Engineer for all acts and omissions of the Subcontractors, Suppliers, and other individuals or entities performing or furnishing any of the Work just as Contractor is responsible for Contractor's own acts and omissions. Nothing in the Contract Documents:
1. shall create for the benefit of any such Subcontractor, Supplier, or other individual or entity any contractual relationship between Owner or Engineer and any such Subcontractor, Supplier or other individual or entity; nor
 2. shall create any obligation on the part of Owner or Engineer to pay or to see to the payment of any moneys due any such Subcontractor, Supplier, or other individual or entity except as may otherwise be required by Laws and Regulations.
- D. Contractor shall be solely responsible for scheduling and coordinating the Work of Subcontractors, Suppliers, and other individuals or entities performing or furnishing any of the Work under a direct or indirect contract with Contractor.

- E. Contractor shall require all Subcontractors, Suppliers, and such other individuals or entities performing or furnishing any of the Work to communicate with Engineer through Contractor.
- F. The divisions and sections of the Specifications and the identifications of any Drawings shall not control Contractor in dividing the Work among Subcontractors or Suppliers or delineating the Work to be performed by any specific trade.
- G. All Work performed for Contractor by a Subcontractor or Supplier will be pursuant to an appropriate agreement between Contractor and the Subcontractor or Supplier which specifically binds the Subcontractor or Supplier to the applicable terms and conditions of the Contract Documents for the benefit of Owner and Engineer. Whenever any such agreement is with a Subcontractor or Supplier who is listed as a loss payee on the property insurance provided in Paragraph 5.06, the agreement between the Contractor and the Subcontractor or Supplier will contain provisions whereby the Subcontractor or Supplier waives all rights against Owner, Contractor, Engineer, and all other individuals or entities identified in the Supplementary Conditions to be listed as insureds or loss payees (and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them) for all losses and damages caused by, arising out of, relating to, or resulting from any of the perils or causes of loss covered by such policies and any other property insurance applicable to the Work. If the insurers on any such policies require separate waiver forms to be signed by any Subcontractor or Supplier, Contractor will obtain the same.

6.07 *Patent Fees and Royalties*

- A. Contractor shall pay all license fees and royalties and assume all costs incident to the use in the performance of the Work or the incorporation in the Work of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others. If a particular invention, design, process, product, or device is specified in the Contract Documents for use in the performance of the Work and if, to the actual knowledge of Owner or Engineer, its use is subject to patent rights or copyrights calling for the payment of any license fee or royalty to others, the existence of such rights shall be disclosed by Owner in the Contract Documents.
- B. To the fullest extent permitted by Laws and Regulations, Owner shall indemnify and hold harmless Contractor, and its officers, directors, members, partners, employees, agents, consultants, and subcontractors from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) arising out of or relating to any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product, or device specified in the Contract Documents, but not identified as being subject to payment of any license fee or royalty to others required by patent rights or copyrights.
- C. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of

or relating to any infringement of patent rights or copyrights incident to the use in the performance of the Work or resulting from the incorporation in the Work of any invention, design, process, product, or device not specified in the Contract Documents.

6.08 *Permits*

- A. Unless otherwise provided in the Supplementary Conditions, Contractor shall obtain and pay for all construction permits and licenses. Owner shall assist Contractor, when necessary, in obtaining such permits and licenses. Contractor shall pay all governmental charges and inspection fees necessary for the prosecution of the Work which are applicable at the time of opening of Bids, or, if there are no Bids, on the Effective Date of the Agreement. Owner shall pay all charges of utility owners for connections for providing permanent service to the Work.

6.09 *Laws and Regulations*

- A. Contractor shall give all notices required by and shall comply with all Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, neither Owner nor Engineer shall be responsible for monitoring Contractor's compliance with any Laws or Regulations.
- B. If Contractor performs any Work knowing or having reason to know that it is contrary to Laws or Regulations, Contractor shall bear all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such Work. However, it shall not be Contractor's responsibility to make certain that the Specifications and Drawings are in accordance with Laws and Regulations, but this shall not relieve Contractor of Contractor's obligations under Paragraph 3.03.
- C. Changes in Laws or Regulations not known at the time of opening of Bids (or, on the Effective Date of the Agreement if there were no Bids) having an effect on the cost or time of performance of the Work shall be the subject of an adjustment in Contract Price or Contract Times. If Owner and Contractor are unable to agree on entitlement to or on the amount or extent, if any, of any such adjustment, a Claim may be made therefor as provided in Paragraph 10.05.

6.10 *Taxes*

- A. Contractor shall pay all sales, consumer, use, and other similar taxes required to be paid by Contractor in accordance with the Laws and Regulations of the place of the Project which are applicable during the performance of the Work.

6.11 *Use of Site and Other Areas*

A. *Limitation on Use of Site and Other Areas:*

- 1. Contractor shall confine construction equipment, the storage of materials and equipment, and the operations of workers to the Site and other areas permitted by Laws and Regulations, and shall not unreasonably encumber the Site and other areas with construction equipment or other

materials or equipment. Contractor shall assume full responsibility for any damage to any such land or area, or to the owner or occupant thereof, or of any adjacent land or areas resulting from the performance of the Work.

2. Should any claim be made by any such owner or occupant because of the performance of the Work, Contractor shall promptly settle with such other party by negotiation or otherwise resolve the claim by arbitration or other dispute resolution proceeding or at law.
 3. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to any claim or action, legal or equitable, brought by any such owner or occupant against Owner, Engineer, or any other party indemnified hereunder to the extent caused by or based upon Contractor's performance of the Work.
- B. *Removal of Debris During Performance of the Work:* During the progress of the Work Contractor shall keep the Site and other areas free from accumulations of waste materials, rubbish, and other debris. Removal and disposal of such waste materials, rubbish, and other debris shall conform to applicable Laws and Regulations.
- C. *Cleaning:* Prior to Substantial Completion of the Work Contractor shall clean the Site and the Work and make it ready for utilization by Owner. At the completion of the Work Contractor shall remove from the Site all tools, appliances, construction equipment and machinery, and surplus materials and shall restore to original condition all property not designated for alteration by the Contract Documents.
- D. *Loading Structures:* Contractor shall not load nor permit any part of any structure to be loaded in any manner that will endanger the structure, nor shall Contractor subject any part of the Work or adjacent property to stresses or pressures that will endanger it.

6.12 *Record Documents*

- A. Contractor shall maintain in a safe place at the Site one record copy of all Drawings, Specifications, Addenda, Change Orders, Work Change Directives, Field Orders, and written interpretations and clarifications in good order and annotated to show changes made during construction. These record documents together with all approved Samples and a counterpart of all approved Shop Drawings will be available to Engineer for reference. Upon completion of the Work, these record documents, Samples, and Shop Drawings will be delivered to Engineer for Owner.

6.13 *Safety and Protection*

- A. Contractor shall be solely responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work. Such responsibility does not relieve Subcontractors of their responsibility for the safety of persons or property in the performance of

their work, nor for compliance with applicable safety Laws and Regulations. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to:

1. all persons on the Site or who may be affected by the Work;
 2. all the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and
 3. other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, utilities, and Underground Facilities not designated for removal, relocation, or replacement in the course of construction.
- B. Contractor shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property from damage, injury, or loss; and shall erect and maintain all necessary safeguards for such safety and protection. Contractor shall notify owners of adjacent property and of Underground Facilities and other utility owners when prosecution of the Work may affect them, and shall cooperate with them in the protection, removal, relocation, and replacement of their property.
- C. Contractor shall comply with the applicable requirements of Owner's safety programs, if any. The Supplementary Conditions identify any Owner's safety programs that are applicable to the Work.
- D. Contractor shall inform Owner and Engineer of the specific requirements of Contractor's safety program with which Owner's and Engineer's employees and representatives must comply while at the Site.
- E. All damage, injury, or loss to any property referred to in Paragraph 6.13.A.2 or 6.13.A.3 caused, directly or indirectly, in whole or in part, by Contractor, any Subcontractor, Supplier, or any other individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable, shall be remedied by Contractor (except damage or loss attributable to the fault of Drawings or Specifications or to the acts or omissions of Owner or Engineer or anyone employed by any of them, or anyone for whose acts any of them may be liable, and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of Contractor or any Subcontractor, Supplier, or other individual or entity directly or indirectly employed by any of them).
- F. Contractor's duties and responsibilities for safety and for protection of the Work shall continue until such time as all the Work is completed and Engineer has issued a notice to Owner and Contractor in accordance with Paragraph 14.07.B that the Work is acceptable (except as otherwise expressly provided in connection with Substantial Completion).

6.14 *Safety Representative*

- A. Contractor shall designate a qualified and experienced safety representative at the Site whose duties and responsibilities shall be the prevention of accidents and the maintaining and supervising of safety precautions and programs.

6.15 *Hazard Communication Programs*

- A. Contractor shall be responsible for coordinating any exchange of material safety data sheets or other hazard communication information required to be made available to or exchanged between or among employers at the Site in accordance with Laws or Regulations.

6.16 *Emergencies*

- A. In emergencies affecting the safety or protection of persons or the Work or property at the Site or adjacent thereto, Contractor is obligated to act to prevent threatened damage, injury, or loss. Contractor shall give Engineer prompt written notice if Contractor believes that any significant changes in the Work or variations from the Contract Documents have been caused thereby or are required as a result thereof. If Engineer determines that a change in the Contract Documents is required because of the action taken by Contractor in response to such an emergency, a Work Change Directive or Change Order will be issued.

6.17 *Shop Drawings and Samples*

- A. Contractor shall submit Shop Drawings and Samples to Engineer for review and approval in accordance with the accepted Schedule of Submittals (as required by Paragraph 2.07). Each submittal will be identified as Engineer may require.

1. *Shop Drawings:*

- a. Submit number of copies specified in the General Requirements.
- b. Data shown on the Shop Drawings will be complete with respect to quantities, dimensions, specified performance and design criteria, materials, and similar data to show Engineer the services, materials, and equipment Contractor proposes to provide and to enable Engineer to review the information for the limited purposes required by Paragraph 6.17.D.

2. *Samples:*

- a. Submit number of Samples specified in the Specifications.
 - b. Clearly identify each Sample as to material, Supplier, pertinent data such as catalog numbers, the use for which intended and other data as Engineer may require to enable Engineer to review the submittal for the limited purposes required by Paragraph 6.17.D.
- B. Where a Shop Drawing or Sample is required by the Contract Documents or the Schedule of Submittals, any related Work performed prior to Engineer's review and approval of the pertinent submittal will be at the sole expense and responsibility of Contractor.

C. Submittal Procedures:

1. Before submitting each Shop Drawing or Sample, Contractor shall have:
 - a. reviewed and coordinated each Shop Drawing or Sample with other Shop Drawings and Samples and with the requirements of the Work and the Contract Documents;
 - b. determined and verified all field measurements, quantities, dimensions, specified performance and design criteria, installation requirements, materials, catalog numbers, and similar information with respect thereto;
 - c. determined and verified the suitability of all materials offered with respect to the indicated application, fabrication, shipping, handling, storage, assembly, and installation pertaining to the performance of the Work; and
 - d. determined and verified all information relative to Contractor's responsibilities for means, methods, techniques, sequences, and procedures of construction, and safety precautions and programs incident thereto.
2. Each submittal shall bear a stamp or specific written certification that Contractor has satisfied Contractor's obligations under the Contract Documents with respect to Contractor's review and approval of that submittal.
3. With each submittal, Contractor shall give Engineer specific written notice of any variations that the Shop Drawing or Sample may have from the requirements of the Contract Documents. This notice shall be both a written communication separate from the Shop Drawings or Sample submittal; and, in addition, by a specific notation made on each Shop Drawing or Sample submitted to Engineer for review and approval of each such variation.

D. Engineer's Review:

1. Engineer will provide timely review of Shop Drawings and Samples in accordance with the Schedule of Submittals acceptable to Engineer. Engineer's review and approval will be only to determine if the items covered by the submittals will, after installation or incorporation in the Work, conform to the information given in the Contract Documents and be compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents.
2. Engineer's review and approval will not extend to means, methods, techniques, sequences, or procedures of construction (except where a particular means, method, technique, sequence, or procedure of construction is specifically and expressly called for by the Contract Documents) or to safety precautions or programs incident thereto. The review and approval of a separate item as such will not indicate approval of the assembly in which the item functions.
3. Engineer's review and approval shall not relieve Contractor from responsibility for any variation from the requirements of the Contract Documents unless Contractor has complied with the requirements of Paragraph 6.17.C.3 and Engineer has given written approval of each

such variation by specific written notation thereof incorporated in or accompanying the Shop Drawing or Sample. Engineer's review and approval shall not relieve Contractor from responsibility for complying with the requirements of Paragraph 6.17.C.1.

E. *Resubmittal Procedures:*

1. Contractor shall make corrections required by Engineer and shall return the required number of corrected copies of Shop Drawings and submit, as required, new Samples for review and approval. Contractor shall direct specific attention in writing to revisions other than the corrections called for by Engineer on previous submittals.

6.18 *Continuing the Work*

- A. Contractor shall carry on the Work and adhere to the Progress Schedule during all disputes or disagreements with Owner. No Work shall be delayed or postponed pending resolution of any disputes or disagreements, except as permitted by Paragraph 15.04 or as Owner and Contractor may otherwise agree in writing.

6.19 *Contractor's General Warranty and Guarantee*

- A. Contractor warrants and guarantees to Owner that all Work will be in accordance with the Contract Documents and will not be defective. Engineer and its officers, directors, members, partners, employees, agents, consultants, and subcontractors shall be entitled to rely on representation of Contractor's warranty and guarantee.
- B. Contractor's warranty and guarantee hereunder excludes defects or damage caused by:
 1. abuse, modification, or improper maintenance or operation by persons other than Contractor, Subcontractors, Suppliers, or any other individual or entity for whom Contractor is responsible; or
 2. normal wear and tear under normal usage.
- C. Contractor's obligation to perform and complete the Work in accordance with the Contract Documents shall be absolute. None of the following will constitute an acceptance of Work that is not in accordance with the Contract Documents or a release of Contractor's obligation to perform the Work in accordance with the Contract Documents:
 1. observations by Engineer;
 2. recommendation by Engineer or payment by Owner of any progress or final payment;
 3. the issuance of a certificate of Substantial Completion by Engineer or any payment related thereto by Owner;
 4. use or occupancy of the Work or any part thereof by Owner;

5. any review and approval of a Shop Drawing or Sample submittal or the issuance of a notice of acceptability by Engineer;
6. any inspection, test, or approval by others; or
7. any correction of defective Work by Owner.

6.20 *Indemnification*

- A. To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify, defend, and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the performance of the Work, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of Contractor, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work or anyone for whose acts any of them may be liable .
- B. In any and all claims against Owner or Engineer or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors by any employee (or the survivor or personal representative of such employee) of Contractor, any Subcontractor, any Supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work, or anyone for whose acts any of them may be liable, the indemnification obligation under Paragraph 6.20.A shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for Contractor or any such Subcontractor, Supplier, or other individual or entity under workers' compensation acts, disability benefit acts, or other employee benefit acts.
- C. The indemnification obligations of Contractor under Paragraph 6.20.A shall not extend to the liability of Engineer and Engineer's officers, directors, members, partners, employees, agents, consultants and subcontractors arising out of:
 1. the preparation or approval of, or the failure to prepare or approve maps, Drawings, opinions, reports, surveys, Change Orders, designs, or Specifications; or
 2. giving directions or instructions, or failing to give them, if that is the primary cause of the injury or damage.

6.21 *Delegation of Professional Design Services*

- A. Contractor will not be required to provide professional design services unless such services are specifically required by the Contract Documents for a portion of the Work or unless such services are required to carry out Contractor's responsibilities for construction means, methods, techniques,

sequences and procedures. Contractor shall not be required to provide professional services in violation of applicable law.

- B. If professional design services or certifications by a design professional related to systems, materials or equipment are specifically required of Contractor by the Contract Documents, Owner and Engineer will specify all performance and design criteria that such services must satisfy. Contractor shall cause such services or certifications to be provided by a properly licensed professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings and other submittals prepared by such professional. Shop Drawings and other submittals related to the Work designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to Engineer.
- C. Owner and Engineer shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications or approvals performed by such design professionals, provided Owner and Engineer have specified to Contractor all performance and design criteria that such services must satisfy.
- D. Pursuant to this Paragraph 6.21, Engineer's review and approval of design calculations and design drawings will be only for the limited purpose of checking for conformance with performance and design criteria given and the design concept expressed in the Contract Documents. Engineer's review and approval of Shop Drawings and other submittals (except design calculations and design drawings) will be only for the purpose stated in Paragraph 6.17.D.1.
- E. Contractor shall not be responsible for the adequacy of the performance or design criteria required by the Contract Documents.

ARTICLE 7 – OTHER WORK AT THE SITE

7.01 *Related Work at Site*

- A. Owner may perform other work related to the Project at the Site with Owner's employees, or through other direct contracts therefor, or have other work performed by utility owners. If such other work is not noted in the Contract Documents, then:
 - 1. written notice thereof will be given to Contractor prior to starting any such other work; and
 - 2. if Owner and Contractor are unable to agree on entitlement to or on the amount or extent, if any, of any adjustment in the Contract Price or Contract Times that should be allowed as a result of such other work, a Claim may be made therefor as provided in Paragraph 10.05.
- B. Contractor shall afford each other contractor who is a party to such a direct contract, each utility owner, and Owner, if Owner is performing other work with Owner's employees, proper and safe access to the Site, provide a reasonable opportunity for the introduction and storage of materials and equipment and the execution of such other work, and properly coordinate the Work with theirs. Contractor shall do all cutting, fitting, and patching of the Work that may be required to properly connect or otherwise make its several parts come together and properly integrate with such other work. Contractor shall not endanger any work of others by cutting, excavating, or otherwise

altering such work; provided, however, that Contractor may cut or alter others' work with the written consent of Engineer and the others whose work will be affected. The duties and responsibilities of Contractor under this Paragraph are for the benefit of such utility owners and other contractors to the extent that there are comparable provisions for the benefit of Contractor in said direct contracts between Owner and such utility owners and other contractors.

- C. If the proper execution or results of any part of Contractor's Work depends upon work performed by others under this Article 7, Contractor shall inspect such other work and promptly report to Engineer in writing any delays, defects, or deficiencies in such other work that render it unavailable or unsuitable for the proper execution and results of Contractor's Work. Contractor's failure to so report will constitute an acceptance of such other work as fit and proper for integration with Contractor's Work except for latent defects and deficiencies in such other work.

7.02 *Coordination*

- A. If Owner intends to contract with others for the performance of other work on the Project at the Site, the following will be set forth in Supplementary Conditions:
1. the individual or entity who will have authority and responsibility for coordination of the activities among the various contractors will be identified;
 2. the specific matters to be covered by such authority and responsibility will be itemized; and
 3. the extent of such authority and responsibilities will be provided.
- B. Unless otherwise provided in the Supplementary Conditions, Owner shall have sole authority and responsibility for such coordination.

7.03 *Legal Relationships*

- A. Paragraphs 7.01.A and 7.02 are not applicable for utilities not under the control of Owner.
- B. Each other direct contract of Owner under Paragraph 7.01.A shall provide that the other contractor is liable to Owner and Contractor for the reasonable direct delay and disruption costs incurred by Contractor as a result of the other contractor's wrongful actions or inactions.
- C. Contractor shall be liable to Owner and any other contractor under direct contract to Owner for the reasonable direct delay and disruption costs incurred by such other contractor as a result of Contractor's wrongful action or inactions.

ARTICLE 8 – OWNER'S RESPONSIBILITIES

8.01 *Communications to Contractor*

- A. Except as otherwise provided in these General Conditions, Owner shall issue all communications to Contractor through Engineer.

8.02 *Replacement of Engineer*

- A. In case of termination of the employment of Engineer, Owner shall appoint an engineer to whom Contractor makes no reasonable objection, whose status under the Contract Documents shall be that of the former Engineer.

8.03 *Furnish Data*

- A. Owner shall promptly furnish the data required of Owner under the Contract Documents.

8.04 *Pay When Due*

- A. Owner shall make payments to Contractor when they are due as provided in Paragraphs 14.02.C and 14.07.C.

8.05 *Lands and Easements; Reports and Tests*

- A. Owner's duties with respect to providing lands and easements and providing engineering surveys to establish reference points are set forth in Paragraphs 4.01 and 4.05. Paragraph 4.02 refers to Owner's identifying and making available to Contractor copies of reports of explorations and tests of subsurface conditions and drawings of physical conditions relating to existing surface or subsurface structures at the Site.

8.06 *Insurance*

- A. Owner's responsibilities, if any, with respect to purchasing and maintaining liability and property insurance are set forth in Article 5.

8.07 *Change Orders*

- A. Owner is obligated to execute Change Orders as indicated in Paragraph 10.03.

8.08 *Inspections, Tests, and Approvals*

- A. Owner's responsibility with respect to certain inspections, tests, and approvals is set forth in Paragraph 13.03.B.

8.09 *Limitations on Owner's Responsibilities*

- A. The Owner shall not supervise, direct, or have control or authority over, nor be responsible for, Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Owner will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.

8.10 *Undisclosed Hazardous Environmental Condition*

- A. Owner's responsibility in respect to an undisclosed Hazardous Environmental Condition is set forth in Paragraph 4.06.

8.11 *Evidence of Financial Arrangements*

- A. Upon request of Contractor, Owner shall furnish Contractor reasonable evidence that financial arrangements have been made to satisfy Owner's obligations under the Contract Documents.

8.12 *Compliance with Safety Program*

- A. While at the Site, Owner's employees and representatives shall comply with the specific applicable requirements of Contractor's safety programs of which Owner has been informed pursuant to Paragraph 6.13.D.

ARTICLE 9 – ENGINEER'S STATUS DURING CONSTRUCTION

9.01 *Owner's Representative*

- A. Engineer will be Owner's representative during the construction period. The duties and responsibilities and the limitations of authority of Engineer as Owner's representative during construction are set forth in the Contract Documents.

9.02 *Visits to Site*

- A. Engineer will make visits to the Site at intervals appropriate to the various stages of construction as Engineer deems necessary in order to observe as an experienced and qualified design professional the progress that has been made and the quality of the various aspects of Contractor's executed Work. Based on information obtained during such visits and observations, Engineer, for the benefit of Owner, will determine, in general, if the Work is proceeding in accordance with the Contract Documents. Engineer will not be required to make exhaustive or continuous inspections on the Site to check the quality or quantity of the Work. Engineer's efforts will be directed toward providing for Owner a greater degree of confidence that the completed Work will conform generally to the Contract Documents. On the basis of such visits and observations, Engineer will keep Owner informed of the progress of the Work and will endeavor to guard Owner against defective Work.
- B. Engineer's visits and observations are subject to all the limitations on Engineer's authority and responsibility set forth in Paragraph 9.09. Particularly, but without limitation, during or as a result of Engineer's visits or observations of Contractor's Work, Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work.

9.03 *Project Representative*

- A. If Owner and Engineer agree, Engineer will furnish a Resident Project Representative to assist Engineer in providing more extensive observation of the Work. The authority and responsibilities of any such Resident Project Representative and assistants will be as provided in the Supplementary Conditions, and limitations on the responsibilities thereof will be as provided in

Paragraph 9.09. If Owner designates another representative or agent to represent Owner at the Site who is not Engineer's consultant, agent or employee, the responsibilities and authority and limitations thereon of such other individual or entity will be as provided in the Supplementary Conditions.

9.04 *Authorized Variations in Work*

- A. Engineer may authorize minor variations in the Work from the requirements of the Contract Documents which do not involve an adjustment in the Contract Price or the Contract Times and are compatible with the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. These may be accomplished by a Field Order and will be binding on Owner and also on Contractor, who shall perform the Work involved promptly. If Owner or Contractor believes that a Field Order justifies an adjustment in the Contract Price or Contract Times, or both, and the parties are unable to agree on entitlement to or on the amount or extent, if any, of any such adjustment, a Claim may be made therefor as provided in Paragraph 10.05.

9.05 *Rejecting Defective Work*

- A. Engineer will have authority to reject Work which Engineer believes to be defective, or that Engineer believes will not produce a completed Project that conforms to the Contract Documents or that will prejudice the integrity of the design concept of the completed Project as a functioning whole as indicated by the Contract Documents. Engineer will also have authority to require special inspection or testing of the Work as provided in Paragraph 13.04, whether or not the Work is fabricated, installed, or completed.

9.06 *Shop Drawings, Change Orders and Payments*

- A. In connection with Engineer's authority, and limitations thereof, as to Shop Drawings and Samples, see Paragraph 6.17.
- B. In connection with Engineer's authority, and limitations thereof, as to design calculations and design drawings submitted in response to a delegation of professional design services, if any, see Paragraph 6.21.
- C. In connection with Engineer's authority as to Change Orders, see Articles 10, 11, and 12.
- D. In connection with Engineer's authority as to Applications for Payment, see Article 14.

9.07 *Determinations for Unit Price Work*

- A. Engineer will determine the actual quantities and classifications of Unit Price Work performed by Contractor. Engineer will review with Contractor the Engineer's preliminary determinations on such matters before rendering a written decision thereon (by recommendation of an Application for Payment or otherwise). Engineer's written decision thereon will be final and binding (except as modified by Engineer to reflect changed factual conditions or more accurate data) upon Owner and Contractor, subject to the provisions of Paragraph 10.05.

9.08 *Decisions on Requirements of Contract Documents and Acceptability of Work*

- A. Engineer will be the initial interpreter of the requirements of the Contract Documents and judge of the acceptability of the Work thereunder. All matters in question and other matters between Owner and Contractor arising prior to the date final payment is due relating to the acceptability of the Work, and the interpretation of the requirements of the Contract Documents pertaining to the performance of the Work, will be referred initially to Engineer in writing within 30 days of the event giving rise to the question.
- B. Engineer will, with reasonable promptness, render a written decision on the issue referred. If Owner or Contractor believes that any such decision entitles them to an adjustment in the Contract Price or Contract Times or both, a Claim may be made under Paragraph 10.05. The date of Engineer's decision shall be the date of the event giving rise to the issues referenced for the purposes of Paragraph 10.05.B.
- C. Engineer's written decision on the issue referred will be final and binding on Owner and Contractor, subject to the provisions of Paragraph 10.05.
- D. When functioning as interpreter and judge under this Paragraph 9.08, Engineer will not show partiality to Owner or Contractor and will not be liable in connection with any interpretation or decision rendered in good faith in such capacity.

9.09 *Limitations on Engineer's Authority and Responsibilities*

- A. Neither Engineer's authority or responsibility under this Article 9 or under any other provision of the Contract Documents nor any decision made by Engineer in good faith either to exercise or not exercise such authority or responsibility or the undertaking, exercise, or performance of any authority or responsibility by Engineer shall create, impose, or give rise to any duty in contract, tort, or otherwise owed by Engineer to Contractor, any Subcontractor, any Supplier, any other individual or entity, or to any surety for or employee or agent of any of them.
- B. Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Engineer will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.
- C. Engineer will not be responsible for the acts or omissions of Contractor or of any Subcontractor, any Supplier, or of any other individual or entity performing any of the Work.
- D. Engineer's review of the final Application for Payment and accompanying documentation and all maintenance and operating instructions, schedules, guarantees, bonds, certificates of inspection, tests and approvals, and other documentation required to be delivered by Paragraph 14.07.A will only be to determine generally that their content complies with the requirements of, and in the case of certificates of inspections, tests, and approvals that the results certified indicate compliance with, the Contract Documents.

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- E. The limitations upon authority and responsibility set forth in this Paragraph 9.09 shall also apply to the Resident Project Representative, if any, and assistants, if any.

9.10 *Compliance with Safety Program*

- A. While at the Site, Engineer's employees and representatives shall comply with the specific applicable requirements of Contractor's safety programs of which Engineer has been informed pursuant to Paragraph 6.13.D.

ARTICLE 10 – CHANGES IN THE WORK; CLAIMS

10.01 *Authorized Changes in the Work*

- A. Without invalidating the Contract and without notice to any surety, Owner may, at any time or from time to time, order additions, deletions, or revisions in the Work by a Change Order, or a Work Change Directive. Upon receipt of any such document, Contractor shall promptly proceed with the Work involved which will be performed under the applicable conditions of the Contract Documents (except as otherwise specifically provided).
- B. If Owner and Contractor are unable to agree on entitlement to, or on the amount or extent, if any, of an adjustment in the Contract Price or Contract Times, or both, that should be allowed as a result of a Work Change Directive, a Claim may be made therefore as provided in Paragraph 10.05.

10.02 *Unauthorized Changes in the Work*

- A. Contractor shall not be entitled to an increase in the Contract Price or an extension of the Contract Times with respect to any work performed that is not required by the Contract Documents as amended, modified, or supplemented as provided in Paragraph 3.04, except in the case of an emergency as provided in Paragraph 6.16 or in the case of uncovering Work as provided in Paragraph 13.04.D.

10.03 *Execution of Change Orders*

- A. Owner and Contractor shall execute appropriate Change Orders recommended by Engineer covering:
1. changes in the Work which are: (i) ordered by Owner pursuant to Paragraph 10.01.A, (ii) required because of acceptance of defective Work under Paragraph 13.08.A or Owner's correction of defective Work under Paragraph 13.09, or (iii) agreed to by the parties;
 2. changes in the Contract Price or Contract Times which are agreed to by the parties, including any undisputed sum or amount of time for Work actually performed in accordance with a Work Change Directive; and
 3. changes in the Contract Price or Contract Times which embody the substance of any written decision rendered by Engineer pursuant to Paragraph 10.05; provided that, in lieu of executing

any such Change Order, an appeal may be taken from any such decision in accordance with the provisions of the Contract Documents and applicable Laws and Regulations, but during any such appeal, Contractor shall carry on the Work and adhere to the Progress Schedule as provided in Paragraph 6.18.A.

10.04 *Notification to Surety*

- A. If the provisions of any bond require notice to be given to a surety of any change affecting the general scope of the Work or the provisions of the Contract Documents (including, but not limited to, Contract Price or Contract Times), the giving of any such notice will be Contractor's responsibility. The amount of each applicable bond will be adjusted to reflect the effect of any such change.

10.05 *Claims*

- A. *Engineer's Decision Required:* All Claims, except those waived pursuant to Paragraph 14.09, shall be referred to the Engineer for decision. A decision by Engineer shall be required as a condition precedent to any exercise by Owner or Contractor of any rights or remedies either may otherwise have under the Contract Documents or by Laws and Regulations in respect of such Claims.
- B. *Notice:* Written notice stating the general nature of each Claim shall be delivered by the claimant to Engineer and the other party to the Contract promptly (but in no event later than 30 days) after the start of the event giving rise thereto. The responsibility to substantiate a Claim shall rest with the party making the Claim. Notice of the amount or extent of the Claim, with supporting data shall be delivered to the Engineer and the other party to the Contract within 60 days after the start of such event (unless Engineer allows additional time for claimant to submit additional or more accurate data in support of such Claim). A Claim for an adjustment in Contract Price shall be prepared in accordance with the provisions of Paragraph 12.01.B. A Claim for an adjustment in Contract Times shall be prepared in accordance with the provisions of Paragraph 12.02.B. Each Claim shall be accompanied by claimant's written statement that the adjustment claimed is the entire adjustment to which the claimant believes it is entitled as a result of said event. The opposing party shall submit any response to Engineer and the claimant within 30 days after receipt of the claimant's last submittal (unless Engineer allows additional time).
- C. *Engineer's Action:* Engineer will review each Claim and, within 30 days after receipt of the last submittal of the claimant or the last submittal of the opposing party, if any, take one of the following actions in writing:
 - 1. deny the Claim in whole or in part;
 - 2. approve the Claim; or
 - 3. notify the parties that the Engineer is unable to resolve the Claim if, in the Engineer's sole discretion, it would be inappropriate for the Engineer to do so. For purposes of further resolution of the Claim, such notice shall be deemed a denial.

- D. In the event that Engineer does not take action on a Claim within said 30 days, the Claim shall be deemed denied.
- E. Engineer's written action under Paragraph 10.05.C or denial pursuant to Paragraphs 10.05.C.3 or 10.05.D will be final and binding upon Owner and Contractor, unless Owner or Contractor invoke the dispute resolution procedure set forth in Article 16 within 30 days of such action or denial.
- F. No Claim for an adjustment in Contract Price or Contract Times will be valid if not submitted in accordance with this Paragraph 10.05.

ARTICLE 11 – COST OF THE WORK; ALLOWANCES; UNIT PRICE WORK

11.01 *Cost of the Work*

- A. *Costs Included:* The term Cost of the Work means the sum of all costs, except those excluded in Paragraph 11.01.B, necessarily incurred and paid by Contractor in the proper performance of the Work. When the value of any Work covered by a Change Order or when a Claim for an adjustment in Contract Price is determined on the basis of Cost of the Work, the costs to be reimbursed to Contractor will be only those additional or incremental costs required because of the change in the Work or because of the event giving rise to the Claim. Except as otherwise may be agreed to in writing by Owner, such costs shall be in amounts no higher than those prevailing in the locality of the Project, shall not include any of the costs itemized in Paragraph 11.01.B, and shall include only the following items:
 - 1. Payroll costs for employees in the direct employ of Contractor in the performance of the Work under schedules of job classifications agreed upon by Owner and Contractor. Such employees shall include, without limitation, superintendents, foremen, and other personnel employed full time on the Work. Payroll costs for employees not employed full time on the Work shall be apportioned on the basis of their time spent on the Work. Payroll costs shall include, but not be limited to, salaries and wages plus the cost of fringe benefits, which shall include social security contributions, unemployment, excise, and payroll taxes, workers' compensation, health and retirement benefits, bonuses, sick leave, vacation and holiday pay applicable thereto. The expenses of performing Work outside of regular working hours, on Saturday, Sunday, or legal holidays, shall be included in the above to the extent authorized by Owner.
 - 2. Cost of all materials and equipment furnished and incorporated in the Work, including costs of transportation and storage thereof, and Suppliers' field services required in connection therewith. All cash discounts shall accrue to Contractor unless Owner deposits funds with Contractor with which to make payments, in which case the cash discounts shall accrue to Owner. All trade discounts, rebates and refunds and returns from sale of surplus materials and equipment shall accrue to Owner, and Contractor shall make provisions so that they may be obtained.
 - 3. Payments made by Contractor to Subcontractors for Work performed by Subcontractors. If required by Owner, Contractor shall obtain competitive bids from subcontractors acceptable to Owner and Contractor and shall deliver such bids to Owner, who will then determine, with the advice of Engineer, which bids, if any, will be acceptable. If any subcontract provides that

the Subcontractor is to be paid on the basis of Cost of the Work plus a fee, the Subcontractor's Cost of the Work and fee shall be determined in the same manner as Contractor's Cost of the Work and fee as provided in this Paragraph 11.01.

4. Costs of special consultants (including but not limited to engineers, architects, testing laboratories, surveyors, attorneys, and accountants) employed for services specifically related to the Work.
5. Supplemental costs including the following:
 - a. The proportion of necessary transportation, travel, and subsistence expenses of Contractor's employees incurred in discharge of duties connected with the Work.
 - b. Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office, and temporary facilities at the Site, and hand tools not owned by the workers, which are consumed in the performance of the Work, and cost, less market value, of such items used but not consumed which remain the property of Contractor.
 - c. Rentals of all construction equipment and machinery, and the parts thereof whether rented from Contractor or others in accordance with rental agreements approved by Owner with the advice of Engineer, and the costs of transportation, loading, unloading, assembly, dismantling, and removal thereof. All such costs shall be in accordance with the terms of said rental agreements. The rental of any such equipment, machinery, or parts shall cease when the use thereof is no longer necessary for the Work.
 - d. Sales, consumer, use, and other similar taxes related to the Work, and for which Contractor is liable, as imposed by Laws and Regulations.
 - e. Deposits lost for causes other than negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, and royalty payments and fees for permits and licenses.
 - f. Losses and damages (and related expenses) caused by damage to the Work, not compensated by insurance or otherwise, sustained by Contractor in connection with the performance of the Work (except losses and damages within the deductible amounts of property insurance established in accordance with Paragraph 5.06.D), provided such losses and damages have resulted from causes other than the negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable. Such losses shall include settlements made with the written consent and approval of Owner. No such losses, damages, and expenses shall be included in the Cost of the Work for the purpose of determining Contractor's fee.
 - g. The cost of utilities, fuel, and sanitary facilities at the Site.

- h. Minor expenses such as telegrams, long distance telephone calls, telephone service at the Site, express and courier services, and similar petty cash items in connection with the Work.
- i. The costs of premiums for all bonds and insurance Contractor is required by the Contract Documents to purchase and maintain.

B. *Costs Excluded:* The term Cost of the Work shall not include any of the following items:

- 1. Payroll costs and other compensation of Contractor's officers, executives, principals (of partnerships and sole proprietorships), general managers, safety managers, engineers, architects, estimators, attorneys, auditors, accountants, purchasing and contracting agents, expeditors, timekeepers, clerks, and other personnel employed by Contractor, whether at the Site or in Contractor's principal or branch office for general administration of the Work and not specifically included in the agreed upon schedule of job classifications referred to in Paragraph 11.01.A.1 or specifically covered by Paragraph 11.01.A.4, all of which are to be considered administrative costs covered by the Contractor's fee.
- 2. Expenses of Contractor's principal and branch offices other than Contractor's office at the Site.
- 3. Any part of Contractor's capital expenses, including interest on Contractor's capital employed for the Work and charges against Contractor for delinquent payments.
- 4. Costs due to the negligence of Contractor, any Subcontractor, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable, including but not limited to, the correction of defective Work, disposal of materials or equipment wrongly supplied, and making good any damage to property.
- 5. Other overhead or general expense costs of any kind and the costs of any item not specifically and expressly included in Paragraphs 11.01.A.

C. *Contractor's Fee:* When all the Work is performed on the basis of cost-plus, Contractor's fee shall be determined as set forth in the Agreement. When the value of any Work covered by a Change Order or when a Claim for an adjustment in Contract Price is determined on the basis of Cost of the Work, Contractor's fee shall be determined as set forth in Paragraph 12.01.C.

D. *Documentation:* Whenever the Cost of the Work for any purpose is to be determined pursuant to Paragraphs 11.01.A and 11.01.B, Contractor will establish and maintain records thereof in accordance with generally accepted accounting practices and submit in a form acceptable to Engineer an itemized cost breakdown together with supporting data.

11.02 Allowances

- A. It is understood that Contractor has included in the Contract Price all allowances so named in the Contract Documents and shall cause the Work so covered to be performed for such sums and by such persons or entities as may be acceptable to Owner and Engineer.

B. *Cash Allowances:*

1. Contractor agrees that:
 - a. the cash allowances include the cost to Contractor (less any applicable trade discounts) of materials and equipment required by the allowances to be delivered at the Site, and all applicable taxes; and
 - b. Contractor's costs for unloading and handling on the Site, labor, installation, overhead, profit, and other expenses contemplated for the cash allowances have been included in the Contract Price and not in the allowances, and no demand for additional payment on account of any of the foregoing will be valid.

C. *Contingency Allowance:*

1. Contractor agrees that a contingency allowance, if any, is for the sole use of Owner to cover unanticipated costs.
- D. Prior to final payment, an appropriate Change Order will be issued as recommended by Engineer to reflect actual amounts due Contractor on account of Work covered by allowances, and the Contract Price shall be correspondingly adjusted.

11.03 *Unit Price Work*

- A. Where the Contract Documents provide that all or part of the Work is to be Unit Price Work, initially the Contract Price will be deemed to include for all Unit Price Work an amount equal to the sum of the unit price for each separately identified item of Unit Price Work times the estimated quantity of each item as indicated in the Agreement.
- B. The estimated quantities of items of Unit Price Work are not guaranteed and are solely for the purpose of comparison of Bids and determining an initial Contract Price. Determinations of the actual quantities and classifications of Unit Price Work performed by Contractor will be made by Engineer subject to the provisions of Paragraph 9.07.
- C. Each unit price will be deemed to include an amount considered by Contractor to be adequate to cover Contractor's overhead and profit for each separately identified item.
- D. Owner or Contractor may make a Claim for an adjustment in the Contract Price in accordance with Paragraph 10.05 if:
 1. the quantity of any item of Unit Price Work performed by Contractor differs materially and significantly from the estimated quantity of such item indicated in the Agreement; and
 2. there is no corresponding adjustment with respect to any other item of Work; and
 3. Contractor believes that Contractor is entitled to an increase in Contract Price as a result of having incurred additional expense or Owner believes that Owner is entitled to a decrease in

Contract Price and the parties are unable to agree as to the amount of any such increase or decrease.

ARTICLE 12 – CHANGE OF CONTRACT PRICE; CHANGE OF CONTRACT TIMES

12.01 *Change of Contract Price*

- A. The Contract Price may only be changed by a Change Order. Any Claim for an adjustment in the Contract Price shall be based on written notice submitted by the party making the Claim to the Engineer and the other party to the Contract in accordance with the provisions of Paragraph 10.05.
- B. The value of any Work covered by a Change Order or of any Claim for an adjustment in the Contract Price will be determined as follows:
 - 1. where the Work involved is covered by unit prices contained in the Contract Documents, by application of such unit prices to the quantities of the items involved (subject to the provisions of Paragraph 11.03); or
 - 2. where the Work involved is not covered by unit prices contained in the Contract Documents, by a mutually agreed lump sum (which may include an allowance for overhead and profit not necessarily in accordance with Paragraph 12.01.C.2); or
 - 3. where the Work involved is not covered by unit prices contained in the Contract Documents and agreement to a lump sum is not reached under Paragraph 12.01.B.2, on the basis of the Cost of the Work (determined as provided in Paragraph 11.01) plus a Contractor's fee for overhead and profit (determined as provided in Paragraph 12.01.C).
- C. *Contractor's Fee:* The Contractor's fee for overhead and profit shall be determined as follows:
 - 1. a mutually acceptable fixed fee; or
 - 2. if a fixed fee is not agreed upon, then a fee based on the following percentages of the various portions of the Cost of the Work:
 - a. for costs incurred under Paragraphs 11.01.A.1 and 11.01.A.2, the Contractor's fee shall be 15 percent;
 - b. for costs incurred under Paragraph 11.01.A.3, the Contractor's fee shall be five percent;
 - c. where one or more tiers of subcontracts are on the basis of Cost of the Work plus a fee and no fixed fee is agreed upon, the intent of Paragraphs 12.01.C.2.a and 12.01.C.2.b is that the Subcontractor who actually performs the Work, at whatever tier, will be paid a fee of 15 percent of the costs incurred by such Subcontractor under Paragraphs 11.01.A.1 and 11.01.A.2 and that any higher tier Subcontractor and Contractor will each be paid a fee of five percent of the amount paid to the next lower tier Subcontractor;
 - d. no fee shall be payable on the basis of costs itemized under Paragraphs 11.01.A.4, 11.01.A.5, and 11.01.B;

- e. the amount of credit to be allowed by Contractor to Owner for any change which results in a net decrease in cost will be the amount of the actual net decrease in cost plus a deduction in Contractor's fee by an amount equal to five percent of such net decrease; and
- f. when both additions and credits are involved in any one change, the adjustment in Contractor's fee shall be computed on the basis of the net change in accordance with Paragraphs 12.01.C.2.a through 12.01.C.2.e, inclusive.

12.02 *Change of Contract Times*

- A. The Contract Times may only be changed by a Change Order. Any Claim for an adjustment in the Contract Times shall be based on written notice submitted by the party making the Claim to the Engineer and the other party to the Contract in accordance with the provisions of Paragraph 10.05.
- B. Any adjustment of the Contract Times covered by a Change Order or any Claim for an adjustment in the Contract Times will be determined in accordance with the provisions of this Article 12.

12.03 *Delays*

- A. Where Contractor is prevented from completing any part of the Work within the Contract Times due to delay beyond the control of Contractor, the Contract Times will be extended in an amount equal to the time lost due to such delay if a Claim is made therefor as provided in Paragraph 12.02.A. Delays beyond the control of Contractor shall include, but not be limited to, acts or neglect by Owner, acts or neglect of utility owners or other contractors performing other work as contemplated by Article 7, fires, floods, epidemics, abnormal weather conditions, or acts of God.
- B. If Owner, Engineer, or other contractors or utility owners performing other work for Owner as contemplated by Article 7, or anyone for whom Owner is responsible, delays, disrupts, or interferes with the performance or progress of the Work, then Contractor shall be entitled to an equitable adjustment in the Contract Price or the Contract Times, or both. Contractor's entitlement to an adjustment of the Contract Times is conditioned on such adjustment being essential to Contractor's ability to complete the Work within the Contract Times.
- C. If Contractor is delayed in the performance or progress of the Work by fire, flood, epidemic, abnormal weather conditions, acts of God, acts or failures to act of utility owners not under the control of Owner, or other causes not the fault of and beyond control of Owner and Contractor, then Contractor shall be entitled to an equitable adjustment in Contract Times, if such adjustment is essential to Contractor's ability to complete the Work within the Contract Times. Such an adjustment shall be Contractor's sole and exclusive remedy for the delays described in this Paragraph 12.03.C.
- D. Owner, Engineer, and their officers, directors, members, partners, employees, agents, consultants, or subcontractors shall not be liable to Contractor for any claims, costs, losses, or damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) sustained by Contractor on or in connection with any other project or anticipated project.

- E. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for delays within the control of Contractor. Delays attributable to and within the control of a Subcontractor or Supplier shall be deemed to be delays within the control of Contractor.

ARTICLE 13 – TESTS AND INSPECTIONS; CORRECTION, REMOVAL OR ACCEPTANCE OF DEFECTIVE WORK

13.01 Notice of Defects

- A. Prompt notice of all defective Work of which Owner or Engineer has actual knowledge will be given to Contractor. Defective Work may be rejected, corrected, or accepted as provided in this Article 13.

13.02 Access to Work

- A. Owner, Engineer, their consultants and other representatives and personnel of Owner, independent testing laboratories, and governmental agencies with jurisdictional interests will have access to the Site and the Work at reasonable times for their observation, inspection, and testing. Contractor shall provide them proper and safe conditions for such access and advise them of Contractor's safety procedures and programs so that they may comply therewith as applicable.

13.03 Tests and Inspections

- A. Contractor shall give Engineer timely notice of readiness of the Work for all required inspections, tests, or approvals and shall cooperate with inspection and testing personnel to facilitate required inspections or tests.
- B. Owner shall employ and pay for the services of an independent testing laboratory to perform all inspections, tests, or approvals required by the Contract Documents except:
1. for inspections, tests, or approvals covered by Paragraphs 13.03.C and 13.03.D below;
 2. that costs incurred in connection with tests or inspections conducted pursuant to Paragraph 13.04.B shall be paid as provided in Paragraph 13.04.C; and
 3. as otherwise specifically provided in the Contract Documents.
- C. If Laws or Regulations of any public body having jurisdiction require any Work (or part thereof) specifically to be inspected, tested, or approved by an employee or other representative of such public body, Contractor shall assume full responsibility for arranging and obtaining such inspections, tests, or approvals, pay all costs in connection therewith, and furnish Engineer the required certificates of inspection or approval.
- D. Contractor shall be responsible for arranging and obtaining and shall pay all costs in connection with any inspections, tests, or approvals required for Owner's and Engineer's acceptance of materials or equipment to be incorporated in the Work; or acceptance of materials, mix designs, or equipment submitted for approval prior to Contractor's purchase thereof for incorporation in

the Work. Such inspections, tests, or approvals shall be performed by organizations acceptable to Owner and Engineer.

- E. If any Work (or the work of others) that is to be inspected, tested, or approved is covered by Contractor without written concurrence of Engineer, Contractor shall, if requested by Engineer, uncover such Work for observation.
- F. Uncovering Work as provided in Paragraph 13.03.E shall be at Contractor's expense unless Contractor has given Engineer timely notice of Contractor's intention to cover the same and Engineer has not acted with reasonable promptness in response to such notice.

13.04 *Uncovering Work*

- A. If any Work is covered contrary to the written request of Engineer, it must, if requested by Engineer, be uncovered for Engineer's observation and replaced at Contractor's expense.
- B. If Engineer considers it necessary or advisable that covered Work be observed by Engineer or inspected or tested by others, Contractor, at Engineer's request, shall uncover, expose, or otherwise make available for observation, inspection, or testing as Engineer may require, that portion of the Work in question, furnishing all necessary labor, material, and equipment.
- C. If it is found that the uncovered Work is defective, Contractor shall pay all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such uncovering, exposure, observation, inspection, and testing, and of satisfactory replacement or reconstruction (including but not limited to all costs of repair or replacement of work of others); and Owner shall be entitled to an appropriate decrease in the Contract Price. If the parties are unable to agree as to the amount thereof, Owner may make a Claim therefor as provided in Paragraph 10.05.
- D. If the uncovered Work is not found to be defective, Contractor shall be allowed an increase in the Contract Price or an extension of the Contract Times, or both, directly attributable to such uncovering, exposure, observation, inspection, testing, replacement, and reconstruction. If the parties are unable to agree as to the amount or extent thereof, Contractor may make a Claim therefor as provided in Paragraph 10.05.

13.05 *Owner May Stop the Work*

- A. If the Work is defective, or Contractor fails to supply sufficient skilled workers or suitable materials or equipment, or fails to perform the Work in such a way that the completed Work will conform to the Contract Documents, Owner may order Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, this right of Owner to stop the Work shall not give rise to any duty on the part of Owner to exercise this right for the benefit of Contractor, any Subcontractor, any Supplier, any other individual or entity, or any surety for, or employee or agent of any of them.

13.06 *Correction or Removal of Defective Work*

- A. Promptly after receipt of written notice, Contractor shall correct all defective Work, whether or not fabricated, installed, or completed, or, if the Work has been rejected by Engineer, remove it from the Project and replace it with Work that is not defective. Contractor shall pay all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such correction or removal (including but not limited to all costs of repair or replacement of work of others).
- B. When correcting defective Work under the terms of this Paragraph 13.06 or Paragraph 13.07, Contractor shall take no action that would void or otherwise impair Owner's special warranty and guarantee, if any, on said Work.

13.07 *Correction Period*

- A. If within one year after the date of Substantial Completion (or such longer period of time as may be prescribed by the terms of any applicable special guarantee required by the Contract Documents) or by any specific provision of the Contract Documents, any Work is found to be defective, or if the repair of any damages to the land or areas made available for Contractor's use by Owner or permitted by Laws and Regulations as contemplated in Paragraph 6.11.A is found to be defective, Contractor shall promptly, without cost to Owner and in accordance with Owner's written instructions:
 - 1. repair such defective land or areas; or
 - 2. correct such defective Work; or
 - 3. if the defective Work has been rejected by Owner, remove it from the Project and replace it with Work that is not defective, and
 - 4. satisfactorily correct or repair or remove and replace any damage to other Work, to the work of others or other land or areas resulting therefrom.
- B. If Contractor does not promptly comply with the terms of Owner's written instructions, or in an emergency where delay would cause serious risk of loss or damage, Owner may have the defective Work corrected or repaired or may have the rejected Work removed and replaced. All claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such correction or repair or such removal and replacement (including but not limited to all costs of repair or replacement of work of others) will be paid by Contractor.
- C. In special circumstances where a particular item of equipment is placed in continuous service before Substantial Completion of all the Work, the correction period for that item may start to run from an earlier date if so provided in the Specifications.
- D. Where defective Work (and damage to other Work resulting therefrom) has been corrected or removed and replaced under this Paragraph 13.07, the correction period hereunder with respect to

such Work will be extended for an additional period of one year after such correction or removal and replacement has been satisfactorily completed.

- E. Contractor's obligations under this Paragraph 13.07 are in addition to any other obligation or warranty. The provisions of this Paragraph 13.07 shall not be construed as a substitute for, or a waiver of, the provisions of any applicable statute of limitation or repose.

13.08 *Acceptance of Defective Work*

- A. If, instead of requiring correction or removal and replacement of defective Work, Owner (and, prior to Engineer's recommendation of final payment, Engineer) prefers to accept it, Owner may do so. Contractor shall pay all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) attributable to Owner's evaluation of and determination to accept such defective Work (such costs to be approved by Engineer as to reasonableness) and for the diminished value of the Work to the extent not otherwise paid by Contractor pursuant to this sentence. If any such acceptance occurs prior to Engineer's recommendation of final payment, a Change Order will be issued incorporating the necessary revisions in the Contract Documents with respect to the Work, and Owner shall be entitled to an appropriate decrease in the Contract Price, reflecting the diminished value of Work so accepted. If the parties are unable to agree as to the amount thereof, Owner may make a Claim therefor as provided in Paragraph 10.05. If the acceptance occurs after such recommendation, an appropriate amount will be paid by Contractor to Owner.

13.09 *Owner May Correct Defective Work*

- A. If Contractor fails within a reasonable time after written notice from Engineer to correct defective Work, or to remove and replace rejected Work as required by Engineer in accordance with Paragraph 13.06.A, or if Contractor fails to perform the Work in accordance with the Contract Documents, or if Contractor fails to comply with any other provision of the Contract Documents, Owner may, after seven days written notice to Contractor, correct, or remedy any such deficiency.
- B. In exercising the rights and remedies under this Paragraph 13.09, Owner shall proceed expeditiously. In connection with such corrective or remedial action, Owner may exclude Contractor from all or part of the Site, take possession of all or part of the Work and suspend Contractor's services related thereto, take possession of Contractor's tools, appliances, construction equipment and machinery at the Site, and incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere. Contractor shall allow Owner, Owner's representatives, agents and employees, Owner's other contractors, and Engineer and Engineer's consultants access to the Site to enable Owner to exercise the rights and remedies under this Paragraph.
- C. All claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) incurred or sustained by Owner in exercising the rights and remedies under this Paragraph 13.09 will be charged against Contractor, and a Change Order will be issued incorporating the necessary revisions in the Contract Documents with respect to the Work; and

Owner shall be entitled to an appropriate decrease in the Contract Price. If the parties are unable to agree as to the amount of the adjustment, Owner may make a Claim therefor as provided in Paragraph 10.05. Such claims, costs, losses and damages will include but not be limited to all costs of repair, or replacement of work of others destroyed or damaged by correction, removal, or replacement of Contractor's defective Work.

- D. Contractor shall not be allowed an extension of the Contract Times because of any delay in the performance of the Work attributable to the exercise by Owner of Owner's rights and remedies under this Paragraph 13.09.

ARTICLE 14 – PAYMENTS TO CONTRACTOR AND COMPLETION

14.01 Schedule of Values

- A. The Schedule of Values established as provided in Paragraph 2.07.A will serve as the basis for progress payments and will be incorporated into a form of Application for Payment acceptable to Engineer. Progress payments on account of Unit Price Work will be based on the number of units completed.

14.02 Progress Payments

A. Applications for Payments:

1. At least 20 days before the date established in the Agreement for each progress payment (but not more often than once a month), Contractor shall submit to Engineer for review an Application for Payment filled out and signed by Contractor covering the Work completed as of the date of the Application and accompanied by such supporting documentation as is required by the Contract Documents. If payment is requested on the basis of materials and equipment not incorporated in the Work but delivered and suitably stored at the Site or at another location agreed to in writing, the Application for Payment shall also be accompanied by a bill of sale, invoice, or other documentation warranting that Owner has received the materials and equipment free and clear of all Liens and evidence that the materials and equipment are covered by appropriate property insurance or other arrangements to protect Owner's interest therein, all of which must be satisfactory to Owner.
2. Beginning with the second Application for Payment, each Application shall include an affidavit of Contractor stating that all previous progress payments received on account of the Work have been applied on account to discharge Contractor's legitimate obligations associated with prior Applications for Payment.
3. The amount of retainage with respect to progress payments will be as stipulated in the Agreement.

B. Review of Applications:

1. Engineer will, within 10 days after receipt of each Application for Payment, either indicate in writing a recommendation of payment and present the Application to Owner or return the

Application to Contractor indicating in writing Engineer's reasons for refusing to recommend payment. In the latter case, Contractor may make the necessary corrections and resubmit the Application.

2. Engineer's recommendation of any payment requested in an Application for Payment will constitute a representation by Engineer to Owner, based on Engineer's observations of the executed Work as an experienced and qualified design professional, and on Engineer's review of the Application for Payment and the accompanying data and schedules, that to the best of Engineer's knowledge, information and belief:
 - a. the Work has progressed to the point indicated;
 - b. the quality of the Work is generally in accordance with the Contract Documents (subject to an evaluation of the Work as a functioning whole prior to or upon Substantial Completion, the results of any subsequent tests called for in the Contract Documents, a final determination of quantities and classifications for Unit Price Work under Paragraph 9.07, and any other qualifications stated in the recommendation); and
 - c. the conditions precedent to Contractor's being entitled to such payment appear to have been fulfilled in so far as it is Engineer's responsibility to observe the Work.
3. By recommending any such payment Engineer will not thereby be deemed to have represented that:
 - a. inspections made to check the quality or the quantity of the Work as it has been performed have been exhaustive, extended to every aspect of the Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in the Contract Documents; or
 - b. there may not be other matters or issues between the parties that might entitle Contractor to be paid additionally by Owner or entitle Owner to withhold payment to Contractor.
4. Neither Engineer's review of Contractor's Work for the purposes of recommending payments nor Engineer's recommendation of any payment, including final payment, will impose responsibility on Engineer:
 - a. to supervise, direct, or control the Work, or
 - b. for the means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or
 - c. for Contractor's failure to comply with Laws and Regulations applicable to Contractor's performance of the Work, or
 - d. to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, or

- e. to determine that title to any of the Work, materials, or equipment has passed to Owner free and clear of any Liens.
- 5. Engineer may refuse to recommend the whole or any part of any payment if, in Engineer's opinion, it would be incorrect to make the representations to Owner stated in Paragraph 14.02.B.2. Engineer may also refuse to recommend any such payment or, because of subsequently discovered evidence or the results of subsequent inspections or tests, revise or revoke any such payment recommendation previously made, to such extent as may be necessary in Engineer's opinion to protect Owner from loss because:
 - a. the Work is defective, or completed Work has been damaged, requiring correction or replacement;
 - b. the Contract Price has been reduced by Change Orders;
 - c. Owner has been required to correct defective Work or complete Work in accordance with Paragraph 13.09; or
 - d. Engineer has actual knowledge of the occurrence of any of the events enumerated in Paragraph 15.02.A.

C. Payment Becomes Due:

- 1. ~~Ten~~ *Thirty* days after presentation of the Application for Payment to Owner with Engineer's recommendation, the amount recommended will (subject to the provisions of Paragraph 14.02.D) become due, and when due will be paid by Owner to Contractor.

D. Reduction in Payment:

- 1. Owner may refuse to make payment of the full amount recommended by Engineer because:
 - a. claims have been made against Owner on account of Contractor's performance or furnishing of the Work;
 - b. Liens have been filed in connection with the Work, except where Contractor has delivered a specific bond satisfactory to Owner to secure the satisfaction and discharge of such Liens;
 - c. there are other items entitling Owner to a set-off against the amount recommended; or
 - d. Owner has actual knowledge of the occurrence of any of the events enumerated in Paragraphs 14.02.B.5.a through 14.02.B.5.c or Paragraph 15.02.A.
- 2. If Owner refuses to make payment of the full amount recommended by Engineer, Owner will give Contractor immediate written notice (with a copy to Engineer) stating the reasons for such action and promptly pay Contractor any amount remaining after deduction of the amount so withheld. Owner shall promptly pay Contractor the amount so withheld, or any adjustment thereto agreed to by Owner and Contractor, when Contractor remedies the reasons for such action.

3. Upon a subsequent determination that Owner's refusal of payment was not justified, the amount wrongfully withheld shall be treated as an amount due as determined by Paragraph 14.02.C.1 and subject to interest as provided in the Agreement.

14.03 *Contractor's Warranty of Title*

- A. Contractor warrants and guarantees that title to all Work, materials, and equipment covered by any Application for Payment, whether incorporated in the Project or not, will pass to Owner no later than the time of payment free and clear of all Liens.

14.04 *Substantial Completion*

- A. When Contractor considers the entire Work ready for its intended use Contractor shall notify Owner and Engineer in writing that the entire Work is substantially complete (except for items specifically listed by Contractor as incomplete) and request that Engineer issue a certificate of Substantial Completion.
- B. Promptly after Contractor's notification, Owner, Contractor, and Engineer shall make an inspection of the Work to determine the status of completion. If Engineer does not consider the Work substantially complete, Engineer will notify Contractor in writing giving the reasons therefor.
- C. If Engineer considers the Work substantially complete, Engineer will deliver to Owner a tentative certificate of Substantial Completion which shall fix the date of Substantial Completion. There shall be attached to the certificate a tentative list of items to be completed or corrected before final payment. Owner shall have seven days after receipt of the tentative certificate during which to make written objection to Engineer as to any provisions of the certificate or attached list. If, after considering such objections, Engineer concludes that the Work is not substantially complete, Engineer will, within 14 days after submission of the tentative certificate to Owner, notify Contractor in writing, stating the reasons therefor. If, after consideration of Owner's objections, Engineer considers the Work substantially complete, Engineer will, within said 14 days, execute and deliver to Owner and Contractor a definitive certificate of Substantial Completion (with a revised tentative list of items to be completed or corrected) reflecting such changes from the tentative certificate as Engineer believes justified after consideration of any objections from Owner.
- D. At the time of delivery of the tentative certificate of Substantial Completion, Engineer will deliver to Owner and Contractor a written recommendation as to division of responsibilities pending final payment between Owner and Contractor with respect to security, operation, safety, and protection of the Work, maintenance, heat, utilities, insurance, and warranties and guarantees. Unless Owner and Contractor agree otherwise in writing and so inform Engineer in writing prior to Engineer's issuing the definitive certificate of Substantial Completion, Engineer's aforesaid recommendation will be binding on Owner and Contractor until final payment.
- E. Owner shall have the right to exclude Contractor from the Site after the date of Substantial Completion subject to allowing Contractor reasonable access to remove its property and complete or correct items on the tentative list.

14.05 *Partial Utilization*

- A. Prior to Substantial Completion of all the Work, Owner may use or occupy any substantially completed part of the Work which has specifically been identified in the Contract Documents, or which Owner, Engineer, and Contractor agree constitutes a separately functioning and usable part of the Work that can be used by Owner for its intended purpose without significant interference with Contractor's performance of the remainder of the Work, subject to the following conditions:
1. Owner at any time may request Contractor in writing to permit Owner to use or occupy any such part of the Work which Owner believes to be ready for its intended use and substantially complete. If and when Contractor agrees that such part of the Work is substantially complete, Contractor, Owner, and Engineer will follow the procedures of Paragraph 14.04.A through D for that part of the Work.
 2. Contractor at any time may notify Owner and Engineer in writing that Contractor considers any such part of the Work ready for its intended use and substantially complete and request Engineer to issue a certificate of Substantial Completion for that part of the Work.
 3. Within a reasonable time after either such request, Owner, Contractor, and Engineer shall make an inspection of that part of the Work to determine its status of completion. If Engineer does not consider that part of the Work to be substantially complete, Engineer will notify Owner and Contractor in writing giving the reasons therefor. If Engineer considers that part of the Work to be substantially complete, the provisions of Paragraph 14.04 will apply with respect to certification of Substantial Completion of that part of the Work and the division of responsibility in respect thereof and access thereto.
 4. No use or occupancy or separate operation of part of the Work may occur prior to compliance with the requirements of Paragraph 5.10 regarding property insurance.

14.06 *Final Inspection*

- A. Upon written notice from Contractor that the entire Work or an agreed portion thereof is complete, Engineer will promptly make a final inspection with Owner and Contractor and will notify Contractor in writing of all particulars in which this inspection reveals that the Work is incomplete or defective. Contractor shall immediately take such measures as are necessary to complete such Work or remedy such deficiencies.

14.07 *Final Payment*

A. *Application for Payment:*

1. After Contractor has, in the opinion of Engineer, satisfactorily completed all corrections identified during the final inspection and has delivered, in accordance with the Contract Documents, all maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance, certificates of inspection, marked-up record documents (as provided in Paragraph 6.12), and other documents, Contractor may make application for final payment following the procedure for progress payments.

2. The final Application for Payment shall be accompanied (except as previously delivered) by:
 - a. all documentation called for in the Contract Documents, including but not limited to the evidence of insurance required by Paragraph 5.04.B.6;
 - b. consent of the surety, if any, to final payment;
 - c. a list of all Claims against Owner that Contractor believes are unsettled; and
 - d. complete and legally effective releases or waivers (satisfactory to Owner) of all Lien rights arising out of or Liens filed in connection with the Work.
3. In lieu of the releases or waivers of Liens specified in Paragraph 14.07.A.2 and as approved by Owner, Contractor may furnish receipts or releases in full and an affidavit of Contractor that: (i) the releases and receipts include all labor, services, material, and equipment for which a Lien could be filed; and (ii) all payrolls, material and equipment bills, and other indebtedness connected with the Work for which Owner might in any way be responsible, or which might in any way result in liens or other burdens on Owner's property, have been paid or otherwise satisfied. If any Subcontractor or Supplier fails to furnish such a release or receipt in full, Contractor may furnish a bond or other collateral satisfactory to Owner to indemnify Owner against any Lien.

B. Engineer's Review of Application and Acceptance:

1. If, on the basis of Engineer's observation of the Work during construction and final inspection, and Engineer's review of the final Application for Payment and accompanying documentation as required by the Contract Documents, Engineer is satisfied that the Work has been completed and Contractor's other obligations under the Contract Documents have been fulfilled, Engineer will, within ten days after receipt of the final Application for Payment, indicate in writing Engineer's recommendation of payment and present the Application for Payment to Owner for payment. At the same time Engineer will also give written notice to Owner and Contractor that the Work is acceptable subject to the provisions of Paragraph 14.09. Otherwise, Engineer will return the Application for Payment to Contractor, indicating in writing the reasons for refusing to recommend final payment, in which case Contractor shall make the necessary corrections and resubmit the Application for Payment.

C. Payment Becomes Due:

1. Thirty days after the presentation to Owner of the Application for Payment and accompanying documentation, the amount recommended by Engineer, less any sum Owner is entitled to set off against Engineer's recommendation, including but not limited to liquidated damages, will become due and will be paid by Owner to Contractor.

14.08 Final Completion Delayed

- A. If, through no fault of Contractor, final completion of the Work is significantly delayed, and if Engineer so confirms, Owner shall, upon receipt of Contractor's final Application for Payment

(for Work fully completed and accepted) and recommendation of Engineer, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed and accepted. If the remaining balance to be held by Owner for Work not fully completed or corrected is less than the retainage stipulated in the Agreement, and if bonds have been furnished as required in Paragraph 5.01, the written consent of the surety to the payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by Contractor to Engineer with the Application for such payment. Such payment shall be made under the terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

14.09 *Waiver of Claims*

A. The making and acceptance of final payment will constitute:

1. a waiver of all Claims by Owner against Contractor, except Claims arising from unsettled Liens, from defective Work appearing after final inspection pursuant to Paragraph 14.06, from failure to comply with the Contract Documents or the terms of any special guarantees specified therein, or from Contractor's continuing obligations under the Contract Documents; and
2. a waiver of all Claims by Contractor against Owner other than those previously made in accordance with the requirements herein and expressly acknowledged by Owner in writing as still unsettled.

ARTICLE 15 – SUSPENSION OF WORK AND TERMINATION

15.01 *Owner May Suspend Work*

A. At any time and without cause, Owner may suspend the Work or any portion thereof for a period of not more than 90 consecutive days by notice in writing to Contractor and Engineer which will fix the date on which Work will be resumed. Contractor shall resume the Work on the date so fixed. Contractor shall be granted an adjustment in the Contract Price or an extension of the Contract Times, or both, directly attributable to any such suspension if Contractor makes a Claim therefor as provided in Paragraph 10.05.

15.02 *Owner May Terminate for Cause*

A. The occurrence of any one or more of the following events will justify termination for cause:

1. Contractor's persistent failure to perform the Work in accordance with the Contract Documents (including, but not limited to, failure to supply sufficient skilled workers or suitable materials or equipment or failure to adhere to the Progress Schedule established under Paragraph 2.07 as adjusted from time to time pursuant to Paragraph 6.04);
2. Contractor's disregard of Laws or Regulations of any public body having jurisdiction;
3. Contractor's repeated disregard of the authority of Engineer; or

4. Contractor's violation in any substantial way of any provisions of the Contract Documents.
- B. If one or more of the events identified in Paragraph 15.02.A occur, Owner may, after giving Contractor (and surety) seven days written notice of its intent to terminate the services of Contractor:
 1. exclude Contractor from the Site, and take possession of the Work and of all Contractor's tools, appliances, construction equipment, and machinery at the Site, and use the same to the full extent they could be used by Contractor (without liability to Contractor for trespass or conversion);
 2. incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere; and
 3. complete the Work as Owner may deem expedient.
 - C. If Owner proceeds as provided in Paragraph 15.02.B, Contractor shall not be entitled to receive any further payment until the Work is completed. If the unpaid balance of the Contract Price exceeds all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) sustained by Owner arising out of or relating to completing the Work, such excess will be paid to Contractor. If such claims, costs, losses, and damages exceed such unpaid balance, Contractor shall pay the difference to Owner. Such claims, costs, losses, and damages incurred by Owner will be reviewed by Engineer as to their reasonableness and, when so approved by Engineer, incorporated in a Change Order. When exercising any rights or remedies under this Paragraph, Owner shall not be required to obtain the lowest price for the Work performed.
 - D. Notwithstanding Paragraphs 15.02.B and 15.02.C, Contractor's services will not be terminated if Contractor begins within seven days of receipt of notice of intent to terminate to correct its failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of said notice.
 - E. Where Contractor's services have been so terminated by Owner, the termination will not affect any rights or remedies of Owner against Contractor then existing or which may thereafter accrue. Any retention or payment of moneys due Contractor by Owner will not release Contractor from liability.
 - F. If and to the extent that Contractor has provided a performance bond under the provisions of Paragraph 5.01.A, the termination procedures of that bond shall supersede the provisions of Paragraphs 15.02.B and 15.02.C.

15.03 *Owner May Terminate For Convenience*

- A. Upon seven days written notice to Contractor and Engineer, Owner may, without cause and without prejudice to any other right or remedy of Owner, terminate the Contract. In such case, Contractor shall be paid for (without duplication of any items):

1. completed and acceptable Work executed in accordance with the Contract Documents prior to the effective date of termination, including fair and reasonable sums for overhead and profit on such Work;
 2. expenses sustained prior to the effective date of termination in performing services and furnishing labor, materials, or equipment as required by the Contract Documents in connection with uncompleted Work, plus fair and reasonable sums for overhead and profit on such expenses;
 3. all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) incurred in settlement of terminated contracts with Subcontractors, Suppliers, and others; and
 4. reasonable expenses directly attributable to termination.
- B. Contractor shall not be paid on account of loss of anticipated profits or revenue or other economic loss arising out of or resulting from such termination.

15.04 *Contractor May Stop Work or Terminate*

- A. If, through no act or fault of Contractor, (i) the Work is suspended for more than 90 consecutive days by Owner or under an order of court or other public authority, or (ii) Engineer fails to act on any Application for Payment within 30 days after it is submitted, or (iii) Owner fails for 30 days to pay Contractor any sum finally determined to be due, then Contractor may, upon seven days written notice to Owner and Engineer, and provided Owner or Engineer do not remedy such suspension or failure within that time, terminate the Contract and recover from Owner payment on the same terms as provided in Paragraph 15.03.
- B. In lieu of terminating the Contract and without prejudice to any other right or remedy, if Engineer has failed to act on an Application for Payment within 30 days after it is submitted, or Owner has failed for 30 days to pay Contractor any sum finally determined to be due, Contractor may, seven days after written notice to Owner and Engineer, stop the Work until payment is made of all such amounts due Contractor, including interest thereon. The provisions of this Paragraph 15.04 are not intended to preclude Contractor from making a Claim under Paragraph 10.05 for an adjustment in Contract Price or Contract Times or otherwise for expenses or damage directly attributable to Contractor's stopping the Work as permitted by this Paragraph.

ARTICLE 16 – DISPUTE RESOLUTION

16.01 *Methods and Procedures*

- A. Either Owner or Contractor may request mediation of any Claim submitted to Engineer for a decision under Paragraph 10.05 before such decision becomes final and binding. The mediation will be governed by the Construction Industry Mediation Rules of the American Arbitration Association in effect as of the Effective Date of the Agreement. The request for mediation shall

be submitted in writing to the American Arbitration Association and the other party to the Contract. Timely submission of the request shall stay the effect of Paragraph 10.05.E.

- B. Owner and Contractor shall participate in the mediation process in good faith. The process shall be concluded within 60 days of filing of the request. The date of termination of the mediation shall be determined by application of the mediation rules referenced above.
- C. If the Claim is not resolved by mediation, Engineer's action under Paragraph 10.05.C or a denial pursuant to Paragraphs 10.05.C.3 or 10.05.D shall become final and binding 30 days after termination of the mediation unless, within that time period, Owner or Contractor:
 - 1. elects in writing to invoke any dispute resolution process provided for in the Supplementary Conditions; or
 - 2. agrees with the other party to submit the Claim to another dispute resolution process; or
 - 3. gives written notice to the other party of the intent to submit the Claim to a court of competent jurisdiction.

ARTICLE 17 – MISCELLANEOUS

17.01 *Giving Notice*

- A. Whenever any provision of the Contract Documents requires the giving of written notice, it will be deemed to have been validly given if:
 - 1. delivered in person to the individual or to a member of the firm or to an officer of the corporation for whom it is intended; or
 - 2. delivered at or sent by registered or certified mail, postage prepaid, to the last business address known to the giver of the notice.

17.02 *Computation of Times*

- A. When any period of time is referred to in the Contract Documents by days, it will be computed to exclude the first and include the last day of such period. If the last day of any such period falls on a Saturday or Sunday or on a day made a legal holiday by the law of the applicable jurisdiction, such day will be omitted from the computation.

17.03 *Cumulative Remedies*

- A. The duties and obligations imposed by these General Conditions and the rights and remedies available hereunder to the parties hereto are in addition to, and are not to be construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by Laws or Regulations, by special warranty or guarantee, or by other provisions of the Contract Documents. The provisions of this Paragraph will be as effective as if repeated specifically in the Contract Documents in connection with each particular duty, obligation, right, and remedy to which they apply.

17.04 *Survival of Obligations*

- A. All representations, indemnifications, warranties, and guarantees made in, required by, or given in accordance with the Contract Documents, as well as all continuing obligations indicated in the Contract Documents, will survive final payment, completion, and acceptance of the Work or termination or completion of the Contract or termination of the services of Contractor.

17.05 *Controlling Law*

- A. This Contract is to be governed by the law of the state in which the Project is located.

17.06 *Headings*

- A. Article and paragraph headings are inserted for convenience only and do not constitute parts of these General Conditions.

END OF SECTION

SECTION 00800
SUPPLEMENTARY CONDITIONS
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SECTION 00800
SUPPLEMENTARY CONDITIONS

These Supplementary Conditions amend or supplement the Standard General Conditions of the Construction Contract and other provisions of the Contract Documents as indicated below. All provisions which are not so amended or supplemented remain in full force and effect.

PART 1. TERMS

- 1.1 The terms used in these Supplementary Conditions which are defined in the Standard General Conditions of the Construction Contract have the meanings assigned to them in the General Conditions.

PART 2. SCOPE OF THE WORK

- 2.1 Bidder agrees to furnish all materials and equipment and to perform all labor necessary to construct a new pole barn and fully enclose an existing pole barn as shown in drawings and as specified herein including but not limited to mobilization/demobilization, bonds, insurance, clearing and grubbing, grading, earthwork, pre-engineered metal buildings, electrical, mechanical, piping, valves, painting, soil erosion and sediment control, and all other work and appurtenances necessary for completion of the work as shown on the Drawings and as specified in the Contract Documents.

PART 3. CONSTRUCTION DRAWINGS

- 3.1 The Work shall conform to the construction drawings titled: Wastewater Treatment Plant Pole Barn for the City of Stockbridge, GA dated July 2022 prepared by Carter & Sloope, Inc.

PART 4. COMMENCEMENT AND COMPLETION OF WORK

- 4.1 The Contractor shall commence work within 10 days after Notice to Proceed is issued. All work shall be completed within the contract times as defined in Article 4.02 of the Agreement.
- 4.2 If the Contractor fails to prosecute the work with such diligence as will insure the completion of each portion of the work within the time shown on the above schedule, plus any extensions made in accordance with Article 12 of the General Conditions; and, if the Owner does not exercise his reservations as set forth in Article 13, the Contractor shall continue the work in which event liquidated damages for the delay will be impossible to determine. In lieu thereof, liquidated damages in the amount of \$ **500.00** per each day of delay of the work until the work is completed.

PART 5. SUBSTITUTIONS OR "OR EQUAL"

- 5.1 Substitutes may be offered in lieu of the major equipment manufacturers listed in the Technical Specifications. Submittals on "Or Equal" substitutes must be received by the Engineer within 48 hours after the Bid Opening.

- A. Submittals for each type of equipment proposed shall include illustrative drawings; specifications, descriptive brochures, installation lists, weights, metal thickness of principal components; drive arrangements; torques; power requirements; performance curves; installation requirements; availability of spare parts; local service capability and other items necessary for the Engineers to determine that the intent of these Specifications is to be met.
- B. The price bid for substitute equipment shall not be used in the base bid but shall be bid as a deductible or additive alternate and listed on the forms provided in the Proposal.
- C. Unless otherwise waived by the Owner, a five (5) year warranty shall be required on all substitute equipment/materials/systems in the form of a bond or other equivalent surety. Such warranty/surety shall be in the amount of the Contractor's purchase order, including installation and service for the substitute. Should the substitute fail to perform satisfactorily, either in mechanical integrity or in performance, the Owner can require modification or replacement or if the supplier/manufacturer fails to remedy the defects/performance the Owner may use any or all of the bond/surety to modify or replace the system or portions thereof including modifications to another process.
- D. The Contractor shall be responsible for the substitute supplier/manufacturer's action and performance until satisfactory performance is obtained and thereafter during the one (1) year warranty period as specified in the Contract Documents. After this to cover the remaining period of the two (2) years, the Owner can take action on the system supplier's bond/surety. The bond/surety must be tended prior to approval of the substitute.
- E. The Owner reserves the right to accept or reject any and all substitutes that may be offered.
- F. The contract will be awarded on the basis of the lowest qualified base bid including any substitute selected by the Owner.
- G. The adjustment in price bid for the substitute equipment shall include the cost of all re-design, the cost of structural, mechanical and electrical changes when the considered item will not fit the design, as determined by the Engineer.

PART 6. REPORTS AND DRAWINGS USED BY THE ENGINEER

- 6.1 In the preparation of Drawings and Specifications, ENGINEER has relied upon:
 - A. The following reports of explorations and tests of sub-surface conditions at the site of the Work: None

PART 7. INSURANCE

- 7.1 The limits of liability for the insurance required by Paragraph 5.3 of the General Conditions

shall provide coverage for not less than the following amounts or greater where required by Laws and Regulations:

A. Workers' Compensation, etc. under Paragraphs 5.04.A.1 and 5.04.A.2 of the General Conditions:

- | | |
|---|-----------|
| 1. State: | Statutory |
| 2. Applicable Federal (e.g. Longshoreman's): | Statutory |
| 3. Employer's Liability: | \$200,000 |
| 4. Contractor shall show Owner as additional insured. | |

B. Comprehensive General Liability (under Paragraphs 5.04.A.3 through 5.04.A.5 of the General Conditions):

- | | |
|---|------------------|
| 1. Combined single limit for Bodily Injury and Property Damage: | |
| \$1,000,000 | Each Occurrence |
| or combined single limit | \$2,000,000 |
| General Aggregate | \$2,000,000 |
| Operating Aggregate | \$2,000,000 |
| 2. Property Damage liability insurance will provide Explosion, Collapse and Underground coverages where applicable. | |
| 3. Personal Injury, with employment exclusion deleted | |
| \$1,000,000 | Annual Aggregate |
| \$1,000,000 | Each Occurrence |
| 4. Excess/Umbrella Policy | |
| General Aggregate | \$2,000,000 |
| Per Occurrence | \$1,000,000 |

C. Comprehensive Automobile Liability (under Paragraph 5.04.A.6 of the General Conditions):

- | | |
|-----------------------------|-----------------|
| 1. Bodily Injury: | |
| \$1,000,000 | Each Person |
| \$2,000,000 | Each Occurrence |
| 2. Property Damage: | |
| \$100,000 | Each Occurrence |
| or combined single limit of | \$200,000 |

7.2 Builders Risk Insurance (Fire and Extended Coverage):

100% completed value based on the insurable portion of the project.

7.3 Contractual Endorsement:

A. The Contractual Liability required by Paragraph 5.04.B.3 of the General Conditions shall provide coverage for not less than the following amounts:

- | | |
|-------------------------------------|-------------------|
| 1. Bodily Injury: | |
| \$500,000 | Each Occurrence |
| 2. Property Damage: | |
| \$100,000 | Each Occurrence |
| \$N/A | Annual Aggregate |
| 3. Contractor's Pollution Liability | |
| \$1,000,000 | Each Occurrence |
| \$1,000,000 | General Aggregate |

PART 8. CERTIFICATES OF INSURANCE

- 8.1 Certificates acceptable to the Owner shall be attached to the signed Contract Documents when they are transmitted to the Owner for execution. These certificates shall contain the statement that "Coverages afforded under the policies will not be cancelled unless at least thirty (30) days prior to cancellation written notice has been given to the Owner, as evidenced by receipts of registered or certified mail".
- 8.2 In addition to the requirements of Paragraph 5.04 to the General Conditions, the Owner and Engineer shall be listed as Additional Insured on the Contractor's General Liability Policy and Builder's Risk in the same amounts as required by the Contractor.

PART 9. BUILDER'S RISK

- 9.1 The Contractor shall procure and shall maintain during the life of the Contract Agreement, Builder's Risk Insurance to protect the interests of the Owner, Contractor, Sub-Contractors, Engineer and Engineer's consultants against loss by fire, vandalism, malicious mischief, and all hazards included in a standard "All Risk" Coverage endorsement. The amount of the insurance shall be at all times equal or exceed the full amount of the Contract. The policies shall be in the name of the Owner and the Contractor.

PART 10. ACCIDENTS

- 10.1 The Contractor shall provide, at the site, such equipment and medical facilities as are necessary to supply first-aid service to anyone who may be injured in connection with the work. The Contractor must report in writing to the Engineer all accidents whatsoever arising out of, or in connection with, the performance of the work, whether on or adjacent to the site, which causes death, personal injury or property damages, giving full details and statement of witnesses. In addition, if death or serious injuries or serious damages are caused, the accident shall be reported immediately by telephone or messenger to both the Contractor or any subcontractor on account of any accident, the Contractor shall promptly report the facts to the Engineer, giving full details in writing of the claim. The Contractor shall advise his

superintendent and foreman, who are on the site of the work, the name of the hospital and phone number and the name and phone number of the doctor he proposes to use in case of an accident.

PART 11. HOLD HARMLESS CLAUSE

- 11.1 The Contractor agrees to hold harmless, indemnify and defend the Owner and his agents, architects, engineers and employees from and against any and all claims, losses, damages, demands, causes of action and any and all related costs and expenses, of every kind and character, growing out of, incidental to, or resulting directly or indirectly from the Contractor's performance of the work described herein, whether such loss, damage, injury, or liability is contributed to by the negligence of the Owner, its agents, architects, engineers, or employees, except that the Contractor shall have no liability for damages or the costs incidental thereto caused by the sole negligence of the Owner, his agents, architects, engineers, or employees. The Contractor will require any and all subcontractors to conform with the provisions of this clause prior to commencing any work and agrees to ensure that this clause is in conformity with the insurance provisions of the contract.

PART 12. CONTRACTOR'S STATUS

- 12.1 It is agreed that the Contractor shall occupy the status of an Independent Contractor and the Contractor's employees are not employees of the Owner.

PART 13. CONTRACTOR'S AFFIDAVIT

- 13.1 Upon completion of the work and prior to final payment and settlement of all sums due hereunder, Contractor will furnish to Owner, a Contractor's Affidavit in the usual form submitted by Contractor under the laws of the State of Georgia to the effect that all bills for labor, materials and services in connection with said contract have been paid in full, acknowledging receipt of the contract price and averring that there are not outstanding claims under said contract which could become a lien on the real estate arising out of said contract.

PART 14. RESIDENT PROJECT ENGINEER

- 14.1 The Owner reserves the right to furnish a Resident Project Engineer as deemed necessary to insure the Project quality control and conformance to Plans and Specifications, who will act as the Owner's Representative on the Project and will have the authority of the Engineer as set forth in the Contract Documents.

PART 15. ACCESS FOR INSPECTION

- 15.1 Access for inspection shall be provided for representatives of the Georgia Department of Natural Resources, Environmental Protection Division and the Georgia Department of Highways and Public Transportation.

PART 16. UTILITIES

- 16.1 Utilities such as sewer, water and electric lines encountered in the work shall be protected from injury and maintained in service until moved or replaced as required under this Contract or by others as the case may be, or abandoned as may be necessary for the proper construction and use of the new work.

PART 17. ADJUSTMENT OF DISCREPANCIES

- 17.1 In all cases of discrepancies between the various dimensions and details shown on drawings, or between the drawings and these specifications, the more expensive construction shall be estimated before construction is started, the matter shall be submitted to the ENGINEER for clarification. Without such a decision, discrepancies shall be adjusted by the CONTRACTOR at his own risk and in settlement of any complications arising from such adjustment; the CONTRACTOR shall bear all of the extra expense involved.

PART 18. MEASUREMENT AND PAYMENT

- 18.1 Measurement and payment shall be made for the units and at the lump sum contract prices shown on the Bid Schedule. Direct payment shall only be made for those items or work specifically listed in the proposal and the cost of any other work must be included in the contract price for the applicable items to which it relates.

PART 19. MODIFICATION OF QUANTITIES

- 19.1 The itemized quantities shall be considered by the Contractor as the quantities required to complete the work for the purpose of bidding. Should actual quantities required in the construction of the work be greater or less than the quantities shown on the items, an amount equal to the difference in quantities at the unit prices for the item will be added to or deducted from the contract price.
- 19.2 When itemized quantities are not given in the Proposal, the work shown on the plans or specified shall be considered by the Contractor to be included in his contract for the lump sum price bid.

PART 20. SAFETY AND HEALTH REGULATIONS

- 20.1 The Contractor shall comply with the Department of Labor Safety and Health Regulations for Construction promulgated under the Occupational Safety and Health Act of 1970 (PL 91-596) and under Section 107 of the contract Work and Safety Standards Act (PL 91-54). The regulations are administered by the Department of Labor and the Contractor shall allow access to the project to personnel from that Department.

PART 21. SANITARY CONVENIENCES

- 21.1 The CONTRACTOR shall provide adequate sanitary conveniences for use of those employed on the work and their use shall be strictly enforced. Such conveniences shall be made available when the first employees arrive on the site and shall be removed after the departure of the last employees from the job.

PART 22. UTILITY SERVICES

- 22.1 The CONTRACTOR will arrange for water service and temporary electrical service through the local agencies at his own expense, if necessary.

PART 23. ENVIRONMENTAL IMPACT

- 23.1 The CONTRACTOR shall conduct all operations so as to minimize, to the greatest extent possible, adverse environmental impact.

- A. Noise: All equipment and machinery shall be provided with exhaust mufflers maintained in good working order so as to reduce operating noise to minimum levels.
- B. Dust/Smoke: All equipment movements shall be accompanied by a minimum of dust. Traveled surfaces and earthwork shall be maintained in a moist condition to avoid the generation of dust or the airborne movement of particulate matter under all prevailing atmospheric conditions.

Burning operations will be conducted only with written permission of the OWNER and/or appropriate regulatory agency. The CONTRACTOR shall be responsible for obtaining all permits and comply with all codes, ordinances and regulations pertaining to the burning.

- C. Traffic: Trucks shall be routed over roads which will result in the least effect on traffic and nuisance to the public. All material shall be loaded in a manner which will preclude the loss of any portion of the load in transit, including covering, if necessary.
- D. Sedimentation: All points of concentrated runoff from rainfall shall be visually monitored to determine that no eroded material from the construction site is being deposited offsite. Measures shall be taken to promptly eliminate such a deposition if occurring, including the installation of detention basins. Soil Erosion and sediment control measures shall include all temporary and permanent means of protection and trapping soils of the construction site during land disturbing activity. Activity covered in this contract is regulated from the Georgia Erosion and Sediment Control Act, and NPDES General Permit for Construction Activity.

PART 24. CONSTRUCTION STAKEOUT

- 24.1 The CONTRACTOR shall be responsible for construction stakeout.
- 24.2 From the dimensions and benchmarks shown on the plans the CONTRACTOR shall complete the layout of the work and shall be responsible for all measurements that may be required for the execution of the work prescribed in the specifications or on the Drawings, subject to such modifications as may be required to meet changed conditions or as a result of necessary modifications to the Work.

- 24.3 The CONTRACTOR shall furnish, at his own expense, all such stakes, spikes, steel pins,

templates, platforms, equipment, instruments, tools and material and all labor as may be required in laying out any part of the Work from the baselines and benchmarks.

- 24.4 It shall be the responsibility of the CONTRACTOR to maintain and preserve all benchmarks shown on the plans.
- 24.5 All survey data shall be recorded in accordance with standard and approved methods. All field notes, sketches, records and computations made by the CONTRACTOR in laying out the work shall be available at all times during the progress of the work for the ready examination by the ENGINEER or his duly authorized representative.
- 24.6 The CONTRACTOR shall make such surveys and computations as are necessary to determine the quantities of work performed or placed during each period for which a progress payment is to be made.
- 24.7 The ENGINEER may make checks as the work progresses to verify lines and grades established by the CONTRACTOR and to determine the conformance of the completed work as it progresses with the requirements of Contract Documents and Drawings. Such checking by the ENGINEER or his representative shall not relieve the CONTRACTOR of his responsibility to perform all work in accordance with the Contract Documents and Drawings and the lines and grades given therein. In the event that location marks as established by the CONTRACTOR are found to be inaccurate or inadequate, work shall be suspended until corrections have been made.
- 24.8 No separate payment will be made for the costs involved in the survey work, layout work or staking performed by the CONTRACTOR. All such costs will be considered as incidental to the Work.

PART 25. EQUIPMENT ADJUSTMENT AND CALIBRATION

- 25.1 All mechanical and electrical equipment, including related control systems, shall be subjected to preliminary operation and testing by the CONTRACTOR before the individual facilities and systems are put into operation. Tests shall be made to determine whether the equipment has been properly assembled, aligned, adjusted, wired and connected. Any changes, adjustments, or replacement of equipment which are due to errors or omissions on the part of the CONTRACTOR or which may be otherwise necessary to comply with the requirements of this Contract, shall be done without additional cost to the OWNER. Upon completion of the checking and adjustment, the CONTRACTOR shall demonstrate that each separate piece of equipment in each system of related items of mechanical equipment and the related instrumentation and control equipment operate in accordance with the requirements of the Contract Documents. Where no specific performance requirements are stated, the test shall show that the equipment operates in accordance with normal application practice of the equipment. The demonstration test shall show that the equipment operates smoothly and without excessive noise or vibration, that the equipment is responsive to manual and automatic controls, that control and protective devices are properly set, that the equipment will run continuously when continuous operation is intended, and that the equipment will run on a

controlled or intermittent basis when this operation is intended. The demonstration test for each piece or equipment shall include check out from each remote-control point. All alarm systems and safety lockout systems shall also be demonstrated for proper function along with all process instrumentation and controls.

- 25.2 The demonstration test shall be arranged by the CONTRACTOR who shall notify the ENGINEER not less than 3 days in advance of the date of the test. The CONTRACTOR shall provide personnel from the various trades involved to operate and demonstrate the equipment.

PART 26. SYSTEM START-UP

- 26.1 The CONTRACTOR shall place the various items of equipment into operation, along with the related piping and metering systems, and shall notify the ENGINEER at least 3 days in advance of the date of start-up.
- 26.2 Schedule for such start-up of the majority of the equipment and pumping systems will occur during the duration of the Contract Time and prior to final completion and acceptance of the overall project. After satisfactory start-up of these individual systems, including all of the related equipment, they will remain in continuous or intermittent operation as required.
- 26.3 All equipment and accessories shall be adjusted and calibrated prior to any start-up as specified under these Supplementary General Conditions. Any equipment placed into temporary operation prior to final completion of the total project shall be re-adjusted and/or calibrated.
- 26.4 The CONTRACTOR shall supervise, control, and be responsible for the operation and maintenance of the new equipment and/or system during a period of at least 10 days after each individual item is placed into operation. The CONTRACTOR shall furnish an adequate number of competent start-up personnel to provide supervision during these phases, however providing a State certified operator is not required. The CONTRACTOR shall remain responsible for making any required changes, repairs or replacements to the new installation during this period.

PART 27. INSTRUCTION OF OWNER'S EMPLOYEES

- 27.1 The CONTRACTOR shall provide competent personnel who fully understand the operation of the equipment to instruct the OWNER's employees in the operation and maintenance of each item and system. Such instruction shall take place prior to acceptance of the installation by the OWNER at such a time or times that are acceptable to the OWNER. The CONTRACTOR shall include the cost of this training in the bid price for this Contract. Training shall be of the on-the-job type and shall cover all areas of operation and equipment maintenance.
- 27.2 Scheduling of instruction of the OWNER's employees will be mutually agreed upon between the OWNER, CONTRACTOR and the ENGINEER.

PART 28. OPERATION AND MAINTENANCE (O & M) INSTRUCTION MANUALS.

28.1 See Section 01730 – Operation and Maintenance Data

PART 29. RECORD DATA AND DRAWINGS

29.1 The Contractor shall keep accurate, legible records of the locations, types, and sizes of sanitary lines, service laterals, manholes, cleanouts, water lines, fittings, valves, hydrants, drainage pipes, drainage structures and other related work performed under this project. On a set of project prints provided by the Owner, the Contractor shall prepare a set of “record” drawings from the data stated above. The horizontal locations of all portions of items installed on this project shall be accurately tied down to features that are physical and visible, such as property corner markers and/or permanent type structures. Invert elevations of all manholes, storm sewers and structures, sanitary sewers and lift stations shall be clearly indicated. These “record” drawings shall be kept clean and dry and maintained in a current state with the progress of the work. If at any time, a copy of this plan or portion of it is requested by the Owner, such copy shall be made available within 24 hours after the request is made.

29.2 The Contractor shall provide the Owner with one set of red-lined prints indicating record drawing information.

PART 30. PROPERTY CORNERS

30.1 The Contractor shall be responsible for restoring any property corners or monuments disturbed during construction. They shall be restored by a professional surveyor registered in the State of Georgia.

PART 31. RESTORATION

31.1 The CONTRACTOR shall conduct his operations so that restoration of roadways, driveways, curb and gutter, ditches and easement progresses along with the pipe laying.

31.2 Reasonable care shall be taken during construction to avoid damage to vegetation. Ornamental shrubbery and tree branches shall be temporarily tied back, where appropriate, to minimize damage. Trees which receive damage to branches shall be trimmed to those branches to improve the appearance of the tree. Tree trunks receiving damage from equipment shall be treated with a tree dressing.

PART 32. MAINTENANCE DURING CONSTRUCTION

32.1 The CONTRACTOR shall maintain the Work from the beginning of construction operations until final acceptance. This maintenance shall constitute continuous and effective work prosecuted day by day with adequate equipment and forces to the end that the site and structures thereon are kept in satisfactory condition at all times, including satisfactory signing or marking as appropriate and control of traffic where required by use of traffic control devices as required by the State in which this project is located.

- 32.2 Upon completion of the Work, the CONTRACTOR shall remove all construction signs and barriers before final acceptance.
- 32.3 While undergoing improvements, the roads shall be kept open to all traffic by the CONTRACTOR. The CONTRACTOR shall keep the portion of the site being used by public traffic, whether it be through or local traffic, in such condition that traffic will be adequately accommodated. The CONTRACTOR shall bear all cost of signs and markings as required and other maintenance work during construction and before the Work is accepted and of constructing and maintaining such approaches, crossing, intersections, and other features as may be necessary without direct compensation.

PART 33. BARRICADES, DANGER, WARNING AND DETOUR SIGNS

- 33.1 The CONTRACTOR shall provide, erect, and maintain all necessary barricades, suitable and sufficient lights, danger signals, signs and other traffic control devices, and shall take all necessary precautions for the protection of the work and safety of the public. Highways and streets closed to traffic shall be protected by effective barricades, and obstructions shall be lighted during hours of darkness. Suitable warning signs shall be provided to properly control and direct traffic.
- 33.2 The CONTRACTOR shall furnish, install, and maintain all necessary barricades, warning signs, and other protection devices in accordance with the State requirements in which the project is located. Temporary signs may be reused, provided they are in good condition and legible. All protective devices shall be kept in a good, legible condition while in use.
- 33.3 As soon as construction advances to the extent that temporary barricades, and signs are no longer needed to inform the traveling public, such signs shall be promptly removed.
- 33.4 The cost of furnishing, erecting, maintaining, and removing protective devices will not be paid for as a separate Bid Item. Where the CONTRACTOR is required to perform any of these functions, the cost thereof shall be included in the overall Bid submitted. Ownership of the temporary warning devices shall remain with the CONTRACTOR.

PART 34. HIGH VOLTAGE ACT

- 34.1 The CONTRACTOR acknowledges the requirement of the High Voltage Act of the General Assembly of Georgia by execution of this Contract.

PART 35. SIGNS

- 35.1 The Contractor shall erect a sign at a prominent location on the project site. The sign shall be constructed of 3/4-inch marine plywood, painted with white letters on green background, and maintained in good condition until completion of the project. The outside dimensions of the sign shall be 4'-0" vertical by 8'-0" horizontal and be supported by and bolted to two (2) 4" x 4" posts with the bottom of the sign at a point about four feet (4') above the ground line.

PART 36. BUY AMERICAN

- 36.1 This Contract does not have any “Buy American” requirements. Contractors are encouraged to give preference to domestic construction materials, but there is no contractual requirement to “Buy American”. American Iron and Steel requirements are not applicable to this project.

END OF SECTION

SECTION 00840
ADMINISTRATIVE AND PROCEDURAL ITEMS AND FORMS
INDEX

PART 1.	GENERAL.....	2
PART 2.	MATERIALS	2
PART 3.	EXECUTION	2

**SECTION 00840
ADMINISTRATIVE AND PROCEDURAL ITEMS AND FORMS**

PART 1. GENERAL

- 1.1 This section of the CONTRACT DOCUMENTS references the various forms and other documents that will become a part of these CONTRACT DOCUMENTS during the course of the WORK.

PART 2. MATERIALS

2.1 FORMS AND DOCUMENTS

- A. Application for Payment
- B. Certificate of Substantial Completion
- C. Work Change Directive
- D. Change Order
- E. Field Order
- F. Non-Influence Affidavit
- G. Statutory Affidavit

PART 3. EXECUTION

- 3.1 ENGINEER shall provide CONTRACTOR with sufficient copies of the above listed forms and/or documents where applicable for submittal by CONTRACTOR during course of the WORK. (Examples of the listed forms are included in this Section. CONTRACTOR may use these and/or Xerox copies of same for submittal).
- 3.2 ENGINEER shall use these forms for administrative and procedural duties. (Examples of the listed forms are included in this section).

APPLICATION FOR PAYMENT

INSTRUCTIONS

A. GENERAL INFORMATION

This standard form is intended as a guide only. Many projects require a much more extensive form with space for numerous items, descriptions of Change Orders, identification of variable quantity adjustments, summary of materials and equipment stored at the site and other information. It is expected that a separate form will be developed by Engineer or Contractor at the time Contractor's Schedule of Values is finalized. Note also that the format for retainage must be changed if the Agreement permits (or the Law provides), and Contractor elects, the deposit of securities in lieu of retainage. Refer to Article 14 of the General Conditions for provisions concerning payments of Contractor.

B. COMPLETING THE FORM

The Schedule of Values, submitted and approved as provided in paragraphs 2.05A and 2.07A of the General Conditions should be copied in the space indicated on the Application For Payment form. Note that the cost of materials and equipment is often listed separately from the cost of their installation. All Change Orders affecting the Contract Price should be identified and include such supplemental Schedules of Values as required for progress payments.

The form is suitable for use in the final Application for Payment as well as for Progress Payments; however, the required accompanying documentation is usually more extensive for final payment. All accompanying documentation should be identified in the space provided on the form.

C. ENGINEER'S REVIEW

Engineer must review all Applications for Payment with care to avoid recommending any payments not yet earned by Contractor. All accompanying documentation of legal nature, such as lien waivers, should be reviewed by Owner's attorney, and Engineer should so advise Owner.

Contractor's Application for Payment No.

	Application Period:	Application Date:
To (Owner):	From (Contractor):	Via (Engineer):
Project:	Contract:	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.:

**Application For Payment
Change Order Summary**

Approved Change Orders		Change Order Summary	
Number	Additions	Deductions	
			1. ORIGINAL CONTRACT PRICE..... \$
			2. Net change by Change Orders..... \$
			3. Current Contract Price (Line 1 ±2)..... \$
			4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)..... \$
			5. RETAINAGE:
			a. X Work Completed..... \$
			b. X Stored Material..... \$
			c. Total Retainage (Line 5a + Line 5b)..... \$
			6. AMOUNT ELIGIBLE TO DATE (Line 4 – Line 5c)..... \$
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$
			8. AMOUNT DUE THIS APPLICATION..... \$
			9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)..... \$
TOTALS			
NET CHANGE BY			
CHANGE ORDERS			

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Payment of:	\$ _____	(Line 8 or other - attach explanation of the other amount)
is recommended by:	_____	(Date)
Payment of:	\$ _____	(Line 8 or other - attach explanation of the other amount)
is approved by:	_____	(Date)
Approved by:	_____	(Date)

Contractor's Application

Progress Estimate

For (contract):		Application Number:					
Application Period:		Application Date:					
Item Specification Section No	A Description	B Scheduled Value	Work Completed		E Materials Presently Stored (not in C or D)	F Total Completed and Stored to Date (C + D + E)	G Balance to Finish (B - F)
			C From Previous Application (C+D)	D This Period			
Totals							

Progress Estimate

[illegible]

Certificate of Substantial Completion

Project: May's Crossing Lift Station and Force Main Rehab,

Owner: City of Stockbridge

Owner's Contract No.:

Contract:

Engineer's Project No.: S9100.034

This [tentative] [definitive] Certificate of Substantial Completion applies to:

- ☐ All Work under the Contract Documents: ☐ The following specified portions of the Work:

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Project or portion thereof designated above is hereby declared and is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below.

A [tentative] [definitive] list of items to be completed or corrected is attached hereto. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance and warranties shall be as provided in the Contract Documents except as amended as follows:

- ☐ Amended Responsibilities ☐ Not Amended

Owner's Amended Responsibilities:

Contractor's Amended Responsibilities:

SECTION 00840-9

ADMINISTRATIVE AND PROCEDURAL ITEMS AND FORMS

The following documents are attached to and made part of this Certificate:

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract Documents.

Executed by Engineer

Date

Accepted by Contractor

Date

Accepted by Owner

Date

Work Change Directive

No. _____

Date of Issuance: _____ Effective Date: _____

Project: May's Crossing Lift Station and Force Main Rehab Contract:	Owner: City of Stockbridge	Owner's Contract No.:
		Date of Contract:
Contractor:		Engineer's Project No.: S9100.034

Contractor is directed to proceed promptly with the following change(s):

Item No.	Description

Attachments (list documents supporting change):

Purpose for Work Change Directive:

Authorization for Work described herein to proceed on the basis of Cost of the Work due to:

- ☐ Nonagreement on pricing of proposed change.
- ☐ Necessity to expedite Work described herein prior to agreeing to changes on Contract Price and Contract Time.

Estimated change in Contract Price and Contract Times:

Contract Price \$ _____ (increase/decrease) Contract Time _____ (increase/decrease)
days

Recommended for Approval by Engineer:	Date

SECTION 00840-11

ADMINISTRATIVE AND PROCEDURAL ITEMS AND FORMS

Authorized for Owner by:	Date
Received for Contractor by:	Date
Received by Funding Agency (if applicable):	Date:

SECTION 00840-12

ADMINISTRATIVE AND PROCEDURAL ITEMS AND FORMS
NON-INFLUENCE AFFIDAVIT

COUNTY OF _____

STATE OF _____

I do solemnly swear on my oath that as to the contract dated
_____, 20_____,

between

(NAME OF THE CONTRACTOR)

and the Owner I have no knowledge of the exertion of any influence or the attempted exertion of any influence on the firm on behalf of which this affidavit is made in any way, manner, or form in the purchase of materials, equipment, or other items involved in construction, manufacture, or employment of labor under the aforesaid contract by any employee, officer or agent of the Owner, or any person connected with the State Government of Georgia in any way whatsoever.

This _____ day of _____, 20____.

Signature

Title

Firm

COUNTY OF _____

STATE OF _____

Personally before me, the undersigned authority, appeared.

(NAME OF PERSON SIGNING THE AFFADIVIT)

Who is known to me to be an official of the firm of _____ who, after
being duly (NAME OF CONTRACTOR)

Sworn, stated on his oath that he had read the above statement and that the same is true and correct.

Notary Public

My Commission expires _____

This _____ day of _____, 20____.

SECTION 00840-13

ADMINISTRATIVE AND PROCEDURAL ITEMS AND FORMS
STATUTORY AFFIDAVIT

COUNTY OF _____ STATE OF _____

FROM: _____
(Contractor)

TO: _____
(Owner)

Re: Contract entered into the ____ day of _____, 20__, between the above-mentioned

Parties for the construction of Project No. _____ located at

KNOW ALL MEN BY THESE PRESENTS:

1. The undersigned hereby certifies that all work required under the above contract has been performed in accordance with the terms thereof, that all materialmen, subcontractors, mechanics, and laborers have been paid and satisfied in full, and that there are no outstanding claims of any character, including disputed claims to which the Contractor has or will assert any defense, arising out of the performance of the contract which have not been paid and satisfied in full except as listed hereinbelow:

[Instructions-ENTER THE WORD “NONE” OR LIST THE NAMES OF CLAIMANTS AND THE AMOUNT CLAIMED BY EACH]

2. The undersigned further certifies that to the best of his knowledge and belief there are no unsatisfied claims for damages resulting from injury or death to any employees, subcontractors, or the public at large arising out of the performance of the contract, or any suits or claims for any other damage of any kind, nature, or description which might constitute a lien upon the property of the Owner.

3. The undersigned makes this affidavit for the purpose of receiving final payment in full settlement of all claims against the Owner arising under or by virtue of the contract, and acceptance of such payment is acknowledged as a release of the Owner from any and all claims arising under or by virtue of the contract.

SECTION 00840-14

ADMINISTRATIVE AND PROCEDURAL ITEMS AND FORMS

This _____ day of _____, 20 ____.

Signature

Title

Firm

COUNTY OF _____ STATE OF _____

Personally before me, the undersigned authority, appeared
_____, who
(NAME OF PERSON SIGNING AFFADIVIT)

Is known to me to be an official of the firm of

_____ who, after being duly
(NAME OF THE CONTRACTOR)

Sworn, stated on his oath that he had read the above statement and that the same is true and correct.

_____ Notary Public,

My commission expires _____

This _____ day of _____, 20 ____.

Change Order

No. _____

Date of Issuance: _____ Effective Date: _____

Project: May's Crossing Lift Station and Force Main Rehab Contract:	Owner: City of Stockbridge	Owner's Contract No.:
Contractor:	Date of Contract:	
		Engineer's Project No.: S9100.034

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Attachments (list documents supporting change):

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

\$ _____

[Increase] [Decrease] from previously approved
Change Orders No. _____ to No. _____:

\$ _____

Contract Price prior to this Change Order:

\$ _____

[Increase] [Decrease] of this Change Order:

\$ _____

Original Contract Times: ☐ Working days ☐ Calendar days

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

[Increase] [Decrease] from previously approved Change Orders
No. _____ to No. _____:

Substantial completion (days): _____

Ready for final payment (days): _____

Contract Times prior to this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

SECTION 00840-16

ADMINISTRATIVE AND PROCEDURAL ITEMS AND FORMS

Contract Price incorporating this Change Order: Contract Times with all approved Change Orders:
\$ _____ Substantial completion (days or date): _____
Ready for final payment (days or date): _____

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: _____	By: _____	By: _____
Engineer (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Date: _____	Date: _____	Date: _____
Approved by Funding Agency (if applicable): _____		Date: _____

CHANGE ORDER INSTRUCTIONS

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect Price or Times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating Change Orders to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed in the Agreement, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order should be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer normally initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Owner or Contractor for approval, depending on whether the Change Order is a true order to the Contractor or the formalization of a negotiated agreement for a previously performed change. After approval by one contracting party, all copies should be sent to the other party for approval. Engineer should make distribution of executed copies after approval by both parties.

If a change only applies to price or to times, cross out the part of the tabulation that does not apply.

Field Order

No. _____

Date of Issuance: _____ Effective Date: _____

Project: May's Crossing Lift Station and Force Main Rehab	Owner: City of Stockbridge	Owner's Contract No.:
Contract:		Date of Contract:
Contractor:		Engineer's Project No.: S9100.034

Attention:

You are hereby directed to promptly execute this Field Order issued in accordance with General Conditions Paragraph 9.04.A, for minor changes in the Work without changes in Contract Price or Contract Times. If you consider that a change in Contract Price or Contract Times is required, please notify the Engineer immediately and before proceeding with this Work.

Reference: _____
(Specification Section(s)) (Drawing(s) / Detail(s))

Description: _____

Attachments: _____

Engineer: _____

Receipt Acknowledged by Contractor:	Date:
-------------------------------------	-------

SECTION 01020
ALLOWANCES
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**SECTION 01020
ALLOWANCES**

PART 1 – GENERAL

1.1 Cash Allowances

- A. The Contractor shall include in his lump sum Bid the Cash Allowances stated herein subject to the provisions of paragraph 11.02 of the General Conditions. These allowances shall cover manufactured equipment or services that will be provided to the Contractor by others. The Contractor shall cause the work covered by these Cash Allowances to be provided by such suppliers as the Owner may select. The Contractor's cost for handling, coordinating and any other costs that are necessary to complete these items but not specifically covered in the Allowance shall be included in the Contractor's lump sum bid. The final amount of any Allowance item listed herein shall be adjusted accordingly and any unused portion will be deducted from the contract price at the completion of the Project by change order to reflect actual cost.
- B. Testing – The Contractor shall allow the sum of \$10,000 for Cash Allowance for concrete, asphalt and soil testing. This allowance may be utilized by the Owner and/or Engineer to pay for any testing required in accordance with Section 01410. No money from this allowance shall be used to pay for any re-testing of failed tests. The Contractor shall provide coordination with testing company and labor to assist the testing company with collection of testing samples on the jobsite. To receive authorization to use Allowance money to pay for testing services, the Contractor must submit invoices from the approved testing agency with the monthly pay request for review and approval.

1.2 Supplemental Work (Contingency) Allowance

- A. The Contractor shall allow the sum of \$25,000 for Supplemental Work Additions (SWA's) and also known as Contingencies. SWA shall be utilized to incorporate cost changes for any additional authorized work into the Base Bid scope of work up to the amount budgeted above. Contract change orders shall be enforced for contract changes over and above this amount. These SWA's shall authorize the Contractor to perform addition work, but the Contractor shall perform no work until written authorization has been delivered to the Contractor by the Owner. Contractor should not expect that any allowance will be issued; SWA's shall be issued at the discretion of the Owner only. Any unused portion of the Supplemental Work Allowance will be deducted from the contract price at the completion of the project by Change Order.

PART 2 – PRODUCT (NOT USED)

PART 3 – EXECUTION

3.1 Cash Allowances

- A. Amounts stated in the allowances include the cost to the Contractor (less any applicable trade discounts) of materials and equipment required by the allowances to be delivered to the site and all applicable taxes. Contractor's costs for coordination, unloading and handling at the site, labor, installation costs, overhead, profit and other expenses contemplated have been included in the Contract Price lump sum and not in the allowances. No demand for additional payment on account of any thereof will be valid.

3.2 Supplemental Work Allowance

- A. The value of any additional work covered by a SWA shall be determined in one of the following ways as stated in Article 11 of the General Conditions:
 - 1. Where the work involved is covered by unit prices contained in the Contract Documents, by application of unit prices to the quantities of the item involved (subject to the provisions of General Conditions, paragraph 11.03.
 - 2. By mutual acceptance of a lump sum by Contractor and the Owner.
 - 3. On the basis of the cost of the work determined as provided in paragraph 11.01 of the General Conditions plus a Contractor's fee as provided in paragraph 12.01.C and 11.7 of the General Conditions.

END OF SECTION

SECTION 01025
MEASUREMENT AND PAYMENT
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SECTION 01025
MEASUREMENT AND PAYMENT

PART 1. GENERAL

1.1 SCOPE OF WORK

- A. This Section describes the methods by which measurement will be made of the quantities for which payment will be made for the Project.
- B. The project is to be bid as **one contract**.
- C. Defect assessment and non-payment for rejected work.

1.2 MEASUREMENT OF WORK

- A. Measurement methods delineated in the individual specification sections complement the criteria of this section. In the event of conflict, the requirements of the individual specification section govern.
- B. Work shall be measured by the **Engineer or his representative** with assistance from the Contractor prior to preparation of a payment request by the Contractor.
- C. Unit quantities that are measured in place shall be measured monthly. The Contractor shall give the Engineer a minimum of two days-notice for making all required measurements.
- D. Materials that must be measured as delivered shall be measured at the time of delivery by the Engineer or his representative; the Contractor shall provide sufficient advance notice so that such measurements can be made.
- E. Work completed shall be measured for completion against the schedule of values provided by the Contractor in accordance with the General Conditions. Related work necessary for a complete and operational job, such as relocation of mailboxes, removal of trees, relocation of utilities, graveling / maintaining driveways, field engineering, clearing and grubbing, traffic control, etc., not specifically identified as a pay item shall be included in the unit price bid. No additional payments will be made for such activities.

1.3 ESTIMATED QUANTITIES

- A. All estimated quantities for unit price items, stipulated in the BID FORM, or other Contract Documents, are approximate and are to be used as a basis for comparing the bids submitted for the Project. The actual amounts of work done, and materials furnished under unit price items may differ from the estimated quantities. The basis of payment for work and materials will be the actual amount of work done and materials

furnished. The Contractor agrees to make no claim for damages, anticipated profits or otherwise on account of any difference between the amounts of work actually furnished and the estimated amounts included in the BID FORM. The Contractor will not be paid for any work which exceeds the quantity set forth in the BID FORM without a change order issued before the work is performed unless specifically ordered in writing by the Engineer. The Contractor will provide assistance to the Engineer to check quantities and elevations when so requested.

1.4 MEASUREMENT OF QUANTITIES

- A. Measurement by Weight – Concrete reinforcing steel, rolled or formed steel, ductile iron pipe fittings, or other metal shapes will be measured by handbook weights. Welded assemblies will be measured by handbook or scale weight.
- B. Measurement by Volume – Measured by cubic dimension using mean length, width and height or thickness.
- C. Measurement by Area – Measured by square dimension using mean length and width or radius.
- D. Linear Measurement – Measured by linear dimension, at the item centerline or mean chord.
- E. Stipulated Sum/Per Each Measurement – Items measured by weight, volume, area, or linear means or combination, as appropriate, as a completed item or unit of the Work.

1.5 PROGRESS PAYMENTS

- A. Progress payments shall be based on percentage of work complete on a lump sum project.
- B. All items of Work not specifically listed in the Bid Schedule shall be considered incidental to the construction, and the cost of all such work and material shall be included in the prices bid for various items listed.
- C. All items listed for measurement and payment shall include all machinery, plant, materials and labor, etc., to successfully and satisfactorily complete Work specified.
- D. Payment – The Contractor will receive payment only for the items listed in the Bid Schedule of his contract, and no separate payments will be made for the work under any section of the Contract Documents except as provided for in the Bid Form. Where measurements are required to be made by the Engineer, for the payment of a pay item, the failure of the Contractor to give the adequate notification or failure of the Contractor to give the engineer assistance for the measurement shall result in the forfeiture of payment for the work or item which was not measured.

-
- E. Work to be paid for as a “Lump Sum” shall be measured for completion against the “Schedule of Values” provided by the Contractor. The “Schedule of Values” shall be submitted at the Preconstruction conference and shall include quantities and prices of items aggregating the total “Lump Sum” and will subdivide the work into component parts in sufficient detail to serve as the basis for progress payments during construction.

PART 2. PRODUCTS

2.1 STORED MATERIALS

- A. Partial payment shall be made for approved materials stored at the project site, provided invoices for said materials are furnished in accordance with payment request submittal and shop drawings for said materials have been approved. All costs associated with covering and protecting equipment and materials shall be bore by the contractor.

PART 3. EXECUTION

3.1 LUMP SUM ITEMS

- A. Item 1 – North Pole Barn

Bidder agrees to furnish all materials and equipment and to perform all labor necessary to complete the North Pole Barn installation shown on the Drawings and as specified herein, including, but not limited to, mobilization/demobilization, bonds, insurance, clearing and grubbing, demolition, grading, earthwork, pre-engineering metal building, electrical, mechanical, framing and carpentry, paving, curbing, overhead and walk in doors, electric door openers, ground water dewatering, piping, valves, hydrants, storm water piping and structures, painting, soil erosion and sediment control, and all other work and appurtenances necessary for completion of the work as shown on the Drawings and as specified in the Contract Documents.

- B. Item 2 – South Pole Barn

Bidder agrees to furnish all materials and equipment and to perform all labor necessary to complete the South Pole Barn installation shown on the Drawings and as specified herein, including, but not limited to, mobilization/demobilization, bonds, insurance, clearing and grubbing, demolition, grading, earthwork, pre-engineering metal building, electrical, mechanical, framing and carpentry, paving, ground water dewatering, piping, valves, hydrants, storm water piping and structures, painting, soil erosion and sediment control, and all other work and appurtenances necessary for completion of the work as shown on the Drawings and as specified in the Contract Documents.

- C. Item 3 –Allowances

SECTION 01025-5
MEASUREMENT AND PAYMENT

1. The Contractor shall allow the sum as stated in the Bid Form for Testing Allowance subject to the provisions of paragraph 11.2 of the General Conditions.
2. The Contractor shall allow the sum stated in the Bid Form for Supplemental Work Additions (SWA) and/or contingencies to be utilized to incorporate cost changes for any additional authorized work into the Base Bid scope of work up to the amount budgeted. See Section 01020 for additional information.

3.2 UNSUITABLE MATERIALS AND ROCK REMOVAL (SECTIONS 023154 AND 02316)

- A. No separate Measurement or payment will be made for excavation and replacement of unsuitable materials for buildings, foundations, pipelines, nor for any other appurtenant facilities such as manholes, valves, and pipe encasement. Payment for all such excavations and replacement shall be included in the lump sum price for which the work pertains.

END OF SECTION

SECTION 01030
SPECIAL PROJECT PROVISION
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SECTION 01030
SPECIAL PROJECT PROVISION

PART 1. GENERAL

1.1 ARRANGEMENT OF EQUIPMENT

- A. Unless specifically noted otherwise the arrangement of equipment shown on the Drawings is based upon information available at the time of design and is not intended to show exact dimensions peculiar to a specific manufacturer. The Drawings are, in part, diagrammatic, and some features of the illustrated equipment installation may require revision to meet actual equipment installation requirements. Structural supports, foundations, connected piping and valves and electrical instrumentation connections indicated may have to be altered to accommodate the equipment provided. No additional payment will be made for such revisions and alterations. Substantiating calculations and drawings shall be submitted prior to beginning the work. Also see Section 01300 "SUBMITTALS".

1.2 QUALIFICATIONS/QUALITY CONTROL

- A. All equipment furnished shall consist of standard equipment of proven ability, modified as required for the requirements of these Contract Documents.
- B. All suppliers and installers shall be fully experienced, reputable, qualified and regularly engaged in the manufacturing of the equipment to be furnished.
- C. All equipment shall be designed, constructed and installed in accordance with best practices and methods and shall operate satisfactorily as determined by the Engineer when installed as shown on the Drawings and/or specified.
- D. The Contractor shall have the sole responsibility for proper functioning of the equipment.

1.3 SUBMITTALS

- A. Reference is made to Section 01300 and the submittal data required herein under various paragraphs, especially for motors and electrical equipment.

1.4 USE OF EXISTING PREMISES

- A. The Contractors work force shall not use any of the Owner's existing facilities including rest rooms, break rooms, vending machines and/or other facilities. The Contractor shall provide all such facilities for the use of his personnel.

1.5 ACCESS TO SITE

- A. The Contractor shall be provided vehicle access to the site and shall post signs for control of traffic and provide his own locks or other security measures to protect his equipment and materials.
- B. Protect all existing roads and driveways from damage by construction equipment and activity. All existing roads shall remain open and usable by Owner's personnel at all times. Any damage to existing roads shall be repaired immediately to a condition equal to or better than the original condition.

1.6 SERVICES OF MANUFACTURERS' REPRESENTATIVE AND OPERATING MANUALS

- A. Bid prices for equipment furnished under Divisions 11 shall include the cost of a competent representative of the manufacturers of all equipment to supervise the installation, adjustment, and testing of the equipment and to instruct the Owner's operating personnel on operation and maintenance. This supervision may be divided into two or more time periods as required by the installation program or as directed by the Engineer.
- B. See the detailed Specifications for additional requirements for furnishing the services of manufacturer's representatives.
- C. A certificate from the manufacturer stating that the installation of the equipment is satisfactory, that the unit has been satisfactorily tested, is ready for operation, and that the operating personnel have been suitably instructed in the operation, lubrication, and care of the unit shall be submitted before final acceptance.
- D. For equipment furnished under other Divisions, the Contractor, unless otherwise specified, shall furnish the services of accredited representatives of the manufacturer only when some evident malfunction or over-heating makes such services necessary in the opinion of the Engineer.
- E. In addition, three (3) complete sets of operation and maintenance instructions covering all equipment furnished under Division 11 shall be delivered directly to the Engineer. These instructions shall consist of clean, legible, reproducible manufacturer's manuals prepared by the manufacturer exclusively for the equipment furnished under this contract and shall contain no irrelevant material. Instructions shall be written in a clear, concise, easily understandable manner to assist in training personnel and shall include operation procedures, maintenance schedules, lubrication schedules and parts list. These instructions shall include schematic and detail drawings and diagrams as necessary to clearly illustrate the written instructions. In addition to the above, a listing of the complete nameplate data for each piece of equipment shall be attached to these instructions.

-
- F. These manufacturers' instructions shall be delivered to the Engineer in accordance with the requirements of Section 01730.

1.7 INSTALLATION OF EQUIPMENT

- A. Special care shall be taken to ensure proper alignment of all equipment with particular reference to mechanical equipment such as pumps and electric drives. The units shall be carefully aligned on their foundations by qualified millwrights after their sole plates have been shimmed to true alignment at the anchor bolts. The anchor bolts shall be set in place and the nuts tightened against the shims. After the foundation alignments have been approved by the manufacturer, the bedplates or wing feet of the equipment shall be securely bolted in place. The alignment of equipment shall be further checked after securing to the foundations, and after confirmation of all alignments, the sole plates shall be finally grouted in place. The Contractor shall be responsible for the exact alignment of equipment with associated piping, and under no circumstances, will "pipe springing" be allowed.
- B. All wedges, shims, filling pieces, keys, packing, red or white lead grout, or other materials necessary to properly align, level, and secure apparatus in place shall be furnished by the Contractor. All parts intended to be plumb or level must be proven exactly so. Any grinding necessary to bring parts to proper bearing after erection shall be done at the expense of the Contractor.

1.8 SLEEVES AND OPENINGS

- A. The General Contractor shall provide all openings, channels, chases, etc., and install anchor bolts and other items to be embedded in concrete, as required to complete the Work under this Contract, together with those required by subcontractors, and shall do all cutting and patching, excepting cutting and patching of materials of a specified trade and as stated otherwise in the following paragraph except for Electrical Work. The Electrical Contractor shall provide all openings necessary for his work.
- B. The General Contractor shall coordinate with the Electrical Contractor and all subcontractors to provide all sleeves, inserts, hangers, anchor bolts, etc. of the proper size and material for the execution of the Work. The General Contractor shall be responsible for any corrective cutting and refinishing required to make the necessary openings, chases, etc. In no case shall beams, lintels or other structural members be cut without the written approval of the Engineer.

1.9 RELOCATIONS

- A. The Contractor shall be responsible for the relocation of structures, including but not limited to signs, sign poles, fences, piping, conduits and drains that interfere with the positioning of the Work as set out on the Drawings. The cost of all such relocations shall be included in the bid for the project and shall not result in any additional cost to the Owner.

1.10 OBSTRUCTIONS

- A. The attention of the Contractor is drawn to the fact that during excavation at the Project site, the possibility exists of the Contractor encountering various water, sewer, electrical, or other lines not shown on the Drawings. The Contractor shall exercise extreme care before and during excavation to locate and flag these lines so as to avoid damage to the existing lines. Should damage occur to an existing line, the Contractor shall repair the line at no cost to the Owner.
- B. It is the responsibility of the Contractor to ensure that all utility or other poles, the stability of which may be endangered by the close proximity of excavation, are temporarily stayed in position while work proceeds in the vicinity of the pole and that the utility or other companies concerned be given reasonable advance notice of any such excavation by the Contractor.

1.11 PROVISIONS FOR CONTROL OF EROSION

- A. Sufficient precautions as outlined in Section 02370 shall be taken during construction to minimize the run-off of polluting substances such as silt, clay, fuels, oils, bitumens, calcium chloride, or other polluting materials harmful to humans, fish, or other life, into the supplies and surface waters of the State. Control measures must be adequate to assure that turbidity in the receiving water will not be increased more than 10 nephelometric turbidity units (NTU), or as otherwise required by the State or other controlling body, in water used for public water supply or fish unless limits have been established for the particular water. In surface water used for other purposes, the turbidity must not exceed 25 NTU unless otherwise permitted. Special precautions shall be taken in the use of construction equipment to prevent operations which promote erosion.

1.12 PROVISIONS FOR THE CONTROL OF DUST

- A. Sufficient precautions as outlined in Section 02370 shall be taken during construction to minimize the amount of dust created. Wetting down the site may be required or as directed by the Engineer to prevent dust as a result of vehicular traffic.

1.13 ON SITE STORAGE

- A. The Contractor's attention is invited to special storage requirements and possible charges for noncompliance of on-site storage requirements for materials and equipment as specified in Section 01605.

1.14 DISINFECTION

- A. The Contractor shall clean, disinfect and bacteriologically test in accordance with AWWA C651 as applicable all water supply facilities affected by this project which

shall come into contact with raw water or wastewater prior to placing the facility in operation. The above statement shall apply to both new facilities installed, and existing facilities which are to be modified.

- B. The Contractor shall employ a disinfection method approved by the Engineer and Owner and shall fully satisfy the Owner that adequate disinfection has been achieved prior to placing a facility on-line. The Contractor shall furnish the Owner with written documentation of the dates of disinfection, method of disinfection and results of disinfection.
- C. The Contractor shall pay for all costs associated with disinfection and the first bacteriological testing.

1.15 CONNECTIONS TO EXISTING SYSTEMS

- A. The Contractor shall perform all work necessary to locate, excavate and prepare for connections to the terminus of the existing mains as shown on the Drawings or where directed by the Owner. The cost for this work and for the actual connections to the existing system shall be included in the bid for the project and shall not result in any additional cost to the Owner. Said connections shall be made only after approval by the Engineer.

1.16 SALVAGE

- A. Any existing equipment or material, including but not limited to, valves, pipes, fittings, couplings, etc., which is removed or replaced as a result of construction under this project shall be disposed of by the Contractor at a suitable location unless specifically noted on the Drawings to be delivered to the Owner.

1.17 MAINTENANCE OF EXISTING WASTEWATER FACILITIES OPERATION

- A. The Contractor shall fully cooperate at all times with the Owner in order to maintain the operation of the existing facilities with the least amount of interference and interruption possible. Continuous service, public health and safety considerations shall exceed all other considerations and the Contractor's schedule, plans and work shall at all times be subject to alteration and revision if necessary, for above considerations.
- B. The Engineer and Owner reserve the right to require the Contractor to work 24 hours per day in all cases where, in their opinion, interference with operation of the system may result.
- C. In no case will the Contractor be permitted to interfere with the existing system until all materials, supplies, equipment, tools and incidentals necessary to complete the interfering portion of the work are on the site.

1.18 UTILITY CROSSINGS

- A. It is intended that wherever existing utilities such as water, sewer, electrical or other service lines must be crossed, deflection of the pipe within recommended limits and cover shall be used to satisfactorily clear the obstruction unless otherwise indicated on the Drawings. However, when in the opinion of the Engineer this procedure is not feasible, he may direct the use of fittings for a utility crossing as detailed on the Drawings.

1.19 WARRANTIES

- A. All equipment supplied under these Specifications shall be warranted as specified under Divisions 11, 13, 15 and 16. Warranty period shall commence on the date of Substantial Completion.
- B. The equipment shall be warranted to be free from defects in workmanship, design and materials. If any part of the equipment should fail during the warranty period, it shall be replaced in the machine(s) and the unit(s) restored to service at no expense to the Owner.
- C. The manufacturer's warranty period shall run concurrently with the Contractor's warranty or guarantee period. No exception to this provision shall be allotted. The Contractor shall be responsible for obtaining equipment warranties in accordance with Section 01740 from each of the respective suppliers or manufacturers for all the equipment specified under Divisions 11, 13, 15 and 16.

1.20 SITE RESTORATION

- A. The Contractor shall remove all excess material and shall clean up and restore the site to its original condition or better. All damage, as a result of work under this Contract, done to existing structures, pavement, driveways, paved areas, curbs and gutters, sidewalks, shrubbery, grass, trees, utility poles, utility pipelines, conduits, drains, catch basins, flagstones, rocked, graveled or stabilized areas or driveways and including all obstructions not specifically named herein, shall be repaired.

1.21 WATERTIGHTNESS

- A. Special precautions shall be taken in the curing of concrete to reduce concrete cracking as called for in Section 03300. Each water retaining structure (those which are intended to hold a liquid) shall be filled and tested for leaks by the Contractor with clean water prior. Procedure and manner in which any leaks are repaired must meet the approval of the Engineer.
- B. Hydrostatic testing of cast-in-place concrete structures shall be in accordance with ACI 350.1/350.1R-7 Tightness Testing of Environmental Concrete Structures. The testing criteria shall be HST-NML, no measurable loss.

- C. Water for testing concrete structures shall be non-potable or reuse wastewater. Non-potable or reuse wastewater shall be provided by the Owner at no cost to the Contractor for the initial test of each structure; however, the Contractor may need to provide any temporary pumps to pump the non-potable or reuse water into the new tanks. Any additional water required as a result of failing the initial test shall be furnished and supplied by the Contractor at no additional cost to the Owner. Contractor shall coordinate with the Owner regarding the volume and availability of water for testing. If the Contractor desires potable water, all potable water used must be metered and accounted for and paid for by the Contractor at the City's current water rates and not wasted by the Contractor. The Contractor should also reuse water for testing other basins and furnish and supply pumps, pipes and other appurtenances necessary to transfer water to other structures.
- D. Contractor shall be responsible for providing all pipe, meters, valves, hoses, pumps, and equipment, for filling basins to be tested and for transfer of the testing water for re-use in testing other basins. Contractor shall coordinate hydrostatic and process equipment testing to minimize the volume of water needed for testing.

PART 2. PRODUCTS

2.1 OWNER SUPPLIED MATERIALS – NOT USED

2.2 MATERIAL AND EQUIPMENT – GENERAL

- A. These Specifications call attention to certain features, but do not purport to cover all details of construction of the units. However, the Contractor shall furnish and install the mechanisms and/or systems complete in all details and ready for operation when external connections are made. Where components Standard with the manufacturer are not specifically mentioned, such components shall be provided and incorporated in the work as if they had been completely described or detailed, at no additional expense to the Owner.
- B. All steel members used in the fabrication of the equipment shall conform to the requirements of "Specifications for Structural Steel", ASTM A36.
- C. Design and fabrication of structural steel members shall be in accordance with the latest edition of AISC "Specifications for the Design, Fabrication, and Erection of Structural Steel for Buildings". Zinc Coating (hot dip) for Steel Shapes, Bars, Plates and Strip shall be in accordance with the latest edition of ASTM A123. Zinc Coating (hot dip) for Iron and Steel Hardware shall be in accordance with the latest edition of ASTM A153. All welding shall conform to the latest standards of the American Welding Society.
- D. All parts shall be amply proportioned for all stresses which may occur during fabrication, erection, and operation. All parts of the same size and type shall be

identical.

2.3 BOLTS, NUTS AND WASHERS FOR EQUIPMENT

- A. Bolts for the equipment assembly shall be refined bar iron, except that where the equipment body is stainless steel, aluminum or a bronze alloy, the bolts shall be of the same corrosion resistant material. Hexagonal nuts shall be of the same metal as the bolts. All threads shall be clean cut, coarse threads, Class II fit, and shall conform to U.S. Standard BL 1-1060 for United Screw Threads.
- B. Bolts, nuts, and washers shall be type 316 stainless steel.
- C. Bolts and hardware for making up joints in pipe work shall be as specified in the individual appropriate Section.

2.4 NAMEPLATES

- A. Equipment nameplates shall be engraved or stamped on stainless steel and fastened onto the Equipment (except pipework) in an accessible location with oval head stainless steel screws or drive pins.
- B. Nameplates shall as a minimum contain manufacturers name and address; year of manufacture; serial number; speed, horsepower, total dynamic head and voltage (if applicable) and other applicable information as acceptable to the Engineer.

2.5 LIFTING LUGS

- A. Lifting lugs or lifting eye bolts shall be provided for all equipment or any component weighing 50 pounds or more, for setting of units or future removal. They shall be designed by the equipment manufacturer.

2.6 PROTECTION AGAINST ELECTROLYSIS

- A. Where dissimilar metals are used in conjunction with each other, suitable insulation as acceptable to the Engineer shall be provided between adjoining surfaces so as to eliminate direct contact and any resultant electrolysis. The insulation shall be bituminous impregnated felt, heavy bituminous coatings, nonmetallic separators or washers, or other acceptable materials.

2.7 PROVISION FOR TEMPORARY PRESSURE GAUGE CONNECTION

- A. Where pressure gauges are not shown on the suction and discharge piping of pumps, the Contractor shall make provision for the temporary connection of pressure gauges by providing a 1/2-inch connection and tee handle isolation ball valves or corporation stops.

PART 3. EXECUTION

3.1 FACTORY INSPECTION, TESTING AND CORRECTION OF DEFICIENCIES

- A. The Engineer shall have the right to inspect and test all materials or equipment prior to shipment from the point of manufacture.
- B. Where a factory test is required, no materials or equipment shall be shipped until the factory test (and shop drawings) are acceptable to the Engineer.
- C. Additional information on factory inspection and testing of pipes is included under the respective pipe Sections.
- D. Unless otherwise noted the manufacturer will furnish all necessary labor, equipment, tools, and incidentals required for proper factory testing of equipment and correction of deficiencies, at no change in Contract Price.

3.2 SHOP AND FIELD PAINTING/COATING

- A. Unless otherwise specified herein or elsewhere in these Specifications (See Division 9 and individual Sections): All motors, drives, pumps (except submersible pumps), and other manufactured items installed above ground or in buildings shall be shop primed and provided with manufacturer's standard synthetic or baked-on enamel finish paint. Where surfaces have been shop painted but have been damaged during delivery to site, storage, and/or assembly, or where the shop coats have deteriorated, these surfaces shall be properly cleaned and retouched or repainted with matching paint. All submersible pumps and associated piping shall be shop painted in accordance with the painting specifications for submerged ferrous metals (See Specifications Division 9).
- B. Galvanizing for other than bolts as noted in Part 2, shall conform to Division 5. Galvanized steel or aluminum equipment and appurtenances shall not be shop primed or shop painted.

3.3 SHIPPING, HANDLING, DELIVERY AND STORAGE

- A. All parts and equipment shall be properly crated, packaged, sealed and/or otherwise protected so that no damage or deterioration will occur during shipping, delivery, handling, or while stored for a prolonged period on the Site. Attention is directed to Section 01605.
- B. Heavy items shall be packed for forklift truck handling and/or with hook or sling for crane handling. All items subject to water damage shall be packed or provided with waterproof covers suitable for outdoor storage. All packing shall be strong, durable, and rugged and shall be designed to prevent uneven forces on the items. Fragile items shall be suitably protected with special padding and shall be so marked.

-
- C. Each package shall be delivered with a complete packing list attached. Packing lists will make reference to the respective package number and shall completely itemize, by description and quantity, the contents of each package.
- D. The finished surfaces of all exposed openings shall be protected by wooden blank flanges, strongly built and securely bolted thereto, or other protection acceptable to the Engineer. Finished iron or steel surfaces not otherwise coated shall be properly protected to prevent rust and corrosion.
- E. Factory assembled parts and components shall not be dismantled for shipment unless permission is received in writing from the Engineer.
- F. The manufacturer's instructions and recommendations shall be followed for unloading, transporting, or otherwise handling units. Suitable slings or similar lifting devices shall be utilized to prevent strains.
- G. Items shall not be shipped until factory testing (where required) and shop drawings information is acceptable to the Engineer (see Section 01300). The intent of this requirement is to reduce on-site storage time prior to installation and operation. Under no circumstances shall units be delivered to the Site more than one month prior to installation without written authorization from the Engineer.
- H. Site Storage
1. All units having moving parts such as gears, electric motors, and instruments shall be stored in a temperature-controlled building acceptable to the Engineer until such time as to be installed.
 2. All units shall be stored fully lubricated with oil, or grease, unless otherwise instructed by the Manufacturer.
 3. Manufacturer's storage instructions shall be carefully studied by the Contractor and reviewed with the Engineer.
 4. Attention is directed to the Contractor's need to manually rotate units' moving parts periodically per the manufacturers' recommendations prior to the Owner's final acceptance (including in storage).
 5. Lubricants shall be changed upon completion of installation, and as frequently as required, or recommended by the Manufacturer, during the period between installation and acceptance. New lubricants shall be put in at the time of acceptance.
 6. Prior to acceptance of any item, if so required by the Engineer, the Contractor, at his own expense, shall have the Manufacturer inspect and certify that the unit's condition has not been detrimentally affected by any long storage period.

Such certifications by the Manufacturer shall be deemed to mean that the unit is judged by the Manufacturer to be in a condition equal to that of unit that has been shipped, installed, tested, and accepted in a minimum time period. As such, the Manufacturer will guarantee the unit equally in both instances. If such a certification is not given when requested, the unit shall be judged to be defective. It shall be removed and replaced at the Contractor's expense.

3.4 INSTALLATION OF EQUIPMENT

- A. Unless otherwise noted the Contractor will furnish and pay for and coordinate all necessary labor, equipment, tools, water, and power required to install, service, and make adjustments necessary for the proper installation and shall perform the installation.
- B. Ensure proper installation of all items in accordance with manufacturer's recommendations and instructions in the locations(s) shown to produce a complete workable system; particularly to ensure the correct alignment of drivers and pumps, etc. All units shall be aligned on their foundations by qualified millwrights after their sole plates have been shimmed level at the anchor bolts. Set all anchor bolts in place and tighten all nuts against the shims. After the foundation alignments have been considered acceptable to the Engineer, securely bolt in place the bedplates or wing feet of the equipment. Make further and final alignment checks and any adjustments before grouting in the sole plates. Under no circumstances will "pipe springing" be allowed.
- C. Wedges, Shims, filling pieces, keys, packing, grout, or other materials necessary to align, level, and secure equipment in place shall be furnished and install by the Contractor. All parts intended to be plumb, level or perpendicular must be exactly so. Any grinding required to bring parts to proper bearing shall be done at the expense of the Contractor.
- D. Normal installation procedures for all items (including Owner furnished items if any) such as: making connections, adjusting packing, aligning, connection of bases, coupling, wiring, piping, shimming, assembly of normally shipped loose components, use of drift pins, deburring, identification of wires at terminals, following manufacturer's instructions and similar items of standard installation practice shall be performed by the Contractor whether specifically mentioned herein or not. References are made to: AISC "Code of Standard Practices" Section 5-180; "Standards of the Hydraulic Institute"; American Welding Society Standards, applicable government codes.
- E. Installation shall include furnishing the grease and lubrication for testing.

3.5 FIELD TESTING AND CORRECTION OF DEFICIENCIES

- A. Field testing shall not be conducted until the installation is certified (in writing) as

acceptable by the Manufacturer. Field testing may not be required for all items. Testing shall be conducted in accordance with the individual Specifications and Section 01410.

- B. The Contractor shall furnish to the Owner and Contractor, at least 60 days prior to scheduled field testing, a list of those special items needed to test the equipment and for use during normal operation and maintenance.
- C. Unless otherwise noted the Contractor will furnish and pay for all necessary labor, equipment, tools, incidentals, required for proper testing and initial operation. Unless otherwise noted the Contractor will operate the equipment and conduct the field test(s).
- D. Field testing shall be as set out in the individual Specifications and herein for vibration and noise and shall also include the lubrication system and its components. Field testing shall be witnessed by, and acceptable to, the Manufacturer's representative and the Engineer, unless otherwise noted.
- E. All defects recorded during the above field tests and all defects and failures occurring within the Correction Period shall be corrected by and at the expense of the Contractor, in accordance with Article 13 of the General Conditions.
- F. In the event the items or system performance does not meet the requirements of the Specifications, the necessary corrective measures shall be made at the expense of and by the Contractor, unless otherwise specifically noted, and the item or system retested. If the items or system remains unable to meet the design requirements to the satisfaction of the Engineer, they shall be removed and replaced with satisfactory items or system(s) at the Contractor's expense, unless otherwise specifically noted.
- G. The above testing and/or correction procedures shall continue until the items are acceptable to the Engineer.

3.6 PIPE MARKING

- A. Ensure that correct pipe identification and flow direction marking is properly carried out to the satisfaction of the Engineer.

END OF SECTION

SECTION 01050
SURVEYING AND FIELD ENGINEERING
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SECTION 01050
SURVEYING AND FIELD ENGINEERING

PART 1. GENERAL

1.1 SCOPE OF WORK

- A. Work covered in this Section includes the surveying and field engineering required to complete the project and meet the provisions of this document.

1.2 QUALITY CONTROL

- A. Contractor will employ a Land Surveyor registered in the State of Georgia and acceptable to the Owner/Engineer.

1.3 SUBMITTALS

- A. Submit name, address, telephone number and registration number of surveyor prior to beginning work.
- B. Upon request, submit documentation verifying accuracy of survey work. Documentation may include, but is not limited to, original field notes, worksheets, cut sheets, etc.
- C. Submit at least two sets of prints of Record Drawings with a surveyor's certificate verifying that elevations and locations are in conformance with the contract drawings and or approved changes made there upon.

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION

3.1 SURVEY REQUIREMENTS

- A. Construction Staking – The Contractor shall provide all construction staking using recognized surveying and engineering practices. The surveyor will locate right-of-way lines and water main locations. The Owner will provide a suitable number of benchmarks and monuments for the Contractor to use as a reference.
- B. “Record Drawings” – Contractor shall maintain record drawings in accordance with the Supplementary General Provisions of these Contract Documents. The final “as constructed” drawings will show the horizontal location of all manholes, water lines, structures, earth embankments and ponds. All horizontal locations shall be referenced to the established coordinate systems or to existing streets, roads or major structures. The elevations of all gravity sewers, storm sewers, structure inverts, structure tops, shall be shown. The Engineer will provide two sets of plans for the Contractor's use

in completing this work.

- C. The requirements of this section will be considered incidental and no additional compensation will be allowed.

END OF SECTION

**SECTION 01060
SAFETY AND HEALTH
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**SECTION 01060
SAFETY AND HEALTH**

PART 1. GENERAL

1.1 SCOPE

- A. Portions of the existing plant are exposed to waters of varying degrees of treatment. The Contractor certifies that he is experienced and qualified to anticipate and meet the safety and health requirements of this project.
- B. Workmen involved in the removal, renovation, or installation of equipment within the treatment plant may be exposed to disease-producing organisms in wastewater. The Contractor shall require his personnel to observe proper hygienic precautions.
- C. Solvents, gasoline, and other hazardous materials enter the plant with incoming sewage, and, therefore, certain areas are hazardous to open flame, sparks, or unventilated occupancy. The Contractor shall take measures to assure his personnel observe proper safety precautions when working in these areas.

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION

3.1 SAFETY AND HEALTH REGULATIONS

- A. The Contractor shall comply with Safety and Health Regulations for Construction, promulgated by the Secretary of Labor under Section 107 of the Contract Work Hours and Safety Standards Act, as set forth in Title 29, C.F.R. Copies of these regulations may be obtained from Labor Building, 14th and Constitution Avenue N.W., Washington, D.C. 20013.
- B. The Contractor shall also comply with the provisions of the Federal Occupational Safety and Health Act, as amended and all federal, state, county, and city codes, regulations, and standards.

END OF SECTION

SECTION 01070
ABBREVIATIONS
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SECTION 1070
ABBREVIATIONS**PART 1. GENERAL**

Wherever in these Specifications and Contract Documents the abbreviations, or pronouns in place of them are used, the intent and meaning shall be interpreted as specified herein.

1.1 ABBREVIATIONS

AA	Aluminum Association Incorporated
AAMA	American Architectural Manufacturers Association
AASHTO	American Association of State Highway and Transportation Officials
ACI	American Concrete Institute
ACPA	American Concrete Pipe Association
AEIC	Association of Edison Illuminating Companies
AFBMA	Anti-Friction Bearing Manufacturer's association
AGA	American Gas Association
AGMA	American Gear Manufacturer's association
AISC	American Institute of Steel Construction
AISI	American Iron and Steel Institute
AITC	American Institute of Timber Construction
AMCA	Air Movement and Control Association, Inc.
ANSI	American National Standards Institute, Inc.
APA	American Plywood Association
APHA	American Public Health Association
API	American Petroleum Institute
ARI	Air-Conditioning and Refrigeration Institute
ASA	American Standards Association
ASCE	American Society of Civil Engineers
ASCI	American Standard Code for Information Interchange United States of America Standards Institute
ASE CODE	American Standard Safety Code for Elevators, Dumbwaiters and Escalators American National Standards Institute
ASHRAE	American Society of Heating, Refrigeration and Air Conditioning Engineers
ASME	American Society of Mechanical Engineers
ASTM	American Society for Testing and Materials
AWPA	American Wood Preservers Association
AWS	American Welding Society
AWWA	American Water Works Association
BOCA	Building Officials and Code Administrators
CBM	Certified Ballast Manufacturers
CFR	Code of Federal Regulations
CMAA	Crane Manufacturers Association of America, Inc. (Formerly called: Overhead Electrical Crane Institute [OECI])

SECTION 01070-3
ABBREVIATIONS

CRSI	Concrete Reinforcing Steel Institute
DEMA	Diesel Engine Manufacturer's Association
DHEC	Department of Health and Environmental Control
DHI	Door Hardware Institute
EEI	Edison Electric Institute
EIA	Electronic Industries Association
EJMA	Expansion Joint Manufacturer's Association
EPA	Environmental Protection Agency
EPD	Environmental Protection Division
FEDSPEC	Federal Specifications General Services Administration Specification and Consumer Information Distribution Branch
FEDSTDS	Federal Standards (see FEDSPECS)
FM	Factory Mutual Research
GDOT	State of Georgia Department of Transportation Standard Specifications Construction of Roads and Bridges
GDNR	State of Georgia Department of Natural Resources
HEI	Heat Exchange Institute
HI	Hydraulic Institute
IAPMO	International Association of Plumbing and Mechanical Officials
ICBO	International Conference of Building Officials
ICEA	Insulated Cable Engineers Association
IEEE	Institute of Electrical and Electronics Engineers, Inc.
IES	Illuminating Engineering Society
ISA	Instrument Society of America
JIC	Joint Industrial Council
MILSPEC	Military Specifications
MSS	Manufacturers Standardization Society of the Valve and Fittings Industry, Inc.
NAAMM	National Association of Architectural Metal Manufacturers
NACE	National Association of Corrosion Engineers
NEC	National Electric Code National Fire Protection Association
NBS	National Bureau of Standards
NEMA	National Electrical Manufacturer's Association
NESC	National Electric Safety Code American National Standards Institute
NFPA	National Forest Products Association (formerly National Lumber Manufacturer's Association)
NFPA	National Fire Protection Association
NSF	National Sanitation Foundation
OSHA	Occupational Safety and Health Act U.S. Department of Labor Occupational and Health Administration
PCI	Prestressed Concrete Institute
SAE	Society of Automotive Engineers
SAMA	Scientific Apparatus Makers Association
SBC	Standard Building Code Published by SBCCI
SBCCI	Southern Building Code Congress International
SCDOT	South Carolina Department of Transportation

SECTION 01070-4
ABBREVIATIONS

SDI	Steel Door Institute
SFPA	Southern Forest Products Association
SFPC	Standard Fire Prevention Code Published by SBCCI
SGC	Standard Gas Code Published by SBCCI
SMACNA	Sheet Metal and Air Conditioning Contractors National Association, Inc.
SMC	Standard Mechanical Code Published by SBCCI
SPC	Standard plumbing Code Published by SBCCI
SSPC	Steel Structures Painting Council
SSPWC	Standard Specifications for Public Works Construction Building News, Inc.
TEMA	Tubular Exchanger Manufacturer's Association
UBC	Uniform Building Code Published by ICBO
UL	Underwriters Laboratories, Inc.
UMC	Uniform Mechanical Code Published by ICBO
UPC	Uniform Plumbing Code Published by IAPMO
USBR	Bureau of Reclamation U.S. Department of Interior Engineering and Research Center
WEF	Water Environment Federation (formerly Water Pollution Control Federation)

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION (Not Used)

END OF SECTION

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PROJECT MEETINGS
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SECTION 01200
PROJECT MEETINGS

PART 1. GENERAL

1.1 LOCATION & PURPOSE

- A. Project meetings will be held on site as often as deemed necessary by the Owner, Engineer or his representative throughout the construction period. Meetings will normally be held monthly.
- B. The purpose of the meetings will be to discuss schedule, progress, coordination, submittals, and job-related problems.
- C. Minutes from the meeting will be issued by the Engineer. Contractor will be required to certify the minutes.

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION (Not Used)

END OF SECTION

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SUBMITTALS
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SECTION 01300
SUBMITTALS

PART 1. GENERAL

1.1 SECTION INCLUDES

- A. Pre-Bid Submittal for Equipment and Materials
- B. Submittal Procedures
- C. Construction Progress Schedules
- D. Product Data
- E. Shop Drawings
- F. Samples
- G. Design Data
- H. Test Reports
- I. Certificates
- J. Manufacturer's Instructions
- K. Manufacturer's Field Reports
- L. Erection Drawings

1.2 RELATED SECTIONS

- A. Section 01400 – Quality Control – Manufacturers' field services and reports.
- B. Section 01701 – Contract Closeout Procedures – Contract warranties, bonds, manufacturers' certificates, and closeout submittals.

1.3 PRE-BID SUBMITTAL FOR EQUIPMENT AND MATERIALS

- A. Equipment model numbers or catalog numbers are listed in the specifications to identify a standard or quality required in this project. Alternate equipment or materials may be utilized by and furnished by the Contractor when such equipment or material has been approved by the Owner. Pre-bid submittals shall be submitted to the Engineer at least fifteen (15) calendar days prior to the bid opening. A list of submittals for substitute equipment and materials will be issued by addendum. Submittals made less than fifteen (15) calendar days prior to the bid opening will not allow adequate time for evaluation and will not be listed in the addendum.
- B. Listing above of substitute equipment and materials does not constitute approval. Final approval will be made after bids are received if a substitute equipment or materials affects the low bids and if the substitute equipment and materials is determined to be equal to the specifications based on the pre-submittal received 15 days prior to the bid date. Alternate equipment bids shall include the cost of all changes in the structure, mechanical, electrical work, and other appurtenances,

including engineering costs from redesign, for the accommodation of such equipment, as determined by the Engineer, at the expense of the Contractor.

- C. THE PRE-BID SUBMITTALS SHALL LIST ANY AND ALL DEVIATIONS FROM ITEMS SPECIFIED, AND THE ADVANTAGES TO BE DERIVED IF THE DEVIATION IS APPROVED. IF NO DEVIATIONS ARE NOTED, IT WILL BE ASSUMED THAT NO SUCH DEVIATIONS EXIST, AND THE FINAL SUBMITTALS WILL ALLOW NO DEVIATIONS.

1.4 SUBMITTAL PROCEDURES

- A. Deliver submittals to Engineer in acceptable form.
- B. Sequentially number the transmittal form. Revise submittals with original number and a sequential alphabetic suffix. Resubmit as specified for initial submittal. Indicate on revised drawings all changes which have been made other than those requested by the Engineer.
- C. Identify Project, Contractor, Subcontractor or supplier; pertinent drawing and detail number, and specification section number, as appropriate.
- D. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of Products required, field dimensions, adjacent construction work and coordination of information is in accordance with the requirements of the work and Contract Documents. Submittal without the Contractor's stamp will be returned to Contractor without Engineer's review.
- E. Make all submittals far enough in advance of scheduled dates for installation to provide all required time for reviews, for securing necessary approvals, for possible revision and resubmittal, and for placing orders and securing delivery. In scheduling, allow sufficient time for the Engineer's review following the receipt of the submittal. Coordinate submission of related items. For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.
- F. Identify variations from Contract Documents and Product or system limitations which may be detrimental to successful performance of the completed work.
- G. Provide space for Contractor and Engineer review stamps.
- H. When revised for resubmission, identify all changes made since previous submission.
- I. Distribute copies of reviewed submittals to suppliers. Instruct recipients to promptly report any inability to comply with requirements.

1.5 CONSTRUCTION PROGRESS SCHEDULES

-
- A. Submit initial schedule in PDF format within 15 days after date established in Notice to Proceed.
 - B. After reviewed by the Engineer, revise and resubmit as required.
 - C. Submit revised schedules with each Application for Payment, identifying changes since previous version.
 - D. Submit a computer generated or horizontal bar chart with separate line for each major portion of work or operation section of work, identifying first workday of each week.
 - E. Show complete sequence of construction by activity, identifying work of separate stages and other logically grouped activities. Indicate the early and late start, early and late finish, float dates, and duration.
 - F. Indicate estimated percentage of completion for each item of work at each submission.
 - G. Indicate submittal dates required for shop drawings, product data, samples, and product delivery dates, including those furnished by Owner and required by Allowances.

1.6 PRODUCT DATA

- A. Product Data for Review:
 - 1. Submitted to Engineer for review for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents.
 - 2. After review, provide copies and distribute in accordance with Submittal Procedures article above.
- B. Submit the number of copies which the Contractor requires, plus three (3) copies which will be retained by the Engineer.
- C. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.
- D. Indicate Product utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.
- E. After review, distribute in accordance with the Submittal Procedures article above.

1.7 SHOP DRAWINGS

- A. Contractor shall submit shop drawings in PDF format to the Engineer for review.

Contractor shall submit items that need to be submitted in hard copy (such as color samples) the number of copies which the Contractor requires plus three (3) copies. Three (3) copies will be retained by the Engineer and all remaining copies will be returned to the Contractor.

- B. Submitted to Engineer for review for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents. Review of shop drawings by Engineer shall not relieve Contractor of his responsibility for the accuracy of the shop drawings for the furnishing of all materials and equipment required by the contract even though such items may not be indicated on the shop drawings reviewed by Engineer.
- C. Shop drawings shall include applicable technical information, drawings, diagrams, performance curves, schedules, templates, calculations, instructions, measurements and similar information as applicable to the specific item for which the shop drawing is prepared.
- D. Do not use Engineer's Drawings for shop or erection purposes.
- E. Each shop drawing copy shall bear a Contractor's stamp showing they have been checked. Shop drawings submitted to the Engineer without the Contractor's stamp may be returned to the Contractor without review.
- F. No review will be given to partial submittals of shop drawings for items which interconnect and/or are interdependent. It is the Contractor's responsibility to assemble the shop drawings for all such interconnecting and/or interdependent items, check them and then make one submittal to the Engineer.
- G. Schedule of Submittals – Within 30 days of Contract award and prior to any shop drawing submittal, the Contractor shall submit a schedule showing the estimated submittal date and the desired approval date for each shop drawing anticipated. Time lost due to unacceptable submittals shall be the Contractor's responsibility.

1.8 SAMPLES

- A. Samples for Review -
 - 1. Submitted to Engineer for review for the limited purpose of checking for conformance with information given and the design concept expressed in the contract documents.
 - 2. After review, produce duplicates and distribute in accordance with SUBMITTAL PROCEDURES article above.
- B. Samples for Information –
 - 1. Submitted for the Engineer's knowledge as contract administrator or for the

Owner.

- C. Include identification on each sample, with full Product information.
- D. Submit the number of samples specified in individual specification sections; one of which will be retained by Engineer.
- E. Review samples which may be used in the Work are indicated in individual specification sections.
- F. Samples will not be used for testing purposes unless specifically stated in the specification section.

1.9 DESIGN DATA

- A. Submit for the Engineer's knowledge as contract administrator or for the Owner.
- B. Submit for information for the limited purpose of assessing conformance with information given and the design concept expressed in the contract documents.

1.10 TEST REPORTS

- A. Submit for the Engineer's knowledge as contract administrator or for the owner.
- B. Submit test reports for information for the limited purpose of assessing conformance with information given and the design concept expressed in the contract documents.

1.11 CERTIFICATES

- A. When specified in individual specification sections, submit certification by the manufacturer, installation/application subcontractor, or the Contractor to Engineer, in quantities specified for product Data.
- B. Indicate material or product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.
- C. Certificates may be recent or previous test results on material or Product, but must be acceptable to Engineer.

1.12 MANUFACTURER'S INSTRUCTION

- A. When specified in individual specification sections, submit printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, to Engineer for delivery to Owner in quantities specified for Product Data.
- B. Indicate special procedures, perimeter conditions requiring special attention, and special environmental criteria required for application or installation.

- C. Refer to Section 01400 – Quality Control, Manufacturers’ Field Services article.

1.13 MANUFACTURER’S FIELD REPORTS

- A. Submit reports for the Engineer’s benefit as contract administrator or for the Owner.
- B. Submit report in duplicate within 30 days of observation to Engineer for information.
- C. Submit for information for the limited purpose of assessing conformance with information given and the design concept expressed in the contract documents.

1.14 ERECTION DRAWINGS

- A. Submit drawings for the Engineer’s benefit as contract administrator or for the Owner.
- B. Submit for information for the limited purpose of assessing conformance with information given and the design concept expressed in the contract documents.
- C. Data indicating inappropriate or unacceptable work may be subject to action by the Engineer or Owner.

1.15 REVIEWED SHOP DRAWINGS

- A. Engineer Review –
 - 1. Acceptable submittals will be marked “Approved.” A minimum of three (3) copies will be retained by the Engineer for Engineer’s and the Owner’s use and the remaining copies will be returned to the Contractor.
 - 2. Submittals requiring minor corrections before the product is acceptable will be marked “Furnish as Corrected.” The Contractor may order, fabricate and ship the items included in the submittals provided the indicated corrections are made.
 - 3. Submittals marked “Revise and Submit” must be revised to reflect required changes and the initial review procedure repeated.
 - 4. The “Rejected” notation is used to indicate products which are not acceptable. Upon return of a submittal so marked, the Contractor shall repeat the initial review procedure utilizing acceptable products.
 - 5. Only two copies of items marked “Revise and Submit” and “Rejected” will be reviewed and marked. One copy will be retained by the Engineer and the other copy with all remaining unmarked copies will be returned to the Contractor for resubmittal.
- B. No work or products shall be installed without a drawing or submittal bearing the “Approved” or “Furnish as Corrected” notation. The Contractor shall maintain at the

job site a complete set of shop drawings bearing the Engineer's stamp.

- C. Substitutions – In the event the Contractor obtains the Engineer's approval for the use of products other than those which are listed first in the Contract Documents, the Contractor shall, at the Contractor's own expense and using methods approved by the Engineer, make any changes to structures, piping and electrical work that may be necessary to accommodate these products.
- D. Use of the "Approved" or "Furnish as Corrected" notation on shop drawings or other submittals is general and shall not relieve the Contractor of the responsibility of furnishing products of the proper dimension, size, quality, quantity, materials and all performance characteristics, to efficiently perform the requirements and intent of the Contract Documents. The Engineer's review shall not relieve the Contractor of the responsibility of errors of any kind on the shop drawings. Review is intended only to assure conformance with the design concept of the Project and compliance with the information given in the Contract Documents.

1.16 SUBMITTAL CHECKLIST (Not Used)

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION (Not Used)

END OF SECTION

SECTION 01370
SCHEDULES OF VALUES
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SECTION 01370
SCHEDULE OF VALUES

PART 1. GENERAL

1.1 REQUIREMENTS INCLUDED

- A. Submit to the Engineer a Schedule of Values allocated to the various portions of the Work, within 21 days after the effective date of the Agreement.
- B. Upon request of the Engineer, support the values with data which will substantiate their correctness.
- C. The Schedule of Values, unless objected to by the Engineer, shall be used only as the basis for the Contractor's Applications for Payment.

1.2 RELATED REQUIREMENTS

- A. Conditions of the Contract

1.3 FORM AND CONTENT OF SCHEDULE OF VALUES

- A. Type schedule on an 8-1/2 inch x 11 inch or 8-1/2 inch x 17 inch white paper; Contractor's standard forms and automated printout will be considered for approval by the Engineer upon Contractor's request. Identify schedule with:
 - 1. Title of Project and location
 - 2. Engineer and Project number
 - 3. Name and Address of Contractor
 - 4. Contract designation
 - 5. Date of submission
- B. Schedule shall list the installed value of the component parts of the Work in Sufficient detail to serve as a basis for computing values for progress payments during construction.
- C. Identify each line item with the number and title of the respective major section of the specifications.
- D. For each major line item list sub-values of major products or operations under the item.
- E. For the various portions of the Work:
 - 1. Each item shall include a directly proportional amount of the Contractor's overhead and profit.

-
2. For items on which progress payments will be requested for stored materials, break down the value into:
 - a. The cost of the materials, delivered and unloaded, with taxes paid. Paid invoices are required for materials upon request by the Engineer.
 - b. The total installed value.

F. The sum of all values listed in the schedule shall equal the total Contract Sum.

1.4 SUBSCHEDULE OF UNIT MATERIAL VALUES

- A. Submit a sub-schedule of unit costs and quantities for:
 1. Products on which progress payments will be requested for stored products.
- B. The form of submittal shall parallel that of the Schedule of Values, with each item identified the same as the line item in the Schedule of Values.
- C. The unit quantity for bulk materials shall include an allowance for normal waste.
- D. The unit values for the materials shall be broken down into:
 1. Cost of the material, delivered and unloaded at the site, with taxes paid.
 2. Copies of invoices for component material shall be included with the payment request in which the material first appears.
 3. Paid invoices shall be provided with the second payment request in which the material appears or no payment shall be allowed and/or may be deleted from the request.
- E. The installed unit value multiplied by the quantity listed shall equal the cost of that item in the Schedule of Values.

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION (Not Used)

END OF SECTION

SECTION 01400
QUALITY CONTROL
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SECTION 01400
QUALITY CONTROL

PART 1. GENERAL

1.1 SECTION INCLUDES

- A. Quality assurance – control of installation
- B. Tolerances
- C. References and standards
- D. Testing laboratory services
- E. Manufacturer's field services

1.2 RELATED SECTIONS

- A. Section 01300 – Submittals – Submission of manufacturers' instructions and certificates.
- B. Section 01410 – Testing Services.

1.3 QUALITY ASSURANCE – CONTROL OF INSTALLATION

- A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.
- B. Comply with manufacturers' instructions, including each step in sequence.
- C. Should manufacturers' instruction conflict with Contract Documents, request clarification from Engineer before proceeding.
- D. Comply with specified standards as minimum quality for the work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
- E. Perform work by persons qualified to produce required and specified quality.
- F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.
- G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, or disfigurement.

1.4 TOLERANCES

- A. Monitor fabrication and installation tolerance control of products to produce acceptable work. Do not permit tolerances to accumulate.
- B. Comply with manufacturer's tolerances. Should manufacturers' tolerances conflict with Contract Documents, request clarification from Architect/Engineer before proceeding.
- C. Adjust products to appropriate dimensions; position before securing products in place.

1.5 REFERENCES AND STANDARDS

- A. For products or workmanship specified by association, trade, or other consensus standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.
- B. Conform to reference standard by date of issue current on date of Contract Documents, date for receiving bids, date of Owner-Contractor Agreement when there are no Bids, date specified in the individual specification sections, except where a specific date is established by code.
- C. Obtain copies of standards where required by product specification sections.
- D. Neither the contractual relationships, duties, or responsibilities of the parties in Contract nor those of the Architect/Engineer shall be altered from the Contract Documents by mention or inference otherwise in any reference document.

1.6 TESTING SERVICES

- A. Contractor will appoint and employ services of an independent firm to perform testing. Contractor shall pay for testing services required by the specifications.
- B. The independent firm will perform tests and other services specified in individual specification sections and as required by the Owner.
- C. Testing and source quality control may occur on or off the project site. Perform off-site testing as required by the Owner.
- D. Reports will be submitted by the independent firm to the Engineer and Contractor, in duplicate, indicating observations and results of tests and indicating compliance or non-compliance with Contract Documents.
- E. Cooperate with independent firm; furnish samples of materials, design, mix, equipment, tools, storage, safe access, and assistance by incidental labor as requested.

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1. Notify Architect/Engineer and independent firm 48 hours prior to expected time for operations requiring services.
 2. Make arrangements with independent firm and pay for additional samples and tests required for Contractor's use.
- F. Testing does not relieve Contractor to perform work to contract requirements.
- G. Re-testing required because of non-conformance to specified requirements shall be performed by the same independent firm on instructions by the Engineer. Payment for re-testing will be made by the Contractor.

1.7 MANUFACTURER'S FIELD SERVICES

- A. When specified in individual specification sections, require material or product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, conditions of surfaces and installation, quality of workmanship, start-up of equipment, test, adjust and balance of equipment as applicable, and to initiate instructions when necessary.
- B. Submit qualifications of observer to Engineer 30 days in advance of required observations. Observer subject to approval of Engineer.
- C. Report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to manufacturers' written instructions.
- D. Refer to Section 01300 – SUBMITTALS, MANUFACTURER'S FIELD REPORTS article.

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION

3.1 EXAMINATION

- A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Beginning new work means acceptance of existing conditions.
- B. Verify that existing substrate is capable of structural support or attachment of new work being applied or attached.
- C. Examine and verify specific conditions described in individual specification sections.
- D. Verify that utility services are available, of the correct characteristics, and in the

correct locations.

3.2 PREPARATION

- A. Clean substrate surfaces prior to applying next material or substance.
- B. Seal cracks or openings of substrate prior to applying next material or substance.
- C. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond.

END OF SECTION

SECTION 01410
TESTING SERVICES
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SECTION 01410
TESTING SERVICES

PART 1. GENERAL

1.1 SECTION INCLUDES

- A. Selection and Payment
- B. Contractor Submittals
- C. Testing Agency Responsibilities
- D. Testing Agency Reports
- E. Limits on Testing Authority
- F. Contractor Responsibilities
- G. Schedule of Tests

1.2 RELATED SECTIONS

- A. Testing and approvals required by public authorities.
- B. Section 01300 – Submittals – Manufacturer’s Certificates.
- C. Section 01701 – Contract Closeout – Project Record Documents.

1.3 REFERENCES

- A. ASTM C 802-87 – Practice for Conducting an Interlaboratory Test Program to Determine the Precision of Test Methods for Construction.
- B. ASTM C 1077-92 – Practice for Laboratories Testing Concrete and Concrete Aggregates for Use in Construction and Criteria for Laboratory Evaluation.
- C. ASTM C 1093-88 – Practice for Accreditation of Testing Agencies for Unit Masonry.
- D. ASTM D 290-85 – Recommended Practice for Bituminous Mixing Plant Inspection.
- E. ASTM D 3740-92 – Practice for Evaluation of Agencies Engaged in Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction.
- F. ASTM D 4561-86 – Practice for Quality Control Systems for an Inspection and Testing Agency for Bituminous Paving Materials.

- G. ASTM E 329-93 – Practice for Use in the Evaluation of Inspection and Testing Agencies as Used in Construction.
- H. ASTM E 543-93 – Practice for Determining the Qualification of Nondestructive Testing Agencies.
- I. ASTM E 548-93 – Practice for Preparation of Criteria for Use in the Evaluation of Testing Laboratories and Inspection Bodies.
- J. ASTM E 699-79 (Reapproved 1991) – Practice for Criteria for Evaluation of Agencies Involved in Testing, Quality Assurance, and Evaluating Building Components in Accordance with Test Methods Promulgated by ASTM Committee E6.

1.4 SELECTION AND PAYMENT

- A. The Contractor will employ and pay for services of an independent testing agency or laboratory to perform specified testing.
- B. Employment of testing agency or laboratory in no way relieves Contractor of obligation to perform work in accordance with requirements of Contract Documents.

1.5 QUALITY ASSURANCE

- A. Comply with requirements of practices listed in paragraph 1.3.
- B. Laboratory – Authorized to operate in State in which Project is located.
- C. Laboratory Staff – Maintain a full-time specialist on staff to review services.
- D. Testing Equipment – Calibrated at reasonable intervals with devices of an accuracy traceable to either National Bureau of Standards or accepted values of natural physical constants.

1.6 CONTRACTOR SUBMITTALS

- A. Prior to start of Work, submit testing laboratory name, address, and telephone number, and names of full-time specialist and responsible officer.
- B. Submit copy of report of laboratory facilities inspection made by Materials Reference Laboratory of National Bureau of Standards during most recent inspection, with memorandum of remedies of any deficiencies reported by the inspection.

1.7 TESTING AGENCY RESPONSIBILITIES

- A. Test samples of mixes submitted by Contractor.
- B. Provide qualified personnel at site. Cooperate with Engineer and Contractor in performance of services.
- C. Perform specified sampling and testing of Products in accordance with specified standards.
- D. Ascertain compliance of materials and mixes with requirements of Contract Documents.
- E. Promptly notify Engineer and Contractor of observed irregularities or non-conformance of Work or Products.
- F. Perform additional tests required by Engineer.
- G. Attend Preconstruction meetings and progress meetings.

1.8 TESTING AGENCY REPORTS

- A. After each test, promptly submit two copies of report to Engineer and to Contractor.
- B. Include –
 - 1. Date issued
 - 2. Project title and number
 - 3. Name of inspector
 - 4. Date and time of sampling or inspection
 - 5. Identification of product and specifications section
 - 6. Location in the Project
 - 7. Type of inspection or test
 - 8. Date of test
 - 9. Results of tests
 - 10. Conformance with Contract Documents
- C. When requested by Engineer, provide interpretation of test results.

1.9 LIMITS ON TESTING AUTHORITY

- A. Agency or laboratory may not release, revoke, alter, or enlarge on requirements of Contract Documents.
- B. Agency or laboratory may not approve or accept any portion of the Work.
- C. Agency or laboratory may not assume any duties of Contractor.

- D. Agency or laboratory has no authority to stop the Work.

1.10 CONTRACTOR RESPONSIBILITIES

- A. Deliver to agency or laboratory at designated location, adequate samples of materials proposed to be used which require testing, along with proposed mix designs.
- B. Cooperate with laboratory personnel and provide access to the Work and to manufacturer's facilities.
- C. Provide incidental labor and facilities –
1. To provide access to work to be tested
 2. To obtain and handle samples at the site or at source of Products to be tested
 3. To facilitate tests
 4. To provide storage and curing of test samples
- D. Notify Engineer and laboratory 48 hours prior to expected time for operations requiring testing services.

1.11 SCHEDULE OF TESTS

The list below is given for convenience. See each section for complete requirements.

Section	Test	Frequency	Date	Performed By	Notes
02200 – Earthwork					
	Compact				
	Unpaved	1 test per horizontal layer per 10,000 SF of fill area			
	Paved	1 test per horizontal layer per 5,000 SF of subgrade			
	Proof Rolling	As necessary			
	Structure Pad	1 test per horizontal layer pr 1,500 SF of subgrade			
	Curb & Gutters	1 test per 300 lf			
02510 – Water Distribution					
	Bacteriological Samples	1 taken 24 hours after disinfection			
	Hydrostatic & Leakage	1.5 times the working pressure (not less than 200 psi) conducted for two (2) hours with maintained pressure of 200 psi.			

SECTION 01410-6
TESTING SERVICES

Section	Test	Frequency	Date	Performed By	Notes
	Compaction				
	Traffic Areas	1 per 100 LF or less (each crossing) for each 4 ft. of depth			
	Non-Traffic Areas	1 per 1,000 LF or less for each 6ft. of depth			
02720 – Aggregate Base Course		1 test per 5,000 SF			
02740 – Asphaltic Concrete Paving		See Section 02740 GA			
02775 - Sidewalks, Driveways, Curbs & Gutters		See Section 02775			
	Concrete Strength	3 cylinders for each 75 CY place each day			
	Slump	1 test for each Set of Cylinders taken			
	Air Content	1 test per each set of Cylinders			
03300 – Cast-in-place Concrete		See Section 03300			

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION (Not Used)

END OF SECTION

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TEMPORARY UTILITIES
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SECTION 01510
TEMPORARY UTILITIES

PART 1. GENERAL

1.1 REQUIREMENTS INCLUDED

- A. Furnish, install and maintain temporary utilities required for construction and remove upon completion of work.

1.2 REQUIREMENTS OF REGULATORY AGENCIES

- A. Comply with National Electric Code.
- B. Comply with Federal, State and local codes and regulations and with utility company requirements.
- C. Comply with County Health Department Regulations.

PART 2. PRODUCTS

2.1 GENERAL

- A. Materials may be new or used but must be adequate in capacity for the required usage, must not create unsafe conditions, and must not violate requirements of applicable codes and standards.

2.2 TEMPORARY ELECTRICITY

- A. Arrange with utility company, provide service required for power and lighting, and pay all costs for service and for power used in the construction, testing and trial operation.
- B. The Contractor shall be responsible for the costs of all items necessary for the installation, distribution and maintenance of temporary power. The costs of these items shall be factored into the project unit prices. Obtain and pay for permits and inspections as may be required.

2.3 TEMPORARY WATER

- A. Water used for flushing and hydrostatic testing of water systems shall be potable water unless otherwise approved by the Engineer. Water used for hydrostatically testing tanks for water tightness and leakage shall be potable water unless non-potable water is approved by the Engineer.
- B. Contractor shall arrange with Owner locations for obtaining water, and furnish and install all equipment, pipe, meters, valves and accessories as required and/or specified

for use of that water. All potable and non-potable water used during construction must be metered, paid for and not wasted by the Contractor. If used meters are temporarily furnished and installed by the Contractor during construction, proof of recent calibration must be provided to the Engineer.

- C. Install at each and every connection to the Owner's potable water supply a backflow preventer meeting the requirements of AWWA C510, latest revision. Protect piping and fittings against freezing as applicable to the work site.
- D. The Contractor shall pay all costs necessary to provide water for temporary potable use for construction trailers, etc. at the site including but not limited to, any temporary or permanent piping, hoses and/or yard hydrants needed in order for the Contractor to execute his work. Contractor shall also pay for all costs necessary to provide potable water used for flushing and hydrostatic testing.
- E. Restore existing and permanent facilities used for temporary purposes to original condition.
- F. Restore existing and permanent facilities used for temporary purposes to original condition.

2.4 TEMPORARY SANITARY FACILITIES

- A. Contractor shall provide temporary sanitary facilities at such places as approved by the Owner and in compliance with applicable laws and regulations.
- B. Contractor shall pay all costs for installation, maintenance, and removal of temporary sanitary facilities.
- C. Provide facilities at time of site mobilization and modify and extend service as work progresses. Toilet facilities shall be enclosed, portable, self-contained units or temporary water closets and urinals, secluded from public view. Clean areas of facilities weekly and maintain in a sanitary condition. Provide toilet paper, paper towels, and soap in suitable dispensers.

PART 3. EXECUTION

3.1 GENERAL

- A. Comply with applicable codes and standards.
- B. Maintain and operate systems to assure continuous service.
- C. Modify and extend systems as work progress requires.

3.2 REMOVAL

- A. Completely remove temporary materials and equipment when their use is no longer required.
- B. Clean and repair damage caused by temporary installations or use of temporary facilities.
- C. Restore permanent facilities used for temporary services to specified condition.

END OF SECTION

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ENVIRONMENTAL CONTROLS
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SECTION 01560
ENVIRONMENTAL CONTROLS

PART 1. GENERAL

1.1 SCOPE OF WORK

- A. Contractor shall furnish all material and labor for the installation and maintenance of the environmental control measurements throughout the project.

1.2 SITE MAINTENANCE

- A. The Contractor shall keep the work site clean and free from rubbish and debris. Materials and equipment shall be removed from the site when they are no longer necessary. Upon completion of the work and before final acceptance, the work site shall be cleared of equipment, unused materials, and rubbish to present a clean and neat appearance.

1.3 TEMPORARY DAMS

- A. Except in time of emergency, earth dams are not acceptable at catch basin openings, local depressions, or elsewhere. Temporary dams of sandbags, asphaltic concrete, or other acceptable material will be permitted when necessary to protect the work, provided their use does not create a hazard or nuisance to the public. Such dams shall be removed from the site as soon as they are no longer necessary.
- B. Dams shall not interfere with the existing storm drainage system.

1.4 AIR POLLUTION CONTROL

- A. The Contractor shall not discharge smoke, dust, and other contaminants into the atmosphere that violate the regulations of any legally constituted authority. The Contractor shall also abate dust nuisance by cleaning, sweeping, and sprinkling with water, or other means as necessary. The use of water, in amounts which result in mud on public streets, is not acceptable as a substitute for sweeping or other methods.

1.5 NOISE CONTROL

- A. Between 7:30 PM and 7:00 AM, noise from Contractor's operations shall not exceed limits established by applicable laws or regulations and in no event shall exceed 86 dBA at a distance of 50 feet from the noise source.

1.6 EROSION CONTROL

- A. All points of concentrated runoff from rainfall shall be visually monitored to determine that no eroded material from the construction site is being deposited in the

adjacent ditches, lakes, and canals. Measures shall be taken to promptly eliminate such a deposition if occurring, including the installation of detention ponds.

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION (Not Used)

END OF SECTION

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SAFETY IN WASTEWATER WORKS
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SECTION 01569
SAFETY IN WASTEWATER WORKS

PART 1. GENERAL

1.1 SCOPE

- A. The Contractor shall be responsible for conducting all Work in a safe manner and shall take reasonable precautions to ensure the safety and protection of workers, property and the general public.
- B. All construction shall be conducted in accordance with the latest applicable requirements for Part 1926 of the Occupational Safety and Health Act, Safety and Health Regulations for Construction, section 107 of the Contract Work Hours and Safety Standards Act, as well as any other local, state or federal safety codes and regulations.
- C. The Contractor shall designate a trained and qualified employee who is to be responsible for ensuring that the Work is performed safely and in conformance with all applicable regulations.
- D. The Contractor shall determine the safety hazards involved in prosecuting the Work and the precautions necessary to conduct the Work safely.
- E. The Contractor shall bear all risks associated with performing the Work and shall fully indemnify and hold harmless the Owner.

1.2 SPECIAL REQUIREMENTS

- A. The Contractor's attention is directed to the fact that construction activities involving sanitary sewer systems will occasionally involve work in potentially hazardous environments in which oxygen deficient, toxic or explosive conditions may exist. Additional hazards arise from the presence of pathogens in the wastewater and from the slime and scum layer that coat walking, working and other surfaces. In dealing with these hazards, the Contractor shall take special precautions to ensure worker safety. Such precautions shall include, but are not limited to, the following, as applicable:
 - 1. Installing temporary forced air ventilation equipment and ducts for fresh air in enclosed areas.
 - 2. Using pneumatic tools and equipment instead of electric-driven equipment in hazardous areas.
 - 3. Avoiding the use of cutting torches, field welding and grinders in hazardous areas.

4. Cleaning and disinfecting working surfaces with hot water, high pressure washers prior to commencing work.
 5. Installing sealed wooden baffles or bulkheads to isolate working areas from hazardous atmospheres.
 6. Providing portable oxygen meters, combustible gas detectors and hydrogen sulfide detectors to continuously monitor the atmosphere in enclosed working areas.
 7. Providing safety harnesses, safety lines and recovery crews for workers in hazardous areas.
 8. Providing self-contained breathing apparatus with spare air cylinders for workers in hazardous areas.
 9. Providing dry chemical fire extinguishers and connected fire hoses in areas where a danger of fire or explosion exists.
 10. Providing adequate, oxygen-equipped, first aid facilities.
 11. Providing suitable wash-up areas and facilities for workers.
 12. Installing temporary lighting using explosion-proof fixtures in hazardous environments.
 13. Installing approved warning and hazard signs and posting safety procedures.
 14. Instructing all workers as to the hazards present, the procedures to be followed and the proper function and use of all safety and emergency equipment furnished.
- B. Prior to entering or commencing work in a hazardous area, the Contractor shall ensure that all safety and emergency equipment is in place and in satisfactory operating condition.

END OF SECTION

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SHIPMENT, PROTECTION, AND STORAGE
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SECTION 01605-2
SHIPMENT, PROTECTION, AND STORAGE

SECTION 01605
SHIPMENT, PROTECTION, AND STORAGE

PART 1. GENERAL

- A. Equipment, products and materials shall be shipped, handled, stored, and installed in ways which will prevent damage to the items. Damaged items will not be permitted as part of the work except in cases of minor damage that have been satisfactorily repaired and are acceptable to the Engineer.

PART 2. PRODUCTS

2.1 PIPE

- A. Pipe and appurtenances shall be handled, stored, and installed as recommended by the manufacturer. Pipes with paint, tape coatings, linings or the like shall be stored to protect the coating or lining from physical damage or other deterioration. Pipes shipped with interior bracing shall have the bracing removed only when recommended by the pipe manufacturer.

PART 3. EXECUTION

3.1 EQUIPMENT

- A. Package and Marking
 - 1. All equipment shall be protected against damage from moisture, dust, handling, or other cause during transport from manufacturer's premises to site. Each item or package shall be marked with the number unique to the specification reference covering the item.
 - 2. Stiffeners shall be used where necessary to maintain shapes and to give rigidity. Parts of equipment shall be delivered in assembled or subassembled units where possible.
- B. Identification
 - 1. Each item of equipment and valve shall have permanently affixed to it a label or tag with its equipment or valve number designated in this contract. Marker shall be of stainless steel. Location of label will be easily visible.
- C. Shipping
 - 1. Bearing housings, vents and other types of openings shall be wrapped or otherwise sealed to prevent contamination by grit and dirt.
 - 2. Damage shall be corrected to conform to the requirements of the Contract before the assembly is incorporated into the work. The Contractor shall bear

the costs arising out of dismantling, inspection, repair, and reassembly.

D. Factory Applied Coatings

1. Unless otherwise specified, each item of equipment shall be shipped to the site of the work with the manufacturer's shop applied epoxy prime coating as specified in Section 09900. The prime coating shall be applied over clean dry surfaces in accordance with the coating manufacturer's recommendations. The prime coating will serve as a base for field-applied finish coats. Electrical equipment and materials shall be painted by manufacturer.

E. Storage

1. During the interval between the delivery of equipment to the site and installation, all equipment, unless otherwise specified, shall be stored in an enclosed space affording protection from weather, dust and mechanical damage and providing favorable temperature, humidity and ventilation conditions to ensure against equipment deterioration. Manufacturer's recommendations shall be adhered to in addition to these requirements.
2. Equipment and materials to be located outdoors may be stored outdoors if protected against moisture condensation. Equipment shall be stored at least 6 inches above ground. Temporary power shall be provided to energize space heaters or other heat sources for control of moisture condensation. Space heaters or other heat sources shall be energized without disturbing the sealed enclosure.

F. Protection of Equipment after Installation

1. After installation, all equipment shall be protected from damage from, including but not limited to, dust, abrasive particles, debris and dirt generated by the placement, chipping, sandblasting, cutting, finishing and grinding of new or existing concrete, terrazzo and metal; and from the fumes, particulate matter, and splatter from welding, brazing and painting of new or existing piping and equipment. As a minimum, vacuum cleaning, blowers with filters, protective shieldings, and other dust suppression methods will be required at all times to adequately protect all equipment. During concreting, including finishing, all equipment that may be affected by cement dust must be completely covered. During painting operations, all grease fittings and similar openings shall be covered to prevent the entry of paint. Electrical switchgear, unit substation, and motor load centers shall not be installed until after all concrete work and sandblasting in those areas have been completed and accepted and the ventilation systems installed.

END OF SECTION

SECTION 01700
RESTORATION OF IMPROVEMENTS
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SECTION 01700
RESTORATION OF IMPROVEMENTS

PART 1. GENERAL

1.1 SCOPE OF WORK

- A. Work included in this section consists of but is not limited to: the restoration of pavement (asphalt, concrete and granular), striping, driveways, concrete curbs and gutters, sidewalks, fences, mailboxes, walls, underground and above ground utilities, repair, replacement, stabilization and/or relocation. Restoration of the landscaping, i.e., shrubs, trees and grassing, is also part of this work.
- B. The CONTRACTOR shall visit the site prior to submitting a bid and become familiar with the existing conditions. No additional compensation or time extensions will be given due to the contractor's execution of the work described above.
- C. No separate payment will be made for work covered under this section unless there is a specific line item for it on the bid form. Costs should be included with the price bid for other items.

1.2 QUALITY ASSURANCE

- A. The CONTRACTOR shall notify the Utility Protection Center at least 72 hours prior to beginning any construction. Dial 811 or call TOLL FREE 1-800-282-7411, 7:00 A. M. to 4:30 P.M., Monday through Friday.
- B. Any existing site improvements damaged during construction will be repaired at the CONTRACTOR's expense, to its existing condition or as directed by the ENGINEER.

1.3 REFERENCES

- A. Standard Specifications, Construction of Roads and Bridges, Latest Edition - Department of Transportation, State of Georgia, will be used for items of work not covered by these specifications or not shown on the drawings.

PART 2. PRODUCTS

2.1 MATERIALS

- A. Existing materials may be reused when restoring the construction site to original condition unless those materials have been damaged or deteriorated in any way. If material cannot be reused as determined by the Engineer, it shall be replaced with new material of like type.

PART 3. EXECUTION

3.1 GENERAL

- A. Particular care shall be taken to minimize disturbance to existing site improvements within the limits of construction. The CONTRACTOR will take whatever measures are necessary to prevent damage which may include, but is not limited to, erection of barriers, tree protective fencing, shoring and bracing of excavations and staging of the construction.

3.2 CONSTRUCTION

- A. All work will proceed in an orderly sequence and the construction will be done in a workmanlike manner. No excavations will be allowed to remain open overnight and they will either be properly backfilled or covered with steel plates to allow safe crossing of trenches by vehicles and/or pedestrians.

3.3 MAINTENANCE

- A. The CONTRACTOR will notify the ENGINEER to inspect restored areas as soon as construction is complete, and no further disturbances/damages would be likely to occur.
- B. The CONTRACTOR shall warrant the work free from defects of material and workmanship for a period of one year after acceptance.
- C. Clean up work areas by removing any scraps, rubbish or surplus material and dispose of them properly off the project site. Wash and hose down paved surfaces to remove all mud, debris, and other extraneous material, just prior to final inspection.

END OF SECTION

SECTION 01701
CONTRACT CLOSEOUT PROCEDURES
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SECTION 01701
CONTRACT CLOSEOUT PROCEDURES

PART 1. GENERAL

1.1 REQUIREMENTS INCLUDED

- A. Administrative provisions for Substantial Completion and for final acceptance.

1.2 RELATED REQUIREMENTS

- A. Section 01300 – Submittal
- B. Section 01720 – Project Record Documents
- C. Section 01730 – Operation and Maintenance Data
- D. Section 01740 – Warranties and Bonds

1.3 SUBSTANTIAL COMPLETION

- A. When the Contractor considers the work substantially complete, he shall prepare a punch list of uncompleted items and send to the Engineer for review. At the same time, the Contractor shall request in writing that the Engineer schedules a pre-final inspection.
- B. The Engineer will review the punch list submitted by the Contractor and determine if the project is substantially complete.
- C. If the Engineer determines that the project is not substantially complete, he will notify the Contractor in writing which items need to be finished before the project can be considered substantially complete. The Contractor shall continue working to complete all punch list items and resubmit a revised punch list when he considers the work is substantially complete.
- D. When the Engineer determines that the work is substantially complete, he will schedule a pre-final inspection with the Owner, Contractor and Engineer. A final punch list will be prepared at this time.
- E. After all punch list items have been completed, the Contractor shall send a request in writing to the Engineer to schedule a final inspection. When all punch list items are complete, the Engineer will issue a certificate of substantial completion.

1.4 FINAL COMPLETION

- A. When the Contractor considers that all of the work is complete, he shall submit the

following certificates:

1. All work has been completed and inspected for compliance with the Contract Documents and all deficiencies listed with the certificate of substantial completion have been corrected.
 2. All equipment and systems have been tested, adjusted and are fully operational.
 3. Owner's personnel have been fully instructed in the operation of all equipment (include sign off for each system).
 4. Work is complete and ready for final inspection.
- B. Should Engineer's inspection find work incomplete, he will promptly notify Contractor in writing listing observed deficiencies.
- C. Contractor shall remedy deficiencies and send a request for another final inspection.
- D. When Engineer finds work is complete, he will process final pay request documents.

1.5 REINSPECTION FEES

- A. Should status of completion of work require reinspection by Engineer due to failure of work to comply with Contractor's claims on pre-final or final inspection, the Owner will back charge the Contractor for each extra reinspection required of the Engineer. The Contractor shall reimburse the Owner by certified check prior to final payment of retainage.

1.6 CLOSEOUT SUBMITTALS

- A. Evidence of Compliance with Requirements of Governing Authorities –
1. Certificate of Occupancy as required by local codes.
 2. Certificates of Inspection approvals required for plumbing, mechanical and electrical systems as required by local codes if applicable.
 3. Completed "Project Close-Out" form as shown at the end of this section.
- B. Project Record Documents – Under provisions of Section 01720.
- C. Operation and Maintenance Data – Under provisions of Section 01730.
- D. Warranties and Bonds – Under provisions of Section 01740.
- E. Evidence of Payment and Release of Liens (2 copies) – In accordance with Conditions of the Contract.
- F. Consent of Surety to Final Payment (2 copies) – Consent of Surety is to be sent by Surety directly to Carter and Sloope to the attention of the Project Engineer.

- G. Contractor's Warranty (2 copies)
- H. Statutory Affidavit (2 copies)
- I. Non-Influence Affidavit
- J. EPD Inspection Reports

1.7 APPLICATION FOR FINAL PAYMENT

- A. Prior to application for final payment, the Contractor shall give the Engineer a list of all additions or deletions not previously approved by change order.
- B. The Engineer will review this list and prepare a final closeout change order for the items that are justified by the terms of the contract or approved by field order.
- C. After approval of the final closeout change order the Contractor may submit his application for final payment.

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION (Not Used)

PROJECT CLOSE OUT FORM
CHECK-OFF LIST

Document Received**	Number of Copies	Date
Contractor's Warranty	2 Originals	
Statutory Affidavit	2 Originals	
Non-Influence Affidavit	2 Originals	
Daily Observation Reports	2 Copies	
EPD Inspections	2 Copies	
Consent of Surety to Final Payment	2 Copies	
Record Drawings	1 Copy	
Testing Reports	2 Copies	
Waterline Disinfection Report	2 Copies	
Certificate of Insurance Coverage for Warranty Period	2 Copies	

END OF SECTION

**SECTION 01710
FINAL CLEANUP
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**SECTION 01710
FINAL CLEANUP**

PART 1. GENERAL

1.1 REQUIREMENTS INCLUDED

- A. Final clean up of site, roadway and pump station.

1.2 DESCRIPTION

- A. Execute clean-up prior to inspection for Substantial Completion of the Work.

1.3 DISPOSAL REQUIREMENTS

- A. Remove and dispose of waste materials, rubbish, debris and trash in compliance with provisions of governing laws, codes, ordinances and regulations.
 - 1. Do not burn or bury rubbish, trash, debris and waste materials on Project site.

PART 2. PRODUCTS

2.1 CLEANING MATERIALS

- A. Use materials which will not create hazards to health or property, and which will not damage surfaces.
- B. Use only materials and methods recommended by manufacturer of material being cleaned.

PART 3. EXECUTION

3.1 PERIODIC CLEANING

- A. On a regular and frequent basis during progress of work, perform cleaning necessary to keep Project site and adjacent properties free from unsightly and unsafe accumulation of scrap and waste materials, debris, rubbish and trash resulting from construction operations.
 - 1. Provide sufficient trash bins and containers for collection of scrap and waste material, debris, rubbish and trash.
 - 2. Provide separate, closeable top metal containers for collection of oil and paint-soaked rags; empty volatile substance cans and other waste products subject to spontaneous combustion.

-
- 3. Designate approved eating areas and provide covered containers conforming to local health codes for collection of wastepaper and leftover foodstuffs. Enforce usage of containers by workmen.
 - B. Dispose of scrap and waste materials, debris, rubbish and trash by one of the following optional methods:
 - 1. Provide services of company regularly engaged in refuse disposal operations, including usage of large metal dump-type trash containers.
 - 2. Use own forces and equipment for loading, hauling and disposal.
 - C. Remove accumulations of scrap and waste materials as bins and containers are filled and not less than once per week.
 - 1. Remove containers containing products subject to spontaneous combustion daily.
 - 2. Remove containers containing wastepaper and leftover foodstuff daily.
 - 3. Legally dispose of all waste materials, rubbish, volatile materials and cleaning materials off Project site.
 - 4. Dispose of no materials in waterways.

3.2 DUST CONTROL

- A. Site Work – When working on unpaved or torn up streets, Contractor shall maintain a water truck on site for dust control. All dusty work sites in residential areas shall be watered at least twice per day and whenever directed by the Owner's representative.

3.3 FINAL CLEANING

- A. Site Work
 - 1. All piles of dirt and rocks are to be removed from the work areas.
 - 2. All disturbed areas are to be grassed and mulched according to these specifications.
 - 3. All construction debris is to be removed to an approved disposal site.
 - 4. All streets are to be swept with a mechanical sweeper.

3.4 INSPECTION

- A. Prior to acceptance by Owner of any designated portion of Work, conduct inspection in presence of Owner to verify work is properly clean and ready for acceptance by Owner.

END OF SECTION

SECTION 01720
PROJECT RECORD DOCUMENTS
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SECTION 01720
PROJECT DOCUMENTS

PART 1. GENERAL

1.1 REQUIREMENTS INCLUDED

- A. Maintenance of Record Documents and Samples.
- B. Submittal of Record Documents and Samples.

1.2 MAINTENANCE OF DOCUMENTS AND SAMPLES

- A. In addition to requirements in General Conditions, Maintain at the site for Owner, two record copies of:
 - 1. Contract Drawings
 - 2. Specifications
 - 3. Addenda
 - 4. Approved Change Orders, field orders or other modifications to the Contract
 - 5. Approved shop drawings, product data, and samples
 - 6. Field test records
 - 7. Inspection Certificates
 - 8. Manufacturer's certificates
- B. Store Record Documents and samples in Field Office apart from documents used for construction. Provide files, racks, and secure storage for Record Documents and samples. Records should be stored in a clean dry area with easy access.
- C. Document Files –
 - 1. Contract Drawings shall be maintained in a hanging stickfile.
 - 2. Specifications, addenda and Change Orders shall be filed in a "Banker Box" type file with hanging file folders.
 - 3. Shop drawings shall be filed in "Banker Box" hanging file with a separate file folder for each item. The Contractor shall maintain an index of shop drawings in the first folder. Each folder shall be labeled with the name of the item and the specifications and/or drawing number.
 - 4. Field tests and inspection certificates shall be maintained in separate file folders.
 - 5. All labels or indexes shall be typed or printed.
- D. Maintain Record Documents in a clean, dry and legible condition. Do not use Record Documents for construction purposes.
- E. Keep Record Documents and samples available for inspection by Engineer.

1.3 RECORDING

- A. Record information on clean sets of drawings and contract specifications. Label each sheet of the Project Record Drawings in the lower right corner with the neatly printed words “PROJECT RECORD DRAWINGS.”
 - 1. Two (2) sets of Contract Documents and Drawings will remain clean without mark-up for record purposes. Contractor shall use an additional set for marking measurements, on-site changes, items of construction that are actually used, and other conditions as they are encountered during the course of the Work. This marked-up set of Contract Documents and Drawings shall consist of red-lined copies of plans and shop drawings, shall indicate actual field dimensions, shall represent the work as actually constructed, and shall be recorded on a daily basis. Failure to produce these records on request of Engineer or Owner shall constitute grounds to halt construction with no time extension until steps are taken to see that these records are being properly made.
- B. Provide colored pens or pencils for marking each description of work.
 - 1. The Contractor shall provide colored pencils for marking record copies of Contract Drawings and Specifications.
 - 2. Establish a color code denoting what trade will use what color, and show this on a schedule on the front sheet of the “PROJECT RECORD DOCUMENTS”.
- C. Record information concurrently with construction progress. DO NOT CONCEAL ANY WORK UNTIL REQUIRED INFORMATION IS RECORDED.
- D. Contract Drawings and Shop Drawings – Legibly mark each item to record actual construction, including:
 - 1. Measured depths of elements of foundation in relation to finish first floor or benchmark.
 - 2. Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements. Use stations and offsets or coordinates.
 - 3. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of construction.
 - 4. Field changes of dimension and detail.
 - 5. Changes made by Modifications.
 - 6. Details not on original Contract Drawings.
 - 7. References to related shop drawings and Modifications.
- E. Prior to final construction observation, Contractor shall furnish to Engineer two (2) neatly marked sets of construction plans which accurately depict the conditions and

records all changes made during construction. Engineer shall promptly notify Contractor in writing if additional information is required.

- F. Other Documents – Maintain manufacturer’s certifications, inspection certifications, and field test records, required by individual Specification sections.

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION (Not Used)

END OF SECTION

SECTION 01730
OPERATIONS AND MAINTENANCE DATA
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SECTION 01730
OPERATIONS AND MAINTENANCE DATA

PART 1. GENERAL

1.1 SECTION INCLUDES

- A. Format and content of manuals.
- B. Instruction of Owner's personnel.
- C. Schedule of submittals.

1.2 RELATED SECTIONS

- A. Section 01300 – Submittals.
- B. Section 01400 – Quality Control.
- C. Section 01701 – Contract closeout procedures.
- D. Section 01740 – Warranties and Bonds.
- E. Individual Specifications Sections: Specific requirements for operation and maintenance data.

1.3 QUALITY ASSURANCE

- A. Prepare instructions and data by personnel experienced in maintenance and operation of described products.

1.4 FORMAT

- A. Compile product data and related information appropriate for Owner's maintenance and operation of products furnished under work of this contract.
- B. Binders – Commercial quality, 8-1/2 x 11 inch - three D side ring binders with durable plastic/cloth covers; 2" maximum ring size. When multiple binders are used, correlate data into related consistent groupings.
- C. Cover – Identify each binder with typed or printed title OPERATION AND MAINTENANCE INSTRUCTIONS; identify title of Project, identify subject matter of contents.
- D. Provide tabbed dividers for each separate product and system, with typed description of product and major component parts of equipment.

- E. Test – Manufacturer’s printed data, or typewritten data on 24-pound paper.
- F. Drawings – Provide with reinforced punched binder tab. Bind in with test; fold larger drawings to size of text pages.
- G. Arrange content by systems/process flow under section numbers and sequence of Table of Contents of this Project Manual.
- H. Provide four (4) hard copy sets and one (1) pdf version of O & M Manuals.
- I. Manuals are to be delivered to the Engineer in complete sets as soon as they are available from the vendors. DO NOT WAIT UNTIL END OF JOB TO DELIVER MANUALS.

1.5 PROJECT CLOSEOUT NOTEBOOK

The Contractor shall provide two (2) project closeout notebooks which shall include the following:

- A. Table of Contents.
- B. Project Description.
 - 1. Project Title.
 - 2. Name, Address and Telephone number of Engineer.
 - 3. Name, Address and Telephone number of Engineer’s subcontractor.
 - 4. Name, Address and Telephone number of General Contractor.
 - 5. Name, Address and Telephone number of all subcontractors.
- C. List the name of each major item of equipment with the name, address and telephone number of each supplier. Make reference to O & M file folder.
- D. List of all shop drawings and name, address and telephone number of each supplier (make reference to file folder).
- E. List all warranties, guarantees and bonds. Include a copy of each. Also, include name, address and telephone number of surety providing Performance Bond.
- F. List all spare parts provided with part number, description and quantity supplied.

1.6 MANUAL FOR MATERIALS AND FINISHES

- A. Building Products, Applied Materials, and Finishes – Include product data, with catalog number, size, composition, and color and texture designations. Provide information for re-ordering custom manufactured products.

- B. Instructions for Care and Maintenance – Include manufacturer’s recommendations for cleaning agents and methods, precautions against detrimental agents and methods, and recommended schedule for cleaning and maintenance.
- C. Moisture Protection and Weather Exposed Products – Include product data listing applicable reference standards, chemical composition, and details of installation. Provide recommendations for inspections, maintenance, and repair.
- D. Additional Requirements – As specified in individual product specification Sections.

1.7 MANUAL FOR EQUIPMENT AND SYSTEMS

- A. Each Item of Equipment and Each System – Include description of unit or system, and component parts. Identify function, normal operating characteristics, and limiting conditions. Include performance curves, with engineering data and tests, and complete nomenclature and commercial number of replaceable parts.
- B. Panelboard Circuit Directories – Provide electrical service characteristics, controls and communications.
- C. Include color-coded wiring diagrams as installed.
- D. Operating Procedures – Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shutdown, and emergency instructions. Include summer, winter, and any special operating instructions.
- E. Maintenance Requirements – Include routine procedures and guide for troubleshooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.
- F. Provide servicing and lubrication schedule, and list of lubricants required.
- G. Include manufacturer’s printed operation and maintenance instructions.
- H. Include sequence of operation by controls manufacturer.
- I. Provide original manufacturer’s parts list, illustrations, assembly drawings, and diagrams required for maintenance.
- J. Provide control diagrams by controls manufacturer as installed.
- K. Provide Contractor’s coordination drawings, with color-coded piping diagrams as installed.
- L. Provide charts of valve tag numbers, with location and function of each valve, keyed to flow and control diagrams.

- M. Provide list of original manufacturer's spare parts, current prices, and recommended quantities to be maintained in storage.
- N. Additional requirements – As specified in individual product specification Sections.

1.8 INSTRUCTION OF OWNER PERSONNEL

- A. Before final inspection, provide necessary instruction to Owner's designated personnel in operation, adjustment, and maintenance of products, equipment, and systems, at agreed upon times.
- B. For equipment requiring seasonal operation, perform instructions for other seasons.
- C. Use operation and maintenance manuals as basis for instruction. Review contents of manual with personnel in detail to explain all aspects of operations and maintenance.
- D. Prepare and insert additional data in Operation and Maintenance Manual when need for such data becomes apparent during instruction.

1.9 SUBMITTALS

- A. Submit two copies of preliminary draft or proposed formats and outlines of contents before start of Work. Engineer will review draft and return one copy with comments.
- B. For equipment, or component parts of equipment, put into service during construction and operated by owner, submit documents within ten (10) days after acceptance.
- C. Submit one copy of completed volumes in final form fifteen (15) days prior to final inspection. Copy will be returned after final inspection, with Engineer's comments. Review content of documents as required prior to final submittal.
- D. Submit four (4) copies of revised volumes of data in final form within ten (10) days after final inspection.

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION (Not Used)

END OF SECTION

SECTION 01740
WARRANTIES AND BONDS
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SECTION 01740
WARRANTIES AND BONDS

PART 1. GENERAL

1.1 SECTION INCLUDES

- A. Preparation and submittal.
- B. Time and schedule of submittals.

1.2 RELATED SECTIONS

- A. Section 00700 – General Conditions –Warranties and correction of work.
- B. Section 01701 – Contract Closeout – Contract closeout procedures.
- C. Section 01730 – Operation and Maintenance Data.
- D. Individual Specifications Sections – Warranties required for specific Products or Work.

1.3 FORM OF SUBMITTALS

- A. Bind in commercial quality, 8-1/2 x 11 inch three-ring side binders with hardback, cleanable, plastic covers.
- B. Label cover of each binder with typed or printed title WARRANTIES AND BONDS, with title of Project; name, address and telephone number of Contractor and equipment supplier; and name of responsible principal.
- C. Table of Contents – Neatly typed, in the sequence of the Table of Contents of the Project Manual, with each item identified with the number and title of the specification Section in which specified, and the name of the product or work item.
- D. Separate each warranty or bond with index tab sheets keyed to the Table of Contents listing. Provide full information, using separate typed sheets as necessary. List Subcontractor, supplier, and manufacturer, with name, address, and telephone number of responsible principal.
- E. Provide plastic cardholder sleeve and insert business cards from all subcontractors and general contractors' personnel including on-site representative, project manager and owner of company. Insert into manual this "card file" after table of contents.

1.4 PREPARATION OF SUBMITTALS

- A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within ten (10) days after completion of the applicable item of work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until the Date of Substantial Completion is determined. Provide three complete notebooks to the Engineer for distribution. The Owner will receive two copies and the engineer will retain one copy.
- B. Verify that documents are in proper form, contain full information, and are notarized.
- C. Co-execute submittals when required.
- D. Retain warranties and bonds until time specified for submittal.

1.5 TIME OF SUBMITTALS

- A. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within ten (10) days after acceptance.
- B. Make other submittals within ten (10) days after Date of Substantial Completion, prior to final Application for Payment.
- C. For items of Work when acceptance is delayed beyond Date of Substantial Completion, submit within ten (10) days after acceptance, listing the date of acceptance as the beginning of the warranty period.

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION (Not Used)

END OF SECTION

**SECTION 02220
DEMOLITION
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**SECTION 02220
DEMOLITION**

PART 1. GENERAL

1.1 SCOPE

- A. The Contractor shall furnish all labor, materials, equipment, and incidentals required for demolition, removal and disposal work as shown on the Contract Drawings and as specified herein.
- B. Included, but not limited to, are demolition and removals of existing materials, equipment, or work necessary to install the new work as shown on the Contract Drawings and as specified herein. Demolition includes structural concrete, foundations, walls, doors, windows, structural steel, metals, roofs, masonry, attachments, appurtenances, piping, electrical and mechanical equipment, paving, curbs, walks, fencing, and similar existing facilities.
- C. Demolitions and removals which may be specified under other Sections shall conform to requirements of this Section.

1.2 RELATED WORK

- A. Section 02230 - Site Clearing
- B. Section 02300 – Earthwork
- C. Section 02315 - Excavation, Trenching and BF for Utilities
- D. Section 02370 - Soil Erosion Control
- E. Section 02372 - NPDES Stormwater Permitting

1.3 SUBMITTALS

- A. Schedule: Submit for approval proposed methods, equipment, and operations sequence.

1.4 JOB CONDITIONS

- A. Explosives:
 - 1. No blasting will be allowed.

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION

3.1 GENERAL

- A. All materials and equipment removed from existing work shall become the property of the Contractor except for those which the Owner has identified and marked for his use. All materials and equipment marked by the Owner to remain his shall be carefully removed by the Contractor so as not to be damaged, cleaned and stored on or adjacent to the site in a protected place specified by the Engineer or loaded onto trucks provided by the Owner.
- B. The Contractor shall dispose of all demolition materials, equipment, debris, and all other items not marked by the Owner to remain as his, off the site and in conformance with all existing applicable laws and regulations.
- C. Pollution Controls:
 - 1. Use water sprinkling, temporary enclosures, and other suitable methods to limit the amount of dust and dirt rising and scattering in the air to the lowest practical level. Comply with governing regulations pertaining to environmental protection.
 - a. Do not use water when it may create hazardous or objectionable conditions such as flooding, pollution, and groundwater contamination.
 - b. Clean adjacent structures, facilities, and improvements of dust, dirt, and debris caused by demolition operations.
- D. The demolition work shall include removal to two (2) feet below proposed grades.
- E. All rails from railroad removal shall become the property of the Owner and be stored on site as designated by Owner.

3.2 STRUCTURAL REMOVALS

- A. The Contractor shall completely remove all structures as shown on the Contract Drawings or as specified herein unless otherwise directed by the Engineer.
- B. All concrete, brick, tile, concrete block roofing materials, reinforcement, structural or miscellaneous metals, plaster, wire mesh and other items contained in or upon the structure shall be removed and taken from the site, unless otherwise approved by the Engineer. Demolished items shall not be used in backfill.

3.3 DISCONNECTION OF UTILITY SERVICES

- A. Utilities shall be disconnected at the points indicated. Where such disconnection will

interrupt the utility services to an area not included in the Contract, arrangements for such interruption shall be reviewed with the Engineer at least 72 hours in advance of the interruption. Where water and sewer lines are disconnected or removed the remaining utility shall be plugged and left in such a manner that reconnection can be made.

3.4 BURNING

- A. The use of burning at the project site for the disposal of refuse and debris will not be permitted.

3.5 PROTECTION OF EXISTING WORK

- A. Existing work to remain shall be protected from damage. Work damaged by the Contractor shall be repaired or restored to its original condition or acceptable equivalent.

3.6 EXISTING UTILITIES

- A. Utility Services: Disconnections of utility services shall be coordinated so as not to affect service to other areas outside of the project limits. The owners of all utilities must be contacted prior to proceeding with work.
- B. Utilities: Remove or abandon all existing utilities as indicated. When utility lines are encountered, that are not indicated on the drawings, they shall be removed or abandoned to the extent that they would project into or interfere with the new construction.

3.7 DISPOSITION OF MATERIAL

- A. Title to Materials: Title to all materials and equipment to be demolished, except railroad trackage, track hardware, crossties to be salvaged and historical items, is vested in the Contractor upon receipt of notice to proceed. The Owner will not be responsible for the condition, loss or damage to such property after notice to proceed.
- B. Material for Salvage: Material that is salvageable will be removed from the project site by the Contractor.
- C. Unsalvageable Materials: Concrete, masonry and other noncombustible materials, other than concrete permitted to remain in place, shall be disposed of by the Contractor off the property. Other materials such as nonuseable crossties, lumber, etc. shall be removed from the site and property of the Owner by the Contractor.

3.8 HISTORICAL ITEMS

- A. There are no known historical items on the project site; however, if historical items

are discovered, remove historical items in a manner to prevent damage.

B. Turn over historical items, if found, to the Owner for disposition such as:

1. Corner Stones
2. Content of Corner Stones
3. Document Boxes wherever located on the site.
4. Belgian Block

3.9 HAUL ROAD

A. The haul roads as designated on the plans will be strictly adhered to for disposal and stockpile of material.

3.10 CLEAN-UP

- A. Contractor shall remove from the site all debris resulting from the demolition operations as it accumulates. Upon completion of the work, all materials, equipment, waste and debris of every sort shall be removed, and the premises shall be left clean, neat and orderly.
- B. All materials and debris resulting from demolition and removal operations shall be disposed of off-site in an authorized, permitted disposal site.

END OF SECTION

SECTION 02230
SITE CLEARING
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**SECTION 02230
SITE CLEARING**

PART 1. GENERAL

1.1 WORK INCLUDED

- A. Furnish all necessary labor, equipment, material and transportation and performing all operations necessary for removal of surface debris, trees, shrubs, and other plant life.

1.2 RELATED WORK

- A. Section 02300 – Earthwork

1.3 REFERENCED STANDARDS

- A. Conform to applicable code for environmental requirements, disposal of debris, burning debris on site, use of herbicides.
- B. Coordinate clearing work with the appropriate utilities companies.

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION

3.1 PREPARATION

- A. Verify that existing plant life designated to remain is tagged or identified.
- B. Identify a waste area and/or salvage area for placing removed materials.

3.2 CLEARING & GRUBBING

- A. Clear areas required for access to site and execution of Work. Clearing shall consist of the felling and cutting of trees into sections, and the satisfactory disposal of the trees and other vegetation designated for removal, including downed timber, snags, brush, and rubbish occurring within the area to be cleared. Trees, stumps, roots, brush, and other vegetation in areas to be cleared shall be burned or removed completely from the site, except such trees and vegetation as may be indicated or directed to be left standing. Trees designated to be left standing within the cleared areas shall be trimmed of dead branches 1-1/2 inch or more in diameter. Limbs and branches to be trimmed shall be neatly cut close to the hole of the tree or main branches. Cuts more than 1-1/2 inch in diameter thus made shall be painted with approved treewound paint. Trees and vegetation to be left standing shall be protected from damage incident to

clearing, grubbing, and construction operations, by the erection of timber barriers or by such other means as the circumstances require. Such barriers must be placed and be approved by the OWNER before construction operations can proceed. Clearing shall also include the removal and disposal of structures that obstruct, encroach upon, or otherwise obstruct the work.

- B. Grubbing shall consist of the removal and disposal of stumps, roots larger than one (1) inch in diameter, and matted roots from the designated grubbing areas. This material, together with logs and other organic or metallic debris not suitable for building of pavement subgrade or building pads, shall be excavated and removed to a depth of not less than 18-inches below the original surface level of the ground in embankment areas and not less than 2-feet below the finished earth surface in excavated areas. Depressions made by grubbing shall be filled with suitable material and compacted to make the surface conform with the original adjacent surface of the ground.

3.3 PROTECTION

- A. All trees on the site will be saved except those marked specifically on the site by the Owner's representative for removal during construction. No trees, either those marked for removal on the site or any other tree, may be removed from the site prior to the preconstruction conference. All trees not to be removed will be protected from injury to their roots and to their top to a distance of three (3') feet beyond the drip-line and no grading, trenching, pruning, or storage of materials may go in this area except as provided by a stakeout by a Owner's representative. The Contractor will pay a penalty for any tree removed from the site which has not been marked specifically for removal. The Contractor also will pay for any tree which dies due to damage during construction. This applies to all trees on the site whether or not they are shown on the plans.
- B. The Contractor shall not be held accountable for damages to trees resulting from placement of fill or removal of soils where such action is required by the contract documents. Any tree, the trunk of which is within 10 feet of any footing or trench, shall be exempt from these penalties except that the Contractor shall exercise all reasonable precautions to preserve even these trees. The contractor agrees to pay penalties as established below in the event that he or any of his subcontractors causes the loss or removal of trees designated to be saved under the provisions of the Agreement.

The penalty is as follows:

<u>Tree Diameter at a Point 4 Feet Above Existing Grade</u>	<u>Penalty</u>
6" – 7"	\$300.00
7" – 8"	\$375.00
8" – 11"	\$550.00
12" – 20"	\$800.00
21" and larger	\$1,000.00

- C. Trees to be graded by the Owner's representative as to variety, condition and site importance with the above figures acting as a maximum penalty with the lowest assessment amount to be no less than one-half of the above penalty figures.
- D. Protect bench marks, survey control points, and existing structures from damage or displacement.
- E. Protect all utilities that remain.
- F. Clearing operations shall be conducted so as to prevent damage by falling trees to trees left standing, to existing structures and installations, and to those under construction, and so as to provide for the safety of employees and others.

3.4 REMOVAL

- A. Where indicated or directed, trees and stumps shall be removed from areas outside those areas designated for clearing and grubbing. The work shall include the felling of such trees and the removal of their stumps and roots. Trees shall be disposed of as hereinafter specified.
- B. Remove debris, rock, and other extracted plant life from site.
- C. Partially remove paving, curbs; as indicated. Neatly saw cut edges at right angle to surface.

3.5 DISPOSAL

- A. Disposal of trees, branches, snags, brush, stumps, etc., resulting from the clearing and grubbing shall be the responsibility of the Contractor and shall be disposed of by burning, removal from the site of this work, or a combination of both. All costs in connection with disposing of the material will be at the Contractor's expense. Material disposed of by burning shall be burned in a manner that will avoid all hazards, such as damage to existing structures, construction in progress, trees and vegetation. The Contractor shall be responsible for compliance with all local and State laws and regulations relative to the building of fires. Disposal by burning shall be kept under constant attendance until the fires have burned out or extinguished. All

liability of any nature resulting from the disposal of the cleared and grubbed material shall become the responsibility of the Contractor. The disposal of all materials cleared and grubbed will be in accordance with the rules and regulations of the State of Georgia. No material will be burned unless directed to do so by the OWNER. The Contractor shall obtain a permit to burn on site from the local fire department, before beginning the work.

END OF SECTION

SECTION 02264
MODIFICATION TO EXISTING STRUCTURES, PIPING, AND EQUIPMENT
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**SECTION 02264
MODIFICATION TO EXISTING STRUCTURES, PIPING, AND EQUIPMENT**

PART 1. GENERAL

1.1 SCOPE

- A. Furnish all labor, materials, equipment, and incidentals required to modify, alter and/or convert existing structures as shown or specified herein. Work shall be performed within the requirements of the Special Project Procedures, Section 01030 and required construction scheduling in Section 01310. Existing piping and equipment shall be removed and dismantled as necessary for the performance of structural alterations in accordance with the requirements herein specified. Any and all modifications to existing structures, piping, equipment and other facilities shall be done only after approval by the Engineer.

PART 2. PRODUCTS (Not Used)

PART 3. EXECUTION

3.1 GENERAL

- A. The Contractor shall cut, repair, reuse, excavate, demolish, or otherwise remove parts of the existing structures or appurtenances, as indicated on the Contract Drawings, herein specified, or necessary to permit completion of the work under this Contract. He shall dispose of surplus materials resulting from the above work in an approved manner. The work shall include all necessary cutting and bending of reinforcing steel, structural steel, or miscellaneous metal work found embedded in the existing structures.
- B. No existing structure, equipment, or appurtenance shall be shifted, cut, removed, or otherwise altered except with the express approval of and to the extent approved by the Engineer.
- C. When removing materials or portions of existing structures and when making openings in walls and partitions, the Contractor shall take all precautions and use all necessary barriers and other protective devices so as not to damage the structures beyond the limits necessary for the new work, and not to damage the structures or contents by falling or flying debris. Unless otherwise permitted, line drilling will be required in cutting existing concrete.
- D. Materials and equipment removed in the course of making alterations and additions shall become the property of the Contractor to be disposed of by him off the work

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MODIFICATION TO EXISTING STRUCTURES, PIPING, AND EQUIPMENT

site at his own place of disposal. Operating equipment shall be thoroughly cleaned, lubricated, and greased for protection during prolonged storage. Storage of equipment shall be performed in accordance with the provisions of Section 01605 – Shipment, Protection and Storage.

- E. All alterations to existing structures shall be done at such time and in such manner as will comply with the approved time schedule, and with the construction sequence described in Section 01310. So far as possible before any part of the work is started, all tools, equipment, and materials shall be assembled and made ready so that the work can be completed without delay.
- F. All workmanship and new materials involved in constructing the alterations shall conform to the General Specifications for the classes of work insofar as such specifications are applicable.
- G. All cutting of existing concrete or other material to provide suitable bonding to new work shall be done in a manner to meet the requirements of the respective section of these Specifications covering the new work. When not covered, the work shall be carried on in the manner and to the extent directed by the Engineer.
- H. Surfaces of seals visible in the completed work shall be made to match as nearly as possible the adjacent surfaces.
- I. Non-shrink grout shall be used for setting wall castings, sleeves, leveling pump bases, doweling anchors into existing concrete and elsewhere as shown.
- J. Where necessary or required for the purpose of making connections, the Contractor shall cut existing pipelines in a manner to provide an approved joint. Where required, he shall weld beads, flanges, provide Dresser Couplings, or provide Uniflange Couplings, all as required.
- K. The Contractor shall provide flumes, hoses, piping, and other related items to divert or provide suitable plugs, bulkheads, or other means to hold back the flow of water or other liquids, all as required in the performance of the work under this Contract.
- L. Blasting will not be permitted to complete any work under this Contract.

3.2 CONNECTING TO EXISTING PIPING AND EQUIPMENT

- A. The Contractor shall verify exact location, material, alignment, joint, etc. of existing piping and equipment prior to making the connections called out in the Drawings. The verifications shall be performed with adequate time to correct any potential alignment or other problems prior to the actual time of connection.

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MODIFICATION TO EXISTING STRUCTURES, PIPING, AND EQUIPMENT

- B. The Contractor shall dismantle and remove all existing equipment, piping and other appurtenances required for the completion of the work. Where called for or required, he shall cut existing pipelines for the purpose of making connections thereto. Anchor bolts for equipment and structural steel removed shall be cut off one inch below the concrete surface. Surface shall be finished as specified in Division 3.
- C. At the time that a new connection is made to an existing pipeline, additional new piping, extending to and including the most convenient new valve, shall be installed.
- D. Where necessary or required for the purpose of making connections, the Contractor shall cut existing pipe lines in a manner to provide an approved joint. Where required, he shall weld beads, flanges, provide Dresser Couplings, or provide Uniflange Couplings, all as required.

3.3 CLEANUP

- A. At the end of each work day or upon stopping work for more than four (4) hours, the Contractor shall clean all work areas in and around the existing buildings and shall leave all work areas neat and orderly. The Contractor shall put in place temporary shields, tarps, curtains, screens, etc. as necessary to confine dust, water, dirt, and debris to the area immediately adjacent to work area. Special precautions shall be taken to protect existing facilities in the work areas.

END OF SECTION

**SECTION 02300
EARTHWORK
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**SECTION 02300
EARTHWORK**

PART 1. GENERAL

1.1 SCOPE

- A. Work under this section shall include all excavation, handling, re-handling, backfilling, compaction of earth material and disposal of any and all deleterious materials encountered during excavation. Other work under this section shall include all dewatering of excavated areas or trenches, backfilling around structures, preparation of subgrades, surfacing and grading and other incidental or appurtenant earthwork operations necessary to complete work in a satisfactory manner. Moreover, the Contractor must assume all responsibility for any added obstacles or conditions, foreseen or unforeseen, and encountered or manifest during the execution of the work.
- B. Contractor shall provide all service, labor, materials, and equipment required for all earthwork and related operations necessary to complete the work as shown on drawings or specified in these specifications, or as determined in the field jointly by Contractor and Engineer.
- C. Tests for compaction and density shall be conducted by an independent testing laboratory selected by Contractor and approved by Engineer. Costs of compaction tests performed by an independent testing laboratory shall be paid for directly by Contractor. Contractor shall make all necessary excavations and shall supply samples of materials necessary for conducting compaction and density tests. Cost of all retests made necessary by failure of materials to conform to requirements of these specifications shall be paid for by Contractor.

1.2 RELATED WORK

- A. Section 02230 – Site Clearing
- B. Section 02315 – Excavation, Trenching and Backfill for Utility System
- C. Section 02316 – Rock Removal
- D. Section 02510 – Water Distribution
- E. Section 02530 – Sanitary Sewer Collection System
- F. Section 02920 – Grassing

1.3 REFERENCES

A. American Society for Testing and Materials (ASTM)

ASTM C 136	(1996a) Sieve Analysis of Fine and Coarse Aggregates
ASTM D 422	(1963; R 1998) Particle-Size Analysis of Soils
ASTM D 1140	(1997) Amount of Material in Soils Finer than the No. 200 (75-micrometer) Sieve
ASTM D 1556	(190; R 1996) Density and Unit Weight of Soil in Place by the Sand-Cone Method
ASTM D 1557	(1998) Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/cu. Ft. (2,700 kN-m/cu.m.))
ASTM D 2167	(1994) Density and Unit Weight of Soil in Place by the Rubber Balloon Method
ASTM D 2487	(1998) Classification of Soils for Engineering Purposes (Unified Soil Classification System)
ASTM D 2922	(1996) Density of Soil and Soil-Aggregate in Place by Nuclear Methods (Shallow Depth)
ASTM D 2937	(1994) Density of Soil in Place by the Drive-Cylinder Method
ASTM D 3017	(1988; R 1996el) Water Content of Soil and Rock in Place by Nuclear Methods (Shallow Depth)
ASTM D 4318	(1998) Liquid Limit, Plastic Limit, and Plasticity Index of Soils

B. Georgia Department of Transportation Standard Specification, Construction of Roads and Bridges (Georgia D.O.T. Specifications).

C. Federal Register (CFR) – OSHA Regulations, 29 CFR Part 1926, Subpart P

1.4 DEFINITIONS

- A. Compaction – The degree of compaction is specified as percent compaction. Maximum or relative densities refer to dry soil densities obtainable at optimum moisture content.
- B. Excavation Slope – Excavation slope shall be defined as an inclined surface formed by removing material from below existing grade.
- C. Embankment Slope – Embankment slope shall be defined as an inclined surface formed by placement of material above existing grade.
- D. Topsoil – Material obtained from excavations suitable for topsoil is defined as natural, friable soil, characteristic of representative soils in the vicinity that produce heavy growths of crops, grass, or other vegetation. Topsoil shall be free from roots, stones greater than two inches, and other materials that hinder grading, planting, and maintenance operations, and free from objectionable weed seeds and toxic substances.

1.5 QUALITY ASSURANCE

- A. Soil Tests – The Contractor shall arrange for a certified testing service approved by the Engineer to provide all testing services required by this section. The testing service shall take samples and perform moisture content gradation, compaction, and density tests during placement of backfill materials to check compliance with these specifications at locations selected by the Engineer. The Contractor shall remove surface material at locations designated by the Engineer and provide such assistance as necessary for sampling and testing. The Engineer may direct the Contractor to construct inspection trenches in compacted or consolidated backfill to determine that the Contractor has complied with these specifications.

Tests will be performed in accordance with the following:

<u>Test</u>	<u>Standard Procedure</u>
Moisture content	ASTM D 3017
Gradation	ASTM C 136
Density in-place	ASTM D 1556
Moisture-density relationships	ASTM D 1557

Test results will be furnished to the Engineer.

1.6 CONDITIONS

- A. Elevations of the existing ground and the elevations of existing grades of structures are believed to be reasonably correct, but do not purport to be absolutely so, and, together with any schedule of quantities are presented only as an approximation. The Contractor shall satisfy himself, however, by actual examination of the site of the work as to the existing elevations and the amount of work required under these sections. If the Contractor is not willing to accept any ground surface elevations indicated upon the Drawings for payment, he shall so notify the Engineer prior to starting any excavation work.
- B. Earthwork operations shall be performed in a safe and proper manner with appropriate precautions being taken against all hazards.
- C. The Contractor shall locate existing underground utilities in areas of work. If utilities are to remain in place, provide adequate means of protection during earthwork operations.
- D. Should uncharted, or incorrectly charted, piping or other utilities be encountered during excavation, consult utility owner immediately for directions. Cooperate with Owner and utility companies in keeping respective services and facilities in operation. Repair damaged utilities to satisfaction of utility owner.
- E. Do not interrupt existing utilities serving facilities occupied and used by Owner or others except when permitted in writing by Engineer and then only after acceptable

temporary utility services have been provided.

- F. All excavated and filled areas for structures, trenches, fills, topsoil areas, embankments, pavement, drainage ditches and channels shall be maintained by Contractor in good condition at all times until final acceptance by Owner. All damage caused by erosion or other construction operations shall be repaired by Contractor using materials of same type as damaged material.
- G. No classification of excavated materials will be made. Excavation and trenching work shall include the removal and subsequent handling of all materials excavated or otherwise removed in performance of the work, regardless of type, character, composition, or condition thereof.
- H. Earthwork within rights-of-way of State Department of Transportation, County Road Department, City Street Department, or utility companies shall be done in accordance with requirements and provisions of permits issued by those agencies for construction within their respective rights-of-way. Such requirements and provisions, where applicable, shall take precedence and supersede the provisions of these Specifications.
- I. Contractor shall control grading in a manner to prevent water running into excavations. Obstruction of surface drainage shall be avoided and means shall be provided whereby storm water will not be interrupted in existing gutters, other surface drains, or temporary drains. Material for backfill or for protection of excavation in public roads from surface drainage shall be neatly placed and kept shaped so as to cause the least possible interference with public travel. Free access must be provided to all fire hydrants, water valves, meters, and private drives.
- J. All earthwork operations shall comply with applicable OSHA Construction Standards.
- K. It is understood and agreed that Contractor has made a thorough investigation of the surface and subsurface conditions of the site and any special construction problems which might arise as a result of nearby watercourses and floodplains, particularly in areas where construction activities may encounter water-bearing sands and gravels or limestone solution channels. Contractor shall be responsible for providing all services, labor, equipment, and materials necessary or convenient to him for completing the work within the time specified in these specifications.

1.7 PROJECT RECORD DOCUMENTS

- A. Accurately record location of utilities remaining, rerouted utilities, and new utilities by horizontal dimensions, elevations or inverts, and slope gradients.

1.8 PROTECTION

- A. Protect trees, shrubs, lawns, and other features remaining as portion of final

landscaping. Protect benchmarks, R/W markers, monuments, iron pins, property corner markers, etc. If such markers are disturbed or destroyed, Contractor shall provide services of a registered land surveyor to replace the markers at no expense to the Owner.

PART 2. PRODUCTS

2.1 SOIL MATERIALS

- A. Satisfactory soil materials are limited to soils classified in accordance with ASTM D 2487 as GM, GC, SW, SP, SM, SC, ML, and CL.

Unsatisfactory soil materials are classified in accordance with ASTM D 2487 as Pt, OH, OL, CH, and MH.

- B. Satisfactory soil materials shall be free of clay, rock or gravel larger than 2" in any dimension, debris, waste, frozen materials, organics, vegetation and other deleterious matter.
- C. Borrow shall consist of sand or sand-clay soils capable of being readily shaped and compacted to the required densities, and shall be free of roots, trash and other deleterious material.
- D. All soils used for structural fills shall have a PI (plastic index) of less than 10 and a LL (liquid limit) of less than 30. Fill soils shall be dried to appropriate moisture contents prior to compaction.
- E. Additionally, fill soils used for the top 2 feet of fill beneath roads and parking lots shall have no more than 15% passing the #200 sieve. Fill soils used for house lots shall have no more than 25% passing the #200 sieve.
- F. Contractor shall furnish all borrow material.
- G. Contractor shall be responsible for and bear all expenses in developing borrow sources including securing necessary permits, drying the material, haul roads, clearing, grubbing, and excavating the pits, haul roads, placing, restoration of pits and haul roads to a condition satisfactory to property owners and in compliance with applicable state and local laws and regulations.

2.2 SOURCE QUALITY CONTROL

- A. If tests indicate materials do not meet specified requirements, change material and retest.
- B. Provide materials of each type from same source throughout the work.

PART 3. EXECUTION

3.1 PREPARATION

- A. Identify required lines, levels, contours, and datum. Coordinate with Section 01050 – Surveying and Field Engineering.
- B. Identify known below grade utilities. Stake and flag locations.
- C. Identify and flag above grade utilities.
- D. Maintain and protect existing utilities remaining which pass through work area.
- E. Notify all utility companies prior to grading and where required to remove utilities.
- F. Upon discovery of unknown utility or concealed conditions, discontinue affected work; notify Owner/Engineer immediately.

3.2 DEWATERING

- A. Contractor shall provide and maintain at all times during construction, ample means and devices with which to promptly remove and properly dispose of all water from any source entering the excavations or other parts of the work. Dewatering shall be accomplished by methods that will ensure a dry excavation and preservation of final lines and grades of bottoms of excavations. Methods of dewatering may include sump pumps, well points, deep wells, or other suitable methods, which do not damage or weaken structures, foundations, or subgrades. Shallow excavations may be dewatered using open ditches provided such ditches are kept open and free-draining at all times. Dewatering methods used shall be acceptable to Engineer. Footing pits or trenches shall be protected by small earth dikes and plastic covers when they are left open in rainy weather.
- B. Unless specifically authorized by Engineer, groundwater encountered within the limits of excavation shall be depressed to an elevation not less than twelve (12) inches below the bottom of such excavation before pipe laying or concreting is started and shall be so maintained. No concrete structures shall be exposed to unequal hydrostatic forces until the concrete has reached its specified 28-day strength. Water shall not be allowed to rise above bedding during pipe laying operations. Contractor shall exercise care to prevent damage to pipelines or structures resulting from flotation, undermining, or scour. Dewatering operations shall commence when ground or surface water is first encountered and shall be continued until such time as water can safely be allowed to rise in accordance with provisions of this section.
- C. Standby pumping equipment shall be kept on the job site. A minimum of one standby unit (one for each ten in the event well points are used) shall be available for immediate installation should any pumping unit fail. Installation of well points or deep wells shall be adequately sized to accomplish the work. Drawings or design of

proposed well point or deep well dewatering systems shall be submitted to Engineer for review.

- D. Contractor shall not operate dewatering devices (i.e., pumps, etc.) before the hour of 8:00 AM and after the hours of 8:00 PM in a residential area unless otherwise approved by Engineer or Owner.
- E. If foundation soils are disturbed or loosened by the upward seepage of water or an uncontrolled flow of water, the affected areas shall be excavated and replaced with foundation backfill at no cost to Owner. Foundation backfill shall be placed in bottom of trench to within 6" of the bottom of pipe. Six (6) inches of bedding stone shall be placed over the top of the foundation backfill.
- F. Contractor shall dispose of water from the work in a suitable manner without damage to adjacent property. Conveyance of water shall be such as to not interfere with construction operations or surrounding property owners. No water shall be drained into work completed or under construction without prior consent of Engineer. Contractor will be held responsible for the condition of any pipe or conduit which he may use for drainage purposes, and all such pipes or conduits shall be left clean and free of sediment.
- G. Water shall be disposed of in such a manner as not to be a menace to public health and in accordance with applicable Environmental Protection Agency, Corps of Engineers, and State Department of Health & Environmental Control standards and permits.
- H. Permanent French drains under and around structures shall be installed where shown. Excavation of a trench as shown on the drawings is required. A non-woven drainage geotextile such as Polyfelt TS700 shall be initially draped in the trench. No. 57 stone shall be placed in the trench followed by a 6-inch diameter perforated PVC pipe as shown on the drawings. Crushed stone shall be placed such that the granular layer is extended to finished grade. Filter fabric shall be lapped over the top of the stone. The permanent French drain must have daylight into a lower elevation area of the site. A headwall and an animal screen shall be provided at the outlet end of the pipe to protect it from future clogging.

3.3 SHEETING, SHORING AND BRACING

- A. See Section 02350 – SHEETING, SHORING, AND BRACING.

3.4 TOPSOIL EXCAVATION

- A. Excavate topsoil from areas to be further excavated or graded and stockpile in designated area. Remove excess topsoil not being reused from site.

- B. Do not excavate wet topsoil.
- C. Stockpile topsoil to height not exceeding 8 feet. (Cover to protect from erosion).

3.5 GENERAL EXCAVATION

- A. Excavation shall include removal of all material from an area necessary for the construction of a structure, dam or dike. Excavations shall provide adequate working space and clearances for the work to be performed therein. Excavation for structures shall conform to the elevations and dimensions shown with a tolerance of plus or minus 0.10 feet.
- B. Contractor shall be responsible for any problems caused to property owners in residential areas due to excessive dust caused by excavation operations. Preparations shall be made by Contractor to control excessive dust in or near any residential area.
- C. Where quicksand, soft clay, spongy, swampy or other materials unsuitable for subgrade or foundation purposes are encountered below excavation limits, they shall be removed to a level of suitable material as directed by the Geotechnical engineer. Areas so excavated shall be backfilled with Class D concrete or with foundation backfill to the original excavation limit unless otherwise directed by the Geotechnical Engineer.
- D. Barriers shall be placed at each end of all excavations and at such places as may be necessary along excavations to warn all pedestrian and vehicular traffic of such excavations. Lights shall also be placed along excavations from sunset each day to sunrise of next day until excavations are backfilled. All excavations shall be barricaded in such a manner as to prevent persons from falling or walking into any excavation.

3.6 BORROW EXCAVATION

- A. Wherever the backfill of excavated areas or the placement of embankments or other fills require material not available at the site, suitable material shall be obtained from other sources. This may require the opening of borrow pits at points not immediately accessible to the work. In such cases, Contractor shall make arrangements with the property owner and shall pay all costs incident to the borrowed material including royalties, if any, for the use of the material. Before a borrow pit is opened, the quality and suitability of the material to be obtained shall be approved by the Geotechnical Engineer. Any soil tests required for approval of the borrowed material proposed shall be at the Owner's expense.

3.7 SUBSURFACE OBSTRUCTIONS

- A. In excavating, backfilling, and laying pipe, care must be taken not to remove, disturb,

or injure any existing water, telephone, gas pipes, storm drainage pipe, headwalls or catch basins, or other conduits or structures, without the approval of the Engineer. If necessary, the Contractor at his own expense, shall sling, shore up, and maintain such structures in operation, and shall repair any damage to them. Before final acceptance of the work, he shall return all such structures to as good condition as before the work started.

- B. The Contractor shall give sufficient notice to any utility of his intention to remove or disturb any pipe, conduit, etc., and shall abide by their regulations governing such work. In the event that any subsurface structure becomes broken or damaged in the execution of the work, the Contractor shall immediately notify the proper authorities, and shall be responsible for all damage to persons or property caused by such breaks. Failure of the Contractor to promptly notify the affected authorities shall make him liable for any needless loss so far as interference with the normal operation of the utility.
- C. When pipes or conduits providing service to adjoining buildings are broken during progress of the work, the Contractor shall repair them at once.
- D. Delays such as would result in buildings or residences being without services overnight or for a needlessly long period during the day will not be tolerated. Should it become necessary to move the position of a pipe, conduit or structure, it shall be done by the Contractor in strict accordance with the instructions given by the Engineer or the utility involved.
- E. The Owner or the Engineer will not be liable for any claim made by the Contractor based on underground obstructions being different from that indicated in these Contract Documents or plans.

3.8 DISPOSAL OF WASTE AND UNSUITABLE MATERIALS

- A. Materials removed by excavation, which are suitable for the purpose, shall be used to extent possible for backfilling pipe trenches and for making embankment fills, subgrades or for such other purposes as may be shown on Drawings. Materials not used for such purposes shall be considered waste material and shall be disposed of at the Contractor's expense.
- B. Waste materials shall be spread in uniform layers and neatly leveled and shaped. Spoil banks shall be provided with sufficient and adequate openings to permit surface drainage of adjacent lands.
- C. Unsuitable materials, consisting of rock, wood, vegetable matter, debris, soft or spongy clay, peat, and other objectionable material so designated by the Geotechnical Engineer, shall be removed from the work site and disposed of by Contractor at his expense.

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- D. No waste material shall be dumped on private property unless written permission is furnished by owner of property and unless a dumping permit is issued from local jurisdiction.

3.9 ROCK REMOVAL

- A. See Section 02316 – Rock Removal of these specifications.

3.10 COMPACTION

- A. Control soil compaction and moisture content during construction in accordance with the following requirements.
- B. Fill Placement – Once the subgrade has been approved, the exposed surface and all subsequent fill lifts shall be compacted to at least 95% of the maximum dry density in accordance with ASTM D 698, current edition. These soils shall be placed maintaining the moisture content within 3% of the optimum moisture content.

3.11 BACKFILL AND FILLS

- A. Place acceptable soil material in layers to required elevations.
- B. Ground Surface preparation – Remove vegetation, debris, unsatisfactory soil materials, obstructions, and deleterious materials from ground surface prior to placement of fills. Plow, strip, or break-up sloped surfaces steeper than 1 vertical to 4 horizontal so that fill material will bond with existing surface.
- C. When existing ground surface has a density less than that specified under “Compaction” for particular area classifications, break up ground surface, pulverize, bring moisture-condition to optimum moisture content, and compact to required depth and percentage of maximum density.
- D. Placement and Compaction – Place backfill and materials in layers not more than 6” in loose depth for material compacted by heavy compaction equipment and not more than 4” in loose depth for material compacted by hand operated tampers.
- E. Before compaction, moisten or aerate each layer as necessary to provide optimum moisture content. Compact each layer to required percentage of maximum dry density or relative dry density for each area classification. Do not place backfill or fill material on surfaces that are muddy, frozen, or contain frost or ice.
- F. Place backfill and fill materials evenly adjacent to structures, to required elevations. Take care to prevent wedging action of backfill against structures by carrying material uniformly around structure to approximately same elevation in each lift.

3.12 TOLERANCES

- A. Unpaved areas within 0.1 feet of elevations shown on the drawings provided such deviation does not create low spots that do not drain.
- B. Paved Areas – Subgrade to within 0.05 feet of the drawing elevations less the compacted thickness of the base and paving.
- C. Building Pads – Subgrade to within 0.05 feet of the drawing elevations less the thickness of the concrete slab.

3.13 FINISHED GRADING

- A. All areas covered by the project including excavated and filled sections and adjacent transition areas shall be smooth graded and free from irregular surface changes.
- B. Degree of finish shall be that originally obtainable from either blade grader or scraper operations supplemented with hand raking and finishing, except as otherwise specified.
- C. The finished surface of unpaved areas shall be not more than 0.10' above or below the established grade or approved cross-section.
- D. Ditches and lagoon banks shall be finish graded, dressed and seeded within fourteen (14) calendar days of work to reduce erosion and permit adequate drainage.

3.14 PROTECTION

- A. Graded areas shall be protected from traffic, erosion, settlement, or any washing away that may occur from any cause prior to acceptance.
- B. The Contractor shall be responsible for protection of below grade utilities shown on the drawings or indicated to him by the Owner at all times during earthwork operations.
- C. Repair or re-establishment of graded areas prior to final acceptance shall be at the Contractor's expense.
- D. Site drainage shall be provided and maintained by Contractor during construction until final acceptance of the project. Drainage may be by supplemental ditching or pumping if necessary, prior to completion of permanent site drainage.

3.15 DRAINAGE

- A. The Contractor shall be responsible for providing surface drainage away from all construction areas. This shall include maintenance of any ditches that exist or may be

constructed by others in the immediate vicinity of the work. Contractor shall provide proper and effective measures to prevent siltation of wetlands, streams, and ditches both on the Owner's property, and those properties downstream.

3.16 PRE-DENSIFICATION AND PROOFROLLING

- A. At completion of clearing, grubbing and stripping of topsoil, stump holes or other depressions shall be cleared of loose material and debris and shall then be backfilled with approved fill. The backfill shall be placed in six-inch thick loose lifts and compacted to 95% of the maximum dry density in accordance with the ASTM D 698, current edition.
- B. Following the clearing and grubbing of trees and underbrush and stripping of topsoil, the fill subgrade shall be evaluated by the Geotechnical Engineer or his representative prior to fill placement. Proofrolling of the subgrade soils shall be performed where possible. Proofrolling shall be accomplished with a loaded dump truck or other approved rubber-tired equipment. Overlapping passes of the vehicle shall be made across the site in one direction and then at right angles to the original direction.
- C. Proofrolling shall not be performed on excessively soft areas or areas of high-water table. Recommendations for these areas will be made by the Geotechnical Engineer at the time of construction. These recommendations may include undercutting soft areas, trenching of soils for drainage or the placement of bridge lifts.

3.17 FIELD QUALITY CONTROL

- A. Quality Control Testing During Construction – Allow testing service to inspect and approve subgrades and fill layers before further construction work is performed. An experienced geotechnical engineer shall observe all proofrolling and all fill and liner placement. Submit one copy of results of all compaction tests and observations of pre-densification to Owner and Engineer.
- B. Perform field density tests in accordance with ASTM D 2937 (drive cylinder method), ASTM D 2167 (rubber balloon method), as applicable, or nuclear method ASTM D 2922.
- C. Perform at least one field density test for each layer of fill for every 5,000 square feet of area.
- D. If in opinion of Engineer, based on testing service reports and inspection, subgrade or fills that have been placed are below specified density, provide additional compaction and testing at no additional expense.
- E. Testing will be the responsibility of the Contractor. Contractor shall coordinate with Resident Project Representative for testing.

END OF SECTION

SECTION 02315
EXCAVATION, TRENCHING, AND BACKFILL FOR UTILITY SYSTEMS
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SECTION 02315
EXCAVATION, TRENCHING, AND BACKFILL FOR UTILITY SYSTEMS

PART 1. GENERAL

1.1 SCOPE

- A. Furnish all labor, materials, equipment and incidentals necessary to perform all excavation, trenching and back fill required to complete the work shown on the Drawings and specified herein. The work shall include, but is not limited to; excavation for manholes, vaults, electrical manholes, hand holes, conduits, cables, raceways and ducts and pipes; all backfilling, embankment and grading; disposal of waste and surplus materials; and all related work such as sheeting, bracing and dewatering.
- B. Obtain materials required for backfill, fill, or embankments in excess of that available on the site from other sources. Include all costs of obtaining off-site materials in the contract price.

1.2 RELATED WORK

- A. Section 02300 – Earthwork
- B. Section 02530 – Sanitary Sewer Collection System
- C. Section 02920 – Grassing

1.3 REFERENCES

- A. American Society for Testing and Materials.
- B. Federal Register (CFR) – 29 CFR Part 1926 Subpart P

1.4 TESTING SERVICES

- A. The Contractor shall obtain the service of a certified testing service to perform all compaction tests specified herein. The cost of these services shall part of the Testing Allowance.
- B. Soil testing shall be performed by an accredited testing laboratory selected by the Contractor and approved by the Owner in accordance with Section 01410. Tests shall be performed in accordance with applicable ASTM or AASHTO standard methods, unless otherwise specified.
- C. All materials to be used in the work shall be tested prior to the use to show conformance with the requirements of these specifications. Test reports shall be

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delivered to the Engineer in duplicate prior to use of any material in the work.

- D. Materials being used in the work, which have been tested previously, may be subjected to further tests from time to time and may be rejected if found defective. Rejected materials shall be removed from the project immediately, notwithstanding the results of former tests to which they have been subjected.
- E. Soil tests shall be performed on subgrades prior to the placement of fill or backfill materials. Tests shall also be performed immediately after the placement of each layer of fill or backfill materials to show conformance with the field density and optimum moisture requirements of these specifications. Not less than one set of tests shall be performed for every 800 sq. ft. of area for each layer. No additional layers shall be placed until the density of each layer has been approved.
- F. If the Engineer determines, based on tests reports and inspections, that subgrades or layers which have been placed are below the specified density, the Contractor shall provide additional compaction and testing at no additional expense to the Owner.

1.5 PROTECTION

- A. Sheeting and Bracing (see Section 02350)
 - 1. Furnish, put in place, and maintain such sheeting and bracing as may be required to support the sides of excavations, to prevent any movement which could in any way diminish the ridge of the excavation below that necessary for proper construction, and to protect adjacent structures from undermining or other damage. If the Engineer is of the opinion that at any points sufficient or proper supports have not been provided, he may order additional supports put in at the expense of the Contractor, and compliance with such order shall not relieve or release the Contractor from his responsibility for the sufficiency of such supports. Care shall be taken to prevent voids outside of the sheeting, but if voids are formed, they shall be immediately filled and rammed. Where soil cannot be properly compacted to fill a void, lean concrete shall be used as backfill at no additional expense to the Owner. Sheeting and Bracing requirements are further defined in OSHA Standards, Subpart P, Part 1926 of the Code of Federal Regulations.
 - 2. The Contractor shall construct the sheeting outside the neat lines of the foundation unless indicated otherwise to the extent he deems it desirable for his method of operation. Sheeting shall be plumb and securely braced and tied in position. Sheeting and bracing shall be adequate to withstand all pressures to which the trench will be subjected. Any movement or bulging which may occur shall be corrected by the Contractor at his own expense so as to provide the necessary clearances and dimensions.
 - 3. Where sheeting and bracing is required to support the sides of excavations, the

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Contractor shall engage a Professional Engineer, registered in the State of Georgia, to design the sheeting and bracing. The sheeting and bracing installed shall be in conformity with the design, and certification of this shall be provided by the Professional Engineer.

4. The Contractor shall leave in place to be embedded in the backfill all sheeting and bracing not shown on the Drawings but which the Engineer may direct him in writing to leave in place at any time during the progress of the work for the purpose of preventing injury to structures, utilities, or property, whether public or private. The Engineer may direct that timber used for sheeting and bracing be cut off at any specified elevation. The contractor will be paid for such sheeting directed by the Engineer to be left in place in accordance with the General Conditions. All timber sheeting to be left in place shall be treated.
5. All sheeting and bracing not left in place shall be carefully removed in such manner as not to disturb utilities, or property. All voids left or caused by withdrawal of sheeting shall be immediately refilled with sand by ramming with tools especially adapted to that purpose, or otherwise as acceptable to Engineer and Owner.
6. The right of the Engineer to order sheeting and bracing left in place shall not be construed as creating any obligation on his part to issue such orders, and his failure to exercise his right to do so shall not relieve the Contractor from liability for damages to persons or property occurring from or upon the work on the part of the Contractor to leave in place sufficient sheeting and bracing to prevent any caving or moving of the ground.
7. No sheeting is to be withdrawn if driven below mid-diameter of any pipe, and under no circumstances shall any sheeting be cut off at a level lower than 1 ft above the top of any pipe. The cost of said sheeting shall be part of the base bid.

B. Dewatering and Drainage

1. The Contractor shall at all times during construction provide and maintain proper equipment and facilities to remove all water entering excavations, and shall keep such excavations dry so as to obtain a satisfactory undisturbed sub-grade foundation condition until the fills, structures or pipes to be built thereon have been completed to such extent that they will not be floated or otherwise damaged by allowing water levels to return to natural levels. The Contractor shall engage a Geotechnical Engineer, Registered in the State of Georgia where required, to design the dewatering system. The Contractor shall submit to the Engineer for review the design of the dewatering systems prior to commencing work.
2. The Contractor shall furnish, install, maintain, operate and remove a

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temporary dewatering system consisting of trenches, sump pits, deep wells, well points, or other methods as required to lower and control the groundwater level so that the pipes may be installed in the dry. The Contractor shall assume full responsibility for the design and installation of an adequate dewatering system. The Contractor shall, at his own expense, correct all damage resulting from inadequacy of the dewatering system or from flooding of the construction site from other causes.

3. The Contractor shall maintain the water level below the excavated area for the various phases of the work continuously and shall make such provisions as may be necessary to avoid interruptions due to weather, labor strikes, power failures, or other delays. He shall provide and have ready for immediate use at all times diesel or gasoline powered standby pumping units to serve the system in case of failure of the normal pumping units.
4. Piping and boiling, or any form of uncontrolled seepage, in the bottom or sides of the excavation shall be prevented at all times. If for any reason the dewatering system is found to be inadequate to meet the requirements set forth herein, the Contractor shall at his own expense make such additions, changes and/or replacements as necessary to provide a satisfactory dewatering system.
5. Dewatering shall at all times be conducted in such a manner as to preserve the undisturbed bearing capacity of the sub-grade soils at proposed bottom of excavation. Well or sump installations shall be constructed with proper sand filters to prevent drawing of finer grained soil from the surrounding ground.
6. Water entering the excavation from surface runoff shall be collected in shallow ditches around the perimeter of the excavation, drained to sumps, and pumped from the excavation to maintain a bottom free from standing water.
7. The Contractor shall take all additional precautions to prevent uplift during construction. The Contractor shall maintain the groundwater level below the pipe, so flotation is prevented.
8. Drainage water shall be disposed of through a desilting basin which will prevent the discharge of sediment into any surface waters or existing drains, and to prevent flow or seepage back into the excavated area.
9. Flotation shall be prevented by the Contractor by maintaining a positive and continuous operation of the dewatering system. The Contractor shall be fully responsible and liable for all damages which may result from failure of this system.
10. Removal of dewatering equipment shall be required; the material and equipment constituting the system, shall be removed by the Contractor.

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11. The Contractor shall take all necessary precautions to preclude the accidental discharge of fuel, oil, etc. in order to prevent adverse effects on groundwater quality.

C. Culverts and Ditches

1. Protect drainage culverts from damage. If damaged, restore to satisfactory condition at no cost to the Owner.
2. If it is necessary to remove a culvert, do not replace until the proposed pipeline is installed and trench backfilled and compacted to the subgrade of the culvert. Replace culverts to the line and grade established by the Owner.
3. Backfill minor drainage ditches so that the upper one foot of material between ditch banks is topsoil, loam, or clay.
4. Compact this material for the full ditch width to a minimum of 95% of maximum density as determined by ASTM D 1557.
5. Ditches steeper than 2:1 slope shall be protected and reinforced with a synthetic fiber or grid material. Contractor has the option not to use reinforcement for slopes 2:1 or flatter. Correct any ditch erosion occurring as a result of pipeline construction at no cost to the Owner.

D. Water, Gas, Telephone, Power, Cable

1. Protect all other utilities from damage. Notify utility owner prior to start of excavation. If, during the work the utility is damaged, notify the utility company and the Owner immediately. Do not attempt to repair or replace damaged utilities unless so directed by the utility company and approved by the Engineer. Payment for restoration of damaged utilities shall be the Contractor's responsibility.

1.6 JOB CONDITIONS

A. Soils

1. The contractor shall examine the site and review the available test borings or undertake his own soil borings prior to submitting his bid, taking into consideration all conditions that may affect his work. The Owner and Engineer will not assume responsibility for variations of subsoil quality or conditions at locations other than places shown and at the time the investigation was made. The Contractor shall accept the site in its existing condition and shall assume the risk of encountering whatever materials as may occur. Refer also to the paragraph of Differing Site Conditions, in the Supplementary Conditions. Soil borings, if furnished, are indicative of the

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soils encountered at the particular location of the borings at the time the borings were taken. The Contractor shall make his own determination of the soil structure and site conditions as it may affect the work.

B. Existing Utilities

1. CALL BEFORE YOU DIG – At least (3) days prior to beginning any work, the Contractor shall request a field locate of existing underground utilities in the work area through Georgia's Utility Protection Center. by calling 811 or 1-800-282-7411. If utilities are to remain in place, provide adequate means of protection during earthwork operations.
2. Should uncharted, or incorrectly charted, piping appear in the excavation, consult the Engineer and the Owner of such piping or utility immediately for directions.
3. Cooperate with Owner and utility companies in keeping respective services and facilities in operation. Repair damaged utilities to satisfaction of utility owner.
4. Demolish and completely remove from site existing underground utilities indicated on the Drawings to be removed.

C. Protection of Persons and Property

1. Barricade open excavations occurring as part of this work and post with warning lights. Operate warning lights as recommended by authorities having jurisdiction.
2. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by earthwork operations.

1.7 SUBMITTALS

- A. Submit to the Engineer for review in accordance with Section 01300 the proposed methods of construction, including dewatering, excavation, filling, compaction, and backfilling for the various portions of the work. Review shall be for method only. The Contractor shall remain responsible for the adequacy and safety of the methods.
- B. Submit to the Engineer for review in accordance with Section 01300 representative samples of each type of proposed fill material weighing approximately 50 lbs at least 15 days prior to the date of anticipated use of such material.

PART 2. PRODUCTS

EXCAVATION, TRENCHING, AND BACKFILL FOR UTILITY SYSTEMS

2.1 MATERIALS

- A. Backfill materials shall be natural or processed mineral soils, blasted and crushed rock, or masonry rubble. Fill materials shall be free of all organic material, trash, snow, ice, frozen soil or other objectionable materials. Clay soils having a natural in-place water content in excess of 30 percent are considered unsuitable for stockpiling and/or future use. Fill materials to be used have been classified under categories specified below.
- B. Embedment materials listed here include a number of processed materials plus the soil types defined by the USCS Soil Classification Systems in ASTM D2487. These materials are grouped into categories according to their suitability for this application:
1. Class I: Angular 6 to 40 mm (1/4 to 1-1/2 inches), graded stone including a number of fill materials that have regional significance such as coral, slag, cinders, crushed stone, and crushed shells.
 2. Class II: Coarse sands and gravels with maximum particle size of 40 mm (1-1/2 inches), including variously graded sands and gravels containing small percentages of fines, generally granular and non-cohesive, either wet or dry. Soil types GW, GP, SW and SP are included in this class.
 3. Class III: Fine sand and clayey gravels, including fine sands, sand-clay mixtures, and gravel-clay mixtures. Soil types GM, GC, SM and SC are included in this class.
 4. Class IV: Silt, silty clays and clays including inorganic clays and silts of medium to high plasticity and liquid limits. Soil types MH, CH and CL are included in this class. These materials are not to be used for bedding, haunching or initial backfill.
 5. Class V: This class includes the organic soils OL, OH and PT as well as soils containing frozen earth, debris, rocks larger than 40 mm (1-1/2 inches) in diameter, and other foreign materials. These materials shall not be used for bedding, haunching and initial backfill.
- C. Granular Fill shall be sound, hard, durable crushed stone meeting the following gradation requirements and shall conform to ASTM C33, Size No. 57.

<u>Sieve Size</u>	<u>Percent Passing by Weight</u>
1-1/2-in	100
1-in	90-100
1/2-in	26-60
No. 4	0-7
No. 8	0-3

- D. Riprap shall be sound, durable rock which is roughly rectangular shape and of suitable

EXCAVATION, TRENCHING, AND BACKFILL FOR UTILITY SYSTEMS

quality to ensure permanence in the condition in which it is to be used. Rounded stones, boulders, sandstone or similar soft stone will not be acceptable. Material shall be free from overburden, spoil, shale, and organic material. Each load of riprap shall be reasonably well graded from the smallest to the maximum size specified and shall conform to State of Georgia Department of Transportation Specifications. Riprap shall consist of a durable field or quarry stone shaped roughly as rectangular blocks. Riprap shall weigh between 50-100 lbs. each with at least 60 percent weighing over 100 lbs. and no more than 10 percent shall weigh 50 lbs. or Less. One dimension of each exposed riprap shall be not less than 12-in. The joints in the riprap shall be filled with spalls of suitable size to construct a solid, stable slope, free from large voids and defects.

- E. Sand shall conform to ASTM Standard C33 for concrete sand.

PART 3. EXECUTION

3.1 EXCAVATION

- A. It is the responsibility of those performing excavation and trenching to conform to all State and Federal Laws and Regulations, and local ordinances relation to safety life, health and property including but not limited to OSHA regulations, 29 CFR PART 1926, Subpart P, Paragraph 1926.650 through 1926.652 during all excavations and trenching. All excavations shall be adequately guarded with barricades and light in compliance with all OSHA and Georgia Department of Transportation requirements so as to protect the public from hazard. Excavations adjacent to existing or proposed buildings and structures or in paved streets or alleys shall be sheeted, shored and braced adequately to prevent undermining or subsequent settlement of such structures or pavements. Underpinning of adjacent structures shall be done when necessary to maintain structures in safe condition.
- B. The Contractor shall proceed with caution in the excavation and preparation of the trench so that the exact location of underground structures in the trench zone may be determined before being damaged. He shall be held responsible for the repair or replacement of such structures when broken or otherwise damaged because of his operations.
- C. The Contractor shall make explorations and excavations at no additional charge to the Owner to determine the location of existing underground structures.
- D. Utilities and other piping shall be laid in open trenches as shown and specified. Trenches shall be excavated to the designated lines and grades, beginning at the outlet end and progressing toward the upper end in each case. Trenches for pipe shall be shaped to the lower 1/3 of the pipe and provide uniform and continuous bearing. Bell holes shall be dug to allow ample room for working fully around each joint.

EXCAVATION, TRENCHING, AND BACKFILL FOR UTILITY SYSTEMS

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- E. Trenches shall be of minimum width to provide ample working space for making joints and shall be not less than the outside diameter plus 8-inches or more than the outside pipe diameter plus 24-inches. Sides of trenches shall be closely vertical to top of pipe and shall be sheet piled and braced where soil is of an unstable nature. Above the top of the pipe, trenches may be sloped. The ridge of the trench above this level may be wider for sheeting and bracing and the performance of the work.
 - F. Trenches shall be excavated on the alignments shown on the Plans, and to the depth and grade necessary to accommodate the pipes at the elevations shown. Where elevations of the invert or centerline of a pipe are shown at the ends of a pipe, the pipe shall be installed at a continuous grade between the two elevations.
 - G. Excavation in excess of the depth required for proper shaping shall be corrected by bringing to grade the invert of the ditch with compacted coarse, granular material at no additional expense to the Owner. Bell holes shall be excavated to relieve bell of all load, but small enough to ensure that support is provided throughout the length of the pipe barrel.
 - H. Excavation in excess of the depths required for manholes and other structures shall be corrected by placing a subfoundation of #57 Stone or 1500 psi concrete, at no additional expense of the Owner.
 - I. If trenches are excavated to widths in excess of those specified, or if the trench walls collapse, the pipe shall be laid in accordance with the next better class of bedding at the expense of the Contractor.

3.2 TRENCHES

- A. Trenches shall be maintained in a safe condition to prevent hazardous conditions to persons working in or around the trench. It is the responsibility of those performing excavation and trenching to conform to all State and Federal Laws and Regulations, and local ordinances relating to safety life, health and property including but not limited to OSHA regulations, 29 CFR PART 1926, Subpart P, Paragraph 1926.650 through 1926.652 during all excavations and trenching. All excavations shall be adequately guarded with barricades and light in compliance with all OSHA and Georgia Department of Transportation requirements so as to protect the public from hazard. Excavations adjacent to existing or proposed buildings and structures or in paved streets or alleys shall be sheeted, shored and braced adequately to prevent undermining or subsequent settlement of such structures or pavements. Underpinning of adjacent structures shall be done when necessary to maintain structures in safe condition.
- B. The top portion of the trench may be excavated with sloping or vertical sides to any width which will not cause damage to adjoining structures, roadways, utilities, etc. The bottom of the trenches shall be graded to provide uniform bearing and support each section of the pipe on undisturbed soil every point along its entire length, except for the portions of the pipe sections excavated for bell holes and for the Bell

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holes and depressions for joints shall be dug after the trench bottom has been graded and in order that the pipe rests upon the trench bottom for its full length and shall be only of such length, depth and width for making the particular type of joints. The bottom of the trench shall be rounded so that at least the bottom one-third of the pipe shall rest on undisturbed earth for the full length of the barrel as jointing operations will permit. This part of the excavation shall be done manually only a few feet in advance of the pipe laying by workmen skilled in this type of work.

- C. The sides of all trenches and excavation for structures shall be held by stay bracing, or by skeleton or solid sheeting and bracing according to conditions encountered, to protect the excavation, adjoining property and for the safety of personnel. Bracing and shoring may be removed when the level of the backfilling has reached the elevation to protect the pipe work and adjacent property. When sheeting or shoring above this level cannot be safely removed, it may be left in place. Timber left in place shall be cut off at least 2 feet below the surface. No sheeting below the level of the top of the pipe may be removed.
- D. Trenches shall be kept free of water. No structure shall be built, or pipe shall be laid in water, and water shall not be allowed to flow over or rise upon any concrete, masonry or pipe until the same has been inspected and the concrete or joint materials has thoroughly set. All water pumped, bailed or otherwise removed from the trench or other excavation shall be conveyed in a proper manner to a suitable place of discharge where it will not cause injury to the public health or to public or private property or to work completed or in progress, or to the surface of the streets or cause any interference with the use of same by the public.

3.3 PILING EXCAVATED MATERIALS

- A. All excavated material shall be piled in a manner that will not endanger the work and that will avoid obstructing roadways.

3.4 LIMIT TO LENGTH OF OPEN TRENCH

- A. Pipe trenches shall not be excavated more than 400 feet in advance of pipe laying and all work shall be performed to cause the least possible inconvenience to the public. Adequate temporary bridges or crossings shall be constructed and maintained where required to permit uninterrupted vehicular and pedestrian traffic.

3.5 REMOVAL OF UNSUITABLE MATERIAL

- A. Should overdepth excavation be necessary to remove unsuitable material and to replace with satisfactory material, the Contractor will be paid for this work in accordance with Section 01025 for removal and replacement of unsuitable material, based on the following requirements:

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1. When the trench is excavated to the plan depth or as required by these Specifications, and soft or other material not suitable for bedding purposes is encountered in the trench, the Contractor shall immediately notify the Engineer for inspection and measurement of the unsuitable material to be removed.
2. No overdepth excavation or backfilling of the overdepth excavated trench shall start until proper measurements of the trench have been taken by the Engineer for the determination of the quantity in cubic yards of unsuitable material excavated. Backfill material and backfilling shall conform to the requirements specified in 3.08 below.
3. No payment will be made for any overdepth excavation of soft unstable material due to the failure of the Contractor to provide adequate means to keep the trench dry.
4. No payment will be made for any overdepth excavation of the unsuitable material and replacement not inspected and measured by the Engineer prior to excavation.

3.6 BEDDING AND HAUNCHING OF GRAVITY SEWER PIPE

- A. Bedding for PVC gravity sewer pipe shall be in accordance with ASTM D 2321, as amended to date, the manufacturer's recommendations and these specifications. All gravity sewer pipes (including service lines) shall have a minimum Type 5 bedding for PVC pipe and Type 4 for ductile iron pipe, but where designated in the Drawings and Specifications, Type 2, or 3 may be required. Type 1 embedment is not permitted without approval of the Engineer. Bedding material shall be included in the unit price bid for the work in which it pertains.

Bedding for CAP gravity sewer pipe shall be in accordance with ASTM B 788, as amended to date, the manufacturer's recommendations, and these specifications. All gravity sewer pipes shall have a minimum Type 3 bedding for corrugated aluminum pipe.

1. Type 1 - Flat Bottom Trench. Flat bottom trench on undisturbed earth with excavation for Bells. General backfill shall be as specified in Paragraph 3.08 Backfilling.
2. Type 2 - Flat Bottom Trench. Flat Bottom Trench on undisturbed earth with excavation for Bells. Select backfill shall be placed and lightly tamped to the top of the pipe. Select and General backfill shall be as specified in Paragraph 3.08 Backfilling.
3. Type 3 - Loose Soil Bedding. Pipe bedded in Select Material to a depth of $\frac{1}{4}$ outside pipe diameter or 4-inch minimum, whichever is greater on a flat bottom trench. Select backfill shall be placed and lightly consolidated to a

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level of 6-inches minimum over the top of the pipe. Select and general Backfill shall be as specified in paragraph 3.8 Backfilling.

4. Type 4 - Granular Bedding. Pipe bedded in granular material to a depth of 8-inches of granular material for pipes with an inside diameter of 21-inches or less, or 12-inches of granular material for pipes with an inside diameter of 24-inches or greater, on a flat trench bottom. The bedding material shall be placed under the haunches of the pipe with a shovel or other suitable tool to a height of 1/4 outside pipe diameter of the pipe. The initial select backfill shall be hand placed to a level of 12-inches minimum over the top of the pipe and shall consist of finely divided select materials free from debris, organic material and large rocks and stones. It shall be placed and tamped in layers not over 6-inches thick to at least 90% Standard Proctor, AASHTO T-99 (95% under road crossings).
 5. Type 5 - Granular Bedding. Pipe bedded in granular material to a depth of 8-inches of granular material for pipes with an inside diameter of 21-inches or less, or 12-inches of granular material for pipes with an inside diameter of 24-inches or greater, on a flat trench bottom. The bedding material shall be placed under the haunches of the pipe with a shovel or other suitable tool to a height of 1/2 outside pipe diameter of the pipe. The initial select backfill shall be hand placed to a level of 12-inches minimum over the top of the pipe and shall consist of finely divided select materials free from debris, organic material and large rocks and stones. It shall be placed and tamped in layers not over 6-inches thick to at least 95% Standard Proctor, AASHTO T-99.
- B. Class I materials defined in Paragraph 2.1 shall be used for bedding and haunching for both PVC and DI pipe as shown on the Drawings. Class II, III, IV, and V materials will not be permitted for bedding and haunching under any conditions. Embedment material around the pipe shall be installed with care to ensure that sufficient material has been worked under the haunch of the pipe to provide adequate side support. Precautions must be taken to prevent movement of the pipe while placing the bedding and backfill material.
- C. Bell holes shall be provided in all classes of bedding to relieve pipe bells of all loads, but small enough to ensure that support is provided throughout the length of the pipe barrel.
- D. Avoid contact between the pipe and compaction equipment. Compaction of haunching, initial backfill and general backfill material shall be done in such a way so that compaction equipment will not have a damaging effect on the pipe.
- E. If the trench is excavated in excess of those dimensions detailed on the Drawings or to depths greater than shown on the Drawings, or if the trench walls collapse, pipe shall be laid in accordance with the requirements for at least the next better class of bedding or as directed by the Engineer at the expense of the Contractor.

- F. The trench depth shall be as shown on the Plans. If a trench depth is not shown, then the trench depth shall be the minimum depth of cover as required by the pipe manufacturer.
- G. These requirements are also required for existing gravity pipes (sewer, storm, etc.) that we excavated for crossings or other reasons.

3.7 BEDDING OF PRESSURE PIPE

- A. All pipe for water lines and forcemains shall be laid on foundations prepared in accordance with ANSI/AWWA C600 for ductile iron pipe and AWSI/AWWA C605 for PVC Pipe as modified herein, and in accordance with the various classes of bedding required by the trench width and trench depth for the size of pipe to be laid. The minimum bedding allowed will be Type 3 for both PVC and Ductile Iron Pipe. Bedding shall be included in the appropriate unit price bid for the work in which it pertains. Blocking shall not be used to bring the pipe to grade.
- B. Bell Holes: Bell holes shall be provided in all classes of bedding to relieve pipe bells of all load, but small enough to ensure that support is provided throughout the length of the pipe barrel.
- C. Class I materials as defined in Paragraph 2.1 shall be used for bedding and haunching for both PVC and D.I. waterlines and forcemains when rock is encountered, over excavation occurs or subgrade stabilization is required. A minimum of 6" of granular crushed stone shall be used as bedding.
- D. Overwidth Excavation: If trenches are excavated to widths in excess of those specified or if trench walls collapse, pipe shall be laid in accordance with the requirements for at least the next better class of bedding at the expense of the Contractor.
- E. Borrow Backfill: Borrow backfill will be required if there is not sufficient suitable material available from other parts of the work to backfill the trenches. Borrow backfill from approved borrow pits shall be used. Only those soils in the borrow pits that meet the specified requirements for suitable material shall be used.
- F. Compaction of foundation, bedding, haunching and initial backfill shall extend to the trench wall.
- G. Embedment material in the area around the pipe shall be installed with care. Care shall be used to ensure that sufficient material has been worked under the haunch of the pipe to provide adequate side support. Precautions must be taken to prevent movement of the pipe during placing of the material through the pipe haunch.
- H. Avoid contact between the pipe and compaction equipment. Compaction of

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haunching, initial backfill and backfill material shall be done in such a way so that compaction equipment will not have a damaging effect on the pipe.

- I. The trench depth shall be as shown on the plans or as required to provide the minimum depth of cover as required by the pipe manufacturer.
- J. These requirements are also required for existing pressure pipes that are excavated for crossings or other reasons.

3.8 BACKFILLING

- A. Backfilling consists of placing suitable materials removed during the excavation into the excavated areas, placing embedment materials and compacting the same to a density equal to or greater than what exists before excavation or as specified herein.
- B. All backfill material shall be free of stones, concrete and clay lumps larger than 1/3 cubic foot. Roots, stumps and rubbish which will decompose will not be permitted in the backfill. Backfill material shall have its moisture content corrected, as may be necessary before being placed in the trench to bring the moisture content to approximately "optimum" for good compaction. Any rock, stone, concrete, clay lumps larger than 1/3 cubic foot in volume, rubbish and debris shall be removed from the site and disposed of by the Contractor in a lawful manner.
- C. Select Backfill: Select backfill material shall be placed below, around each side, and over the top of the pipe in approximately horizontal layers not exceeding 6-inches in thickness to a minimum height of 6-inches above the pipe crown or greater as detailed herein and on the Drawings. This initial backfill shall be placed immediately after the pipes are laid and joints have been observed by the Engineer to anchor and protect the pipe from damage by subsequent backfill and ensure the uniform distribution of the loads over the top of the pipe. Select Material shall include Class I, II, III and other approved materials. If suitable select materials are not available from trench excavation, the Contractor will be required to obtain select materials elsewhere at no additional cost to the Owner. The Contractor shall backfill both sides of the pipe simultaneously to prevent side pressures and each layer shall be compacted thoroughly with mechanical tamping equipment in such manner as not to damage the pipe, pipe joints or shift the pipe alignment. Workmen shall not be permitted to walk over the pipe until at least 12 inches of compacted fill has been placed over the pipe. The Contractor shall not use water to obtain compaction except for adding water to the backfill material before placing in the trench to bring the moisture content to approximately "optimum" for good compaction.
- D. General Backfilling: After initial, select backfill material has been placed and tamped, the remainder of the trench may be backfilled with general excavated material, except that no rock, unless in small shattered fragments, will be permitted

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to be mixed with other backfill material.

1. Backfilling under structures: Backfilling under structures consists of placing sand and gravel or other select suitable materials excavated from the trench in the trench in 6-inch-thick layers from a point 12 inches above the top of the pipe and mechanically tamped or compacted by rolling until the backfill density after compaction is equal to 98 percent of the maximum density obtainable at optimum moisture content as determined by the Standard Proctor Test (ASTM D698). No water shall be used to secure compaction except for adding water to the backfill material before placing in the trench to bring moisture content approximately "optimum" for good compaction. Each 6-inch-thick layer shall be mechanically tamped before additional backfill material is placed in the excavated area.
2. Street and Road Right – of – Way, Parking Areas, Yards and Other Traveled Areas: Backfill materials consists of placing sand and gravel or other select suitable material excavated from the trench in uniform layers not exceeding six inches (6") in thickness, with each layer thoroughly compacted with heavy duty mechanical tampers ("Whacker" or equal) to a height of at least thirty six inches (36") or forty-eight inches (48") above the top of the pipe barrel.

The remainder of the ditch may be backfilled and tamped in the same manner or if the Contractor so elects, he may place backfill in layers not exceeding twelve inches (12") and use wheel loading or heavy duty mechanical tamping equipment ("Hydra-Hammer" or equal). Pipe shall have at least thirty-six inches (36") of cover before wheel loading and at least forty-eight inches (48") of cover before using heavy duty tamping equipment ("Hydra-Hammer" or equal). The density of the backfilled material after compaction shall be equal to 95 percent of the maximum density obtainable at optimum moisture content as determined by the Standard Proctor Test (ASTM D698). Except in the upper 12 inches, water shall be added to backfill material only before being placed in the trench in order to bring the moisture content to approximately "optimum" for good compaction.

3. Other Area: In other areas, including woodland, fields, pastures and areas not open to vehicular travel, the remainder of the ditch may be backfilled by placing fill in ditch and "walking-in" with wheel loaded equipment. Backfill material may be windrowed and maintained in a suitable manner so as to concentrate and pond rainfall runoff over the trench. After sufficient settlement has been obtained, the Contractor shall complete surface dressing, remove surplus material and clean up in accordance with these Specifications. Wherever trenches have not been properly filled, or if settlement occurs, they shall be refilled, smoothed off and finally made to conform to the surface of the ground. Backfilling shall be carefully

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performed, and the original surface restored as specified herein. Surplus material shall be disposed of by the Contractor.

3.9 PROTECTION OF WATER SUPPLY PIPES

- A. Horizontal Separation: Sewers and force mains shall be laid at least 10 feet horizontally from any existing or proposed watermain. The distance shall be measured edge to edge. In cases where it is not practical to maintain a 10 foot separation, such deviation may allow installation of the sewer or force main closer to the watermain, provided that the watermain is in a separate trench or on a undisturbed earth shelf located on the side of the sewer or force main and at an elevation so the bottom of the watermain is at least 18 inches above the top of the sewer or force main.
- B. Crossings: Sewers and force mains crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the watermain and the outside of the sewer or force main. This shall be the case where the watermain is either above or below the sewer or force main. The crossing shall be arranged so that the sewer or force main joints will be equidistant and as far as possible from the watermain joints. Where a watermain crosses under a sewer or force main, adequate structural support shall be provided for the sewer or force main to prevent damage to the watermain.
- C. Special Conditions: When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the sewer or force main shall be designed and constructed equal to water pipe and shall be pressure tested to assure water tightness prior to backfilling.

3.10 UTILITY CONSTRUCTION IN OTHER EXCAVATION

- A. Where utilities are required to be constructed in areas also requiring excavation and backfill for other work, coordinate the work so that the parts come together properly, and the construction of the various parts can be done without damage to other parts. Place bedding which will form bearing for pipes, using suitable material and shaping to the lower 1/3 of the pipe to provide uniform and continuous bearing. Compaction of backfill material which will form bearing shall be equal to that specified hereinbefore under "Backfilling".

3.11 TESTING

- A. General: The Contractor shall select a qualified independent testing laboratory for the purpose of identifying soils, checking densities, and classifying soils materials during construction. All testing will be paid for by the Contractor. Copies of all test results shall be furnished to the Engineer in duplicate.
- B. Moisture-Density Tests: Testing shall be in accordance with ASTM Methods D698 and D1557. A test shall be performed on each type of material used in the work

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regardless of source. Tests will be accompanied by particle-size analyses of the soils tested (ASTM Methods D421 and D422). Changes in color, gradation, plasticity or source of fill material will require the performance of additional tests. Copies of all test results shall be furnished to the Engineer.

- C. Field Density Tests: Tests shall be made in accordance with the Schedule in Section 01410.
- D. Submittals
 - 1. The soils technicians will submit formal reports of all compaction tests and retests. The reports are to be furnished to the Owner and the Engineer as soon as possible upon completion of the required tests.
 - 2. This report information is to include but not be limited to the following:
 - a. Date of the test and date submitted.
 - b. Location of test.
 - c. Wet weight, moisture content and dry weight of field sample.
 - d. Description of soil.
 - e. Maximum dry density and moisture content of the lab sample which best matches the field sample in color, texture, grain size and maximum dry density.
 - f. Ratio of field dry density to maximum lab dry density expressed as a percentage.
 - g. Comments concerning the field density passing or failing the specified compaction.
 - h. Comments about recompaction if required.
- E. Compaction Results
 - 1. If any compaction tests reveal that fill or backfill is not compacted as specified, the Contractor shall scarify and recompact as required to achieve the specified density. Additional compaction tests shall be made to verify proper compaction. These additional tests required due to failure of the original test shall be paid for by the Contractor without reimbursement by the Owner.
 - 2. The soils technician is to advise the Engineer and the Contractor's Superintendent immediately of any compaction tests failing to meet the specified minimum requirements. No additional lift is to be placed on a lift with any portion failing.

3.12 CONSTRUCTION ALONG HIGHWAYS, STREETS, AND ROADWAYS

- A. Excavation, Trenching and Backfilling Operations: Excavation, trenching and backfilling along highways, streets and roadways shall be in accordance with the applicable regulations of the State Department of Transportation with reference to construction operations, safety, traffic control, road maintenance and repair.

- B. Protection of Traffic: Provide suitable signs, barricades and lights for protection of traffic, in locations where traffic may be endangered by construction operations. All signs removed by reason of construction shall be replaced as soon as condition which necessitated such removal has been cleared. No highway, street or roadway shall be closed without first obtaining permission from the proper authorities.
- C. Construction Operations: The Contractor shall construct all work along highways, streets and roadways using the following sequence of construction operations, so as to least interfere with traffic:
 - 1. Stripping: Where the pipeline is laid along road shoulders, sod, topsoil and other material suitable for shoulder restoration shall be stripped and stockpiled for replacement.
 - 2. Trenching, Laying and Backfilling: Excavate trenches, install pipeline and backfill. The trench shall not be opened any further ahead of pipe laying operations than is necessary for proper laying operations. Trenches shall be progressively backfilled and consolidated and excess material removed immediately.
 - 3. Shaping: Immediately after completing backfilling operation, reshape any damage to cut and fill slopes, side ditch lines, and shall replace topsoil, sod and any other materials removed from shoulders.
- D. Excavated Material: Excavated material shall not be placed along highways, streets, and roadways in such manner as to obstruct traffic. Roadways and pavement will be maintained free of earth material and debris.
- E. Drainage Structures: All side ditches, culverts, cross drains and other drainage structures shall be kept clear of excavated material and be free to drain at all times.
- F. Maintaining Highways, Streets, Roadways and Driveways
 - 1. The Contractor shall furnish a road grader which shall be available for use at all times for maintaining highways, streets and roadways. All such streets, highways and roadways shall be maintained in suitable condition until completion and final acceptance of the work.
 - 2. Repair all driveways that are cut or damaged. Maintain them in suitable condition until completion and final acceptance of the work.

3.13 REMOVING AND RESETTING FENCES

- A. Where existing fences must be removed to permit construction, the Contractor shall remove such fences. As construction progresses, reset the fences in their original location and to their original condition. All costs of removing and re-setting fences

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and such temporary works as may be required shall be included in the prices for the utility line.

3.14 PROTECTING TREES, SHRUBBERY AND LAWNS

- A. Trees and shrubbery along trench lines shall not be disturbed unless absolutely necessary. Trees and shrubbery necessary to be removed shall be properly heeled-in and re-planted. Heeling-in and re-planting shall be done under the direction of an experienced nurseryman.
- B. Where utility trenches cross established lawns, sod shall be cut, removed, stacked and maintained in suitable condition until replaced. Topsoil underlying lawn areas shall likewise be removed and kept separate from general excavated materials. Removal and replacement of sod shall be done under the direction of an experienced nurseryman.

3.15 REMOVE AND REPLACE PAVEMENT

- A. Removing Pavement: Remove existing pavement as necessary for installing the pipeline and appurtenances.
 - 1. Marking: Before removing any pavement, mark the pavement neatly paralleling pipelines and existing street lines. Space the marks the width of the trench.
 - 2. Breaking: Break asphalt pavement along the marks using jack hammers or other suitable tools. Break concrete pavement along the marks by use of jack hammers or by scoring with a rotary saw and breaking below the score by the use of jack hammers or other suitable tools.
 - 3. Machine Pulling: Do not pull pavement with machines until completely broken and separated from pavement to remain.
 - 4. Damage to Adjacent pavement: Do not disturb or damage the adjacent pavement. If the adjacent pavement is disturbed or damaged, remove and replace the damaged pavement.
 - 5. Sidewalk: Remove and replace sidewalks disturbed by construction for their full width and to the nearest undisturbed joint.
 - 6. Curbs: Remove and replace or tunnel under any curb disturbed by construction to the nearest disturbed joint.
- B. Replacing Pavement: Upon Completion of backfilling and consolidation of the backfill, arrange to have the compaction tested by an independent testing laboratory approved by the Authority. After compaction testing has been satisfactory completed, replace all pavements, sidewalks and curbs removed. Gravel roads and

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drive shall meet the requirements for graded aggregate sub-base.

1. Materials: Place materials for pavement replacement to dimensions shown on the Drawings.
 - a. Graded Aggregate Sub-Base: Furnish graded aggregate sub-base in two sizes of such gradation that when combined in approximately equal quantities, the resulting mixture is well graded from coarse to fine, meeting the gradation requirement of Section 815 of the Georgia Department of Transportation Standard Specifications.
 - b. Black Base: The base for all paved roadways shall conform to the requirements of the Georgia Department of Transportation Specifications for the Black Base (Hot Mix). Use a Pug Mill Rotary Drum type mixer with minimum capacity of not less than 50 tons per hour for asphalt production. Apply and compact the base in two courses by asphalt spreader equipment of design and operation approved by the Authority. After compaction, the black base shall be smooth and true to established profiles and sections.
 - c. Surface Course: The surface course for all pavement, including paint or tack coats when required by the Authority, shall conform to the requirements of the Georgia Department of Transportation. Produce surface course in an asphalt plant of the same type as noted above for Black Base. Apply and compact the surface course in a manner approved by the Authority. Immediately correct any high, low or defective areas by cutting out the course, replacing with fresh hot mix, and immediately compacting to conform and thoroughly bond to the surrounding area.
 - d. Concrete: Provide concrete and reinforcing for concrete pavement in accordance with the requirement of Georgia Department of Transportation Specifications for Portland Cement Concrete Pavement, Section 430.
2. Supervision and Approval
 - a. Pavement restoration shall meet the requirements of the regulatory agency responsible for the pavement. Obtain agency approval of pavement restorations before requesting final pavement.
 - b. Obtain the Authority's approval of restoration of pavement if it is not the responsibility of a regulatory agency (such as private roads and drives.)
 - c. Complete pavement restoration as soon as possible after backfilling.

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3. Replacement: Prior to replacing pavement, make a final cut in concrete pavement 12-inches back from the edge of damaged pavement. Make the cut using a rotary saw. Remove asphalt pavement 9-inches back from the edge of damaged pavement. Make the cut using a rotary saw. Remove asphalt pavement 9-inches back from the edge of the damaged pavement using jack hammers or other suitable tools. Replace all street and roadway pavement as shown on the Drawings. Replace driveways, sidewalks, and curbs with the same material and to the same dimension as existing.
4. Failure of Pavement: Should any pavement restoration or repairs fail or settle during the work, promptly restore or repair defects.

3.16 WALKS, DRIVES, CONCRETE CURB AND GUTTER

- A. Walks and drives removed or damaged during the course of construction shall be replaced with Class "A" concrete at the same thickness as removed. They will be cut to a neat edge with a masonry saw after backfilling and compacting trench in 6-inch layers to a density not less than 98 percent at + 2 percent of optimum moisture content as determined by the Standard Proctor Test.
- B. Concrete curb and gutter sections removed or damaged during the course of construction shall be replaced in full sections with concrete having a compressive strength of at least 3,000 psi at the same thickness as removed.

3.17 MEASUREMENT AND PAYMENT

- A. The work specified in this Section will not be measured for direct payment except those items specifically stated in this Section and for which bid prices are requested in the Bid Proposal.

a.

END OF SECTION

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ROCK REMOVAL
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SECTION 02316
ROCK REMOVAL

PART 1. GENERAL

1.1 SCOPE OF WORK

- A. Removal of all rock materials discovered during excavation for the purpose of construction. Removal shall include drilling and/or blasting incidental thereto and disposal of excavated materials.
- B. When necessary for prosecution of the Work, the use of explosives to assist rock removal may be exercised by Contractor provided this use is in compliance with all local, State, Federal and other Governmental regulations applying to transportation, storage, use and control of explosives.

1.2 RELATED WORK

- A. Section 02300 – Earthwork
- B. Section 02315 – Excavation, Trenching and Backfill for Utility Systems

1.3 REFERENCES

- A. NFPA 495 – Code for the manufacture, Transportation, Storage, and Use of Explosive Materials.
- B. OSHA 2207 – Construction Industry Standards, Subpart T – Demolition.

1.4 QUALITY ASSURANCE

- A. Explosives Firm – Company specializing in explosives for disintegration of subsurface rock with documented experience.

1.5 REGULATORY REQUIREMENTS

- A. Conform to applicable code for explosive disintegration of rock.
- B. Obtain permits from authorities having jurisdiction before explosives are brought to site or drilling is started.
- C. All explosives shall be stored securely in compliance with all laws and ordinances, and all such storage places shall be clearly marked DANGEROUS EXPLOSIVES. Blasting caps, electric blasting caps, detonating primers, and primed cartridges shall not be stored in the same magazine with other explosives or blasting agents. Locked storage shall be provided satisfactory to the Engineer, never closer than 1,000 feet

from any road, building, or camping area.

PART 2. PRODUCTS

2.1 MATERIALS

- A. Rock (Definition) – Solid mineral material with a volume in excess of ½ cubic yard that cannot be broken down and removed by use of heavy construction equipment, such as a Caterpillar 313F, 92 hp or equivalent, equipped with single tooth hydraulic ripper, ¾ cubic yard capacity power shovel, rooters, etc., and without drilling or blasting. Materials which can be loosened with a pick, hard pan, boulders less than ½ cubic yard in volume, chert, clay, soft shale, soft and disintegrated rock and any similar material shall not be considered as rock. (All materials to be considered unclassified or common excavation).
- B. Explosives – Shall be suitable for intended purposes at the Contractor's option subject to review by Owner and Engineer.
- C. Delay Devices – Type recommended by explosives firm to be used as accessory to explosives. Subject to review by Engineer.
- D. Blasting Mat – When the use of explosives are required to perform the Work, Contractor shall use blasting mats or similar products to eliminate or lessen the danger of projectiles occasionally resultant from blasting of rock.

PART 3. EXECUTION

3.1 INSPECTION

- A. Contractor shall verify site conditions and note irregularities affecting work of this Section prior to performing any operations involving explosives. Contractor shall submit to Owner for a review a detailed plan for using explosives to include, but not limited to:
 - 1. Sequence of Work
 - 2. Equipment
 - 3. Protection to be provided for existing structures to remain
 - 4. Personnel
 - a. Training
 - b. Previous experience with the use of explosives in similar situation
- B. Beginning work of this Section means acceptance of existing condition.

- C. Rock in utility trenches shall be excavated over the horizontal limits of excavation and to depths as follows:

Size of Pipeline (Inches)	Depth of Excavation Below Bottom of Pipe (Inches)
Less than 4	6
4 to 6	8
Over 8	12

Space below grade for pipe shall then be backfilled with No. 57 Stone and smaller crushed rock or gravel or other approved materials and tamped to proper grade. No. 57 stone shall be ASTM C33 and No. 67 stone shall be ASTM D448.

3.2 ROCK REMOVAL – MECHANICAL METHOD

- A. Excavate for and remove rock by the mechanical method.
- B. Where pipes are constructed on concrete cradles, rock shall be excavated to bottom of cradle as shown on plans.
- C. Where rock foundation is obtained at grade for over 50 percent of area of any one structure, the portion of foundation that is not rock shall be excavated below grade to reach a satisfactory foundation of rock. The portion below grade shall be backfilled with Class C concrete.
- D. Where rock foundation is obtained at grade for less than fifty (50%) of any one structure and satisfactory rock cannot be found over the remaining area by reasonable additional excavation, the rock shall be removed for a depth of twelve (12) inches below grade and the space below grade shall be backfilled with crushed stone as specified for pipelines.
- E. Rock excavation near existing pipelines or other structures shall be conducted with utmost care to avoid damage. Injury or damage to other structures and properties shall be promptly repaired to the satisfaction of Owner and by Contractor at his own expense.
- F. Rock excavation for all structures and adjacent trenches under this contract and any other rock excavation directed by Owner shall be completed before construction of any structure is started in the vicinity.
- G. Remove excavated material from site.
- H. Contractor shall correct unauthorized rock removal by backfill to grade with Class C concrete in accordance with backfilling and compaction requirements of Section 02300 - Earthwork and Section 02315 – Excavation, Trenching, and Backfill for Utility Systems at his own expense.

3.3 ROCK REMOVAL – EXPLOSIVES METHODS

- A. If rock is uncovered requiring the explosives method for rock disintegration and removal, the Engineer shall be notified immediately so that the surface can be examined. Blasting will not be permitted unless written authorization is given by Engineer. (All materials removed shall be considered common excavation).
- B. The Contractor shall notify any owners of adjacent buildings or structures, and any public utility owners having structures or other installations above or below ground, in writing prior to use of explosives. Such notice shall be given sufficiently in advance so that they may take such steps as they may deem necessary to protect their property from injury and/or damage.
- C. Rock excavation by use of explosives shall be conducted with due regard for safety of persons and property in the vicinity and in strict conformance with requirements of local, State and Federal ordinance, laws and regulations governing the use of explosives.
- D. Blasting shall be conducted so as not to endanger persons or property, and whenever required, the blast shall be covered with mats or otherwise satisfactorily confined. The contractor shall be held responsible for and shall make good any damage caused by blasting or accidental explosions.
- E. The Contractor shall permit only authorized and qualified persons to handle and use explosives.
- F. Smoking, firearms, matches, open flame lamps, and other fires, flame or heat producing devices and sparks shall be prohibited in or near explosive magazines or while explosives are being handled, transported or used.
- G. No person shall be allowed to handle or use explosives while under the influence of intoxicating liquors, narcotics, or other dangerous drugs.
- H. All explosives shall be accounted for at all times. Explosives not being used shall be kept in a locked magazine, unavailable to persons not authorized to handle them. The Contractor shall maintain an inventory and use record of all explosives. Appropriate authorities shall be notified of any loss, theft, or unauthorized entry into a magazine.
- I. No explosives or blasting agents shall be abandoned.
- J. Contractor's employees authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution including, but not limited to, visual and audible warning signals. Flags or barricades, to ensure safety.
- K. It shall be contractor's responsibility to incorporate the use of seismic monitoring should rock excavation, by use of explosives, occur within 150 feet of any residential

structure and within 300 feet of any miscellaneous structure. Blasting conducted near dams or bridge foundations shall incorporate the use of a seismic monitor should such blasting occur within 25 feet of said dam and/or bridge foundation. Contractor shall maintain all seismic records and blasting logs to be furnished to Engineer upon request.

- L. Disintegrate rock and remove from excavation.
- M. Cut away rock at excavation bottom for form level bearing.
- N. Remove shaled layers to provide sound and unshattered base for pipe foundations.
- O. Remove excavated material from site.
- P. Correct unauthorized rock removal or overbreak in accordance with backfilling and compaction requirements at his expense.

3.4 FIELD QUALITY CONTROL

- A. Provide for visual inspection of bearing surfaces and cavities formed by removed rock for inspection by Engineer or his representative prior to laying of pipe.

END OF SECTION

SECTION 02350
SHEETING, SHORING, AND BRACING
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SECTION 02350
SHEETING, SHORING, AND BRACING

PART 1. GENERAL

1.1 SCOPE

- A. This section specifies requirements for sheeting, shoring, and bracing of trenches and excavations greater than 5 feet in depth. Where sheet piling, shoring, sheeting, bracing or other supports are necessary, they shall be furnished, placed, maintained, and except as shown or specified otherwise, removed by the Contractor.

1.2 DESIGN REQUIREMENTS

- A. The design, planning, installation and removal, if required, of all sheeting, shoring, sheet piling, lagging, and bracing shall be accomplished in such a manner as to maintain the required excavation or trench section and to maintain the undisturbed state of the soils below and adjacent to the excavation.
- B. The Contractor shall design sheeting, shoring, and bracing in accordance with the OSHA Safety and Health Standards as well as state and local requirements.
- C. Horizontal strutting below the barrel of a pipe and the use of pipe as support are not acceptable.
- D. When the construction sequence of structures requires the transfer of bracing to the completed portions of any new structure or to any existing structure, the Contractor shall provide the Engineer with a complete design analysis of the expected impact of that bracing on the structure. This action shall in no way absolve the Contractor of responsibility of damage resulting from said bracing.

1.3 REFERENCES

- A. OSHA 2207 Revised 1987 – OSHA Safety and Health Standards

1.4 SUBMITTALS

- A. Prior to starting any excavation work requiring sheeting, shoring, and bracing, the Contractor shall submit his plans for trench and excavation support systems to the Engineer for review and comment. No excavations shall be started until the Contractor has obtained written acceptance of the trench support system. Said acceptance will be to assure the Owner of the Contractor's general compliance with the required codes and shall not be construed as a detailed analysis for adequacy of the support system, nor shall any provisions of the above requirements be construed as relieving the Contractor of his overall responsibility and liability for the work. Submittals shall include the following:

1. Design calculations and method of installation and removal of all sheeting, sheet piling, shoring and bracing. Calculations shall be made by a professional structural or civil engineer in the state of the project.
2. Detailed excavation support drawings.

PART 2. EXECUTION

2.1 GENERAL

- A. Contractor shall be responsible for supporting and maintaining all excavations required even to the extent of sheeting and shoring the sides and ends of excavations with timber or other supports. If the sheeting, braces, shores, and stringers or walling timbers or other supports are not properly placed or are insufficient, the Contractor shall provide additional or stronger supports. The requirement of sheeting or shoring or the addition of supports shall not relieve the Contractor of his responsibility for their sufficiency. All sheeting, shoring and bracing shall have sufficient strength and rigidity to withstand the pressure exerted and to conform to OSHA Safety & Health Standard (29 CFR 1926/1910) OSHA 2207, latest edition.
- B. Excavations adjacent to existing or proposed buildings and structures or in paved streets or alleys shall be sheeted, shored and braced adequately to prevent undermining beneath or subsequent settlement of such structures or pavements. Underpinning of adjacent structures shall be done when necessary to maintain structures in safe condition. The Contractor shall be held liable for any damage resulting to such structures or pavements as a result of his operations.
- C. Trench sheeting shall be left in place until the backfilling has been completed to elevation not less than twelve (12) inches above the top of the pipe. Unless otherwise ordered in writing, sheeting shall then be cut off at the top of the lowest set of bracing and the upper section shall be removed. All voids left by sheeting along trenches shall be carefully refilled and rammed with suitable tools.
- D. In unstable ground, sheeting shall be driven to such depth below bottom of the trench or side of the excavation as required ensuring stability.
- E. The need and adequacy of sheeting, shoring, bracing, or other provisions to protect men and equipment in a trench or other excavation shall be the sole and exclusive responsibility of Contractor.
- F. Underpin adjacent structures, which may be damaged by excavation work, including service utilities and pipe chases.
- G. Notify Engineer of unexpected subsurface conditions and discontinue work in affected area until notification to resume work.

SECTION 02350-4
SHEETING, SHORING, AND BRACING

- H. Protect bottom of excavations and soil adjacent to and beneath foundations from frost.
- I. Grade top perimeter of excavation to prevent surface water run-off into excavation.

END OF SECTION

SECTION 02370
SOIL EROSION AND SEDIMENT CONTROL
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SECTION 02370
SOIL EROSION AND SEDIMENT CONTROL

PART 1. GENERAL

1.1 SCOPE

- A. Erosion and sediment control measures must be employed prior to initiating any construction activity and maintained during the construction period. They shall be employed during the construction period and shall include all measures required to prevent soil erosion from the site until permanent erosion control measures are installed. Work shall be accomplished through, but not limited to, the use of vegetative measures, such as mulching and grassing, and structural practices including berms, dikes, sediment barriers, sediment traps, sediment basins, silt fences, check dams, construction exits, sediment barriers, sediment traps, and slope drains.
- B. Erosion control measures described herein shall be continued until such time as permanent planting and restoration of natural areas is effectively in control of erosion from project site.
- C. Failure to install and maintain temporary erosion control measures throughout the construction period may be cause to halt construction by governing authorities until such measures are correctly installed and operational. Activity covered in this contract is regulated by the State's Erosion and Sediment Control Act (O.C.G.A. 12-7-1, *et seq.*) and NPDES General Permit for Stormwater Discharges Associated with Construction Activity. ([GAR 100001, GAR 100002, or GAR 100003])

1.2 RELATED WORK

- A. Section 01410 – Testing Services
- B. Section 02920 – Grassing.
- C. Construction Drawings.

1.3 REFERENCES

- A. American Society for Testing and Materials (ASTM).
- B. Contractor shall comply with applicable codes, rules, ordinances, regulations, and laws of local, municipal, state or federal authorities having jurisdiction over project.
- C. Contractor shall comply with the State's Erosion and Sedimentation Control Act (latest amendment) and NPDES General Permit for Stormwater Discharge Associated with Construction Activity for Infrastructure Construction projects.

-
- D. The latest edition of the “Manual for Erosion and Sediment Control in Georgia” published by the State Soil and Water Conservation Committee of Georgia.

1.4 DEFINITIONS

- A. Final Stabilization: All soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures, at least 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater or equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches, or geotextiles) have been employed. Permanent vegetation shall consist of: planted trees, shrubs, perennial vines, a crop of perennial vegetation appropriate for the time of year and region; or a crop of annual vegetation and a seeding of target crop perennials appropriate for the region. Final stabilization applies to each phase of construction.
- B. Land-Disturbing Activity: Any activity which may result in soil erosion from water or wind and the movement of sediments into State waters or onto lands within the State, including, but not limited to clearing, grubbing, dredging, grading, excavating, transporting, and filling.

PART 2. PRODUCTS

2.1 FILTER FABRIC

- A. All products must satisfy specifications set forth by the Georgia Department of Transportation and be included on the GDOT Qualified products list.
- B. Silt fence shall be constructed in accordance with details shown on Drawings or may be a prefabricated proprietary type subject to approval by Engineer.
- C. All silt fence fabrics shall be listed on the GDOT Qualified Products List and shall meet the requirements of the Manual for Erosion and Sediment Control in Georgia, current edition.

2.2 FILTER MEDIA SOCK

- A. Compost filter media used for sediment barrier filler material shall be weed free and derived from a well-decomposed source of organic matter. The compost shall be produced using an aerobic composting process meeting CFR 503 regulations including time and temperature data. The compost shall be free of any refuse, contaminants or other materials toxic to plant growth. Non-composted products will not be accepted. Test methods for the items below should follow US Composting Council Test Methods for the Examination of Composting and Compost guidelines for laboratory procedures:
1. PH – 5.0-8.0 in accordance with TMECC 04.11-A, “Electrometric pH Determinations for Compost”

2. Particle size – 99% passing a 2-inch (50mm) sieve and a maximum of 40% passing a 3/8 inch (9.5mm) sieve, in accordance with TMECC 02.02-B, “Sample Sieving for Aggregate Size Classification”. (Note- In the field, product commonly is between ½ in., [12.5mm] and 2 inches [50mm] particle size.)
3. Moisture content of less than 60% in accordance with standardized test methods for moisture determination.
4. Material shall be relatively free (<1% by dry weight) of inert or foreign man-made materials.
5. Sock containment system for compost filter media shall be a photodegradable or biodegradable knitted mesh material with 1/8 in. to 3/8 in., openings.

2.3 HAY BALE BARRIERS

- A. Hay bales shall be well compacted straw, standard size, wire bound. Hay bales may be used as an alternate to silt fence as approved by Engineer.

2.4 GRASS

- A. Grass seed for temporary erosion control shall be applied at the rates and dates indicated on the Erosion & Sediment Control Plans in the Drawings.
- B. For additional information regarding temporary grassing and mulching, see “Manual for Erosion and Sediment Control in Georgia”.

2.5 FERTILIZER

- A. Commercial grass fertilizer of approved type conforming to State fertilizer laws shall be applied at rates shown on the Drawings.
- B. Agricultural lime to be applied at a rate determined by a Soil Test conducted by the contractor.

2.6 MULCH

- A. Dry straw or hay of good quality, free of weed seed – spread at a rate of 2-1/2 tons per acre.
- B. Wood waste, chips, sawdust or bark spread 2 to 3 inches deep (about 6 to 9 tons per acre).
- C. Erosion control matting or netting, such as excelsior, jute, textile and plastic matting, and netting applied in accordance with manufacturer’s recommendations.

2.7 CHEMICALS FOR DUST CONTROL

- A. Calcium chloride, anionic asphalt emulsion, latex emulsion or resin-in-water emulsion or other approved by the [Georgia] Department of Transportation may be used for dust control.

PART 3. EXECUTION

3.1 GENERAL

- A. All disturbed soil areas except those to support paving shall be graded and protected from erosion by grassing. Storm water conveyance systems shall have sediment barriers installed at all entrances, intersection, change in direction and discharge points.
- B. Erosion control shall be directed toward and have the purpose of controlling soil erosion at its potential source. Downstream sediment entrapment measures shall be employed, but only as a backup to primary control at the source.
- C. A continuing program of installation and maintenance of sediment control measures shall be employed during the construction period.
- D. Erosion Control Schedule
 - 1. Prior to the pre-construction conference, Contractor shall submit to the Engineer his proposed erosion control plan for the project in accordance with requirements of this section. The schedule shall be based on an analysis of the project conditions and shall be in written form. This schedule shall specifically indicate the sequence of clearing and grubbing, earthwork operations, including trenching and backfilling, construction of permanent erosion control features and the proposed uses of temporary erosion control features. Schedule shall also include proposed methods to prevent pollution of streams, lakes and rivers and other water resources.
 - 2. Contractor shall outline his proposed methods of controlling erosion and preventing pollution on public and construction access roads, staging areas and waste disposal areas.
 - 3. No work shall be started until the aforementioned plans and schedules have been accepted by Engineer. Contractor will be responsible for accomplishment of work in accordance with accepted plans and schedules. Engineer may approve changes made necessary by unforeseen circumstances that are beyond the control of Contractor.
- E. Engineer has the authority to limit the surface area of erodible earth materials exposed by clearing and grubbing, the surface area of erodible earth exposed by excavation and backfill operations and to direct Contractor to provide immediate permanent or

temporary erosion and pollution control measures to prevent contamination of adjacent streams or other water courses.

- F. Clearing and grubbing operations shall be so scheduled and performed that grading operations and permanent erosion control features can immediately follow thereafter, if the project conditions permit, otherwise temporary erosion control measures will be required between successive construction stages.
- G. Engineer will require Contractor to limit the area of excavation, trenching and pipe laying operations in progress commensurate with Contractor's capability and progress in keeping finish grading, mulching, seeding and other permanent and/or temporary measures current with accepted schedule.

3.2 TEMPORARY GRASSING AND MULCHING

- A. Where staged construction or other conditions not controlled by Contractor prohibit the completion of work in a continuous manner; Engineer may order Contractor to apply temporary seeding or temporary mulch to an erodible area.
- B. Temporary grass shall consist of sowing a quick growing species of grass suitable to the area and season. Seeding rates shall be in accordance with the Drawings. Ground preparation will be limited to blading the area to the amount deemed practical by the Engineer for a seedbed and the elimination of water pockets. Fertilizer shall be applied at a rates shown on the Drawings.
- C. Areas to be mulched need not be to finished grade. The mulched areas may be placed on slopes as steep as 2:1 using a tractor to imbed the mulch into the slope.
- D. Spread wood waste uniformly on slopes that are 3:1 and flatter. No anchoring is needed.
- E. Commercial matting and netting. Follow manufacturer's specifications included with the material.

3.3 GRASSING

- A. See Section 02920 – Grassing.

3.4 SEDIMENT TRAPS

- A. Sediment traps shall be installed by Contractor in accordance with details shown on drawings.
- B. Sediment traps shall be maintained until other erosion control methods can be substituted for them.
- C. Sediment traps shall be cleaned out when they are ½ filled with silt.

- D. Sediment traps shall be removed from the construction area when their use is no longer required.

3.5 SILT FENCES

- A. Temporary silt fences shall be located at all points where surface water can leave the construction area.
- B. Silt fences shall be constructed to remove sediments from flowing water through filtration and sedimentation. Silt fences shall be constructed in accordance with the details shown on drawings.
- C. Silt fences shall be arranged to create ponding behind them. Provision shall be made for removing accumulated sediments and maintaining ponding capacity.
- D. Silt fences shall be removed, and the area restored when permanent erosion control is effective.

3.6 FILTER MEDIA SOCK

- A. Secure the sock in the center and ends with 2 x 2 stakes or #4 rebar 1.5 to 2 feet deep. If the filter sock is to be left as a permanent feature, it shall be seeded at time of installation for establishment of permanent vegetation.

3.7 GRADING OPERATIONS

- A. Grading operations shall be scheduled so that ground surface will be disturbed for the shortest possible time before permanent construction is installed. Large areas shall be maintained as flat as possible to minimize soil transport through surface flow.
- B. Wherever steeper slopes or abrupt changes in grade are required, a diversion or berm shall be constructed at the top of slope to cause surface water to flow along the diversion to a control point to be transported down slope in a slope drain. In no case shall surface water be allowed to flow uncontrolled down slopes.

3.8 CONSTRUCTION IN STREAM BEDS

- A. Unless otherwise approved in writing by Engineer, construction operations in rivers, streams and impoundments shall be restricted to those areas that must be entered for the construction of temporary or permanent structures. As soon as conditions permit, rivers, streams and impoundments shall be promptly cleared of all false-work, sheeting or piling which are to be removed, debris and other obstructions. Frequent fording of live streams with construction equipment will not be permitted; therefore, temporary bridges or other structures shall be used whenever an appreciable number of stream crossings are necessary. Unless otherwise approved in writing by Engineer, mechanized equipment shall not be operated in live streams except as may be required to construct channel changes and temporary or permanent structures, and to remove

temporary structures.

3.9 RUN-OFF EROSION AND SEDIMENTATION CONTROLS

- A. During construction, route run-off through sedimentation barriers and check dams as practical.
- B. Contractor shall maintain sedimentation devices in functional condition. Sedimentation barriers and check dams shall be cleaned out when these devices are at least 60 percent of their capacity. Defective materials in barriers and check dams shall be replaced.
- C. Contractor shall establish sedimentation barriers at the toe of slopes under construction. These barriers may be relocated and reused after permanent slope stabilization becomes established. As they are relocated, any defective materials shall be replaced. In addition, all debris and silt at previous location will be removed.
- D. A 6-inch minimum thickness of crushed stone construction exit pad shall be located at all access points to site from public streets in accordance with details shown on drawings. All construction vehicles leaving construction site shall have mud cleaned from their tires at these points to protect public streets from the transportation of sediment from site.

3.10 DUST CONTROL

- A. Dust raised from vehicular traffic will be controlled by wetting down the access road with water or by the use of a deliquescent chemical, such as calcium chloride, if the relative humidity is over 30%. Chemicals shall be applied in accordance with the manufacturer's recommendations. There shall be no separate payment to the Contractor for dust control measures. Any costs connected thereto shall be a subsidiary responsibility of the Contractor.

3.11 CLEANUP AND REMOVAL

- A. At the time, that permanent erosion control is effective, temporary devices and their accumulated sediments shall be removed.
- B. Silts and deposits removed from control barriers shall be placed in eroded areas and shall be replanted.

END OF SECTION

SECTION 02505
VALVES, HYDRANTS, AND APPURTENANCES
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SECTION 02505
VALVES, HYDRANTS, AND APPURTENANCES

PART 1. GENERAL

1.1 SCOPE

- A. Furnish and install valves, hydrants, and appurtenances complete as shown on the Drawings and specified herein.

1.2 RELATED WORK

- A. Section 02300 – Earthwork
- B. Section 02315 – Excavation, Trenching and Backfilling for Utility Systems
- C. Section 02500 – Yard Piping

1.3 DESCRIPTION OF SYSTEMS

- A. All of the equipment and materials specified herein is intended to be standard for use in controlling the flow of water, sludges, air or chemicals, depending on the applications.

1.4 QUALIFICATIONS

- A. All of the types of valves and appurtenances shall be products of well established reputable firms who are fully experienced, reputable and qualified in the manufacture of the particular equipment to be furnished. The equipment shall be designed, constructed and installed in accordance with the best practices and methods and shall comply with these specifications as applicable.

1.5 SUBMITTALS

- A. Submit to the Engineer for review in accordance with Section 01300 complete shop drawings working drawings and product data for all materials and equipment furnished under this Section.
- B. Submit to the Engineer operating and maintenance data as specified in Section 01730.

1.6 TOOLS

- A. Furnish two (2) T-handle operating wrenches. The wrenches shall vary in length so they extend between 2 and 4 feet above grade while on the valve operating nut. Additional wrenches shall be supplied if this requirement cannot be met with 3 wrenches.

PART 2. PRODUCTS

2.1 GENERAL

- A. All valves and appurtenances shall be of the size shown on the Drawings and as far as possible all equipment of the same type shall be from one manufacturer.
- B. All valves and appurtenances shall have the name of the maker and the working pressure for which they are designed cast in raised letters upon some appropriate part of the body.

2.2 GATE VALVES (GV)

- A. Valves shall be resilient wedge type with non-rising stem rated for 250 psig minimum working pressure and shall meet all requirement of AWWA C509 latest revision. Valves shall be NSF standard 61 certified with internal and external fusion bonded epoxy coatings in accordance with AWWA C550.
- B. Valves shall be furnished with ends to match the pipe to which they are attached to. Connections to plastic pipe shall be made by special adapters.
- C. The valves shall have bolts and nuts for the stuffing box and bonnet made of steel, ASTM A-307, Grade B zinc plated.
- D. The valve stem shall be made of bronze ASTM B-132 alloy C67600 bar stock material. The stem shall have at least one “anti-friction” thrust washer above and below the stem collar to reduce operating torque. The design of the NRS valve stem shall be such that if excessive input torque is applied, stem failure shall occur above the stuffing box at such a point as to enable the operation of the valve with a pipe wrench or other readily available tool. The stem material shall provide a minimum 70,000psi tensile strength with 15% elongation and yield strength of 35,000psi. Valves with two-piece stem collars are unacceptable.
- E. Valve shall have “O” ring packing with two “O” rings above the thrust collar and one “O” below. The top “O” rings shall be replaceable with the valve fully open and while subject to full working pressure. The thrust collar shall be permanently lubricated and have two anti-friction thrust washers, one below and one above the thrust collar.
- F. The valve body, bonnet, stuffing box, and disc shall be composed of ASTM A-126 Class B grey iron or ASTM A395 or A536 ductile iron. The body and bonnet size shall also adhere to the minimum wall thickness as set forth in Table 2, section 4.3.1 of AWWA C509.
- G. The valve disc and guide lugs must be fully (100%) encapsulated in SBR ASTM D2000 rubber material. The peel strength shall not be less than 75 pounds per inch. Guide caps of an Acetal bearing material shall be placed over solid guide lugs to prevent abrasion and to reduce the operating torque.

SECTION 02505-4
VALVES, HYDRANT, AND APPURTENANCES

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- H. The tapping valves shall have an inlet flange conforming to ANSI B16.1 Class 125 for attachment to a tapping sleeve or cross. In addition, the valve inlet flange shall have a machined projection or raised face complying with MSS SP-60 for accurate alignment to the mating recess in the tapping sleeve flange. The seat opening of the tapping valves shall be at least .30" larger than the nominal pipe size to permit full size shell cutters.
 - I. The valves shall be warranted by the manufacturer against defects in materials or workmanship for a period of ten (10) years from the date of manufacture. The manufacturing facility for the valves must have current ISO certification.
 - J. Valves installed in pits or above ground shall be furnished with hand wheel operators unless otherwise noted. Buried valves shall be furnished with 2" square operating nuts unless otherwise noted. When the operating nut is more than 2-feet below the valve box cover, provide an extension stem to bring the operating nut to a point 6-inches below the surface of the valve box cover. Valves shall be designed to 'open' counter-clockwise. The valve shall have an arrow cast on the operating nut or handwheel showing opening direction.
 - K. Provide electric actuators where indicated on the plans and where scheduled. Actuators shall be as specified in Division 15.
 - L. Gate valves shall be as manufactured by American Flow Control, Mueller Company, M & H Company, or Engineer approved equal.

2.3 BUTTERFLY VALVES

- A. All butterfly valves shall be bubble-tight closing at the rated pressure with flow in either direction and shall be satisfactory for applications involving throttling service and frequent operations. Valves shall meet all requirements of AWWA C504 Class 150B, latest revision and shall be suitable for a differential pressure of 150 psig. Valves shall be certified to NSF Standard 61 and shall be suitable for above ground or buried service.
- B. Valves shall be the resilient seated, short body design with integrally cast end configuration compatible with adjacent piping. Flange end valves shall be of the short body design with 125 lb. flanged ends faced and drilled per ANSI B16.1 standard for cast iron flanges. Mechanical Joint end valves shall meet the requirements of AWWA C111/ANSI 21.11.
- C. Valve bodies shall be high-strength ductile iron, ASTM A536 grade 65-45-12. Shafts shall be ASTM A564, Type 630 stainless steel, machined and polished. Valve discs shall be ductile iron, ASTM A536, Grade 65-45-12. The seat shall be of Buna-N for water, or as required for other services. Valve interior and exterior shall be furnished with fusion bonded epoxy coating.
- D. Butterfly valves installed underground shall have a manual operator unless otherwise noted. The operator shall be of the traveling nut, self-locking type and shall be

designed to hold the valve in any intermediate position between fully open and fully closed without creeping or fluttering. Operators shall have mechanical stop-limiting devices to prevent over-travel of the disc in the open or closed positions. Valve shall open when turned counter-clockwise. Each valve and valve actuator shall be sized to operate, assembled, adjusted, and tested as a unit per the latest revision of AWWA C504 by the valve manufacturer.

- E. Butterfly valves shall be as manufactured by DeZurik, Pratt or Val-Matic.

2.4 PLUG VALVES

- A. All plug valves shall be quarter-turn, non-lubricated, eccentric type meeting AWWA C517. Port areas shall be at least 80 percent of full pipe area. Valve body construction shall be of high tensile strength cast alloy iron conforming to ASTM A126, Class B, with a minimum working Pressure rating of 150 psi. Flanged end connections shall be faced and drilled in accordance with ANSI B16.1 for 125-pound flanges; mechanical joint end connections shall full comply with AWWA C111. Three-way valves shall be furnished for the positions shown in the valve schedule.
- B. Valve seats shall have a welded-in overlay of not less than 90 percent pure nickel on all surfaces contacting the plug face. All valves shall have stainless steel or phenolic backed Teflon permanently lubricated upper and lower plug stem, radial shaft bearings. Valves shall be of the bolted bonnet design and shall be designed so that they can be replaced without removing the bonnet from the valve. All nuts, bolts, springs and washers shall be cadmium or zinc plated. Valves shall have Buna-N shaft seals on the valve shaft to minimize the entrance of grit into the bearing journal and shaft seal areas.
- C. Valve plugs shall be of one-piece construction made of ASTM A126 Class B cast iron and furnished with resilient Hycar or Buna type rubber compound facings that shall be suitable for use with sewage sludges, and shall be resistant to mineral oils, vegetable oils, and animal fats and grease.
- D. Valves shall be marked with the serial number, manufacturer, size, cold working pressure and actuator pressure ratings on a corrosion resistant nameplate. Valve exterior for buried service shall have an epoxy coating. Valve shall be as manufactured by DeZurik, Clow Valve Company, or Val-Matic.
- E. Manual Valve Actuators:
1. Valves for buried service shall be equipped with a 2-inch square nut for direct quarter-turn operation. Buried service actuators shall be packed with grease and sealed for temporary submergence to 20 feet of water.
 2. Actuators shall clearly indicate valve position and an adjustable stop shall be provided to set closing torque. Valve packing adjustment shall be accessible without disassembly of the actuator.
 3. Hand wheels or chain wheels shall be furnished as required and as specified

hereinbefore, and floor stands for operators shall be provided as shown on the drawings.

- F. Provide electrical pneumatic actuators where indicated on the plans and where scheduled. Actuators shall be as specified in Division 15.

2.5 VALVE BOXES

- A. Each buried valve shall be accompanied by a valve box of the adjustable type of heavy pattern, constructed of cast iron and provided with cast iron cover. A concrete collar shall be furnished for all valve boxes outside the roadway.
- B. The upper section of each box shall have a flange at the bottom, having sufficient bearing area to prevent settling. The bottom of the lower section shall enclose the operating nut of the valve. Boxes shall be of lengths consistent with pipe depths as shown on the Drawings and extensions shall be provided as necessary. Boxes shall be adjustable, with a lap of at least 6-inch when in the most extended position. Covers shall be stamped with "Water Valve" or "W".

2.6 RESTRAINING CLAMPS

- A. Restraining clamp assemblies as Detailed in the Drawings for use at hydrant connections to water mains, or at fittings where shown on the Drawings, shall be as manufactured by Stellar Corporation, Columbus, Ohio; or equal.

2.7 YARD HYDRANTS

- A. Yard hydrants shall be #1 Total Eclipse as manufactured by Kupferle Foundry Company of St. Louis, MO, or Engineer approved equal. Yard hydrants shall have ¾-inch nozzle and 1-inch connections. Yard hydrants shall be self-draining, non-freezing, compression type. They shall have a steel pipe riser with a cast iron casting guard. Principal interior operating parts shall be brass and removable from yard hydrant for servicing without excavation. Provide an isolation ball valve and 4 cy. drainage stone wrapped in filter fabric at each yard hydrant as shown on the plans. Ball valves shall be in accordance with this specification.

2.8 POST HYDRANTS

- A. Post hydrants shall be #2 Total Eclipse as manufactured by Kupferle Foundry Company of St. Louis, MO, or Engineer approved equal. Post hydrants shall have 2-inch nozzle and 2-inch inlet connections. Post hydrants shall be self-draining, non-freezing, compression type. They shall have a steel pipe riser with a cast iron casting guard. Principal interior operating parts shall be brass and removable from post hydrant for servicing without excavation. Provide an isolation ball valve and 4 cy. drainage stone wrapped in filter fabric at each yard hydrant as shown on the plans. Ball valves shall be in accordance with this specification.

2.9 FIRE HYDRANTS

- A. All fire hydrants shall conform to the applicable requirements of AWWA C502. Fire hydrants shall be specified for 250 psi working pressure.
- B. Hydrants shall be the compression type, closing with line pressure. The valve opening shall not be less than 5-1/4 inches.
- C. In the event of a traffic accident, the hydrant barrel shall break away from the lower barrel at a point above grade and in a manner, which will prevent damage to the barrel and stem, preclude opening of the valve, and permit rapid and inexpensive restoration without digging or cutting off the water.
- D. The means for attaching the upper barrel to the lower barrel shall permit facing the hydrant a minimum of eight different directions.
- E. Hydrants shall be fully bronze mounted with all working parts of bronze. Valve seat ring shall be bronze and shall screw into a bronze retainer.
- F. All working parts, including the seat ring shall be removable through the top of the hydrant without disturbing the barrel of the hydrant.
- G. The operating nut shall be National Standard. The operating threads shall be totally enclosed in an operating chamber separated from the hydrant barrel by a rubber O-ring stem seal and lubricated by a grease or an oil reservoir. A stop nut shall be positioned in the top operating mechanism of the hydrant so that the valve stem cannot contact the bottom of the shoe when the hydrant is fully open.
- H. Hydrant shall be non-freezing design and provided with a simple, positive and automatic drain which shall be fully closed whenever the main valve is opened.
- I. Hose and pumper connections shall be breech-locked, pinned, or threaded and pinned to seal them into the hydrant barrel. Each hydrant shall have two 2 -1/2-inch hose connections and one 4-1/2-inch pumper connection, all with National Standard threads and each equipped with cap and non-kinking chain.
- J. Hydrants shall be furnished with a mechanical joint connection to the spigot of an anchor coupling.
- K. Minimum depth of bury shall be 4.5 feet. Provide extension section where necessary for vertical installation and in accordance with manufacturer's recommendations.
- L. All outside surfaces of the barrel above grade shall be painted red with coatings as specified in Section 09900.
- M. Hydrants shall be traffic model and shall be American-Darling B-84-B, M&H Valve

129-01 or Mueller Super Centurion.

2.10 BALL VALVES FOR PVC PIPE

- A. Ball valves for PVC pipe shall be of PVC Type 1 with union, socket, threaded or flanged ends as required. Ball valves shall be full port, full flow, all plastic construction, 235 psi rated with Teflon seat seals, O-ring and T-handles. Valves shall be double (true) union type. PVC ball valves shall be as manufactured by IPEX, Spears Manufacturing, Celanese Piping Systems, Inc., Wallace and Tiernan, Inc., Plastiline, Inc, or equal.
- B. Where shown on the plans, or where pressures exceed 235 psi, provide brass ball valves as manufactured by Watts Regulator Company, Apollo Valves by Conbraco Industries, or engineer approved equal. Valve shall be a two-piece standard port, bronze ball valve with 316 stainless steel ball and stem, a blowout-proof pressure retaining stem and a reinforced PTFE stem packing seal. Pressure rating shall be no less than 600 psi WOG non-shock for 1/4" - 3" and 400 psi WOG non-shock for 4".

PART 3. EXECUTION

3.1 VALVES

- A. Valves and valve boxes shall be set with the operating stem vertically aligned in the center of the valve box. Where the valve operating nut is more than 2 feet below the valve box cover, provide an extension stem to bring the operating nut to a point 6 inches below the surface of the valve box cover. Valves shall be set on a firm foundation and supported by tamping Type 1 Common Fill under and at the sides of the valve.

3.2 VALVE BOXES

- A. Valve boxes shall be installed vertically, centered over the operating nut, and the elevation of the top shall be adjusted to conform with the finished surface of roadway, concrete pad where shown on the Drawings or other surface at the completion of the contract. Boxes shall be adequately supported during backfilling to maintain vertical alignment.

3.3 HYDRANTS

- A. Fire hydrants and yard hydrants shall be set at the locations shown on the Drawings, and shall be bedded on a firm foundation. A drainage pit as detailed on the Drawings shall be filled with granular fill and be thoroughly compacted. During backfilling, additional screened gravel shall be brought up around and 6-inch over the drain ring. Each hydrant shall be set in true vertical alignment and shall be properly braced. Concrete thrust blocks shall be placed between the back of the hydrant inlet and undisturbed soil at the end of the trench. Minimum bearing area shall be as shown on

SECTION 02505-9
VALVES, HYDRANT, AND APPURTENANCES

the Drawings. Felt paper shall be placed around the hydrant elbow prior to placing concrete. Care must be taken to ensure that concrete does not plug the drain ports. Concrete used for backing shall be no leaner than 1-part cement, 2-1/2 parts sand and 5-1/2-part stone.

- B. If directed, the hydrant shall be tied to the pipe with suitable rods or clamps, galvanized, painted, or otherwise rustproof treated. Hydrants shall be touched up with paint as required after installation.

3.4 PAINTING

- A. The exterior surfaces of all unburied valves and appurtenances shall be thoroughly cleaned of any scale, rust, dirt, grease, or other foreign matter and immediately thereafter shop painted with an approved rust-inhibitive primer, as specified in Section 09900.
- B. The exterior surfaces of all buried valves and appurtenances shall be shop coated with asphalt varnish, conforming to Federal Specification TT-V51e, especially formulated to protect the metal for buried service.
- C. Ferrous Surfaces obviously not to be painted shall be given a shop coat of grease or other suitable rust-resistant coating. This coating shall be maintained as necessary to prevent corrosion during all periods of storage and installation and shall be satisfactory to the Engineer up to the time of final acceptance.
- D. Field painting is specified under Division 9. The primer and paint used in the field shall be compatible with the shop primer.

3.5 RESTRAINING CLAMPS AND TIE RODS ON PIPE RUN

- A. Restraining clamps and tie rods shall be used on all pipe runs, as directed by the Engineer and /or as shown on the Drawings.

END OF SECTION

SECTION 02510
WATER DISTRIBUTION
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SECTION 02510
WATER DISTRIBUTION

PART 1. GENERAL

1.1 SCOPE

This section of the Specifications describes products to be incorporated into the water lines and requirements for the installation and use of these items. The Contractor shall furnish all products not supplied by the Owner and perform all labor necessary to fulfill the requirements of these Specifications. It includes, but is not limited to the construction of the following items:

- A. Piping
- B. Valves
- C. Fittings
- D. Connect to Existing System
- E. All necessary appurtenances to convey potable water

1.2 RELATED WORK

- A. Other work required for the construction of the Water Distribution System is specified in the following sections of these specifications:

Section No.	Title
01605	Shipment, Protection and Storage
02300	Earthwork
02315	Excavation, Trenching and Backfilling for Utility Systems
02920	Grassing

1.3 REFERENCES

- A. ASTM D 3740-12a – Minimum Requirements for Agencies Engaged in the Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction.
- B. ASTM E 329-11c – Agencies Engaged in the Testing and/or Inspection of Materials as Used in Construction.
- C. ASTM D 3034084 – Type PSM PVC Sewer Pipe and Fittings.
- D. ASTM D 2321-08 – Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Installations.

- E. ANSI/AWWA C 150/A 21.50-08 – Thickness Design of Ductile Iron Pipe.
- F. ANSI/AWWA C 151/A 21.51-09 – Ductile Iron Pipe, Centrifugally Cast, for Water or Other Liquids.
- G. ASTM A 746-09 – Ductile Iron Gravity Sewer Pipe.
- H. ASTM D 3212-07 – Joints for Drain and Sewer Plastic Pipes Using Flexible Elastomeric Seals.
- I. ASTM F 477-10 – Elastomeric Seals (Gaskets) for Joining Plastic Pipe.
- J. ASTM D 2241-09 – PVC Pressure-Rated Pipe (SDR – Series).
- K. ASTM D 3139-98 – Joints for Plastic Pressure Pipes Using Flexible Elastomeric Seams.
- L. ASTM A 139-00 – Electric-Fusion (Arc) Welded Steel Pipe (NPS 4 and Over).
- M. ASTM C 478-12 – Precast Reinforced Concrete Manhole sections.
- N. ASTM C 443-12 – Joints for Concrete Pipe and Manholes, Using Rubber Gaskets.
- O. ACI 318-08 – Building Code Requirements for Reinforced concrete.
- P. ASTM C 39/39M - 12– Standard Test Methods for Compressive Strength of Cylindrical Concrete Specimens.
- Q. ASTM C 890-06 (2011) – Standard Practice for Minimum Structural Design Loading for Monolithic or Sectional Precast Concrete Water and Wastewater Structures.
- R. ASTM C 891-11 – Installation of Underground Precast Concrete Utility Structures.
- S. ASTM C 913-08 – Precast Concrete Water and Wastewater Structures.
- T. ASTM A 615/A 615 M-12 – Deformed and Plain Carbon – Steel Bars for Concrete Reinforcement.
- U. ANSI/AWWA C-500-09 – Metal-Seated Gate Valves for Water Supply Service.
- V. ANSI/AWWA C-509-09– Resilient-Seated Gate Valves for Water Supply Service.
- W. AASHTO T 191-02-UL – Density of Soil In-Place by the Sand-Cone Method.
- X. ASTM D-2922-01 – Test methods for Density of Soil and Soil Aggregate In-Place by Nuclear Methods (Shallow Depth).

- Y. ASTM D-1557-12 – Laboratory Compaction Characteristics of Soil Using Modified Effort.
- Z. ASTM D 1556-07 – Density and Unit Weight of Soil In-Place By The Sand-Cone Method.
- AA. ASTM D 71-94 (2009) – Method for Relative Density Solid Pitch and Asphalt (Displacement Method)
- BB. ASTM D 2794-93 (2010) – Resistance of Organic Coatings to the Effects of Rapid Deformation (Impact).
- CC. ASTM E 96/E96 M-10– Water Vapor Transmission of Materials.
- DD. ASTM G 154-06 – Operating Fluorescent Light and UV Exposure Apparatus UV Exposure of Nonmetallic Materials.
- EE. ANSI/AWWA C 111/A 21.11-07 – Rubber-Gasket Joints for Ductile Iron Pressure Pipe and Fittings.
- FF. ASTM A 377-03 (2008) e1 – Index of Specifications for Ductile Iron Pressure Pipe.
- GG. ANSI/AWWA C 600-10 Appurtenances.

1.4 OPTIONS

- A. The specifications describe several materials. Where manufacturers and models of equipment are named in the specification, it is intended that these are to describe the quality and function required. The Contractor may use equipment or materials of other manufacturers provided they are reviewed and accepted by the Engineer and the Owner as meeting the specifications.
- B. The Contractor will furnish the Engineer and the Owner a description of all materials before ordering. The Engineer will review the Contractor's submittals and provide in writing an acceptance or rejection of material. However, an acceptance of any material by the Engineer does not relieve the Contractor of this responsibility to meet the requirements of the construction plans or these specifications.

1.5 QUALITY ASSURANCE

- A. Material and equipment shall be the standard product of a manufacturer who has manufactured them for a minimum of 2 years and who provides published data on the quality and performance of the project.
- B. A Subcontractor for any part of the work must have experience on similar work and

if required, furnish the Engineer with a list of projects and the Owners or Engineers who are familiar with his competence.

- C. Devices, equipment, structures, and systems not designated by the Engineer that the Contractor wishes to furnish shall be designed either by a registered professional engineer or by someone the Engineer approved as qualified. If required, complete design calculations and assumptions shall be furnished to the Engineer or the Owner before acceptance.
- D. All testing of the piping shall be made by the Contractor with equipment qualified by the Owner, Engineer, or utility company and in the presence of the Engineer, Owner and utility company. The Engineer or his representative reserves the right to accept or reject testing equipment.
- E. Soil testing shall be done by a testing laboratory regularly engaged in soil testing, and shall be approved by the engineer prior to engagement. Mill certificates of test on materials made by manufactures will be accepted provided the manufacturer maintains an adequate testing laboratory, makes regularly scheduled tests that are spot checked by an outside laboratory, and furnishes satisfactory certificates with the name of the one making the test.
- F. The details of all welded joints shall comply with all of the requirements for joints, which are accepted without qualification test under the “Code of Arc and Gas Welding in Building Construction of the American Welding Society”. Workmanship shall conform to A.I.S.C. Specifications for Fabrication and Erection. All work shall be executed by skilled workmen under experienced supervision. All welding shall be done by welders who have been previously qualified by tests as prescribed in the “American Welding Society Standard Qualification Procedure” to perform the type of work required. Welders shall have passed the qualification test (Qualification tests using procedures covered in AWSS B3.0 Part II) within the preceding 12 months.

1.6 PRODUCT DELIVERY, STORAGE & HANDLING

- A. Shall be as described in Section 01605 – Shipment, Protection and Storage.

1.7 SEQUENCING, SCHEDULING

- A. The Contractor shall arrange his work so that sections of mains between valves are tested, sterilized, placed in service as soon as reasonable after it is placed.

1.8 ALTERNATIVES

- A. The intention of these specifications is to produce the best system for the Owner. If the Contractor suggests that alternate material, equipment or procedures will improve the results at no additional cost, the Engineer and the Owner will examine the suggestion and if it is accepted, it may be used. The basis upon which acceptance of

an alternate will be given is its value to the Owner, and not for the convenience of the Contractor.

1.9 GUARANTEE

- A. The Contractor shall guarantee the quality of the materials, equipment, and workmanship for 12 months after acceptance of the completed Project. Defects discovered during that period shall be repaired by the Contractor, at no cost to the Owner. The Performance Bond shall reflect this guarantee.
- B. The manufacturers of equipment, valves, pumps, controls, measuring devices and special equipment shall test the equipment at field conditions for compliance with the specifications. The manufacturer shall guarantee his product to be free from defects in material and factory workmanship for a period of 1 year from date of acceptance of the completed project, provided the product is properly installed, serviced and operated under normal conditions and according to the manufacturer's instructions. The manufacturer shall furnish a replacement for any component that proves defective during the guarantee period, except such items which are seals. The Contractor shall furnish the services of a representative of the manufacturer to check the installation after it is completed and to furnish the Engineer with a certificate that the equipment meets the specifications and will perform as required. The manufacturer shall furnish four field trips to the project site by a service representative during the first year after completion of the Project at no cost to the Owner.

1.10 EXISTING UTILITIES

- A. All known utility facilities are shown schematically on plans, and are not necessarily accurate in location as to plan or elevation. Utilities such as service lines or unknown facilities not shown on plans will not relieve the Contractor of his responsibility under this requirement. "Existing Utilities Facilities" means any utility that exists on the project in its original, relocated or newly installed position. The Contractor will be held responsible for the cost of repairs to damaged underground facilities; even when such facilities are not shown on the plans.
- B. At least three (3) days prior to beginning any work, the contractor shall request a field utility locate through Georgia's Utility Protection Center by dialing 811.
- C. If the Contractor or their Subcontractors damage any part of the existing water and sewerage systems, the Contractor shall be charged for the costs to make necessary repairs by the Owner's forces or their designated forces on the basis of time and materials plus 30% for overhead and administration.

1.11 REQUIREMENTS OF REGULATORY AGENCIES

- A. Water mains shall be sterilized to meet the requirements of the Georgia Department of Natural Resources, Environmental Protection Division. Sterilization shall be in

accordance with AWWA Standards C-651, latest revision. See Paragraph 3.6 of these specifications for more information.

1.12 CONNECT NEW MAIN TO EXISTING SYSTEM

- A. The Contractor shall furnish the necessary pipe and perform all excavation, dewatering, shoring, backfilling, etc. necessary to make the connection of a new main to the existing water system. The Contractor shall contact the Superintendent of the Water Utility a minimum of 48 hours in advance of construction. The Contractor shall be responsible for coordinating his construction with the utility operator.

1.13 ACCEPTANCE OF PORTIONS OF WORK

- A. The Owner reserves the right to accept and use any portion of the work whenever it is considered in the public interest to do so.

1.14 RECORD DATA

- A. It will be required of the Contractor to keep accurate, legible records of the location of any deviations from the construction drawings, any additional items or structures to the construction drawings, and all utilities encountered which are not shown on the construction drawings. These records will be made available to the Engineer before his inspection for incorporation into the Engineer's Record Drawings.

PART 2. PRODUCTS

All pipe, pipe fittings, and other products shall be manufactured and assembled in the United States. Products and materials used in the work shall conform to the following:

2.1 STEEL CASING

- A. The casing pipe shall be new and unused steel pipe, conforming to ASTM A-139, Grade B, electric fusion welded steel pipe, having a minimum yield strength of 35,000 psi. The exterior and interior of the steel casing pipe shall be fully coated with a coal tar epoxy.
- B. The thicknesses of casing shown in Paragraph D below are minimum thicknesses. Actual thicknesses shall be determined by the casing installer, based on evaluation of the required forces to be exerted on the casing when jacking. Any buckling of the casing due to jacking forces shall be repaired at no additional cost to the Owner.
- C. The diameters of casing shown in Paragraph D below and shown on the drawings are minimum. Larger casings, with the Owner and/or Engineer's approval, may be provided at no additional cost to the Owner, for whatever reasons the Contractor may decide, whether casing size availability, line and grade tolerances, soil conditions, etc.
- D. Casing Sizes:

UNDER HIGHWAYS		
<u>Pipe Dia. (Inches)</u>	<u>Casing Pipe (Inches)</u>	<u>Wall Thickness (Inches)</u>
4	10"	0.250
6	12"	0.250
8	16"	0.250
10	16"	0.250
12	18"	0.250
16	24"	0.312
18	30"	0.375
20	30"	0.375
24	36"	0.500

- E. Casing for pipes less than or equal to 3-inches shall be polyvinyl chloride pipe (PVC) which has a minimum wall thickness equal to Schedule 80.
- F. Casing Spacers: Casing spacers shall meet one of the following requirements:
1. Casing spacers shall be flanges, bolt-on style with a two-section stainless steel shell lined with a PVC liner, minimum 0.09-inch thick also having a hardness of 85-90 durometer. Runners shall be attached to stainless steel risers which shall be properly welded to the shell. The height of the runners and risers shall be manufactured such that the pipe does not float within the casing. Casing spacers shall be Cascade Waterworks Manufacturing Company or Advanced Products & Systems, Inc., or equivalent product approved by the Engineer.
 2. Casing spacers shall be a two-section, flanged bolted on style constructed of heat fused PVC coated steel, minimum 14 gauge band and 10 gauge risers, with 2-inch wide glass reinforced polyester insulating skids, heavy duty PVC inner liner, minimum 0.09-inch thick having a hardness of 85-90 durometer, and all stainless steel or cadmium plated hardware shall be Pipeline Seal and Insulator, Inc., or equivalent as approved by the Engineer.
- G. Carrier Pipe: Carrier pipe shall meet requirements as specified in these Specifications. Carrier pipe for pressurized water mains shall be ductile iron pipe with restrained joints.

2.2 PIPE

- A. Ductile Iron Pipe – Shall conform to ANSI A21.50 (AWWA C-150) latest revisions and ANSI A21.51 (AWWA C-151) latest revision. Minimum wall thickness of 6" – 16" diameter pipe shall be Class 350. Minimum wall thickness for 18" – 20" diameter pipe shall be Pressure Class 300. Minimum wall thickness for pipe larger than 20" in diameter shall be Pressure Class 250. Pipe shall have an outside asphaltic coating per AWWA C151, latest revision. It shall be standard cement lined and seal coated with

approved bituminous seal coat in accordance with AWWA C104, latest revision. Pipe shall be in 18' – 20' nominal lengths with standard deflection pipe sockets.

- B. Copper Tubing – Tubing for service lines shall be copper service pipe, type “K”, soft temper, seamless copper tubing conforming to ASTM B-88. Tubing shall be 20-foot straight lengths or 60 – 100-foot coils. Compression joints shall be Ford Meter Box Co. Part Number QJN4-3 or Approved Equal. Dielectric adaptors shall be provided where copper or brass pipe connect to steel. Not joints shall be allowed under paved roadway. Tubing O.D. shall be compatible with accessories and fittings specified herein.

2.3 JOINTS

- A. Flanged Joints – Shall conform to ANSI A21.15 (AWWA C-115) latest revision. Bolts shall conform to ANSI B18.2.1 and nuts shall conform to ANSI B18.2.2. Gaskets shall be rubber, either ring or full face, and shall be 1/8 inch thick. Gaskets shall conform to the dimensions recommended by AWWA C-115 latest revision.
- B. Mechanical Joints – In ductile iron pipe shall conform to ANSI A21.11 (AWWA C-111) latest revision.
- C. Push-On-Joints – In ductile iron pipes shall conform to ANSI A21.11 (AWWA C111) latest revision. The joints shall be equal to “Fastite”, “Bell-Tite”, “Tyton” or approved equal.
- D. Restrained Joints – Restrained joints for pipe, valves and fittings shall be mechanical joints with ductile iron retainer glands equivalent to EBAA Mega-lug or push-on type joints equivalent to “Flex-Ring”, “TR Flex”, or “Super Lock” and shall have a minimum rated working pressure of 250 psi. The joints shall be in accordance with the applicable portions of AWWA C111. The manufacturer of the joints shall furnish certification, witnessed by an independent laboratory, that the joints furnished have been tested at a pressure of 500 psi without signs of leakage or failure. Restrained joints shall be capable of being deflected after assembly.

2.4 FITTINGS

- A. Fittings for Ductile Iron – All fittings shall be ductile iron furnished in accordance with the latest revision of ANSI A21.10 (AWWA C110) or ANSI A21.53 (AWWA C153) and have a minimum Pressure Class of 250 psi. Joints shall be mechanical joints with ductile iron retainer glands conforming to ANSI A21.11 (AWWA C-111), latest revision. Ductile iron retainer glands shall be equal to EBAA Iron Mega-Lug, MJ Field Lok gasket or approved equal. All fittings shall be furnished with a cement mortar lining.
- B. Fittings for Flanged Pipe – Shall be manufactured in accordance with ANSI B 16.1, Class 125 flanges.

2.5 GATE VALVES (GV)

- A. Three (3) Inches and Larger Valves – Shall be cast iron or Ductile iron body, bronze mounted, resilient wedge design, with non-rising stems, conforming to AWWA C-515. Valves shall be tested and certified to ANSI/NSF 61, be Underwriters Laboratories, Inc. Listed and be Factory Mutual approved. They shall have ends to match the pipe to which they are attached. Attachment to plastic pipe shall be made by special adapters. Valves shall be designed for a minimum working pressure of 200 psi and be tested at 400 psi. Gate valves sized 2" through 12" shall be Mueller Co. A-2360 Series with mechanical joints or approved equal. Mechanical joints shall be furnished with Megalugs. Stems shall be bronze; stainless steel stems will not be allowed.

Valves shall be furnished with “O” ring packing. Two (2) “O” rings shall be located above the thrust collar and one (1) “O” ring below. The thrust collar shall be permanently lubricated and have an anti-friction washer on top of the thrust collar.

Valves installed in pits or above ground shall be furnished with hand wheels. Buried valves shall be furnished with 2” square operating nuts. Valves shall open when turned counter-clockwise.

- B. Smaller Than Three (3) Inches – Shall be all brass, ball valve type. The pressure rating shall be 175 psi.

2.6 VALVE BOXES (VB)

- A. Valve boxes for valves shall be approved standard cast iron adjustable shaft boxes having a minimum shaft diameter of 5-1/4”. The casing shall be coated with two coats of coal tar pitch varnish. The lids of all boxes shall bear the word “WATER” or the letter “W”. Boxes shall be equal to Vulcan Pattern VVB-4 or approved equal.

2.7 FIRE HYDRANTS

- A. General – Hydrants shall be manufacturer’s current model design and construction. All hydrant units are to be complete including joint assemblies. Physical characteristics and compositions of various metal used in the hydrant components shall meet the requirements as specified in AWWA C-502 latest revision. Hydrants shall meet all test requirements, be Underwriters Laboratories Listed and be Factory Mutual Inc. approved. Hydrants shall be suitable for working pressure of 250 psi. Hydrants shall be M & H Valve and Fitting Co., Traffic Model Style 129, Mueller Co., Centurion A-423 or approved equal.
- B. Bonnet – Bonnet may have oil filled or dry reservoir. If oil filled, bonnet must have “O” ring packing so that all operating parts are enclosed in a sealed oil bath. Oil filter plug shall be provided in bonnet to permit checking of oil level and adding oil when required. If bonnet is the dry type, the hydrant top must have a lubricating hole or nut for ease of lubrication. All parts must be removed through top of hydrant without

moving entire barrel section from safety flange.

- C. Nozzles and Caps – The hydrant shall have two (2) 2-1/2 inch connections and one (1) 4-1/2” steamer connection, National standard threads. Nozzles shall be bronze and have interlocking lugs to prevent blowout. Nozzle caps shall be secured to fire hydrant with non-kinking type chain with chain loop on cap ends to permit free turning of caps.
- D. Seat Ring – Seat ring shall be bronze.
- E. Drain Valves and Openings – Positive operating drain valves shall be provided to assure drainage of fire hydrant when the main valve is closed. Drain openings shall have bronze bushings.
- F. Main Valve – Valve shall be designed to close with the pressure and remain closed. Valve shall be made from material that will resist rocks or other foreign matter. Valve shall have a full 5-1/4-inch opening.
- G. Barrel and Safety Flanges – Hydrants shall have a safety-type vertical barrel with 4-1/2 foot bury and be designed with safety flanges and/or bolts to protect the barrel and stem from damage and to eliminate flooding when hydrant is struck. Bury depth shall be cast on barrel of hydrant. Hydrant shall be installed with a locked hydrant tee equal to American A-10180 and a locked hydrant adapter equal to American A-10895.
- H. Operating Stop and Nut – Hydrant shall have a positive stop feature to permit opening of hydrant without over travel of stem. Operating nut shall be bronze, 1-1/2”, point to flat, pentagon.
- I. Bolts and Nuts – Bolts, washers and nuts shall be corrosion resistant.
- J. Inlet – Bottom inlet of hydrant shall be provided with mechanical joint connection as specified and shall be 6-inch nominal diameter.
- K. Direction of Opening – Hydrant shall be designed to close “right” or clockwise and open “left” or counter-clockwise.
- L. Coatings – All inside and outside portions of hydrant shall be coated in accordance with AWWA C-502. The exterior portion of hydrant above ground level shall be painted with two (2) coats of best grade zinc chromate primer paint and with two (2) coats of approved hydrant enamel. Color shall be Silver with Safety Green Bonnets.
- M. Joint Assemblies – Complete joint assemblies consisting of gland, gasket, bolts, and nut shall be furnished for mechanical joint inlets.

2.8 TAPPING SLEEVES AND VALVES (TS & V)

- A. Shall be Mechanical Joint Type sized to fit the intercepted pipe. They shall have duck-

tipped end gaskets and shall be equal to Mueller H-615/715 with a tapping valve attached. The outlet end of the valve shall have a joint suitable for the type of pipe to be used in the new branch. The Sleeve/Cross shall be sized to fit the intercepted pipe without leaking.

2.9 METERED SERVICES

A. Service Connections

1. Taps in pipe larger than 3-inches shall be made with a tapping machine. A corporation stop shall be installed at the connection to the main. The corporation stop shall be brass manufactured in conformance with AWWA C-800. Inlet and outlet threads shall conform to AWWA C-800.
2. The key and body seating surfaces shall be accurately machined and fit to a taper of 1-3/4 inches per foot. The stem and retaining nut shall be so designed that failure from over tightening of the retaining nut results in thread stripping rather than stem fracture. Service saddles shall be equal to ROMAC Style 202 double strap or approved equal. Contractor shall adhere to pipe manufacturer's recommendations on maximum tap sizes for each main size.
3. Where connections to larger service pipes are required, multiple taps shall be made and connected by branch. Taps for house services in PVC pipe 2-inches and smaller shall be made with a Dresser Style 294 "Qwik Tap" or a PVC Tee. The connection shall be capable of withstanding internal water pressure continuously at 200 psi.

B. Curb Stops and Wyes

1. All metal parts of curb stops shall be made of bronze. The stops shall be Ford model B43-232W or approved equal. The cock shall be operated with a combined cap and tee and shall open when turned counter-clockwise. All curb stops shall have locking device. The Contractor shall furnish and install all necessary couplings, adapters and fittings to plumb to service tubing.
2. Wyes shall be Ford model Wye 44 or approved equal.

C. Meter Box

1. Meter boxes shall be plastic. Material shall meet or exceed the following:
 - a. Tensile Strength: 3,400 psi (ASTM D 638).
 - b. Flexural Modulus: 191,000 psi (ASTM D 790).
 - c. Impact Strength, Izod: 0.6 feet 16/inch (ASTM D 256).
 - d. Deflection Temperatures: 200 degrees F (ASTM D 648)
2. Plastic meter boxes shall be equal to Ametek Plymouth Products Division Brooks Products, Inc. or approved equal.

3. Meter box shall be fitted with cast iron cover.
4. Minimum dimensions shall be 10-3/4 x 16-inches top and 18-1/2 x 13-1/4 – inches at bottom and 18-inches deep.

D. Corporation Stops

1. Corporation stops shall be ground key type, shall be made of bronze conforming to ASTM B 61 or B 62, and shall be suitable for the working pressure of the system. Ends shall have a threaded inlet and compression outlet connection. Threaded ends for inlet of corporation stops shall conform to AWWA C800; coupling nut for connection to flared copper tubing shall conform to ANSI B16.26.
2. Corporation stops shall be a Ford F-1000 or approved equal.

E. PVC Casing for Services

1. PVC casing pipe shall be used for long-side services. The PVC casing pipe shall be Schedule 80 an a minimum of 2” diameter.

F. Meters

1. The contractor shall tie new 3/4” or 1” service lines complete with corporation stops and curb stops into the existing water meters. New water meters and meter boxes are not required unless damage by Contractor; however, some existing meters and meter boxes will need to be relocated to back of the right-of-way as indicated on the plans.

G. Unions and Adapters

1. All 3/4-inch adapters shall be CTS nonflare x Male IPT adapter Hays 5605 CF or approved equal. 1-inch adapter shall be Hays 5605 DF, Mueller H-15428 or approved equal. All 3/4 and 1-inch unions shall be CTS nonflare union, Hays 5615 DR, Mueller H-15403 or approved equal. “Y” Branch connections (yokes) shall be McDonald #08yst, full port, Mueller Co. H-15347 or approved equal.

2.10 MARKING TAPE

- A. Marking Tape: All ductile iron water mains shall be marked by a plastic marking tape placed a minimum of 12” above the top of the pipe for its full length. The tape shall be similar to Reef Industries’ Terra Tape Standard. It shall have sufficient thickness, tensile strength, elongation and resistance to alkalis, acids and other destructive agents to remain a permanent marker of the line buried below. The plastic tape shall be

imprinted with a continuous message repeated every 16” to 36” “Caution: Water Line Buried Below”. The message shall be in permanent blue ink. Marking tape shall be not less than 2” wide.

2.11 TRACING WIRE

- A. Tracer Wire: Tracer wire shall be installed on all pipelines and service lines in a continuous fashion. It shall be brought to the surface at each locator post. It shall be accessible from surface at all valve and meter boxes. At locations tracer wire surfaces between valves, regular valve box with plain lid and collar shall be installed between a pipeline marker pair. Tracer wire shall be 12 GA fully annealed, high carbon 1055 grade steel, high strength solid copper clad steel conductor (HS-CCS), insulated with a 30 mil, high-density, high molecular weight polyethylene (HDPE) insulation, and rated for direct burial use at 30 volts. HS-CCS conductor must be at 21% conductivity for locate purposes. Break load of 452 lbs. HDPE insulation shall be RoHS compliant. Color shall be blue. Splices shall be UL rated for direct bury and shall be minimized. Tracer wire shall be Copperhead® High Strength HS-CCS HDPE 30 mil or engineer approved equal.

2.12 LOCATOR POSTS

- A. Valve markers shall be made of 3,000 psi concrete and shall be four (4) feet long and four (4) inches on each side, with four No.4 reinforcing bars. The markers shall be set with an even number of feet between the centerline of the valve and the centerline of the aluminum disc in the top of the marker and the distance in feet between the valve and marker shall be stamped in the marker at the time of setting.

2.13 PIPE CONNECTION COUPLINGS

- A. Pipe connections between new pipe and existing pipe shall be made with dresser Style 90 long steel couplings for pipe sizes 2” and below; for pipe sizes above 2”, M.J. solid sleeves (long style) shall be used. Spacer rings must be used at all solid sleeve locations. A spacer ring is defined as a short section of pipe cut to fit into the gap between the two plain ends of pipe at the sleeve location.

2.14 NITRILE (NBR) GASKETS

- A. In areas where underground fuel storage tanks are located or know to have been located and as directed by the Engineer, the D.I.P. water main joints shall use American Pipe “Nitrile (NBR)” (Acrylonitrile Butadiene) gaskets or approved equal.

PART 3. EXECUTION

3.1 ON-SITE OBSERVATION

- A. The Engineer shall have the right to require that any portion of the work be done in his presence and if any work is covered up after such instruction, it shall be exposed

by the Contractor for observation. However, if the Contractor notifies the Engineer that such work is scheduled and the Engineer fails to appear within 48 hours, the Contractor may proceed without him. All work done and materials furnished shall be subject to review by the Engineer or Project Representative. All improper work shall be reconstructed and all materials which do not conform to the requirements of the specifications shall be removed from the work upon notice being received from the Engineer for the rejection of such materials. The Engineer shall have the right to mark rejected materials so as to distinguish them as such.

- B. The Contractor shall give the Project Engineer or project Representative a minimum of 48 hours' notice for all required observations or tests.
- C. It will also be required of the Contractor to keep accurate, legible records of the location of all water lines, service laterals, valves, fittings, and appurtenances. These records will be prepared in accordance with the paragraph on "Record Data" in the Supplementary Conditions. Final payment to the Contractor will be withheld until all such information is received and accepted.

3.2 HANDLING MATERIALS

- A. Unloading: Furnish equipment and facilities for unloading, handling, distributing and storing pipe, fittings, valves and accessories. Make equipment available at all times for use in unloading. Do not drop or dump materials. All materials dropped or dumped will be subject to rejection without additional justification.
- B. Handling: Handle pipe, fittings, valves and accessories carefully to prevent shock or damage. Handle pipe by rolling on skids, forklift, or front loader. Do not use material damaged in handling.
- C. Distribution: Distribute and place pipe and materials to not interfere with traffic. Do not string pipe more than 300 feet beyond the area where pipe is being laid. Do not obstruct drainage ditches.
- D. Storage: Store all pipe which cannot be distributed along the route. Make arrangements for the use of suitable storage areas. Do not interfere with other contractors right to access.

3.3 CONSTRUCTION ALONG HIGHWAYS, STREETS AND ROADWAYS

Install pipelines and accessories along highways, streets and roadways in accordance with the applicable regulations of the City and/or the Department of Transportation with reference to construction operations, safety, traffic control, road maintenance and repair.

- A. Protection of Traffic: Provide and maintain suitable signs, barricades and lights for protection of traffic.

Replace all highway signs removed for construction as soon as possible. Do not close or block any highway, street, or roadway without first obtaining permission from the proper authorities.

Provide flagmen to direct and expedite the flow of traffic.

- B. Construction Operations: Perform all work along highways, streets and roadways to least interfere with traffic.
1. Stripping: Where the pipe line is laid along road shoulders, strip and stockpile all sod, topsoil and other material suitable for shoulder restoration.
 2. Trenching, Laying and Backfilling: Do not open the trench any further ahead of pipe laying operations than is necessary. Backfill and remove excess material immediately behind laying operations. Complete excavation and backfill for any portion of the trench in the same day.
 3. Shaping: Reshape damaged slopes, side ditches, and ditch lines immediately after completing backfilling operations. Replace topsoil, sod and any other materials removed from shoulders.
- C. Excavated Materials: Do not place excavated material along highways, streets and roadways in a manner which obstructs traffic. Sweep all scattered excavated material off of the pavement.
- D. Drainage Structures: Keep all side ditches, culverts, cross drains, and other drainage structures clear of excavated material and free to drain at all times.
- E. Maintaining Highways, Streets, Roadways and Driveways: Maintain streets, highways, and roadways in suitable condition for movement of traffic until completion and final acceptance of the work. Use steel running plate to maintain traffic until pavement replacement is completed.

NOTE: Traffic must be maintained at all times. When one lane is closed, flagmen must be utilized to maintain traffic flow.

Repair all driveways that are cut or damaged immediately. Maintain them in a suitable condition for use until completion and final acceptance of the work.

3.4 EXISTING UNDERGROUND UTILITIES AND OBSTRUCTIONS

- A. It is the responsibility of the Contractor to locate all existing utilities along the path of his construction. The drawings shall indicate underground utilities or obstructions that are known to exist. Where these or unforeseen underground utilities are encountered, the location and alignment of the water main may be changed, upon written approval of the Engineer and Owner, to avoid interference.

3.5 CONNECTIONS TO EXISTING PIPE LINES

- A. Before laying pipe, the Contractor shall locate the points of connection to existing pipe lines and uncover as necessary for the Engineer and Owner to confirm the nature of the connection to be made. The Contractor shall furnish materials and make the connection to all existing pipelines. The Contractor will be observed during construction of tie-ins by the Owner and the Engineer. The Contractor shall use all available practices and resources to minimize the time the customers are without water. The Contractor shall notify affected customers of a water outage at least 24 hours in advance.

3.6 LAYING PIPE

- A. General – Ductile iron pipe shall be laid in accordance with AWWA C-600.
- B. Construction Methods:
 - 1. Field Inspection: All pipe and accessories shall be laid, jointed, tested for defects and for leakage with pressure and chlorinated in the manner herein specified in the presence of the Engineer or his authorized representative and subject to their approval.
 - 2. Handling Pipe and Accessories:
 - a. Care: Pipe, fittings, valves and other accessories shall be unloaded at the point of delivery, hauled to and distributed at the site of the project by the contractor; they shall at all times be handled with care to avoid damage. In loading and unloading they shall be lifted by hoists, slid, or towed on skid-ways in such a manner as to avoid shock. Under no circumstances shall they be dropped. Pipe handled on skidways must not be skidded or rolled against pipe already on the ground.
 - b. At Site of Work: In distributing the material at the site of the work, each piece shall be unloaded opposite or near the place where it is to be laid in the trench and shall be laid on high ground so that it will not be in a drainage way.
 - c. Bell Ends, How Faced: Pipe shall be placed on the site of the work parallel with the trench alignment and with the bell ends facing the direction in which the work will proceed, unless otherwise directed by the Engineer.
 - d. Pipe Kept Clean: The interior of all pipe, fittings and other accessories shall be kept free from dirt and foreign matter at all

times.

- e. Detection Tape: Marking tape shall be buried a minimum of 12” and a maximum of 18” below finish grade above all PVC and ductile iron pipes. The tape shall be placed during backfill.
- f. Tracing Wire: Tracer wire will be installed on the top of all PVC pipes and looped up to surface level in all valve boxes and at all service laterals. Tracer wire shall be taped to the top of pipelines at a minimum of 5 ft intervals in a uniform, continuous manner. This tracing wire system shall be checked and tested by the Contractor, in the presence of the Engineer or OWNER, prior to acceptance of the water main installation. All equipment, meters, detectors, etc., needed for testing shall be furnished by the Contractor.
- g. Curb Marking: In projects with curb and gutter streets, all service laterals shall be clearly marked by embossing letters in curb perpendicular to the appurtenance. The embossed letter shall be stamped in the curb perpendicular to the appurtenance. The embossed letter shall be stamped in the curb during installation and shall consist of a minimum 3” tall letter indicating type of appurtenance. Lettering shall be “S” for sewer services, and “W” for water services.
- h. Locator Posts: Installation of posts shall be installed in a true vertical plane directly over the pipe. Post should be driven at a uniform anchoring depth of 18 to 24 inches. The tracing wire shall be brought to the surface and attached to the locator post with non-corrosive hardware.

3. Alignment and Grade:

- a. General: All pipe shall be laid and maintained in the required lines and grades, with fittings and valves at the required locations, with joints centered and spigots home, and with all valve stems plumb.
- b. Depth of Pipe: Where pipe is laid in roadways and parkways of streets, the top of the barrel of the pipe shall have a minimum cover of forty-eight (48”) inches below the curb line of the street or where not curb line has been established, below the existing ground line. Where the pipe is laid in open, unsubdivided areas, a minimum of forty-eight inches of cover is required. A greater depth of cover is required in certain sections of the main, such as railroad crossings, valve locations and other sections of special construction, and within State and Federal highway rights-of-way.

- c. Prior Investigation – Prior to excavation, investigation shall be made to the extent necessary to determine the location of existing underground structures and conflicts. Care shall be exercised by the Contractor during excavation to avoid damage to existing structures. The pipe manufacturer's recommendations shall be used when the water main being installed is adjacent to a facility that is cathodically protected.
 - d. Unforeseen Obstructions – When obstructions that are not shown on the plans are encountered during the progress of work and interfere so that an alteration of the plans is required, the Owner will alter the plans, or order a deviation in line and grade, or arrange for removal, relocation, or reconstruction of the obstructions.
 - e. Clearance – When crossing existing pipelines or other structures, alignment and grade shall be adjusted as necessary, with the acceptance of the Owner, to provide clearance as required by federal, state, and local regulations or as deemed necessary by the Owner to prevent future damage or contamination of either structure.
4. Excavation and Preparation of Trench:
- See Section 02315 – Excavation, Trenching & Backfill for Utility Systems
5. Pipe Handling:
- a. Manner of Hauling Pipe and Accessories: Proper implements, tools and facilities shall be provided and used by the contractor for the safe and convenient execution of the work. All pipe, fittings and valves shall be carefully lowered into the trench piece by piece by means of derrick ropes or other suitable tools or equipment, in such manner as to prevent damage to pipe to pipe or accessories be dropped or dumped into the trench.
 - b. Inspection: Before lowering and while still suspended, the pipe shall be inspected for defects. Any defective, damaged or unsound pipe shall be rejected.
 - c. Pipe Kept Clean: All foreign matter or dirt shall be removed from the pipe, and it shall be kept clean by an appropriately sized rubber plug or similar device designed to keep dirt out of the pipe. This plug shall remain in the open end of the pipe unless belling the pipe.
 - d. Laying of the Pipe: The spigot shall be centered in the bell, the pipe forced "home" and brought into true alignment; it shall be secured

there by earth carefully tamped under and on each side of it, excepting at the bell holes. Care shall be taken to prevent dirt from entering the joint space. No "blocking up" of pipe or joints will be permitted. The joint shall be made as hereinafter described.

- e. Trench Water Entering Pipe: At times when pipe laying is not in progress, the open ends of the pipe shall be closed by approved means and no trench water shall be permitted to enter the pipe.
 - f. Cutting Pipe: Cutting of pipe for inserting valves, fittings or closure pieces shall be done in a neat workmanlike manner without damage to the pipe.
 - g. Bell Ends Face Direction of Laying: Unless otherwise directed, pipe shall be laid with bell ends facing in the direction of laying; and for lines on an appreciable slope, bells shall, at the discretion of the engineer face up-grade.
 - h. Permissible Deflections at Joints: Wherever necessary to deflect pipe from a straight line, either in the vertical or horizontal plane to avoid obstructions, the degree of deflection shall be according to manufacturer's recommendations.
 - i. Unsuitable Conditions for Laying Pipe: No pipe shall be laid in water, or when the trench conditions or the weather is unsuitable for such work.
6. Jointing Pipe-Mechanical Joints: The following steps shall be taken in making mechanical joints:
- a. All lumps, blisters and excess coal-tar enamel shall be removed from socket and spigot of the pipe.
 - b. Wash socket and plain end with soapy water containing chloride solution; then slip gland and gasket over plain end. The small side of gasket and lip gland shall face bell.
 - c. Paint gasket with soapy solution containing chlorine.
 - d. Push gasket into position, being sure it is evenly seated in socket.
 - e. Slide gland into position; insert bolts and run nuts up finger tight.
 - f. Tighten bolts to uniform tightness with correct ratchet wrench. The first bolt tightened shall be the bottom bolt, then top. All other bolts shall be tightened in sequence at 180 degrees apart.

7. Setting Hydrants, Valves, Valve Boxes and Fittings:

- a. General: Hydrants, valves and pipe fittings shall be set and jointed to new pipe in the manner heretofore specified for cleaning, laying and jointing pipe. Hydrants and valves shall be installed plumb. Valve-operating stems shall be oriented in a manner to allow proper operation.
- b. Setting Fire Hydrants: Fire hydrants shall be placed at the locations shown on the plans. Gate valves for the fire hydrants shall be connected directly to the main by means of a “Locked Hydrant Tee”. All other connections between the main and the fire hydrant shall be mechanical joint with ductile iron retainer glands. Fittings shall be restrained by a “Locked Hydrant Adapter” whenever the fire hydrant is located close enough to the main to allow its use. Care shall be exercised that retainer glands are tightened sufficiently to secure the hydrants before pressure is put on the main. Not less than four cubic feet of No. 5 or No 57 stone shall be placed around the base of the hydrants, as shown in the Standard Detail Drawings. Before placing the hydrants, care shall be taken to see that all foreign material is removed from within the body. The stuffing boxes shall be tightened, and the hydrant valve opened and closed to see that all parts are in first class working condition. All hydrant openings shall be kept capped, except when hydrant is being worked on.

When a fire hydrant has been constructed but is not yet in service, the Contractor shall provide and attached to the fire hydrant, flags or collars indicating that the fire hydrant is not in service. Said flags or collars shall remain on the fire hydrant until it is put into service. Whenever an existing fire hydrant is taken out of service, whether temporarily or permanently, it shall be equipped with a flag or collar indicating that it is not in service. The contractor shall provide and install flags or collars as required and shall notify the Fire Department whenever the operating status of any fire hydrant changes.

FIRE HYDRANTS SHALL NOT BE OPERATED WITH ANY TOOL EXCEPT A SPECIFICALLY DESIGNED FIRE HYDRANT WRENCH. If the Contractor observes any other contractor or person operating a fire hydrant with an unapproved fire hydrant wrench, he shall report that fact to the City immediately. It is the Contractors’ responsibility to ensure that all new facilities are maintained in new condition until final completion of the project and acceptance by the City. Fire hydrants with damaged operating nuts shall not be accepted.

- c. Valve Boxes: Cast iron valve boxes shall be firmly supported and maintained centered and plumb over the wrench nut of the gate or butterfly valve, with box cover. The top of the box shall be brought to grade. After the boxes are in place, earth shall be filled in around the valve box and thoroughly tamped. After settlement has taken place, a concrete collar shall be constructed for each valve box.
 - d. Valve Stem Extensions: Valve stem extensions shall be installed where valve operations nut is more than 3 feet below finished grade and shall be of sufficient length to place the operating nut between 2 feet and 3 feet below finished grade.
- 8. Plugging Dead Ends: Standard plugs shall be inserted into the bells of all dead ends of pipes, tees or crosses and spigot ends shall be capped. Plugs or caps shall be jointed to the pipe or fittings in the manner specified above.
- 9. Thrust Blocking:
 - a. Concrete having compressive strength of not less than 3000 psi shall be used as a cradle or thrust blocking at all bends and fittings and at all changes in direction. Bends exceeding 22-1/4 degrees, crosses with one opening plugged, and all tees shall be backed with concrete as a thrust block. Blocking shall be placed between solid ground and the fitting to be anchored; the area of bearing on the pipe and on ground in each instance shall be that shown on the plans. The blocking shall be so placed that the pipe fitting joints will be accessible for repair.
 - b. Anchorage for Hydrants – A concrete block 1' x 1' x 2' shall be poured between the back of the hydrant and undisturbed earth of the trench side without covering weep holes and bolts. Joint restraints equivalent to Megalugs manufactured by EBAA Iron may be used in lieu of concrete blocking.
- 10. Pressure and Leakage Tests:
 - a. Pressure During Test: Immediately after the pipe has been laid and backfilled, but prior to the placement of pavement, each valved section of newly laid pipe shall be subjected to a leakage and pressure test. For any section being tested the pressure applied shall be such that at the highest point in the section, the pressure shall be a minimum of 1.5 times the working pressure, but not less than 200 psi, whichever is greater. The test pressure shall not vary by more than ± 5 psi for the duration of the test. This may require periodic pumping.

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- b. Duration of Test: The duration of each pressure test shall be two (2) hours.
- c. Procedures: Each valved section of pipe shall be slowly filled with water and the specified test pressure, measured at the point of highest elevation shall be supplied by means of a pump connected to the pipe in a satisfactory manner. The pump, pipe connection, and all necessary apparatus, gauges, and meters shall be furnished by the contractor. The contractor shall furnish all necessary labor and assistance in conducting the tests. The owner will furnish, through connections made by the contractor to existing mains, water for filling the lines for making the test.
- d. Expelling Air Before Tests: Before applying the specified test pressure, all air shall be expelled from the pipe. To accomplish this, taps shall be made, if necessary, at points of highest elevation and afterward tightly plugged.
- e. Examination Under Pressure: At intervals during the test, the route of the pipeline shall be inspected to locate any leaks or breaks. Any cracked or defective joints, cracked or defective pipe, fittings or valves discovered in consequence of this pressure test shall be removed and replaced with sound material in the manner provided and the test shall be repeated until satisfactory results are obtained.
- f. Permissible Leakage: Leakage shall be defined as the quantity of water that must be supplied into the newly laid pipe, of any valved section thereof, to maintain the specified leakage test pressure after the pipe has been filled with water and the air in the pipeline has been expelled. No installation will be accepted if leakage is greater than that determined by the formula:

For Ductile Iron Installations:
$$L = \frac{ND(P)^{0.5}}{133,200} \quad \text{Where:}$$

L is the allowable leakage in gallons per hour; N is the length of pipeline tested in feet; D is the nominal diameter of the pipe in inches; and P is the average test pressure during the leakage test in pounds per square inch gauge.

Leakage values determined by the above formulas are to be found in the following Table.

Allowable Leakage for Water Main Installation (Per 1,000 ft) in Gallons per Hour

Average Test Pressure in Pipeline

Nominal Pipe Diameter, Inches	150 PSI	200 PSI
4"	0.37	0.43
6"	0.55	0.64
8"	0.74	0.85
10"	0.92	1.06
12"	1.10	1.28
14"	1.29	1.48
16"	1.47	1.70
18"	1.66	1.91
20"	1.84	2.12
24"	2.21	2.55

11. Backfilling, Cleaning Up and Maintaining Surfaces:

See Section 02315 – Excavating, Trenching & Backfill for Utility Systems

12. Disinfection of Mains: The contractor shall disinfect all new mains, in accordance with AWWA C651 furnishing all labor, equipment and material necessary for the complete disinfection of the mains as hereinafter provided. Mains shall be disinfected by the application of a chlorinating agent into the water used for the initial filling of the mains. The chlorinating agent may be chlorine gas-water mixture, sodium hypochlorite, calcium hypochlorite in water, or chlorinated lime of known chlorine content in water and shall be fed through a suitable solution feed device. Before the main is chlorinated, it shall be filled to eliminate air pockets and flushed to remove particulates. Potable water shall be supplied through a temporary connection that shall include an appropriate cross-connection device for backflow prevention to the active distribution system. The flushing velocity in the main shall not be less than 2.5 ft/s. For mains 24-inches and larger, an acceptable alternative to flushing is to broom sweep the main, carefully removing all sweeps prior to chlorination. The chlorinating agent shall be applied at a point not more than 10 feet from the beginning point from which the main is being filled and shall be injected at a constant measured rate into the new main through a corporation cock tapped into the newly laid main. The water being used to fill the line shall be controlled to flow into the section to be sterilized very slowly and the rate of application of the chlorinating agent shall be in such proportion to the rate of the water entering the pipe that the chlorine dose applied to the water shall be at least 25 ppm. The chlorine treated water shall be retained in the new main at least 24 hours and a 10 ppm of residual chlorine shall remain after the 24-hour period. During the 24-hour period, all valves and hydrants in the treated section shall be operated to ensure disinfection of the appurtenances. Following chlorination all treated water shall be flushed from the mains until replacement water shall have a chlorine content of not more than 0.1 ppm in excess of the residual in water from the supplying main and

in any event not less than 0.2 ppm. Samples of the water shall be taken from several points in the new lines and sent to the Owner who will submit them to a State Approved lab for bacteriological analysis. The Owner will pay for all costs associated with the first bacteriological testing of each section of pipeline tested. Should the analysis show contamination, the system shall be re-chlorinated and further samples taken and submitted for analysis until no contamination is indicated. The Contractor shall pay for all costs associated with re-chlorinating and re-testing of water samples including, but not limited to, the cost of additional bacteriological testing.

13. Documentation: Documentation must be submitted to the Engineer with dates of pressure tests, results, dates of disinfection, method of disinfection, and results of disinfection.

3.7 WELDING

- A. Steel casing pipe shall be field-butt weld by experienced welders generally according to AWWA C206, Section 5: Welding-Procedure Details. Field joints shall be continuous, circumferential welded to result in a joint meeting the minimum strength requirements of base metals and which is completely watertight.

3.8 FREE BORING

- A. Where the Drawings indicate a pipeline is to be installed by boring without casing, the Contractor shall construct the crossing by the free bore method. The free bore method shall be accomplished by the dry auger boring method without jetting, sluicing, wet boring, or by "punching".
- B. The diameter of the free bore shall not exceed the pipe bell outside diameter or the pipe barrel outside diameter plus 1-inch, whichever is greater.
- C. Free boring, where indicated on the Drawings, is to be performed at the Contractor's option. The Contractor may choose to construct the crossing by the conventional bore and jack casing methodology.
- D. The Contractor shall be responsible for any settlement of the roadway caused by the free bore construction activities.
- E. If the Contractor elects to free bore, and an acceptable installation does not result for any reason, the Contractor shall install a casing pipe by the bore and jack method.

3.9 INSTALLATION OF PIPE IN CASINGS

- A. After construction of the casing is complete, and has been accepted by the Owner, install the pipeline in accordance with the Drawings and Specifications.
- B. Check the alignment and grade of the casing and prepare a plan to set the pipe at

proper alignment, grade and elevation, without any sags or high spots.

- C. The carrier pipe shall be supported within the casing by use of casing spacers sized to limit radial movement to a maximum of 1 inch. Provide a minimum of one casing spacer per nominal length of pipe. Casing spacers shall be attached to the pipe per manufacturer's recommendations or at maximum 18 to 20 foot intervals.
- D. Close the ends of the casing with 4-inch brick walls or seal ends with one piece synthetic rubber especially formulated for sealing casing/carrier pipe.

3.10 WATER SERVICE CONNECTIONS

- A. Reconnect Existing Water Meters: The Contractor shall perform the transfer of services in a manner to avoid extended water outages to residents and business in the area. The new water mains shall be installed and tied-in before transferring any services. After the new main is tested and sterilized, the Contractor shall transfer water services to the new main and then make the remaining connections to existing mains as required. Existing service connections shall be cut off at the curb stop and disconnected from the existing service line when the new service line is ready to be connected.
 - 1. Transfer of a service shall consist of tapping the new main, installation of corporation cock, curb stop, service line and tying to the existing service meter. The curb stop on the existing service line shall be closed when the new service connections is ready to be installed. The Contractor shall install the new corporation cock, curb stop, service line, service line casing and any miscellaneous appurtenances to complete the transfer.
 - 2. At locations where existing water main and services are to be abandoned, Contractor shall locate, disconnect, plug and abandon existing service laterals outside existing pavement area. Contractor will not be required to disconnect existing services at abandoned main.
 - 3. Contractor shall note the type of existing service tubing and location. In transferring services, contractor may encounter $\frac{3}{4}$ " or 1" copper tubing, HDPE tubing, galvanized pipe or polyvinylchloride pipe. Contractor shall furnish and install a new $\frac{3}{4}$ " or 1" corporation cock, $\frac{3}{4}$ " or 1" service line, and necessary fittings to tie the existing service meter.

3.11 ABANDONING EXISTING WATER MAINS

- A. General: Abandon in place all existing water main segments indicated on the Drawings to be abandoned. Perform abandonment after the new water main has been placed in service and all water main services have been changed over to the new main
- B. Capping and Plugging: Disconnect by sawing or cutting and removing a segment of existing pipe where cutting and capping or plugging is shown on the Drawings or

directed by the Engineer. Provide a watertight pipe cap or plug and concrete blocking for restraint to seal off existing mains indicated to remain in service. Seal ends of existing mains to be abandoned with a pipe cap or plug or with a masonry plug and minimum 6-inch cover of concrete on all sides around the end of the pipe. The Contractor shall be responsible for uncovering and verifying the size and material of the existing main to be capped or plugged.

- C. Salvaging Materials: Salvage existing fire hydrants, valve boxes, valve markers and other materials as indicated on the Drawings and deliver salvaged items in good condition to the Owner's storage yard. Coordinate delivery and placement of salvaged materials in advance with the Owner.
- D. Blow-Off Piping: Remove existing blow-off piping, located on segments of water mains to be abandoned, to a minimum of two feet below finished grade. Seal the end of remaining piping as specified above in paragraph B. Blow-off piping removed becomes the property of the Contractor.
- E. Pavement Removal and Replacement: Perform any necessary pavement removal and replacement in accordance with the details on the Drawings and Section 02741 of these Specifications.

END OF SECTION

SECTION 02720
AGGREGATE BASE COURSE
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SECTION 02720
AGGREGATE BASE COURSE

PART 1. GENERAL

1.1 SCOPE

- A. This section specifies requirements for furnishing materials and constructing a quality controlled graded aggregate base course on a compacted subgrade, for flexible pavements.
- B. Contractor shall provide all service, labor, materials, and equipment required for the aggregate base course necessary to complete the work as shown on the drawings or specified in these specifications, or as determined in the field jointly by the Contractor and Engineer.

1.2 RELATED SECTIONS

- A. Section 01410 – Testing Services
- B. Section 02300 – Earthwork
- C. Section 02740GA – Asphalt Concrete Paving

1.3 REFERENCES

- A. AASHTO T 96-91 – Resistance to Abrasion of Small Size Coarse Aggregate by Use of Los Angeles Machine.
- B. AASHTO T 180-90 – Moisture – Density Relations of Soils Using a 10-lb (4.5 kg) Rammer and an 18-in. (457 mm) Drop.
- C. ASTM D 1556-90 – Density and Unit Weight of Soil in Place by the Sand-Cone Method.
- D. ASTM D 1557-91 – Laboratory Compaction Characteristics of Soil Using Modified Effort.
- E. ASTM D 2167-94 – Density and Unit Weight of Soil in Place by the Rubber Balloon Method.
- F. ASTM D 2922-91 – Density of Soil and Soil-Aggregate in place by Nuclear Methods (Shallow Depth).
- G. ASTM D 3017-88 (1993) – Water Content of Soil and Rock in Place by Nuclear

Methods (Shallow Depth).

- H. ASMT D 3740-94 – Minimum Requirements for Agencies Engaged in the Testing and/or Inspection of Soil and Rock Used in Engineering Design and Construction.
- I. ASTM E 329-93 – Agencies Engaged in the Testing and/or Inspection of Materials Used in Construction.

1.4 REGULATORY REQUIREMENTS

- A. Perform all work in accordance with the Department of Transportation, State of Georgia, Standard Specifications, Construction of Road and Bridges, current edition.

1.5 TESTING

- A. Laboratory tests for moisture, density relationship for fill materials shall be in accordance with ASTM D 1557, (Modified Proctor).
- B. In place density tests in accordance with ASTM D 1556 or ASTM D 2922.
- C. Testing laboratory shall operate in accordance to ASTM D 3740 and E 329 and shall be accepted by the Engineer.
- D. The testing laboratory and Project Engineer/Project Representative shall be given a minimum of 48 hours notice by the Contractor prior to taking any of the tests.
- E. Testing shall be the responsibility of the Contractor and shall be performed at the Contractor's expense by a commercial testing laboratory that operates in accordance with subparagraph C above.
- F. The Contractor shall use the service of a certified testing service to perform all density and/or compaction tests specified herein. The cost of these services shall be paid for in accordance with Section 01410.
- G. Test results shall be furnished to the Engineer.
- H. ON SITE OBSERVATIONS OF WORK: The Owner's Representative or Engineer will have the right to require that any portion of the work be done in his presence and if the work is covered up after such instruction, it shall be exposed by the Contractor for observation at no additional cost to the Owner. However, if the Contractor notifies the Owner that such work is scheduled, and the Owner fails to appear within 48 hours, the Contractor may proceed without him. All work done and materials furnished shall be subject to review by the Owner, Engineer or Project Representative. Improper work shall be reconstructed, and all materials, which do not conform to the

requirements of the specifications, shall be removed from the work upon notice being received from the Engineer for the rejection of such materials. The Engineer shall have the right to mark rejected materials so as to distinguish them as such.

The Contractor shall give the Owner, Project Engineer or Project Representative a minimum of 48 hours notice for all required observations or tests.

PART 2. PRODUCTS

2.1 MATERIALS

- A. Coarse Aggregate: Aggregate retained on the No. 4 sieve shall consist of durable, angular fragments of gravel or crushed stone obtained from an approved quarry, and shall be capable of withstanding the effects of handling, spreading, and compaction with minimum degradation.
- B. Fine Aggregate: Material passing the No. 4 sieve shall consist essentially of particles produced from the crushing of coarse aggregate at the approved source. Other types of fine aggregate, if permitted for use, shall meet the Georgia Department of Transportation's requirements.
- C. Grading: The Graded Aggregate Base Course material shall be of uniform quality throughout. The graded aggregate may be produced from an approved source or deposit which will yield a satisfactory mixture conforming to all requirements of these Specifications after it has been crushed or processed as a part of the mining operations, or the material may be furnished in two sizes of such gradation that when combined in the central mix plant the resultant mixture shall conform to the required Specifications. In addition, the aggregate shall be free from lumps and balls of clay, organic matter, objectionable coatings, and other foreign material and shall be durable and sound. The aggregate shall meet the applicable requirements of Section 815 – Graded Aggregate of the Department of Transportation, State of Georgia, Standard Specifications, Construction of Roads and Bridges, Current Edition.

The material shall meet the following gradation:

Sieve Size	Percent by Weight Passing
2"	100
1-1 1/2 "	95-100
1"	75-95
3/8"	40-75
#4	30-60
#10	20-45
#40	15-30
#200	5-20

Liquid Limit	0-25
Plasticity Index	0-6

PART 3. EXECUTION

3.1 SUBGRADE PREPARATION

- A. Verify subgrade has been inspected, is dry, and gradients and elevations are correct.
- B. The subgrade shall be leveled to the lines and grades of the plans and cleaned of all foreign substances prior to constructing the base course.
- C. Do not place base on soft, muddy or frozen surfaces.
- D. Correct irregularities in subgrade gradient and elevation by scarifying, reshaping, and recompacting.
- E. Thorough compaction of the subgrade with appropriate equipment. In general the upper 12 inches of the subgrade should be compacted to at least 98% - 100% of AASHTO T-99 maximum dry density. Sheepsfoot rollers usually perform well in cohesive soils such as clays and silts. Vibratory rollers and pneumatic tired rollers can be used in cohesionless soils as sands.
- F. The surface of the subgrade shall be checked by the Engineer or his representative for adequate compaction and surface tolerances. Ruts or soft yielding spots that may appear in areas of the subgrade course having inadequate compaction, and areas not smooth or which vary in elevation more than 3/8-inch above or below the required grade established on the plans shall be corrected to the satisfaction of the Engineer or his designated representative. Base material shall not be placed until subgrade has been properly prepared and test results have so indicated.

3.2 AGGREGATE PLACEMENT

- A. Aggregate shall be placed with an acceptable spreader in accordance with Department of Transportation, State of Georgia, Standard Specifications for Construction of Roads and Bridges, Current Edition, Section 300 and in accordance with all terms included in these specifications. (The spreader shall contain a hopper, and adjustable screed and be so designed that there will be a uniform, steady flow of material from the hopper. The spreader shall be capable of laying material without segregation across the full width of the lane to a uniform thickness and to a uniform loose density.) Spreaders are not required on curb and gutter road sections.

- B. Level and contour surfaces to elevations and gradients indicated.
- C. Add small quantities of fine aggregate to coarse aggregate as appropriate to assist compaction.
- D. Add water to assist compaction. If excess water is apparent, remove aggregate and aerate to reduce moisture content.
- E. Use mechanical tamping equipment in areas inaccessible to compaction equipment.
- F. While at optimum moisture ($\pm 1 - \frac{1}{2} \%$), compact the base course with rollers capable of obtaining the required density. Vibratory, flatwheel, and other rollers accepted by the Engineer may be used to obtain the required compaction. Rolling shall continue until the base is compacted to 100% of the maximum laboratory dry density as determined by ASTM D 1557 or AASHTO T-180. In-place density of the compacted base will be determined in accordance with ASTM D 1556 or ASTM D 2922.

3.3 TOLERANCES

- A. Flatness: Maximum variation of $\frac{1}{4}$ inch measured with an acceptable 10-foot straight edge.
- B. Scheduled Compacted Thickness: Within $\frac{3}{8}$ inch.
- C. Variation from Design Elevation: Within $\frac{3}{8}$ inch.
- D. Depth measurements for compacted thickness shall be made by test holes through the base course. Where the base course is deficient, correct such areas by scarifying, adding base material and recompacting as directed by the Engineer. Measurements shall be made at staggered intervals not to exceed 250 feet for two-lane streets and roads.

3.4 FIELD QUALITY CONTROL

- A. Section 01400 – Quality Control
- B. Density and moisture testing will be performed in accordance with AASHTO T 180.
- C. If tests indicate Work does not meet specified requirements, remove Work, replace and retest.
- D. Frequency of Tests:
 - 1. Base Density – One (1) test per 5,000 square feet.

END OF SECTION

**SECTION 02740GA
ASPHALT CONCRETE PAVING
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SECTION 02740GA
ASPHALT CONCRETE PAVING

PART 1. GENERAL

1.1 SCOPE

- A. This section covers the general requirements for furnishing materials, labor, and equipment for installing asphalt concrete paving. The limits for the asphalt concrete paving are as shown on the construction plans or as denoted in these specifications.
- B. Subgrade preparation shall include leveling, proof-rolling and compacting of the subgrade as required. Installation of the base course shall include the placing and compacting of the material with appropriate equipment. Pavement shall be placed as shown on the plans with the necessary equipment and shall include any time coats or tack coats required. All work shall be in conformity with the lines, grades and typical cross-sections shown on the Plans. The Contractor must have all equipment and workers on the job site necessary to perform a given operation when it is initiated.

1.2 RELATED SECTIONS

- A. Section 01410 – Testing Services
- B. Section 02300 – Earthwork
- C. Section 02720 – Aggregate Base Course

1.3 REFERENCES

- A. ASTM D 946-82 (Reapproved 1993) – Penetration-Graded Asphalt-Cement for Use in Pavement Construction.
- B. ASTM E 329-93b – Agencies Engaged in the Testing and/or Inspection of Materials Used in Construction.
- C. ASTM D 3740-94 – Minimum Requirements for Agencies Engaged in the Testing and/or Inspection of Soil and Rock Used in Engineering Design and Construction.
- D. ASTM D 2726-93 – Bulk Specific Gravity and Density of Compacted Bituminous Mixtures Using Saturated Surface-Dry Specimens.
- E. ASTM D 2950-91 – Density of Bituminous Concrete in Place by Nuclear Methods.
- F. AASHTO-T 245-91 – Resistance to Plastic Flow of Bituminous Mixtures Using Marshall Apparatus.

- G. AASHTO-T 179-88 – Effect of Heat and Air on Asphalt Materials (Thin-film Oven Test).
- H. ASTM D-1188-89 – Bulk Specific Gravity and Density of Compacted Bituminous Mixtures Using Paraffin-Coated Specimens.

1.4 REGULATORY REQUIREMENTS

- A. Perform work in accordance with Georgia Department of Transportation Standard Specifications for Construction of Highways and Bridges – Latest Edition.
- B. Mixing Plant: Conform to Georgia Department of Transportation Standard Specifications.

1.5 TESTING

- A. Testing laboratory shall operate in accordance to ASTM D 3740 and E 329 and shall be accepted by the Engineer.
- B. The testing laboratory and Project Engineer/Project Representative shall be given a minimum of 48 hours notice by the Contractor prior to taking any of the tests.
- C. The Contractor shall use the service of a certified testing service to perform all density and/or compaction tests specified herein. The cost of these services shall be paid for in accordance with Section 01410.
- D. Test results shall be furnished to the Engineer.

1.6 WEATHER CONDITIONS

- A. Do not place asphalt mixture when ambient air temperature is less than that indicated in the Table nor when the surface is wet or frozen.

Lift Thickness	Min. Air Temperature, Degrees F.
1" or less	55
1.1" to 2"	45
2.1" to 3"	35
3.1" to 4"	30
4.1" to 8"	Contractor's Discretion

- B. Mixture shall be delivered to the spreader at a temperature between 250 degrees F and 325 degrees F. Place mixture when temperature of the mixture is not more than 15 degrees F below bitumen supplier's bill of lading and not more than the maximum specified temperature.

- C. Do not mix or place asphalt concrete when the existing surface is wet or frozen.

PART 2. PRODUCTS

2.1 PRIME COAT

- A. Material: Shall consist of preparing and spraying the base course surface with a low viscosity liquid asphalt such as MC-30 and RC-30, which is known as a Cut-Back Asphalt, and allowing the asphalt to penetrate as far as possible.
- B. The asphalt shall conform to Section 412 –Bituminous Prime of the Department of Transportation, State of Georgia, Standard Specifications, current edition.

2.2 TACK COAT

- A. Material: Shall be AC-20 or AC-30, asphalt cement, conforming to Section 413 – Bituminous Tack Coat and Section 820 – Asphalt Cement of the Department of Transportation, State of Georgia, Standard Specifications, current edition. When the temperature in the shade exceeds 70° F, an emulsion such as CRS-2h or CRS-3 may be used.

2.3 ASPHALT CEMENT AND ADDITIVES

- A. Asphalt Cement: Shall conform to the requirements of Section 820.1 – Asphalt Cement of the Department of Transportation, State of Georgia, Standard Specifications, current edition. The material shall be AC-30 with the exception that AC-20 having a penetration at 77°F not exceeding 80 and an initial viscosity at 77°F not less than 25 million poises may be used in lieu of AC-30. The loss on heating from the Thin-Film Oven Test shall not exceed 0.75%.
- B. Anti-Stripping: Shall conform to the requirements of Section 831.04 – Heat Stable Anti-Stripping Additive of the Department of Transportation, State of Georgia, Standard Specifications, current edition.

2.4 AGGREGATES

- A. General: Mineral aggregate shall be composed of fine aggregate or a combination of fine and coarse aggregate. Coarse aggregate shall be that portion of the material retained on a No.8 Sieve.
- B. Fine aggregate shall be considered that portion passing the No. 8 Sieve. Fine aggregate, coarse aggregate, and any additives in combination with the specified percentage of asphalt cement shall meet the requirements of test specified, before

approval may be given for their individual use.

- C. Fine aggregate: Shall conform to the requirements of Section 802.01 – Fine Aggregate for Asphaltic Concrete of the Department of Transportation, State of Georgia, Standard Specifications, current edition.
- D. Coarse aggregate: Shall conform to the requirements of Section 802.02 – Coarse Aggregate for Asphaltic Concrete of the Department of Transportation, State of Georgia, Standard Specifications, current edition.

2.5 ASPHALT MIX DESIGN

A. General

- 1. Hot Mix Asphaltic Concrete shall conform to an approved Georgia Department of Transportation Designed/Approved Mix and shall be a uniform mixture of aggregates, bituminous material, and if required, hydrated lime, mineral filler, or any other approved additive. The constituents shall be proportioned so as to produce mixtures meeting the requirements given. The general composition limits prescribed are extreme ranges within which the Job Mix Formula must be established. All mixtures shall be based on a design analysis meeting the requirements. Contractor shall submit mix design to the Engineer for approval prior to placement of asphalt.
- 2. For all Asphalt Mixtures, the Contractor shall exercise reasonable control of the materials so that extreme variations do not occur. The gradation shall be maintained within the composition limits as specified.
- 3. If the results of any control tests indicate that the characteristic tested does not conform to the Job Mix Formula within the Mixture Control Tolerances as specified, immediate corrective action shall be taken as necessary to assure that the Contractor's quality Control Methods are effective.

B. Binder Course: [Not Applicable] [The Binder Course shall consist of fine and course aggregate and mineral filler uniformly mixed with hot mix asphalt cement in an approved mixing plant. The type and thickness shall be as shown on the Drawings and shall conform to Section 828, Department of Transportation, State of Georgia, Standard Specifications, current edition.]

C. Surface Course: The Surface Course shall consist of fine and course aggregate and mineral filler uniformly mixed with hot mix asphalt cement in an approved mixing plant. The type and thickness shall be as shown on the Drawings and shall conform to Section 828, Department of Transportation, State of Georgia, Standard Specification, current edition.

- D. A job mix formula indicating the single definite percentage for each sieve fraction of aggregate and for asphalt shall be submitted prior to surfacing operations. The job mix formula shall also show the stability as determined by the Marshall Method, the percent voids, the percent voids filled with asphalt, and the unit weight per cubic foot of compacted mix.
- E. The general composition limits are extreme ranges of tolerances to govern mixes made from any raw materials meeting the specifications. The submission of the job mix formula shall bind the Contractor to furnish paving mixture meeting the exact formula within allowable tolerances of plus or minus ½ per cent (1/2 %) for asphalt, plus or minus 7 percent (7%) of ½ inch and larger sieve sizes, plus or minus 5 percent (5%) for material passing the ½ inch thick sieve and retained on the No. 200, and plus or minus ½ percent of material passing the No. 200.
- F. Compaction shall be done with an 8 to 10 ton steel-wheeled roller or other means approved by the Engineer. Thickness shall not vary more than one-fourth inch and smoothness shall not exceed one-eighth inch for a ten foot straight edge.

PART 3. EXECUTION

3.1 EXAMINATION

- A. On-Site Observations: The Owner's Representative or Engineer will have the right to require that any portion of the work to be done in his presence and if the work is covered up after such instruction, it shall be exposed by the Contractor for observation at no additional cost to the Owner. However, if the Contractor notifies the Owner that such work is scheduled, and the Owner fails to appear within 48 hours, the Contractor may proceed without him. All work done and materials furnished shall be subject to review by the Owner or Engineer. Improper work shall be reconstructed, and all materials, which do not conform to the requirements of the specifications, shall be removed from the work upon notice being received from the Engineer for the rejection of such materials. The Engineer shall have the right to mark rejected materials so as to distinguish them as such.
- B. Contractor verify that base has been inspected, is dry, and gradients and elevations are correct.

3.2 PREPARATION

- A. Apply prime coat in accordance with Section 412-Bituminous Prime of the Department of Transportation, State of Georgia, Standard Specifications, current edition. Rate of application shall be 0.20 gallons per square yard. All irregularities in the base course surface shall be corrected prior to application of the prime coat.

- B. Do not apply prime to a wet surface when the temperature is below 40°F in the shade. Do not apply prime when rain threatens nor when weather conditions prevent proper construction of prime coat.
- C. Apply tack coat in accordance with Section 413 – Bituminous Tack Coat of the Department of Transportation, State of Georgia, Standard Specifications, current edition. Rate of application shall be 0.06 gallons per square yard of surface.
- D. Work shall be planned so that no more tack coat than is necessary for the day's operation is placed on the surface. All traffic not essential to the work should be kept off the tack coat.
- E. Apply tack coat to contact surfaces of curbs and gutters. Apply in manner so exposed curb or gutter surfaces are not stained.
- F. Coat surfaces of manhole frames and inlets frames with oil to prevent bond with asphalt pavement. Do not tack-coat these surfaces.
- G. Before beginning the application of the hot mix asphaltic concrete pavement, the existing surface shall be cleaned to the satisfaction of the engineer.
- H. Patching and Repair of Minor Defects: All potholes and broken areas in the existing surface and base, which require patching, as directed by the Engineer, shall be corrected prior to placing any leveling course. Areas to be patched shall be cut out, trimmed to vertical sides, and all loose material removed. It shall then be cleaned, primed, and tack coated.

3.3 PLACEMENT

- A. Construction shall be in accordance with Section 400 – Hot Mix Asphaltic Concrete Surface Construction of the Department of Transportation, State of Georgia, Standard Specifications, current edition and shall conform to the following minimum and maximum thicknesses:

MIX TYPE	MIN LAYER THICKNESS	MAX LAYER THICKNESS	MAX TOTAL THICKNESS
9.5 mm	1 1/8"	2"	4"
12.5 mm	1 3/8"	2 1/2"	8"
19 mm	1 3/4"	3"	-
25 mm	2 1/2"	4"	-

- B. Asphaltic concrete shall not be placed on a surface that is wet or frozen.
- C. Compaction shall commence as soon as possible after the mixture has been spread to the desired thickness. Compaction shall be continuous and uniform over the entire

surface. Do not displace or extrude pavement from position. Hand compact in areas inaccessible to rolling equipment. Perform rolling with consecutive passes to achieve even and smooth finish without roller marks. Compaction rolling shall be complete before material temperature drops below 185° F.

- D. Areas of pavement with deficient thickness or density shall be removed and replaced at no additional cost to the Owner.

3.4 TOLERANCES

- A. General: All paving shall be subject to visual and straightedge inspection during construction operations and thereafter prior to final acceptance. A 10 foot straightedge shall be maintained in the vicinity of the paving operation at all times for the purpose of measuring surface irregularities on all paving courses. The straightedge and labor for its use shall be provided by the Contractor. The surface of all courses shall be inspected with the straightedge as necessary to detect surface irregularities. Irregularities such as rippling, tearing, or pulling, which in the judgment of the Engineer indicate a continuing problem in equipment, mixture or operation technique, will not be permitted to recur. The paving operation shall be stopped until appropriate steps are taken by the Contractor to correct the problem.
- B. Flatness: All irregularities in excess of $\frac{1}{8}$ " in 10' for surface courses and $\frac{3}{16}$ " in 10' for intermediate courses shall be corrected.
- C. Variation from Design Elevation: Less than $\frac{1}{4}$ ".
- D. Scheduled Compaction Thickness: Less than $\frac{1}{4}$ " under tolerance.
- E. Pavement Deficient in Thickness: When measurement of any core indicates that the pavement is deficient in thickness, additional cores will be drilled 10' either side of the deficient core along the centerline of the land until the cores indicate that the thickness conforms to the above specified requirements. A core indicating thickness deficiencies is considered a failed test. Pavement deficient in thickness shall be removed and replaced with the appropriate thickness of materials. If the Contractor believes that the cores and measurements taken are not sufficient to indicate fairly the actual thickness of the pavement, additional cores and measurements will be taken, provided the Contractor will bear the extra cost of drilling the cores and filling the holes in the roadway as directed.

3.5 FIELD QUALITY CONTROL

- A. Quality acceptance of the in-place density of the surface course shall be in accordance with Section 400.05 – Construction, subparagraphs F and G of the Department of Transportation, State of Georgia, Standard Specifications, current edition.

- B. Density Testing: Performed in accordance with ASTM D 2726 and ASTM D 2950. Core samples for each day's operation shall be taken, tested, and the results reported to the Engineer the following day. The areas sampled shall be properly restored by the Contractor at no additional cost to the Owner. Compaction must be accomplished when the temperature of the mix is above 185° F and below 300° F. When the density of the compacted course is less than 96% or more than 100% of the maximum laboratory density, the course will be rejected.
- C. Temperature:
 - 1. Asphaltic concrete shall not exceed 325° F at any time.
 - 2. Temperature at time of loading shall be recorded on the truck delivery ticket.
- D. Frequency of Test:
 - 1. Asphaltic Concrete – One (1) test for each 250 tons placed.
 - a. Asphalt extraction and gradation test.
 - b. Marshal Stability Test.
 - c. Core Sample.
 - 2. Field determination of density by the nuclear method every 5,000 square feet during construction of the base course.

3.6 ADJUSTMENT OF MANHOLES AND VALVE BOXES

- A. This item covers the adjustment of manholes and valve boxes to finished grade prior to paving.
- B. The Contractor, the Engineer and the Owner's representative shall make a reasonable effort to locate all manholes and valve boxes that will fall within the limits of paving. The existing manhole frame and cover shall be removed and the manhole shall be adjusted to the correct grade by the removal of brick or manhole section or the addition of brick. The existing manhole frame and cover shall be replaced in the mortar bed. Existing valve boxes shall be raised to the proposed finished grade and a square concrete pad poured around the box.

END OF SECTION

SECTION 02775
SIDEWALKS, DRIVEWAYS, CURBS, & GUTTERS
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**SECTION 02775
SIDEWALKS, DRIVEWAYS, CURBS, & GUTTERS**

PART 1. GENERAL

1.1 SCOPE

- A. The work included in this section includes furnishing all materials, equipment, and labor necessary to construct Portland Cement Concrete sidewalks, driveways, curbs and gutters, as shown on the construction plans.

1.2 RELATED SECTIONS

- A. Section 01410 – Testing Services
- B. Section 02300 – Earthwork
- C. Section 02370 – Erosion and Sedimentation Control
- D. Section 02720- Aggregate Base Course
- E. Concrete work is included in Division 3

1.3 REFERENCES

- A. ACI031 – Specifications for Concrete Buildings.
- B. ACI304 – Recommended Practice for Measuring, Measuring, Mixing, Transporting, and Placing Concrete.
- C. ASTM A 185-94 – Steel Welded Wire Fabric, Plain, for Concrete Reinforcement.
- D. ASTM A 497-94 – Steel Welded Wire Fabric, Deformed, for Concrete Reinforcement.
- E. ASTM A 615-95 – Deformed and Plain Billet-Street Bars for Concrete Reinforcement.
- F. ASTM C 33-93 – Concrete Aggregates.
- G. ASTM C 39-94 – Compressive Strength of Cylindrical Concrete Specimens
- H. ASTM C 94-94 – Ready-Mixed Concrete.
- I. ASTM C 150-05 – Portland Cement

- J. ASTM C 260-94 – Air – Entraining Admixtures for Concrete.
- K. ASTM C 309-94 – Liquid Membrane – Forming Compounds for Curing Concrete.
- L. ASTM C 494-92 – Chemical Admixtures for Concrete
- M. ASTM D 1751-83 (1991) – Preformed Expansion Joint Filler for Concrete Paving and Structures Construction. (Nonextruding and Resilient Bituminous Type).
- N. ASTM D 1752-84 (1992) – Performed Sponge Rubber and Cork Expansion Joint Fillers for Concrete Paving and Structural Construction.
- O. ASTM D 3740-94 – Minimum Requirements for Agencies Engaged in the Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction.
- P. ASTM E 329-93 – Agencies Engaged in the Testing and/or Inspection of Materials used in construction.

1.4 REGULATORY REQUIREMENTS

- A. Perform work in accordance with State of Georgia, City of _____, and the Department of Transportation, State of Georgia, Standard Specifications, Current Edition.
- B. Conform to applicable standards for paving work on public property.

1.5 TESTING

- A. Testing laboratory shall operate in accordance to ASTM D 3740 and E 329 and shall be accepted by the Engineer.
- B. The testing laboratory and Project Engineer/Project Representative shall be given a minimum of 48 hours notice by the Contractor prior to taking any of the tests.
- C. The Contractor shall use the service of a certified testing service to perform all density and/or compaction tests specified herein. The cost of these services shall be paid for in accordance with Section 01410.
- D. The Contractor shall submit for review a design mix for “Class B” concrete proposed for use. The mix shall be prepared by an approved testing laboratory. Compressive strength of at least four (4) specimens of the design mix shall indicate 15% higher than 28 days strengths specified. During the work, the Contractor shall make 3 test cylinders for each 75 cubic yards, or fraction thereof, of concrete placed each day. One cylinder shall be tested at 7 days and the other two at 28 days in accordance with ASTM C-39. Copies of all test reports shall be furnished to the Engineer.

1.6 SUBMITTALS

- A. Product Data: Provide data on joint filler, admixtures, and curing compounds.
- B. Concrete Mix Design.

1.7 WEATHER CONDITIONS

- A. Do not place concrete when base surface temperature is less than 40° F, or surface is wet or frozen.

PART 2. PRODUCTS

2.1 FORM MATERIALS

- A. Shall conform to ACI301.
- B. Shall be wood, plywood, metal or other accepted material and shall be of the grade or type suitable to obtain the finish specified. The material should be of size and strength to resist movement during concrete placement and to retain horizontal and vertical alignment until removed. Use straight forms, free of distortion and defects.
- C. Use flexible spring steel forms or laminated boards to form radius bends as required.
- D. Form Ties: Removable or snap-off type, galvanized metal, adjustable length, free of defects that could leave holes larger than 1-inch in concrete surface.
- E. Form Release Agent: Colorless mineral oil, which will not stain concrete, or absorb moisture, or impair natural bonding or color characteristics of coating intended for use on concrete.

2.2 REINFORCING STEEL

- A. Reinforcing Steel: ASTM A 615, Grade 60 billet steel deformed bars; uncoated finish.
- B. Welded Steel Wire Fabric: Plain type, ASTM A 185; uncoated finish.
- C. When specifically called for on the plans, reinforcing bars shall be epoxy-coated in accordance with ASTM A775.

2.3 CONCRETE MATERIALS

- A. Concrete Materials: “Class A” concrete as defined by the Standard Specifications of the Department of Transportation of Georgia.
- B. Fine and Coarse Mix Aggregates: ASTM C33.
- C. Water: Potable, not detrimental to concrete
- D. Air Entrainment: ASTM C260.

2.4 JOINT SEALERS

- A. Joint Fillers: [ASTM D1751] Asphalt impregnated fiberboard or felt, tongue and grove profile.
- B. Sealant: Joints shall be sealed per detail on project drawings. ASTM C 920-94, Type S or M, Grade P or NS, Class 25.

2.5 CONCRETE MIX-BY PERFORMANCE CRITERIA

- A. Concrete mixed at the job site shall be mixed in a batch mixer in accordance with American Concrete Institution Standard A.C.I 318, and in a similar manner subject to acceptance. Ready-mixed concrete shall conform to A.S.T.M. Standard C-94. Mixing time for stationary mixers over 1 cubic yard in capacity shall be increased 15 seconds for each additional ½ cubic yard or fraction thereof materials mixed. Construction shall be in accordance with applicable portions of “Building Code Requirements for Concrete” (A.C.I. – 318).
- B. Provide concrete to the following criteria:
 - 1. Flexible Strength: 700 psi
 - 2. Compressive Strength: 3,000 psi @ 28 days.
 - 3. Slump: 2 to 3 inches.
 - 4. Air Content: 4% to 8%.
- C. Use accelerating admixtures in cold weather only when approved by Engineer. Use of admixtures will not relax cold weather placement requirements.
- D. Use calcium chloride only approved by Engineer.
- E. Use set retarding admixtures during hot weather only when approved by Engineer.

2.6 SOURCE QUALITY CONTROL AND TEST

- A. All sampling and testing services shall be performed at the Contractor's expense, by a testing laboratory which operates in accordance with ASTM D 3740 and E 329 latest edition and accepted by the Engineer.
- B. The Contractor shall submit for review a design mix for each class of concrete proposed for use. The mix shall be prepared by an approved testing laboratory. Compressive strength of a least four specimens of the design mix shall indicate 15% higher than 28 days strength specified. During the work, the Contractor shall make 3 test cylinders for each 75 cubic yards, or fraction thereof, of concrete placed each day. One cylinder shall be tested at 7 days and the other two at 28 days in accordance with ASTM C 39. Copies of all test reports shall be furnished to the Engineer in duplicate.

PART 3. EXECUTION

3.1 CONSTRUCTION OBSERVATION

- A. Verify compacted subgrade & granular base are acceptable and ready to support paving and imposed loads.
- B. Verify gradients and elevations of base are correct.
- C. The Engineer will have the right to require that any portion of the work the done in his presence and if the work is covered up after such instruction, it shall be exposed by the Contractor for observation. However, if the Contractor notifies the Engineer that such work is scheduled, and the Engineer fails to appear within 48 hours, the Contractor may proceed without him. All work done and materials furnished shall be subject to review by the Engineer or Project Representative. Improper work shall be reconstructed. All materials, which do not conform to the requirements of the specifications, shall be removed from the work upon notice being received from the Engineer for the rejection of such materials. The Engineer shall have the right to mark rejected materials so as to distinguish them as such.

3.2 SUBBASE

- A. Prepare subbase in accordance with Section 300 - Standard Specifications for Base and Subbase Courses, Department of Transportation, State of Georgia, current Edition.
- B. Remove loose material from compacted subbase surface immediately before placing concrete.
- C. Proof-roll prepared subbase surface to check for unstable areas and need for additional

compaction. Do not begin paving work until such conditions have been corrected and area is ready to receive paving.

3.3 PREPARATION FOR PLACEMENT

- A. Water shall be removed from excavations before concrete is deposited. Hardened concrete debris, and other foreign materials shall be removed from the interior of forms and from the inside of mixing and conveying equipment. The reinforcement shall be made secure in position and shall be subject to examination and acceptance.
- B. Moisten base to minimize absorption of water from fresh concrete.
- C. Notify Engineer minimum 48 hours prior to commencement of concreting operations.

3.4 FORMING

- A. Place and secure forms to correct location, dimension, profile, and gradient.
- B. Assemble formwork to permit easy stripping and dismantling without damaging concrete.
- C. Place joint filler in position, in straight lines. Secure to formwork during concrete placement.
- D. Forms shall be constructed to the shape, form line, and grade required and shall be maintained sufficiently rigid to prevent deformation under load. Formwork and details of construction shall conform to ACI-318, Chapter 6.

- E. Check completed formwork for grade and alignment to following tolerances:

Top of forms not more than 1/8" in 10'.

Vertical face on longitudinal axis, not more than 1/4" in 10'.

3.5 REINFORCING

- A. Place Reinforcement as indicated.
- B. Interrupt reinforcement at expansion joints.

3.6 PLACING CONCRETE

- A. Placing of concrete shall conform to Chapter 5 of the American Concrete Institution Standard A.C.I. 318. Concrete having attained initial set or having contained water for more than 45 minutes shall not be used in the work. Concrete shall not be dropped

freely more than 3 feet. Concrete shall be mixed and placed only when the temperature is at least 40 degrees F and rising. Concrete shall be placed only upon surfaces that are free from frost, ice, mud and other detrimental circumstances. When placed on dry soil or previous materials, waterproof paper or polyethylene sheeting shall be laid over the surfaces that are to receive the concrete.

- B. Ensure reinforcement, inserts, embedded parts, and formed joints are not disturbed during concrete placement.
- C. Place concrete continuously over the full width of the panel and between predetermined construction joints. Do not break or interrupt successive pours such that cold joints occur.

3.7 JOINTS

- A. Place expansion and/or contraction joints at 20 foot intervals. Align curb, gutter, and sidewalk joints.
- B. Place joint filler between paving components and building or other appurtenances. Recess to of filler $\frac{1}{4}$ inch.
- C. Provide swan joints at 3 feet intervals between sidewalks and curbs.
- D. Saw cut contraction joints $\frac{3}{16}$ inch wide at an optimum time after finishing. Cut $\frac{1}{3}$ into depth of slab.
- E. Finishing: After striking-off and consolidating concrete, smooth surface by screeding and floating. Use hand methods only where mechanical floating is not possible. Adjust floating to compact surface and produce uniform texture.

After floating, test surface for trueness with a 10' straightedge. Distribute concrete as required to remove subsurface irregularities, and refloat areas to provide a continuous smooth finish.

3.8 FINISHING

- A. Concrete Finishing: After striking-off and consolidating concrete, smooth surface by screeding and floating. Use hand methods only where mechanical floating is not possible. Adjust floating to compact surface and produce uniform texture.
- B. After floating, test surface for trueness with a 10' straightedge. Distribute concrete as required to remove surface irregularities, and refloat repaired areas to provide a continuous smooth finish.
- C. Work edges of gutters, back top edge of curb, and formed joints with an edging tool, and round to $\frac{1}{2}$ " radius, unless otherwise indicated. Eliminate tool marks on concrete

surface.

- D. Do not remove forms for 24 hours after concrete has been placed. After form removal, clean ends of joints and point-up any minor honeycombed areas. Remove and replace areas or sections with major defects, as directed by Architects.

3.9 CONCRETE CURING

- A. Immediately after placement and finishing, concrete shall be protected from moisture loss for not less than 7 days. For concrete surfaces not in contact with forms, white-pigmented curing compound shall be uniformly applied after water sheen disappears from the concrete surface. Formed surfaces shall receive application of curing compound if forms are removed during the 7 day curing period. Curing compound shall not be applied during rainfall.
- B. Curing compound shall be applied under pressure at the rate of 1 gallon to not more than 150 square feet by mechanical sprayers. The spraying equipment shall be of the fully atomizing type. At the time of use, the compound shall be thoroughly mixed with white pigments uniformly dispersed throughout the sprayer. Care shall be taken to prevent application to joints where concrete bond is required for reinforcing steel and to joints where joint sealer is to be placed. The compound shall form a uniform continuous coherent film that will not crack or peel and shall be free from pinholes and other imperfections. Concrete surfaces that are subjected to heavy rainfall within 3 hours after curing compound has been applied shall be resprayed by the above method and at the above coverage at no additional expense to the Owner.
- C. No pedestrian or vehicular traffic shall be allowed over the surface for seven days unless the surface is protected by planks, plywood, or sand. The protection shall not be placed until at least 12 hours after the application of the curing compound.
- D. Protect concrete by suitable methods to prevent damage by mechanical injury or excessively hot or cold temperatures.

3.10 FIELD QUALITY CONTROL

- A. Three concrete cylinders will be taken every 75 cubic yards of concrete placed each day.
- B. One additional test cylinder will be taken during cold weather and cured on site under same conditions as concrete it represents.
- C. One slump test will be taken for each set of test cylinders taken.
- D. Maintain records of placed concrete items. Record date, location of pour, quantity, air temperature, and test samples taken.

3.11 PROTECTION

- A. Immediately after placement, protect pavement from premature drying, excessive hot or cold temperatures, and mechanical injury.
- B. Repair or Replace broken or defective concrete, as directed by Engineer.
- C. Allow testing company to drill test cores where directed by Engineer, when necessary to determine magnitude of cracks or defective areas. Fill drilled core holes in satisfactory pavement areas with portland cement concrete bonded to pavement with epoxy adhesive.
- D. Protect concrete from damage until acceptance of work. Exclude traffic from pavement for at least 14 days after placement. When construction traffic is permitted, maintain pavement as clean as possible by removing surface stains and spillage of materials as they occur.
- E. Sweep concrete curb and gutter and wash free of stains, discolorations, dirt, and other foreign material just prior to final inspection.

END OF SECTION

**SECTION 02920
GRASSING
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SECTION 02920
GRASSING

PART 1. GENERAL

1.1 SECTION INCLUDES

- A. Ground preparation, seeding, planting grass, fertilizing, and mulching of graded areas, around structures, over pipelines, in rights-of-way, roadway shoulders, and any other disturbed area.
- B. Seed Protection.
- C. Maintaining seeded areas until final acceptance.

1.2 RELATED SECTIONS

- A. Section 02300 – Earthwork
- B. Section 02370 – Erosion and Sedimentation Control

1.3 DELIVERY, STORAGE, AND HANDLING

- A. Deliver grass seed in original containers showing analysis of seed mixture, percentage of pure seed, year of production, net weight, date of packaging and location of packaging. Damaged packages are not acceptable.
- B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer. Damaged bags are not acceptable.
- C. Deliver sod on pallets.
- D. All materials shall be acceptable to Engineer prior to use.

1.4 PLANTING DATES

- A. This specification provides for the establishment of a permanent grass cover between the dates shown on the Drawings. If finished earth grades are not completed in time to permit planting and establishment of the permanent grass during the favorable season between the dates specified above unless otherwise accepted, the Contractor will be required to plan a temporary cover to protect the new graded areas from erosion and to keep windblown dust to a minimum. The temporary cover shall be planted between dates shown on the Drawings unless otherwise permitted.

1.5 REFERENCE

- A. Grassing shall conform to the “Manual For Erosion and Sediment Control in Georgia”, latest edition and Section 700 and 890 of the Georgia Department of Transportation Manual, whichever is more stringent.

PART 2. PRODUCTS

2.1 SEED

- A. All grass seed shall be certified by the Georgia Department of Agriculture.
- B. All grass seed shall be delivered to the site be in undamaged containers showing the dealer’s guarantee as to the percentage of seed mix, year of production, percentage of germination, net weight, date of packaging and location of packaging.
- C. Selected grasses shall be appropriate for the season and site as specified by the Manual.
- D. Selected seed shall be equal type and grade to the previously existing grass.
- E. Any seed delivered prior to use shall be stored in such a manner that it will be protected from damage by heat, moisture, rodents, or other cause.
- F. The Engineer reserves the right to test, reject, or accept all seed before seeding.

2.2 FERTILIZER

- A. Commercial fertilizer of approved type rates as shown on the Drawings conforming to State fertilizer laws shall be applied.

2.3 SEEDING SCHEDULE

- A. Schedule: See Drawings
- B. In areas where existing grass is to be matched, contractor shall sow seed at the rate and dates recommended by seed distributor.

2.4 LIME

- A. Agricultural grade, ground limestone shall be applied at rates determined by a soils test conducted by the Contractor.

2.5 SOD

- A. Sod shall be densely rooted, good quality grass, free from noxious weeds. The sod shall be obtained from areas where the soil is reasonably fertile. The sod shall be

raked free of all debris and the grass mowed to two inches before cutting. The sod shall contain practically all of the dense root system and not be less than one (1) inch thick. Sod shall be cut in uniform strips not less than twelve (12) inches in width and not less than twenty-four (24) inches in length.

2.6 HYDROSEED

- A. The Contractor may hydroseed in lieu of seeding grass in areas not to be landscaped or sodded. At least 10 days prior to beginning hydroseeding, the Contractor shall submit to the Engineer a statement of hydro seeding, which shall contain, but not limited to, the following items: seed mixture combination, type of fertilizers and soil amenders, type of mulch fibers, type of binder, application rates, type of spraying equipment and agitator.
- B. Equipment shall have a built-in agitation system and operating capacity sufficient to agitate, suspend and homogeneously mix a slurry containing not less than 44 lbs. of organic mulching amendment plus fertilizer, chemical additives and solids for each 100 gallons of water.
- C. Cellulose Fiber Mulch: Apply at a minimum rate of 1,500 lbs./acre.
- D. Fertilizers: See Paragraph 2.2
- E. Organic tackifier: Apply at a rate of 70 lbs./acre.
- F. Hydroseed seed mix shall be applied at the lbs./1,000 sq.ft. designated in the planting schedule on the Drawings.

2.7 ACCESSORIES

- A. Straw Mulch: Oat or wheat straw reasonably free from weeds, foreign matter detrimental to plant life, and in dry condition.
- B. Excelsior Mulch: Excelsior mulch shall consist of wood fibers cut from sound, green timber. The average length of the fibers shall be 4 to 6 inches. The cut shall be made in such a manner as to provide maximum strength of fiber, but at a slight angle to the natural grain of the wood so as to cause splintering of the fibers when weathering in order to provide adherence to each other and to the soil.
- C. Wood cellulose fiber shall be made from wood chip particles manufactured particularly for discharging uniformly on the ground surface when dispersed by a hydraulic water sprayer. It shall remain in uniform suspension in water under agitation and blend with grass seed and fertilizer to form homogenous slurry. The mulch fibers shall intertwine physically to form a strong moisture holding mat on the ground surface and allow rainfall to percolate into the underlying soil. The mulch shall be heat processed so as to contain no germination or growth-inhibiting factors.

It shall be dyed (non-toxic) an appropriate color to facilitate metering of material.

2.8 PRODUCT REVIEW

- A. The Contractor shall provide the Engineer with a complete description of all products before ordering. The Engineer will review all products before they are ordered.

PART 3. EXECUTION

3.1 GENERAL

- A. All areas that are disturbed by the work, including trenches and ungraded clear areas, except areas to be paved, shall be provided with a full stand of permanent grass.
- B. Concentrated flow areas, all slopes steeper than 2.5:1 and with a height of ten feet or greater, and cuts and fills within stream buffers, shall be stabilized with appropriate slope stabilization Best Management Practices.

3.2 PREPARATION

- A. The areas to be seeded shall be made smooth and uniform and shall conform to the finished grade indicated on the plans. Remove high areas and fill depressions.
- B. Remove foreign materials, plants, roots, stones, lumps, clods and debris from surfaces to be seeded.
- C. Grassing areas, if not loose, shall be loosened to a minimum depth of 3 inches before fertilizer, seed, or sod is applied.

3.3 STAND OF GRASS

- A. Before acceptance of the seeding performed for the establishment of permanent vegetation, the Contractor will be required to produce a satisfactory stand of perennial grass whose root system shall be developed sufficiently to survive dry periods and the winter weather and be capable of re-establishment in the spring.
- B. Before acceptance of the seeding performed for the establishment of temporary vegetation, the Contractor will be required to produce a stand of grass sufficient to control erosion for a given area and length of time before the next phase of construction or the establishment of permanent vegetation is to commence.

3.4 SEEDING DATES

- A. Seeding shall be performed during the periods and at the rates specified in the seeding schedules on the Drawings. Seeding work may, at the discretion of the Contractor, be performed throughout the year using the schedule prescribed for the given period.

Seeding work shall not be conducted when the ground is frozen or excessively wet. The Contractor will be required to produce a satisfactory stand of grass regardless of the period of the year the work is performed.

3.5 APPLYING LIME AND FERTILIZER

- A. Following advance preparation and placing selected material for shoulders and slopes, lime, if called for based on soil tests, and fertilizer, shall be spread uniformly over the designated areas and shall be thoroughly mixed with the soil to a depth of approximately 2 inches. Fertilizer shall be applied at the rate shown on the Drawings for the first application unless otherwise directed by the Engineer. Lime shall be applied at the rate determined by a soil test conducted by the Contractor. Unless otherwise provided, lime will not be applied for temporary seeding. In all cases where practicable, acceptable mechanical spreaders shall be used for spreading fertilizer. On steep slopes subject to slides and inaccessible to power equipment, the slopes shall be adequately scarified. Fertilizer may be applied on steep slopes by hydraulic thuds as a mixture of fertilizer and seed. When fertilizer is applied with combination seed and fertilizer drills, no further incorporation will be necessary. The fertilizer and seed shall be applied together when Wood Cellulose Fiber Mulch is used. Any stones larger than 1-inch in any dimension, larger clod, roots, or other debris brought to the surface shall be removed.

3.6 SEEDING

- A. Seed shall be sown within 24 hours following the application of fertilizer and lime and preparation of the seedbed as specified in Section 3.2. Seed shall be uniformly sown at the rate specified by the use of acceptable mechanical seed drills. Rotary hand seeders, power sprayers or other satisfactory equipment may be used on steep slopes or on other areas that are inaccessible to seed drills.
- B. The seed shall be covered and lightly compacted by means of cultipacker or light roller if the drill does not perform this operation. On slopes inaccessible to compaction equipment, the seed shall be covered by dragging spiked chains, by light harrowing, or by other satisfactory methods.
- C. Apply water with fine spray immediately after each area has been sown.
- D. Do not sow seed when ground is too dry, during windy periods or immediately following a rain.
- E. If permitted by the special provisions, wood cellulose fiber mulch or excelsior fiber mulch may be used.

3.7 SEED PROTECTION (STRAW MULCH)

- A. All seeded areas seeded with permanent grasses shall be uniformly mulched in a

continuous blanket immediately following seeding and compacting operations, using at least 2 tons of straw per acre.

3.8 SEED PROTECTION (EXCELSIOR MULCH)

- A. Seed shall be sown as specified in Section 3.6. Within 24 hours after the covering of seed, excelsior mulch shall be uniformly applied at the rate of 2 tons per acre. The mulch may be applied hydraulically or by other acceptable methods. Should the mulch be placed in a dry condition, it shall be thoroughly wetted immediately after placing. The Engineer may require light rolling of the mulch to form a tight mat.

3.9 SEED PROTECTION (WOOD CELLULOSE FIBER MULCH)

- A. After the lime has been applied and ground prepared as specified in Section 3.2, wood cellulose fiber mulch shall be applied at the rate of 1,500 pounds per acre in a mixture of seed and fertilizer. Hydraulic equipment shall be used for the application of fertilizer, seed and slurry of the prepared wood pulp. This equipment shall have a built-in agitation system with an operating capacity sufficient to agitate, suspend, and homogeneously mix a slurry of the specified amount of fiber, fertilizer, seed and water. The slurry distribution lines shall be equipped with a set of hydraulic spray nozzles, which will provide an even distribution of the slurry on the various areas to be seeded. The slurry tank shall have a minimum capacity of 1,000 gallons.
- B. The seed, fertilizer, wood pulp mulch, and water shall all be combined into the slurry tank for distribution of all ingredients in one operation by the hydraulic seeding method specified herein. The materials shall be combined in a manner recommended by the manufacturer. The slurry mixture shall be so regulated that the amounts and rates of application shall result in a uniform application of all materials at rates not less than the amount specified. Using the color of the wood pulp as a guide, the equipment operator shall spray the prepared seedbed with a uniform visible coat. The slurry shall be applied in a sweeping motion, in an arched stream so as to fall like rain, allowing the wood fibers to build upon each other until an even coat is achieved.

3.10 PREPARATION FOR PLANTING LAWNS

- A. Where lawns are to be planted, prepare soil for lawn planting as follows: Till in all temporary vegetation to a depth of not less than 6 inches. Apply soil amendments and initial fertilizers as specified. Remove high areas and fill in depressions. Till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots and other extraneous matter.
 - 1. Prior to preparation of planting areas, remove existing grass, vegetation and turf. Do not turn existing vegetation over into soil being prepared for lawns.
 - 2. Apply specified commercial fertilizer at rates specified and thoroughly mix into upper 2 inches of topsoil. Delay application of fertilizer if lawn

planting will not follow within a few days.

3.11 SODDING

- A. Sod shall be placed between March 1 and December 1 to all existing sodded areas that have been disturbed, where indicated on the Drawings, or if necessary, for slope stabilization.
- B. Sod shall be placed within 48 hours of cutting.
- C. Sod shall be moist when laid and placed on moist ground. The sod shall be carefully placed by hand, beginning at the toe of slopes and working upwards. The length of the strips shall be at right angles to the flow of surface water. All joints shall be tightly butted and end joints shall be staggered at least 12 inches. The sod shall be immediately pressed firmly into the ground by tamping or rolling. Fill all joints between strips with fine screened soil. Sod on slopes shall be pegged with sod pegs to prevent movement. The sod shall be watered, mowed, weeded, repaired or otherwise maintained, to insure the establishment of a uniform healthy stand of grass until acceptance.

3.12 HYDROSEEDING

- A. Installation procedures:
 - 1. Inspection of conditions: Examine related work including irrigation and grading of surface before proceeding with any work and notify the Engineer in writing on conditions which may prevent the proper execution of this work. Failure to report unsuitable conditions will require the contractor to rectify unacceptable work at no additional cost to the Owner.
 - 2. Water all plant areas thoroughly to saturate upper layers of soil prior to the hydroseeding operation.
 - 3. Allow the planting area soil surface to dry out for one day only prior to the hydroseeding application. Exercise care not to allow the soil surface to be overly saturated with water prior to the hydroseeding installation. At the same time the soil surface should not become too dry during this period. There should be some residual moisture within the first 1/4 inch of the soil surface.
 - 4. Prior to starting the hydroseeding operation notify the Engineer forty-eight (48) hours in advance to be present at start of start of hydroseeding.
- B. Hydroseeding Application:
 - 1. Apply the hydroseeding in the form of a slurry consisting of organic soil amendments, commercial fertilizer, and any other chemicals that are called

out. When hydraulically sprayed onto the soil, the mulch shall form a blotter-like material. Direct the spray operation so that this procedure will drill and mix the slurry components into the soil, the slurry spray will also penetrate the soil surface, thus ensuring maximum impregnation and coverage. The impregnation and mixing of the components will help in retaining moisture while stabilizing soil surface from superficial erosion.

2. Do not let the hydroseeding slurry components in the hydroseeding machine for more than two (2) hours because of possible seed destruction. If slurry components are left for more than two hours in the machine, add 50% more of the originally specified seed mix to any slurry mixture which has not been applied within the two hours after mixing. Add 75% more of the original seed mix to any slurry mixture which has not been applied eight (8) hours after mixing. All mixtures more than eight (8) hours old, must be disposed, off-site, at the Contractor's expense.
3. Spray the area with a uniform visible coat, using the dark color of the cellulose fiber as a visual guide. The slurry shall be applied in a downward drilling motion via a fan stream nozzle. Insure that all of the slurry components enter and mix with the soil. Insure the uniformity of the hydroseed application. The hydraulic Contractor shall be approved by the Engineer.
4. Exercise special care to prevent any of the slurry from being sprayed onto any hardscape areas including concrete walks, fences, walls, buildings, etc. Remove all slurry sprayed onto these surfaces at the Contractor's expense.
5. Contractor shall save all seed and fertilizer tags and fiber mulch bags for the Engineer to verify compliance with the drawings and specifications.
6. The Engineer shall be present during the hydroseeding operation and has final determination if conditions are acceptable for hydroseed application.

3.13 MAINTENANCE

- A. Maintain seeded and sodded surfaces immediately after planting and until Substantial Completion. If seeded and/or sodded grass is not fully established at the time of Substantial Completion, continue maintenance until an acceptable stand of grass is established and Final Stabilization occurs.
- B. Maintenance shall consist of: providing protection against traffic; watering to ensure uniform seed germination and to keep surface of soil damp; fertilizing; weeding; mowing and trimming; rolling; re-grading; and repairing and replanting any areas damaged as a result of construction operations or erosion so that a smooth acceptable lawn free of eroded or bare areas is established.
- C. If a poor stand of grass is present, re-seed as required to achieve Final Stabilization.

Replace sod as needed.

- D. After grass has been established, mow as often as needed to maintain height between 4 and 6 inches until final acceptance. Do not delay mowing until grass blades bend over and become matted. Do not mow grass when it is wet.

3.14 ACCEPTANCE

- A. Before acceptance of the seeding performed for the establishment of permanent vegetation, the Contractor will be required to produce a satisfactory stand of perennial grass that covers at least 98% of the total areas with no bare spots exceeding one (1) square foot so that it is fully stabilized against erosion and whose root system shall be developed sufficiently to survive dry periods and the winter weather and be capable of re-establishment in the spring.

END OF SECTION

**SECTION 03100
CONCRETE FORMWORK
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SECTION 03100
CONCRETE FORMWORK

PART 1. GENERAL

1.1 SCOPE

- A. Under this heading shall be included designing, furnishing, constructing, adjusting and maintenance of all concrete formwork required for the reinforced concrete shown on the Plans in accordance with the requirements of the Specifications.

1.2 RELATED SECTIONS

- A. Section 03150 – Concrete Accessories
- B. Section 03200 – Concrete Reinforcement
- C. Section 03300 – Cast-In-Place Concrete

1.3 APPLICABLE STANDARDS

- A. Where any material or operation is specified by reference to the following published specifications or standards or the specifications or standards of any other organizations, the referenced specifications or standard shall be as much a part of this Section as it is quoted in full herein.

- 1. American Concrete Institute (ACI):

- a. ACI 117 – Standard Specifications for Tolerances for Concrete Construction and Materials.
- b. ACI 301 – Specifications for Structural Concrete
- c. ACI 318 – Building Code Requirements for Structural Concrete
- d. ACI 347 – Recommended Practice for Concrete Formwork
- e. ACI 350.01 – Tightness Testing of Environmental Engineering Concrete Structures and Commentary
- f. ACI – 350.3 – Seismic Design of Liquid Containing Concrete Structures and Commentary

1.4 DESIGN

Design, align and construction of forms and formwork, shoring and bracing shall be in accordance with ACI 318 and shall be the responsibility of the Contractor. Design shall include consideration of all dead and live loads which will be exerted on formwork during its period of use. Formwork design shall achieve concrete shape, line, dimensions indicated on the Drawings within tolerances indicated herein and shall be performed using the following criteria:

A. Design Loads:

1. Vertical loads shall include the weight of formwork, the weight of freshly placed concrete and all live loads including the weight of workmen, equipment, materials, runways impact and other such factors affecting the safety of the structure during construction.
2. Horizontal loading shall include but not be limited to, wind, cable tension, inclined supports, placement of concrete, starting and stopping of equipment foundation pressures, stresses, lateral stability and other such factors pertinent to the safety of the structure during construction. Wall forms shall be designed in accordance with American National Standard A58.1, "Minimum Design Loads for Buildings and Other Structures", or those required by local building codes, whichever is greatest. Bracing for wall forms shall be designed for a minimum horizontal load of 100 pounds per linear foot of wall, applied at the top.
3. Lateral pressure of concrete containing no pozzolans or admixtures, having a slump of 4 inches or less, made with Type I cement weighing 150 pounds per cubic foot, and normal internal vibration shall be calculated on the basis of $p = 150 h$, where p is the lateral pressure in pounds per square foot and h is the height of fresh concrete above the point considered in feet. Adjustment shall be made in design of forms for concrete having characteristics different from those described above or for external vibrations of forms.

B. Safety Factors: Safety factors for formwork accessories shall be as given in Table 2.3 of ACI 347. All other components of formwork shall be designed for a safety factor of 2.0 except for those with a potential hazard to life which shall have a safety factor of 3.0.

C. Design Formwork: Design formwork to be readily removable without impact, shock, or damage to cast-in-place concrete surfaces and adjacent construction.

D. Design Approval: The Contractor will not be required to submit shop drawings or design calculations for approval. However, in the event that the Engineer requests the design calculations on any part of the formwork, the Contractor shall submit such calculations for review. Such design calculations found not to be in accordance with the criteria specified herein or the failure to provide such calculations upon request from the Engineer shall be cause for all concreting operations to be suspended until design requirements are completed. Review of design calculations or the absence of review will in no respect relieve the Contractor of the responsibility for formwork design or the liability which may result from improper design or the absence thereof.

1.5 SUBMITTALS

A. Form Coating: Submit manufacturer's descriptive product data and current

specification covering named product, include certification that material is acceptable for use in structures processing or storing potable water.

- B. Form Ties: Submit manufacturer's descriptive product data, current specification covering named product and two samples.

PART 2. PRODUCTS

2.1 MATERIALS

- A. Material used in formwork shall be selected by the Contractor on the basis of safety and the quality required in the finished work. All material and accessories shall be new and undamaged. New forms may be reused so long as they retain structural integrity and provide the required quality of the finished work. Form coatings sealers, and parting agents shall be used as required by the work and shall be of quality to insure proper function. Such agents shall be used in accordance with manufacturer's recommendations.

PART 3. EXECUTION

3.1 CONSTRUCTION

- A. General: Construct forms in accordance with ACI 347R to the required dimensions, plumb, straight, mortar tight, and paste tight.
 - 1. Forms shall be constructed and maintained so as to ensure that after removal of forms the finished concrete members will have true surfaces free of offset, bowing and pillowing, waviness or bulges, and will conform accurately to the indicated shapes, dimensions, lines, elevations, and positions. Form surfaces that will be in contact with concrete shall be thoroughly cleaned before each use.
 - 2. Studs and wales shall be spaced to prevent deflection of form material. Forms and Joints shall be sufficiently tight to prevent leakage of grout and cement paste during placing of concrete. Forms shall be fitted to accurate alignment to assure smooth completed surfaces free from irregularities. Forms shall be readily removable without impact, shock, or damage to the concrete.
 - 3. Provide offsets, keyways, recesses, chamfers, blocking, screeds, bulkheads, anchorages and inserts, and such other features as required. Use selected materials to obtain above requirements.
 - 4. Build into forms, or otherwise secure in forms, items such as inserts, anchors, miscellaneous metal items, and such other embedded items as indicated on Drawings.

-
5. Wet forms sufficiently to prevent joints in wood forms from opening prior to concrete pour.
 6. Do not use stay-in-place metal forms.
- B. Openings: Provide temporary openings where interior area of formwork is inaccessible for cleanout, for inspection before concrete placement, and for placement of concrete.
1. Securely brace temporary openings and set tightly to forms to prevent the loss of concrete paste. Locate temporary openings on forms in as inconspicuous location as possible consistent with the requirements of the work.
 2. Provide openings in concrete formwork of the correct size and in the proper location to accommodate other items and operations of construction work passing through forms. Accurately place and securely support items to be built into forms.
- C. Earth Forms: Where soil conditions will permit excavation to accurate sizes without bracing, and soil subsidence can be prevented during the concrete pour, earth forms may be used.
1. Before concrete is poured, lightly wet earth forms but not to a muddy condition.
- D. Concrete Surfaces to be Exposed: Form surfaces that will be in contact with concrete shall be of material that is non-reactive with concrete and that will produce concrete surfaces equivalent in smoothness and appearance to that produced by new 4 foot by 8 foot plywood panels, exterior type, resin-impregnated or plastic faced concrete form. Cut surfaces shall be smooth and treated with form coating. Panel joints that will be in contact with concrete shall be smooth and free of offset. Form materials with defects that will impair the texture and appearance of finish surfaces shall not be used. Form lining, if used, shall be installed over solid backing.
- E. Concrete Surfaces to be Unexposed: Form surfaces that will be in contact with concrete shall be sound, tight, lumber or other material producing equivalent finish. Forms under deck slabs may be left in place.
- F. Form Ties: Ties shall be factory-fabricated, removable or snap-off metal ties of design conforming to ACI 347R and ACI 350R that will not allow form deflection and will not spall concrete upon removal. Solid backing shall be provided for each tie. The portion of the tie remaining in the concrete after removal of the exterior parts shall be at least 1-1/2 inches back from any surface of the concrete and leave a hole no larger than 7/8 inch or less than 1/2 inch diameter. Form ties for water holding structures or below grade structures shall include an integral water stop to ensure water tightness of structure. Do not use removable type form ties in construction of liquid retaining

concrete structures. Field fabricated wire ties are not acceptable. Bolts and rods that are to be completely withdrawn shall be coated with a non-staining bond breaker and their holes completely sealed water tight.

- G. Chamfering: External corners shall be chamfered by $\frac{3}{4}$ " x $\frac{3}{4}$ " moldings placed in the forms unless the Plans specifically show that chamfering is to be omitted.
- H. Coating: Forms shall be coated with form oil or form-release agent before reinforcement is placed. The coating shall be a commercial formulation of satisfactory and proven performance that will not bond with, stain, or adversely effect concrete surfaces, and surfaces to be cured with water or curing compounds. The coating shall be used as recommended in the manufacturer's printed or written instructions. On surfaces which will be in contact with potable water, use no material which will add taste, odor or toxic effects to the water. Forms for unexposed surfaces, may be wet with water in lieu of coating immediately before placing concrete, except that in cold weather with probable freezing temperatures, coating shall be mandatory. Surplus coating on form surfaces and coating on reinforcing steel and construction joints shall be removed before placing concrete.
- I. Removal of Forms:
 - 1. Removal shall be in a manner to insure complete safety and serviceability of the structure after the following conditions have been met and in accordance with ACI 347R. Where the structure as a whole is supported, forms for beam sides, and similar vertical structural members may be removed after 72 hours except when curing requirements exceed this time. Supporting forms or shoring shall not be removed until structural members have acquired sufficient strength to support safely their own weight and any construction and/or storage load to which they may be subjected, but in no case shall they be removed before expiration of 7 days, nor shall forms used for curing the removed before expiration of curing period except as specified in Section 03300. Care shall be taken to avoid spalling concrete surfaces or damaging concrete edges.
 - 2. When the atmospheric temperature at the site has been continuously above 50 degrees F from the time of the pour, the forms shall be removed at the earliest practical time within the limits set forth in this paragraph, and wet curing shall continue without delay.
 - a. Forms for walls and other vertical faces may be carefully removed 24 hours after the last portion of concrete in the section involved has been placed, provided the concrete has sufficiently hardened to preclude damage resulting from form removal, and provided these members are not subjected to loads for a period of 14 days.
 - b. Maintaining horizontal forms in place for a minimum of 14 days or until the concrete, as determined by job-cured cylinder, has attained a compressive strength of 3,000 psi.

- c. When a water-reducing retarder is used in the concrete mix, the normal time periods for removing forms may need to be increased.
 - 3. When the atmospheric temperature at the site drops below 50 degrees f, leave all forms in place for at least 5 days regardless of the temperature within the protective covering or enclosure.
 - 4. Upon removal of forms, notify the Engineer in order that a review of the newly stripped surfaces may be made before patching.
 - 5. Tie-rods to be entirely removed from the wall shall be loosened 24 hours after concrete is placed, and form ties, except for a sufficient number to hold forms in place, may be removed at that time. Ties wholly withdrawn from wall shall be pulled toward the face that will be concealed from view in the permanent work and sealed.
- J. Filling of Tie-Rod or Bolt Holes: Filling of tie-rod or bolt holes is specified in Section 03300.

3.2 TOLERANCES

Tolerances for Concrete Construction and Materials shall confirm to all requirements of ACI 117, Standard Specifications for Tolerances for Concrete Constructing and Materials, Published by the American Concrete Institute (ACI) except as modified herein by these Contract Documents. The Contractor shall set and maintain forms to insure completed work within the following tolerance limits:

- A. Variations from the Plumb-Columns, piers and walls:
 - 1. 1/4 inch in any 20 feet of length and 1/2 inch maximum for entire length
 - 2. Corner columns, control joint lines and any other conspicuous lines.
- B. Variations from plan Levels or Grades-Slabs, ceilings, decks and beams:
 - 1. 1/4 inch in any 10 feet of length 3/8 inch in any bay or any 20 feet of length, 3/4 inch maximum for entire length.
 - 2. Exposed lintels, sills, parapets, horizontal grooves and other conspicuous lines: 1/4 inch in any bay or in any 20 feet of length, 1/2 inch maximum for entire length.
- C. Variation of Distances
 - 1. Between walls, columns, partitions and beams: 1/4 inch per 10 feet of distance but not more than 1/2 inch in any one bay, and not more than 1 inch total variation.
- D. Variations in Opening Sizes and Locations Sleeves, floor openings and wall openings:

Minus 1/4 inch, plus 1/2 inch.

- E. Variations in Cross-Sectional Dimensions and Thickness Columns, beams, slabs, decks and walls: Minus 1/4 inch, plus 1/2 inch.
- F. Variation in plan Lines:
 - 1. Building lines, structure lines: 1 inch from established plan position.
- G. Variations in Footing and Foundation Dimensions
 - 1. Dimensions in plan: Minus 1/2 inch. Plus 2 inches (concrete only) or plus 3 inches when earth-formed.
 - 2. Misplacement or eccentricity: 2 percent of member width in the direction of misplacement but not more than 2 inches (concrete only).
 - 3. Thickness: Minus 5 percent of specified thickness.

END OF SECTION

SECTION 03150
CONCRETE ACCESSORIES
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**SECTION 03150
CONCRETE ACCESSORIES**

PART 1. GENERAL

1.1 WORK INCLUDED

- A. Provide accessories for cast-in-place concrete.

1.2 RELATED WORK

- A. Section 03100, Concrete Formwork
- B. Section 03200, Concrete Reinforcement
- C. Section 03300, Cast-In-Place Concrete

1.3 SUBMITTALS

- A. Submit product data and samples in accordance with Section 01300.
- B. Submit product data on the following items.
 - 1. Water Stops
 - 2. Tongue and Groove Joint Forms
 - 3. Preformed Expansion Joint Fillers
- C. Submit samples on the following items:
 - 1. Water Stops
 - 2. Precast Concrete Block Supports for Reinforcing Bars

PART 2. PRODUCTS

2.1 MATERIALS

- A. Precast Concrete Block Supports For Reinforcing Bars: Comply with ACI 315. Provide blocks with No. 4 dowels bent 90° to support top bars.
- B. Membrane: 15 mil polyethylene film vapor barrier.
- C. Water Stops: Polyvinyl chloride meeting all requirements of U.S. Army Corps of Engineer's Specification CRD-C-572. Provide ribbed flat type and at non-working joints, ribbed with center bulb type at working joints, and split ribbed with bulb type at connections of new structures with existing concrete. Provide 9 inches x 3/8-inch at wall thickness of 12-inches or greater, and 6-inches x 3/8-inch at wall thickness less

than 12-inches. Provide water stops as indicated on the Drawings and at all wall and floor joints in water retaining structures. Acceptable manufacturers include Greenstreak, A.C. Horn, Inc., Vinylex Corporation, W.R.Meadows, Inc., Durajoint or Engineer Approved Equal shall be used.

- D. Bentonite Waterstop: A specially formulated joint sealant which swells upon contact with water, and which will adhere to joint surfaces and itself. May be used on existing concrete where approved by the Engineer. Provide waterstop in rope style configuration, approximately one-inch square and packaged in continuous length coils. Material composition as follows:
1. Butyl Rubber-Hydrocarbon; percent by weight of 24.9 when tested according to ASTM D297.
 2. Bentonite; 75 percent, conforming to SS-S-210A.
 3. Volatile Matter; one percent below the requirements of ASTM D6.
 4. Acceptable Manufacturers: American Colloid Company; Waterstop RX, or Engineer Approved Equal.
- E. Preformed Expansion Joint Filler:
1. Bituminous type conforming to the requirements of ASTM D 994 shall be used for joints in concrete sidewalks, driveways and floor slabs.
 2. Nonextruding type, self-expanding cork, $\frac{3}{4}$ -inch thick or as otherwise shown on the Drawings, conforming to the requirements of ASTM D1752, Type III, and compatible with the specified joint sealant compound.
 3. Acceptable Manufacturers: A.C. Horn, Inc., W.R. Meadows, Inc. or Engineer Approved Equal.
- F. Joint Sealant: A multipart, gray, polyurethane sealant meeting U.S. Federal Specification TT-S-00227E (3) Type 1, class A self-leveling for horizontal joints, and Type II, Class A, non-sag for vertical joints, and recommended by the manufacturer for continuous immersion in water. Provide sealants as manufactured by Products Reseach and chemical corporation, Mameco International, The Burke Company, W.R. Meadows, or equal.
- G. Tongue And Groove Joint Forms: 24 gauge steel forms complete with steel stakes and splice plates, designed for joints not to receive a poured seal, and equal to Burke Keyed Kold Joint as manufactured by The Burke Company.
- H. Inserts: Galvanized steel to fit the proposed hanger or support.

PART 3. EXECUTION

3.1 INSTALLATION

- A. Precast Concrete Block Supports For Reinforcing Bars: Provide in sufficient quantity

to support reinforcing bars in slabs formed on earth at a spacing not to exceed 4-feet on centers in both directions. Provide blocks with dowels to support top bars. Block supports are not required in slabs formed on tremie concrete but may be used at the Contractor's option. Blocks are not required for reinforcing bars properly supported from formwork. At other locations, refer to ACI 315 and CRSI MSP-1.

- B. Membrane: Provide polyethylene film under all slabs formed on earth, except for liquid containment structures. Lap membrane sheets 6-inches in the direction of spreading concrete. Do not puncture film.
- C. Water Stops:
 - 1. Installation: Protect water stops from dirt, oil and concrete spatter and rigidly secure in position by means of split bulkheads and by fastening to reinforcing bars in two directions at not more than 12 inches on centers. Install water stops in construction joints in hydraulic structures required to contain liquid or to resist the entry of groundwater. Use continuous lengths without splices where possible. Provide factory-formed and tested waterstop corners and intersections leaving only straight butt joint splice in the field. Connect all adjoining waterstops including vertical and horizontal runs to provide a continuous water barrier. Maintain two (2) inches minimum clearance between waterstop and reinforcing steel. Center waterstop in joint with one-half (1/2) of waterstop width to be embedded in concrete on each side of joint. At expansion joints, keep bulb unembedded.
 - 2. Splices: Butt-splice water stops using a thermostatically controlled electric splicing iron as recommended by the manufacturer. Strength shall not be less than 50% of the mechanical strength of the parent section.
 - 3. For Bentonite waterstop, install as recommended by the manufacturer at locations shown on the Drawings or as directed by the Engineer.
- D. Expansion Joints: Provide expansion joints of size and at locations as shown on the Drawings. Place expansion joint fillers every 30 feet in straight runs of walkways, at right angle turns and wherever concrete butts into vertical surfaces, unless otherwise shown on the Drawings.
- E. Joint Sealants: Provide joint sealants where indicated on the Drawings. Prepare surfaces, prime, prepare materials, all in complete compliance with the manufacturer's instructions.

END OF SECTION

SECTION 03200
CONCRETE REINFORCEMENT
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SECTION 03200
CONCRETE REINFORCEMENT

PART 1. GENERAL

1.1 SCOPE

- A. Under this heading shall be included the furnishing, fabricating, delivering and placing of reinforcement steel for all concrete work.

1.2 RELATED SECTIONS

- A. Section 03150 – Concrete Accessories
- B. Section 03200 – Concrete Reinforcement
- C. Section 03300 – Cast-In-Place Concrete

1.3 APPLICABLE STANDARDS

Where any material or operation is specified by reference to the following published specifications or standards or the specifications or standards of any other organizations, the referenced specification or standard shall be as much a part of this Section as if quoted in full herein.

- A. American Concrete Institute (ACI).
 - 1. ACI 117 – Standard Specifications for Tolerances for Concrete Construction and Materials.
 - 2. ACI 301 – Specifications for Structural Concrete
 - 3. ACI 315 - Manual for Standard Practice for Detailing Reinforced Concrete Structures
 - 4. ACI 318 – Building Code Requirements for Structural Concrete
 - 5. ACI 347 – Recommended Practice for Concrete Formwork
 - 6. ACI 350.1 – Tightness Testing of Environmental Engineering concrete Structures and Commentary
 - 7. ACI – 350.3 – Seismic Design of Liquid Containing Concrete Structures and Commentary
 - 8. ACI – SP-66 – ACI Detailing Manual
- B. American Society for Testing and Materials (ASTM).
 - 1. A82 Cold Drawn Steel Wire for Concrete Reinforcement
 - 2. A90 Test for Weight of Coating of Zinc-Coated (Galvanized) Iron or Steel

Articles

3. A123 Zinc (Hot-Galvanized) Coatings on Products Fabricated from Rolled, Pressed and Forged Steel Shapes, Plates, Bars and Strips
4. A143 Safeguarding Against Embrittlement of Hot-Dip Galvanized Structural Steel Products and Procedures for Detecting Embrittlement
5. A185 Welded Steel Wire Fabric for Concrete Reinforcement
6. A497 Welded Deformed Steel Wire Fabric for Concrete Reinforcement
7. A615 Deformed and Plain Billet-Steel Bars for Concrete Reinforcement
8. A616 Rail-Steel Deformed and Plain Bars for Concrete Reinforcement
9. A617 Axle-Steel Deformed and Plain Steel Bars for Concrete Reinforcement
10. A706 Low-Alloy Steel Deformed Bars for Concrete Reinforcement

C. American Welding Society (AWS)

1. D1.1-82 Structural Welding Code

D. Concrete Reinforcing Steel Institute (CRSI)

1. MSP Manual of Standard Practice for Reinforcing Concrete Construction

1.4 SHOP DRAWING SUBMITTALS

- A. Before starting fabrication and construction, submit complete detail and placing Shop Drawings in accordance with Section 01300 and ACI 315. Submittals shall include at least the following: reinforcement details showing sizes and grades of steel, bending and splicing details, splicing locations, placement drawings, quantities of reinforcing steel, concrete protection for steel reinforcement, and accessories including supporting and spacing devices for reinforcement.
- B. Certifications: American Welding Society (AWS) qualification certificate for welders employed on work.
- C. Manufacturer's Certificate: Certify products meet or exceed specifications. Submit certified copies of mill test report of reinforcement materials analysis.\

1.5 QUALITY ASSURANCE

- A. Perform work in accordance with ACI 315 and ACI 318.

1.6 SHIPPING AND STORAGE

- A. Shipping

1. Reinforcement steel shall be handled and shipped in a manner to avoid bending or other damage to the bars.
2. Bars shall be bundled, preferably for one placement, in accordance with the placement schedule and as follows:
3. Do not bundle bars for separate buildings or large structures together. Bars for small structures may be bundled together but each bar or group of bars which have the same piece mark shall be tagged and coded.
4. Metal tags or approved equal shall be provided labeled with legible marks.
5. All bundles shall be tagged at each end. Tags shall show piece marks corresponding to the mark numbers on the placement Drawings and on the bar list.
6. Bars shall be bundled in the largest size practical for handling and shipping.

B. Storage

1. Reinforcement steel shall be stored above ground on platforms, skids or other approved supports. Contact with the soil should be avoided. Proper drainage and protection from the elements shall be provided to minimize corrosion.
2. Welding electrodes shall be stored in a moisture controlled environment in accordance with AWS and/or the manufacturer's recommendations.

1.7 PROJECT CONDITIONS

- A. Protection: Protect in-place reinforcement from excessive construction traffic, damage, dirt, mud, debris and other work.

PART 2. PRODUCTS

2.1 MATERIALS

- A. General: Only new material shall be furnished, and shall be free of loose rust, mill scale, deleterious amounts of salts or coatings which reduces or destroys bond. Tight rust and mill scale or surface irregularities will be acceptable, provided the weight and the dimensions, including height of deformations and tensile properties of a test specimen which has been wire-brushed by hand, are not less than those required by the Applicable Codes and Standards.
- B. Metal Reinforcement:
1. Reinforcing bars shall be deformed reinforcement conforming to ASTM A615, A616, A617, or A706, Grade 60, except Grade 40 and/or plain bars are acceptable when shown on the Contract Plans for the following:
 - a. Rebars less than #4 diameter.

- b. Rebars used as stirrups or ties.
 - 2. Welded Deformed Wire Fabric shall conform to the requirements of ASTM A185 or A497 and unless otherwise indicated on the Drawings, shall be 4 x 4 – W4.0 x W4.0
 - 3. Wire shall conform to the requirements of ASTM A82.
- C. Bar Supports and Accessories: Bar supports and accessories shall be galvanized or plastic coated wire conforming with the requirement of ACI 315, Chapter 7, and/or CRSI MSP, and shall be specifically made for the intended use by proprietary manufacturers. They shall be sized and shaped for strength and support of reinforcement during concrete placement conditions including load bearing pad on bottom to prevent vapor retarder puncture. For exposed-to-view concrete surfaces, where legs of support are in contact with forms, provide supports with either hot-dip galvanized or plastic protected legs.
- D. Mechanical Connection and/or Anchorage Devices: Mechanical anchorage devices shall be in accordance with ACI 318, Chapter 12.
- E. Reinforcing Splicing Devices
 - 1. Exothermic welding type shall only be used if approved by the Engineer.
 - 2. Two-piece mechanical splices may be used as an alternative to lap splices and shall be manufactured from ASTM AG15 Grade 60 deformed bar and be used where there is insufficient space for a lap splice. All mechanical splices shall be capable of developing 150% of the bar yield strength. Mechanical splicing systems shall be “Dowel Bar Splice System” manufactured by Dayton, “Bar-lock Coupler system” by Bar-lock or Engineer Approved Equal.
- F. Reinforcement across expansion joints shall consist of either smooth dowels or deformed bars with appropriate bond breaking material applied to one end. Manufacturers shall be Greenstreak “Speed Dowels” type or Engineer Approved Equal.
- G. Welding Electrodes: Welding electrodes shall be in accordance with AWS D12.1.

PART 3. EXECUTION

3.1 FABRICATION

- A. Reinforcement steel shall be accurately bent, cut or formed to the dimensions and configurations shown on the Plans and within the tolerances specified in CRSI MSP or, ACI 315, Chapter 4.
- B. Reinforcement steel shall be bent cold using pin sizes in accordance with ACI 318. Bars may be preheated only if approved by the Engineer. Also, reinforcement shall not be rebent or straightened without approval by the Engineer.

- C. Reinforcement steel having a reduced section, kinks, visible transverse cracks at bends, or otherwise damaged in any way shall not be used.
- D. The ends of bars which are to be welded or mechanically connected for splices shall be saw cut only.
- E. Spiral reinforcement shall be accurately fabricated to the diameter and pitch shown on the Plans. One and one-half finishing turns shall be provided at both the top and bottom, unless shown otherwise on the Plans.
- F. Ties and stirrups shall be sized and spaced as detailed on the Drawings and as shown in the typical details. Ties and stirrups shall be closed end with 135% hooks.
- G. Reinforcement bars shall not be welded, unless specifically shown on the Plans. All the steel reinforcement specifications, except for ASTM A706, shall be supplemented to require a report of material properties necessary to conform to welding procedures specified in AWS D12.1.

3.2 SHOP FINISHING

- A. Shop finishes for corrosion protection shall be used on reinforcing steel only where indicated on the Drawings. When indicated, bars and steel wire shall be galvanized or epoxy coated in accordance with the following:
 - 1. Galvanized Finish for Steel Bars: ASTM A767/A767M, Class II, hot dip galvanized after fabrication.
 - 2. Epoxy Coated Finish for Steel Bars: ASTM A775/A775M
 - 3. Epoxy Coated Finish for Steel Wire: ASTM A884/A884M; Class A using ASTM A775/A775M.

3.3 PLACEMENT

- A. Reinforcement shall be placed in accordance with the Drawings. Notify Engineer at least 48-hours before placing concrete so placement of reinforcement can be observed
- B. Only reinforcement that is free of oil, dirt, loose mortar, mud or other non-metallic coatings which reduce bonding capacity shall be installed. After placing, the reinforcement shall be maintained in a clean condition until the concrete is placed.
- C. All intersections of the reinforcement shall be securely tied with 16-gauge minimum, black annealed wire. Crossing bars shall not be tack welded. On exterior exposed work, no ties or spacers will be permitted to remain within ¾ inches of the finished surfaces.
- D. Reinforcement supports shall be as specified and shall be supported on non-corrodible metal or plastic-encased spacers, bolsters or chairs. For concrete placement on grade, reinforcement may be supported on precast concrete blocks spaced to maintain

required cover, but only where the Contractor can demonstrate that the precast blocks are at least equal in quality to the class concrete specified for the work. Do not displace or damage vapor retarder when present.

- E. Terminate reinforcement two (2) inches from the face of expansion joints. Continue reinforcement across or through construction joints. Do not lay metal reinforcement on formwork – raise reinforcement as concrete is placed.
- F. Bars that are partially embedded in concrete shall not be field bent unless concurrence has been obtained from the Engineer. Procedure used shall be based on the Contractor's report and recommendations.
- G. Openings:
 - 1. Opening 12 inches and larger through concrete walls and slabs shall have additional reinforcement placed around the opening.
 - 2. Reinforcement shall consist of vertical, horizontal, and diagonal bars. Bars shall be sized and placed as shown in the typical details of the Drawings.
- H. Bar Spacing, cover, minimum clearance, bond and anchorage shall conform to the requirements of the ACI Building Code (ACI 318, and ACI 350), and/or as indicated on the Drawings.
- I. Wire mesh reinforcement:
 - 1. Shall be secured in position by spacer bars and chairs. Spacer bars shall be lapped not less than 5 inches.
 - 2. Precast concrete mortar blocks may be used in lieu of metal chairs for slabs on grade.
 - 3. Mesh shall be checked for position during placing of concrete and any displacement corrected.
 - 4. Mesh overlap measured between outermost cross wires of each sheet shall be 6-inches at edges unless otherwise indicated on the Drawings, and shall be securely tied at ends and overlap.

3.4 CONCRETE PROTECTION FOR REINFORCEMENT

- A. Cast-in Place Concrete (non-prestressed): Unless shown otherwise on the Plans, the following minimum concrete cover shall be provided for reinforcement:

	<u>Minimum Cover, Inches</u>
1. Concrete exposed to weather	3"
2. Concrete cast against and permanently exposed to earth	3"
3. #6 and larger bars not exposed to weather or in contact with earth	2"

-
4. All #5 and smaller bars not exposed to earth or weather 1-1/2"

*The maximum cover shall be no greater than that specified above or shown plus 3/8 inch, except as qualified below.

3.5 SPLICING

- A. Reinforcing Bars: Splices and dowels shall have laps as required by ACI 318 and ACI 350 and/or as shown on the Drawings. When welding is required, comply with requirements in this paragraph as stated herein.
1. All reinforcing steel shall be 100% tied. This includes splices and bars crossing each other. Reinforcing bars shall be tied 100% to insure movement of rebar does not occur when placing concrete.
 2. Splices shall occur in low stress areas.
 3. Splice length shall conform to code requirements relative to bar locations and stress levels at the splice location.
 4. Splices in horizontal reinforcement shall be staggered.
 5. The minimum clear distance between spliced bars, except when bar clamps are specified, shall be 1 ½ bar diameters, but in no case less than 1-inch, nor less than 1.5 times the maximum size of coarse aggregate.
 6. The maximum clear distance between bars spliced by non-contact lap splice shall be one-fifth (1/5) the required lap but no more than six (6") inches.
 7. Design is based upon "non-contact" type vertical splices lapped and specified above as required under the applicable section of the ACI code.
 8. Tied "contact" lapped splices will be allowed for ease in establishing the basis framework for the vertical reinforcing bar mats. However, no more than 20% of the required vertical lap splices may be "contact" type splices.
 9. All other lap splices shall conform to the minimum and maximum clear distance requirements as specified above and in the applicable section of the ACI code.
- B. Welded and Mechanical Connections: A full welded or mechanical splice connection shall develop, in tension or compression, as required, at least 125 percent of the specified yield strength "fy" of the bar.
- C. Welding: Welding shall be performed in accordance with AWS D12.1.
- D. Spirals: Splices in spiral reinforcement shall be lap splices of 48 diameter length, but not less than 12 inches, or welded.

END OF SECTION

SECTION 03300
CAST-IN-PLACE CONCRETE
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SECTION 03300
CAST-IN-PLACE CONCRETE

PART 1. GENERAL

1.1 SCOPE

- A. Under this heading shall be included the furnishing of all labor, materials and equipment, tools and energy necessary to accomplish the cast-in-place concrete work to be constructed under this Contract, as shown on the Plans and hereinafter specified.

1.2 RELATED WORK

- A. Section 03100 – Concrete Form Work
- B. Section 03150 – Concrete Accessories
- C. Section 03200 – Concrete Reinforcement

1.3 APPLICABLE STANDARDS

Where any material or operation is specified by reference to the following published specifications or standard or the specifications or standards of any other organizations, the referenced specification or standard shall be as much a part of this Section as if quoted in full herein.

- A. American Concrete Institute (ACI).
- | | |
|-----------|---|
| 214 | Recommended Practice for Evaluation of Compression Test results in Field Concrete |
| 301 | Suggested Specifications for Structural Concrete |
| 304R | Guide for Measuring, Mixing, Transporting and Placing Concrete |
| 304.2R | Placing Concrete by Pumping Methods |
| 305.1 | Hot Weather Concreting |
| 306.1 | Cold Weather Concreting |
| 308.1 | Standard Specification for Curing Concrete |
| 315 | Manual for Standard Practice for Detailing Reinforced Concrete Structures |
| 318 | Building Code Requirements for Structural Concrete |
| 347 | Recommended Practice for Concrete Formwork |
| 350.1 | Tightness Testing of Environmental Engineering Concrete Structures and Commentary |
| 350.3 | Seismic Design of Liquid Containing Concrete Structures |
| ACI SP.66 | Detailing Manual and Commentary |

B. American Society for Testing and Materials (ASTM).

A36	Specification for Structural Steel
A185	Welded Steel Wire Fabric for Concrete Reinforcement
A615	Deformed and plain Billet-Steel Bars for Concrete Reinforcement
C31	Making and Curing Concrete Compression and Flexural Test Specimens in the Field
C33	Concrete Aggregates
C39	Test for Compressive Strength of Cylindrical Concrete Specimens
C42	Obtaining and Testing Drilled Cores and Sawed Beams of Concrete
C78	Test for Flexural Strength of Concrete
C94	Ready-Mix Concrete
C138	Test for Unit Weight, Yield and Air Content (Gravimetric) of Concrete
C143	Test for Slump of Portland Cement Concrete
C150	Portland Cement
C171	Sheet Materials for Curing Concrete
C172	Sampling Fresh Concrete
C173	Test method for Air Content for Freshly Mixed Concrete by the Volumetric Method
C192	Making and Curing Concrete Test Specimens in the Laboratory
C231	Air Content of Freshly Mixed Concrete by the Pressure Method
C260	Air-Entraining Admixture for Concrete
C470	Single Use Molds for Forming 6 x 12 Inch Test Cylinders
C494	Chemical Admixtures for Concrete

1.4 QUALITY ASSURANCE

- A. The actual acceptance of aggregates and development of mix proportions to produce concrete conforming to the specific requirements shall be determined prior to the placement of any concrete, by means of laboratory tests made with the constituents to be used on the work.
- B. Plant Qualification: Comply with all requirements of the Check List for Certification of Ready Mix Concrete Production Facilities of the National Ready Mixed Concrete Association and ASTM C 94. The Concrete supplier shall be ACI certified.
- C. Worker Qualifications: Workers with at least 5 years experience in performing concrete work of high quality, including forming, color, texture and finishing and of the size and complexity of this project.
- D. Perform Work in accordance with ACI 318 and ACI 350.
- E. Conform to ACI 305 when concreting during hot weather.
- F. Conform to ACI 306.1 when concreting during cold weather.

1.5 SUBMITTALS

-
- A. Submit the following information in accordance with Section 01300.
1. Plant Qualification: Submit satisfactory evidence indicating compliance with the specified qualification requirements.
 2. Products: Submit data on all products used including, but not limited to, the following: construction joint devices, admixtures, water stops, joint systems, floor hardeners, curing compounds, etc.
 3. Materials: Submit satisfactory evidence indicating that materials to be used, including cement, aggregates and admixtures meet the specified requirements.
 4. Design Mix: Submit the design mix to be used as prepared by qualified persons for each concrete strength, type and class. The design of the mix is the responsibility of the Contractor subject to the limitations of the Specifications. Submit separate mix designs when admixtures are required for hot and cold weather concrete work and air entrained concrete work. Identify mix ingredients and proportions, including admixtures. Identify chloride content of admixtures and whether or not chloride was added during manufacturer.
 5. Submit laboratory test reports for concrete materials and mix design.
 6. Submit, at least 24-hours before placing concrete, signed certification providing the following:
 - a. Exact location and portion of structure to be placed.
 - b. Date and time concrete is to be placed.
 - c. Type of concrete to be used (mix), and the method to be used in placing the concrete.
 - d. Estimated quantity of concrete to be placed.
 - e. That line and grade have been checked and grade properly compacted.
 - f. That location, type, size and spacing of reinforcement has been checked and conform to the Drawings.
 - g. That any water stops, construction joints, or seals have been placed and conform to the Drawings.
 - h. That any embedded pipes have been placed, are the correct size and type and conform to the Drawings.
 - i. That any embedded conduits, grounding wires or receptacles have been placed and conform to the Drawings.
 - j. That any embedded anchor bolts, bearing plates, dowels etc. are in place, are of the correct size and are located as indicated on the Drawings.
 - k. That forms are properly located and adequately braced.

1.6 PROJECT CONDITIONS

- A. ACI Compliance: Cast-in-place concrete work shall conform to ACI 301 except as modified by these Specifications or the Drawings.
- B. Concrete Encasement of Pipes: Encase pipes under structures and buildings indicated by the Drawings to be encased in concrete for the full length of the pipe run under the structure.
- C. Equipment Bases: Construct reinforced concrete bases for equipment and piping under this contract at no increase in contract price.

1.7 SEQUENCING

- A. Where other construction work is relative to concrete pours, or must be supported by or embedded in concrete, those performing such related work must be given five days' notice to introduce or furnish embedded items before concrete is placed.

PART 2. PRODUCTS

2.1 MATERIALS

- A. Cement:
 - 1. Domestic Portland cement shall satisfy the requirements of ASTM C 150 Type I, Type II or Type III. Construct sanitary sewer manholes, wet wells, pump stations and structures exposed to sewage with Type II cement. Use Type III cement for high early strength concrete only for special locations and only with the approval of the Engineer. Use Type I cement for all other concrete and tremie concrete.
 - 2. Use only one brand of cement in any individual structure unless otherwise approved by the Engineer. Do not use cement which has become damaged, partially set, lumpy or caked and discard the entire contents of the sack or container which contains such cement. Do not use salvaged or reclaimed cement.
- B. Course Aggregates:
 - 1. Aggregates shall be washed gravel or crushed stone consisting of hard, strong, durable and uncoated particles conforming to ASTM C 33. Coarse aggregates shall be size No. 67, ¾-inch to No. 4 or No. 57, 1-inch to No. 4 unless otherwise directed by the Engineer. Use size No. 8 for filling of cells of masonry units.
 - 2. In addition to requirements of ASTM C 33, apply the following criteria for structures exposed to sewage:

- a. Soft particles: Not more than 2.0 percent.
- b. Chert as a soft impurity (defined in Table 3 of ASTM C 33): Not more than 1.0 percent.
- c. Total of soft particles and chert as a soft impurity: not more than 2.0 percent.
- d. Flat and elongated particles (long dimension more than 5 times short dimension): Not more than 15.0 percent.

C. Fine Aggregates

1. Fine aggregates shall be natural sand consisting of hard, strong, durable and uncoated particles. It shall be free from dust, mica, shale, alkali, organic matter, loam, soft or flaky particles.
2. Deleterious Substances – The fine aggregate shall contain not more than one percent (1%) by weight of clay lumps of more than three percent (3%) by weight of material removed by decantation.
3. Grading – Fine aggregate shall conform to the following requirements:

<u>TOTAL PASSING</u>		<u>PERCENT BY WEIGHT</u>
3/8"	Sieve	100
No. 4	Sieve	95 – 100
No. 8	Sieve	80 – 100
No. 16	Sieve	50 – 80
No. 30	Sieve	25 – 60
No. 50	Sieve	5 – 30
No. 100	Sieve	0 - 10

4. Tests – Fine aggregate shall be subjected to the Colorimetric test for organic impurities and if it produced a color darker than the standard, it shall be rejected. It shall conform in all other respects to ASTM C 33.

- D. Water: Potable quality, clean and free from injurious amounts of deleterious materials. Water shall not contain more than 1,000 parts per million (ppm) of chlorides calculated as Cl, nor more than 1,000 milligrams per liter of sulfates as calculated as SO₄.
- E. Air Entraining Admixture: Shall conform to ASTM C 260. The concrete mixture shall contain not less than 4% or more than 6% air by volume.

F. Water Reducing and Retarding Admixture.

1. Concrete Without Superplasticizer:

- a. Water Reducing Admixtures: Shall conform to ASTM C494 Type A, equal to Eucon WR-75 by the Euclid Company, Pozzolith 200N by Master Builders, Plastocrete 161 by Sika Chemical Corporation, or approved equal and containing no calcium chloride.
- b. Water Reducing and Retarding Admixtures: Shall conform to ASTM C494 Type D, equal to Eucon Retarder-75 by the Euclid Company, Pozzolith 100 XR by Master Builders, Plastiment by Sika Chemical Corporation or approved equal and containing no calcium chloride.
- c. Accelerating Admixtures: Shall conform to ASTM C494 Type C or E, equal to Accelguard 80 by the Euclid Company, Darex Set Accelerator by W.R. Grace or approved equal and containing no calcium chloride.

2. Concrete With Superplasticizer:

- a. Water Reducing, High Range Admixtures: Shall conform to ASTM C494, Type F or G, equal to Eucon 37 by the Euclid Company, Rheobild 716 by Master Builders, Daracem 100 by W.R. Grace, Sikament by Sika Chemical Corporation, and consisting of a second-generation admixture, free of chlorides and alkalis (except for those attributable to water) composed of a synthesized sulfonated complex polymer, enabling the concrete to maintain its rheoplastic state in excess of two hours if necessary.
- b. Manufacturer's Job Site Representation: Provide the services of a competent field service representative from the manufacturer of each of the admixtures selected for use to provide at the job site advice and consultation on the use of the admixture materials, including the effect on the concrete in place, including recommending maximum discharge time for superplasticizer method and procedure to induce superplasticizer into mixer, quantities of admixtures to be used if variations are required because of temperature/humidity, wind, or other environmental considerations, and to be available on short call at any time requested by the Owner, Contractor, or concrete producer.

3. The use of calcium chloride as an admixture is prohibited.

- G. Curing Compound: Shall conform to ASTM C 309, Type I and Type ID, Class A and Class B, containing no ingredient which would adversely affect the bond of coatings

or toppings.

1. For exposed concrete not to receive special finishes, protective coatings and/or concrete toppings, provide curing and sealing compound equal to Super Rez-Seal, by Euclid Chemical Co., or Burke Spartan-Cote Cure-Seal Hardener by The Burke Company.
 2. For exposed concrete to receive special finishes, protective coatings and/or concrete toppings, provide curing compound equal to Kurez-DR, by Euclid Chemical Co., or Burke Rez-X Curing Compound by The Burke Company.
 3. For potable water structures, compound must be non-toxic NSF approved.
- H. Mortar for Repair of Concrete: Same materials as used for concrete, except omit coarse aggregate and use not more than one part cement to two and one-half parts sand by damp loose volume. Use no more mixing water than is necessary for handling and placing.
- I. Burlap Mats: Conform to AASHTO Specification M182.
- J. Epoxy Bonding Agent: Euco #452, BurkEpoxy MV, Sikadur Hi Mod, Concrecive 1001-LPL, or equal.
- K. Powdered Epoxy Coating For Anchor Bolts: Powdered epoxy resin as manufactured by the 3M Company, Scotchkote No. 213, Armstrong No. R349, or equal.

2.2 MIXES

- A. General Requirements:
1. Concrete shall be composed of cement, admixtures, fine aggregate, coarse aggregate and water proportioned and mixed to produce a plastic workable mix in accordance with the requirements of this Specification and shall be suitable for the specific conditions of placement.
 2. The Mix Design: Shall conform to ACI 318, Section 5.3. Submit data on consecutive tests and standard deviation. All materials shall be measured by weight, except for water, which may be measured by volume.
 3. Maximum Water-Cement Ratio:
 - .37 (lbs/lb) - Concrete with superplasticizer
 - .45 (lbs/lb) - Class A concrete without superplasticizer
 - .55 (lbs/lb) - Class B concrete without superplasticizer
 4. Air Content: 5 percent plus or minus 1.5 percent (Class A and B).

- All concrete shall be Class AA unless otherwise noted on the Drawings.**

1. General: Use ready mixed concrete, batched, mixed and transported in accordance with ASTM C 94, unless otherwise indicated.
2. Air Entraining Admixture: Add admixture into the mixture as a solution measured by means of an approved mechanical dispensing device, and as part of the total mixing water.
3. Water Reducing and Retarding Admixture: Measure and add water reducing and retarding admixture as recommended by the manufacturer. Complete the addition of the admixture within one minute after addition of water to the cement has been completed, or prior to the beginning of the last three-quarters of the required mixing, whichever occurs first. Store, handle and batch admixtures in accordance with the recommendations of ACI 68.

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in some cases where concrete is heavily reinforced or inaccessible. If a special design mix for pumped concrete is required, it shall be submitted to the Engineer for approval.

2.3 EPOXY ADHESIVE

- A. Epoxy Adhesive (for grouting dowels): A high-modulus, moisture insensitive epoxy adhesive of thick (Gel) consistency having the following properties:
 - 1. Compressive Properties, ASTM D695.
 - a. Compressive Strength: 10,000 psi. min. at 28 days.
 - 2. Tensile Properties, ASTM D638
 - a. Tensile Strength: 3,000 psi. min. at 14 days.
 - 3. Bond Strength, ASTM C882, hardened concrete to hardened concrete:
 - a. 14-day, moist cure: 2,000 psi. min
 - 4. Mixed epoxy resin adhesive shall conform to ASTM C881, Type 1, Grade 3, Class B and C.
 - 5. Acceptable Manufacturers:
 - a. Sika Corporation; Sikadur 31 Hi-Mod Gel.
 - b. Euclid Chemical Company, Euco Epoxy #452 Gel or #620 Gel.
 - c. Or Approved Equal.

PART 3. EXECUTION

3.1 PREPARATION

- A. Preparations before Placing: Place no concrete until the approval of the Engineer has been received. Ensure that forms are thoroughly clean and reinforcing and all other items required to be set in concrete have been placed and thoroughly secured. Notify Engineer 24 hours before concrete is placed. Verify requirements for concrete cover over reinforcement.
- B. Special Measures shall be taken in both severe cold and hot weather and shall be in accordance with ACI Recommended Practice (ACI 605 and ACI 613).
- C. Conveying:
 - 1. General: Transport concrete from the truck to the place of final deposit as rapidly as practicable by methods which will prevent segregation or loss of ingredients to maintain the quality of the concrete. No concrete will be accepted which has been in the mixer truck more than 90 minutes after the water has been added.

2. Buckets and Hoppers: Provide buckets and hoppers having discharge gates with a clear opening equal to no less than one-third of the maximum interior horizontal area or five times the maximum aggregate size being used, and having side slopes no less than 60 degrees. Provide controls on gates to permit opening and closing during the discharge cycle.
3. Runways: Provide runways as specified in Section 03100. Use extreme care to avoid displacement of reinforcement during the placing of concrete.
4. Elephant Trunks: Use hoppers and elephant trunks to prevent the free fall of concrete for more than 6-feet.
5. Chutes: Provide metal or metal lined chutes having a slope not exceeding one vertical to two horizontal and not less than one vertical to three horizontal. Use chutes more than 20-feet long and chutes not meeting the slope requirements only if they discharge into a hopper before distribution.
6. Pumping Equipment: If required, provide pumping equipment and procedures conforming to ACI 304.2R, placing Concrete by pumping Methods. Measure slump at the point of discharge. Do not allow loss of slump in pumping to exceed 1 ½-inches.
7. Conveying Equipment Construction: Do not use aluminum or aluminum alloy pipe for tremies or pump lines and chutes, except for short lengths at the truck mixer.
8. Cleaning: Clean conveying equipment at the end of each concrete operation. Waste concrete shall be deposited and mix trucks washed out only in areas designated by the Owner or the Engineer.

3.2 MIXING

- A. Concrete shall be ready-mixed or transit-mixed, as produced by equipment acceptable to the Engineer. No hand mixing will be permitted. Adding water in controlled amounts during the mixing cycle shall be done only with the express approval of the Engineer.
- B. Ready-mix or transit-mixed concrete shall be transported to the site in watertight agitator or mixer trucks loaded not in excess of rated capacities for the respective conditions as stated on the nameplate. Discharge at the site shall be within 1-1/2 hours and within one hour when ambient temperature is above 85-degree F after cement was first introduced into the mix. If the time elapsed between the time stamped on the load/batch ticket and discharge of the concrete from the truck exceeds this time, the truck and its contents shall be rejected and removed from the jobsite. The contents

from the truck shall be removed offsite at no cost to the Owner prior to batching another load in this truck. Central mixed concrete shall be plant-mixed a minimum of 1-1/2 minutes per batch and then shall be truck-mixed or agitated a minimum of 8 minutes. Agitation shall begin immediately after the pre-mixed concrete is placed in the truck and shall continue without interruption until discharge. Transit-mixed concrete shall be mixed at mixing speed for at least 10 minutes immediately after charging the truck, following by agitation without interruption until discharged.

- C. All central plant and rolling stock equipment and methods shall conform to ACI 304, ASTM C 94, and the latest Truck Mixer and Agitator Standards of the Truck Mixer Manufacturers' Bureau of the National Ready-Mixed Concrete Association.
- D. The retempering of concrete or mortar which has partially hardened, that is, mixing with or without additional cement, aggregate, or water, will not be permitted.
- E. Attention is called to the importance of dispatching trucks from the batching plant so that they shall arrive at the site of the work just before the concrete is required, thus avoiding excessive mixing of concrete while waiting or delays in placing successive layers of concrete in the forms.
- F. Deliver to the Engineer at the time of each truckload transported to the site a mix ticket, showing at least the following: concrete plant identification, date, quantity of ingredients (including water) added at the batch plant, time of charge, and truck number.

3.3 INSPECTION AND CONTROL

- A. The preparation of forms, placing of reinforcing steel, conduits, pipes, and sleeves, batching, mixing, transportation, placing, curing, and testing of concrete shall be at all times subject to the observations of the Engineer.
- B. An accredited testing laboratory approved by the Engineer shall be engaged in accordance with Section 01410 to establish the basic mixtures of concrete as required by the specifications, to test field control cylinder specimens, and to conduct other tests as specified herein or as deemed required by the Engineer to insure the quality of concrete as specified. All tests shall be performed in accordance with the applicable ASTM standard methods and the Contractor shall coordinate all testing by the testing laboratory.

3.4 APPLICATION

- A. Placing:

1. The Contractor shall notify the Engineer and testing laboratory a minimum of 24 hours prior to commencement of operations.
2. General: Deposit concrete in accordance with ACI 318 continuously, or in layers of such thickness (not exceeding 2-feet in depth) that no concrete will be deposited on concrete that has hardened sufficiently to cause the formation of seams or planes of weakness ("cold joints"). Repair any such seams or planes of weakness with injected epoxy grout and patch to match adjacent surfaces. Do not allow concrete to flow laterally more than three (3) feet. Place concrete at such a rate that concrete which is being integrated with fresh concrete is still plastic.
3. Supported Elements: Allow at least three (3) days to elapse after depositing concrete in columns or walls before depositing in beams, girders, or slabs supported thereon.
4. Segregation: Deposit concrete as nearly as practical in its final position to avoid segregation due to rehandling or flowing. Do not subject the concrete to procedures which cause segregation. The maximum distance between the end of the concrete truck hopper, chute, tremie, pump hose, etc., shall not exceed five (5) feet above fresh concrete. If concrete must be dropped more than five (5) vertical feet, it shall be deposited through a tremie.
5. Concrete Under Water: Place all concrete in the dry except for Tremie concrete. Do not place concrete in forms containing standing water.
6. Cold Weather Placing: Comply with ACI 306 to protect all concrete from physical damage and reduced strength which would be caused by frost, freezing actions, or low temperatures. Concrete shall not be placed when atmospheric temperature is below 35° F or temperature of the concrete is below 55° F. Do not place concrete in forms containing frozen surfaces or around embedded items which have a surface temperature below freezing. If after placing the concrete, the atmospheric temperature drops lower than 35°F, the Contractor shall enclose, heat or provide other adequate means for maintaining concrete temperature of not less than 45° F for a period of six (6) days after concrete is placed. The contractor shall assume all risks connected with placing concrete in cold weather and any unsatisfactory work will be rejected and replaced at no cost to the Owner. Recording thermometers shall be supplied by the Contractor as required by the Engineer.
7. Hot Weather Placing: When the ambient air temperature is 90°F or above, special precautions shall be taken during mixing, placing and curing. The Contractor shall maintain the concrete temperature at time of placement below 90°F. Use chilled mixing water or chopped ice to control concrete temperature, provided the water equivalent of the ice is calculated to the total amount of water. At times when the ambient air temperature exceeds 90°F, the Engineer

may require placement of the concrete be at night or during early morning hours. Cover reinforcing steel with water-soaked burlap or spray with fog nozzles if the steel becomes too hot. Steel temperature shall not exceed 90°F immediately prior to placement of concrete.

Attention will be given to coordinating the dispatching of trucks with the rate of placement to avoid delivery delays. Addition of water is allowed upon truck arrival at the job site to achieve the specified slump, but the amount of water shall not exceed that shown on the batch ticket.

B. Consolidating Concrete:

1. General: Consolidate concrete by means of internal vibrators operated by competent workmen to eliminate all air or stone pockets and other causes of honeycombing, pitting or planes of weakness.
2. Vibrators: Use vibrators having a minimum head diameter of at least 2-inches, a minimum centrifugal force of 700-pounds and a minimum frequency of 8,000 vibrations per second.
3. Vibrators for Confined Areas: In confined areas, use additional vibrators having a minimum head diameter of 1 ½-inches, a minimum centrifugal force of 300-pounds and a minimum frequency of 9,000 vibrations per second.
4. Spare Vibrator: Keep one spare vibrator for each three in use on the site during all concrete placing operations.
5. Use of Vibrators: Insert and withdraw vibrators at points approximately 18-inches apart. At each insertion operate vibrator for 5 to 15 seconds. Do not leave vibrators in one spot long enough to cause segregation. If segregation occurs, remove that concrete. Do not transport concrete in the forms or in slabs by means of vibrators.

C. Protection: Do not allow rainwater to increase the mixing water or to damage the surface finish. Protect concrete from construction overloads and do not apply design loads until the specified strength has been attained.

D. Construction Joints: Except as otherwise indicated on the Drawings, provide horizontal construction joints at top of foundation members and slabs on grade and at the soffit of supported slabs and beams. Locate other horizontal and vertical construction joints as indicated on the Drawings. Except in the locations shown, provide no other joints, unless otherwise recommended by the Contractor and approved by the Engineer.

E. Expansion and Contraction Joints: Install where shown on the Drawings. Do not extend reinforcing or embedded metal items through expansion and construction

joints except where indicated otherwise on the Drawings. Saw cutting contraction joints will not be permitted.

- F. **Bonding to Recently Set Concrete:** Before depositing new concrete on or against concrete that has recently set, thoroughly clean the surfaces of the set concrete of all grease, oil, dust and loose particles to expose the coarse aggregate and to ensure they are free of laitance, coatings, foreign matter. Retighten forms. Dampen, but do not saturate hardened concrete of joints and then thoroughly cover with a coat of cement grout of similar proportions to the mortar in the concrete. Place the grout as thick as possible on vertical surfaces and at least ½-inch thick on horizontal surfaces. Place the fresh concrete before the grout has attained its initial set.
- G. **Bonding To Existing Surfaces:** Clean existing concrete surfaces that are to have new concrete bonded thereto of all grease, oil, dust, dirt and loose particles and coat with an epoxy bonding agent just prior to placing of the new concrete. Apply the bonding agent as recommended by the manufacturer and allow the agent to become tacky before the new concrete is placed. Do not allow the bonding agent to overlap or be spilled on the surfaces to be exposed after the work is completed.
- H. **Embedded Items:** In addition to steel reinforcement, securely place pipes, inserts and other metal objects as shown, specified or ordered to be built into, set in or attached to the concrete. In slabs, piping shall be placed between the top and bottom reinforcement. Take all necessary precautions to prevent these objects from being displaced, broken or deformed. Before concrete is placed, take care to determine that all embedded parts are firmly and securely fastened in place as indicated. Conduits, pipes and other accessories shall not impair the strength of the concrete and shall not have less than 1½ inches of cover. Thoroughly clean surfaces free from paint and other coating, rust, scale, oil, and any foreign matter. Pressure test embedded pipes for leakage, as specified elsewhere, before concrete is placed. Wrap metal rainwater leaders, firelines and other such piping with at least two thicknesses of 30 lb. roofing felt before placing concrete. Do not embed wood in concrete. Pack concrete tightly around pipes and other metal work to prevent leakage and to secure perfect adhesion. Adequately protect drains from intrusion of concrete. Conduits, pipes and inserts made of aluminum shall be effectively coated or covered to prevent aluminum – concrete reaction or electrolytic reaction between aluminum and steel.
- I. **Anchoring Reinforcement Dowels Into Existing Concrete**
 - 1. Drill holes for each dowel to the size and depth indicated on the Drawings with carbide tip bit or star bit. Core drilling will not be permitted. Do not drill into or cut or otherwise damage existing reinforcement bars. If existing reinforcement bars are encountered during the drilling operation, relocate the hole to clear the existing reinforcement as directed by the Engineer.
 - 2. Blow clean each finished hole with an oil free air jet and then flush with a jet of clean water.

3. Immediately prior to the grouting operation, remove all water from the hole and from the walls of the hole.
4. Mix and place the epoxy adhesive completely around the dowel bar in strict accordance with the manufacturer's recommendations, with particular attention given to manufacturer's specified time limit within which the material must be placed after mixing. Do not retemper grout that has begun to stiffen; discard such grout.

3.5 FORM REMOVAL

- A. Maintain formwork in place for the following structural conditions until the concrete has attained the minimum percentage of indicated design compressive strength or for the period of time specified in the following table.

Note: time periods in the table include all days except those in which the temperature falls below 40 degrees F.

Structural Member or Condition	Normal Strength Concrete	Normal High-Early Strength Concrete	Minimum Compressive Strength for Form Removal (% Design Strength)
Cantilevers	12 days	7 days	90
Over 20 feet between supports	12 days	7 days	90
Stairways	10 days	5 days	80
Floor slabs	5 days	3 days	70
Free standing walls, column and piers	5 days	3 days	70
Walls, piers, columns, sides of beams, footings, slabs on grade, and vertical surfaces	24-48 hours	12-24 hours	70
Front face form of curbs	6-24 hours	6 hours	70

3.6 CONCRETE FINISHING

- A. Repair of Surface Defects:
1. General: Repair surface defects, including tie holes immediately after form removal. Dampen the area to be patched and an area at least 6-inches wide

surrounding it to prevent absorption of water from the patching mortar. Notify the Engineer prior to commencing operations.

2. Removal of Defective Concrete: Remove all honeycombed and other defective concrete down to sound concrete. Cut edges perpendicular to the surface or slightly under cut. Sand blast surfaces to receive repair.
3. Bonding Grout: Thoroughly dampen surfaces to be patched and apply a coat of bonding grout consisting of one part cement to one part fine sand passing a No. 30 sieve and having the consistency of thick cream.
4. Placing Patching Mortar: After the bonding grout begins to lose its water sheen, apply a premixed patching mortar, thoroughly consolidating it into place and striking it off so as to leave the patch slightly higher than the surrounding surface. Leave mortar undisturbed for one hour to permit initial shrinkage and then finally finish.
5. Tie Holes: After being cleaned and thoroughly dampened, fill the tie holes solid with patching mortar.

B. Concrete Finishes:

1. Formed Surfaces: After removal of forms, chip off all irregular projections, grind flush with adjacent surfaces and finish concrete surfaces in accordance with ACI 301 and the following schedule:

Finish
Designation

Area Applied

- | | |
|-----|---|
| F-1 | Exterior walls below grade not exposed to water or view: Repair defective concrete, fill depressions deeper than ½-inch, and fill tie holes. |
| F-2 | Exterior and interior walls exposed to water: Repair defective concrete, remove fins, fill depressions ¼-inch or deeper, and fill tie holes. Interior walls of basins shall be rubbed smooth as described in F-3 to a level not less than 12-inches below normal water level. |
| F-3 | Walls of structures exposed to view and underside of formed floors or slabs:
In addition to Finish F-2, fill depressions and airholes with mortar. Dampen surfaces and then spread a slurry consisting of one-part cement and one and one-half parts sand by damp loose volume on the surface with clean burlap pads or sponge rubber floats. Remove any surplus by scraping and then rubbing with clean burlap. Walls shall |

be finished to levels not shallower than 12-inches below finished grade levels. The Contractor, at his option, may provide a smooth-rubbed finish to newly hardened concrete no later than 1 day following formwork removal using a medium coarse carborundum stone or similar abrasive until a uniform color and texture are produced.

- F-4 Tops of walls, beams and similar unformed surfaces occurring adjacent to formed surfaces: Strike smooth after concrete is placed and float to a texture reasonably consistent with that of formed surfaces. Rub smooth.

2. Slab Surfaces:

- a. General: After concrete has been consolidated, finish all concrete slabs with a floated finish sloped to provide quick, positive drainage and to avoid puddles and low spots. Unless otherwise noted, set floor drains ½-inch below the normal floor elevation and slope the floor toward the drain, slope all surfaces exposed to weather ¼-inch per foot for drainage unless noted otherwise on Drawings. After floating, trowel finish all concrete slabs, except for areas to receive roofing, insulation, tile or topping, and immediately light broom finish. Where a finish is not indicated, provide a troweled finish.

<u>Finish Designation</u>	<u>Area Applied</u>
S-1	Slabs and floors not water bearing: Smooth steel trowel finish.
S-2	Slabs and floors which are water bearing and slab surfaces on which mechanical equipment moves: Steel trowel finish free from trowel marks and all irregularities.
S-3	Slabs, floors, sidewalks, exterior ramps and stair treads of structures or buildings exposed to view: Steel trowel finish without local depressions or high points and apply a light hair-broom finish. Do not use stiff bristle brooms or brushes. Leave hair-broom lines parallel to the direction of slab drainage.
S-4	Slabs and floors at slopes greater than 10%: Steel trowel finish without local depressions or high points. Apply a stiff bristle broom finish. Leave broom lines parallel to the direction of slope drainage.
S-5	Exposed edges of slabs, floors and tops of walls: Finish with a ¼-inch radius edge if a chamfer is not indicated.

- b. Floated Finish: After concrete has been placed, consolidated, struck off and leveled, do not work the surface further until water sheen has disappeared and the surface has hardened sufficiently to permit floating. During the first floating, check the plainness of the slab with a 10-foot straightedge applied at no less than two angles. Cut down all high spots and fill all low spots to produce a surface having the required tolerance. Then refloat the slab to a uniform sandy texture.
 - c. Light Broomed Finish: After floating, power trowel slabs to receive a light broomed finish to produce a smooth surface, relatively free of defects. Before the surface sets, pass a soft broom drag over the surface to produce a surface uniform in texture and appearance.
 - d. Troweled Finish: After floating, power trowel slabs to receive a troweled finish to produce a smooth surface, relatively free of defects. Hand trowel after the surface has hardened sufficiently. When a ringing sound is produced as the trowel is moved over the surfaces, perform final troweling by hand to produce a surface which is thoroughly consolidated, free from trowel marks, uniform in texture and appearance and plane to a tolerance of 1/8 inch to 10 feet as determined by a 10-foot straightedge placed anywhere on the slab in any direction.
 - e. Hardener Finish: Where indicated to receive a troweled hardener finish, water cure slabs without application of curing and sealing agent. When slab is at least 28 days old and thoroughly dry, apply the hardener in accordance with the manufacturer's recommendations. Where dry-shake hardener or slip-resistant finish is required, apply the hardener or slip-resistant product prior to complete curing and finishing, in accordance with the requirements and recommendation of the product manufacturer.
 - f. Saw Cut Joints: cut joints that are to be saw cut not sooner than 2 hours after the concrete is poured and not later than 8 hours after the pour.
3. Special Finishes
- a. Weirs and Overflow Surfaces: Provide "hard steel trowel" finish to surfaces to produce a hard, dense, smooth, surface free of irregularities. Obtain finish by troweling a regular steel trowel finish after the surface has nearly hardened. The hard surface will have a somewhat glossy appearance. The elevation of the weir crest shall be constant along its entire length.
 - b. Flumes and Troughs: Provide a "hard steel trowel" finish to the top of bottom slab. Use "plywood" formed finish on side walls, and an "ordinary wall" finish on overhead surfaces. Provide a "rubbed" finish on all surfaces which will not be in contact with water.

- c. Deck Finish: Power or single hand troweling of slab surface followed by a light hair broom drawn across the slab to produce fine shallow scored texture.
- d. Architectural finishes. Special finishes such as Vinyl Asbestos Tile, Quarry tile, Ceramic Tile, or other, when used, shall be as specified herein or on the Drawings.

3.7 PROTECTING

A. Curing:

1. Immediately after surface defects have been repaired, apply a spray coat of curing compound to all exposed surfaces, including slabs, walls, beams and columns in accordance with the manufacturer's recommendations. Protect exposed steel keyways and other embedded items from the curing compound. Water cure, as specified in paragraph B hereunder, all concrete surfaces that are to be coated with a coal tar epoxy system, and concrete floors requiring a bond for special finishes.
2. Do not apply curing compound during periods of rainfall. Should the film become damaged from any cause within the required curing period, immediately repair the damaged portions with additional compound. Upon removal of forms, immediately coat the newly exposed surfaces to provide a curing treatment equal to that provided for the surface.
3. Curing and Sealing Compound: Use clear compound conforming to Federal Specification TT-C-800A, 30% solids content minimum, having test data from an independent laboratory indicating a maximum moisture loss of 0.030 grams per sq. cm. when applied at a coverage rate of 300 sq. ft. per gallon, and equal to Super Floor Coat or Super Pliocure by The Euclid Chemical Company or Masterseal 66 by master Builders. Furnish manufacturer's certification as required.
4. Apply specified clear curing and sealing compound to all horizontal areas so noted on the Drawings or in the Specifications. Apply immediately after final finishing. Apply this compound to non-structural construction joints of slabs on grade to act as a bond breaker prior to placement of adjacent concrete.

B. Water Curing Method: Cure all concrete that is to be water cured by either the wet burlap method, by continuous fogging or by covering with waterproof sheet.

1. Wet Burlap Method: Cover concrete surface with a double thickness of burlap, cotton mats, or other approved material, kept thoroughly saturated with water. Keep the forms wet until removed and upon removal, start the curing specified herein immediately. Cure the concrete for a period of 7 days for normal

Portland cement or 4 days for high early strength cement. Do not submerge concrete poured in the dry until it has attained sufficient strength to adequately sustain the stress involved and do not subject it to flowing water across its surface until it has cured 4 days.

2. Continuous Fogging: Perform continuous fogging with a nozzle which so atomizes the flow of water that a mist, and not a spray, is formed. Fog the concrete surface regularly without allowing any part of the surface to become dry. Take all necessary precautions to prevent erosion of the concrete surface by the water.
 3. Covering With Waterproof Sheet: Keep the entire area to be cured continuously wet by fogging, as specified in the fogging paragraph above, for at least 18 hours and then immediately cover with waterproofing curing sheet conforming to ASTM C171, waterproof paper and polyethylene film, free of holes or tears. Keep sheet fully flat, without wrinkles or air bubbles, held down tautly at all edges. Do not use this method on slabs which will be exposed to view.
- C. Hot Weather Curing: Curing for hot weather concreting shall be limited to moist curing methods. All exposed concrete and all forms shall be covered with burlap or carpet mats, wetted before placing, and overlapped at least 6 inches. Fog sprays shall be used during finishing operations and until the burlap or carpet mats are placed. Protective mats shall remain in place in a wet condition for 7 days. Protective mats shall remain in place for an additional 3 days without the application of water to permit gradual drying of the concrete surfaces. Forms may be removed after 3 days of moist curing provided that protective mats, in a wet condition, are replaced so as to cover all exposed concrete.

3.8 TESTING

- A. Provide testing in accordance with Section 01410. All sampling and testing services shall be performed by a testing agency which operates in accordance to ASTM D3740 and E329, latest revision, and accepted by the Engineer. The cost for testing services shall be paid in accordance with Section 01410. The Contractor shall keep the testing agency or laboratory informed of concrete placing and testing schedule and arrange all testing services.
- B. The Contractor shall submit to the Engineer, for review, the concrete materials and the concrete mix designs for each class of concrete proposed for use. This submittal shall include the results of all testing performed to qualify the materials and establish the mix designs. All mix designs shall be proportioned in accordance with ACI 301, Method 1 (trial batches) or Method 2 (field experience). The average strength used as the basis for selecting proportions shall be specified in ACI 301.
- C. Conformity of aggregates to these Specifications, and the actual proportions of

cement, aggregates, and water necessary to produce concrete conforming to the requirements set forth herein, shall be determined by tests made with representative samples of the materials to be used on the work.

D. Tests During Construction

1. The testing laboratory shall conduct strength tests of the concrete during construction in accordance with ACI 301.
2. A representative of an independent testing laboratory shall be on site to sample and make test cylinders for concrete, slump test, air entrainment and concrete temperature all of which shall be included on the report for the cylinder broken, along with the truck number and date of test. The truck and load number shall be used to coordinate the test cylinder with the load sampled. All sampling, sample preparation, and field testing shall be performed by an ACI certified Concrete Field Testing Technician.
3. Concrete test cylinders for testing purposes shall be made in accordance with the procedure described in ASTM C 31, as amended to date. At least one strength test consisting of 4 test cylinders shall be made for each 50 cubic yards or fraction thereof, of each mix design of concrete placed in any one day. During cold weather concreting, one (1) additional test cylinder shall be taken and cured on the job site under the same conditions as the concrete it represents. When the total quantity of a given concrete mixture is less than 50 cubic yards, the strength test may be waived by the Engineer depending on the location and purpose of the concrete placement.
4. Concrete test cylinders shall be collected and transported to the testing laboratory designated by the Owner for curing and testing in accordance with ASTM C 39 as amended to date. One (1) compression test shall be made at the age of 7 days and two (2) compression tests shall be made at 28 days with one (1) cylinder held in reserve. Certified copies of the tests shall be provided to the Engineer and the Contractor.
5. When average ultimate 28-day strength of control cylinders in any set falls below the required ultimate strength or below proportional minimum 7-day strengths where proper relation between 7 and 28-day strengths have been established by tests, the proportions, water/cement ratio, or temperature conditions shall be changed to secure the required strength. Furthermore, if the evaluation of the compressive test indicate the concrete has failed to meet the specified strength, the Contractor shall obtain drilled core tests in accordance with ASTM C 42, as amended to date, of the in-place concrete. The location and number of such tests shall be at the Engineer's direction and tests shall be paid for by the Contractor. If the core tests fail to verify the strength specified, the engineer shall do one of the following:

- a. Have the Contractor remove and reconstruct that portion of the structure found to be defective.
 - b. Accept the defective concrete work in place and issue a change order as set forth in the General Conditions for accepting defective Work.
6. If Contractor desires to strip forms early, additional cylinders shall be taken at the Contractors expense (not paid for by the Owner) to determine strength of concrete at the desired time of form removal.
7. Slump tests shall be conducted regularly during construction in accordance with ACI 301 using the procedure described in ASTM C143, as amended to date. Slump tests shall be made for the first batch of concrete each day, whenever consistency of concrete appears to vary, as determined by the Engineer, and whenever strength-test cylinders are made at the jobsite. Failure to meet specified slump requirements will be sufficient cause for rejection of that batch.
8. The air content of the concrete sample for each set of test cylinders shall be determined in the field by the testing laboratory at the time of concrete deposit in accordance ACI 301 using the appropriate pressure, gravimetric or volumetric method accordance with in ASTM C 231, C 138, or C 173, respectively, as amended to date. Additional tests will be performed as necessary.
9. The temperature of the concrete sample for each strength test shall be determined in accordance ACI 301 using appropriate procedures in ASTM C 1064 as amended to date. The concrete temperature shall be measured and recorded hourly during hot and cold weather conditions.

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10. Results of all tests shall be submitted to the Engineer, with copies to the Contractor. The test reports shall include the exact location in the work at which the batch represented by a test was deposited.
 11. Evaluation of test results and acceptance of concrete shall be in accordance with ACI 301.
 12. The Contractor shall cooperate in the making of such tests to the extent of allowing free access to the work for the selection of samples, providing heated (when required) moist storage facilities for specimens, affording protection to the specimens against injury or loss through his operations, and furnishing material and labor required for the purpose of taking concrete cylinder samples, curing boxes, and shipping boxes.
- E. Evaluation and Acceptance of Concrete: Evaluation and acceptance of concrete will be in accordance with ACI-318. Chapter 5.
- F. When high-early-strength Portland cement is pre-milled, the same strength requirements shall apply except that the indicated strengths shall be attained at seven (7) days instead of twenty-eight (28) days.
- G. If, during the progress of the work, it is impossible to secure concrete of the required workability and strength with the materials being furnished, the Engineer may order such changes in proportions or materials, or both, as may be necessary to secure the desired properties. All changes so ordered shall be made at the Contractor's expense.
- H. Under special circumstances, the Engineer may allow minor deviations from the material requirements specified, provided the resulting concrete quality is not adversely affected or provided a suitable adjustment in cement content is made to compensate for such deviations without cost to the Owner.

3.9 WATERTIGHTNESS AND LEAKAGE TESTING

- A. All structures for holding or transporting water or pits below grade shall be watertight. Where the order of work requires "Cold" joints (slab/wall intersections, etc.), an approved, rigid waterstop as specified in Section 03150 shall be furnished and installed securely to the formwork and remain imbedded in the concrete to form a watertight joint with the adjacent concrete placement.
- B. Hydrostatic tightness testing shall be conducted by the Contractor for all open or covered water containing structures in conformance with the recommendations in the latest edition of ACI 350.1. The test shall be done in two Parts – Part 1 will be a visual observation of leaks in the tank exterior and Part 2 will be a quantitative test of measurable loss. The initial filling of the new containment structure shall not exceed 4 ft. / hour and filling shall continue until the water surface is at the design maximum liquid level or 1 inch below any fixed overflow level. Unlined concrete structures

shall be kept full for at least 3-days before Part 2 of the hydrostatic test is begun. Part 1: In the early morning and late afternoon during the 3-day period the exterior tank surfaces of the containment structure should be observed. If any water is observed on the containment structure exterior surfaces, including joints, repaired honeycomb areas and cracks where moisture can be picked up on a dry hand, the containment structure shall be considered to have failed Part 1. Wet areas on top of the wall footing shall not be cause to fail unless water can be observed to be flowing. Part 2: This part of the hydrostatic test should not be scheduled when the weather forecast is for a temperature difference of more than 35°F between the initial and final level measurements of the water surface and the test should not be scheduled during periods of freezing. The vertical distance to the water surface in the tank should be measured within 1/16 inch from a fixed point on the containment structure above the water surface. Measurements should be taken every 24-hours from the same location at the same time each day. The test period shall be at least the theoretical time required to lower the water surface 3/8-inch assuming a loss of water at 0.05% of the water volume per 24-hour period. The test period shall not be longer than five (5) days. The allowable loss of water for tightness tests shall not exceed 0.050% of the test water volume in 24-hours. During the test period, the temperature of the water shall be measured every 24-hours at depths of 18-inches below the water surface at the start and end of the test. Volume corrections for temperature difference will be included. The Contractor shall furnish the necessary equipment, tools, etc. to measure temperature, rainfall and evaporation. If the adjusted measured loss exceeds the required criterion, the containment structure shall be considered to have failed Part 2. During Part 2 of the test, if d flow or seepage of water from the exterior surface, including from cracks and joints, is observed, these test will be considered as a failed test. If the containment structure fails Part 1 or Part 2, the Contractor shall drain the basin and repair as necessary, and then retest. See ACI 350.1 for additional information.

3.10 DAMAGE TO THE WORK

- A. The requirements of these Specifications are to be considered the minimum with respect to strength, placement, finishing an curing. The Contractor shall extend the requirements of the Specifications as necessary to provide finished work free of defects, honeycombs, porous areas and open or porous joints. Defective work, including low strength, cracked concrete, surface irregularities, exceeding of tolerances, or any other defects which are caused by the Contractor's operations or construction methods shall be removed and replaced at no additional cost to the Owner.
- B. Where the honeycomb or voids are not excessive and repairs are authorized by the Engineer, chip out the defective areas in a square shape to sound solid concrete with a depth no less than 2 inches. Make edges of cuts perpendicular to concrete surface or slightly undercut to provide a key at the edge of the patch. Before placing cement mortar, thoroughly clean, dampen and brush coat area to be patched with neat cement grout. Other patching materials may be used if accepted by Engineer in writing prior

to start of repair work. The patch should be kept damp for seven days at temperature above 50 degrees F.

3.11 CLEANING

- A. Upon completion of the work, all forms equipment, protective coverings, rubbish, etc. resulting from construction shall be removed from the jobsite and finished concrete surfaces shall be left clean to the satisfaction of the Engineer.

END OF SECTION

SECTION 03601
GROUT (NON-SHRINK)
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**SECTION 03601
GROUT (NON-SHRINK)**

PART 1. GENERAL

1.1 SCOPE

- A. Under this heading shall be included the furnishing and installation of all non-shrink grouts, wherever “grout” is noted on the Drawings unless noted otherwise.

PART 2. PRODUCTS

2.1 MATERIALS

- A. Non-Shrink/Non-Metallic Grout (Type “A”).

1. Grout shall be factory mixed containing natural aggregates formulated to be used at any consistency from extremely fluid to damp pack. The grout shall be similar in finished appearance to concrete and mortar. The grout shall be free of gas producing agents, oxidizing catalysts and inorganic accelerators.

2. Strength of the grout in-place shall meet or exceed the following:

4,000 psi	at	24 Hours
6,000 psi	at	72 Hours
7,500 psi	at	7 Days
9,500 psi	at	28 Days

Grout placed in a fluid consistency shall have an in-place 28-day comprehensive strength of at least 5,000 psi.

3. Type “A” grout shall be Sealtight 588 Grout by W.R. Meadows, Cartersville, GA; SonogROUT by Sonnebora – Contech, Minneapolis, Minnesota; Master Flow 713 Grout by Master Builders, Cleveland, Ohio; or an approved equal.

- B. Non-Shrink/Metallic Aggregate Grout Type “B”.

1. Grout shall be factory mixed, containing specially graded and processed ferrous metallic cementitious system formulated to be used at any consistency from extremely fluid to damp pack. The grout shall be free of gas producing agents, oxidizing agent and organic accelerators.

2. Strength of the grout in-place shall meet or exceed the following:

4,000 psi	at	24 Hours
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SECTION 03601-3
GROUT (NON-SHRINK)

6,000 psi	at	72 Hours
8,000 psi	at	7 Days
10,000 psi	at	28 Days

Grout placed in a fluid consistency shall have an in-place 28-day comprehensive strength of at least 7,000 psi.

3. Type "B" grout shall be Embeco 636 Grout by Master-Builders, Cleveland, Ohio: or an approved equal.

- C. Water: Water shall be potable.

2.2 GROUTING SCHEDULE

- A. Grouting under this Contract shall be done in accordance with the applicable items in the following schedule, unless noted otherwise:

Grouting Applications	Grout Type
Anchor Bolts and Dowels in Cast or Drilled Holes	"A" or "B"
Bearing Plates or angles	"A" or "B"
Aluminum Handrails	"A"
Joining Precast Concrete Elements	"A"

- B. Damp pack (plastic) grout shall be used for vertical surfaces with holes having at least one surface dimension less than the hole depth and for holes left by removal of fasteners and form ties.
- C. Flowable or fluid grout shall be used for all other applications.

PART 3. EXECUTION

3.1 SURFACE PREPARATION

- A. General:

1. Concrete surfaces to receive grout shall be rough and reasonably level. Laitance shall be removed to sound concrete. The surfaces, including bolt holes shall be saturated with water for 24 hours prior to grouting.
2. Where grout is to be used to repair damaged concrete surfaces, the damaged or honeycombed concrete shall be removed to sound concrete by chipping.
3. Metal surfaces to receive grout shall be cleaned of oil, grease and other

deleterious substances by means of appropriate solvents, wire brushing or a combination of both.

B. Formwork:

1. Forms shall be provided for grout placed at a flowable or fluid consistency.
2. Forms shall be strong, tight and shall be braced so they will not leak or buckle under the weight of fluid grout.
3. Forms shall be caulked with grout or a sand-cement mortar to prevent leakage. Expanded polystyrene or other means shall be used to caulk between foundation and portions of the element being grouted to seal off areas where grout is not required.

3.2 GROUT PREPARATION

- A. Grout shall be mixed in a paddle type mortar mixer or other suitable mechanical mixer. Hand mixing will not be permitted. The grout manufacturer's instructions shall be strictly adhered to and the grout shall be mixed a minimum of 3 minutes and placed immediately. Mixing water temperature shall not be less than 40° F not exceed 80° F.
- B. Grout shall be mixed to a consistency according to the method of placement (damp pack or fluid) without overuse of water to the extent to cause bleeding; however, whenever possible grout shall be placed in a damp pack (plastic) consistency to provide the highest strength grout. Damp pack (plastic) grout shall be used for vertical surfaces, with holes having at least one surface dimension less than the hole depth and for holes left by the removal of anchors, fasteners, and form ties. Damp pack (plastic) grout may be used for column base plates, bearing plates, machinery bases and precast concrete elements where either horizontal dimension of the element being grouted is less than 16-inches. Flowable or fluid grout shall be used for all other applications.

3.3 GROUT PLACEMENT

- A. Grout shall be placed at a temperature of 65° - 75° F. The contractor shall maintain this temperature range for 24 hours following installation, thereafter above 40° F. until the strength exceeds 4,000 psi.
- B. Grout shall be placed quickly and continuously and shall not be vibrated or overworked. Any nearby machinery or equipment causing vibration shall be shut down to avoid disturbing the bonding or initial set of freshly placed grout.

3.4 CURING

- A. Ponding or soaking wet cloth shall be applied within 10 minutes after grouting and shall be continued for 3 hours.
- B. Grout used for concrete surface repair and patchwork shall be applied to a small area and allowed to cure to determine color compatibility.

END OF SECTION

**SECTION 06100
ROUGH CARPENTRY
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**SECTION 06100
ROUGH CARPENTRY**

PART 1. GENERAL

1.1 SCOPE OF WORK

- A. Furnish all labor, materials, equipment, and incidentals necessary and install all items of carpentry work complete as shown on the Drawings and as specified herein including nailers, grounds, and cants.
- B. The following list of work items is intended only as a guide to that required, the full scope being determined by the actual job conditions.
 - 1. Rough carpentry and framing, as indicated or required, including grounds, blocking, rough frames, nailing strips and strapping.
 - 2. Rough hardware, anchors and bolts, not specifically included elsewhere.
 - 3. Temporary closures.
 - 4. Installation of metal doors.
 - 5. Installation of metal wall frames and louvers.

1.2 RELATED WORK

- A. Wood forms required for concrete work is included in Division 3.
- B. Anchor bolts and other metal appurtenances are included in Division 5.
- C. Doors are included in Division 8.
- D. Finish hardware is included in Division 8.
- E. Temporary project Signs are included in Division 1.

1.3 JOB CONDITIONS

- A. Delivery and Storage:
 - 1. Deliver, handle and store lumber and plywood to prevent damage. Stack lumber off the ground in a manner to ensure ventilation and protection from the weather.

1.4 QUALITY ASSURANCE

- A. Grade and Treatment Markings shall appear on lumber with seal and stamp of the inspection agency or bureau having jurisdiction.

1.5 REFERENCE SPECIFICATIONS

- A. American Lumber Standard Committee (ALSC):
 - 1. National Grading Rule for Dimensional Lumber
- B. American Plywood Association (APA):
 - 1. Standards
- C. American Wood Preservers Association:
 - 1. Standards
- D. American Wood Preservers Bureau (AWPB):
 - 1. M4 Standard for the Care of Pressure Treated Wood
- E. American Wood Preservers Institute:
 - 1. Standard Specifications
- F. Occupational Safety and Health Act (OSHA)
- G. Southern Pine Inspection Bureau:
 - 1. Grading Rules
- H. Western Wood Products Association:
 - 1. Grading Rules

PART 2. PRODUCTS

2.1 MATERIALS

- A. All lumber shall be of sound stock, delivered dry, and shall be fully protected at all times from injury and dampness. Split, broken, or otherwise dragged pieces will not be allowed in the work.

- B. Lumber for blocking, grounds and nailers shall be S4S, either No. 2 southern pine, or standard grade Douglas fir, with moisture content of not more than 19 percent.
- C. Wood members that will contact masonry or concrete, or be incorporated in the roof system shall be pressure treated with chromated copper arsenate or flurochrome arsenate phenol. Minimum net retention of solid preservative shall be 0.35 pounds per cubic foot. All other permanent wood in place shall be pressure treated with any of the following: Celcure, Wolman Salts, Copperized Chromated Zinc Arsenate or Pentachlorophenol dissolved in a volatile mineral spirits solvent and bear an approved AWPB-LP-2 or LP-3 quality mark and comply with the applicable requirements of the AWPB. Clear heart redwood may be substituted for pressure treated lumber.
- D. All treatment shall be performed in accordance with the requirements of the Standard Specifications of the American Wood Preservers Association for treating wood. Apply a heavy coat of the same preservative used in treating to all surfaces cut after treatment.
- E. Nails and spikes, where sizes are not indicated or specified, shall be of suitable size and number to securely fasten and hold members in place.
- F. Plywood for project sign shall be A-A EXT-APA grade and 1-inch thick. Posts shall be same as for nailers specified in subparagraph B above.
- G. Plywood used for wall panels shall be 3/4-inch thick B-B EXT-APA Grade.
- H. Plywood used in roof construction shall be either C-D EXT-APA Grade or B-B EXT-APA Grade when one surface is exposed, and treated.
- I. Lumber for protection and temporary supports shall be the size and grades to meet the applicable requirements of OSHA.

PART 3. EXECUTION

3.1 INSTALLATION

- A. All carpentry shall be accurately cut, fitted, and installed as detailed on the Drawings.
- B. Anchors shall be installed, where indicated or required, to anchor carpentry or other items securely to masonry or concrete.
- C. Forms for structural concrete work shall be as specified under Division 3. Provide all other miscellaneous wood form work as may be required for the completion of the

work.

- D. Temporary wood doors and cloth or transparent plastic covered frames shall be provided for exterior wall openings during construction.
- E. Provide wood members in lengths as long as practicable.
- F. For bolted work, bore holes of same diameter as bolts and drive bolts into place with snug fit with washers between bolt head and wood surface. Make tight at time of installation, bolts and lag screws and retighten just before being enclosed by other work or at completion of work. Length of bolts shall be length to suit the condition. Embed bolts in concrete and solid masonry where possible and use expansion shields in drilled holes where not possible.
- G. Use number and size of nails to achieve rigid connections and prevent splitting. Bore holes at least one drill size smaller than nails to prevent splitting if necessary.
- H. Anchor nailers to adjacent construction with bolts 6 inches from ends and at intervals not more than 48 inches on center between.
- I. Install project sign where directed by the Engineer. Sign shall remain in position for the duration of construction.
- J. Install, maintain and remove all staging for all trades required to reach all work.
- K. Installation of metal doors, and finish hardware:
 - 1. Doors and finish hardware will be furnished under Division 8, and shall be installed under the work in this Section, except where specifically designated, otherwise herein.
 - 2. As soon as the hardware is delivered to the job site, receive, verify and check each set, and report to the Engineer any defect or shortage. Give notice to the hardware supplier for all such items which are defective or missing. Provide a receipt to the hardware supplier for all such items as are found to be correct.
 - 3. Finish hardware, after checking, shall be the responsibility of the Contractor until it is installed and the project is accepted in its entirety by the Owner.
 - 4. Hardware shall be attached and placed by skilled mechanics in accordance with approved hardware templates provided with the hardware, and shall be accurately fitted and adjusted. Lever handles shall be kept covered with heavy cloth, and other hardware shall be protected from damage until final acceptance of the entire project by the Owner.

5. For fire-rated doors, provide clearances complying with NFPA and local Fire Marshall's limitations.
 6. Set each edge and joint of thresholds in a seal strip of polysulfide sealant. Set remainder of thresholds in stiff grout.
 7. Adjust and check each operating item of hardware and each door, to ensure proper operation or function of every unit. Lubricate moving parts with type lubrication recommended by Manufacturer (graphite-type if no other recommended). Replace units which cannot be adjusted and lubricated to operate freely and smoothly as intended for the application made.
 8. Wherever hardware installation is made more than one month prior to acceptance or occupancy of a space or area, return to the work during the week prior to acceptance or occupancy, and make a final check and adjustment of all hardware items in such space or area. Clean and relubricate operating items as necessary to restore proper function and finish of hardware and doors. Adjust door control devices to compensate for final operation of heating and ventilating equipment.
- L. At completion remove all excess materials and all resultant debris from the operations of work of this section. Leave work in neat, clean condition satisfactory for receipt of other related items of work that are to be installed under other sections.

END OF SECTION

**SECTION 06200
FINISH CARPENTRY
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**SECTION 06200
FINISH CARPENTRY**

PART 1. GENERAL

1.1 SCOPE

- A. Under this heading shall be included the furnishing and installation of finish carpentry work as required and as shown on the Plans. Also see Section 06100 for rough carpentry work.

1.2 SHOP DRAWINGS

- A. Shop drawings shall be furnished on all millwork and shall be drawn in related and/or dimensional positions with sections shown at not less than 1-1/2 inch scale. Separate shop drawings shall be used to properly separate the work as it will be produced and used.
- B. The mill worker will be responsible for details and dimensions not controlled by job conditions. The General Contractor will be responsible for, and furnish to millwork manufacturer, all dimensions which he alone controls, including wall-to-wall, ceiling heights, wall thickness, dimensions controlled by other crafts, etc.

PART 2. PRODUCTS

2.1 INTERIOR FINISHING WOODWORK

- A. Wherever trim is called for, it shall be clear, oak finish.
- B. Plywood shelving shall be suitable for staining.

2.2 SHOP ASSEMBLED ITEMS

The following items shall be shop-assembled, insofar as practical.

- A. Shelving, cabinets, including laminated plastic glued to plywood, and all other millwork items normally shop-assembled.

PART 3. EXECUTION

3.1 WORKMANSHIP

- A. The intent is that joints be neatly and carefully made, surfaces straight and clean, work

sanded with the grain, all machine marks removed by sanding, except on exterior material which shall be cleanly machined. All cross scratches shall be eliminated. Shop-assembled surfaces shall be glued where possible and shall be glue-blocked at concealed locations. All connections shall be made by best approved practice of the cabinet-making trade, including dadoes for shelves, mortises and tenon where possible, etc.

END OF SECTION

SECTION 07100
WATERPROOFING AND DAMPPROOFING
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**SECTION 07100
WATERPROOFING AND DAMPPROOFING**

PART 1. GENERAL

1.1 SCOPE OF WORK

- A. Furnish all materials, labor, equipment, and incidentals required to perform all the waterproofing and caulking and related work necessary for the proper completion of the project as required by the Drawings and as specified herein.

1.2 APPLICATION SCHEDULE

- A. Caulk all exterior wall joints, between adjacent materials, joints between frames or louvers and adjacent materials, copings, and all other joints shown on the Drawings or required for the completion of the work. Joints noted as "caulk," "caulking," or "sealant" shall be caulked as specified herein.
- B. Caulk all interior joints between frames and masonry, at tops of masonry walls, between masonry and structural concrete, floor joints in tile, joints in the Chlorine Equipment Room to be airtight and all other joints shown on the drawings or required for the completion of the work.
- C. Capillary waterproofing shall also be applied to the liquid side of the concrete walls of the Operator Gallery.

1.3 RELATED WORK

- A. Concrete work is included in Division 3.
- B. Masonry work and high bond mortar are included in Section 04200.
- C. Sealant and tape for glass and glazing is in Section 08810.
- D. Painting is included in Section 09900.

1.4 SUBMITTALS

- A. Submit to the Engineer for review, in accordance with the provisions of Section 01340, shop drawings, working drawings and product data including detailed product information and colors on materials proposed and material installation methods.
- B. Submit for review two sets of special colored sealant samples in representative quantities. Resubmit until approved.

- C. Submit for review two sets of representative samples of any or all other proposed materials required for the work of this Section as requested by the Engineer.

1.5 TEST PANEL

- A. Test panel shall be installed at least 30 days before installation is required on remainder of this project. Panel shall be judged at end of this period for adhesion, color and finish and, upon approval shall become the standard of acceptance for workmanship and finish for the entire project.

1.6 QUALITY ASSURANCE

- A. The Contractor shall furnish the services of a qualified Manufacturer's representative at project site at no additional cost to the Owner at commencement of work under this Section for capillary waterproofing and at least one other time during work of this section as determined ## Engineer. The representative shall advise workmen in proper installation methods and observe application.
- B. The factory representative shall not only meet with the workmen responsible for placing the materials, but shall also meet with the concrete foremen and the masonry foremen to review acceptable base surfaces and required detailing for each waterproofing finish. This meeting shall take place before work begins so that required methods and details are established.

1.7 REFERENCE SPECIFICATIONS

- A. American National Standards Institute (ANSI):

ANSI A 42.3	Lathing and Furring for Portland Cement, Portland Cement-Lime Plastering, Exterior (Stucco)
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- B. American Society for Testing and Materials (ASTM):

ASTM C 144	Specification for Aggregate for Masonry Mortar
ASTM C 150	Specification for Portland Cement
ASTM C 926	Standard Specification for Application of Portland Cement-Based Plaster
ASTM D 695	Test Method for Compressive Strength of Rigid Plastics
ASTM D 790	Test Methods for Flexural Properties of Unreinforced Plastics and Electrical Insulating Materials
ASTM D 822	Recommended Practice for Operating Light and Water-Exposure Apparatus (Carbon Arc Type for Paint, Varnish, Lacquer, and Relation Products)
ASTM D 968	Test for Abrasion Resistance of Coatings of Paint, Varnish, Lacquer, and Related Products by the Falling Sand Method

SECTION 07100-4
WATERPROOFING AND DAMPPROOFING

ASTM D1002	Test Method for Strength Properties of Adhesives in Shear Tension Loading (Metal to Metal)
ASTM D1708	Test Method for Tensile Properties of Plastics by Use of Microtensile Specimens
ASTM G 26	Recommended Practice for Operating Light-Exposure Apparatus (Xenon Arc Type) With and Without Water for Exposure of Nonmetallic Materials

C. Federal Specifications

1. FS-TT-C-00555b Coating, Textured (For Interior and Exterior Masonry Surfaces)
2. FS-TT-P-19C Paint, Acrylic Emulsion: Exterior
3. FS-TT-P-0035 Paint, Cementitious Powder, White and Colors (For Interior and Exterior Use)

PART 2. PRODUCTS

2.1 MATERIALS

A. Capillary Waterproofing

1. Capillary waterproofing shall be a cementitious capillary acting type that is capable by extensive chemical penetration to produce crystalline growth that closes the natural concrete capillaries, providing dense, in depth protection against moisture, chemical attack, and liquid pressure.
2. The Owner shall be furnished with a written guarantee covering the waterproofing for five years from the date of the Engineer's final certificate of the completed project. All failures shall be repaired at no cost to the Owner. Cracks equal to or less than .01-in shall not be considered structural failure. Minor defects shall not invalidate the guarantee. A guarantee bond shall be provided from an approved surety company that fully assures to Owner of faithful performance under the guarantee.
3. Manufacturer shall be Vandex, Xypex Chemical, or equal.

B. Caulking

1. All colors for caulking above grade super-structure shall be selected by the Engineer.

2. Exterior and interior sealant for joints on the horizontal plane shall be a two part, pour grade polyurethane base Polytok sealant by Toch Brothers, Inc., equal by Tremco, Sonneborn or equal. Primer shall be as recommended by the Manufacturer.
3. Exterior and interior sealant for joints on all other surfaces shall be a one part, gun grade, polysulfide base Thiotok Sealant R.M. by Toch Brothers, Inc., equal by Pecora, Sonneborn or equal. Primer shall be as recommended by the Manufacturer.
4. Joint backing for joints shall be approved closed cell polyethylene rods of diameters to suit joint conditions.

PART 3. EXECUTION

3.1 INSTALLATION

A. Installation of Capillary Waterproofing:

1. A Manufacturer's technical representative shall be present on site during installation.
2. Environment
 - a. Temperature: Minimum 40°F at the surface and the surrounding air for a minimum of 48 hours previous to initiating installation and following the completion of the installation.
 - b. Moisture: Do not apply in rain or when the surface is wet.
 - c. Surface: Apply to the surface only when it is free from dust, dirt, loose particles, cracks, grease, oil and other foreign matter that might affect the bond of the material to the concrete. All cleaning solutions shall be thoroughly removed before starting the work. All unsatisfactory surfaces shall be etched and rinsed.
3. Mixing and application shall be in accordance with the Manufacturer's written instructions. This is to include surface preparations and patching.
4. Application Thicknesses:
 - a. Base coat 1.5 pounds per square yard - 1 coat
 - b. Final coat 1.5 pounds per square yard - 1 coat

- c. All vertical or horizontal intersections and construction joints 2 pounds per square yard - 1 coat
- 5. Protection:
 - a. Protection shall be supplied from sunlight, precipitation and frost during the curing period.
 - b. If required, moisture shall be supplied during the curing period.
 - c. Curing period is to be for 14 days.
- B. Installation of Caulking:
 - 1. All joints to receive sealant shall be cleaned, primed, back filled and caulked in complete accordance with the Manufacturer's instructions.
 - 2. Sealant shall be applied generally to a square section configuration. Minimum depth of joint shall be 1/4 inch and maximum 1/2 inch. For joints greater than 1/2-inch wide, provide sealant in a 2 to 1 width-to-depth ratio.
 - 3. The surfaces of all materials adjoining caulked joints shall be cleaned free of all smears of sealant or other soiling due to caulking operations.

END OF SECTION

SECTION 08110
HOLLOW METAL DOORS AND FRAMES
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SECTION 08110
HOLLOW METAL DOORS AND FRAMES

PART 1. GENERAL

1.1 SCOPE

- A. Under this heading shall be included the furnishing and installation complete of hollow metal construction of steel such as doors, hollow metal panels, frames, stops and trim, all as shown on the Plans. Weatherstrips and thresholds are specified in Section 08710. Glass and glazing is specified in Section 08810. See special paint requirements under "Finish" paragraph.

1.2 SHOP DRAWINGS

- A. Shop drawings and setting diagrams shall be submitted in accordance with the requirements of all General and Special Conditions. Shop drawings shall show complete dimensions and installation details and shall include details on door construction and door and frame reinforcement, either by detail drawings or by printed specifications. Shop drawings shall call out brand name or other identification of shop paint.

PART 2. PRODUCTS

2.1 MANUFACTURER

- A. Hollow metal work shall be as manufactured by Amweld, Republic Steel, Allied Steel or equal.

2.2 FIRE RATED DOORS AND FRAMES

- A. Where doors and frames are shown on the Plans as being "Label" doors they shall be fabricated and installed as specified herein except that they shall also bear the Underwriter's Laboratory Door and Frame Label, A, B or C as designated. Where the requirements of U.L. Specifications exceed those specified herein the requirements of U.L. shall govern for all labeled doors and frames.

2.3 WORKMANSHIP

- A. All finished work shall be smooth and free from warps, buckles and other defects and out of line. All miters and moldings shall be well formed and in true alignment.
- B. All exposed welded joints shall be smooth and no welds or weld marks shall show in

the finished work.

- C. Doors and frames shall be identified with tags, or other means, for the opening for which intended, and such identification shall be maintained until the doors and frames are installed. Loss of tags from doors shall be considered ample cause for rejection.

2.4 MATERIALS

- A. Steel shall be cold formed, prime quality, pickled, annealed stretcher level steel, free from scale, pitting or other surface defect. Thickness of metal shall be not less than No. 18 U.S. Standard Gauge for any use and shall be as follows for the following uses:

MINIMUM USE	THICKNESS
Exterior frames, except as otherwise specified	14 gauge
Frames for interior hollow metal doors	14 gauge
Exterior entrance doors	14 gauge
Other exterior doors	16 gauge
Interior doors	18 gauge
Frames for windows	16 gauge

2.5 HOLLOW METAL DOORS

- A. Hollow metal doors shall be the size as shown on the Plans. Provide openings for glass with rebates and removable glazing moldings. Moldings shall be secured in place with uniformly spaced, overhead counter-sunk bronze screws spaced not to exceed 8 inches apart and with not less than 2 screws to any members.
- B. Doors shall be reinforced inside with continuous, vertical metal members spaced not over 5 inches on center and welded to both faces of doors at 3 inch intervals. Fiberglass or mineral insulation shall be placed in doors for sound deadening and for thermal insulation. Honeycomb core or plastic foam core or other similar constructions will not be accepted as equal to the specified construction. Doors shall be true planes with a tolerance of + 1/16 inch.
- C. Exterior doors shall be constructed so as not to have a channel or void at the top which could fill with or trap water. Filler for tops of doors shall be metal, welded or otherwise securely fastened in place.
- D. Provide astragals for exterior pairs of doors without mullions unless otherwise shown and/or specified.

2.6 TRANSOM PANELS

- A. Transom panels shall be constructed with face sheets of 16 gauge steel and 18 gauge

steel channels forming top bottom and sides, otherwise constructed as specified for hollow metal doors. Provide a horizontal 12 gauge flat strip astragal and reinforce the panel for the hardware specified unless transom bars are shown.

2.7 HOLLOW METAL FRAMES

- A. Hollow metal frames shall be of the unit type, combining buck, frame and trim, except as otherwise shown. Provide subframes where shown. Frames shall be anchored to the surrounding construction on about 24 inch intervals except that anchors may be omitted on head jambs less than 4 feet long. Anchors shall be of the type shown and suitable for use in attaching to adjacent construction. Anchors in masonry shall be 16 gauge corrugated steel, 16 gauge galvanized 'T' anchors or 3/16 inch diameter galvanized adjustable wire anchors. Jambs shall have suitable foot pieces for anchoring to the structural concrete and shall have temporary spreaders to insure delivery in proper condition. Provide extensions on frames, as shown, to anchor frames to construction overhead. Stops on frames shall be suitable width for the proper attachment of hardware. Provide stops with corrosion-resistant screws for setting glass; locate removable stops on the interior face. Screws in stops shall be at 8 inch maximum spacing. Snap-in type stops shall not be used.
- B. Corners of frames and fixed stops shall be mitered and welded all around. Removable stops may have square corners or mitered.
- C. Each single door frame shall be equipped with 3 molded gray rubber silencers. Furnish 2 silencers on head frames for pairs without center mullion.
- D. Provide full enclosing mortar boxes over all hardware mortises.

2.8 REINFORCEMENT

- A. All work shall be adequately reinforced to prevent distortion and for hardware and other attachments as shown and as necessary. Work that fails, due to inadequate reinforcement, during the guarantee period, shall be replaced. All doors and frames shall be reinforced for closers where required. Install all reinforcement items with concealed connections designed to develop full strength of the reinforcement.
- B. Unless otherwise shown on the Plans, minimum acceptable reinforcement for frames shall be 3/16 inch x 1-1/2 inches x 4 inches for strikes, 12 gauge x 20 inches long x 1-3/4 inches for closers, brackets and/or overhead holders, 3/16 inch x 9 inches x 1-1/2 inches for hinges except as otherwise specified. If hinges over 4-1/2 inches high are required, increase hinge reinforcement height in proportion.
- C. Unless otherwise shown on the Plans, minimum acceptable reinforcement for doors shall be 3/16 inch x 1-1/2 inches x 3 inches for lock fronts, 12 gauge x 3-1/2 inches channel x 14 inches long in door top for closer and/or holder, 16 gauge lock centering

clips, 14 gauge for escutcheons, 3/16 inch x 9 inches x 1-1/2 inches for hinges except as otherwise specified. If hinges over 4-1/2 inches high are required increase hinge reinforcement height in proportion.

2.9 HARDWARE

- A. Hardware except as otherwise specified, will be furnished under Section 08710 of the Specifications and templates and samples will be delivered to this subcontractor as therein specified. The hollow metal work shall be constructed to accept the required hardware. Cut, fit, drill and tap for all mortise hardware. Surface mounted hardware may be fitted after the hollow metal work is installed.
- B. Hinges shall be so fitted that there will be a clearance of not more than 1/16 inch between the door and the stop and the door manufacturer shall check the suit ability of all hardware that attaches to hollow metal construction.
- C. Hollow metal door - 30 x 70 x 1-3/4 inch.
- D. Stanley - 1-1/2 pair Butts FBB179 USP 4-1/2 inch by 4-1/2 inch NRP.
- E. Sargent - one lockset, 7725 OB US26D.
- F. Pemko - one threshold 177AV by 36-inch US26D.
- G. Hinges shall be so fitted that there will be a clearance of not more than 1-1/6 inch between the door and the stop and the door manufacturer shall check the suitability of all hardware that attaches to hollow metal construction.

2.10 FINISH

- A. Frames shall be thoroughly cleaned by a vapor degreasing process and shall be cleaned of all rust, grease and dirt. Doors and other panels shall be completely clean, sanded and metallic filled as required to obtain a smooth surface. The undersides of all removable stops, as well as the areas that they cover, shall be painted.
- B. Paint shall be a zinc base cold galvanizing compound. The paint shall contain not less than 64 percent total solids by weight, and the zinc content of the total solids shall not be less than 94 percent by weight. Weight per gallon shall be not less than 23 pounds per gallon. All work shall be coated following the paint manufacturer's directions. Coating shall be applied to both inside and outside surfaces of both doors and frames. The dry film thickness shall be not less than 1.5 mils. Work shall be suitable for the final paint specified in Section 09900.

2.11 INSPECTION

- A. Inspect all material in the shop prior to shipment. Thoroughly check for welds, smooth joints, intersecting points, paint finish, etc. Wrap doors and frames with suitable protective coverings before shipment. Frames shall be delivered complete with integral trim. Knocked-down frames will not be accepted.

PART 3. EXECUTION

3.1 INSTALLATION

- A. All parts shall be secured and anchored. Frames shall be secured and anchored. Frames shall be set accurately in place, plumbed and braced and then the masonry and other work shall be built around them. Doors and hardware shall be adjusted for proper operation. Check setting of each frame before building around it and see that jambs are parallel and plumb, that head is level and at correct elevation, and that frame as a whole is in proper position and alignment. Fill frames with mortar as masonry work progresses. Provide temporary spreaders as necessary to keep jambs straight during the laying of masonry work.
- B. The installation shall be such that each hollow metal door, when closed and latched, will be almost in contact with the stop on the lock side throughout its height and on the hinge side will be uniformly 1/16 inch or less from the stop but not in contact with the stop. Clearance between door and side jambs shall be uniform and not more than 1/8 inch and not less than 1/16 inch; clearance to head jamb shall be not more than 1/8 inch and not less than 1/16 inch and clearance to threshold shall be 1/8 inch and to floor where there is no threshold 3/8 inch, both with 1/16 inch tolerance.

END OF SECTION

SECTION 08331
INSULATED ROLL-UP METAL DOORS
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**SECTION 08331
INSULATED ROLL-UP METAL DOORS**

PART 1. GENERAL

1.1 SCOPE

- A. Under this heading shall be included the furnishing and installation of roll-up metal doors as shown and specified.

1.2 GENERAL

- A. Roll-up metal doors shall be insulated, exterior face-mounted, counter-balanced type of the sizes shown and shall be equipped with the operators and accessories as shown.

1.3 RELATED WORK

- A. Section 13601 – Pre-Engineered Metal Building

PART 2. PRODUCTS

2.1 MANUFACTURERS

- A. Acceptable manufacturer's for the insulated roll-up metal doors shall be Overhead Door Corporation, Wayne-Dalton, or approved equal.

2.2 MATERIALS

- A. Curtain: Curtain shall be formed of interlocking roll-formed slats with endlocks attached to each end of alternate slats to prevent lateral movement. The front and back slats shall be fabricated of 24-gauge galvanized steel. The slat cavity shall be filled with CFC-free, foamed-in-place, polyurethane insulation. Minimum door R-value shall be 7.7.
- B. Bottom Bar: The bottom bar shall be two (2) galvanized steel angles, minimum thickness of 1/8", bolted back to back to reinforce the curtain in the guides, and shall have a bottom weatherseal.
- C. Guides: Guides shall be three (3) structural steel angles with a minimum thickness of 3/16" and be weatherstripped with a vinyl weatherseal at each jamb. Guides will be equipped with windlock bars as required to meet the minimum design windload of 20 psf.
- D. Brackets: Brackets shall be hot-rolled galvanized steel plates to support the

counterbalance, curtain, and hood.

- E. Counterbalance: Counterbalance shall be adjustable helical torsion springs designed for standard 20,000 cycles. Counterbalance shall be housed in a steel tube or pipe barrel, supporting the curtain with a deflection limited to 0.03" per foot of span. Counterbalance shall be adjustable by means of an adjusting tension wheel.
- F. Hood: The hood shall be minimum 24-gauge galvanized steel with intermediate supports as required to support the hood on wide openings. The hood shall be supplied with an internal hood baffle weatherseal.
- G. Operation & Locking: Opening and closing of the door shall be by manual chain hoist. Door shall have chain keeper locks suitable for padlocking.
- H. Finish: Slats and hood shall be galvanized per ASTM A 653 and shall receive a rust-inhibitive, roll-coating process, including bonderizing, 0.02 mils thick baked-on prime paint, and 0.6 mils thick baked-on polyester top coat. Non-galvanized exposed ferrous surfaces shall receive one coat of rust-inhibitive primer.

PART 3. EXECUTION

3.1 INSTALLATION

- A. Installation shall be by the manufacturer or his authorized agent and shall be done in strict accordance with the manufacturer's printed instructions.

END OF SECTION

**SECTION 08710
FINISH HARDWARE
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SECTION 08710
FINISH HARDWARE

PART 1 GENERAL

1.1. SCOPE OF WORK

Furnish and install all finish hardware for doors as specified and scheduled herein. "Finish Hardware" includes items known commercially as finish hardware which are required for swinging, sliding, and folding doors, except special types of unique and nonmatching hardware specified in the same section as the door and door frame.

1.2. RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work of this section.
- B. Section 08110 – Metal Doors and Frames

1.3. QUALITY ASSURANCE

- A. Manufacturer: Obtain each type of hardware (latch and lock sets, hinges, closers, etc.) from a single manufacturer, although several may be indicated as offering products complying with requirements.
- B. Supplier: A recognized architectural finish hardware supplier, with warehousing facilities, who has been furnishing hardware in the project's vicinity for a period of not less than two years, and who is, or who employs an experienced architectural hardware consultant who is available at reasonable times during the course of the work for consultation about project's hardware requirements to Owner, Architect, and Contractor.
- C. Fire-Rated Openings: Provide hardware for fire-rated openings in compliance with NFPA Standard No. 80 and local building code requirements. Provide only hardware which has been tested and listed by UL or FM for types and sizes of doors required and complies with requirements of door and door frame labels.
- D. Where emergency exit devices are required on fire-rated doors (with supplementary marking on doors' UL or FM labels indicating "Fire Door to be Equipped with Fire Exit Hardware"), provide UL or FM label on exit devices indicating "Fire Exit Hardware."

1.4. SUBMITTALS

- A. Product Data: Submit manufacturers technical product data for each item of

hardware in accordance with Section 01300 "Submittals." Include information necessary to show compliance with requirements, and include instructions for installation and for maintenance of operating parts and finish.

- B. Hardware Schedule: Submit final hardware schedule in manner indicated below. Coordinate hardware with doors, frames, and related work to ensure proper size, thickness, hand, function finish attachment quantity, fire rating, and operation. Revise schedule to comply with all applicable codes. Schedule shall be prepared by a member of the Door and Hardware Institute.
 - 1. Final Hardware Schedule Content: Based on finish hardware indicated, organize hardware schedule into "hardware sets" indicating complete designations of every item required for each door or opening. Include the following information:
 - a. Type, style, function, size and finish of each hardware item
 - b. Name and manufacturer of each item
 - c. Fastenings and other pertinent information
 - d. Location of hardware set cross-referenced to indications on Drawings both on floor plans and in door and frame schedule
 - e. Explanation of all abbreviations, symbols, codes, etc. contained in schedule
 - f. Mounting locations for hardware
 - g. Door and frame sizes and materials
 - h. Fire-rating
 - i. Keying information
- C. Submittal Sequence: Submit schedule at earliest possible date, particularly where acceptance of hardware schedule must precede fabrication of other work (e.g., hollow metal frames) which is critical in the project construction schedule. Include with schedule the product data, samples, shop drawings of other work affected by finish hardware, and other information essential to the coordinated review of hardware schedule.
- D. Keying Schedule: Submit separate detailed schedule indicating clearly how the Owner's final instructions on keying of locks has been fulfilled.
- E. Samples: Prior to submittal of the final hardware schedule and prior to final ordering of finish hardware, submit one sample of proposed lockset and other samples as requested by the Architect, with specified finish for approval. Samples will be returned to the supplier.
- F. Templates: Furnish hardware templates to each fabricator of doors, frames and other work to be factory prepared for the installation of hardware. Upon request, check shop drawings of such other work to confirm that adequate provisions are made for proper location and installation of hardware.

1.5. PRODUCT HANDLING

- A. Tag each item or package separately, with identification related to final hardware schedule, and include basic installation instructions with each item or package.
- B. Inventory hardware jointly with representatives of hardware supplier and hardware installer until each is satisfied that count is correct.
- C. Deliver individually packaged hardware items at the proper times to the proper locations (shop or project site) for installation.
- D. Provide secure lock-up for hardware delivered to the project but not yet installed. Control handling and installation of hardware items which are not immediately replaceable, so that completion of the work will not be delayed by hardware losses, both before and after installation.

PART 2 PRODUCTS

2.1.SCHEDULED HARDWARE

- A. Requirements for design, grade, function, finish, size, and other distinctive qualities of each type of finish hardware are indicated in the Finish Hardware Data Sheet and Hardware Schedule at the end of this section. Products are identified by using hardware designation numbers of the following.
- B. Manufacturer's Product Designations: One or more manufacturers are listed for each hardware type required. An asterisk (*) after a manufacturer's name indicates whose product designation is used in the Hardware Schedule for purposes of establishing minimum requirements. Provide either the product designated, or, where more than one manufacturer is listed, the comparable product of one of the other manufacturers which comply with requirements including those specified elsewhere in this section.

2.2.MATERIALS AND FABRICATION

- A. Manufacturer's Name Plate: Do not use manufacturer's products which have manufacturer's name or trade name displayed in a visible location (omit removable nameplates), except in conjunction with required UL labels and as otherwise acceptable to Architect.
- B. Manufacturer's identification will be permitted on rim of lock cylinders only.
- C. Base Metals: Produce hardware units of basic metal and forming method indicated, using manufacturer's standard metal alloy, composition, temper and hardness, but in no case of lesser (commercially recognized) quality than specified for applicable hardware units by applicable ANSI A156 series standard

for each type hardware item and with ANSI A156.18 for finish designations indicated. Do not furnish "optional" materials or forming methods for those indicated, except as otherwise specified.

- D. Fasteners: Provide hardware manufactured to conform to published templates, generally prepared for machine screw installation. Do not provide hardware which has been prepared for self-tapping sheet metal screws, except as specifically indicated.
- E. Furnish screws for installation with each hardware item. Provide Phillips flathead screws except as otherwise indicated. Finish exposed (exposed under any condition) screws to match hardware finish or, if exposed in surfaces of other work, to match finish of such other work as closely as possible, including "prepared for paint" in surfaces to receive painted finish.
- F. Provide concealed fasteners for hardware units which are exposed when door is closed, except to extent no standard units of type specified are available with concealed fasteners. Do not use thru-bolts for installation where bolt head or nut on opposite face is exposed in other work, except where it is not feasible to adequately reinforce the work. In such cases, provide sleeves for each thru-bolt or use sex screw fasteners.
- G. Tools and Maintenance Instructions for Maintenance: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of finish hardware.

2.3.HINGES. BUTTS AND PIVOTS

Hinge Pins: Except as otherwise indicated, provide hinge pins as follows:

Steel Hinges: Steel pins
Nonferrous Hinges: Stainless steel pins
Exterior Doors: Nonremovable pins
Outswing Locked Doors: Nonremovable pins
Interior Doors: Nonrising pins
Tins: Flat button and matching plug, finished to match leaves,
except where hospital tip (HT) indicated

2.4.LOCK CYLINDERS AND KEYING

- A. Standard System: Except as otherwise indicated, provide new master key system for project.
- B. Review existing keying systems with the Owner and provide the type required (master, grandmaster or great-grandmaster), integrated with Owner's existing system.

- C. Comply with Owner's instructions for masterkeying and, except as otherwise indicated, provide individual change key for each lock which is not designated to be keyed alike with a group of related locks.
- D. Key Material: Provide keys of nickel silver only.
- E. Key Quantity: Furnish three change keys for each lock; five master keys for each master system; and five grandmaster keys for each grandmaster system.

Furnish one extra blank for each lock.

Deliver keys to Owner's representative.

2.5.LOCKS, LATCHES AND BOLTS

- A. Strikes: Provide manufacturer's standard wrought box strike for each latch or lock bolt, with curved lip extended to protect frame, finished to match hardware set.
- B. Exit Device Dodging: Except on fire-rated doors, wherever closers are provided on doors equipped with exit devices, equip the units with keyed dogging device to hold the push bar down and the latch bolt in the open position.

2.6.CLOSERS AND DOOR CONTROL DEVICES

- A. Size of Units: Except as otherwise specifically indicated, comply with the manufacturer's recommendations for size of door control unit, depending upon size of door, exposure to weather and anticipated frequency of use.
- B. Access-Free Manual Closers: Provide adjustable units complying with ANSI A117.1 provisions for door opening force and delayed action closing.
- C. Electromechanical Closers and Holders: Provide units designed to hold door in open position under normal usage and to release and automatically close door under fire conditions. Incorporate an integral electromagnetic holder mechanism designed for use with UL listed fire detectors, provided with normally closed switching contacts. Coordinate requirements, voltage, and operation with fire detection.

Provide integral smoke detector device in combination door closers and holders complying with UL 228.

2.7.WEATHERSTRIPPING

General: Provide continuous weatherstripping at each edge of every exterior door leaf.

Provide type, sizes, and profiles shown or scheduled. Provide non-corrosive fasteners as recommended by manufacturer for application indicated.

2.8.HARDWARE FINISHES

- A. Provide matching finishes for hardware units at each door or opening, to the greatest extent possible, and except as otherwise indicated. Reduce differences in color and textures as much as commercially possible where the base metal or metal forming process is different for individual units of hardware exposed at the same door or opening. In general, match items to the manufacturer's standard finish for the latch and lockset (or push-pull units if no latch/locksets) for color and texture.
- B. Provide protective lacquer coating on all exposed hardware finishes of brass, bronze, or aluminum, except as otherwise indicated. The suffix "-NL-" is used with standard finish designations to indicate "no lacquer."
- C. The designations used in schedules and elsewhere to indicate hardware finishes are the industry-recognized standard commercial finishes, except as otherwise noted.

PART 3 EXECUTION

3.1. INSTALLATION

- A. Mount hardware units at heights indicated in "Recommended Locations for Builders Hardware for Standard Steel Doors and Frames" by the Door and Hardware Institute, except as specifically indicated or required to comply with governing regulations, and except as may be otherwise directed by Architect.
- B. Install each hardware item in compliance with the manufacturer's instructions and recommendations. Wherever cutting and fitting is required to install hardware onto or into surfaces which are later to be painted or finished in another way, coordinate removal, storage and reinstallation or application of surface protections with finishing work specified in the Division 9 sections. Do not install surface-mounted items until finishes have been completed on the substrate.
- C. Set units level, plumb and true to line and location. Adjust and reinforce the attachment substrate as necessary for proper installation and operation.
- D. Drill and countersink units which are not factory prepared for anchorage fasteners. Space fasteners and anchors in accordance with industry standards.
- E. Set thresholds for exterior doors in full bed of butyl rubber or polyisobutylene mastic sealant.

3.2. ADJUST AND CLEAN

- A. Adjust and check each operating item of hardware and each door, to ensure proper operation or function of every unit. Replace units which cannot be adjusted to operate freely and smoothly as intended for the application made.
- B. Final Adjustment: Wherever hardware installation is made more than one month prior to acceptance or occupancy of a space or area, return to the work during the week prior to acceptance or occupancy, and make final check and adjustment of all hardware items in such space or area. Clean operating items as necessary to restore proper function and finish of hardware and doors. Adjust door control devices to compensate for final operation of heating and ventilating equipment.
- C. Instruct Owner's personnel in proper adjustment and maintenance of hardware and hardware finishes, during the final adjustment of hardware.
- D. Continued Maintenance Service: Approximately six months after the acceptance of hardware in each area, the Installer, accompanied by the representative of the latch and lock manufacturer, shall return to the project and re-adjust every item of hardware to restore proper function of doors and hardware. Consult with and instruct Owner's personnel in recommended additions to the maintenance procedures. Replace hardware items which have deteriorated or failed due to faulty design, materials or installation of hardware units. Prepare a written report of current and predictable problems (of substantial nature) in the performance of the hardware.

3.3. HARDWARE CRITERIA SCHEDULE

- A. Acceptable Manufacturers:

Butts: Hager, Soss, Lawrence, McKinney, Stanley*, PBB

Locks: Corbin, Russwin, Sargent, Schlage*, Best

Push/Pull: Baldwin, Brookline, Ives, Builders Brass Works, Rockwood, Glenn Johnson*

Overhead Closers: LCN*, Sargent, Rixson-Firemark

Thresholds and Weatherstripping: Zero, National Guard*, Pemko, Reese

Kickplates: Baldwin, Builders Brass Works, Rockwood, Glenn Johnson*

- B. Additional Requirement: See drawing for hand, frame and door materials, fire rating, and other conditions affecting final hardware schedules.

C. Schedule: Each door leaf to be as scheduled unless noted.

Hardware Heading #1: Door # 01

1 ½	Pair Butts	FBB-199	4 ½ X 4 ½	US32D
1	Lock Set	L9453 - L07		US32D
1	OH Stop - GJ - 795H			US32D
1	Set Weather Stripping	700 SDKB		
1	Threshold	876 x Door Width		
1	Door Sweep	200 SSS x Door Width		
1	Rain drip	16 A X Door with + 4"		
3	Silencers			

END OF SECTION

SECTION 09865
SURFACE PREPARATION AND SHOP PRIME PAINTING
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SECTION 09865
SURFACE PREPARATION AND SHOP PRIME PAINTING

PART 1. GENERAL

1.1 SCOPE OF WORK

- A. Furnish all labor, materials, equipment and incidentals required for the surface preparation and application of shop primers on ferrous metals, excluding stainless steels, as specified herein and as shown on the drawings.

1.2 RELATED WORK

- A. Field painting is included in Section 09900.

1.3 SUBMITTALS

- A. Submit to the ENGINEER for review in accordance with Section 01300 complete shop drawings, MANUFACTURER'S specifications and data on the proposed primers and detailed surface preparation, application procedures and dry mil thickness.
- B. Submit to the ENGINEER for review in accordance with Section 01300 representative physical samples of the proposed primers.

PART 2. PRODUCTS

2.1 MATERIALS

- A. Nonprimed Surfaces:
 - 1. Gears, bearings surfaces, and other similar surfaces obviously not to be painted shall be given a heavy shop coat of grease or other suitable rust-resistant coating. This coating shall be maintained as necessary to prevent corrosion during all periods of storage and erection and shall be satisfactory to the ENGINEER up to the time of the final acceptance test.
- B. Compatibility of Coating Systems:
 - 1. Shop priming shall be done with primers that are guaranteed by the MANUFACTURER to be compatible with their corresponding primers and finish coats specified in Section 09900 for use in the field and which are recommended for use together.

PART 3. EXECUTION

3.1 APPLICATION

A. Surface Preparation and Priming:

1. Nonsubmerged components scheduled for priming, as defined above, shall be sandblasted clean in accordance with SSPC-SP-6, "Commercial Grade," immediately prior to priming.
2. Submerged components scheduled for priming shall be sandblasted clean in accordance with SSPC-SP-IO "Near White," immediately prior to Priming.
3. Surfaces shall be dry and free of dust oil, grease dirt, rust, loose mill scale and other foreign material before priming.
4. Shop prime in accordance with approved paint Manufacturer's recommendations.

END OF SECTION

**SECTION 09900
PAINTING
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**SECTION 09900
PAINTING**

PART 1. GENERAL

1.1 SCOPE OF WORK

- A. The work of this section consists of furnishing all materials, labor, equipment and incidentals required and performing all the painting necessary to complete this Contract in its entirety.
- B. It is the intent of these Specifications to paint all exposed miscellaneous metal, pipe, fittings, supports, valves, equipment and all other work obviously required to be painted except as otherwise specified. Minor items omitted in the schedule of work shall be included in the work of this Section where they come within the general intent of the specifications as stated herein.
- C. The following surfaces or items are not required to be painted:
 - 1. Portions of metal, other than aluminum, embedded in concrete. This does not apply to the back face of items mounted to concrete or masonry surfaces which shall be painted before erection. Aluminum to be embedded in or in contact with concrete or masonry shall be coated to prevent electrolysis.
 - 2. Stainless steel.
 - 3. Fencing.
 - 4. Tile.
 - 5. Interior and exterior concrete, unless otherwise specified, and heavy-duty concrete topping.
 - 6. Finish hardware, except door closers that are not stainless steel.
 - 7. Manhole frames and covers.
 - 8. Fiberglass other than piping.
 - 9. Packing glands and other adjustable parts and nameplates of mechanical equipment.
 - 10. Galvanized conduit.
 - 11. Copper pipe.
 - 12. Galvanized pipe.
 - 13. Aluminum Handrail
 - 14. Interior Exposed or Buried PVC Pipe and Tubing
 - 15. HDPE Pipe

1.2 RELATED WORK

- A. Temporary project sign is included in Division 1.
- B. Waterproofing is included in Division 7.

-
- C. Shop priming and surface preparation by ferrous metals are included in the respective Section with the item to be primed.

1.3 REFERENCES

- A. Steel Structures Painting Council (SSPC):
 - 1. SSFC-SP-1 Surface Preparation Specification - Solvent Cleaning
 - 2. SSPC-SP-2 Surface Preparation Specification - Hand Tool Cleaning
 - 3. SSPC-SP-3 Surface Preparation Specification - Power Tool Cleaning
- B. American Association of State Highway and Transportation Officials (AASHTO).
- C. Occupational Safety and Health Act (OSHA).
 - 1. Standards

1.4 SUBMITTALS

- A. Submit to the Engineer for review in accordance with Section 01300 shop drawings, working drawings, and product data including manufacturer's specifications and data on the proposed paint systems and detailed surface preparation, application procedures and dry film thickness.
- B. Submit to the Engineer for review in accordance with Section 01300 color cards, including standard and special colors, for initial color selections.
- C. Schedule of Painting Operations: Submit to the Engineer for review a complete Schedule of Painting Operations within 90 days after the Notice to Proceed. This Schedule is imperative so that the various fabricators may be notified of the proper Shop prime coat to apply. Properly notify and coordinate the fabricators' surface Preparation and painting operations with these Specifications. This Schedule shall include for each surface to be painted, the brand name, the percent volume of solids, the coverage and the number of coats the Contractor proposes to use in order to achieve the specified dry film thickness, and color charts. When the Schedule has been approved, apply all material in strict accordance with the approved Schedule and the manufacturer's instructions. Wet and dry paint film gauges shall be made available to the Engineer to verify the proper application while work is in progress.

1.5 PRE-PAINTING CONFERENCE

- A. Well in advance of commencement of painting operations, but after major equipment has been delivered, a pre-painting conference shall be held. All parties with an interest in the painting work shall attend including the Contractor, the Manufacturer, the Owner, the Engineer, and the painting subcontractor and his foreman the Contractor shall contact each party and arrange the meeting.

-
- B. The conference shall include an inspection of the areas to be painted by all parties and discussion of the conformance of each area with the specifications. Important issues such as environmental conditions climate control systems, original primer dry film thickness, and monitoring the number of coats that have been field applied shall be discussed and problems shall be resolved.
 - C. A written record of the meeting shall be submitted to the Engineer.

PART 2. PRODUCTS

2.1 MANUFACTURER

- A. All painting materials shall be fully equal to those manufactured by Tnemec Company, Inc., International / Devoe Coatings, or Carboline.
- B. Materials specified are those that have been evaluated for the specific service. Products of Tnemec Company, Inc., are listed to establish a standard of quality. Equivalent materials of other manufacturers may be utilized. Shop Drawings shall include manufacturers literature for each product giving the name, product number, generic type, descriptive information, solids-by-volume, recommended dry film thickness, and certified test reports showing results to equal the performance of the specified products listed herein.

2.2 MATERIALS

- A. All painting materials shall be delivered to the mixing room in unbroken containers, bearing the manufacturer's brand, date of manufacture and name. They shall be used without adulteration and mixed, thinned, and applied in strict accordance with manufacturer's directions for the applicable materials and surface and with the Engineer's approval before using.
- B. Shop priming shall be done with primers that are guaranteed by the finish coat Manufacturer to be compatible with the finish paints to be used.
- C. No paint containing lead will be allowed. Oil shall be pure boiled linseed oil.
- D. Work areas will be designated by the Engineer for storage and mixing of all painting materials. Materials shall be in full compliance with the requirements of pertinent codes and fire regulations. Proper containers outside of the buildings shall be provided and used for painting wastes, and no plumbing fixture shall be used for this purpose.
- E. All recommendations of the paint manufacturer in regard to the health and safety of workmen shall be followed.

2.3 PAINTING SYSTEMS

All colors will be selected by the Engineer from color charts submitted by the Contractor.

The following surfaces shall have the types of paint scheduled below applied at the dry film thickness (DFT) in mils per coat noted. Some colors will require an additional coat from what is listed to get the proper color coverage.

A. Steel – Structural, Tanks, Pipe and Equipment

1. Exterior Exposed:

- Preparation - SSPC – SP6
- Primer - Series 1, DFT 2.0 to 3.0 mils
- Immediate - Series N69 Hi-Build Epoxoline, DFT 2.0 to 3.0 mils
- Finish - Series 1095 Endurashield , DFT 2.0 to 5.0 mils
- Total DFT - 6.0 to 11.0 mils

2. Interior Exposed:

- Preparation - SSPC – SP6
- Primer - Series N69 Hi-Build Epoxoline, DFT 3.0 to 5.0 mils
- Finish - Series N69 Hi-Build Epoxoline, DFT 3.0 to 5.0 mils
- Total DFT - 6.0 – 10.0 mils

3. Immersion:

- Preparation - SSPC – SP10
- Primer - Series N69 Hi-Build Epoxoline, DFT 3.0 to 5.0 mils
- Finish - Series N69 Hi-Build Epoxoline, DFT 4.0 to 6.0 mils
- Total DFT - 7.0 to 11.0 mils

4. Below Grade:

- Preparation - SSPC – SP10
- Finish - Series 46H – 413 Hi-Build Tnemec-Tar, DFT 14.0 to 20.0 mils

B. Factory Primed Steel – Doors, Frames & Miscellaneous Equipment

1. Exterior Exposed:

- Preparation - Clean and Dry
- Primer - Factory Primed
- Immediate - Series 135 Chembuild, DFT 3.0 to 4.0 mils
- Finish - Series 1095 Endura-Shield , DFT 2.0 to 3.0 mils
- Total DFT - 5.0 to 7.0 mils

2. Interior Exposed:

- Preparation - Clean and Dry
- Primer - Factory Primed
- Intermediate - Series 135 Chembuild, DFT 3.0 to 4.0 mils
- Finish - Series N69 Hi-Build Epoxoline, DFT 2.0 to 3.0 mils
- Total DFT - 5.0 to 7.0 mils

C. Galvanized Steel and Non-Ferrous Metal –Miscellaneous Fabrications

1. Exterior Exposed:

- Preparation - Per Manufacturer's instructions
- Primer - Series N69 Hi-Build Epoxoline, DFT 2.0 to 3.0 mils
- Finish - Series 1095 Endura-Shield, DFT 2.0 to 3.0 mils
- Total DFT - 4.0 to 6.0 mils

2. Interior Exposed:

- Preparation - Per manufacturer's instructions
- Primer - Series N69 Hi-Build Epoxoline, DFT 2.0 to 3.0 mils
- Finish - Series N69 Hi-Build Epoxoline, DFT 2.0 to 3.0 mils
- Total DFT - 4.0 to 6.0 mils

3. Immersion:

- Preparation - SSPC-SP1 followed by abrasive blast
- Primer - Series N69 Hi-Build Epoxoline, DFT 3.0 to 5.0 mils
- Finish - Series N69 Hi-Build Epoxoline, DFT 4.0 to 6.0 mils
- Total DFT - 7.0 to 11.0 Mils

D. Ductile or Cast Iron - Pipe, Pumps and Valves

1. Exterior Exposed:

- Preparation - Per manufacturer's instructions
- Primer - Series N69 Hi-Build Epoxoline, DFT 3.0 to 5.0 mils
- Intermediate - Series N69 Hi-Build Epoxoline, DFT 4.0 to 6.0 mils
- Finish - Series 1095 Endura-Shield, DFT 2.0 to 3.0 mils
- Total DFT - 9.0 to 14.0 mils

2. Below Ground:

Refer to Section 02500 if applicable.

3. Interior Exposed and/or Non-Potable Immersion:

- Preparation: - Per manufacturer's instructions
- Primer - Series N69 Hi-Build Epoxoline, DFT 3.0 to 5.0 mils
- Finish - Series N69 Hi-Build Epoxoline, DFT 4.0 to 6.0 mils
- Total DFT - 7.0 to 11.0 mils

4. Potable Immersion:

- Preparation: - Per manufacturer's instructions
- Primer - Series N140 Pota-Pox Plus 3.0 to 5.0 mils
- Finish - Series N140 Pota-Pox Plus 3.0 to 5.0 mils
- Total DFT - 7.0 to 11.0 mils

E. Masonry – CMU

1. Exterior Exposed:

- Preparation - Clean and Dry
- Primer - Series 130 Envirofill, DFT 60 – 80 sq ft./gal
- Intermediate - Series 156 Enviro-Crete, DFT 4.0 to 8.0 mils
- Finish - Series 156 Enviro-Crete, DFT 4.0 to 8.0 mils
- Total DFT - 8.0 to 16.0 mils plus filler

2. Interior Exposed:

- Preparation - Clean and Dry
- Primer - Series 130 Envirofill, DFT 60 – 80 sq ft./gal
- Intermediate - Series N69 Hi-Build Epoxoline, DFT 3.0 to 4.0 mils
- Finish - Series N69 Hi-Build Epoxoline, DFT 3.0 to 4.0 mils
- Total DFT - 6.0 to 8.0 mils plus filler

F. Wood

1. Interior or Exterior Exposed:

- Preparation - Clean and Dry
- Primer - Series 10-99W Tnemec Primer, DFT 2.0 to 3.5 mils
- Finish - Series 1029 Tnemec-Cryl, DFT 2.0 to 3.0 mils
- Total DFT - DFT 4.0 to 6.5 mils

G. PVC – Pipe and Valves

1. Exterior Exposed

- Preparation - Scarify
- Primer - Series N69 Hi-Build Epoxoline, DFT 2.0 to 3.0 mils.
- Finish - Series 1095 Endura-Shield , DFT 2.0 to 3.0 mils.
- Total DFT - 4.0 to 6.0 mils

H. Secondary Containment Areas

- 1. Preparation - Scarify concrete to a CSP 3-5 minimum standard. Prior to coating, the substrate must be clean, dry and free of all contaminants.
- Primer - Series 201 at 4.0 – 12.0 mils
- Base Coat - Series 239 SC (Resin) at 6.0 – 12.0 mils
- Fiberglass Reinforcement - ¾ oz. chopped strand fiberglass mat
- Saturant Coat - Series 239 SC (Resin) at 6.0 – 12.0 mils
- Topcoat - Series 282 at 4.0 – 8.0 mils
- Total DFT - 65 mils

I. Concrete Floors-

- | | | | |
|----|-------------|---|---|
| 1. | Preparation | - | Scarify concrete to a CSP 3-5 minimum standard. Prior to coatings, the substrate must be clean, dry and free of all contaminants. |
| | Primer | - | Series 281 at 10.0 – 12.0 mils |
| | Topcoat | - | Series 281 at 10.0 – 12.0 mils |
| | Total DFT | - | 20 – 24 mils |

Any surfaces not specifically named in the Schedule and not specifically excepted shall be prepared, primed and painted in the manner and with materials consistent with these Specifications. The Engineer shall select which of the manufacturer's products, whether the type is indicated herein or not, shall be used for such unnamed surfaces. No extra payment shall be made for this painting.

2.4 COLOR CODING FOR PIPES AND EQUIPMENT

- A. When color coding is specified, it shall consist of color code painting and identification of all exposed conduits, trough items and pipelines for the transport of gases, liquid and semi-liquids including all accessories such as valves, insulated pipe coverings, fittings, junction boxes, bus bars, connectors and all operating accessories which are integral to be whole functional mechanical pipe and electrical conduit system. Colors shall be as noted in the Paint and Color-Coding Schedules attached at the end of this Section.
- B. All hangers and pipe support floor stands shall be painted the same color and with the same paint as the pipe it supports. The system shall be painted up to but not including the flanges attached to the mechanical equipment nor the flexible conduit connected to electrical motors. When more than one pipe system is supported on the same bracket, the bracket shall be painted the same color as the adjacent wall or ceiling. Colors shall be as noted in the Paint and Color-Coding Schedule.
- C. All systems which are an integral part of the equipment, that is originating from the equipment and returning to the same piece of equipment, shall be painted between and up to but not including, the fixed flanges or connections on the equipment.
- D. The color code establishes, defines and assigns a definite color for each category of pipe. Pipelines which are not listed on the Schedule of Color Code Paints shall be assigned a color by the Engineer and shall be treated as an integral part of the Contract.
- E. Banding for pipes shall be as specified in the Paint and Color-Coding Schedule. Bands shall be 2 inches wide and spaced at 2 feet on center.
- F. Color Schedule

Water	Color	Color Bands
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Raw Water	110GN Clover	
Settled or Clarified Water	10GN Aqua Sky	
Finished or Potable Water	11SF True Blue/Safety	
Nonpotable Water	11SF True Blue/Safety	35GR Black

Chemicals	Color	Color Bands
Alum//PACL/Primary Coagulant	04SF Safety Orange	
Ammonia	11WH White	
Carbon Slurry	35GR Black	
Caustic	02SF Safety Yellow	09SF Safety Green
Chlorine Gas/Sodium Hypochlorite	02SF Safety Yellow	
Chlorine Dioxide	02SF Safety Yellow	14SF Purple Rain
Fluoride	25BLFountainbleu	06SF Safety Red
Lime Slurry	37GN Irish Spring	
Ozone	02SF Safety Yellow	04SF Safety Orange
Polyphosphate/Phosphate Compounds	37GN Irish Spring	06SF Safety Red
Polymers or Coagulant Aids (Water)	04SF Safety Orange	09SF Safety Green
Potassium Permanganate	14SF Safety Purple	
Soda Ash	37GN Irish Spring	04SF Safety Orange
Sulfuric Acid	02SF Safety Yellow	06SF Safety Red
Sodium Bisulfite/Sulfur Dioxide (Water)	37GN Irish Spring	02SF Safety Yellow
Sodium Bisulfite/Sulfur Dioxide (Wastewater)	02SF Lemon Yellow/Safety with	765F Candle Apple Red/Safety
Copper Sulfate	20BL Splash	04SF Safety Orange

Wastewater	Color	Color Bands
Backwash/Waste/Drain Lines	68BR Twine	
Sanitary Sewer / Raw Sewage (or Other)	34GR Light Gray	
Grit	33GR Gray	
Alum Sludge	84BR Weathered Bark	

Sewage Sludge	84BR Weathered Bark	
Reuse/Reclaimed Water	16SF Rec Water Purple	
Raw Sludge	15SF Safety Brown	
Scum	33GR Gray	
Sewage	33GR Gray	
Sewage Effluent	07RD Terra Cotta	
Sludge Draw-Off	15SF Safety Brown	04SF Safety Orange
Sludge Recirculation	15SF Safety Brown	02SF Safety Yellow
Sludge Gas	05SF International Orange	
Sludge Recirculation Discharge	15SF Safety Brown	

Other	Color	Color Bands
Compressed Air	91GN Balsam or 11SF True Blue/Safety	
Gas	28RD Monterrey Tile	
Plumbing Drains/Vents	35GR Black	
Other Lines	32GR Light Gray	
Hoists/Trolleys	02SF Safety Yellow	
Fire Protection	06SF Safety Red	
Other Lines	As Selected by Engineer	

2.5 LETTERING OF TITLES

- A. Each pipe system shall be labeled with the name of the materials in each pipeline and alongside this an arrow indicating the direction of flow of liquids. Titles shall be as so described in attached schedule. Titles shall not be located more than 20 linear feet apart and shall also appear directly adjacent to each side of any wall the pipeline breaches, adjacent to each side of the valve regulator, flowcheck, strainer cleanout, and all pieces of equipment.
- B. Titles shall identify the contents by complete name. Identification title locations shall be determined by the Engineer but in general they shall be placed where the view is unobstructed and on the two lower quarters of pipe or covering where they are overhead. Title should be clearly visible from operating positions especially those adjacent to control valves.
- C. Titles on equipment shall be applied at eye level on machines where possible or at the

upper most broad vertical surface of low equipment. Where more than one piece of the equipment item to be titled exists, the items shall be numbered consecutively as indicated on the mechanical drawings or as directed by the Engineer; for example, Pump No. 1, Pump No. 2, etc. Titles shall be composed and justified on the left-hand side as follows: Pump No. 1.

D. Application of titles.

1. The color of the titles shall be black or white as approved, to best contrast with the color of the pipes and equipment and shall be stencil applied.
2. Stencil text is to be in ALL CAPS worded exactly as shown in the Schedule. Titles are to be printed in a single line.

3. Letter sizes

Outside Diameter of Pipe or Covering (inches)	Size of Legend Letters (inches)
3/4 to 1-1/4	1/2
1-1/2 to 2	3/4
2-1/2 to 6	1-1/4
8 to 10	2-1/2
More than 10	3-1/2

Equipment titles are to be two inches high.

4. Arrow sizes. Where "a" is equal to 3/4 of outside diameter of pipe or covering, the arrow shaft shall be 2 "a" long by 3/8 "a" wide. The arrowhead shall be an equilateral triangle with sides equal to "a." Maximum "a" dimension shall be 6 inches.
5. When using direction arrows, point arrowhead away from pipe markers and in direction of flow. If flow can be in both directions, use a double-headed directional flow.

2.6 METAL TAGS

- A. For pipelines smaller than 3/4-inch in diameter, securely fasten metal tags, 2-1/2-inches x 1/2-inches, of 17 Birmingham Stubs Gage Brass with lettering etched and filled with enamel. Tags shall be approved by the Engineer.

2.7 FABRICATED EQUIPMENT

- A. Unless otherwise indicated all fabricated equipment shall be shop primed and shop or field finished.
- B. All items to be shop primed shall be thoroughly cleaned of all loose material prior to

priming. If, in the opinion of the Engineer, any prime coating shall have been improperly applied or if material contrary to these Specifications shall have been used, that coating shall be removed by sandblasting to white metal and reprimed in accordance with the Specifications.

- C. All shop prime coats shall be of the correct materials and applied in accordance with these Specifications. Remove any prime coats not in accordance with these Specifications by sandblasting and apply the specified prime coat at no additional cost to the Owner.
- D. Shop primed surfaces shall be cleaned thoroughly and damaged or bare spots retouched with the specified primer before the application of successive paint coats in the field.
- E. Be responsible for and take whatever steps are necessary to properly protect the shop prime and finish coats against damage from weather or any other cause.
- F. A shop finish coat shall be equal in appearance and protection quality to a field applied finish coat. If, in the opinion of the Engineer, a shop finish coat does not give the appearance and protection quality of other work of similar nature, prepare the surfaces and apply the coat or coats of paint as directed by the Engineer to accomplish the desired appearance and protection quality. Submit to the Engineer substantial evidence that the standard finish is compatible with the specified finish coat.
- G. Wherever fabricated equipment is required to be sandblasted, protect all motors, drives, bearings, gears, etc., from the entry of grit. Any equipment found to contain grit shall be promptly and thoroughly cleaned.

PART 3. EXECUTION

3.1 PREPARATION OF SURFACES

- A. All surfaces to be painted shall be prepared as specified herein or in Section 09865 and shall be dry and clean before painting. Special care shall be given to thoroughly clean interior concrete and concrete block surfaces of all marks before application of finish.
- B. All metal welds, blisters, etc., shall be ground and sanded smooth in accordance with SSPC-SP-3 or in difficult and otherwise inaccessible areas by hand cleaning in accordance with SSPC-SP-2. All pits and dents shall be filled, and all imperfections shall be corrected so as to provide a smooth surface for painting. All rust, loose scale, oil, grease and dirt shall be removed by use of approved solvents, wire brushing or sanding.
- C. Concrete surfaces shall have been finished as specified in Division 3. Report unsatisfactory surfaces to the Engineer. Concrete shall be free of dust, oil, curing

compounds, and other foreign matter.

- D. Concrete black surface shall be smooth and cleaned of all dust, efflorescence, chalk, loose mortar, dirt, grease, oil, tar and other foreign matter.
- E. All plastic pipe surfaces shall be lightly sanded before painting.
- F. Wood Surfaces shall be dry. Sand to obtain a smooth surface. All encrustations shall be removed.
- G. Exposed Pipe: Bituminous coated pipe shall not be used in exposed locations. Pipe which shall be exposed after project completion shall be primed in accordance with the requirements herein. Any bituminous coated pipe which is inadvertently installed in exposed locations shall be sandblasted clean before priming and painting. After installation all exterior, exposed flanged joints shall have the gap between adjoining flanges sealed with a single component polysulfide sealant to prevent rust stains.
- H. Primed or Previously Painted Surfaces and Nonferrous Surfaces: All coated surfaces shall be cleaned prior to application of successive coats. All nonferrous metals not to be coated shall be cleaned. This cleaning shall be done in accordance with SSPC-SP-1, Solvent Cleaning.
- I. Shop-Finished Surfaces: All shop-coated surfaces shall be protected from damage and corrosion before and after installation by treating damaged areas immediately upon detection. Abraded or corroded spots on shop-coated surfaces shall be "Hand Cleaned" and then touched up with the same materials as the shop coat. All shop coated surfaces which are faded, discolored, or which require more than minor touch-up in the opinion of the Engineer shall receive new surface preparation before being repainted. Cut edges of galvanized sheets and exposed threads and cut ends of galvanized piping, electrical conduit, and metal pipe sleeves, that are not to be finished painted, shall be "Solvent Cleaned" and primed with zinc dust-zinc oxide metal primer.
- J. Galvanized and Zinc-Copper Alloy Surfaces: These surfaces to be painted shall be "Solvent Cleaned" and treated as hereinafter specified. Such surfaces not to be painted shall be "Solvent Cleaned."
- K. Aluminum embedded or in contact with concrete must be painted with one shop coat of zinc chromate followed by one heavy coat of aluminum pigmented asphalt paint.

3.2 WORKMANSHIP

- A. General:
 - 1. Primer and paint used for a particular surface shall, in general, be as scheduled for that type of new surface. Confirm with the paint manufacturer that the paint proposed for a particular repaint condition will be compatible with existing

painted surface. Sample repainted areas on the actual site will be required to insure this compatibility. Finished repainted areas shall be covered by the same guarantee specified for remainder of work.

2. At the request of the Engineer, samples of the finished work prepared in strict accordance with these Specifications shall be furnished and all painting shall be equal in quality to the approved samples. Finished areas shall be adequate for the purpose of determining the quality of workmanship. Experimentation with color tints shall be furnished to the satisfaction of the Engineer where standard chart colors are not satisfactory.
3. Protection of furniture and other movable objects, equipment, fittings and accessories shall be provided throughout the painting operations. Canopies of lighting fixtures shall be loosened and removed from contact with surface, covered and protected and reset upon completion. Remove all electric plates, surface hardware, etc., before painting, protect and replace when completed. Mask all machinery name plates and all machined parts not receiving a paint finish. Dripped or spattered paint shall be promptly removed. Lay drop cloths in all areas where painting is being done to adequately protect flooring and other work from all damage during the operation and until the finished job is accepted.
4. On metal surfaces apply each coat of paint at the rate specified by the manufacturer to achieve the minimum dry mil thickness required. If material has thickened or must be diluted for application by spray gun, the coating shall be built up to the same film thickness achieved with undiluted material. One gallon of paint as originally furnished by the manufacturer shall not cover a greater area when applied by spray gun than when applied unthinned by brush. Deficiencies in film thickness shall be corrected by the application of an additional coat(s). On masonry, application rates will vary according to surface texture, however, in no case shall the manufacturer's stated coverage rate be exceeded. On porous surfaces, it shall be the painter's responsibility to achieve a protective and decorative finish either by decreasing the coverage rate or by applying additional coats of paint.
5. Paints shall be mixed in proper containers of adequate capacity. All paints shall be thoroughly stirred before use and shall be kept stirred while using. No unauthorized thinners or other materials shall be added to any paint.
6. Only skill painters shall be used on the work and specialists shall be employed where required.

B. Field Priming:

1. Steel members, metal castings, mechanical and electrical equipment and other metals which are shop primed before delivery at the site will not require a prime coat on the job. All piping and other bare metals to be painted shall receive one coat of primer before exposure to the weather, and this prime coat shall be the first coat as specified in the painting schedule.
2. Equipment which is customarily shipped with a baked-on enamel finish or with a standard factory finish shall normally be field painted unless the prefinished equipment is specifically color selected and unless the finish has not been damaged in transit or during installation. Surfaces that have been shop painted and have been damaged or where the shop coats or coats of paint have deteriorated, shall be properly cleaned and retouched before any successive painting is done on them in the field. All such field painting shall match as nearly as possible the original finish.

C. Field Painting:

1. All painting at the site shall be designated as Field Painting.
2. All paint shall be at room temperature before applying, and no painting shall be done when the temperature is below 50 degrees F, in dust-laden air, when rain or snow is falling, or until all traces of moisture have completely disappeared from the surface to be painted.
3. Successive coats of paint shall be tinted so as to make each coat easily distinguishable from each other with the final undercoat tinted to the approximate shade of the finished coat.
4. Finish surfaces shall not show brush marks or other irregularities. Undercoats shall be thoroughly and uniformly sanded with No. 00 sandpaper or equal to remove defects and provide a smooth even surface. Top and bottom edges of doors shall be painted, and all exterior trim shall be back-primed before installation.
5. Painting shall be continuous and shall be accomplished in an orderly manner so as to facilitate inspection. All exterior concrete and masonry paint shall be performed at one continuous manner structure by structure. Materials subject to weathering shall be prime coated as quickly as possible. Surfaces of exposed members that will be inaccessible after erection shall be cleaned and painted before erection.
6. All materials shall be brush painted unless spray painting is specifically approved by the Engineer. The Contractor shall be responsible for all damage caused by overspray or drifting.
7. All surfaces to be painted as well as the atmosphere in which painting is to be done shall be kept warm and dry by heating and ventilation, if necessary, until each coat of paint has hardened. Any defective paint shall be scraped off and repainted in accordance with the Engineer's directions.
8. Before final acceptance of the work, all damaged surfaces of paint shall be cleaned and repainted as directed by the Engineer.

3.3 CLEANUP

- A. The premises shall at all times be kept free from accumulation of waste material and rubbish caused by employees or work. At the completion of the painting remove all

tools, scaffolding, surplus materials, and all rubbish from and about the buildings and leave work "broom clean" unless more exactly specified.

- B. Upon completion, remove all paint where it has been spilled, splashed or splattered on all surfaces, including floors, fixtures, equipment, furniture, etc., leaving the work ready for inspection.

3.4 ONE YEAR WARRANTY

- A. Owner will set date for one-year inspection of coating systems.
- B. Inspection shall be attended by Owner, Contractor, Engineer and manufacturer's representative.
- C. Repair deficiencies in coating systems as determined by Engineer in accordance with manufacturer's instructions.

END OF SECTION

SECTION 09910
ARCHITECTURAL PAINTING
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SECTION 09910
ARCHITECTURAL PAINTING

PART 1. - GENERAL

1.1 SECTION INCLUDES

- A. Surface preparation and field application of Architectural paints and coatings.
- B. Architectural (A-Sheets) Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 01 Specification sections, apply to work of this section.
- C. Work includes painting and finishing of interior and exterior exposed items and surfaces throughout project, except as otherwise indicated. Surface preparation, priming and coats of paint specified are in addition to shop-priming and surface treatment specified under other sections of work.
- D. Surfaces to be Painted: Except where natural finish of material is specifically noted as a surface not to be painted, paint exposed surfaces whether or not colors or paintings are designated in "schedules". Where items or surfaces are not specifically mentioned, paint the same as similar adjacent materials or areas. In finished areas, piping, conduits, ductwork, hangers, and other similar items shall also be painted. Paint electrical plywood backboards before installation.
- E. Pre-finished Items: Unless otherwise indicated, do not include painting when factory-finishing or installer-finishing is specified for such items as (but not limited to) toilet enclosures, prefinished partition systems, acoustic materials, and finished mechanical and electrical equipment, including light fixtures, switchgear and distribution cabinets. Do not paint exterior concrete retaining wall or light pole bases unless noted.
- F. Concealed Surfaces: Unless otherwise indicated, painting is not required on surfaces such as walls or ceilings in concealed areas and generally inaccessible areas, foundation spaces, furred areas, utility tunnels, pipe spaces, duct shafts and elevator shafts.
- G. Finished Metal Surfaces: Unless otherwise indicated, metal surfaces of anodized aluminum, stainless steel, chromium plate, copper, bronze and similar finished materials will not require finish painting.
- H. Operating Parts: Unless otherwise indicated, moving parts of operating units, mechanical and electrical parts, such as valve and damper operators, linkages, sinkages, sensing devices, motor and fan shafts will not require finish painting.
- I. Do not paint over code-required labels, such as Underwriters' Laboratories and Factory Mutual, or equipment identification, performance rating, name,

nomenclature plates or sprinkler heads.

1.2 RELATED SECTIONS

- A. Division 02, Asphalt Concrete Paving for stripping.
- B. Division 05, Division 08, Division 10 and Division 13, shop-primed items
- C. Division 08, Prefinished Wood Doors
- D. Division 09, Special Coatings (Pre-Engineered building steel)

1.3 REFERENCES

- A. ASTM D16- Definitions of Terms Relating to Paint, Varnish, Lacquer, and Related Products.
- B. ASTM D2016- Test Method for Moisture Content of Wood.
- C. NACE (National Association of Corrosion Engineers)- Industrial Maintenance Painting.
- D. PDCA (Painting and Decorating Contractors of America) - Painting-Architectural Specifications Manual.

1.4 DEFINITIONS

- A. Conform to ASTM D 16 for interpretation of terms used in this Section.

1.5 SUBMITTALS

- A. Submit under provisions of Section 01300.
- B. Product Data: Provide data on all finishing products. Reference applicable product specified.
- C. Samples: Submit one sample, illustrating range of colors and textures available for each surface finishing product scheduled.
- D. Manufacturer's Instructions: Indicate special surface preparation procedures, substrate conditions requiring special attention.

1.6 QUALIFICATIONS

- A. Applicator: Company specializing in performing the work of this section with minimum 3 years documented experience.

1.7 REGULATORY REQUIREMENTS

- A. Conform to applicable code for flame and smoke rating requirements for finishes.
- B. Conform to Federal, State and Local laws and regulations, regarding lead content, VOC, and disposal.

1.8 FIELD SAMPLES

- A. Provide field sample of paint under provisions of Section 01400.
- B. Provide field sample panel, 2' long x 2' wide, illustrating coating color, texture, and finish. All color selections are preliminary and subject to change until approval of actual field samples applied on representative surfaces. The Architect shall make color selections.
- C. Locate where directed.
- D. **Final acceptance of colors, texture, sheen and application will be from samples applied on the job on actual substrates. The Architect/Engineer may change the color or sheen based upon this test sample. DO NOT PROCEED WITH PAINTING WITHOUT THE ENGINEER'S OR ARCHITECT'S APPROVAL OF FIELD SAMPLES.**

1.9 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, protect and handle products to site under provisions of Section 01605.
- B. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- C. Container label to include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
- D. Store paint materials at minimum ambient temperature of 45°F (rC) and a maximum of 90°F (32 °C), in ventilated area, and as required by manufacturer's instructions.

1.10 ENVIRONMENTAL REQUIREMENTS

- A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- B. Do not apply exterior coatings during rain or snow, or when relative humidity is outside the humidity ranges required by the paint product manufacturer.
- C. Minimum Application Temperatures for Latex Paints: 45°F (7°C) for interiors;

50°F (10°C) for exterior; unless required otherwise by manufacturer's instructions.

- D. Minimum Application Temperature for Varnish Finishes: 65°F (18°C) for interior or exterior, unless required otherwise by manufacturer's instructions.
- E. Provide lighting level of 50 foot candles measured mid-height at substrate surface.
- F. Provide adequate ventilation of occupied spaces exposed to paint fumes or agents. Where occupied spaces are adjacent to painting or connected by means of HVAC system. Seal off these spaces from exposure of paint fumes including erection of temporary barriers, scaling HVAC, providing fresh air or paint applications during non-occupied hours to minimize exposure.

PART 2. - PRODUCTS

2.1. MANUFACTURERS: Unless otherwise listed, provide product of one of the following.

- A. Paint:
 - 1. Duron
 - 2. Dulux Paints (ICL)
 - 3. Sherwin-Williams (SW)
 - 4. Pittsburg Paints
 - 5. Benjamin Moore (Base of selection)
- B. Substitutions: Under provisions of Section 01300.

2.1 MATERIALS

- A. Coatings: Ready mixed, except field catalyzed coatings. Process pigments to a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating; good flow and brushing properties; capable of drying or curing free of streaks or sags.
- B. Accessory Materials: Linseed oil, shellac, turpentine, paint thinners and other materials not specifically indicated but necessary or recommended to achieve the finishes specified, of commercial quality.

PART 3. - EXECUTION

3.1 EXAMINATION

- A. Verify that surfaces and substrate conditions are ready to receive work as

instructed by the product manufacturer.

- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- C. Test shop applied primer for compatibility with subsequent cover materials.
- D. Measure moisture content of surfaces using an electronic moisture meter before applying coatings and continuing when conditions change. Do not apply coating unless the moisture content is below the following maximum values:
 - 1. Wood: 15 percent
 - 2. Horizontal Concrete: 8 percent
 - 3. Masonry, plaster, stucco, gypsum soffits and horizontal concrete: 12 percent

3.2 PREPARATION GENERAL

- A. Prepare surfaces as recommended by the paint manufacturer and as requested herein.
- B. Remove or mask electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or finishing.
- C. Correct defects and clean surfaces which affect work of this section. (Remove existing coatings that exhibit loose surface defects.) Surfaces to be painted must be free of foreign objects and imperfections.
- D. Seal with shellac and seal marks which may bleed through surface finishes.
- E. Impervious Surfaces: Remove mildew by scrubbing with solution of tri-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.
- F. Aluminum Surfaces Scheduled for Paint Finish: Remove surface contamination by steam or high pressure water. Remove oxidation with acid etch and solvent washing. Apply etching primer immediately following cleaning.
- G. Uncoated Steel and Iron Surfaces: Remove grease, mill scale, weld splatter, dirt, and rust. Where heavy coatings of scale are evident, remove by hand wire brushing or sandblasting; clean by washing with solvent. Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts, and nuts are similarly cleaned. Spot prime paint after repairs.
- H. Shop Primed Steel Surfaces: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Prime metal items including shop primed items.

- I. Interior Wood Items Scheduled to Receive Paint Finish: Wipe off dust and grit prior to priming. Seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after primer has dried; sand between coats.
- J. Interior Wood Items Scheduled to Receive Transparent Finish: Wipe off dust and grit prior to sealing, seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after sealer has dried; sand lightly between coats.
- K. Wood Doors: Seal top and bottom edges with primer. Reseal where wood doors are trimmed.
- L. Cementitious Materials: Prepare cementitious surfaces of concrete, concrete block (CMU) and cement plaster to be painted by removing efflorescence, chalk, dust, dirt, grease, oils, and by roughening to remove glaze. Prepare in accordance with ASTM E84. Rub block to remove loose mortar. Joints shall be uniform. Fill irregularities with cement grout, finish flush to adjacent surface with smooth uniform surface.

Determine alkalinity and moisture content of surfaces to be painted by performing appropriate tests. If surfaces are found to be sufficiently alkaline to cause blistering and burning of finish paint, correct this condition before application of paint. Do not paint over surfaces where moisture content exceeds that permitted in manufacturer's printed directions. Generally allow cementitious surfaces not less than 30 days to cure before painting.

Clean concrete floor surfaces scheduled to be painted with a commercial solution of muriatic acid, or other etching cleaner. Flush floor with clean water to neutralize acid, and allow to dry before painting. Rub concrete masonry units to remove loose mortar. Fill irregularities with cement grout and prime.

- M. Galvanized Surfaces: Clean free of oil and surface contaminants with non-petroleum based solvent.
- N. Gypsum Drywall: Fill minor cracks and holes with spackle and sand smooth. Remove all foreign matter and surface defects. For surfaces designated to receive gloss, semi-gloss or epoxy finishes, roller apply a batter consistency mixture of wallboard joint compound and water to entire surface. Remove with broad knife without leaving ridges. Sand smooth.

3.3 APPLICATION

- A. Apply products in accordance with manufacturer's instructions.

- B. Do not apply finishes to surfaces that are not dry.
- C. Apply each coat to uniform finish.
- D. Apply each coat of paint slightly darker than preceding coat unless otherwise approved.
- E. Sand wood and metal lightly between coats to achieve required finish.
- F. Vacuum clean surfaces free of loose particles. Use tack cloth just prior to applying next coat.
- G. Allow applied coat to dry before next coat is applied.
- H. Where clear finishes are required, tint fillers to match wood. Work fillers into the grain before set. Wipe excess from surface.
- I. Prime concealed surfaces of interior and exterior woodwork with primer paint.
- J. Prime concealed surfaces of interior woodwork scheduled to receive stain or varnish finish with gloss varnish reduced 25 percent with mineral spirits.
- K. Where a portion of a surface is damaged or unsatisfactory, refinish an entire surface plane from corner to corner, floor to ceiling. Spot touch-up is not acceptable.

3.4 CLEANING

- A. Clean work under provisions of Section 01 70 00.
- B. Collect waste material which may constitute a fire hazard, place in closed metal containers and remove daily from site.

3.5 WORKMANSHIP

- A. Coverage and hide shall be complete and uniform in color, texture, sheen, and finish.
- B. Finish surfaces shall be free of runs, ridges, laps, drops, waves, and brush or roller marks.
- C. Rework and refinish surfaces not in conformance with the requirements under Preparation and Application, or finish until satisfactory results are obtained.

3.6 PAINT SCHEDULE (MATERIALS):

- A. Selection based on Products of Benjamin Moore. Equal products of Duron, Sherwin Williams, Dulux and Pittsburg Paints are acceptable
- B. Exterior Acrylic Latex Semi-Gloss House Paint
Ben.Moore 170 Super Spec 100% Acrylic Semi-Gloss House Paint
- C. Exterior Galvanized Metal Acrylic Primer
Ben.Moore P04 Super Spec HP Acrylic Metal Primer
- D. Exterior/Interior Alkyd Galvanized Metal or Aluminum Primer
Ben.Moore P06 Super Spec HP Alkyd Metal Primer
- E. Interior Acrylic Latex Eggshell
Ben.Moore 549 Regal Select Acrylic Latex Eggshell
- F. Interior Acrylic Latex Semi-Gloss
Ben.Moore 551 Regal Select Acrylic Latex Semi-Gloss Enamel
- G. Interior Waterborne Polyamide Epoxy Gloss
Ben.Moore M42 I.M.C. Waterborne Polyamide Epoxy
- H. Interior Polyurethane Varnish Gloss
Ben.Moore 428 Benwood Polyurethane Clear Gloss
- I. Interior Acrylic Latex Heavy Duty Block Filler
Ben.Moore 285 Super Spec Acrylic Latex Block Filler
- J. Interior Wood Polyurethane Varnish Satin
Ben.Moore 435 Benwood Polyurethane Low Luster Clear
- K. Interior: Low Odor Finish: Zero VOC Primer Coat
Ben.Moore 372 Eco Spec WB Acrylic
- L. Other Products: Provide Manufacturer's recommended, first quality sealers, fillers, primers, and other products compatible with substrate and finish.

3.7 IDENTIFICATION

- A. In concealed space above finished ceilings, permanently identify smoke partitions, fire rated partitions, and firewalls with painted 6" high stencil lettering reading, as appropriate: "1 HOUR FIRE AND SMOKE BARRIER--PROTECT ALL OPENINGS" or "SMOKE BARRIER -- PROTECT ALL OPENINGS." Change fire rating to suit wall assembly. **Provide on each face of each such partition with a minimum of one identification each surface and at 12'-0" o.c.**

3.8 COLORS

- A. Colors shall be as selected by the Architect. Custom colors may be required.
- B. The interior walls will be finished with accent colors requiring changes in colors at changes in wall plane. Color changes shall be masked to produce a straight and even edge. The painting contractor shall assume that 10% of all wall planes will be accent colors.

3.9 PAINT SCHEDULE. EXTERIOR

- A. Steel:
 - 1. 1 coat Alky Metal Prime
 - 2. 1 coat semi-gloss enamel acrylic house paint
- B. Steel- Galvanized:
 - 1. One coat Acrylic metal primer
 - 2. One coat Semi-gloss acrylic House Paint

3.10 PAINT SCHEDULE. INTERIOR

- A. Steel:
 - 1. 1 coat Alky Metal Prime
 - 2. 1 coat Acrylic semi-gloss enamel
- B. Steel - Galvanized:
 - 1. One coat Acrylic metal primer
 - 2. One coat Semi-gloss acrylic House Paint
- C. CMU: (All interior CMU except Plant to Office Area)
 - 1. One coat heavy-duty block filler
 - 2. Two coats latex semi-gloss
- D. CMU - Epoxy: (Interior CMU Plant to Office Area)
 - 1. One coat waterborne epoxy block filler
 - 2. Two coats waterborne polyamide epoxy gloss
- E. Drywall:
 - 1. One coat acrylic latex primer

2. Two coats acrylic latex eggshell enamel
- F. Wood (opaque):
1. One coat acrylic latex enamel under coat
 2. Two coats acrylic latex semi-gloss enamel
 3. Drywall to receive wall covering
 4. One coat acrylic latex primer.

END OF SECTION

SECTION 13340
METAL BUILDING SYSTEMS
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SECTION 13340
METAL BUILDING SYSTEMS

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work of this section.

1.2 DESCRIPTION OF WORK

- A. Extent of metal building systems work is shown on Drawings.
- B. Building Type: The pre-engineered buildings shown are a single story, rigid-frame type metal building of length, width, eave height, and roof pitch indicated.

Manufacturer's standard components may be used, providing components, accessories, and complete structure conform to architectural design appearance shown and to specified requirements. Components include but are not limited to the following:

Primary frames spaced on center as shown
Bearing end frames
Wind columns
Roof purlins for span
Lateral Wind bracing
Support of exterior siding to include metal framing systems for EIFS.
Standing seam metal building type roof panels (concealed from view)
and accessories Exposed flashing and sheet metal components.
Gutters and downspouts
Other related accessories

- C. Related Work Elsewhere:
1. Concrete floor and foundations and installation of anchor bolts are specified in Division 3.
 2. Special coating specified in Division 09

1.3 QUALITY ASSURANCE

- A. Design:
1. All structural members shall be designed in accordance with the following as applicable:

-
- a) AISC "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings."
 - b) AISC "Specification for the Design, Fabrication and Erection of Cold-formed Structural Members for Buildings."
 - c) MBMA "Recommended Design Practices Manual," latest edition.
 - d) AWS D 1.1 "Structural Welding Code."
 - e) International Building Code, 2012 Edition.

B. Design Loads: Basic design loads, as well as auxiliary and collateral loads, are as indicated and as required by referenced standards.

- 1. Basic design loads include, in addition to dead load, live load, wind load and seismic load.
- 2. Collateral loads include additional dead loads over and above the weight of the metal building system.

Design each member to withstand stresses resulting from combinations of loads that produce the maximum allowable stresses in that member.

C. Minimum Design Loads:

- 1. Roof Systems and Flashings: Comply with the requirements of Underwriter Laboratories Class 90 uplift rating.
- 2. Provisions for Expansion: The roof system shall provide for thermal expansion/contraction without detrimental effect on the roof panels and weather tightness. Design panels and components to provide for movement caused by ± 100 °F temperature difference between interior structural framework and roof system.
- 3. Dead Loads: Weights of metal building system including framing and roofing.
- 4. Live Loads: 20 pounds per square foot. Reduction for tributary area allowed.
- 5. Wind Loads: 90 mph basic wind speed.
- 6. Collateral Loads: 8 pounds per square foot for ceilings, lighting, and conduit.
- 7. Lateral bracing for wind loads for exterior walls.

D. Allowable Vertical Deflection:

- 1. Roof Panels L/150
- 2. Purlins L/150

E. Allowable Horizontal Deflection:

- 1. Girts L/120

F. Manufacturer's Qualifications: Provide pre-engineered metal buildings as produced by a manufacturer with not less than 5 years' successful experience

in the fabrication of pre-engineered metal buildings of the type and quality required.

- G. Erector's Qualifications: The erector shall be approved in writing by the pre-engineered metal building manufacturer.

1.4 SUBMITTALS

- A. Load Diagram: Submit drawing indicating structural reactions to foundation. Schedule submittal to allow time to modify foundation design prior to placing foundation. Diagram shall be sealed by a Structural Engineer registered in the state where the project is located.
- B. Shop Drawings: Submit complete erection drawings in accordance with Section 01300 showing anchor bolt settings; sidewall, endwall and roof framing; transverse cross sections; covering and trim details; and accessory installation details to clearly indicate proper assembly of building components. Include in Maintenance Manual.
- C. Product Data: Submit manufacturer's product information, specifications and installation instructions for building components and accessories.
- D. Samples: Submit samples of the following. Engineer's review will be for color and texture only.
Compliance with other requirements is responsibility of Contractor.

12" long by actual width of roofing, with required finishes
Fasteners for application of roofing and trim panels
Sealants and closures Color samples

- E. Warranties: Submit manufacturer's standard warranties as acceptable to the Architect as follows (include in Maintenance Manual):
1. General: Warrant materials to be free from defects in materials or workmanship for a period of one year from shipment date. Replace defective materials at no cost to Owner during warranty period.
 2. Roof Panels: Warrant finishes on roof and painted components for a period of 20 years from shipment date.
 3. Weathertightness: Warrant that the building manufacturer will repair or stop any leaks in roof system due to normal weather and ordinary wear for a period of ten (10) years from the shipment date.
- F. Certification: Submit written certification prepared and signed by a Professional Engineer registered to practice in the state where building is to be erected, verifying that the building design meets indicated loading requirements and codes of authorities having jurisdiction.

- G. Erector's Acceptance: Submit written letter of acceptance that the erector is approved by the building manufacturer.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store prefabricated components, sheets, panels, and other manufactured items so they will not be damaged or deformed.
- B. Stack materials on platforms or pallets, covered with tarpaulins or other suitable weathertight ventilated covering. Store metal sheets or panels so that water accumulations will drain freely. Do not store sheets or panels in contact with other materials which might cause staining.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with specified requirements, manufacturers offering pre-engineered building systems which may be incorporated in the work include, but are not limited to the following:
 - 1. Adel Steel Inc.
 - 2. American Building Company
 - 3. Butler Manufacturing Company
 - 4. Ceko Building Systems
 - 5. Inland Southern Corporation
 - 6. Kirby Building Systems
 - 7. Star Building System
 - 8. Varco-Pruden Buildings

2.2 MATERTALS (GENERAL)

- A. Metals:
 - 1. Hot-rolled Structural Shapes: Comply with the requirements of ASTM A36 or A529.
 - 2. Tubing or Pipe: Comply with the requirements of ASTM A500, Grade B (42,000 psi yield), A501, or A53.
 - 3. Members Fabricated from Plate or Bar Stock: Provide 42,000 psi minimum yield strength.
Comply with the requirements of ASTM A607, Grade 50.
 - 4. Members Fabricated by Cold Forming: Comply with the requirements of ASTM A607, Grade 50.
 - 5. Galvanized Steel Sheet: Comply with the requirements of ASTM A446 with G90 coating.

"Class" to suit building manufacturer's standards.

B. Paints:

1. Shop Primer for Ferrous Metal: Provide manufacturer's standard, fast-curing lead-free, "universal" primer, selected for good resistance to normal atmospheric corrosion, for compatibility with finish paint systems indicated and for capability to provide a sound foundation for field-applied topcoats despite prolonged exposure. Comply with the performance requirements of FS TT-P-645.
2. Shop Primer for Galvanized Members: Provide manufacturer's standard zinc dust-zinc oxide primer selected for compatibility with substrate. Comply with performance requirements of FS TT-P-641.

2.3 FABRICATION (GENERAL)

Design prefabricated components and necessary field connections required for erection to permit easy assembly and disassembly. Fabricate components in such a manner that once assembled, they may be disassembled, repackaged and reassembled with a minimum amount of labor.

Clearly and legibly mark each piece and part of the assembly to correspond with previously prepared erection drawings, diagrams and instruction manuals.

2.4 STRUCTURAL FRAMING COMPONENTS

- A. Rigid Frames: Fabricate rigid frames from hot-rolled structural steel. Provide built-up "I-beam" shape or open web type rigid frames consisting of either tapered or parallel flange beams and tapered columns. Provide frames factory welded and shop painted. Furnish complete with attachment plates, bearing plates, and splice members. Factory drill frames for bolted field assembly.

Provide length of span and spacing of frames as indicated. Nominal variations in length of span and frame spacing may be acceptable if necessary to meet manufacturer's standard and if approved by the Engineer.

- B. Endwall Columns: Provide factory welded, shop painted endwall columns of built-up "I" shape or cold formed sections. Fabricate endwall columns of not less than 14-gage material.
- C. Wind Bracing: Provide adjustable wind bracing using not less than W' diameter threaded steel rods.
- D. Secondary Framing: Provide not less than 16-gage shop painted rolled formed sections for secondary framing members.

- E. Bolts: Comply with the requirements of ASTM A307 or A325 as necessary for design loads and connection details. Provide shop painted bolts except, when units are in direct contact with panels, provide zinc-plated or cadmium-plated bolts.
- F. Fabrication: Shop fabricate structural framing components to the indicated size and section complete with base plates, bearing plates and other plates required for erection, welded in place. Provide all required holes for anchoring or for connecting either shop drilled or punched to template dimensions.
 - 1. Shop Connections: Provide bolted or welded shop connections.
 - 2. Field Connections: Provide bolted field connections.
- G. Shop Painting: Clean surfaces to be primed of loose mill scale, rust, dirt, oil, grease, and other matter precluding paint bond. Follow procedures of SSPC-SP3 for power tool cleaning, SSPC-SP7 for brush-off blast cleaning, and SSPC-SP1 for solvent cleaning.
- H. Prime structural steel primary and secondary framing members with the manufacturer's standard rust-inhibitive primer.
- I. Prime galvanized members after phosphoric acid pretreatment with manufacturer's standard zinc dust-zinc oxide primer.

2.5 ROOFING, SIDING AND TRIM SYSTEM

- A. General: Provide roofing and trim sheets formed to the general profile or configuration as indicated. Provide the following sheet metal accessories factory formed of the same finish as the roofing and siding. Provide ridge covers, closers, and other roof accessories factory formed of the same finish as the roofing. Provide eave trim, gutters, downspouts, and other appearance accessories exposed to view with Kynar finish.
- B. Steel Sheets: Provide either structural quality hot-dip galvanized steel sheets to comply with the requirements of ASTM A446, Grade C, with G90 coating or drawing quality aluminum coated steel sheets.

Metal thickness not less than 26-gage (0.0179").

- C. Standing Seam Roof Panels (not exposed to view): Provide manufacturer's standard factory-formed standing seam roof panel system designed for mechanical attachment of panels to roof purlins using a concealed clip. Form panels using 24-gage galvanized. Panels shall be maximum length possible but not less than 20 feet.
 - 1. Aluminum Zinc Alloy Coated Finish: Provide roof panels with aluminum zinc alloy coated steel finish equal to Bethlehem Steel Corporation "Galvalume" finish. Nominal coating weight of 0.502 per square foot. Triple spot minimum coating of 0.36 oz. per square foot, ASTMA428.

2. Clips: Provide not less than 16 gage panel clips. Clips shall allow roof panels to move.
 3. Cleats: Provide factory caulked, mechanically seamed cleats formed from minimum 20 gage galvanized steel complying with ASTM A446, Grade C, with G90 coating.
 4. Roof Curbs: Provide custom roof curbs for all penetrations fabricated to match roof profile and to provide positive drainage.
- D. Sheet Panel Fasteners: Provide manufacturer's standard system of self-tapping screws, bolts and nuts, self-locking rivets, self-locking bolts, end-welded studs, and other suitable fasteners designed to withstand design loads.

Provide metal-backed neoprene washers under heads of fasteners bearing on weather side of panels.

Use aluminum or stainless-steel fasteners for exterior application and galvanized or cadmium plated fasteners for interior applications.

Locate and space fastenings for true vertical and horizontal alignment. Use proper type fastening tools to obtain controlled uniform compression for positive seal without rupture of neoprene washer.

Provide fasteners with heads matching color of roofing or siding sheets by means of factory applied coating.

- E. Flexible Closure Strips: Provide closed-cell, expanded cellular rubber, self-extinguishing flexible closure strips. Cut or premold closure strips to match corrugation configuration of roofing. Provide closure strips where indicated and necessary to ensure weathertight construction.
- F. Sealing Tape: Provide pressure sensitive 100 percent solids grey polyisobutylene compound sealing tape with release paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape not less than 1/2" wide and 1/8" thick.
- G. Joint Sealant: Provide one-part silicon rubber sealant. No other types of sealant are acceptable.

2.6 SHEET METAL ACCESSORIES

- A. General: Provide coated steel sheet metal accessories.
- B. Gutters: Form gutters in sections not less than 10 feet in length, complete with end pieces, outlet tubes, and other special pieces that may be required. Join sections with riveted and soldered or sealed joints. Unless otherwise indicated, provide expansion-type slip joint at center of runs. Furnish gutter supports spaced at 32" o.c., constructed of same metal as gutters. Provide standard bronze, copper, or aluminum wire ball strainers at each outlet. Gutter profiles shall match eave trim.
- C. Downspouts: Form downspouts in sections approximately 10 feet long, complete

with elbows and offsets. Join sections with not less than 1-1/2" telescoping joints. Provide fasteners designed to securely hold down spouts not less than 1" away from walls; locate fasteners at top and bottom and at approximately 5 feet on center in between. Locate downspouts as shown on drawing. Size gutters and downspouts to accommodate a rainfall intensity of 6 inches/hour.

- D. Finish: To match siding.

PART 3 - EXECUTION

3.1 ERECTION

- A. General: Comply with manufacturer's written installation and erection instructions and instructions listed herein. Conform to AISC Specifications. Do not field cut or alter members without written approval. Coordinate installation of siding and support bracing with thermal insulation installer to allow proper installation of thermal insulation.
- B. Framing: Erect structural framing true to line, level and plumb, rigid and secure. Level base plates to a true even plane with full bearing to supporting structures.
- C. Purlins and Girts: Provide rake or gable purlins with tight fitting closure channels and fascia. Secure purlins and girts to structural framing and hold rigidly to a straight line by sag rods. Space purlins not greater than 48" o.c. for support of architectural roof panels.
- D. Bracing: Provide diagonal rod or angle bracing.

Movement-resisting frames may be used in lieu of sidewall rod bracing, to suit manufacturer's standards.

Where diaphragm strength of roof or wall covering is adequate to resist wind forces, rod or other form of bracing will not be required.

- E. Bolts: Install bolts by AISC standards and by manufacturer's recommendations. Install roof panels in one panel if 45' or less. Provide standard end lap and back-up reinforcing where panels exceed 45'.

3.2 ROOFING

- A. General: Stagger end laps on minimum of five feet. Lap ribbed or fluted sheets one full rib corrugation. Apply panels and associated items for neat and weather tight enclosure. Avoid "panel creep" or application not true to line. Protect factory finishes from damage.

Provide weather seal under ridge cap. Flash and seal roof panels at eave and rake with rubber, neoprene, or other closures to exclude weather.

- B. Standing Seam Roof Panel System: Fasten roof panels to purlins with manufacturer's standard concealed clip in accordance with the manufacturer's instructions. No exposed fasteners permitted between components subject to differential movement.

Install clips at each support using self-drilling fasteners.

At end laps of panels, install tape caulk between panels.

Install factory-caulked cleats at standing seam joints. Machine seam cleats to the panels to provide a weather tight joint. Install system to allow for thermal movement.

- C. Sheet Metal Accessories: Install gutters, downspouts, and other sheet metal accessories in accordance with manufacturer's recommendations for positive anchorage to building and weather tight mounting. Securely anchor flashings and other accessories to prevent wind damage in accordance with FM-90 requirements.

3.3 FIELD PAINTING

- A. Touch-up abrasions, marks, skips, or other defects to shop-primed surfaces with same type material as shop primer.

3.4 TOLERANCES

- A. Framing members $\frac{1}{2}$ "from plumb, $\frac{1}{4}$ " from level.

END OF SECTION

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. _____

A RESOLUTION TO EXTEND A CONSULTANT CONTRACT TO
HAROLD YOUNG

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds; and

WHEREAS, the City finds it necessary and desirable to have a consultant help the executive branch of the government and that the consultant shall have rights and duties as prescribed by the Council, City Manager, and Mayor.

THEREFORE, THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY RESOLVES:

SECTION 1. Approval of Consultant. City Council hereby approves the to create and fund a consultant position for Harold Young for the 2023 year. The contract is attached and incorporated by reference as Exhibit A. The contracts effective date is January 1, 2023.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Authorization of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Resolution.

SECTION 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 5. Effective Date. This resolution shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SO RESOLVED this 9th day of January, 2023.

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:

QUINTON WASHINGTON, City Attorney

CITY OF STOCKBRIDGE

INDEPENDENT CONTRACTOR AGREEMENT BY AND BETWEEN THE CITY OF STOCKBRIDGE AND HAROLD YOUNG

This INDEPENDENT CONTRACTOR AGREEMENT ("Agreement") is entered into this ____ day of _____, 202_, between the City of Stockbridge, Georgia, ("City") and Harold J. Young ("Contractor"). City and Contractor are sometimes referred to herein as "Parties"). This agreement shall be effective on January 1, 2023.

WHEREAS, the City desires to engage the services of Contractor to perform consulting certain services for the City related to the City's amphitheater; and

NOW, THEREFORE, in consideration of the promises and mutual agreements herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. **Responsibilities.** The parties shall have the following responsibilities:
 - a. Contractor shall serve as a consultant for the City to perform the job responsibilities stated in Exhibit A hereto.
 - b. The City of Stockbridge will continue to have all oversight, control, and authority over of the amphitheater, with precedence given to all city events. The City of Stockbridge will continue to handle all financial responsibilities for the events at the amphitheater, including, but not limited to, paying for event talent, costs, production, travel arrangements, marketing, and other such similar costs.
 - c. The City of Stockbridge shall receive reports on tickets sales, concession sales, sponsorships and any other partnerships on behalf of the amphitheater. Such reports shall be provided when requested by the City and shall be provided on a regular basis, no later than 20 days after an event.
 - d. Contractor shall provide the City with complete digital access to all sales platforms for tickets, beverages, concessions, and alcohol sales and any other sales platform requested by the City regarding the amphitheater.
2. **Compensation.** City shall pay Contractor as follows:
 - a. City shall pay Contractor a total of one hundred, eighty thousand dollars and no cents (\$180,000.00) per year, payable in two equal installments per month (\$15,000.00 total per month).
 - b. Revenue and Sponsorship for events at the City's amphitheater on

which Contractor works shall be split as follows:

- i. The City shall receive 100% of all proceeds from ticket sales. The City shall receive 100% of the concession vendors rent for all food and beverage sales.
- ii. Sponsorship commission shall be split with 5% of all sponsorship revenue paid to Contractor and 95% of such sponsorships paid to the City. Contractor shall receive such commission payments only during the term of this contract, regardless of whether the sponsorship continues beyond the length of this contract between Contractor and the City.
- iii. The City of Stockbridge shall receive 100% of the naming rights sponsorship revenue.

3. **Term and Termination.** This Agreement shall expire after one (1) year, though the Agreement can be renewed for one (1) additional period of one (1) year. This contract can be further renewed beyond the initial term and one year renewal period by the written consent of the Parties. The Agreement shall automatically terminate unless the City, in its sole discretion, notifies Contractor in writing at least thirty (30) days in advance that the City wants to renew the Agreement for an additional one-year period.

Either party may terminate this Agreement by providing written notice to the other party thirty (30) days prior to the date when such termination shall be effective. Such writing may be given by email or any other form of written communication.

The terms of Sections 4, 5, and 6 herein shall survive and apply for two (2) years from the termination or end of this Agreement.

4. **Confidential Information.** As used in this Agreement, "Confidential Information" is defined in O.C.G.A. § 13-8-51(3) and means data and information relating to the City's business, regardless of whether the data or information constitutes a Trade Secret as that term is defined by Georgia law, which data or information: (a) is disclosed to Contractor or of which Contractor becomes aware as a consequence of Contractor's relationship with the City; (b) has value to the City; (c) is not generally known to other cities, municipalities, or jurisdictions; and (d) which includes, but is not limited to, Trade Secrets, methods of operation, names of clients, price lists, financial information and projections, personnel data, and similar information. Provided, however, that Confidential Information shall not mean data or information: (a) which has been voluntarily disclosed to the public by the City, except where such public disclosure has been made by me without authorization from the City; (b) which has been independently developed and disclosed by others; or (c) which has otherwise entered the public domain through lawful means.

As used in this Agreement, the term "Trade Secrets," which is defined in O.C.G.A. § 10-1-761(4), shall also mean any Confidential Information described above without

regard to form which: (i) is not commonly known by or available to the public; (ii) derives economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by other persons who can obtain economic value from its disclosure or use; and (iii) is the subject of efforts that are reasonable under the circumstances to maintain its secrecy.

Contractor agrees that such Confidential Information shall remain the property of the City, and, both during and after the term of my relationship with the City, without the prior written consent of the City: (a) Contractor will not, except for the exclusive benefit of the City, use or disclose or cause to be used or disclosed any Confidential Information for so long as it remains a Trade Secret of the City or otherwise Confidential Information; (b) Contractor will not take from any office of the City for my own use or the use of any third party any Confidential Information (unless necessary during Contractor's relationship with the City to conduct business on behalf of the City); and (c) without request upon termination of Contractor's relationship with the City, or at any time that the City may so request, Contractor will immediately deliver to the City all Confidential Information in my possession (and all copies of same).

5. **Non-Solicitation of City Employees.** During my relationship with the City and for a two (2) year period following the termination of this Agreement for any reason (the "Restricted Period"), Contractor agrees that Contractor will not, directly or indirectly, alone or as a partner, officer, director, member, employee or independent contractor of any company or business organization, recruit or solicit Employees of the City for any reason. For purposes of this Section 2, the term Employees shall be limited to those Employees with whom Contractor had any Material Contact, as defined in O.C.G.A. § 13-8-51(10).

Contractor further agrees that upon a violation of this covenant, the Restricted Period for this covenant will be extended by the number of days equal to the period of such violation.

6. **Proprietary Information & Inventions.** Contractor agrees that any and all business-related information and data originated by me while working with or for the City under this Agreement and, where applicable, by other contractors under my direction or supervision in connection with or as a result of this Agreement, shall be considered work made for hire for purposes of granting the City copyrights and all other rights of ownership and control, will be promptly disclosed to the City, shall become the City's property, and shall be kept confidential by Contractor. Any and all such information and data, reduced to written, graphic, or other tangible form and any and all copies and reproductions thereof shall be furnished to the City upon request and in any case shall be returned to the City upon termination of this Agreement.

7. **Return of Property.** Immediately upon request of the City and, in any event, at the time of the termination of this Agreement, Contractor will deliver to the City all of the City's property or records in Contractor's possession, custody or control, including, but not limited to, Confidential Information and Trade Secrets of the City, information technology hardware, software, electronic devices of any kind, cell phones, keys, entry or access badges, portable storage drives, notes, calendars, documents,

drafts, papers, marketing materials, or any other documents or electronically stored information that is the property of the City.

8. **Injunctive Relief; Severability of Covenants.** Contractor understands that if Contractor breaches or threatens to breach any of the covenants set forth above, the City will be irreparably harmed, and will be entitled to obtain a restraining order, preliminary and/or permanent injunction against Contractor, in addition to any damages or other remedies to which the City is entitled, without the necessity of posting bond. If any of the covenants set forth above is determined by a court of competent jurisdiction to be unenforceable, Contractor agrees that the court may, and hereby request that the court, revise the covenant or covenants to make them enforceable to the maximum extent permitted by law. Each of these covenants shall be construed as severable and independent agreements. Moreover, any claim by Contractor against the City shall not be a defense to any breach of the covenants set forth in this Agreement.

9. **No Violation of Prior Agreements.** Contractor hereby represents and warrants that the exercise of Contractor's duties as an independent contractor of the City, Contractor's execution of this Agreement, and Contractor's performance hereunder will not constitute a violation of any existing restrictive covenants or other agreements that Contractor has or had with any former employer, entity, or other third party.

10. **Disclosure to Third Parties.** Contractor agrees that Contractor will disclose the obligations contained in this Agreement to any third party that offers to retain or employ Contractor, and to any third party that in fact does retain or employ Contractor. Moreover, this will expressly authorize the City to disclose to any such third party the existence and terms of this Agreement should Contractor fail to do so.

11. **Independent Contractor Status.** Contractor shall act as an independent contractor with respect to any and all of his obligations hereunder, and not as an employee of the City. Contractor acknowledges and agrees that as an independent contractor, Contractor shall not be eligible to participate in any benefit or workers' compensation programs offered by the City to its employees or officials.

12. **Taxes and Other Liabilities.** Contractor agrees to pay all taxes due on amounts paid to Contractor under this Agreement, and is solely responsible for timely remittance to appropriate authorities of all federal, state, and local taxes and charges incident to the payment of compensation for services, and to the operation of Contractor's business. The parties hereto agree that the City shall not be responsible for any taxes, assessments or other fees incurred by or on behalf of Contractor as an independent contractor, including but not limited to federal, state, and local withholding taxes for Contractor.

13. **Governing Law; Venue.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of Georgia, without regard to its conflict of law provisions. The Contractor hereby submits irrevocably to personal jurisdiction in the State of Georgia for any action arising out of, related to, or in connection with my work for the City or this Agreement. Contractor agrees that the

exclusive venue for the resolution of any dispute arising out of, related to, or in connection with my work for the City or this Agreement, except as provided below, shall be the state or federal courts with jurisdiction over Henry County, Georgia, and the parties waive any and all objections to proceeding in such venue.

14. **Entire Agreement.** This Agreement supersedes all prior agreements and understandings between the parties with respect to the subject matter hereof. It may not be altered, modified or amended in any way except in writing signed by both the City and Contractor.

15. **Enforcement.** Any failure of either party on one or more occasions to enforce or require the strict keeping and performance of any of the terms and conditions of this Agreement shall not constitute a waiver of such terms and conditions of this Agreement, shall not constitute a waiver of such term or condition at any future time, and shall not prevent either party from insisting on the strict keeping and performance of such terms and conditions at a later time.

16. **Recovery of Attorneys' Fees.** If the City prevails in an action to enforce any provision of this Agreement, or relating to Contractor's breach of any provision of this Agreement, then, in addition to any other relief to which the City may be entitled, Contractor shall reimburse the City for the reasonable attorneys' fees and costs incurred by the City in connection with any such action.

17. **Miscellaneous.**

(a) Contractor may not assign this Agreement, in whole or in part, without the prior written consent of City.

(b) This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

(c) This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same Agreement. Any signature page of any such counterpart, or any electronic facsimile thereof, may be attached or appended to any other counterpart to complete a fully executed counterpart of this Agreement, and any telecopy or other facsimile transmission of any signature shall be deemed an original and shall bind such party.

(d) If any provision of this Agreement shall be held void, voidable, invalid or inoperative, no other provision of this Agreement shall be affected as a result thereof, and accordingly, the remaining provisions of this Agreement shall remain in full force and effect as though such void, voidable, invalid or inoperative provision had not been contained herein. If any of the provisions of this Agreement shall be declared unenforceable as to certain parties, then the performance of said provision shall be excused by the parties hereto and the remaining provisions of this Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties intending to be legally bound hereby, have executed this Agreement as of the date first above written.

SIGNATURES ON FOLLOWING PAGE

By: _____

Mayor

By: _____

Harold J. Young

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A – Scope of Services/ Contractor Responsibilities

Contractor 's responsibilities and scope of services, shall include, but not be limited to, the following. Contractor shall also perform such other work as requested by the City.

- 1) Venue Management
Negotiate Outsourced Vendors including but not limited to:
 - a) Security
 - b) Maintenance (grass, smaller maintenance items, etc.)
 - c) Janitorial Services
 - d) Bar Services
 - e) Concession Stands
- 2) Booking Talent (including but not limited to):
 - a) Scheduling
 - b) Negotiation of contracts
 - c) Artist Rider
 - d) Consistent communication with Agent, Manager, Production Manager, Sound Tech, Backline company, etc.
 - e) Prepare Stockbridge Concert Series
- 3) Fulfillment of Riders (including but not limited to):
 - a) Travel
 - b) Hotel
 - c) Ground Transportation
 - d) Hospitality (Dressing Room requirements per rider)
 - e) Caterer
 - f) After concert requirements
- 4) Budgeting for events (including but not limited to):
 - a) Scaling seats
 - b) Artists Fees
 - c) Event Production
 1. Sound/Lights
 2. Video
 3. Risers
 4. Day laborer
 5. Backline
- 5) Promotions (including but not limited to):
 - a) Develop partnerships with radio stations
 - b) Create radio spots/advertisements
 - c) Market on larger print platforms (i.e., billboards)
 - d) Marketing on social media (i.e., FACEBOOK, Instagram, WEBSITE)
 - e) Ticket promotion

- f) Create a street team for flyers distribution
 - g) Rebranding the amphitheater before the concert series starts
 - h) Radio Station liners
- 6) Production (DAY OF SHOW) (including but not limited to):
- a) Produce & Direct Run of Show
 - b) Coordinate sound checks
 - c) Schedule meals
 - d) Dressing room assignments
 - e) Accommodating last minute requests
- 7) Staff Management (including but not limited to):
- The costs for b-f below shall be paid through ticket sales for each event.
- a) Assistant to Lead Consultant (Consultant shall pay costs for Assistant)
 - b) Operations Manager
 - c) Box Office Manager
 - d) Grounds Personnel
 - e) Day staff/Ushers
 - f) Volunteers
- 8) Sponsorships/Naming Rights (including but not limited to):
- a) Assemble and sell sponsorship packages
 - b) Negotiate agreement with either V103 or Radio One or other entities or media outlets to help solicit sponsors
 - c) Manage sponsor expectations



4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Committees. The members of the Boards and Committees make decisions and submit recommendations to the City of Stockbridge Mayor and Council. Applicants complete a questionnaire that will assist the Mayor and Council in the review process in determining applicant eligibility requirements and qualifications for Board or Committee membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Deyonna Williams

Occupation: Sales Operations Specialist

Employer: Arrow Electronics

Home Address: [REDACTED]

City: Stockbridge

Zip: 30281

Home Phone: [REDACTED]

Home E-Mail: [REDACTED]

Work Phone: ()

Work E-Mail: [REDACTED]

Cell Phone: ()

Preferred E-Mail:

☒ Home

☐ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Citizen-Police Advisory Council
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 4 Years 9 Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge
☐ Yes ☒ No If yes, please explain:

- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain:

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

I desire to be a member of the Citizen-Police Advisory Council because I believe that the community should work hand in hand in resolving some of the issues that are plaguing. The people in the City of Stockbridge are many but it is easier for their voices and concerns to be heard when they have fair representation of those concerns. I have a compassion to drive change but bridge a gap to repair the breach as a citizen but also as a leader.

- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

1. Youth Advisory Council 2. Main Street Advisory Board

- k) **Please attach a Resume of Qualifications for the Board position for which you are applying.**

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

eSigned via SeamlessDoc.com

Deyonna V. Williams

Key: 88f3b845c479e22410a009713b12d8

Signature

Deyonna V. Williams

Printed Name

12-13-2022

Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov

DEYONNA WILLIAMS

110155 Ridge St, NW, Rockbridge, GA 30781
770-764-0604 | d.williams@att.net

SALES OPERATIONS

Innovative and resourceful Professional leveraging industry experience and technical skills to support a high-performance operation. Customer-focused, congenial, and motivated self-starter with excellent communication, and collaboration skills. A reputation defined by professionalism, integrity, and a relentless commitment to excellence. Ability to work both independently and in a team. Seeking opportunities for professional growth in the technology field.

Hard Skills

- Microsoft Excel, Word, PowerPoint
- Project Management
- Ability to read technical drawings
- Interpret Product Specifications

Soft Skills

- Strategic Thinker
- Enthusiastic Learner
- Results Oriented
- Relationship Builder

Professional Experience

Construction Works, Inc.- General Contracting and Design Build Services

Project Administrator

January 2018-Present

- Assist in search for new build opportunities and customers in local municipalities and neighboring states.
- Communicates with Client and design team in a timely, efficient manner ensuring specifications and drawings are understood and received by all parties.
- Actively participates in all aspects of the project-specific safety plan (safety measures on job site) PPE, signage, participate in safety planning meeting.
- Liaison for architect and subcontractors regarding materials and specifications. Manages subcontractor default issues if they arise and documents / maintains records for process.
- Ensures document management is performed accurately and that all parties receive current project documents to utilize for construction.
- Use diligence in the change order process and keeps accurate and current records of change order requests.
- Completes project legal documents such as bid sheets, requests for insurance and bonds, subcontractor and contractor, agreements and project warranties.
- Manage project closure process and hand-over to the client.

United States Army Reserves

Human Resources Specialist

April 2008-November 2012

- Assisting Soldiers with career progression by providing promotion and future training information.
- Ensured the necessary support was provided to commanders across all branches.
- Official documentation preparation for duty transfer, separation and retirement. Documents included training history records, time-served, awards, and medical records.
- Obtained and maintained secret security clearance.

Education

General Educational Development Diploma, Dekalb Technical College
Tucker, GA March 2008

References Available Upon Request



4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Committees. The members of the Boards and Committees make decisions and submit recommendations to the City of Stockbridge Mayor and Council. Applicants complete a questionnaire that will assist the Mayor and Council in the review process in determining applicant eligibility requirements and qualifications for Board or Committee membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Thomas Smith

Occupation: High School Teacher Employer: DeKalb County School/Martin Luther King Jr

Home Address: 456 Townsend Bend City: Stockbridge Zip: 30281

Home Phone: [REDACTED] Home E-Mail: [REDACTED]

Work Phone: [REDACTED] Work E-Mail: thomas.smith@dekalbschools.org

Cell Phone: [REDACTED] Preferred E-Mail: ☒ Home ☐ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Citizens Police Advisory Council
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 12 Years 8 Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge
☐ Yes ☒ No If yes, please explain:

- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain:

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

As a Stockbridge resident, I am the new Henry County Emergency Operations Center volunteer team Captain for the Stockbridge Community Emergency Response Team (CERT) I am dedicated to the citizens of Stockbridge with a strong desire for community relations service via public safety, disaster preparation and emergency response training

I have recently met with Mayor Floyd and Police Chief Trammer, who both have encouraged me to apply.

- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

Youth Advisory Council

- k) Please attach a Resume of Qualifications for the Board position for which you are applying.

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

Digitized via ScanMeasDocs.com
Thomas Lee Smith
Key: 48f3684f9c476e22418d90713b12d8
Signature

Thomas Lee Smith
Printed Name

11-23-2022
Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov

Curriculum Vitae

Thomas Lee Smith



BACKGROUND SUMMARY

More than thirty-five years of experience in the field of education, teacher training, study Abroad, Professor and governmental relations with extensive interaction in diplomacy and English/ESOL teaching with the international and minority communities, both in Georgia, South America and Africa. Bilingual, fluent in both teaching English and Spanish as a Second Language.

WORK EXPERIENCE

2017-2022 June each year Intensive English Language Camp Coordinator Kilimanjaro
Information Technology College

Teach English writing, grammar, reading and comprehension

2001-present DeKalb County Schools, Atlanta, Georgia- ML King Jr. High School

Teacher High School: presently teaching American Government and AP
Human Geography/Psychology/Sociology, English as a Second Language,
Remedial English, Grammar and Writing,

Interrelated Special Education Certified

Conduct parent-training workshops in Spanish for Title I

Teacher Support Specialists

Spanish teacher to adults

ESOL teacher to adults

Saturday School Reading Tutor

Reading, Writing/English Tutor in DeKalb County Schools Neglected and
Delinquent program

Credit Recovery Instructor

International Baccalaureate Coordinator

2014-present University of Phoenix

Adjunct Professor responsible for supervising student teachers
who are completing their practice teaching for certification.

2017 June /July Fulbright-Hayes Teaching/Research Scholar, Tanzania, Africa

2016-2019 Intercultural Institute of East Africa/Kilimanjaro Information Technology College, Moshi , Tanzania, East Africa (each summer)

Conduct teacher training workshop for Tanzanian teachers of English

Conduct ESOL teacher training for US Embassy Access Program

Teacher, Intensive English Language Summer Camps (ESOL) for the US Embassy student Access program in Dar es Salaam, Moshi, and Zanzibar, Tanzania.

2012-2015 Adjunct Professor, University of North Georgia/U.S. Army Cadet Command

Adjunct professor and Senior Director of Instruction University of North Georgia/ U.S. Army ROTC summer study abroad program Africa teaching English.

Conducted teacher training in teaching English and Supervised Army cadet English/ESOL language teachers on teaching English/ESOL at three military high schools in Tanzania.

Professor of Record for English/ESOL teaching, research, writing and cultural Immersion of the Army cadets. Assigned university grade.

Taught English/ESOL reading and pronunciation classes for the US Embassy English Access program.

Director and presenter for the Tanzanian Military High Schools English Language Teachers Conference.

2011-2016 Westwood College online

Adjunct Professor of English-reading, writing, research, humanities, Literature, ethical and critical thinking

2010-2016 Westwood College-ground campus

Adjunct Professor of English-reading, writing, research, humanities, Literature, ethical and critical thinking

2007-2011 Georgia Perimeter College

Adjunct Professor of English/ESOL-taught English grammar, writing,

remedial reading skills
and communication /pronunciation courses

- 1999-2001 DeKalb County Schools, Decatur, GA Dresden Elementary School
Teacher Elementary School English/ESOL/Reading
- 1999-2001 Manager: Buford Highway Hispanic Shopping Mall, Chamblee, GA
- 1998-2001 ESL Instruction & Consulting, Inc. Chamblee, GA
Teacher (part time) Taught beginning and intermediate English/ESOL
conversation, idioms, grammar, writing, pronunciation.
- 1996-1999 DeKalb County Schools, Decatur, GA
Community Relations Specialist Liaison between schools and the
International community. Coordinated educational programs between
schools, local businesses and parents. Taught cultural and diversity
workshops for teachers on understanding the growing international
community in Atlanta. Conducted parent workshops on understanding
the American system of education.
Taught English/ESOL classes for newly arrived
immigrants to Atlanta who had school age children.
- 1996 Ministry of Education, Republic of Peru
English/ESOL Teacher Trainer: Trained teachers on methodology in
English as a Second Language, Curriculum Develop and English for
Specific Purposes
- 1995-2002 Honorary Consul General of Peru in Atlanta
Diplomatic representative from Peru to state and local governments.
Responsible for passports, visas, and all legal documents between Georgia
and Peru. Responsible for business and cultural and educational
development between Peru and Georgia.
- 1995 University of Alabama Extension Program/US State Department English
Language Specialist Program Republic of Macedonia
Teacher Trainer. Trained teachers how to teach English as a Second
Language. Taught courses in Intro. to Linguistics, Second Language

Acquisition, Methods and Materials, Understanding Culture. and English for Specific Purposes, remedial English and Writing

- 1994-1995 Gwinnett County Schools, Gwinnett, GA
Teacher (part time) middle school. Taught Spanish and English/ESOL
- 1994 Georgia State University, Atlanta, GA
Language Lab Coordinator, evening study program, remedial reading and writing
Academic Summer Camp Coordinator English, Math (March-August)
- 1992-1994 Georgia State University Graduate Assistant
- 1990-1992 Orrego University, Trujillo, Peru
Founder/Director English Language Institute (ESOL)
Also taught conversational and English for specific purposes, grammar and reading
- 1987-1989 Countryman Publisher, Dallas, TX
Vice President- sales and marketing to schools and non-profit organizations
- 1978-1986 Thomas Nelson Publisher, Nashville, TN
Project Director-School Curriculum Development
Regional Vice President-Sales and Marketing
- 1974-1978 Franklin Road Christian High School, Murfreesboro, TN
Principal
- 1972-1974 Unity Christian Elementary School, Chattanooga, TN
Principal
- 1971-1972 Eastridge High School
World History Teacher

EDUCATION

2006-2008	Argosy University	Ed.D. Organizational leadership
2002-2004	Kennesaw State University	M.Ed. Special/Gifted Education
2002-2003	Lincoln Memorial University	Ed.S. Educational Leadership/curriculum development
1995	Republic of Peru	Honorary Consuls Diplomatic Academy
1995	International House/University of Cambridge, England Royal Society for the Arts	Certificate in Teaching English as Second Language
1992-1994	Georgia State University	M.S. Applied Linguistics and English/TESOL
1974-1976	Freedom University	D. Ed. School Administration/Religious Education
1971-1973	Tennessee Temple University	M.R.E. School Administration/Religious Education
1967-1971	Tennessee Temple University	B.S. Secondary Education/History
1971-present	State of Georgia Professional Standards Commission	

Certified Teacher: Certification areas are social studies, English as a Second Language, Special Education (Interrelated), Educational Leadership and Teacher Support Specialist.

CERTIFICATES AND DIPLOMAS

FEMA IS 100 Introduction to Incident Command System 2022

FEMA IS 317 Introduction to Community Emergency Response Teams 2022

Henry County Emergency Operations Center (CERT)
Community Emergency Response Team 2021

FCC Licensed General Mobile Radio Service 2022 WRUD449

FCC Licensed Amateur Radio Operator 2020 KO4CHD

Henry County Citizens Fire Academy March 2012

City of Decatur, Georgia Citizens Police Academy October 2008

CIVIC INVOLVEMENT-PRESENT

Rotary-Stone Mountain Rotary Club

State of Georgia, Martin Luther King Jr. Advisory Council

Board of Directors Atlanta Young Adult Youth Chorus

Chairman of the Board of Directors-Kilimanjaro Information Technology College

Advisor US Embassy English/ESOL Access program Dar es Salaam, Tanzania

Faculty Advisor, M L King Jr. High School Alumni Association, Inc

Founder and Director of the African Young Women's Empowerment Foundation, Inc. .
(Stockbridge, GA) -Rescuing young African Girls from Gender violence/human trafficking,
providing scholarships for educational training and job placement

CIVIC INVOLVEMENT-PAST

North Bridge Crossing Subdivision Stockbridge HOA president 2017-2018

DeKalb County Sherriff's Office -Sheriff Thomas Brown,

Youth Coordinator for Dr Martin Luther King Jr High school

Auxiliary Police Officer- City of Chattanooga, TN 1971-1974

Murfreesboro, TN Civil Defense Officer 1974-1978

President- Dr. Martin Luther King Jr. High School PTSA

Board member, Mission Outreach to Africa, Inc.

Coordinator, Senator Emanuel D. Jones Institute for Civic Leadership

Co-chair Committee to Rename Snapfinger Road M. L. King Parkway

Board member, Edwards Foundation for Physical Disabilities, Inc.

Board Member, African American Philharmonic Orchestra
Board Member of Georgia TESOL
International Committee of the DeKalb Chamber of Commerce
Taste of Atlanta
Hispanic Chamber of Commerce
Lions Club
Committee member for the 2004 National Air and Space Teachers conference in Atlanta
Committee member for the 2003 Centennial of Flight Celebration Fernbank Museum
International Welcome Committee member for the 1996 Summer Olympic Games
Red Cross Disaster team /teacher trainer
Civil Air Patrol Government Relations/Aerospace Education
Civil Air Patrol Youth Programs

PROFESSIONAL MILITARY EDUCATION

United States Air Force Reserve/Auxiliary, Rank of Lt. Colonel

Georgia State Defense Force, Rank of Captain

2001 Squadron Leadership School

2001 Senior Officer Course

2002 Corporate Learning Course Georgia Wing

2002 Public Relations Course

2003 Unit Commanders Course

2003 Southeast Region Staff College

2004 National Staff College

2004 Air Force Air Command and Staff College

PUBLICATIONS

The Christian Educator 1973-1976 Monthly magazine for school parents

Reading Roundup 1974-1976 Bi-monthly magazine for Children

What Every Parent Should Know About Christian Education 1975 Nashville, TN: Thomas Nelson Publishers

Keys to Successful Year at M L King High School 2005 Lithonia, GA: MLK High School Press

Keys to a Successful Year at M L King Jr. High School 2012 Edition
Lithonia, GA: MLK High School Press

Daily Quotes for Student Success 2015 Atlanta, GA: Legacy Publishers

Everything You Need to Know to be Successful as a High School Freshman 2016 Atlanta, GA: Legacy Publishers

The Parable of the Teacher 2018 Atlanta, GA: Self Published

PRESENTATIONS

English Language Teacher Idea Exchange

Institute for Adult Education Teachers Exchange, June 2019 Tanzania

Plenary speaker, 10 Reasons Why I Love Teaching

Tanzanian English Language Teachers Conference June 2019

Strange Words in English Speaking

Zanzibar, Tanzania, English Language Teachers Conference June 2018

The Importance of Being bi-lingual in Today's World

Tanzania English Language Teachers Conference June 2017

Strategies for Teaching Reading Comprehension and Writing

Tanzanian English language Teachers Conference June 2017

ESOL Strategies for Teaching Reading Comprehension and new Vocabulary,

Kilimanjaro Information Technology College Teachers Conference Tanzania June 2016

Understanding America Culture in ESOL Teaching,

US Embassy American Corner Zanzibar, Tanzania July 2015

ESOL Reading Comprehension Strategies and Vocabulary Development,

Tanzanian Language Teachers Conference June 2014

ESOL Communicative Activities that Work,

Tanzania Language Teachers Conference June 2013

Using textbooks in ESOL and Reading Comprehension,

Tanzanian Military High Schools Language Conference June 2013

Understanding Idioms in ESOL Teaching

Tanzania Language Teachers Conference June 2012

Political Economy of Peru. Latin American Group,

University System of Georgia, Georgia Perimeter College, January 2008

English and the Changing World.

Perú TESOL Lima, Perú August 1993

Teaching American English Idioms,

Perú TESOL Lima, Perú August 1994

Developing Authentic Materials for Teaching ESOL

Peru TESOL August 1995

The Peru-Georgia TESOL Connection,

Georgia TESOL, Athens Georgia April 1995

How to Present New Language Items,
 Peru TESOL August 1996
 Teaching North American Culture,
 Peru TESOL August 1997
 Beginning Grammar Can Be Fun,
 Peru TESOL August 1998
 Peruvian politics and the Presidency,
 Emory University 1998
 How to Present New Language Items,
 Peru TESOL August 1997
 Understanding Peruvian Culture and Society,
 Bell South Cultural Days April 1998
 Understanding Hispanic Culture,
 American Red Cross October 2002
 Civic Leadership and the Political Process
 Senator Emanuel Jones Institute for Civic Leadership December 2006
 ESOL Reading Strategies That Develop Academic Writing Skills,
 Georgia Perimeter College October 2007
 Teaching English as a Second Language Teacher Training
 Georgia Baptist ESOL Literacy Missions teacher training workshop Oct 2008 and 2009

AWARDS

2022 Rotary- "Show Rotary Cares" award

 2021 United State House of Representatives Proclamation Commendation-Congressman
 Hank Johnson
 2021 Certificate of Congressional Recognition- Congressman Hank Johnson
 2021 Georgia State Senate- Commendation Proclamation- Senator Emmanuel Jones
 2022 Rotary- "Show Rotary Cares" award
 2015 President Obama's Volunteer Service Award
 2012 The Champion Newspaper Outstanding Community Person of the Week
 2011 Governor's Advisory Council M L King Jr. Holiday Celebration
 2011 Georgia State Senate Outstanding Teacher Proclamation
 2009 Congressional Outstanding Teacher Commendation Award, Congressman Hank
 Johnson
 2006 Brewer Aerospace Education Award-Civil Air Patrol
 2005 International Air Cadet Exchange Officer Award
 2002 Presidential Fellow Leadership Award- Kennesaw State University
 2002 Atlanta Braves Foundation Community Leader Award
 2002 DeKalb County Government Outstanding Educator Proclamation
 1997 Certificate of Commendation-DeKalb County Government
 Flying Colonel-Delta Airlines
 Kentucky Colonel Award
 Order of St George Knighthood-England
 Military Order of the Knights of Jerusalem
 Georgia TESOL travel Award

Outstanding Citizen/Ambassador of Goodwill-State of Georgia
Medal of Merit, Republic of Peru
Outstanding Teacher-Peru TESOL
Honorary Professor ESOL -University of San Pedro, Peru
Honorary Professor ESOL -University of Orrego, Peru
Ambassador at Large-City of Cusco/Machu Pichu, Peru
Outstanding Visiting Teacher- Ministry of Education, Republic of Macedonia

PROFESSIONAL MEMBERSHIPS

Rotary International
DeKalb Association of Educators
Kappa Delta Pi International Honor Society in Education
Phi Delta Kappa
TESOL International
Georgia TESOL
Society for Intercultural Education, Training, and Research
National Association for Bilingual Education
Council for Exceptional Children

CIVIC INVOLVEMENT-PRESENT

Georgia Sheriff's Association
Rotary-Stone Mountain Rotary Club
State of Georgia, Martin Luther King Jr. Advisory Council
Board of Directors, Atlanta Young Adult Youth Chorus
President- Dr. Martin Luther King Jr. High School PTSA
Chairman of the Board of Directors-Kilimanjaro Information Technology College
Advisor US Embassy English/ESOL Access program Dar es Salaam, Tanzania
Faculty Advisor, M L King Jr. High School Alumni Association, Inc

CIVIC INVOLVEMENT-PAST

Board member, Mission Outreach to Africa, Inc.
Board member, Senator Emanuel D. Jones Institute for Civic Leadership
Co-chair Committee to Rename Snapfinger Road M. L. King Parkway
Board member, Edwards Foundation for Physical Disabilities, Inc.
Board Member, African American Philharmonic Orchestra
Board Member of Georgia TESOL
International Committee of the DeKalb Chamber of Commerce
Taste of Atlanta
Hispanic Chamber of Commerce

Lions Club

Rotary Club-Lima Peru

Committee member for the 2004 National Air and Space Teachers conference in Atlanta

Committee member for the 2003 Centennial of Flight Celebration Fernbank Museum

Red Cross Disaster team /teacher trainer

Civil Air Patrol Government Relations/Aerospace Education

Civil Air Patrol Youth Programs