

Planning Commission Hearing Date: May 5, 2026
Board of Commissioners Hearing Date: May 28, 2026

STAFF ANALYSIS

CASE NO.:	Z-26-1248021	File ID #: 2026-0452
Address:	2697 Kelly Lake Road, Decatur, GA 30032	Commission District: 3 Super District: 6
Parcel ID(s):	15 137 02 004	
Request:	Application of Tori Engineering c/o Amber Lee to rezone property from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to allow twelve (12) single-family homes.	
Property Owner(s):	Richard Panier, Lexer Capital	
Applicant/Agent:	Amber Lee, Tori Engineering	
Acreage:	3.76	
Existing Land Use:	Suburban	
Surrounding Properties:	North: R-75 (Residential Small Lot-75) South: MR-2 (Medium Density Residential-2) East: R-75 West: R-75	
Comprehensive Plan:	Suburban	Consistent X Inconsistent

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The applicant requests to rezone the subject property from R-75 (Residential Medium Lot-75) to R-60 (Residential Small Lot-60) to develop up to twelve (12) single-family detached homes in a cul-de-sac subdivision. The proposal is generally consistent with the intent of the R-60 zoning district and the Suburban (SUB) Character Area. The development pattern reflects surrounding residential subdivisions and introduces a modest increase in density that provides an appropriate transition between adjacent zoning districts. At approximately three (3) units per acre, the proposal remains well within the SUB Character Area's guidance of up to eight (8) units per acre.

The subject site is a vacant parcel located between the NC (Neighborhood Center), CRC (Commercial Redevelopment Corridor), and SUB Character Areas. SUB policies in the *DeKalb 2050 Unified Plan* encourage well-designed, small-scale infill that expands housing choice while maintaining neighborhood character (pg. 14). Although the proposed subdivision meets these baseline objectives, additional attention to site design would better leverage its location and strengthen the relationship between residential development and nearby activity centers. Specifically, units located in lot 1 and lot 12 should face Kelly Lake Road to activate the street and remain consistent with development patterns along Kelly Lake Road.

The proposed development meets the dimensional requirements of the R-60 zoning district in accordance with Section 2.2.1. However, while the applicant acknowledges the applicability of Section 5.4.3 (*Streetscape elements and dimensions*), the submitted site plan ("C4-0," dated January 26, 2026) does not clearly demonstrate compliance. Specifically, the plan does not depict required streetscape components, including a

sidewalk along Kelly Lake Road, a landscape strip along the frontage, and street trees along Kelly Lake Road and within the frontage of each proposed single-family lot.

Other interdepartmental comments (enclosed) should be considered, particularly the following:

- Transportation Division (Labeled as “Zoning Comments”)
- Land Development Division
- DeKalb county Public Schools (development expected to increase school capacity by five children)

While the proposal is compatible with the surrounding development pattern and represents a low-intensity residential use, the site’s proximity to the NC and CRC along Candler Road warrants a more deliberate design. The plan should improve connectivity and streetscape engagement by reorienting Units 1 and 12 toward Kelly Lake Road, strengthening pedestrian connections, and incorporating stormwater features as functional site amenity. The proposal is consistent with the intent of the SUB Character Area and compatible with surrounding development. Therefore, pursuant to Sec. 27-7.3.5 (A–H), staff recommends ***“Approval with the following conditions”***:

1. Units #1 and #12 shall have a direct sidewalk connection from each unit to Kelly Lake Road.
2. All proposed units’ facades should include a porch.
3. Stormwater retention pond will include at least two (2) benches and will be landscaped. The Applicant will supply proposed enhancements to the retention area prior to Rezoning Approval Letter.
4. To ensure compatibility with the existing development pattern, the Applicant will supply proposed elevations, as requested by Staff, prior to Rezoning Approval Letter.
5. The design is not limited to architectural details and the following building materials: cementitious siding, shingle roofing or metal roofs over porches, and must comply with the applicable provisions of *Article 5 Section 27-5.7.9. of the Zoning Ordinance* related to building form and design.
6. Streetscape improvement(s) along Kelly Lake Road shall meet the requirements of *Section 27-5.4.3 (A) Streetscape elements and dimensions (1.) Improvements on new streets (2.) Improvements on existing streets*.
7. Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.

DEPARTMENT OF PLANNING & SUSTAINABILITY**Chief of Executive Officer**
Lorraine Cochran-Johnson**Director**
Juliana A. Njoku**Zoning Comments May 2026****N2. Z-26-1247988 (2026-0443) 1942 Columbia Drive:**

Columbia Drive is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights. Snapfinger Road is classified as a Major Arterials, Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N3&N4. CZ-26-1248015 (2026-0444) & SLUP 26-1248014 (2026-0445) 2960 N. Druid Hills Road:

N. Druid Hilla Road is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N5&N6. Z-26-1247887 (2026-0448) & LP-26-1247955 (2026-0449) 711 Hillmont Avenue:

Hillmont Avenue is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N7. Z-26-12478013 (2026-0450) 4700 E Ponce De Leon Avenue:

E. Ponce Leon is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights (hefowler@dekalbcountyga.gov).

N8. SLUP-26-12478019 (2026-0451) 1179 Old Coach Road:

Old Coach Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N9. Z-26-1247923 (2026-0452) 2697 Kelly Lake Road:

Kelly Lake Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N10, N11, N12: 4733, 4773, & 4775 Memorial Drive:

SLUP-26-1248016 (2026-0447), SLUP-26-1248043 (2026-0489), SLUP-26-1248044 (2026-0490)

Memorial Drive is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO. Collingwood Drive is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).



Wednesday, March 18, 2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

3/18/2026

N1-2026-0453 TA-26-1248040

- Text amendment. See general comments.

N2-2026-0443 Z-26-1247988

1942 Columbia Drive, Decatur, GA 30032

- See general comments.

N3-2026-0444 CZ-26-1248015

2960 North Druid Hills Road, Atlanta, GA 30329

- See general comments

N4-2026-0445 SLUP-26-1248014

2960 North Druid Hills Road, Atlanta, GA 30329

- SLUP. See general comments.

N5-2026-0448 LP-26-1247955

711 Hillmont Avenue, Decatur, GA, 30030

- See general comments.

N6-2026-0449 Z-26-1247887

711 Hillmont Avenue, Decatur, GA 30030

- See general comments.

N7-2026-0450 Z-26-1248013

4700 East Ponce De Leon Avenue

- See general comments.

N8-2026-0451 SLUP-26-1248019

1179 Old Coach Road, Stone Mountain, Ga 30083

- SLUP. Personal care home. DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for personal care facilities with more than 6 clients.

N9-2026-0452 Z-26-1248021

2697 Kelly Lake Road, Decatur, Ga 30032

- See general comments.

N10-2026-0447 SLUP-26-1248016

4733, 4773, and 4785 Memorial Drive, Decatur, GA 30032

- SLUP. See general comments.

N11-2026-0489 SLUP-26-1248043

4733, 4773, and 4785 Memorial Drive, Decatur, GA 30032

- SLUP. See general comments.

N12-2026-0490 SLUP-26-1248044

4733, 4773, and 4785 Memorial Drive, Decatur, GA 30032

- SLUP. See general comments.

Development Review Comments

Submitted to: DeKalb County **Case #:** Z-26-1248021
Parcel #: 15 137 02 004

Name of Development: Tori Engineering c/o
Location: 2697 Kelly Lake Road, Decatur GA 30032

Description: Proposed development of 12 Single-family detached homes.

Impact of Development: When fully constructed, this development would be expected to generate 5 students: 1 at Kelley Lake Elementary School, 0 at McNair Middle School, 1 at McNair High School, 2 at other DCSD schools, and 1 at private school. The additional homes are not expected to have a significant impact on the neighborhood schools.

Current Condition of Schools	Kelley Lake Elementary School	McNair Middle School	McNair High School	Other DCSD Schools	Private Schools	Total
Capacity	480	1,200	1,674			
Portables	2	0	0			
Enrollment (Oct 2024)	302	707	770			
Seats Available	178	493	904			
Utilization (%)	62.9%	58.9%	46.0%			
New students from development	1	0	1	2	1	5

New Enrollment	303	707	771
New Seats Available	177	493	903
New Utilization	63.1%	58.9%	46.1%

Calculation Details
Inputs

Unit Type	SF	Proposed Units	12
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		Attend Home School	Attend other DCSD School	Private School	Total
Yield Rates (students per unit based on comparable developments)	Elementary	0.0371	0.0962	0.0714	0.2047
	Middle	0.0000	0.0357	0.0357	0.0714
	High	0.0714	0.1000	0.0000	0.1714
	Total	0.1085	0.2319	0.1071	0.4475
Units x Yield Rates	Elementary	0.45	1.15	0.86	2.46
	Middle	0.00	0.43	0.43	0.86
	High	0.86	1.20	0.00	2.06
	Total	1.31	2.78	1.29	5.38
New Students from Development (rounded result)	Elementary	1	1	1	3
	Middle	0	0	0	0
	High	1	1	0	2
	Total	2	2	1	5



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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

DEVELOPMENT ANALYSIS:

- Transportation/Access/Row

- Storm Water Management

- Flood Hazard Area/Wetlands

- Landscaping/Tree Preservation

- Tributary Buffer



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ **Parcel I.D. #:** _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ **If no, distance to nearest line:** _____

Water Treatment Facility: _____ **adequate** ____ **inadequate** ____

Sewage Capacity: _____ (MGPD) **Current Flow:** _____ (MGPD)

COMMENTS:

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: Z-26-1248021

Parcel I.D. #s: 15 137 02 004

Address: 2697 Kelly Lake Road, Decatur 30032

Adjacent Roadway (s):

(classification) (classification)

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

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

Please provide additional information relating to the following statement.

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

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

COMMENTS: Checked location and found no traffic issues at this time

Signature: _____

R. Landell

REZONING APPLICATION
to Amend the Official Zoning Map of DeKalb County, Georgia

Applicant Name: Amber Lee, Tori Engineering

Applicant Mailing Address: 691 John Wesley Dobbs Ave Unit 29 Atlanta, GA 30312

Applicant Phone Number: [REDACTED] [REDACTED] [REDACTED]

Owner Name: Richard Panier, Lexer Capital

(If more than one owner, attach list of owners.)

Owner Mailing Address: 115 W Peachtree PI NW, 618, Atlanta, GA 30313

Owner Phone Number: [REDACTED] [REDACTED] [REDACTED]

Subject Property Address: 2697 Kelly Lake Rd Decatur, GA 30032

Parcel ID Number(s): 15 137 02 004

Acreage: 3.76

Commission District(s): 3

Super District: 6

Existing Zoning District(s): R-75

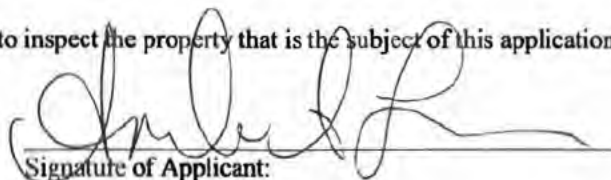
Proposed Zoning District(s): R-60

Existing Land Use Designation(s): 100

Proposed Land Use Designation(s): _____ (if applicable)

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

Owner: RP Agent: AAL


Signature of Applicant:

January 25, 2026

Subject: Community Meeting Notice

Dear Neighbor,

You are receiving this notice on behalf of petitioner Richard Panier of Lexer Capital. An application will be submitted to Dekalb County to pursue the rezoning of 2697 Kelly Lake Road, Decatur, Georgia from R-75 to R-60 for the construction of 12 single family homes. To find out more information about the project and to have any of your questions answered, please join the upcoming community meeting:

Date: Monday, February 9, 2026

Time: 5:00 PM

Location: Virtual Teams Meeting

Join: <https://teams.microsoft.com/meet/25341243698689?p=u5I87yvulaMHki8fu6>

Meeting ID: 253 412 436 986 89

Passcode: Xv7jt7R9

Dial in by phone

[+1 872-395-5658,,124883848#](tel:+18723955658124883848)

Phone conference ID: 124 883 848#

If you have any questions about the meeting, please call (404) 971-6915 or e-mail amber.lee@toriengineering.com. We look forward to engaging with you.

Sincerely,

Amber Lee

Managing Director

Tori Engineering

February 16, 2026

DeKalb County Department of Planning & Sustainability

178 Sams Street

Decatur, GA 30030

Re: Letter of Intent – Rezoning Application

Subject Property: 2697 Kelly Lake Road, Decatur, GA 30032

Parcel ID: 15 137 02 004

Dear Planning & Sustainability Staff,

This Letter of Intent is submitted in support of an application to amend the Official Zoning Map of DeKalb County for the above-referenced property.

1. Existing and Proposed Zoning

The subject property is currently zoned **R-75**. The applicant respectfully requests rezoning to **R-60**.

2. Purpose and Justification for Rezoning

The intent of the requested rezoning is to allow a single-family detached residential development that better fits the site's topography, frontage, and required street alignment. Under the existing R-75 zoning, physical constraints limit feasible lot layout and result in an inefficient site design. Rezoning to R-60 would allow a more practical subdivision layout while maintaining a low-density, single-family character consistent with the surrounding neighborhood.

The requested zoning district remains residential in nature and does not introduce multifamily, commercial, or mixed-use development. The proposal aligns with the long-term planning goals of DeKalb County by promoting compatible infill development and efficient use of existing infrastructure.

3. Existing Use of the Property

The property is currently **vacant and underutilized**.

4. Proposed Use of the Property

If approved, the property will be developed as a **single-family detached residential subdivision**, consistent with the permitted uses of the R-60 zoning district. No non-residential uses are proposed.

5. Characteristics of the Proposed Development

The proposed development is anticipated to include the following general characteristics:

- **Type of Development:** Detached single-family homes
- **Number of Units:** Approximately **twelve (12)** homes
- **Home Size:** Approximately between **1,943 to 2,372 square feet** per dwelling
- **Height:** In compliance with R-60 zoning standards
- **Site Layout:** Lots arranged along an internal street with a cul-de-sac designed to align with La Fortune Drive
- **Infrastructure:** Sidewalks, on-site stormwater management, and required buffers and landscaping
- **Design Intent:** Traditional residential architecture compatible with the surrounding neighborhood

6. Community Compatibility and Engagement

The proposed rezoning maintains the established single-family residential character of the Kelly Lake Road area. Lot sizes, building scale, and overall density are consistent with nearby residential development. Required setbacks, buffering, and landscaping will be provided to ensure compatibility with adjacent properties.

A pre-submittal community meeting has been conducted in accordance with DeKalb County requirements. Community feedback has been considered and incorporated where feasible, and the applicant remains committed to ongoing engagement with nearby residents including a second in-person community meeting and throughout the rezoning and development process.

7. Impact Considerations

Traffic and sewer impact analyses have been completed and indicate that the proposed development will not create adverse impacts on surrounding properties or public infrastructure. The development will generate very minimal increase in traffic, will not require roadway signalization, and will be adequately served by existing water and sewer systems. The project will not negatively affect schools, public services, or neighborhood character.

Thank you for your time and consideration of this rezoning request. We appreciate the guidance and support provided by DeKalb County Planning & Sustainability staff throughout the pre-application and review process. Please contact the undersigned if additional information is required.

Sincerely,

Amber Lee

Director of Operations

Tori Engineering

691 John Wesley Dobbs Ave NE, Suite 26

Atlanta, GA 30312

[REDACTED]

[REDACTED]

On behalf of:

Richard Panier, Lexer Capital

IMPACT ANALYSIS

A. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?

Yes. The zoning proposal is consistent with the policy and intent of the DeKalb County 2035 Comprehensive Plan.

The Subject Property is designated Suburban on the Future Land Use Map. The proposed rezoning and single-family residential development are consistent with this designation, which supports stable, low- to moderate-density residential neighborhoods and compatible infill development.

The proposal reinforces traditional neighborhood development patterns by maintaining single-family residential use, protecting established neighborhoods from incompatible development, and promoting a development scale and density that is compatible with surrounding properties. The requested zoning allows for a practical site layout that respects existing neighborhood character while making efficient use of available infrastructure.

In addition, the proposal supports Comprehensive Plan policies related to neighborhood compatibility, street connectivity, walkability, and context-sensitive design. Overall, the requested rezoning is compatible with surrounding land uses and advances the goals, objectives, and policies of the Comprehensive Plan.

B. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?

Yes. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

With the exception of a recently constructed multifamily development near the intersection of Kelly Lake Road and Candler Road, the surrounding area is predominantly developed with single-family detached residences. The existing R-75 zoning reflects this established development pattern. The proposed R-60 zoning continues to permit single-family residential use and introduces a housing type that is compatible in scale, massing, and character with nearby homes.

The proposed development will incorporate appropriate setbacks, buffering, landscaping, and context-sensitive architectural design to ensure compatibility with adjacent properties and the surrounding neighborhood. The homes will be consistent with the residential character of the area and will complement existing development patterns.

Additionally, the proposal provides an opportunity for a well-designed, single-family homeownership in an area experiencing rising housing costs, without introducing an intensity or use that is inconsistent with nearby development. Accordingly, the requested zoning district is suitable and compatible considering existing and planned development in the surrounding area.

C. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?

Yes, the property has a reasonable economic use as currently zoned; however, development under the existing R-75 zoning is constrained by site specific conditions that limit practical lot layout and efficient use of the property. R-75 zoning is constrained by site-specific conditions that limit practical lot layout and efficient use of the property.

Under the current zoning classification, required lot width, setbacks, and frontage standards restrict the ability to design a feasible subdivision that responds appropriately to the site's topography and street alignment. As a result, development under R-75 would yield a less efficient layout that does not optimize infrastructure, grading, or overall site design. R-75 would yield a less efficient layout that does not optimize infrastructure, grading, or overall site design.

The requested rezoning to R-60 allows for a more practical and context sensitive development pattern while maintaining a low density, single-family residential use consistent with the surrounding neighborhood. R-60 allows for a more practical and context-sensitive development pattern while maintaining a low-density, single-family residential use consistent with the surrounding neighborhood.

D. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby properties?

No. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties.

The proposed development is designed to be compatible with the surrounding single-family neighborhoods and will maintain the established residential character of the area. The use scale, and intensity of development permitted under the proposed zoning district are consistent with nearby properties and do not introduce incompatible land uses. to provide a smooth transition between uses.

Appropriate setbacks, buffering, landscaping, and context-sensitive site design will be provided to ensure a smooth transition between the proposed development and adjacent properties. Site design standards, including lighting controls, and required buffers, will further minimize potential impacts related to privacy, noise, or visual character.

Because the proposal maintains a single-family residential use and incorporates design measures intended to benefit adjacent properties, approval of the requested rezoning will not adversely impact nearby properties and will complement existing neighborhood development patterns.

E. Are there 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?

No. There are no other existing or changing conditions that would warrant disapproval of the zoning proposal.

The request represents a modest adjustment in residential density, increasing the number of single-family homes from nine (9) to twelve (12), while maintaining a use consistent with surrounding properties. This adjustment does not alter the fundamental residential character of the neighborhood.

There are no environmental, infrastructural, or land use conditions affecting the subject property that would adversely impact its development under the proposed zoning. Existing public utilities, roadway access, and surrounding development patterns adequately support the proposed use. Accordingly, there are no additional conditions affecting the use or development of the property that would negatively impact the proposal.

F. Will the zoning proposal adversely affect historic building, sites, districts, or archaeological resources?

No. The zoning proposal will not adversely affect any historic buildings, sites, districts, or archaeological resources.

The Subject Property is not located within a locally designated historic district, nor is it known to contain any designated historic structures or recorded archaeological resources. Based on available information, the proposed rezoning and subsequent development will not result in adverse impacts to historic, cultural, or archaeological resources.

Accordingly, approval of the requested zoning change will not affect historic properties or resources protected under applicable DeKalb County, state, or federal regulations.

G. Will the zoning proposal result in a use which would or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No. The proposed development will not result in excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Based on the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition*, the proposed twelve (12) single family detached homes are expected to generate approximately **17 trips during the AM peak hour** and **15 trips during the PM peak hour**. This level of traffic can be accommodated by the existing roadway network and does not represent a significant increase relative to existing conditions. This represents less than one additional vehicle per minute during peak hours.

The requested rezoning allows for improved site design by enabling the subdivision entrance to align with **La Fortune Drive**, resulting in safer access and a more efficient internal street layout compared to development under the existing R-75 zoning, which would otherwise result in an offset intersection or irregular lot configuration.

The Subject Property is served by existing public water and sanitary sewer infrastructure, and available capacity has been verified and approved by DeKalb County. The modest increase in the number of single-family homes from nine (9) to twelve (12) will not create an excessive or burdensome demand on public utilities or local schools.

Accordingly, the proposed rezoning will not result in undue impacts to transportation facilities, utilities, or public services.

H. Will the zoning proposal adversely impact the environment or surrounding natural resources?

No. The zoning proposal will not adversely impact the environment or surrounding natural resources.

The proposed rezoning allows for a single family residential development that is consistent with existing land uses in the area and does not introduce an intensity of development that would adversely affect natural resources. Development of the property will comply with all applicable federal, state, and local environmental regulations, including requirements related to stormwater management, tree protection, erosion and sedimentation control, and protection of any regulated environmental features, as applicable. Single-family residential development that is consistent with existing land uses in the area and does not introduce an intensity of development that would adversely affect natural resources. Development of the property will comply with all applicable federal, state, and local environmental regulations, including requirements related to stormwater management, tree protection, erosion and sedimentation control, and protection of any regulated environmental features, as applicable.

Compliance with these regulations ensures that potential environmental impacts are minimized and that surrounding natural resources are protected. Accordingly, the proposed rezoning is not expected to result in adverse environmental impacts.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: February 17, 2026

TO WHOM IT MAY CONCERN:

I/WE: Richard Panier, Lexer Capital
Name of Owner(s)

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

Amber Lee, Tori Engineering
Name of Agent or Representative

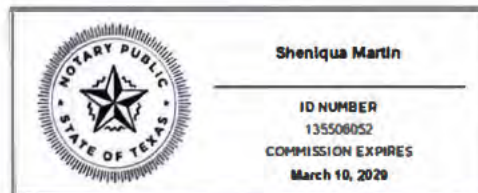
to file an application on my/our behalf.

Sheniqua Martin

Notary Public

Richard Panier

Owner



Sheniqua Martin

Notary Public, State of Texas

State of Texas

County of Collin

Sworn to and subscribed before me
on 02/17/2026 by Richard Panier.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

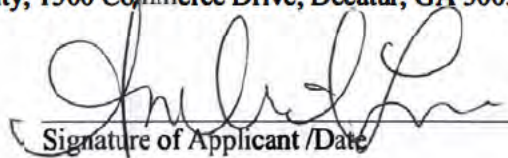
Yes: _____ No: X _____ *

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

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

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

Notary

 2/17/2016
Signature of Applicant /Date

Check one: Owner _____ Agent x _____

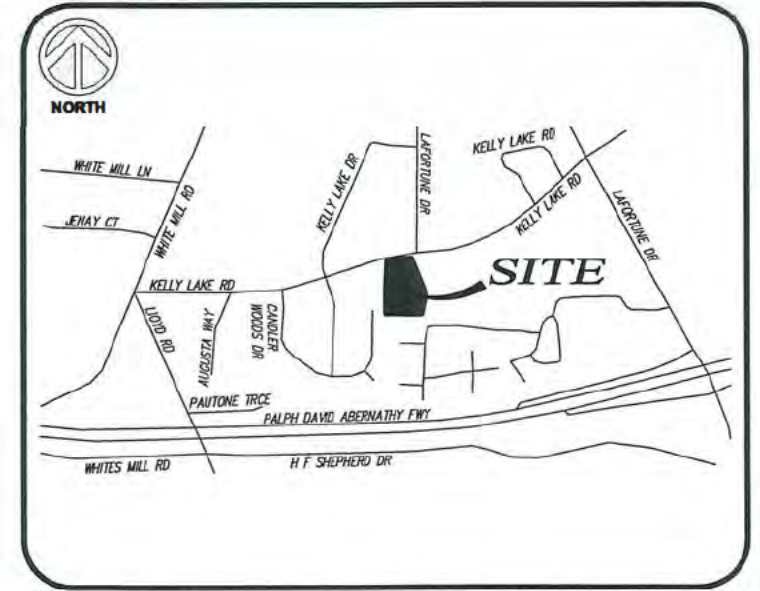
Expiration Date/ Seal

***Notary seal not needed if answer is "No".**

LINE TABLE		
LINE	DISTANCE	DIRECTION
L1	46.72'	N84°51'05"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1316.44'	49.48'	49.48'	N81°24'13"E
C2	8654.17'	128.01'	128.01'	N84°12'04"E

TRAVERSE CLOSURE = 1:70,575
TOTAL ANGULAR ERROR = 2 SEC'S
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TRIMBLE S5 ROBOTIC TOTAL STATION
PLAT CLOSURE = 1:119,862
ALL MATTERS OF TITLE EXCEPTED.
DATE OF FIELD WORK: 11-13-2023



VICINITY MAP
NOT TO SCALE

THIS PROPERTY IS NOT LOCATED WITHIN
A FEMA 100 YEAR FLOOD ZONE ACCORDING
TO FEMA MAP #13089C0134J, DATED:
MAY 16, 2013

SYMBOL LEGEND	
	PROPERTY CORNER
	STORM PIPE
	OCS
	HEADWALL
	WATER VALVE
	POWER POLE / GUY WIRE
	OVERHEAD POWER LINE
	ELEVATION
	SPECIMEN TREE
	IRON PIN FOUND #4 Rebar
	CRIMPED TOP
	OPEN TOP PIPE



REFERENCE PLAT:
PB. 75, PG. 133

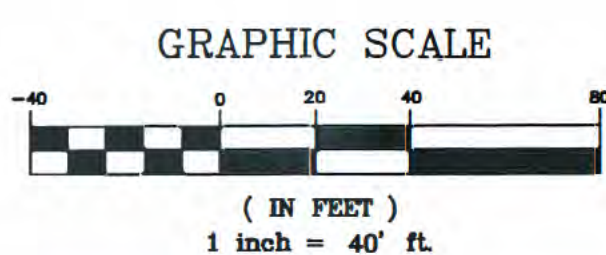
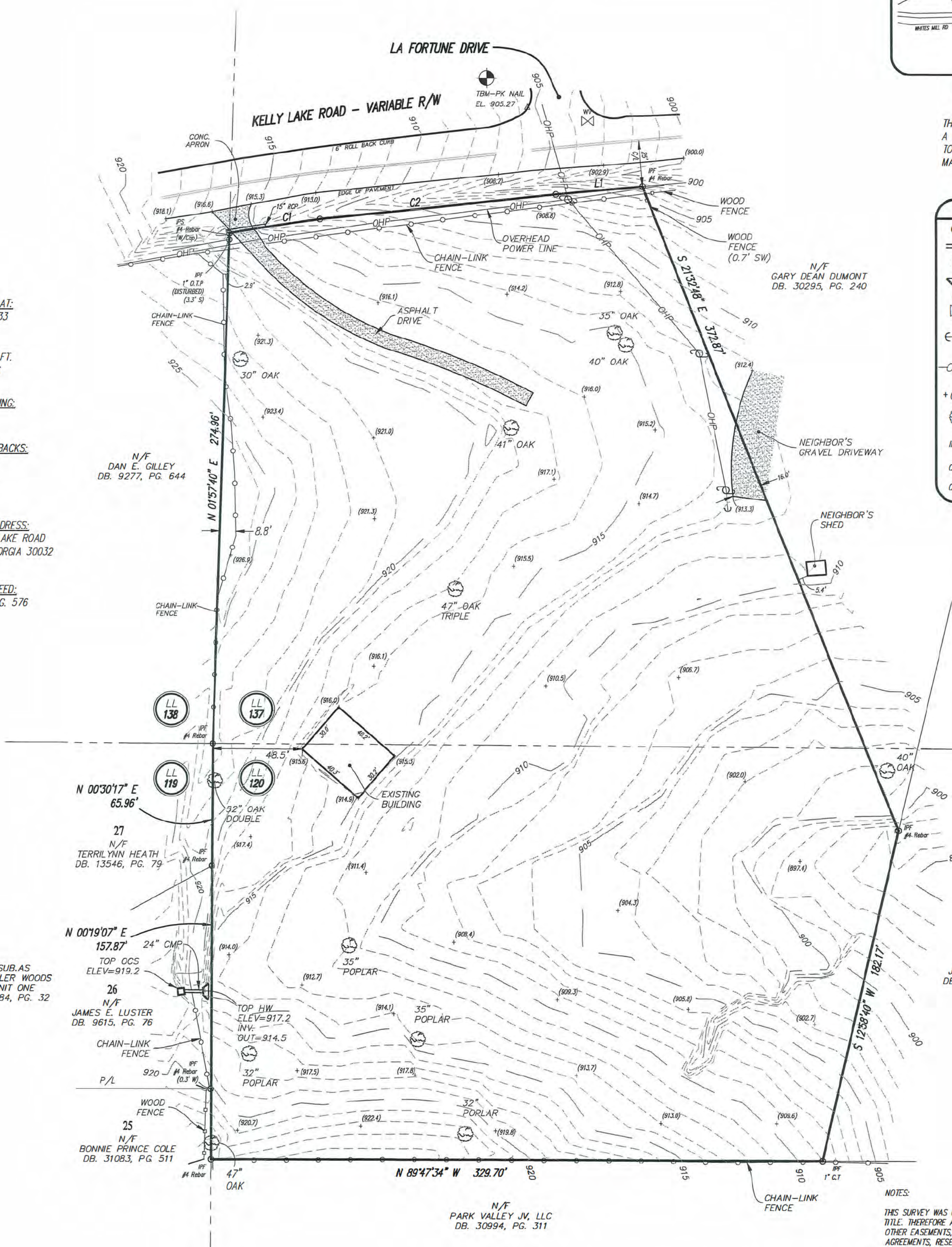
TOTAL AREA:
±162,194 SQ. FT.
±3.723 ACRES

PRESENT ZONING:
R-75

BUILDING SETBACKS:
FRONT - 35'
REAR - 40'
SIDE - 7.5'

PROPERTY ADDRESS:
2697 KELLY LAKE ROAD
DECATUR, GEORGIA 30032

REFERENCE DEED:
DB. 25688, PG. 576



TOPOGRAPHY AS SHOWN IS AT 1 FOOT CONTOUR INTERVALS.
INITIAL ELEVATIONS WERE ESTABLISHED USING A SPECTRA SP80
GNSS RECEIVER WITH VERS NOW NETWORK 4 ADJUSTED RTK
MEASUREMENTS. VERTICAL DATUM IS BASED ON NAVD 1988

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL
STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN
CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
AND AS SET FORTH IN THE GEORGIA PLAT ACT O.G.C.A. 15-6-67.

NOTES:
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF
TITLE. THEREFORE ALL MATTERS OF TITLE ARE EXCEPTED. THERE MAY BE
OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, ZONING REQUIREMENTS,
AGREEMENTS, RESERVATIONS, RESTRICTIONS, OWNERSHIP ISSUES, OR SIMILAR
MATTERS OF PUBLIC RECORD NOT DEPICTED HEREON.

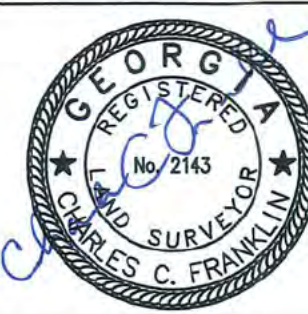
INFORMATION REGARDING THE PRESENCE, LOCATION, AND SIZE OF
UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY IS BASED ON THE
ABOVE GROUND APPURTENANCES. NO CERTIFICATION IS MADE AS TO THE
ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING
UNDERGROUND UTILITIES AND STRUCTURES HEREON. THERE MAY BE OTHER
UTILITIES LOCATED ON THIS PROPERTY WHICH ARE NOT SHOWN ON THIS
SURVEY. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION
SERVICE MUST BE NOTIFIED PRIOR TO THE COMMENCEMENT OF ANY LAND
DISTURBANCE ACTIVITY OF ANY NATURE.

BOUNDARY / RETRACEMENT SURVEY FOR:
JONATHAN MARKHAM
LOCATED IN LANDS LOTS 120 & 137
IN THE 15TH DISTRICT
DEKALB COUNTY, GEORGIA

SCALE: 1"=40'

DATE: JANUARY 03, 2024

No.	REVISIONS	Date



centerline
Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2899

PROJECT No. 1023011

LSF#001298

CIVIL PACKAGE FOR
2697 KELLY LAKE RD,
DECATUR, GA 30032
FEE SIMPLE DEVELOPMENT.

PROJECT DATA

ACREAGE: 3.76 ACRES
PROPERTY ADDRESS: 2697 KELLY LAKE RD, DECATUR, GA 30032.
PARCEL NUMBER: 15 137 02 004
ZONING DISTRICT: R-75
ZONING CASE NUMBERS: CIVIL DRAWINGS
SCOPE OF WORK: CIVIL DRAWINGS, DEVELOPMENT PROPOSAL FOR A 3.76-ACRE SUBDIVISION CONSISTING OF 12 RESIDENTIAL LOTS UNDER R-60 ZONING CRITERIA. THE PROJECT INCLUDES THE DESIGNATION OF ONE LOT FOR A STORMWATER DETENTION POND, AS WELL AS THE GRADING AND INFRASTRUCTURE DESIGN REQUIRED TO COMPLY WITH LOCAL REGULATIONS.

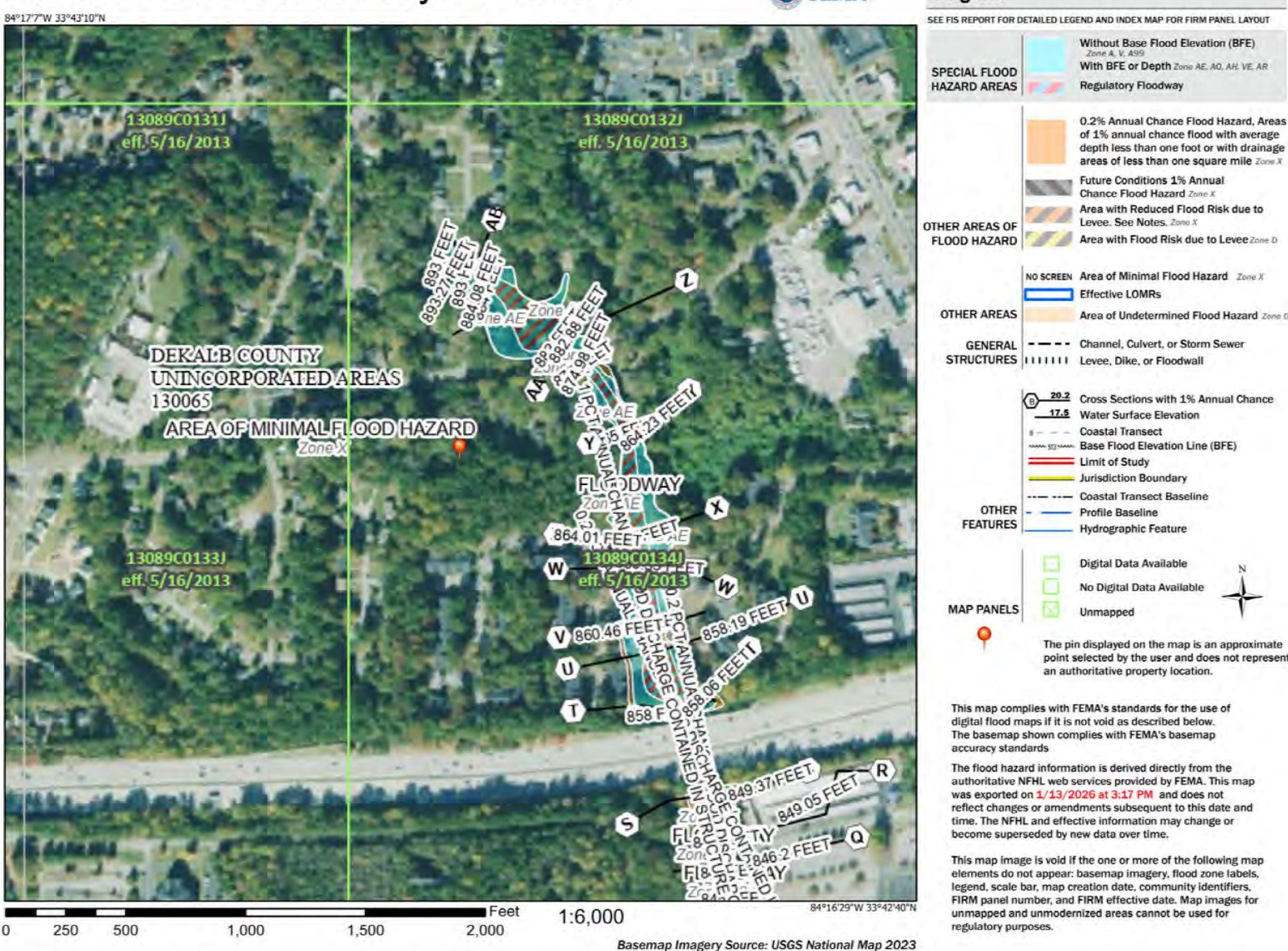
DEKALB COUNTY DEVELOPMENT FILE#
DISTURBED AREA = 3.76ACRES
EXISTING IMPERVIOUS AREA (10%) = 0.38ACRES
EXISTING PERVIOUS AREA (90%) = 3.38ACRES
EXIST. IMP. AREA TO BE REPLACED = 0.38ACRES
PROP. IMP AREA TO BE ADDED = 2.63ACRES
PROPOSED IMPERVIOUS AREA (80%) = 3.01ACRES
PROPOSED PERVIOUS AREA (20%) = 0.75ACRES

CASE NUMBER: _____ SUBMITTAL
DATE: __/__/__

SHEET INDEX

- | | |
|-------|------------------------------|
| C1.0 | COVER SHEET |
| C2.0 | GENERAL NOTES |
| C3.0 | SURVEY |
| C4.0 | SITE PLAN |
| C5.0 | DEMOLITION PLAN |
| C6.0 | EROSION PLAN |
| C7.0 | UTILITY PLAN |
| C8.0 | STORM PLAN |
| C8.1 | STORM PLAN PROFILE |
| C9.0 | DETENTION POND CROSS SECTION |
| C10.0 | FIRE ACCESS PLAN |
| C11.0 | GRADING PLAN |
| C12.0 | PAVING PLAN |
| C13.0 | EXISTING DRAINAGE AREA MAP |
| C14.0 | PROPOSED DRAINAGE AREA MAP |
| C15.0 | DETENTION CALS |
| C16.0 | PAVEMENT DETAILS |
| C17.0 | WATER LINE DETAILS |
| C18.0 | WASTEWATER DETAILS |
| C19.0 | STORM DRAIN DETAILS |
| C20.0 | EROSION DETAILS |

National Flood Hazard Layer FIRMette



THIS TRACT IS LOCATED WITHIN AREA OF MINIMAL FLOOD HAZARD "ZONE X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 13089C0134J, EFFECTIVE MAY 16, 2013.

DEKALB COUNTY IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEER OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS FOR THIS PROJECT

72 HOURS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING.
[HTTP://WWW.GEORGIA811.COM](http://www.GEORGIA811.COM)

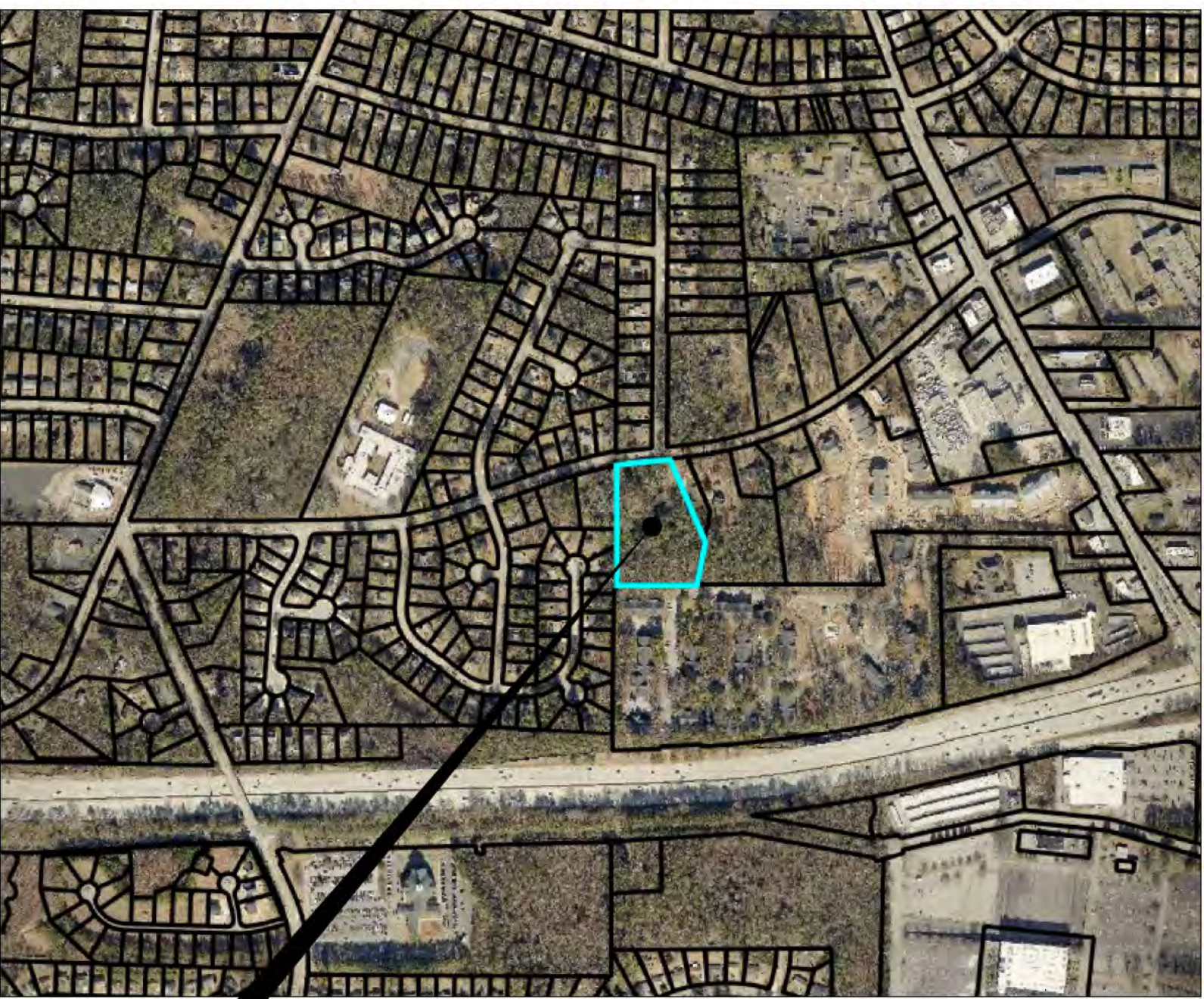
DEKALB COUNTY SANITATION DEPARTMENT IS RESPONSIBLE FOR GARBAGE AND RECYCLING PICK-UP

I, Warren L. Lee III, A PROFESSIONAL ENGINEER, ARCHITECT, OR LANDSCAPE ARCHITECT LICENSED IN THE STATE OF GEORGIA, HEREBY CERTIFY THAT I HAVE PERSONALLY REVIEWED THE ATTACHED SUBMITTAL PLANS FOR A LAND DISTURBANCE/DEVELOPMENT PERMIT. IN MY OPINION, THESE SUBMITTAL PLANS MEET ALL APPLICABLE REGULATIONS AND ORDINANCES OF DEKALB COUNTY. DEKALB COUNTY AND OTHER AFFECTED PARTIES MAY RELY ON THIS CERTIFICATION

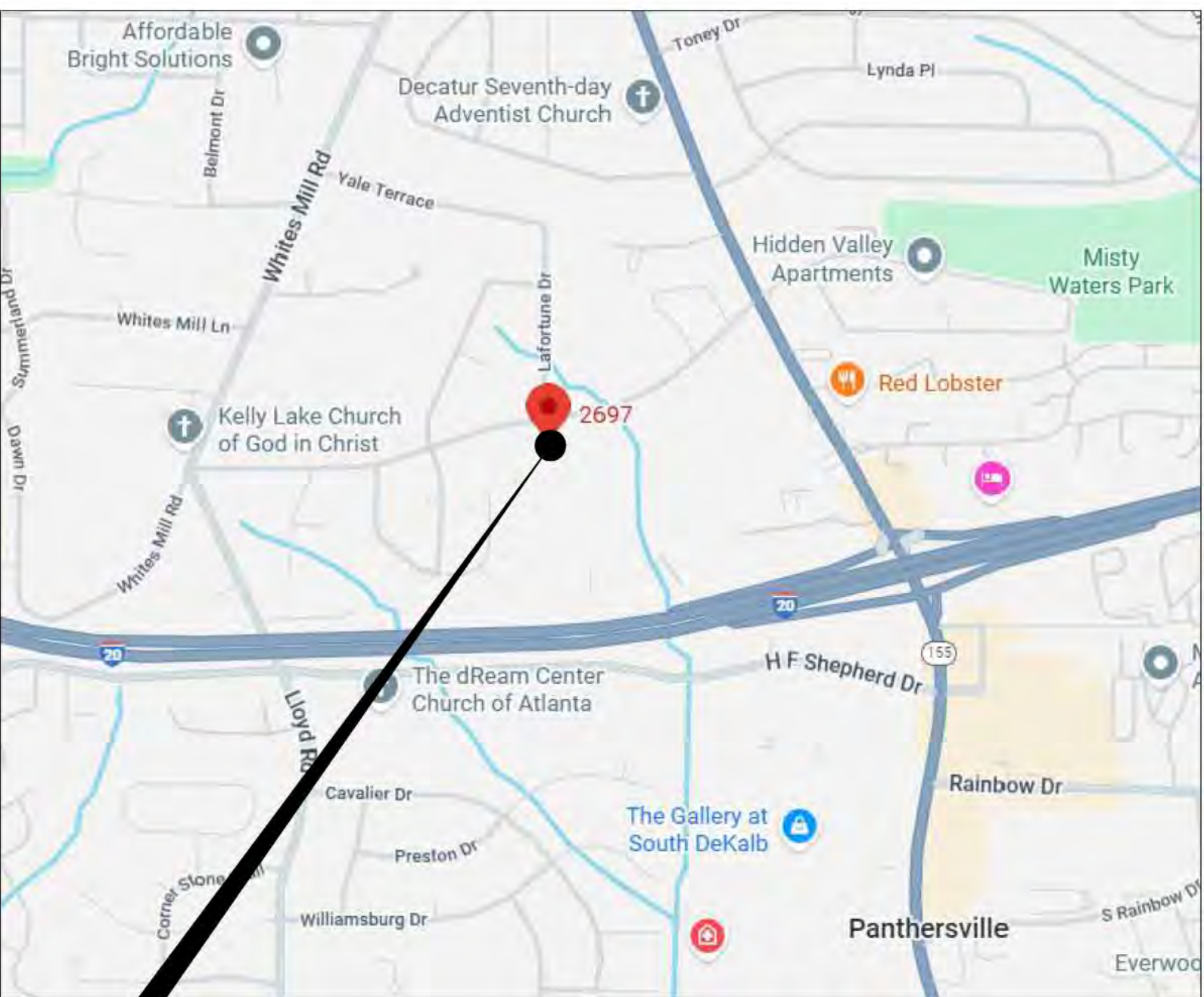
ACCEPTED FOR CONSTRUCTION: _____
REVIEWED BY: _____
DEVELOPMENT SERVICE DEPARTMENT DATE

THIS SPACE RESERVED
BLDG INSPECTION

THIS SPACE RESERVED
ENGINEERING



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

OWNER:
LEXER CAPITAL
2697 KELLY LAKE ROAD
DECATUR GA 30032
+1 (561) 294-2306

ENGINEER:
WARREN LEE
+1 (404) 908-4733

DEVELOPER:
LEXER CAPITAL
2697 KELLY LAKE ROAD
DECATUR GA 30032
+1 (561) 294-2306

General Notes

No.	Revision/Issue	Date
-----	----------------	------



Firm Name and Address
T TORI
ENGINEERING
691 John Wesley
Dobbs Ave NE
Atlanta, GA. 30312
F-009214

Project Name and Address
Kelly Lake
2697 Kelly Lake Rd,
Decatur GA 30032

Project	025-00387	Sheet	COVER SHEET C1.0
Date	01.26.2026		

CONSTRUCTION

GENERAL NOTES

GENERAL DESIGN AND CONSTRUCTION

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT AND LAND DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL NOTIFY THE DEKALB COUNTY INSPECTIONS DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.
 3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. CALL GEORGIA 811 AT LEAST 72 HOURS BEFORE DIGGING.
 4. ANY PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO ITS ORIGINAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
 5. ALL WORK SHALL BE PERFORMED WITHIN THE PROPERTY LINES AND/OR DESIGNATED EASEMENTS
 6. COMPACTION OF ALL FILL MATERIAL BETWEEN THE FRONT AND REAR BUILDING LINES TO BE 95% STANDARD PROCTOR MUST BE CERTIFIED BY GEORGIA REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF CURB. THIS CERTIFICATION WILL BE SUBMITTED TO THE CHIEF OF DEVELOPMENT INSPECTIONS. LOTS WITH 2' OF FILL OR GREATER, AS DELINEATED ON THE CONSTRUCTION PLANS, WILL REQUIRE A COMPACTION CERTIFICATIONS PRIOR TO ISSUANCE OF BUILDING PERMITS. THE ENGINEER WILL ALSO PROVIDE A LETTER LISTING THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION. THOSE LOTS THAT REQUIRE COMPACTION CERTIFICATION WILL BE INDICATED ON THE FINAL RECORDED PLAT.
 7. PRIOR TO CONSTRUCTION OF ANY UTILITY FACILITIES WITHIN THE RIGH-OF-WAY OF ANY COUNTY MAINTAINED ROADWAY, A PERMIT MUST BE OBTAINED FROM THE UTILITY COORDINATOR.
- [HTTPS://WWW.DEKALBCOUNTYGA.GOV/TRANSPORTATION/UTILITY-PERMITTING](https://www.dekalbcountyga.gov/transportation/utility-permitting)

FIRE ACCESS NOTES

1. ALL DESIGNATED FIRE LANES SHALL BE MARKED WITH "NO PARKING FIRE LANE" SIGNS AND RED-PAINTED CURBS PER DEKALB COUNTY FIRE MARSHAL STANDARDS.
2. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF 20 FEET AND A VERTICAL CLEARANCE OF 13.5 FEET.
3. FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL BEFORE ANY COMBUSTIBLE CONSTRUCTION BEGINS.
4. ALL TURNS SHALL ACCOMMODATE DEKALB COUNTY FIRE RESCUE APPARATUS WITH A MINIMUM OUTSIDE TURNING RADIUS OF 40-50 FEET.

EROSION AND SEDIMENT CONTROL

1. SEDIMENT ESCAPE FROM THE SITE SHALL BE PREVENTED BY INSTALLING EROSION CONTROL MEASURES PRIOR TO LAND-DISTURBING ACTIVITIES.
2. ALL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF APPROVED PLANS ARE INEFFECTIVE, ADDITIONAL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY.
3. ANY DISTURBED AREA LEFT EXPOSED FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING OR MULCH.
4. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

WATER AND SEWER NOTES

1. NOTIFY WATER AND SEWER INSPECTOR AT 770-732-6411 PRIOR TO START OF CONSTRUCTION.
2. PRIOR TO CONSTRUCTION OF WATER MAINS AND SANITARY SEWER LINES, FINAL DESIGN APPROVAL MUST BE OBTAINED FROM DEPARTMENT OF WATERSHED MANAGEMENT.

DRAINAGE AND STORMWATER MANAGEMENT

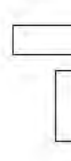
1. STANDARD RESIDENTIAL PAVEMENT SHALL CONSIST OF 2" TYPE 12.5MM SUPERPAVE ASPHALT OVER 6" GRADED AGGREGATE BASE (GAB) COMPACTED TO 100%.
2. ALL CURBS SHALL BE STANDARD 24-INCH CONCRETE CURB AND GUTTER (3,000 PSI) PER DEKALB COUNTY STANDARD DETAILS.
3. ALL PROPOSED IMPROVEMENTS, INCLUDING SIDEWALKS AND RAMPS, SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND GEORGIA ACCESSIBILITY CODE.
4. ALL STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO DEKALB COUNTY DEPARTMENT OF WATERSHED MANAGEMENT STANDARDS AND THE GEORGIA STORMWATER MANAGEMENT MANUAL (BLUE BOOK).
5. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPES WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE (RCP), CLASS III MINIMUM.
6. ALL CATCH BASINS, DROP INLETS, AND JUNCTION BOXES SHALL BE PRECAST OR CAST-IN-PLACE CONCRETE PER DEKALB COUNTY STANDARD DETAILS.
7. THE SITE SHALL PROVIDE WATER QUALITY, CHANNEL PROTECTION, AND OVBANK FLOOD PROTECTION AS REQUIRED BY THE DEKALB COUNTY STORMWATER ORDINANCE.
8. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STORMWATER MANAGEMENT FACILITIES (DETENTION PONDS, UNDERGROUND UNITS, ETC.) IN PERPETUITY, UNLESS OTHERWISE ACCEPTED BY THE COUNTY.
9. A "RECORD DRAWING" (AS-BUILT) AND A PROFESSIONAL ENGINEER'S CERTIFICATION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE SUBMITTED AND APPROVED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO) OR FINAL PLAT APPROVAL.

PAVEMENT NOTES

1. STANDARD RESIDENTIAL PAVEMENT SHALL CONSIST OF 2" TYPE 12.5MM SUPERPAVE ASPHALT OVER 6" GRADED AGGREGATE BASE (GAB) COMPACTED TO 100%.
2. ALL CURBS SHALL BE STANDARD 24-INCH CONCRETE CURB AND GUTTER (3,000 PSI) PER DEKALB COUNTY STANDARD DETAILS.
3. ALL PROPOSED IMPROVEMENTS, INCLUDING SIDEWALKS AND RAMPS, SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND GEORGIA ACCESSIBILITY CODE.

GRADING NOTES

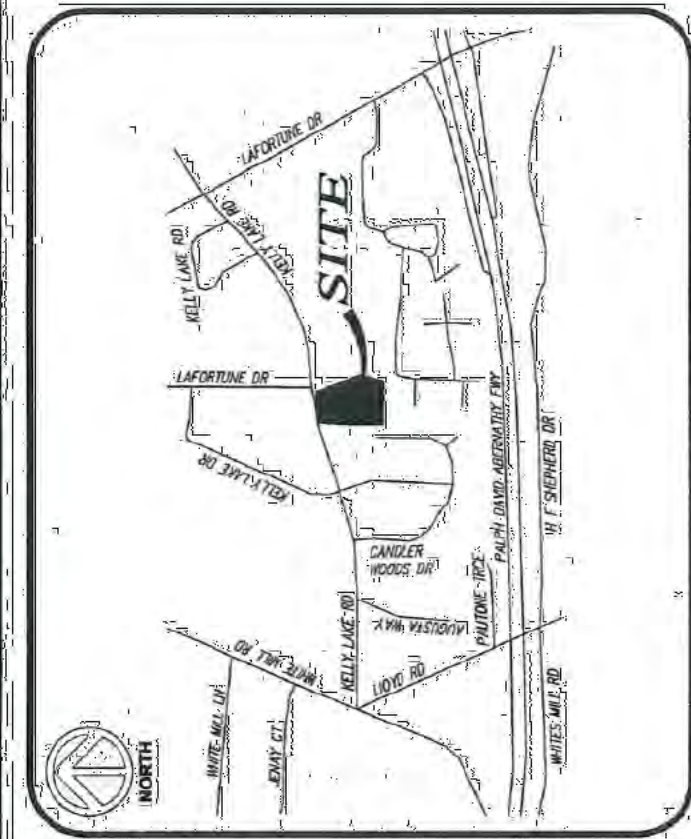
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, AND INVERT ELEVATIONS PRIOR TO CONSTRUCTION. REPORT DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
2. FILL MATERIAL SHALL BE PLACED IN MAXIMUM 8-INCH LOOSE LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D-698). THE TOP 6 INCHES UNDER PAVEMENT SHALL BE COMPACTED TO 100%.
3. ALL CUT/FILL SLOPES SHALL BE NO STEEPER THAN 2:1 UNLESS OTHERWISE SPECIFIED.
4. CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE. EXCESS MATERIAL SHALL BE REMOVED OR PROVIDED AT CONTRACTOR'S EXPENSE.

General Notes		
No.	Revision/Issue	Date
		
Firm Name and Address  TORI ENGINEERING 691 John Wesley Dobbs Ave NE Atlanta, GA. 30312 F-009214		
Project Name and Address Kelly Lake 2697 Kelly Lake Rd, Decatur GA 30032		
Project 025-00387	Sheet GENERAL NOTES C2.0	
Date 01.26.2026		

LINE	TABLE	THICKNESS	DIRECTION
1	46.72'		N64°51'03"E

CURVE	RADIUS	LENGTH	CHORD	BEARING
1	1376.44'	46.48'	49.94'	N87°23'13"E
2	885.412'	128.01'	128.01'	N84°12'04"E

TRAVERSE CLOSURE = 1:70,679
TOTAL ANGULAR ERROR = 0.0 SEC'S
ADJUSTMENT = COMPASS RULE
EQUIPMENT = TRIMBLE SSI ROBOTIC TOTAL STATION
PLAY CLOSURE = 1:119,882
ALL MATTERS OF TITLE EXCEPTED
DATE OF FIELD WORK: 11-15-2023



VICINITY MAP

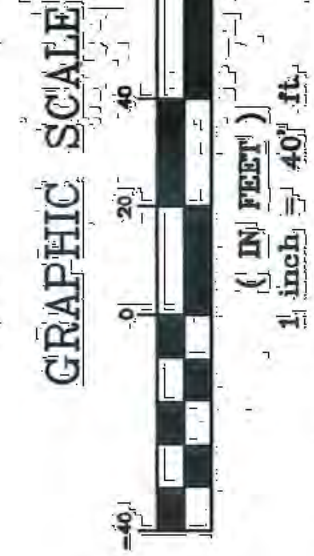
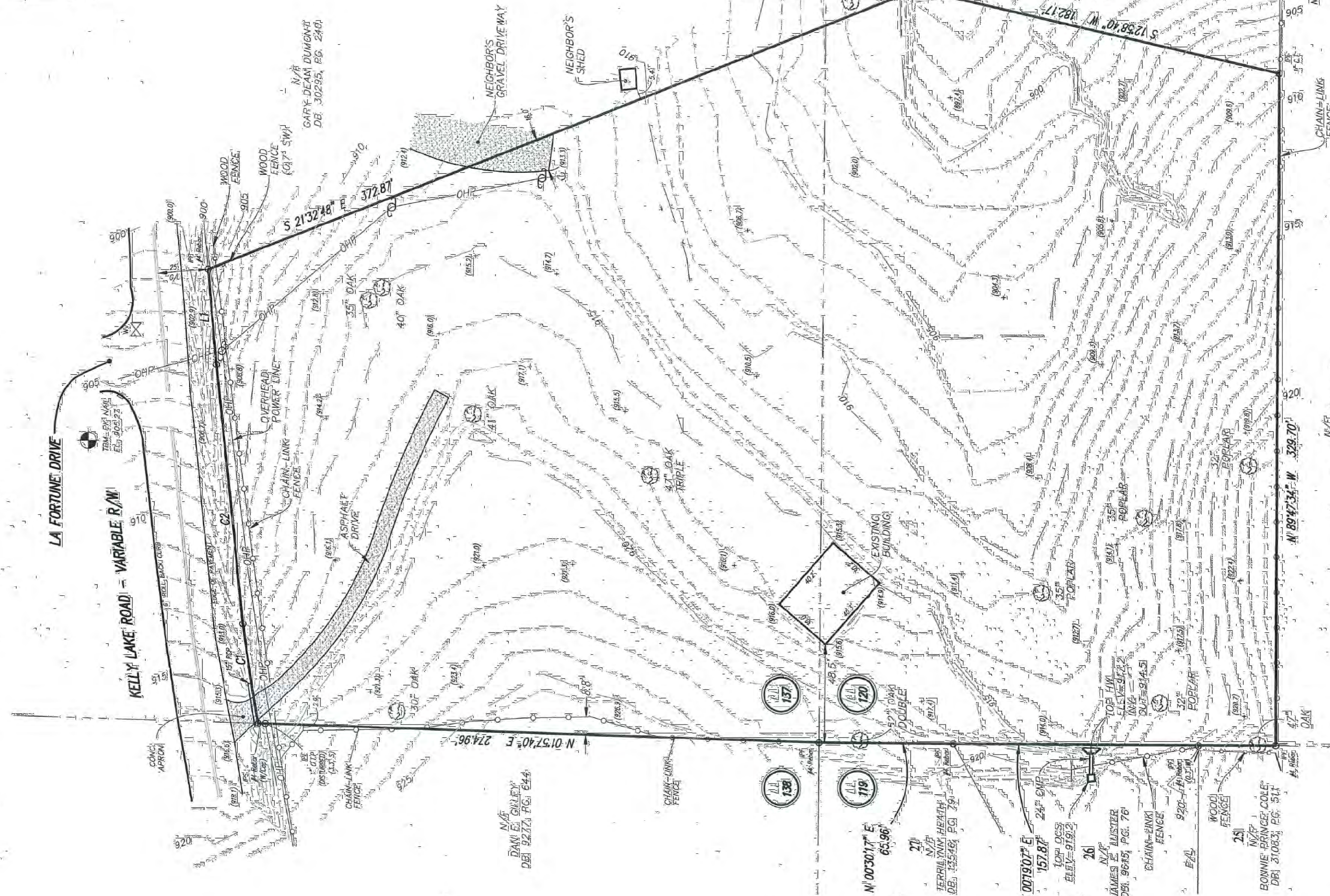
NOT TO SCALE
THIS PROPERTY IS NOT LOCATED WITHIN
A FEMA 100 YEAR FLOOD ZONE ACCORDING
TO FEMA MAP #13089001341, DATED:
MAY 15, 2013

SURVEY	LEGEND
PROPERTY CORNER	PROPERTY CORNER
STORM PIPE	STORM PIPE
CEC	CEC
HEADWALL	HEADWALL
WATER VALVE	WATER VALVE
POWER POLE / GUY WIRE	POWER POLE / GUY WIRE
OVERHEAD POWER LINE	OVERHEAD POWER LINE
ELEVATION	ELEVATION
SPECIMEN TREE	SPECIMEN TREE
IRON PIN FOUND	IRON PIN FOUND
CONCRETE TOP	CONCRETE TOP
CUT	CUT
OPEN TOP PILE	OPEN TOP PILE

REFERENCE PLAT:
PBL 75 P. 131
TOTAL AREA:
462,194 SQ. FT.
43,729 ACRES
PRESENT ZONING:
R-75
BUILDING SETBACKS:
FRONT - 45'
REAR - 40'
SIDE - 25'

PROPERTY ADDRESS:
2697 KELLY LAKE ROAD
DECATUR, GEORGIA 30022

REFERENCE DEED:
184-25488 P. 3-4



GRAPHIC SCALE
(IN FEET)
1 inch = 40' ft.

TOPOGRAPHY AS SHOWN IS AT 1:500' CONTOUR INTERVALS.
INITIAL ELEVATIONS WERE ESTABLISHED USING A SPECTRA 5800
GNSS RECEIVER WITH VERT-NOW WORK 4 ADJUSTED RX
MEASUREMENTS. VERTICAL DATUM IS BASED ON NAVD 1983.
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL
STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN
CHAPTER 180-2 OF THE RULES OF THE GEORGIA BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
AND AS SET FORTH IN THE GEORGIA PLAY ACT OGEA 13-6-67.

NOTES:
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF
TITLE. THEREFORE, THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF
OTHER EASMENTS, RIGHTS-OF-WAY, EASEMENTS, ETC. THE SURVEYOR
MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE OF ANY KIND
WITH RESPECT TO THE ACCURACY OF THE SURVEY OR THE RESULTS THEREOF.
THE SURVEYOR'S LIABILITY IS LIMITED TO THE COST OF THE SURVEY.

BOUNDARY & RETRACEMENT SURVEY FOR
JONATHAN MARKHAM
LOCATED IN LANDS LOTS 120 & 122
IN THE 15TH DISTRICT
DEKALB COUNTY, GEORGIA
SCALE: 1"=40'
DATE: JANUARY 31, 2024



No.	REVISIONS	Date

centerline
Surveying and Land Planning, Inc.
1301 Peachtree Road, Suite 100
Atlanta, GA 30309
PHONE: (770) 421-0088 FAX: (770) 421-2389

PROJECT No. 1023011 LSP#001298

No.	Revision/Issue	Date

WARREN L. LEE III
ENGINEER
02/17/2026
No. PE054002
PROFESSIONAL
ENGINEER

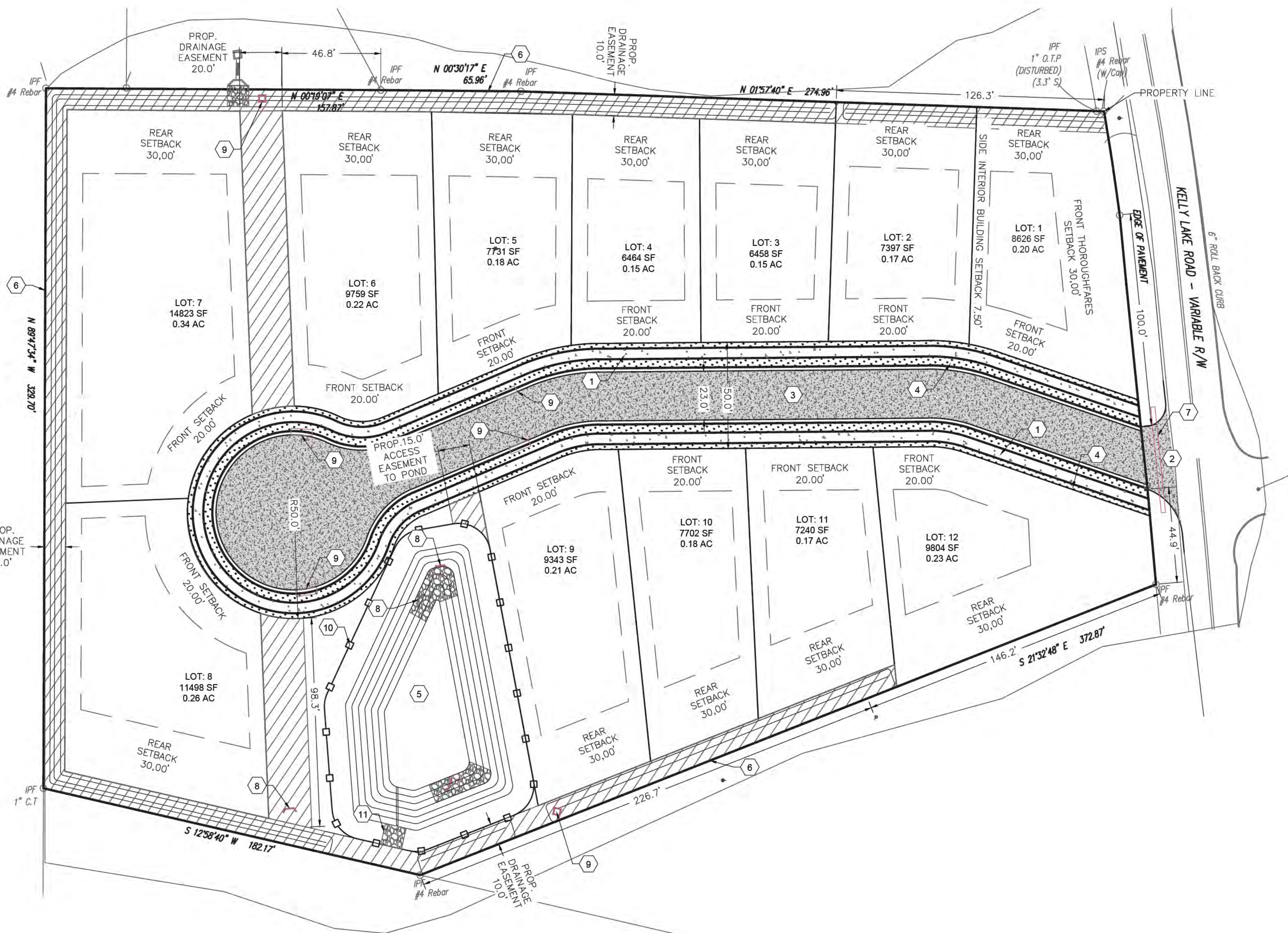
Firm Name and Address

TORI ENGINEERING
691 John Wesley
Dobbs Ave NE
Atlanta, GA. 30312
F-009214

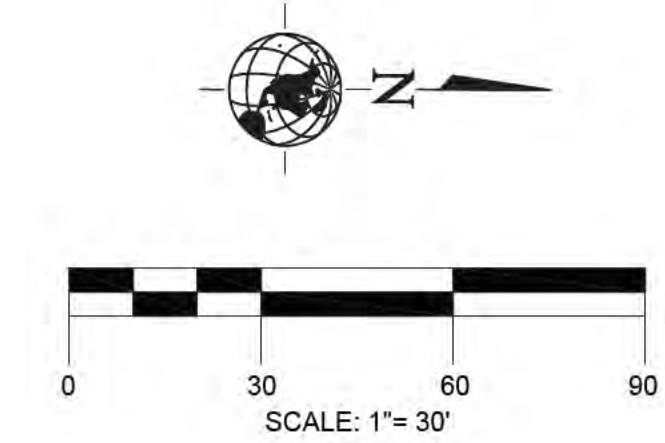
Project Name and Address

Kelly Lake
2697 Kelly Lake Rd,
Decatur GA 30032

Project	025-00387	Sheet	SURVEY C3.0
Date	01.26.2026		



SITE PLAN
SCALE: 1" = 30'



LAYOUT KEY NOTES

- 1 PROPOSED CONCRETE SIDEWALK.
- 2 PROPOSED DRIVEWAY.
- 3 PROPOSED PAVEMENT.
- 4 PROPOSED LANDSCAPE/GRASS AREA.
- 5 PROPOSED DETENTION POND.
- 6 PROPOSED SWALE.
- 7 PROPOSED CULVERT.
- 8 PROPOSED HEADWALL.
- 9 PROPOSED STORM INLETS.
- 10 PROPOSED 10' EASEMENT AROUND THE POND WITH 5' HIGH FENCE.
- 11 PROPOSED RIP-RAP.

HATCH LEGEND

- PROPOSED GREEN AREAS.
- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 2" ASPHALT PAVEMENT

General Notes

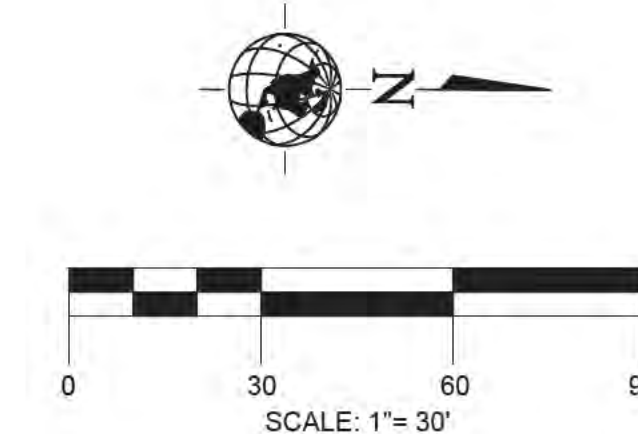
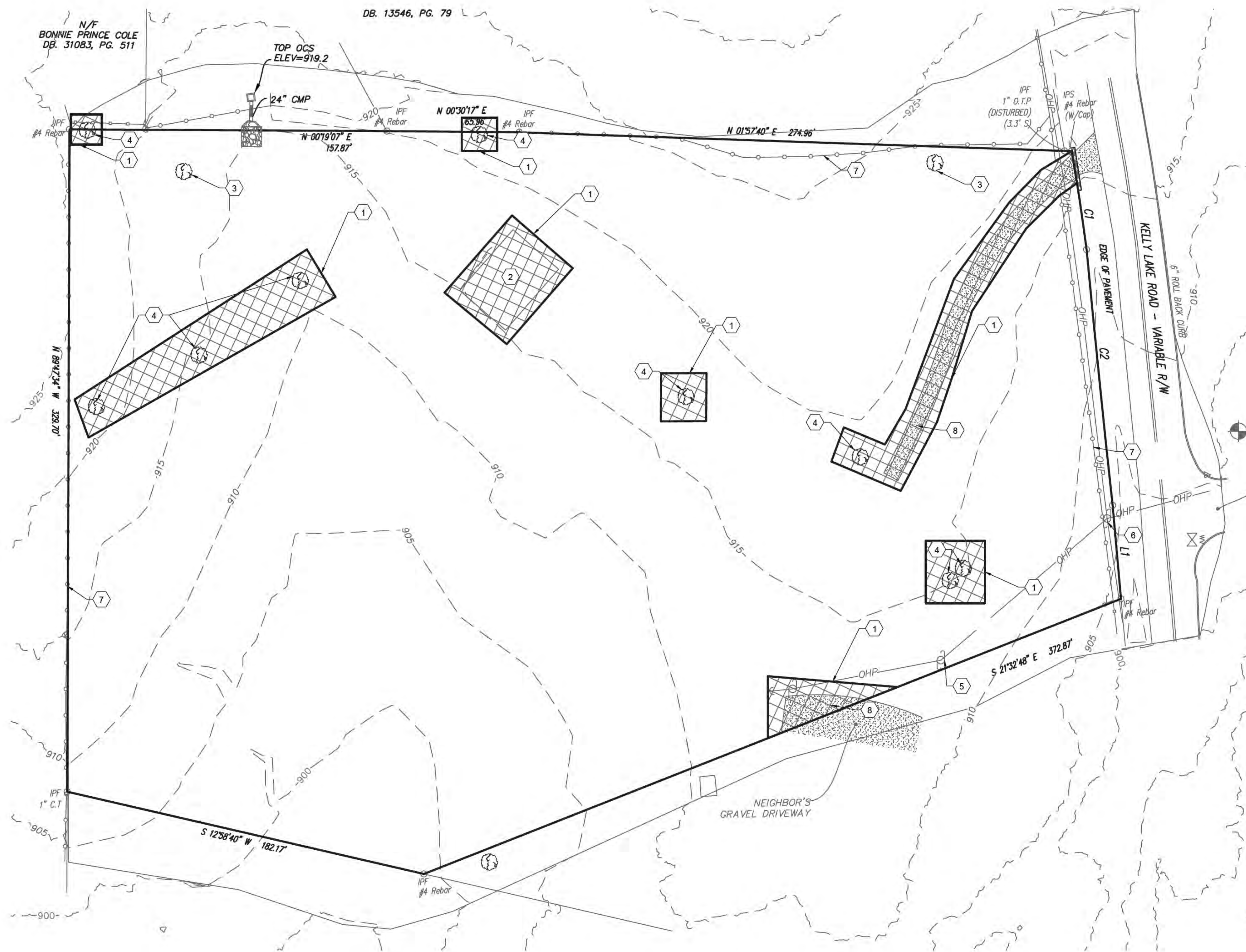
No.	Revision/Issue	Date



Firm Name and Address
T TORI ENGINEERING
 691 John Wesley
 Dobbs Ave NE
 Atlanta, GA. 30312
 F-009214

Project Name and Address
 Kelly Lake
 2697 Kelly Lake Rd,
 Decatur GA 30032

Project	025-00387	Sheet	SITE PLAN C4.0
Date	01.26.2026		
Scale	1"=30'		



DEMOLITION KEY NOTES

- 1 LIMITS OF SITE CLEARANCE/DEMOLITION.
- 2 EXISTING BUILDING AND FOUNDATION TO BE REMOVED.
- 3 EXISTING TREE TO REMAIN. PROTECT IN-PLACE.
- 4 EXISTING TREE TO BE REMOVED.
- 5 EXISTING UTILITY POLE TO BE REMOVED.
- 6 EXISTING UTILITY POLE TO REMAIN. PROTECT IN-PLACE.
- 7 EXISTING FENCE TO BE REMOVED.
- 8 EXISTING DRIVEWAY TO BE REMOVED.

DEMOLITION HATCH LEGEND

LIMITS OF SITE CLEARANCE/ DEMOLITION

FLOOD INFORMATION

*THIS TRACT OR LOT IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "X", MAP No. 13089C0134J, DATED 05/16/2013.

General Notes

No.	Revision/Issue	Date



Firm Name and Address

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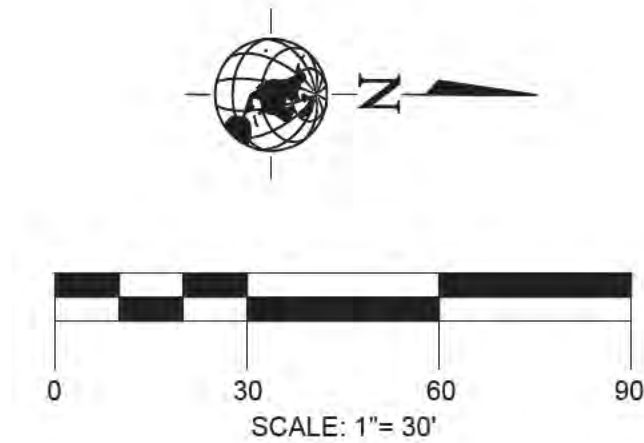
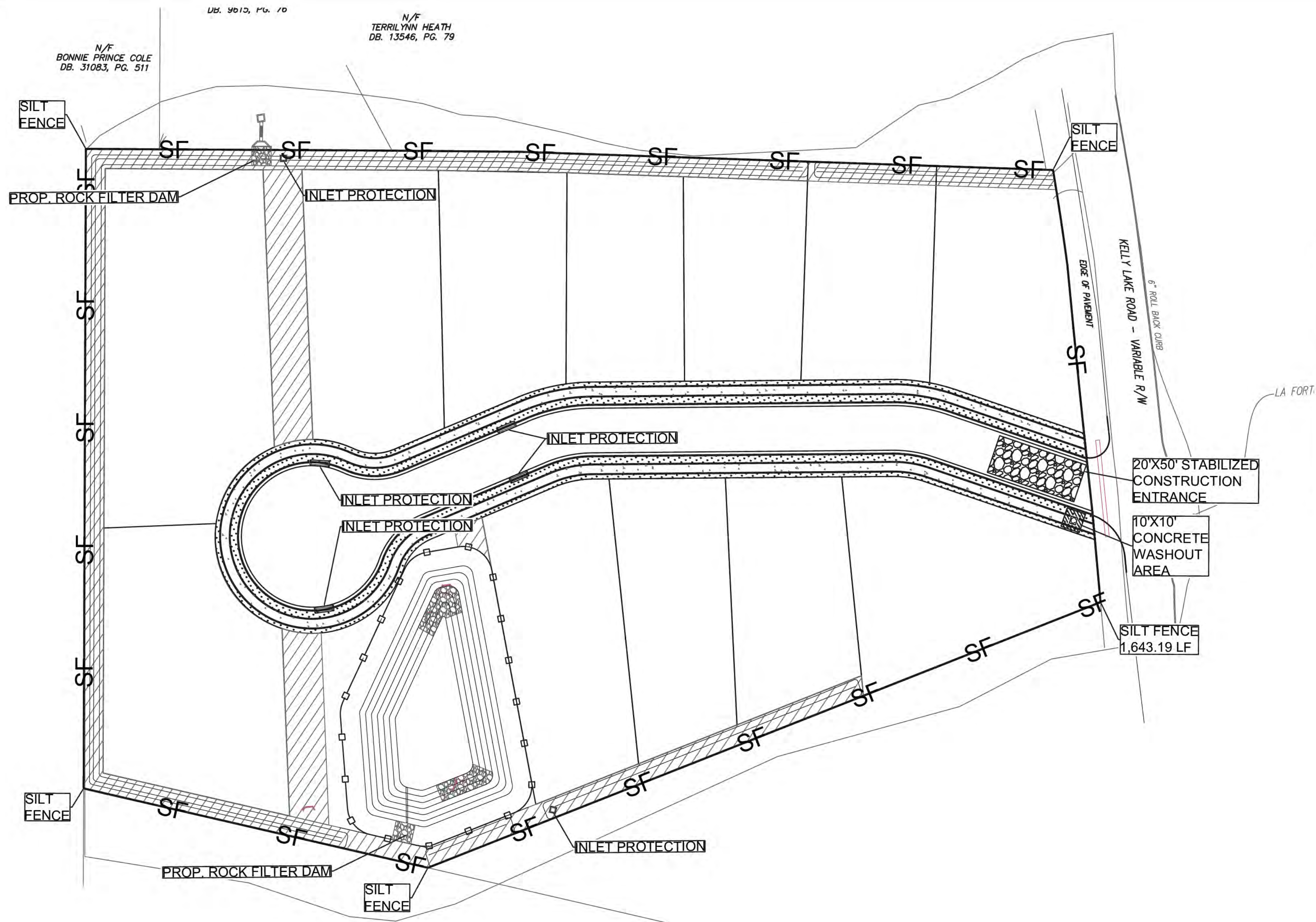
691 John Wesley
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Atlanta, GA. 30312
F-009214

Project Name and Address

Kelly Lake

2697 Kelly Lake Rd,
Decatur GA 30032

Project	025-00387	Sheet	DEMOLITION PLAN
Date	01.26.2026		C5.0
Scale	1"=30'		



LEGEND	
	SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE
	BUILDING FOOTPRINT
	CONCRETE WASHOUT AREA
	INLET PROTECTION

EROSION PLAN
SCALE: 1" = 30'

General Notes

No.	Revision/Issue	Date



Firm Name and Address

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691 John Wesley
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Atlanta, GA. 30312
F-009214

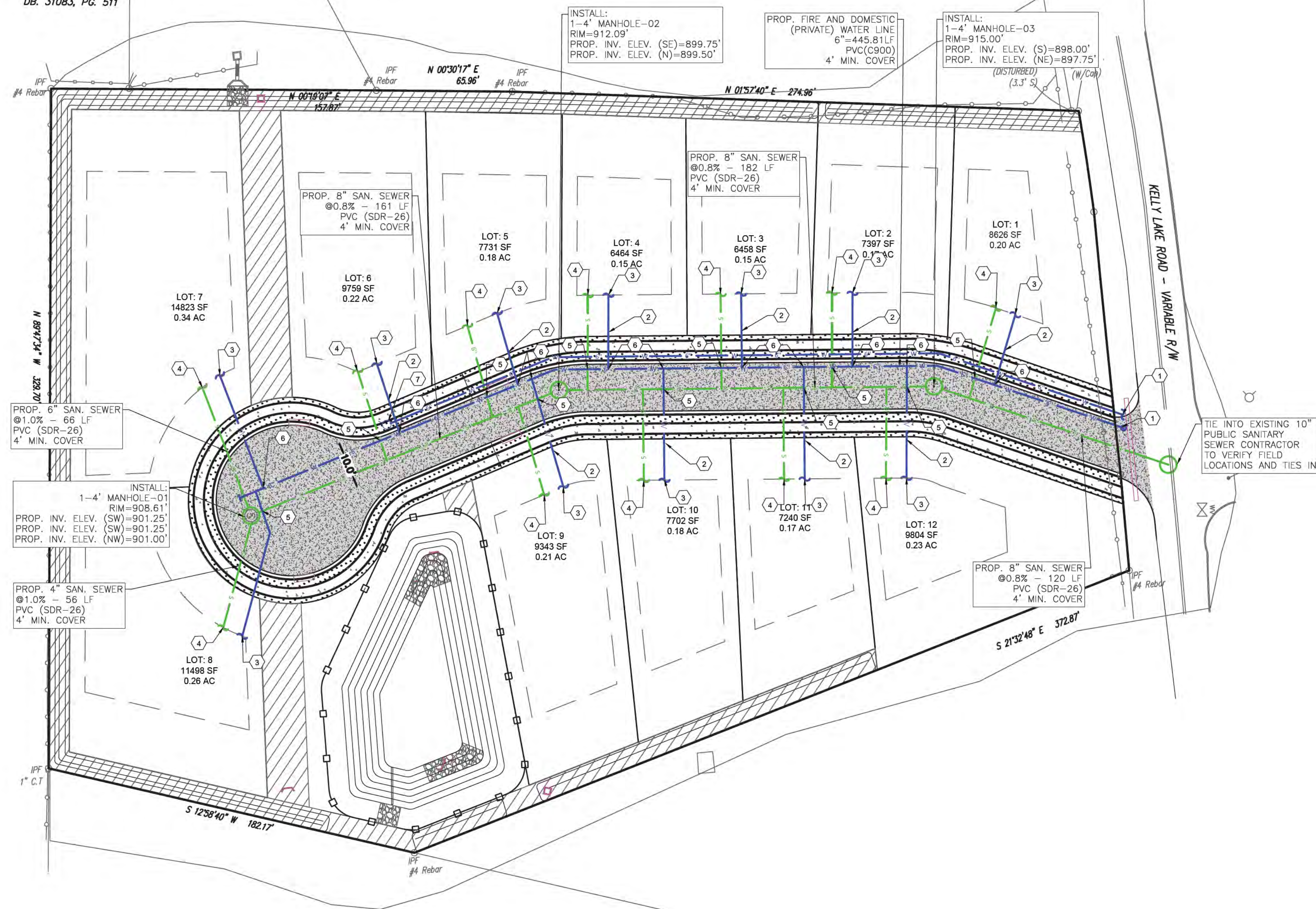
Project Name and Address

Kelly Lake
2697 Kelly Lake Rd,
Decatur GA 30032

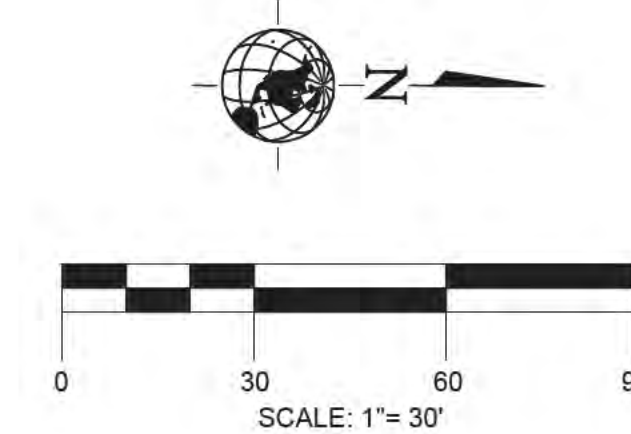
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Date	01.26.2026	
Scale	1" = 30'	

N/F
BONNIE PRINCE COLE
DB. 31083, PG. 511

DB. 13546, PG. 79



UTILITY PLAN
SCALE: 1" = 30'



LEGEND	
	PROPERTY LINE
	PROPOSED 4" SANITARY SEWER LINE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING VALVE
	PROPOSED VALVE
	EXISTING WATER
	PROPOSED WATER
	EXISTING SANITARY SEWER MANHOLE
	PROP. SANITARY SEWER MANHOLE

- KEY NOTES**
- INSTALL:
TIE INTO EXISTING WATER LINE 6" (C900 PVC)
FIRE AND DOMESTIC WATER LINE. CONNECTION TO INCLUDE
1-24" X 6" REDUCER AND 1-24" 90° TEE.
 - 3/4" (C900 PVC) DOMESTIC WATER METER
 - INSTALL:
FOR CONTINUATION AND CONNECTION OF WATERLINE SEE MEP
PLANS INV= -4' MIN. COVER.
 - INSTALL:
FOR CONTINUATION AND CONNECTION OF WASTEWATER LINE SEE
MEP PLANS INV= -4' MIN. COVER.
 - CAUTION:
UTILITY CROSSING TO MAINTAIN 1.5' MIN. CLEARANCE.
 - INSTALL:
1-6" 90° TEE + 6"X3/4" REDUCER
 - INSTALL:
NEW FIRE HYDRANT ASSEMBLY.

NOTE:
SEWER LATERALS OUTSIDE OF BUILDING REQUIRE SEPARATE
PLUMBING PERMIT

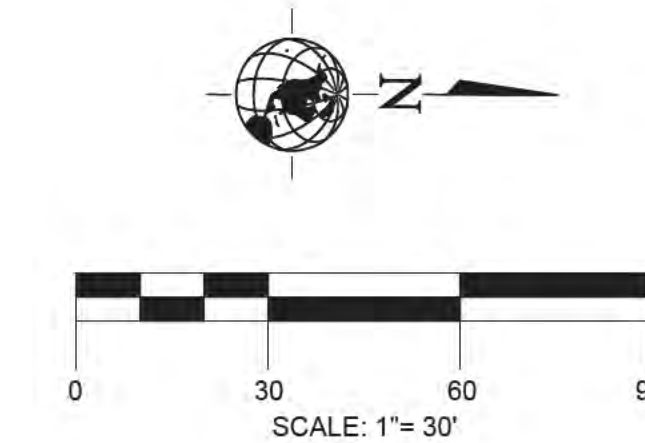
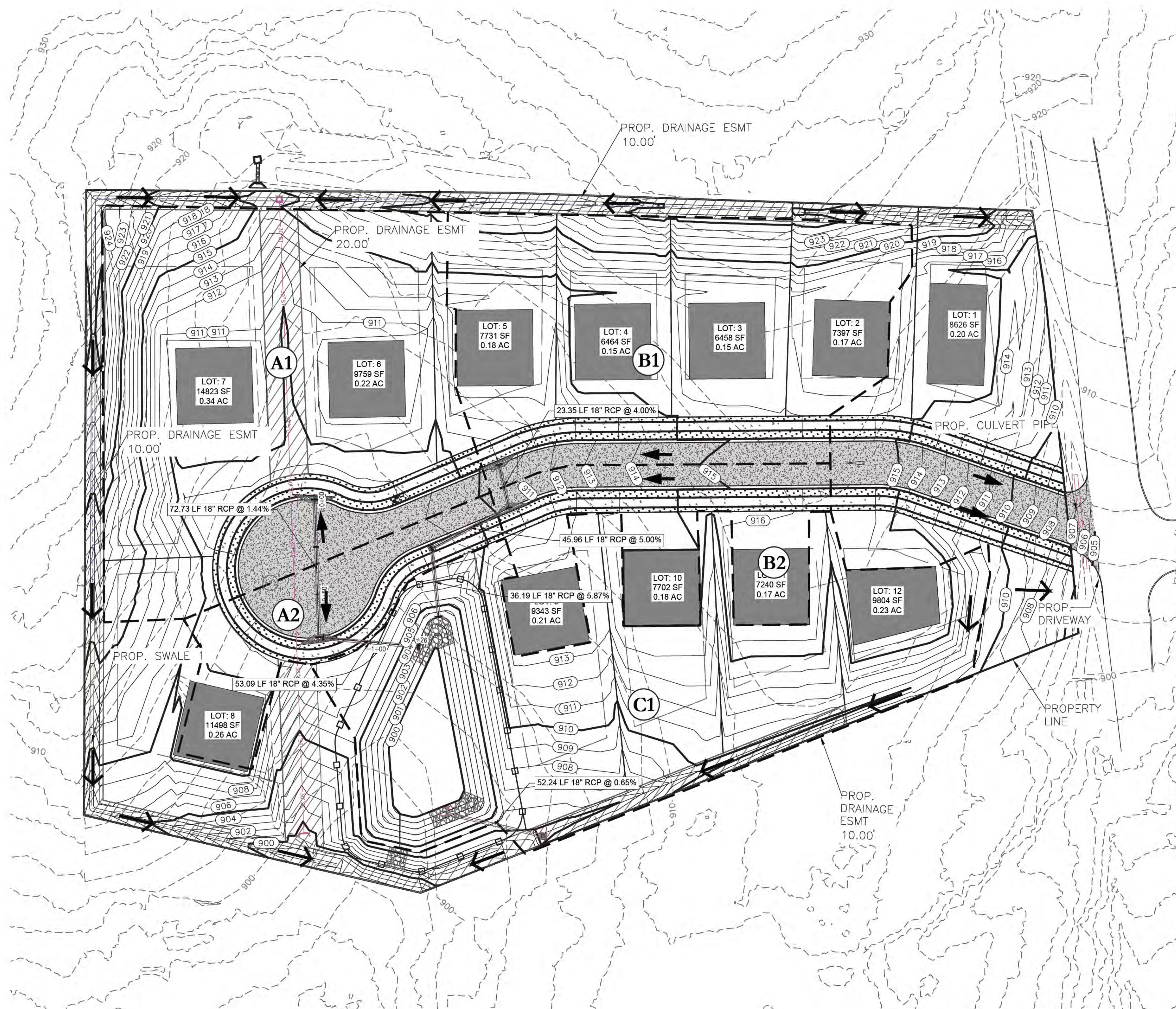
General Notes

No.	Revision/Issue	Date

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Decatur GA 30032

Project 025-00387	Sheet UTILITY PLAN C7.0
Date 01.26.2026	
Scale 1"=30'	



LEGEND	
	PROPERTY BOUNDARY
	DRAINAGE BOUNDARY LINE
	FUTURE DRAINAGE BOUNDARY
	DRAINAGE AREA LABEL
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	FLOW ARROW
	HIGH POINT/LOW POINT

General Notes

No.	Revision/Issue	Date

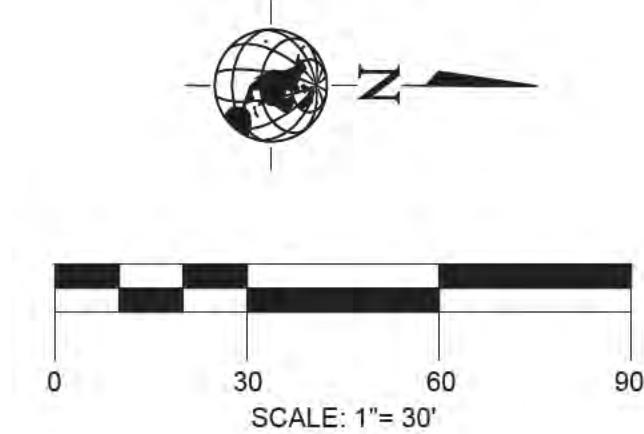
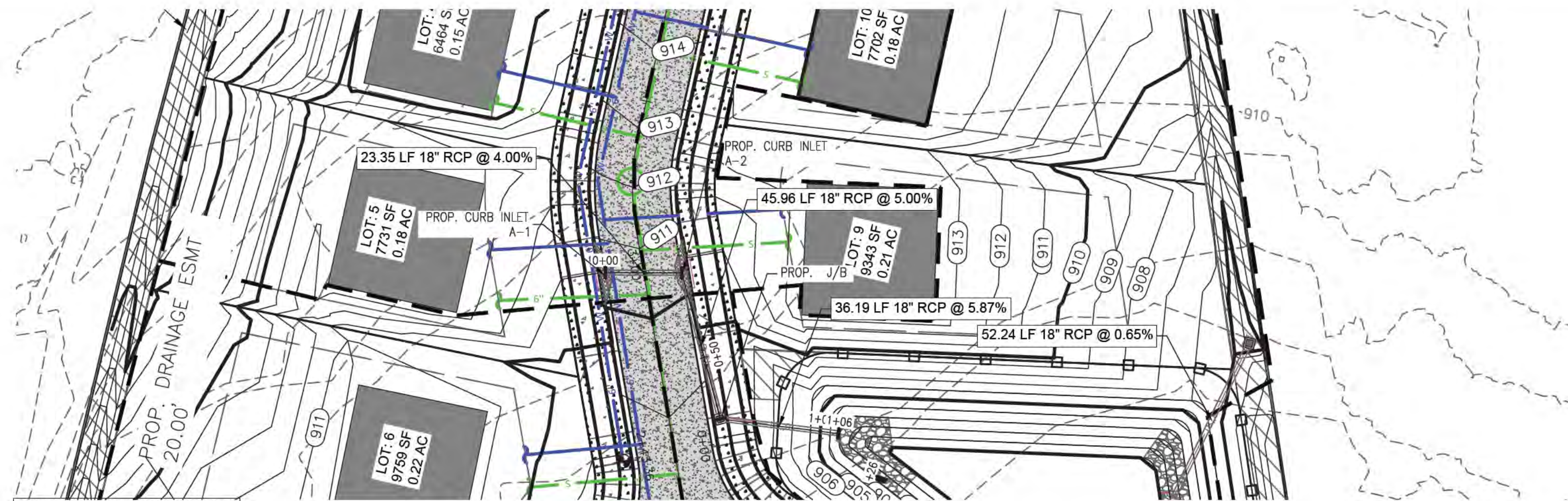


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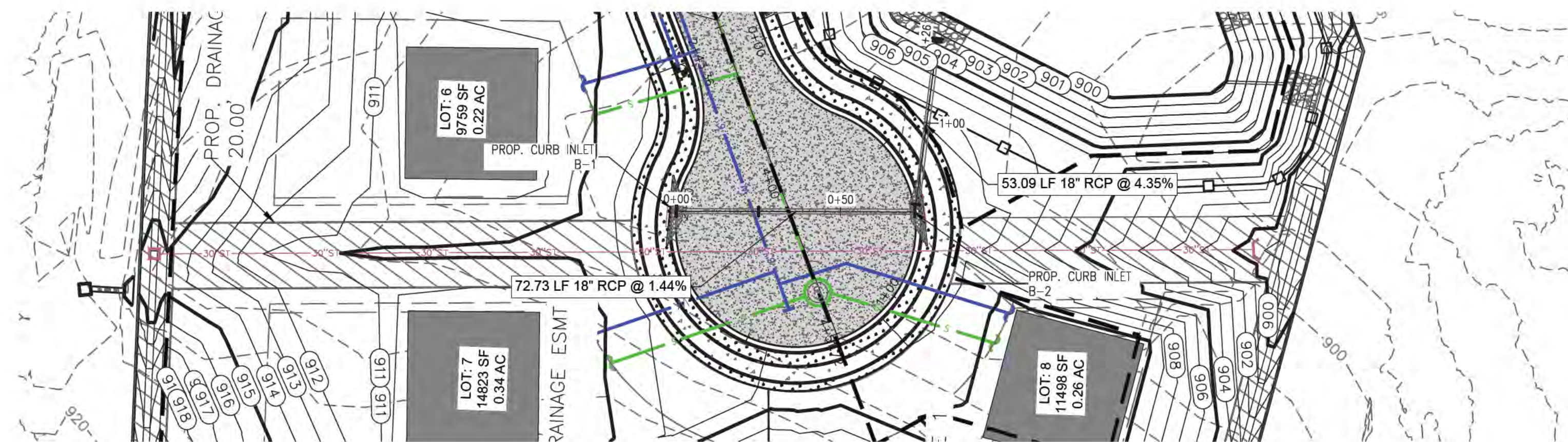
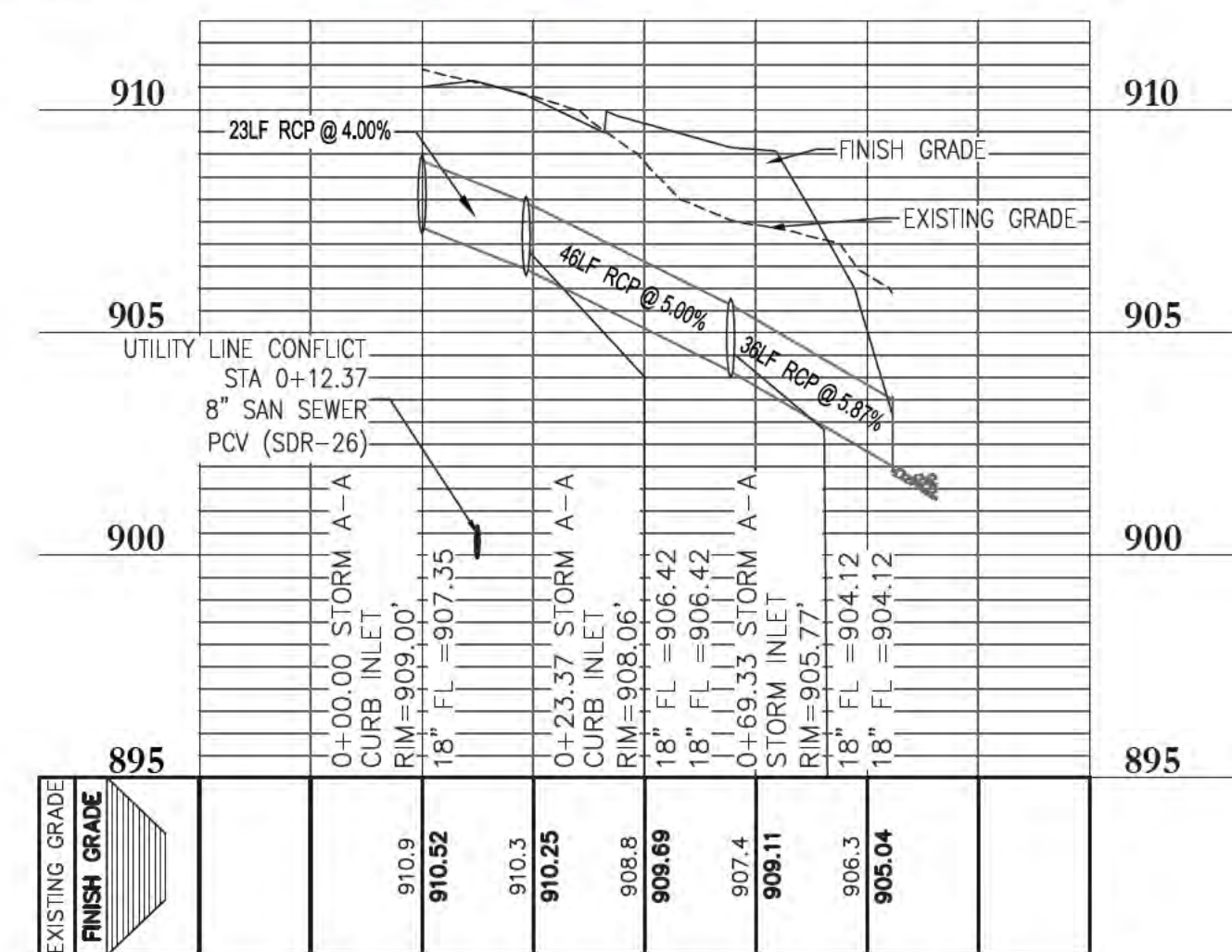
Project Name and Address
Kelly Lake
2697 Kelly Lake Rd,
Decatur GA 30032

Project 025-00387	Sheet STORM PLAN C8.0
Date 01.26.2026	
Scale 1"=30'	

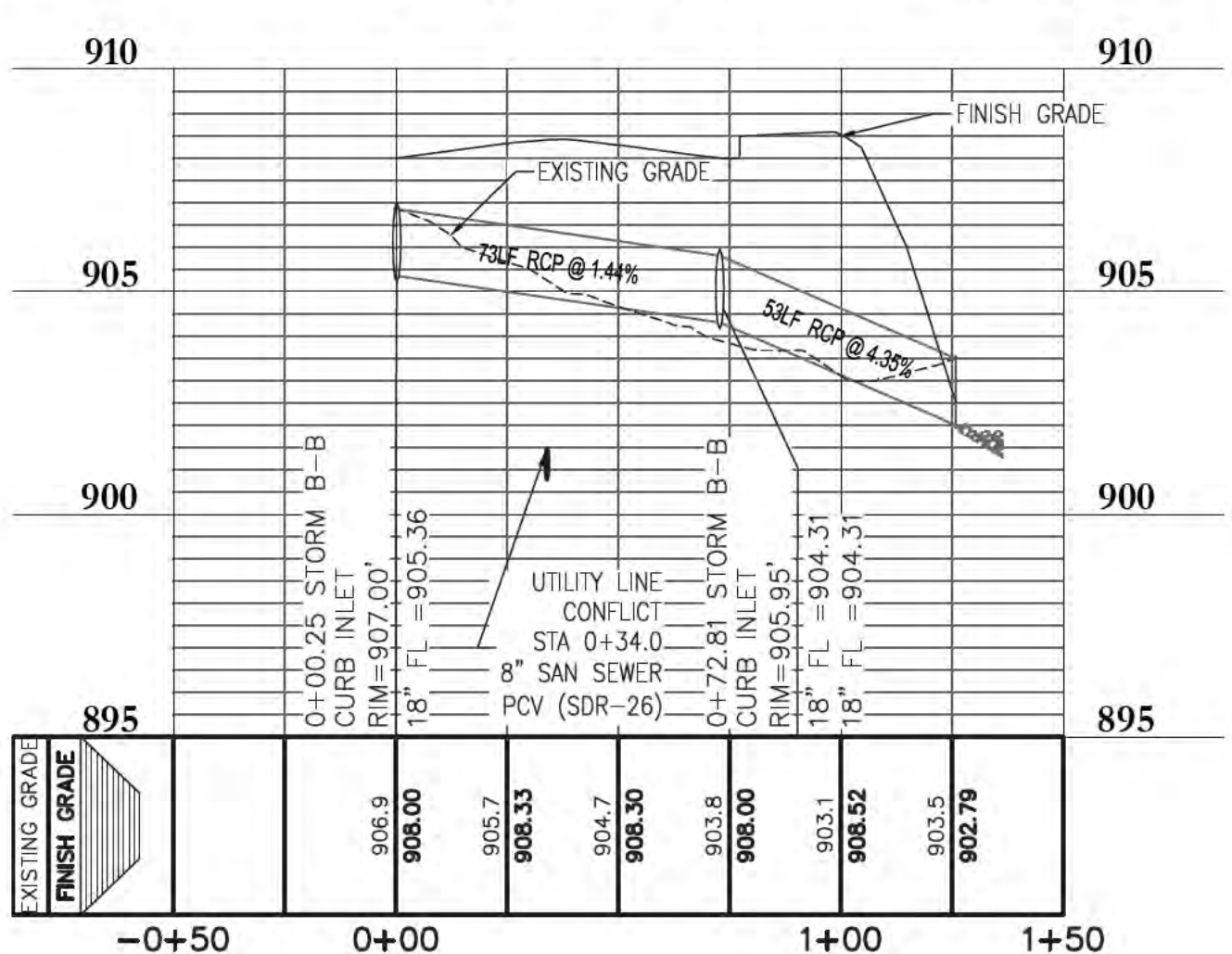
DRAINAGE CALCULATIONS FOR 100 YRS																					
MH/INLET	MH/INLET TO	Area (SF)	Area (AC)	IC(AC)	Pervious (AC)	Sum of total Areas (AC)	TOC (minutes)	C*A	Sum of C*A	Intensity (in/hr)	Flow, Q (cfs)	Length (ft)	Diameter (in)	Radius (ft)	Width (in)	Slope (%)	Design Flow (cfs)	Design Velocity (ft/s)	Fall (ft)	Flow Check	
A-1	A-2	36,256	0.83	0.16	0.67	0.83	5.00	0.90	0.75	11.60	8.69	72.62	18	0.75	0	1.44	12.64	7.15	1.05	GOOD	
A-2	POND	8,258	0.19	0.12	0.07	1.02	5.00	0.90	0.92	11.60	10.67	54.00	18	0.75	0	4.35	21.97	12.43	2.35	GOOD	
B-1	B-2	29,181	0.67	0.21	0.46	0.67	5.00	0.90	0.60	11.60	6.99	23.35	18	0.75	0	4	21.07	11.92	0.93	GOOD	
B-2	JB	11,895	0.27	0.14	0.13	0.94	5.00	0.90	0.85	11.60	9.84	45.92	18	0.75	0	5	23.55	13.33	2.30	GOOD	
JB	POND	11,895	0.27	0.14	0.13	0.94	5.00	0.90	1.09	11.60	12.70	35.00	18	0.75	0	5.87	25.52	14.44	2.05	GOOD	
C-1	POND	23,440	0.54	0.05	0.49	0.54	5.00	0.35	0.19	11.60	2.18	51.86	18	0.75	0	0.65	8.49	4.81	0.34	GOOD	



SCALE: HORIZ. = 1" = 30'
VERT. = 1" = 5'



SCALE: HORIZ. = 1" = 30'
VERT. = 1" = 5'



General Notes

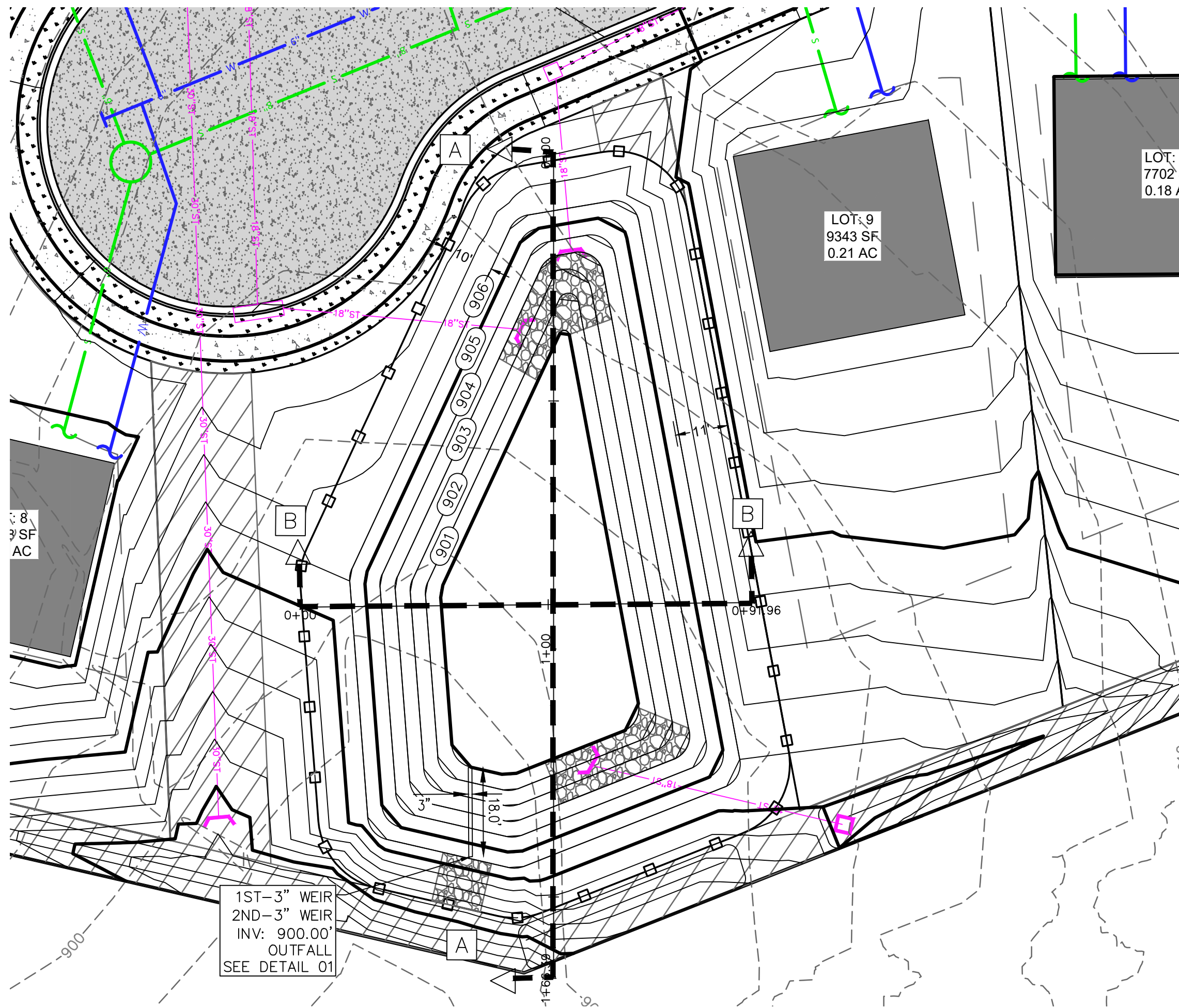
No.	Revision/Issue	Date



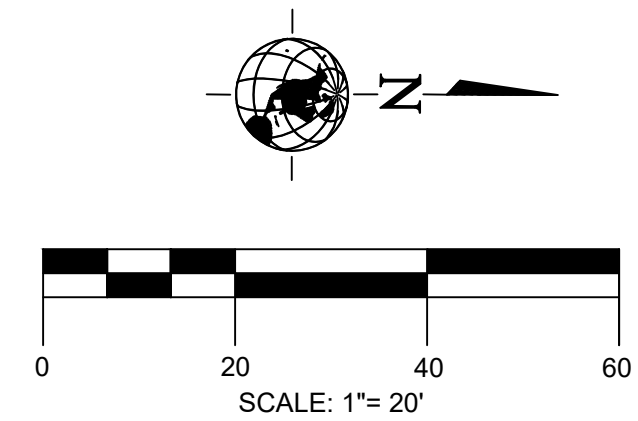
Firm Name and Address
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Project Name and Address
Kelly Lake 2697 Kelly Lake Rd, Decatur GA 30032

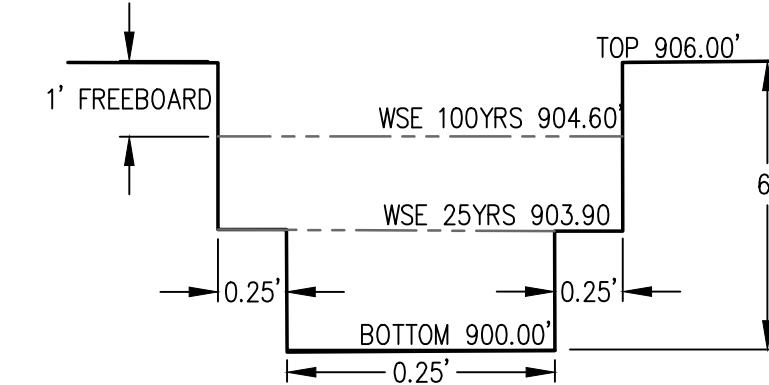
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Date	01.26.2026		C8.1
Scale	1"=30'		



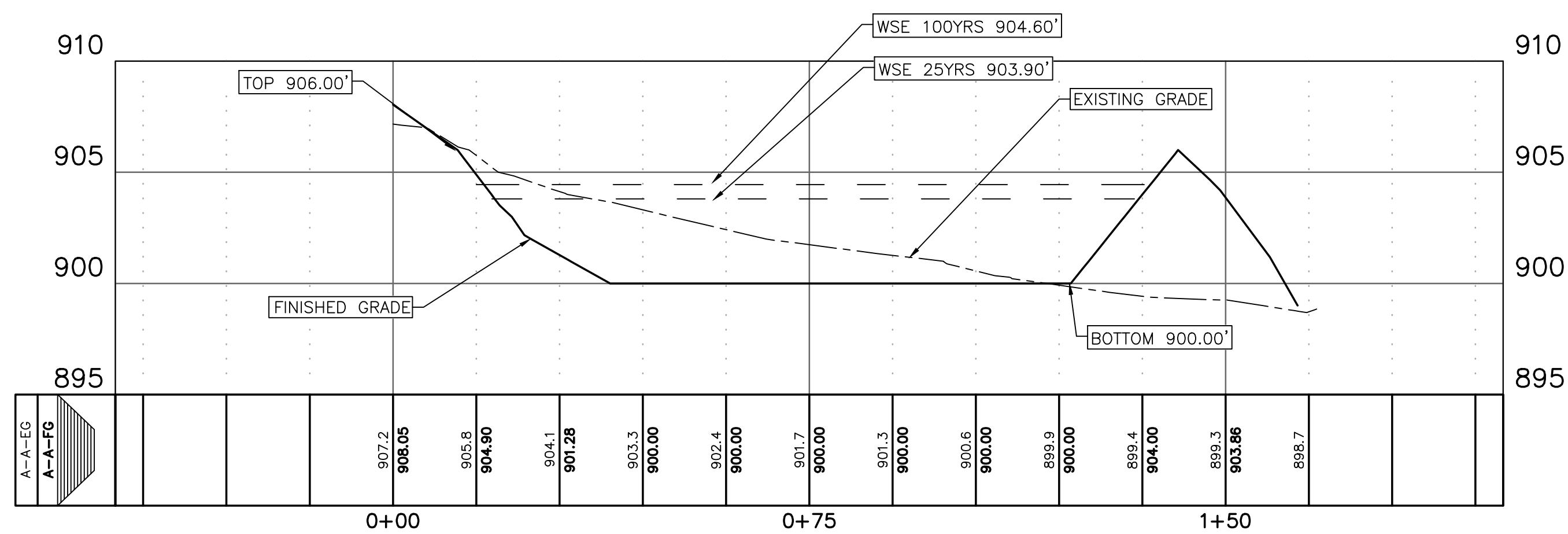
NOTE: STORMWATER DETENTION FACILITIES SHALL BE LOCATED ON AN INDIVIDUAL PARCEL OF LAND NOT MEANT FOR OTHER IMPROVEMENTS. A DETENTION FACILITY FOR A SUBDIVISION OF FEE SIMPLE SINGLE-FAMILY RESIDENCES SHALL NOT BE LOCATED ON THE SAME LOT WITH A SINGLE-FAMILY HOME



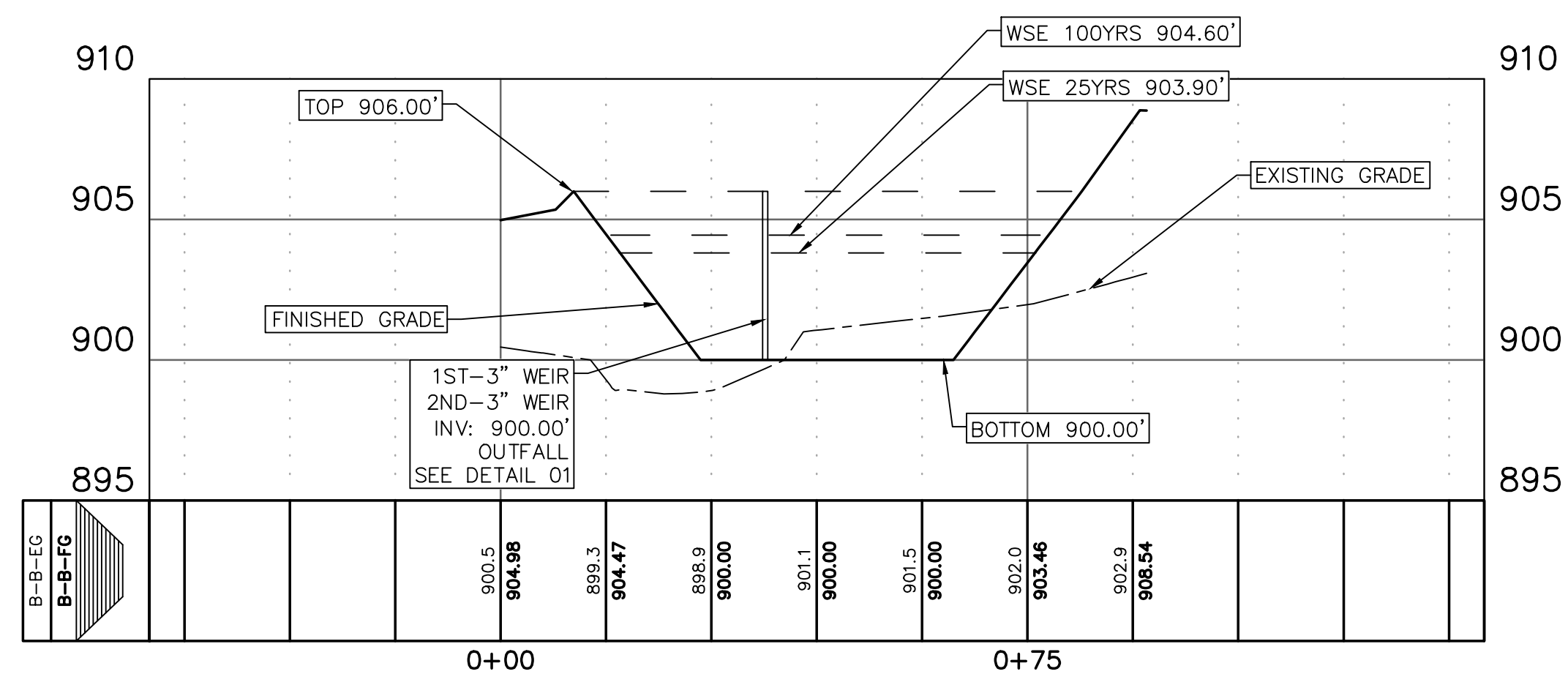
POND OUTLET WEIR DIMENSION



DETAIL 01
N.T.S.



A-A
SCALE: 1"=20' H, 1"=5' V



B-B
SCALE: 1"=20' H, 1"=5' V

DETENTION POND PLAN VIEW
SCALE: 1"=20'

General Notes

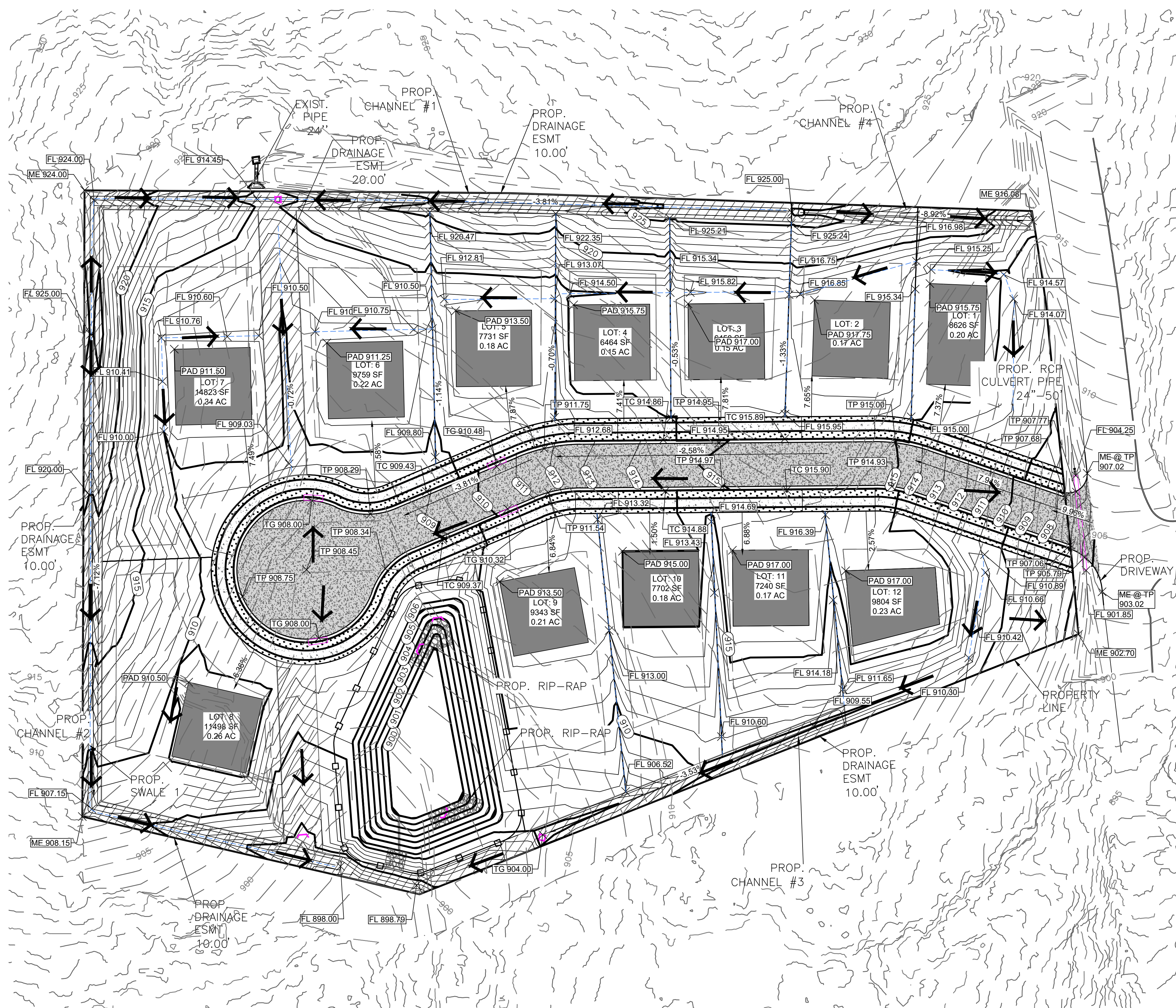
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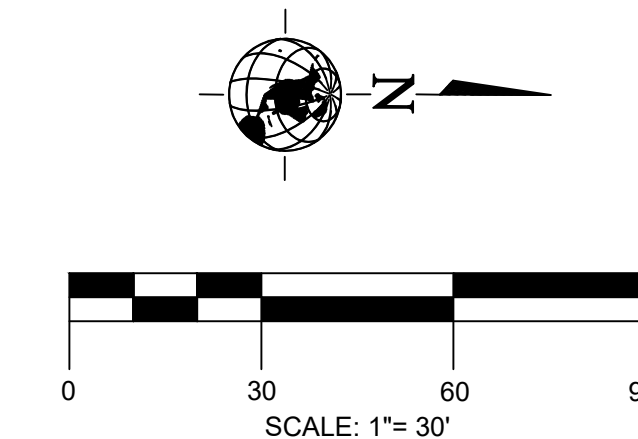
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Project 025-00387	Sheet DETENTION POND CROSS SECTION C9.0
Date 01.26.2026	
Scale 1"=30'	



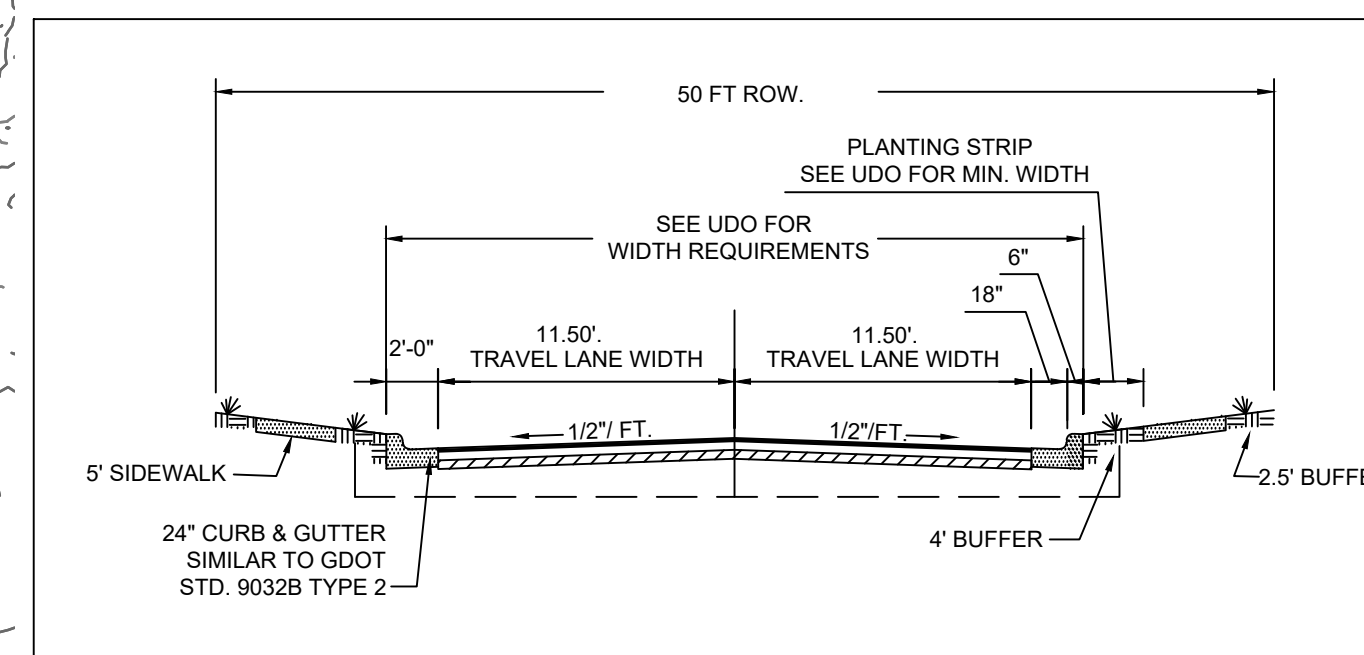
GRADING PLAN
SCALE: 1" = 30'



ABBREVIATIONS	
TP	TOP OF PAVEMENT ELEVATION
TG	TOP OF GRATE ELEVATION (STORM DRAIN INLET)
NG	NATURAL GRADE ELEVATION
FF	FINISHED FLOOR ELEVATION
FL	FLOWLINE ELEVATION
TB	BOTTOM OF THE RETAINING WALL
TW	TOP OF RETAINING WALL

LEGEND	
	PROPERTY LINE
	LOW POINT/SWALE LINE
	BUILDING LINE
	EX. CONTOURS
	PROP. CONTOURS
	RUNOFF FLOW DIRECTION FINISHED GRADE

NOTE:
ANY WALL OF 4' OR GREATER IN HEIGHT REQUIRES A SEPARATE BUILDING PERMIT BEFORE CONSTRUCTION



General Notes

No.	Revision/Issue	Date



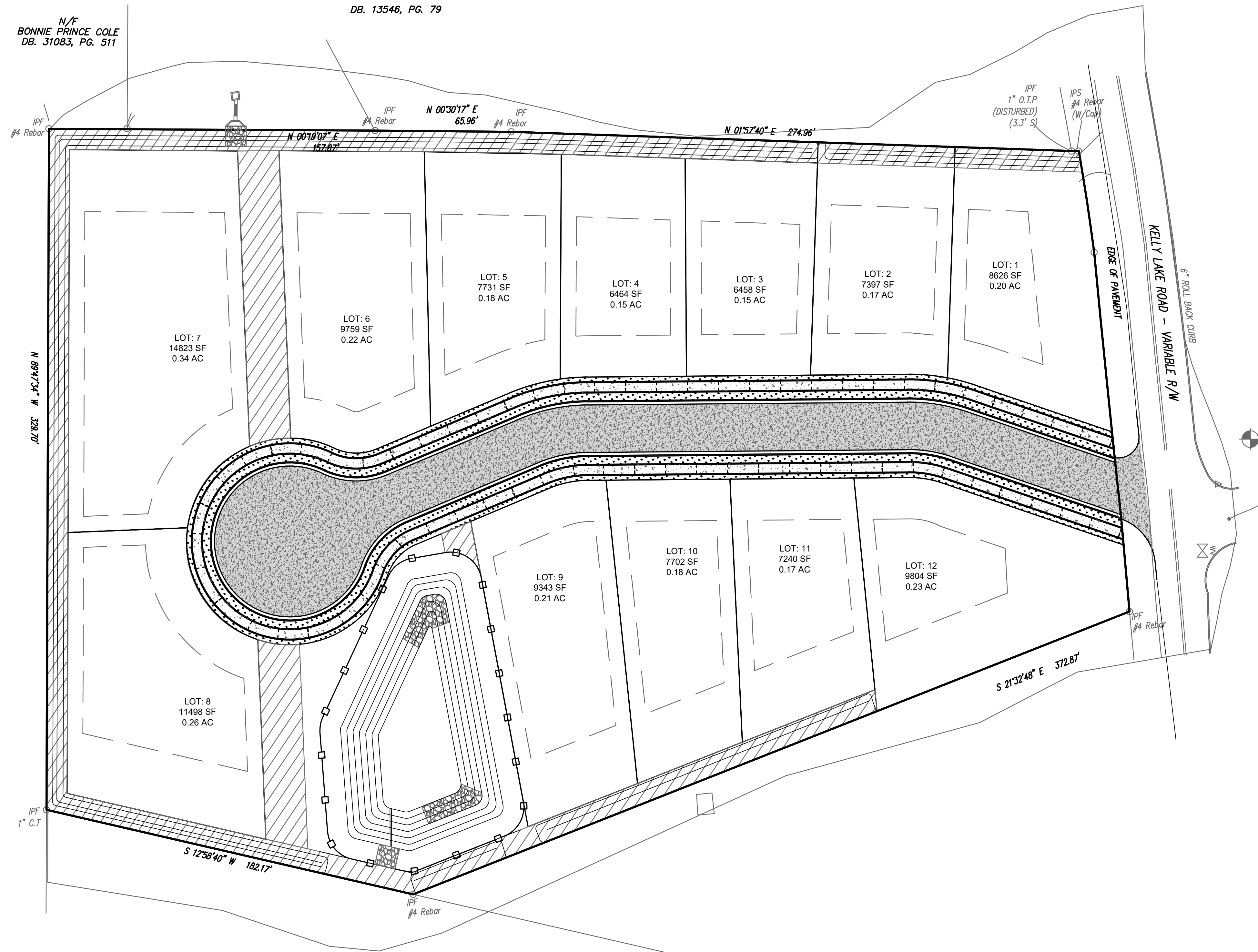
Firm Name and Address
T TORI ENGINEERING
691 John Wesley
Dobbs Ave NE
Atlanta, GA. 30312
F-009214

Project Name and Address
Kelly Lake
2697 Kelly Lake Rd,
Decatur GA 30032

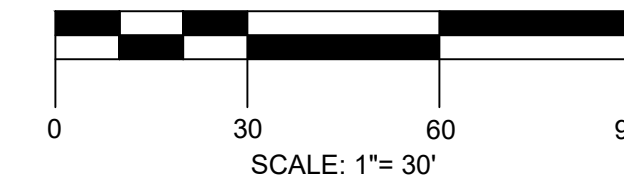
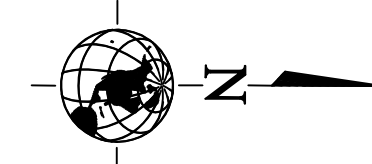
Project	025-00387	Sheet GRADING PLAN C11.0
Date	01.26.2026	
Scale	1"=30'	

N/T
BONNIE PRINCE COLE
DB. 31083, PG. 511

DB. 13546, PG. 79

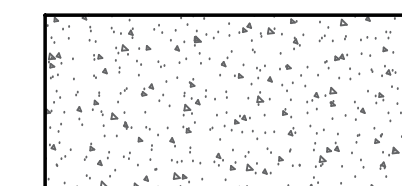
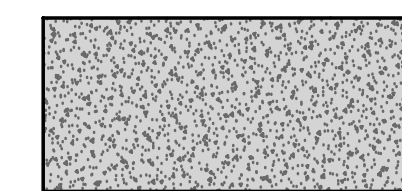
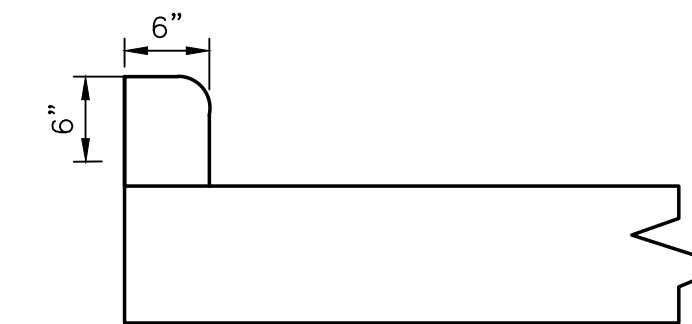


PAVING PLAN
SCALE: 1" = 30'



LEGEND:

- PROPOSED SAWCUTTING JOINT
REFER TO PAVEMENT DETAILS
- PROPOSED EXPANSION JOINT
REFER TO PAVEMENT DETAILS



General Notes

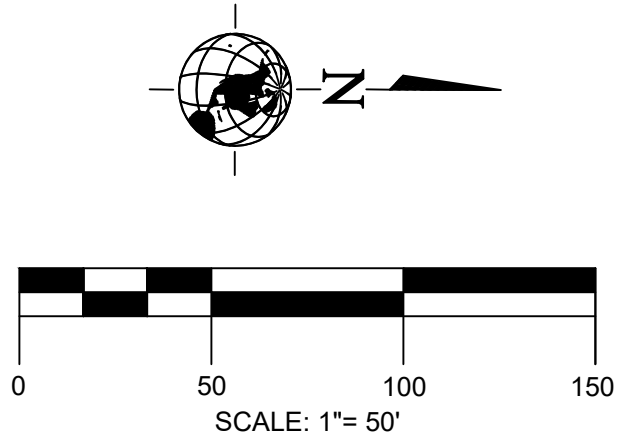
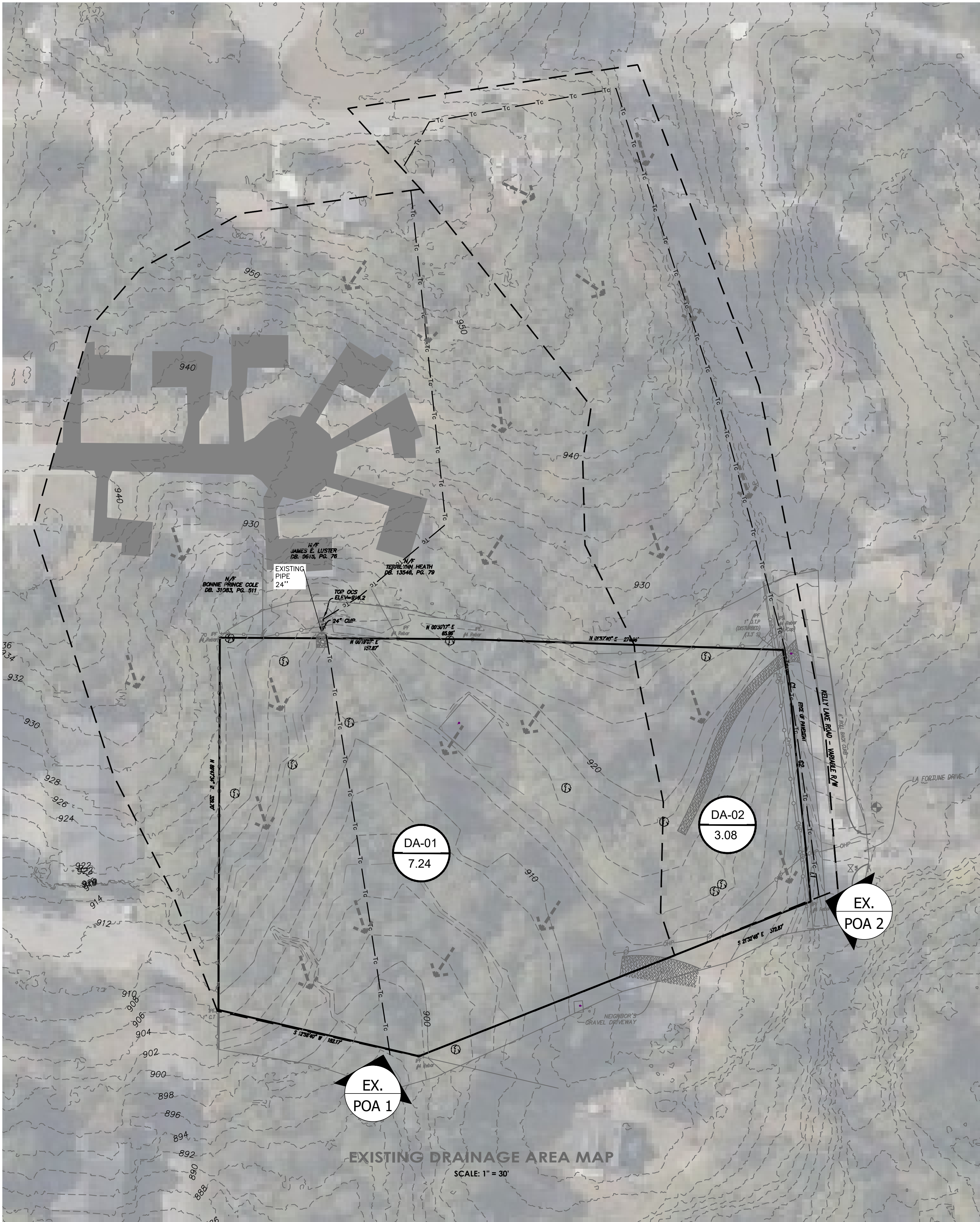
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F-009214

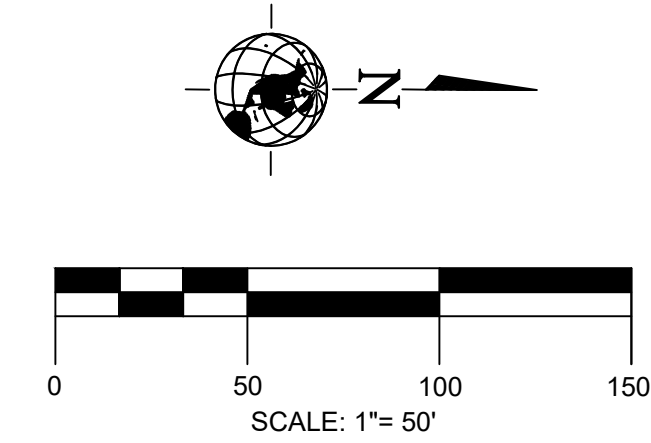
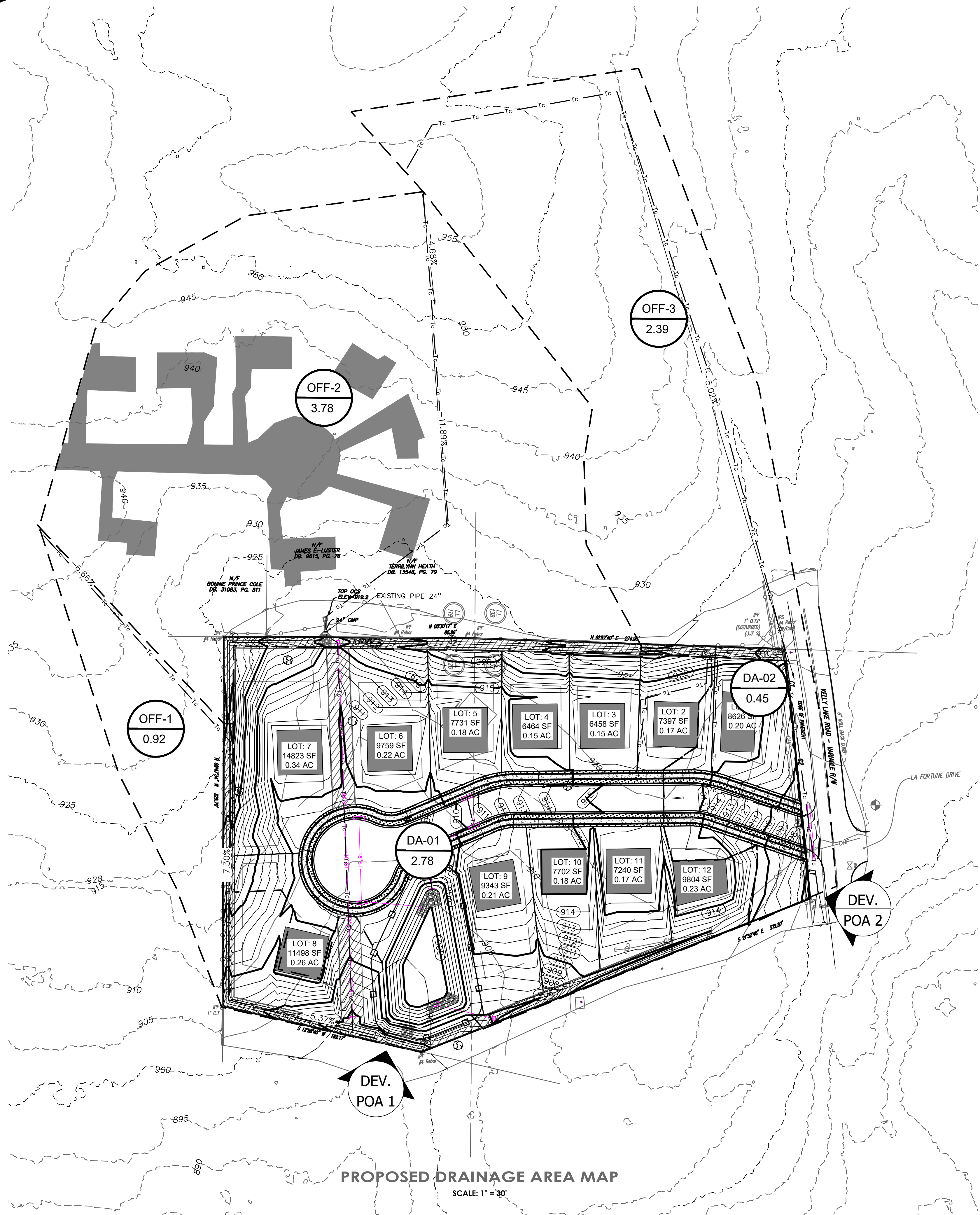
Project Name and Address
Kelly Lake
2697 Kelly Lake Rd,
Decatur GA 30032

Project 025-00387	Sheet PAVING PLAN C12.0
Date 01.26.2026	
Scale 1"=30'	



DA-01 0.01	DRAINAGE SUB-AREA
	DRAINAGE SUB-AREA ACREAGE
---	DRAINAGE AREA LIMITS
→	RUNOFF FLOW DIRECTION FINISHED GRADE
- - - →	RUNOFF FLOW DIRECTION NATURAL GROUND
-Tc-	TIME OF CONCENTRATION

General Notes		
No.	Revision/Issue	Date
Firm Name and Address T TORI ENGINEERING 691 John Wesley Dobbs Ave NE Atlanta, GA. 30312 F-009214		
Project Name and Address Kelly Lake 2697 Kelly Lake Rd, Decatur GA 30032		
Project 025-00387	Date 01.26.2026	Sheet EXISTING DRAINAGE AREA MAP C13.0



DA-01 0.01	DRAINAGE SUB-AREA
	DRAINAGE SUB-AREA ACREAGE
---	DRAINAGE AREA LIMITS
→	RUNOFF FLOW DIRECTION FINISHED GRADE
- - ->	RUNOFF FLOW DIRECTION NATURAL GROUND
-Tc-	TIME OF CONCENTRATION

General Notes		
No.	Revision/Issue	Date
Firm Name and Address T TORI ENGINEERING 691 John Wesley Dobbs Ave NE Atlanta, GA. 30312 F-009214		
Project Name and Address Kelly Lake 2697 Kelly Lake Rd, Decatur GA 30032		
Project	025-00387	Sheet
Date	01.26.2026	PROPOSED DRAINAGE AREA MAP
Scale	1"=50'	C14.0

DETENTION POND 2 YEARS			
INFLOW	OUTFLOW	PEAK STORAGE	WSE
(CFS)	(CFS)	(AC-FT)	(FT)
10.7	3.7	0.2	902.7

DETENTION POND 10 YEARS			
INFLOW	OUTFLOW	PEAK STORAGE	WSE
(CFS)	(CFS)	(AC-FT)	(FT)
15.6	5.4	0.3	903.5

DETENTION POND 25 YEARS			
INFLOW	OUTFLOW	PEAK STORAGE	WSE
(CFS)	(CFS)	(AC-FT)	(FT)
18.9	6.5	0.3	903.9

DETENTION POND 100 YEARS			
INFLOW	OUTFLOW	PEAK STORAGE	WSE
(CFS)	(CFS)	(AC-FT)	(FT)
24.2	8.7	0.4	904.6

ELEMENT	DRAINAGE AREA	PEAK DISCHARGE	VOLUME
(ID)	(ac)	(cfs)	(AC-FT)
DA-01	7.24	10.1	0.7
CPI-01	7.24	10.1	0.7
DA-02	3.08	4.2	0.3
CPI-02	3.08	4.2	0.3

PRE-DEVELOPMENT 10 YEARS			
ELEMENT	DRAINAGE AREA	PEAK DISCHARGE	VOLUME
(ID)	(ac)	(cfs)	(AC-FT)
DA-01	7.24	19.7	1.3
CPI-01	7.24	19.7	1.3
DA-02	3.08	8.2	0.5
CPI-02	3.08	8.2	0.5

PRE-DEVELOPMENT 25 YEARS			
ELEMENT	DRAINAGE AREA	PEAK DISCHARGE	VOLUME
(ID)	(ac)	(cfs)	(AC-FT)
DA-01	7.24	27	1.7
CPI-01	7.24	27	1.7
DA-02	3.08	11.2	0.7
CPI-02	3.08	11.2	0.7

PRE-DEVELOPMENT 100 YEARS			
ELEMENT	DRAINAGE AREA	PEAK DISCHARGE	VOLUME
(ID)	(ac)	(cfs)	(AC-FT)
DA-01	7.24	39.5	2.4
CPI-01	7.24	39.5	2.4
DA-02	3.08	16.4	1
CPI-02	3.08	16.4	1

POST-DEVELOPMENT 2 YEARS			
ELEMENT	DRAINAGE AREA	PEAK DISCHARGE	VOLUME
(ID)	(ac)	(cfs)	(AC-FT)
DEV-DA 01	2.78	10.7	0.7
OFF-DA 01	0.92	1.3	0.1
OFF-DA 02	3.78	5.2	0.4
CPI-01	7.48	9.4	1.2
DA 02	0.45	1	0.1
OFF-DA 03	2.39	3.3	0.3
CPI-02	2.84	4.2	0.4

POST-DEVELOPMENT 10 YEARS			
ELEMENT	DRAINAGE AREA	PEAK DISCHARGE	VOLUME
(ID)	(ac)	(cfs)	(AC-FT)
DEV-DA 01	2.78	15.6	1
OFF-DA 01	0.92	2.6	0.2
OFF-DA 02	3.78	10.2	0.7
CPI-01	7.48	17.1	1.08
DA 02	0.45	1.8	0.1
OFF-DA 03	2.39	6.4	0.4
CPI-02	2.84	8	0.5

POST-DEVELOPMENT 25 YEARS			
ELEMENT	DRAINAGE AREA	PEAK DISCHARGE	VOLUME
(ID)	(ac)	(cfs)	(AC-FT)
DEV-DA 01	2.78	18.9	1
OFF-DA 01	0.92	3.6	0.4
OFF-DA 02	3.78	13.9	1
CPI-01	7.48	22.6	2.4
DA 02	0.45	2.3	0.1
OFF-DA 03	2.39	8.7	0.6
CPI-02	2.84	10.8	0.7

POST-DEVELOPMENT 100 YEARS			
ELEMENT	DRAINAGE AREA	PEAK DISCHARGE	VOLUME
(ID)	(ac)	(cfs)	(AC-FT)
DEV-DA 01	2.78	24.2	1.6
OFF-DA 01	0.92	5.3	0.3
OFF-DA 02	3.78	20.3	1.3
CPI-01	7.48	32.2	3.1
DA 02	0.45	3.1	0.2
OFF-DA 03	2.39	12.8	0.8
CPI-02	2.84	15.7	1

General Notes

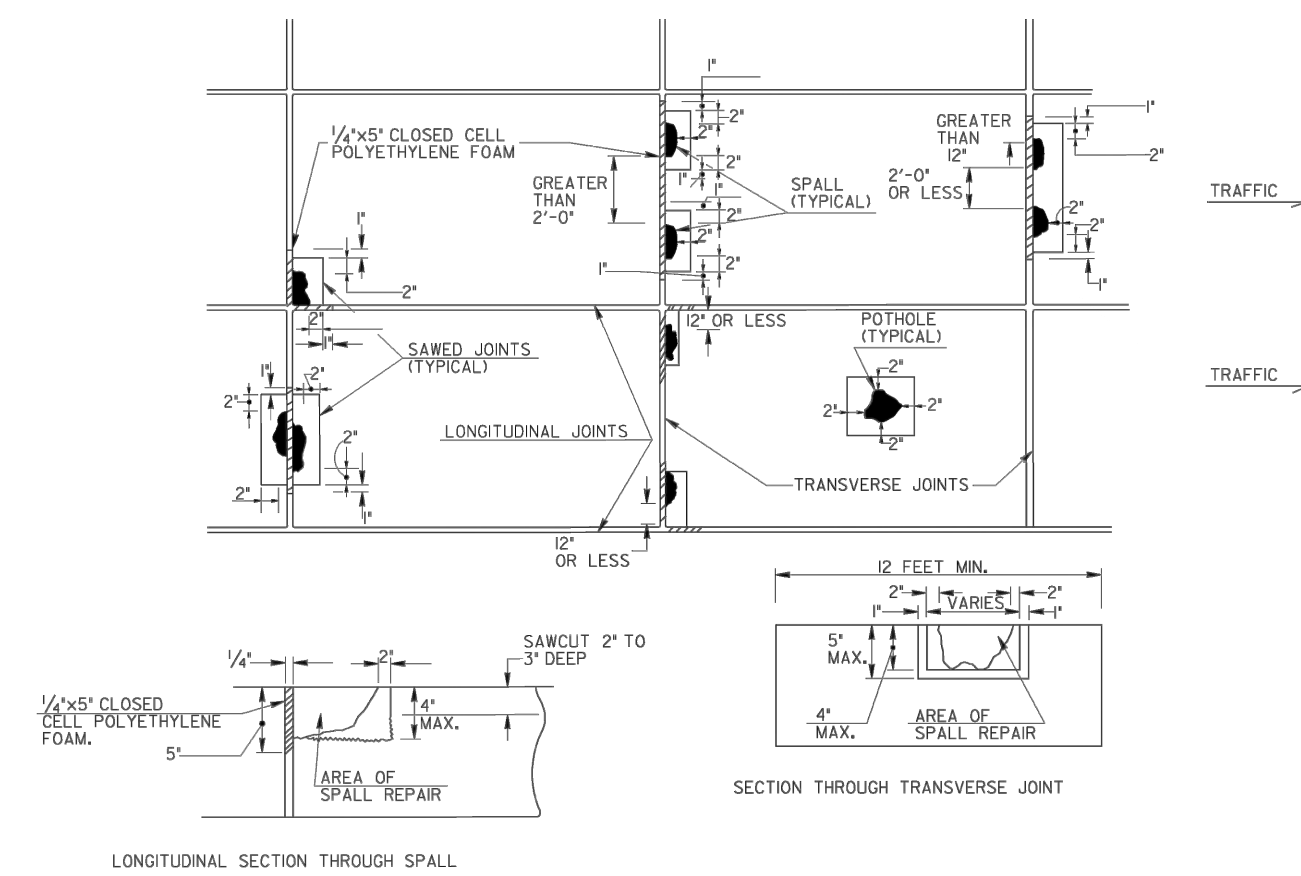
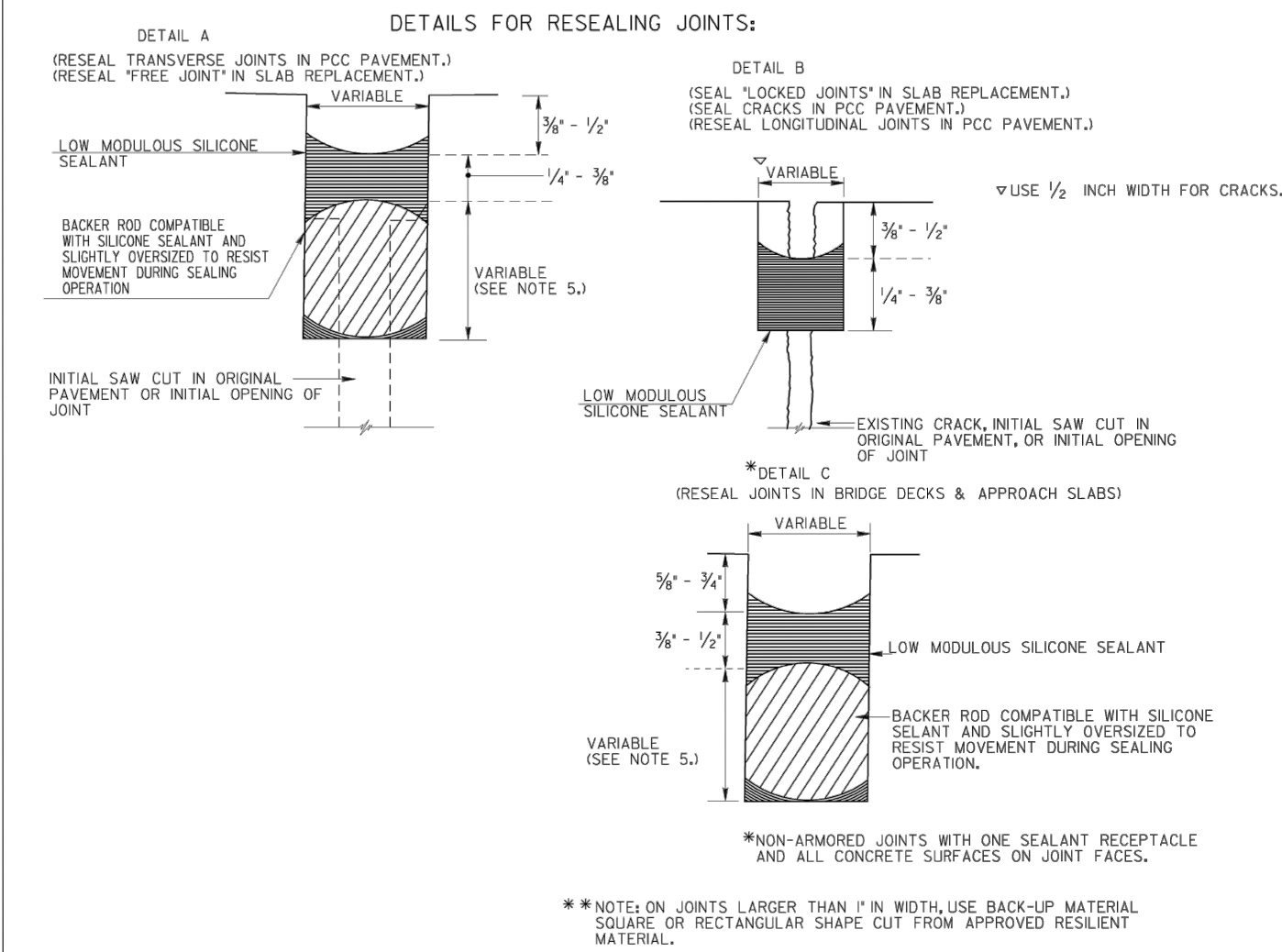
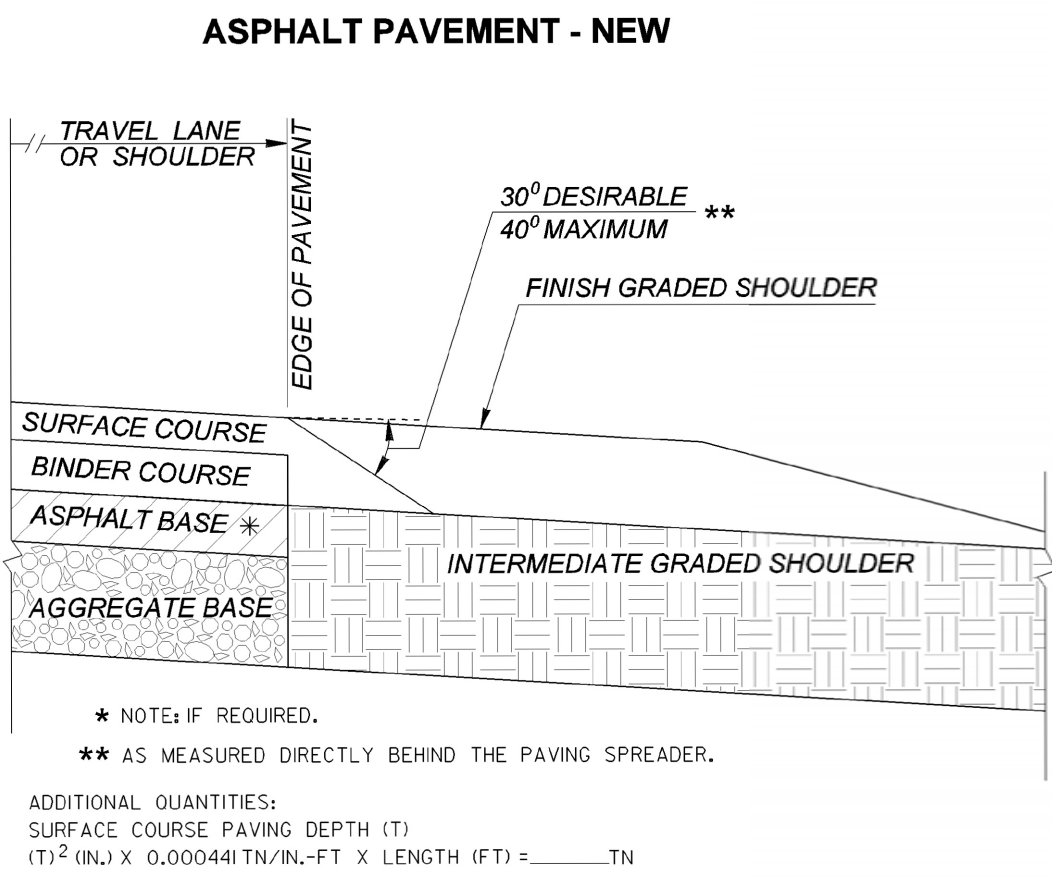
No.	Revision/Issue	Date
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Firm Name and Address
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Dobbs Ave NE
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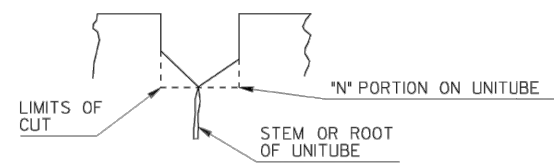
Project Name and Address
Kelly Lake
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Decatur GA 30032

Project	025-00387	Sheet	DETENTION
Date	01.26.2026		CALS
			C15.0

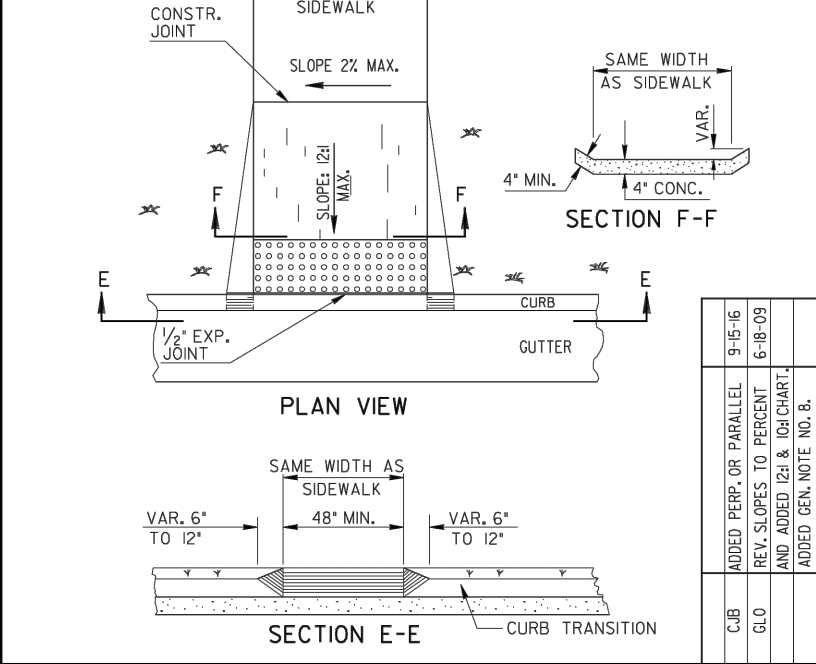
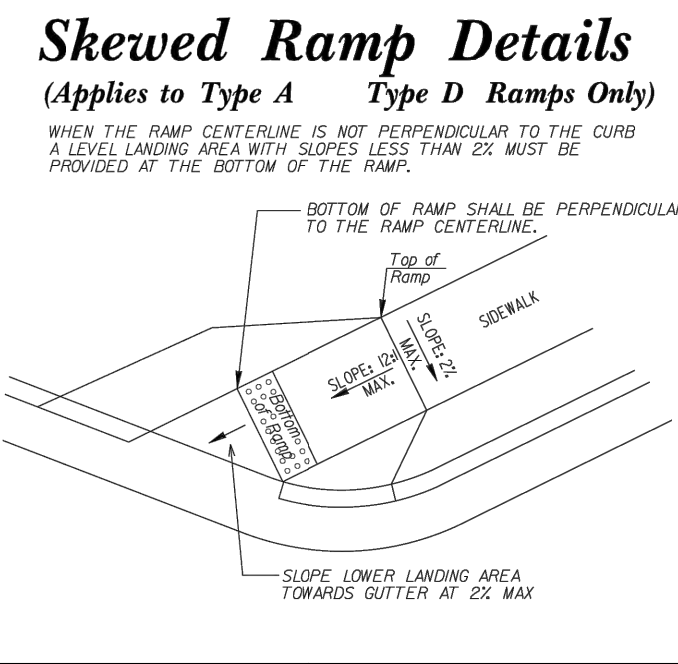
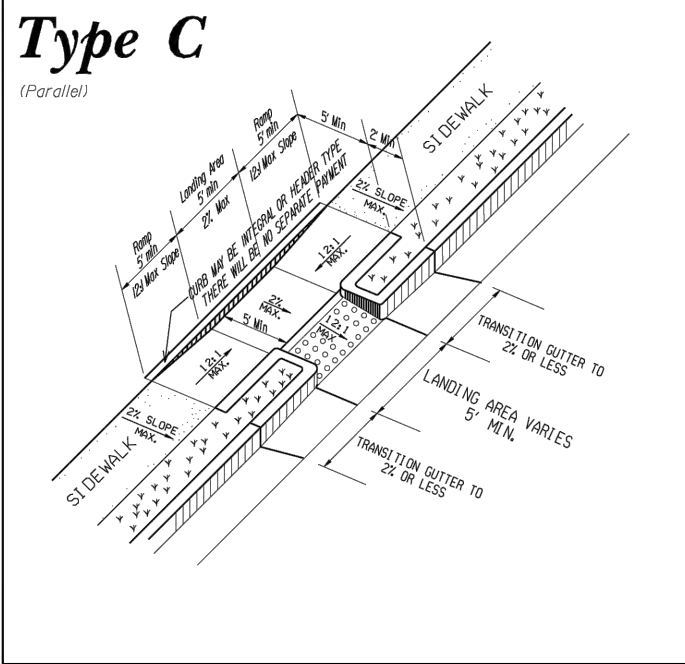
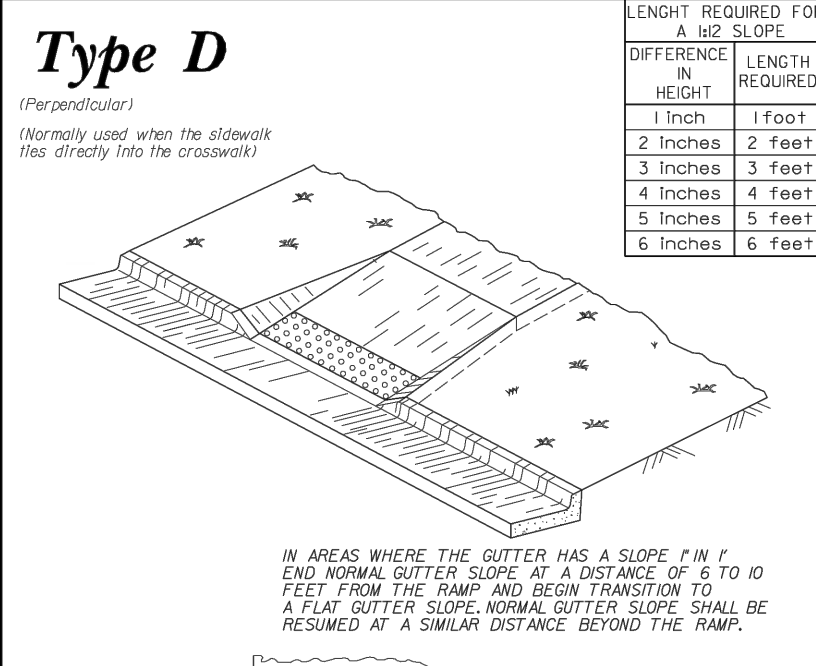
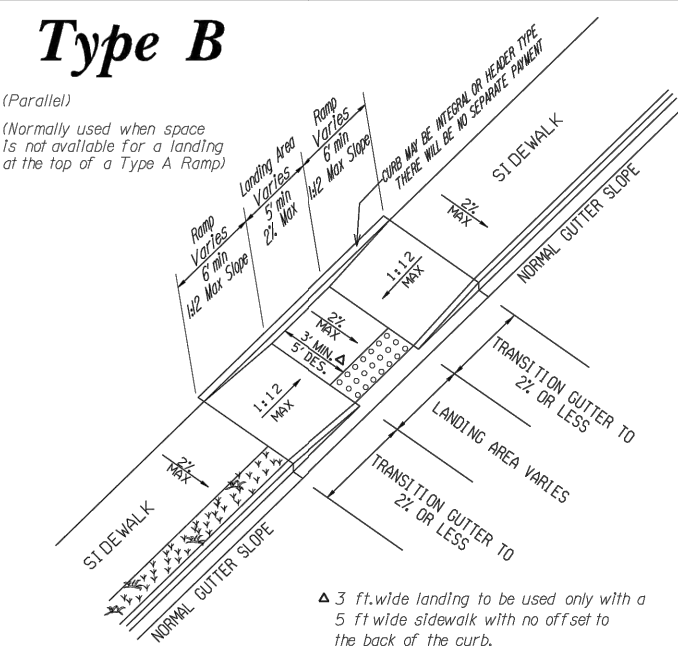
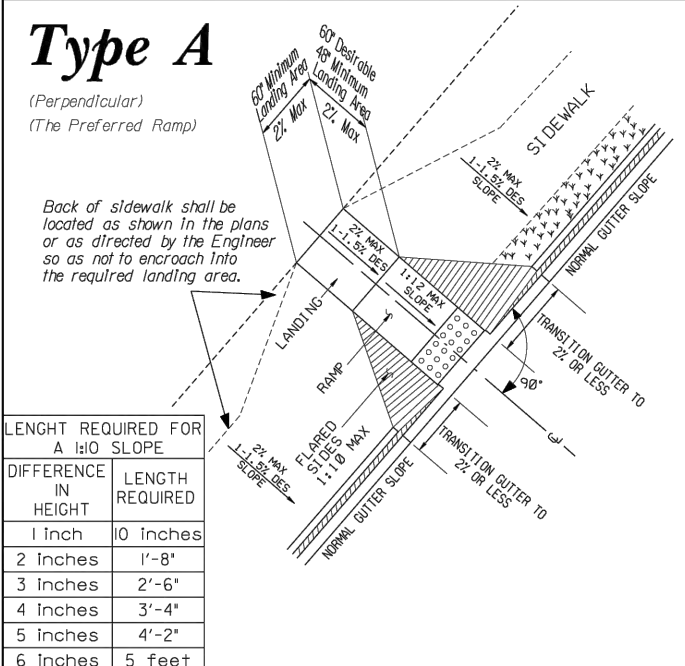
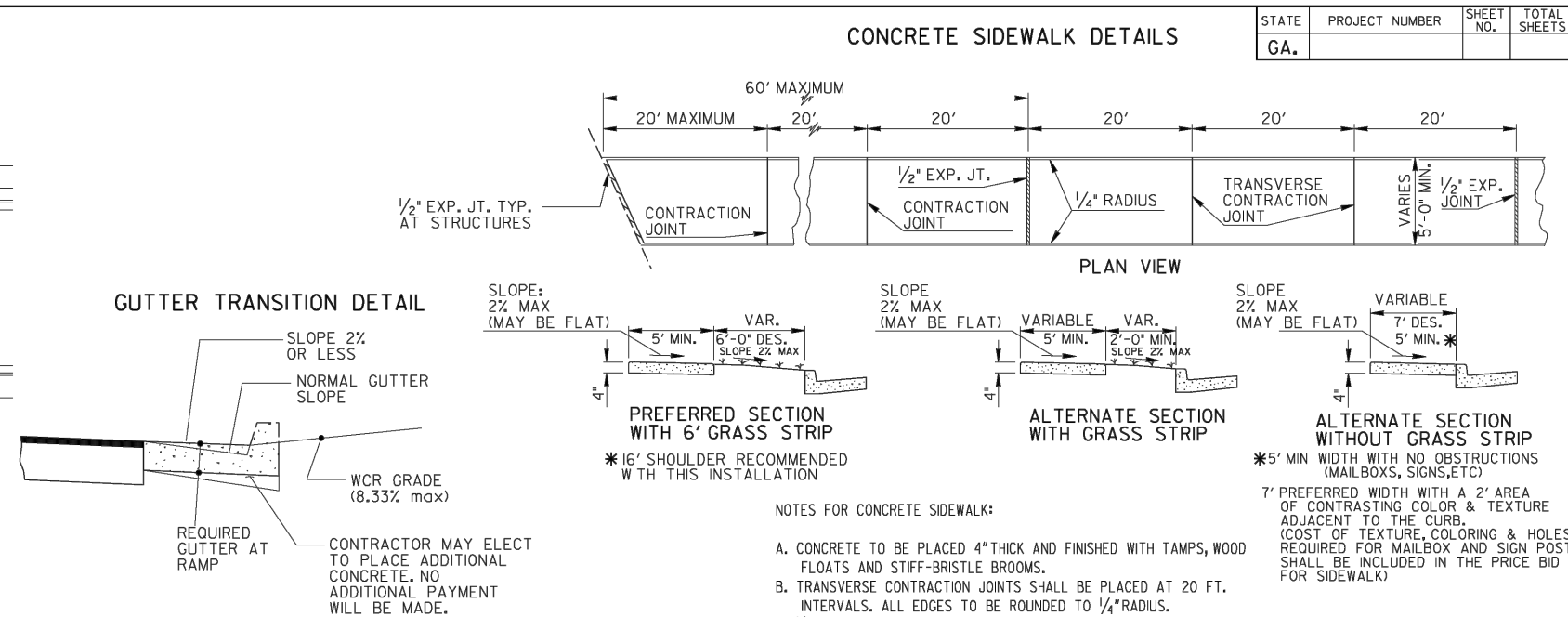
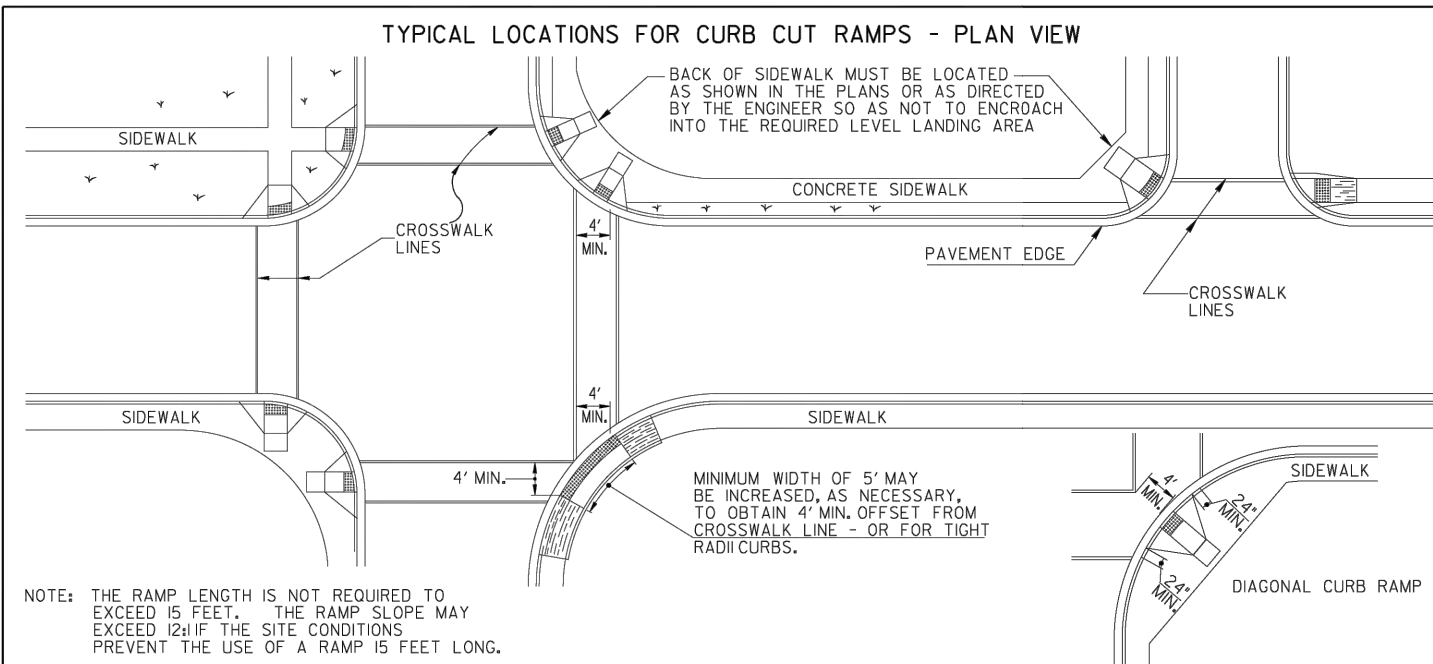


- NOTES FOR RESEALING JOINTS:**
- UNLESS OTHERWISE INDICATED ON THE PLANS, IT IS THE INTENTION OF THIS PROJECT TO RESEAL ALL EXISTING PCC PAVEMENT JOINTS. THIS INCLUDES ALL LONGITUDINAL, TRANSVERSE OR SKEWED TRANSVERSE JOINTS ON THE MAINLINE, AUXILIARY LANES, ACCELERATION LANES, DECELERATION LANES, RAMP, AND SHOULDER. THE ENGINEER SHALL DETERMINE THE EXTENT OF RESEALING REQUIRED FOR EACH JOINT.
 - THE SHOULDER ON PCC PAVEMENT AND RAMP ARE NORMALLY ASPHALTIC CONCRETE, BUT CAN BE PCC CONCRETE OR CONCRETE CURB AND GUTTER. UNLESS OTHERWISE INDICATED ON THE PLANS, THE LONGITUDINAL AND TRANSVERSE JOINTS IN PCC CONCRETE SHOULDERS AND CONCRETE AND GUTTER ARE TO BE RESEALED, BUT DO NOT RESEAL JOINT BETWEEN CONCRETE PAVEMENT AND ASPHALT SHOULDER.
 - ALL EXISTING PAVEMENT CRACKS REMAINING AFTER SLAB REPLACEMENT HAS BEEN COMPLETED ARE ALSO TO BE RESEALED BY ROUTING THE CRACK CLEANING, AND SEALING WITH SILICONE SEALANT. THESE QUANTITIES ARE TO BE IN PAY QUANTITIES FOR PCC PAVEMENT JOINT SEALING.
 - PRIOR TO RESEALING THE EXISTING JOINTS, ALL JOINT SPALL REPAIRS, SLAB REPLACEMENTS, AND GRINDING SPECIFIED BY THE PLANS AND ENGINEER ARE TO BE SATISFACTORILY COMPLETED IN ACCORDANCE WITH APPLICABLE PLAN DETAILS, SPECIAL PROVISIONS, AND SPECIFICATIONS.
 - THE EXISTING DEPTH OF THE JOINT IS VARIABLE AND IS FURTHER AFFECTED BY THE EXISTING WIDTH OF THE JOINT AS THE BACKER ROD IS TO BE OVERSIZED TO FIT INTO THE EXISTING JOINT AND BE COMPRESSED DURING THE SEALING OPERATION. IF NECESSARY, THE CONTRACTOR WILL SAW THE JOINT DEEPER TO MAINTAIN THE SPECIFIED RECESS DEPTH AND DEPTH OF SEALANT MATERIAL.
 - IN THE EVENT THE EXISTING JOINTS (TRANSVERSE AND/OR LONGITUDINAL) CONTAIN A "UNITUBE" THE WIDTH AND DEPTH OF CUT FOR RESEALING THESE JOINTS SHALL BE MINIMUM NECESSARY TO COMPLETELY REMOVE THE "UNITUBE" DOWN TO THE BOTTOM OF "N" PORTION. IN THIS EVENT, A BACKER ROD WILL ALSO BE NECESSARY FOR THE LONGITUDINAL JOINT TO MAINTAIN THE SPECIFIED RECESS DEPTH AND DEPTH OF SEALANT MATERIAL.

HOWEVER, IT IS NOT NECESSARY TO REMOVE THE "STEM" OR "ROOT" PORTION OF THE "UNITUBE". (SEE SKETCH BELOW.)



DATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
DATE	CA.		
DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA			
CONSTRUCTION DETAILS			
RESEALING JOINTS IN PPC CONCRETE PAVEMENT & BRIDGE DECKS PATCHING PPC CONCRETE PAVEMENT			
K.L.L.		SEPT. 1988	
BY		NUMBER P-03	



DATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
DATE	CA.		
DEPARTMENT OF TRANSPORTATION STATE OF GEORGIA			
SPECIAL DETAIL CONCRETE SIDEWALK DETAILS CURB CUT (WHEELCHAIR) RAMPS			
NO SCALE			
MARCH 12, 2002			
NUMBER A-03			

General Notes

No.

Revision/Issue

Date

GEORGIA REGISTERED

No. PE054002

PROFESSIONAL

02/17/2026

ENGINEER

WARREN L. LEE III

Firm Name and Address

T TORI ENGINEERING

691 John Wesley

Dobbs Ave NE

Atlanta, GA. 30312

F-009214

Project Name and Address

Kelly Lake

2697 Kelly Lake Rd,

Decatur GA 30032

Project

025-00387

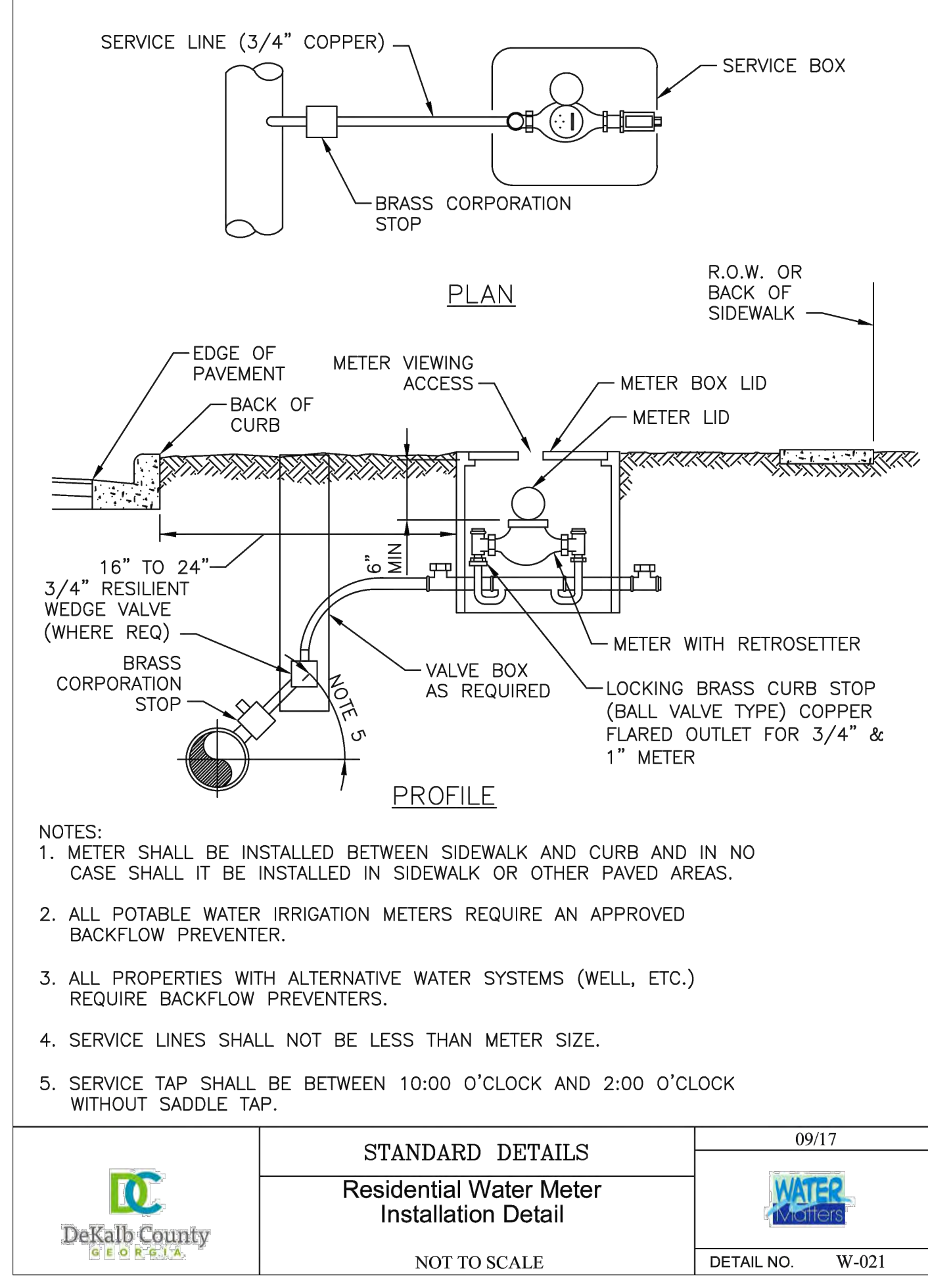
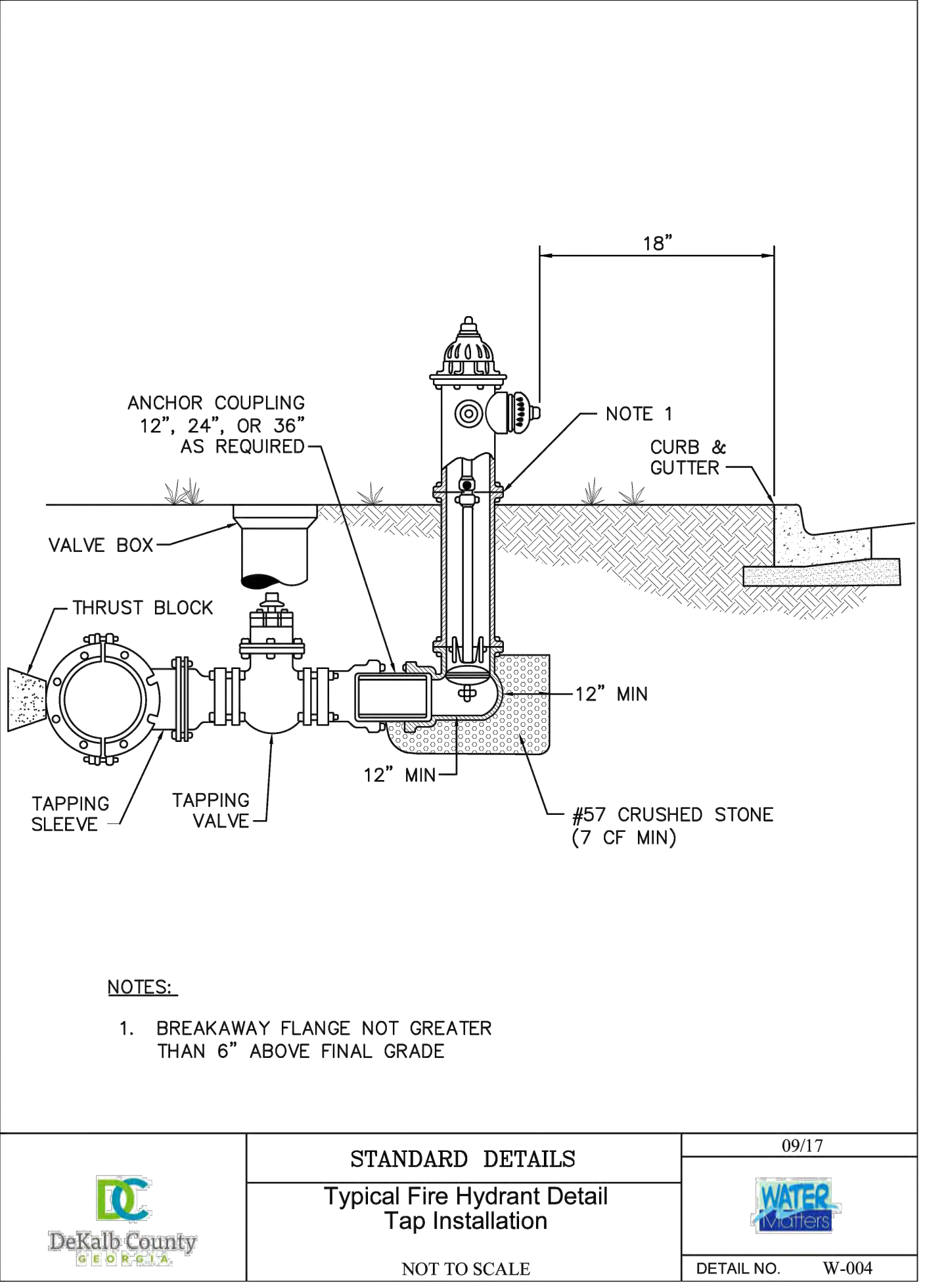
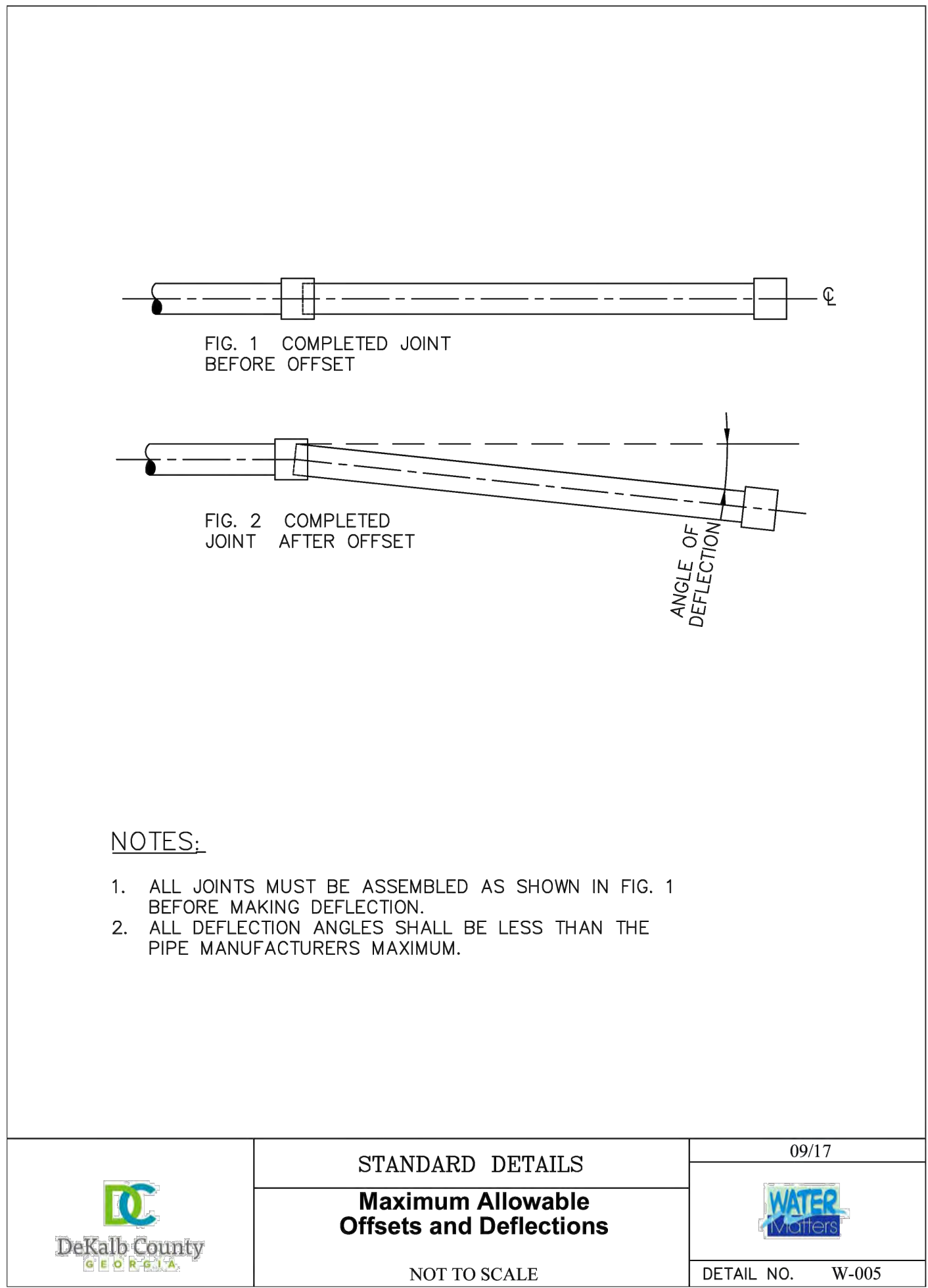
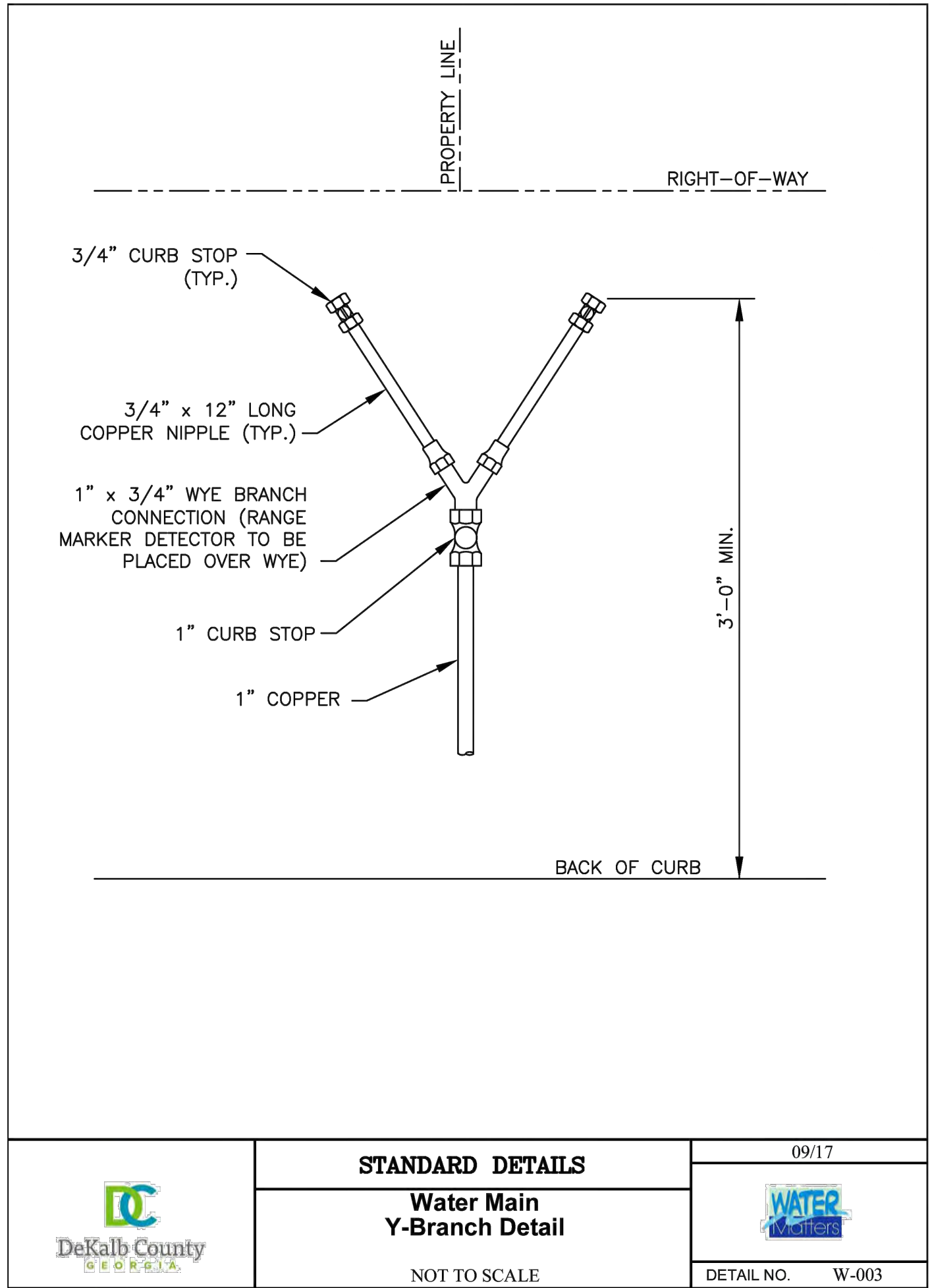
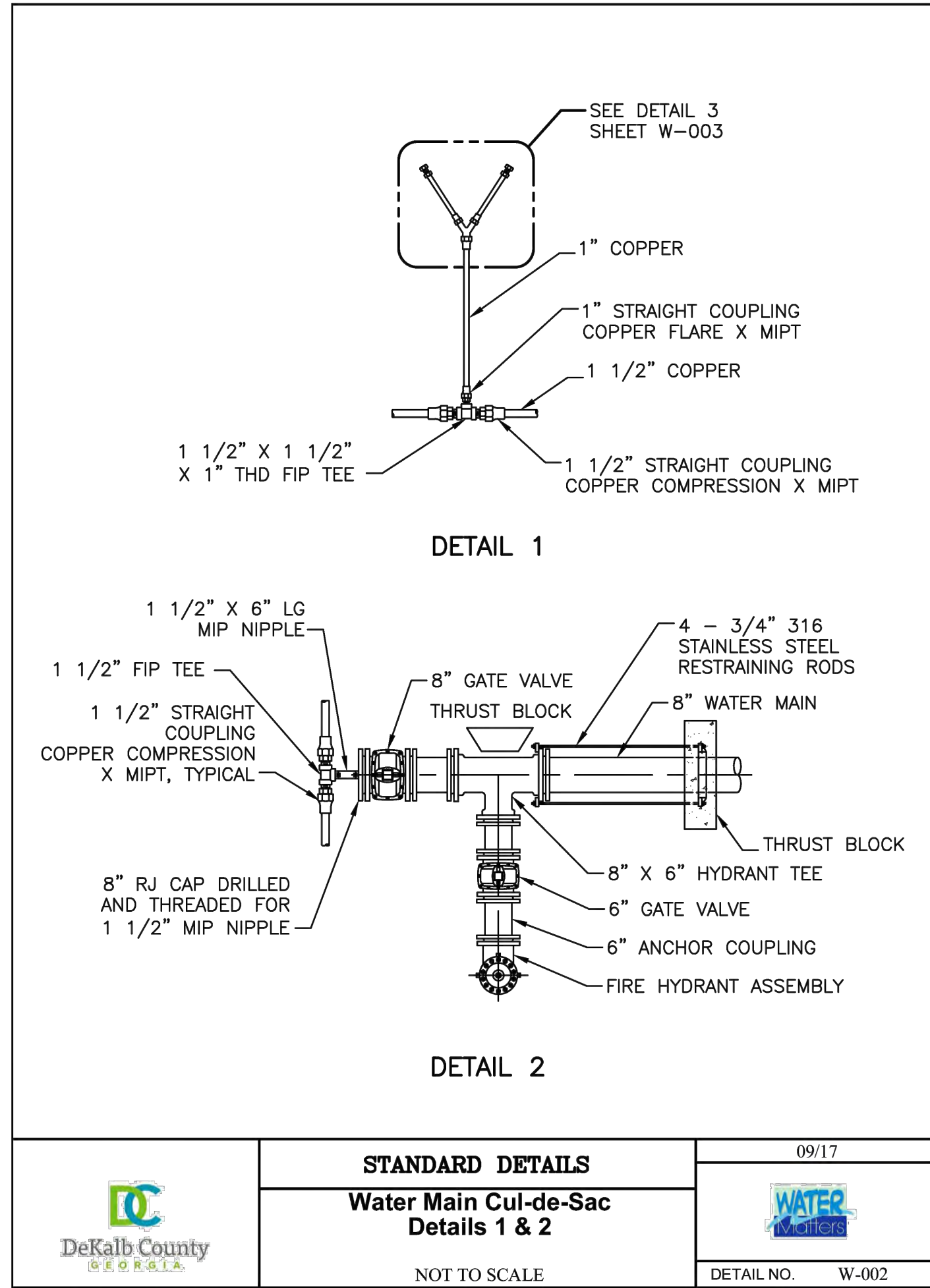
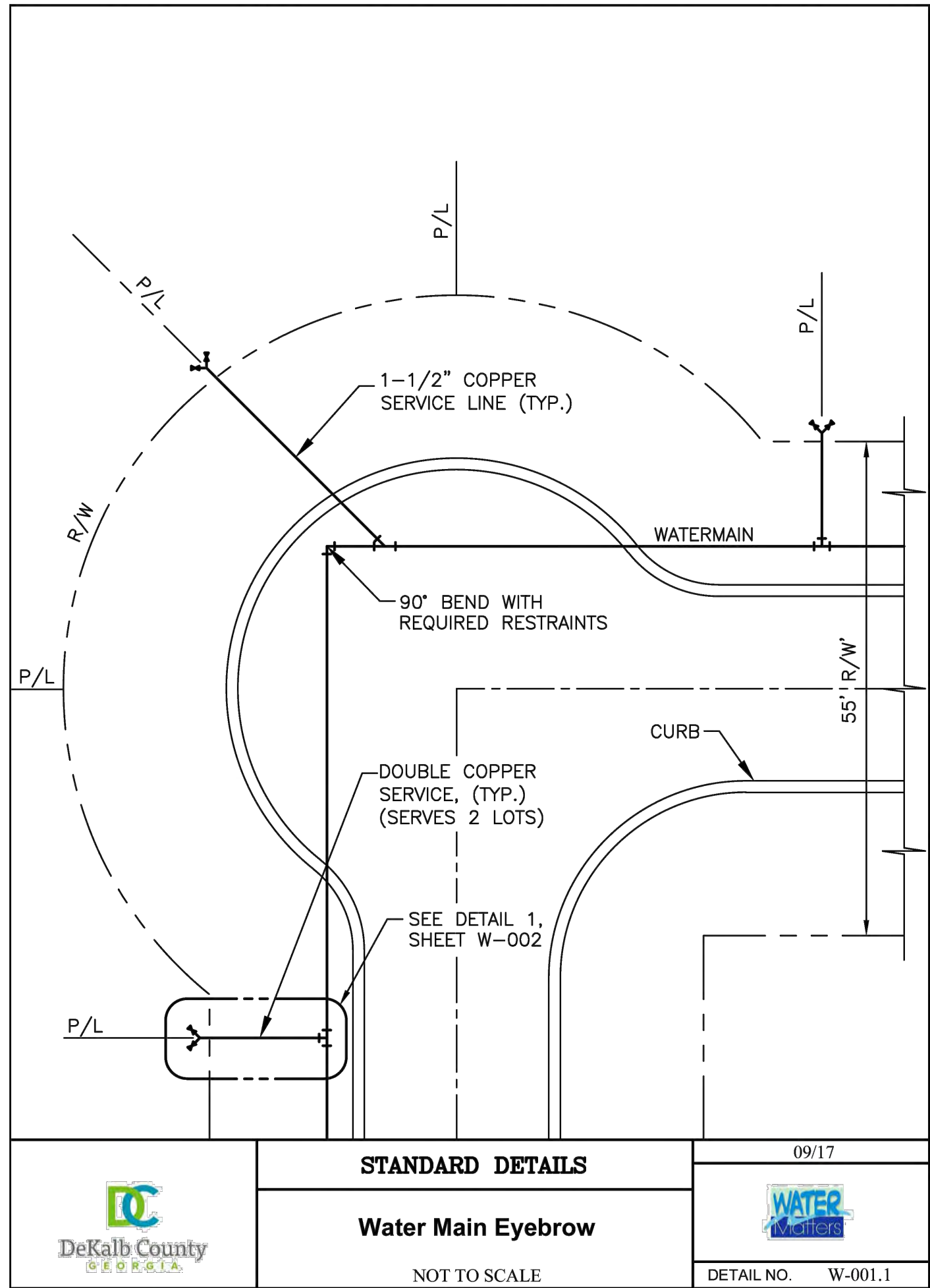
Date

01.26.2026

Sheet

PAVEMENT DETAILS

C16.0



General Notes

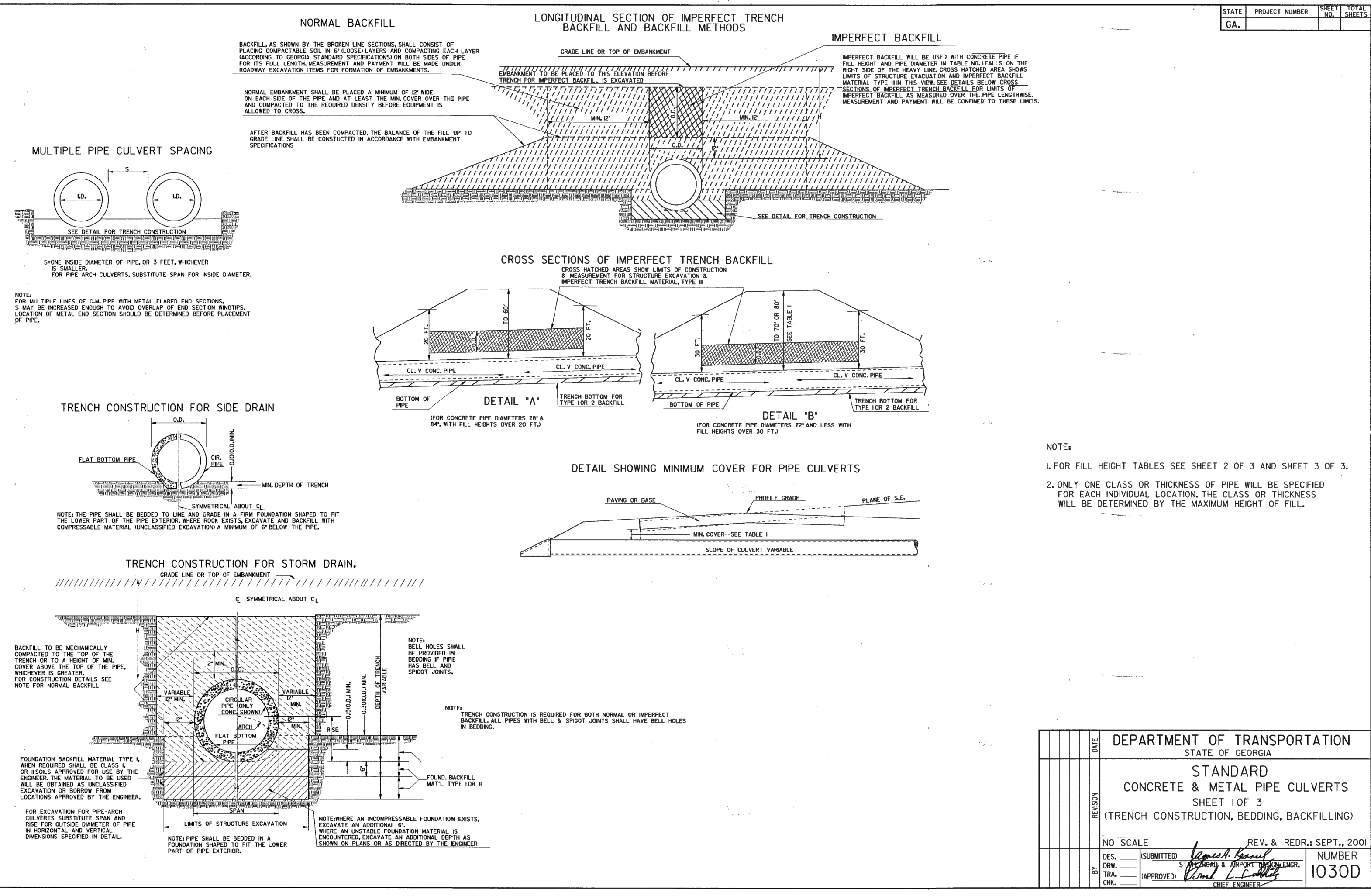
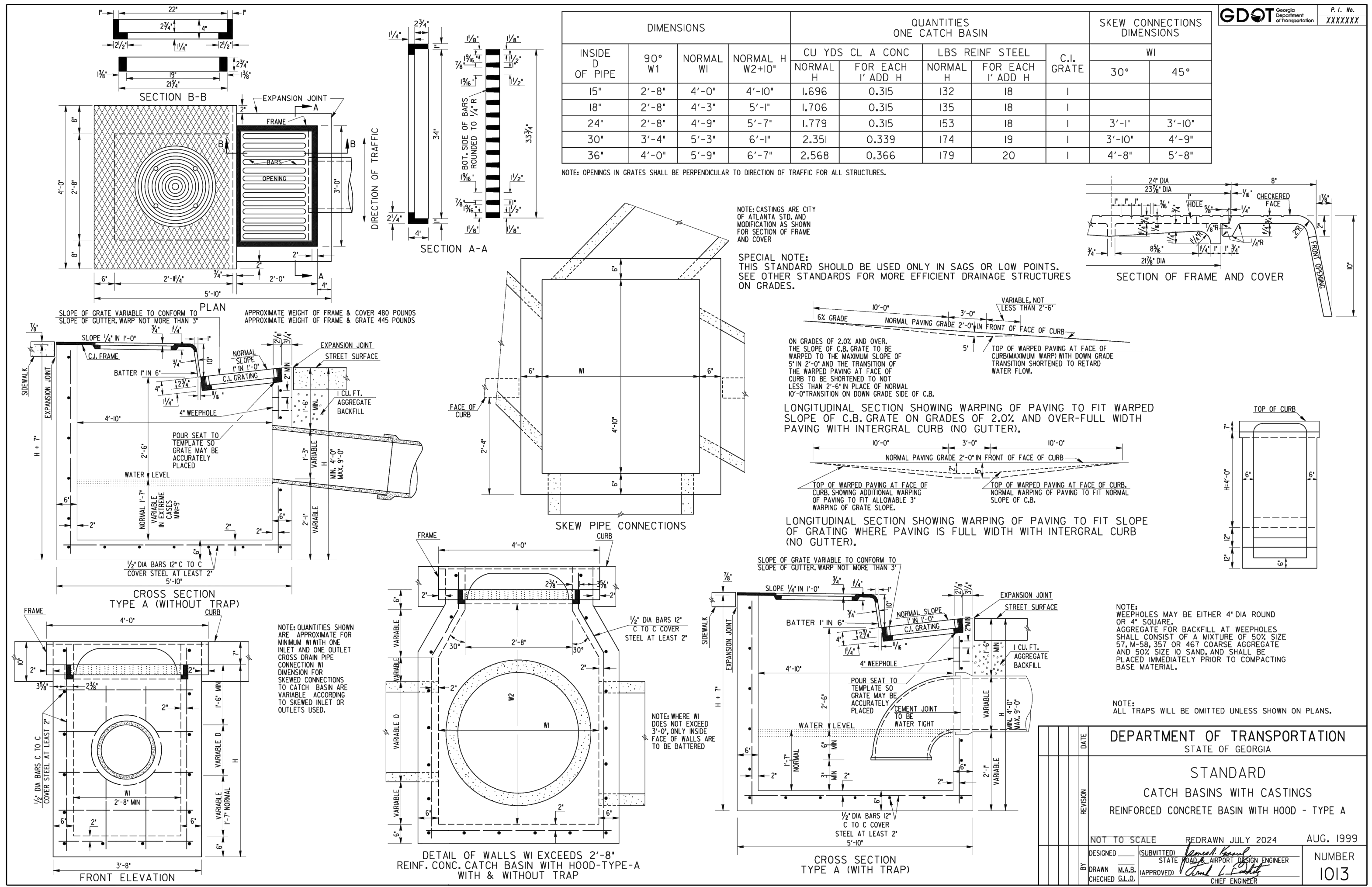
No.	Revision/Issue	Date

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE054002
02/17/2026
WARREN L. LEE III

Firm Name and Address
T TORI ENGINEERING
691 John Wesley
Dobbs Ave NE
Atlanta, GA. 30312
F-009214

Project Name and Address
Kelly Lake
2697 Kelly Lake Rd,
Decatur GA 30032

Project	Sheet
025-00387	WATER LINE DETAILS
Date 01.26.2026	C17.0



General Notes

No.

Revision/Issue

Date

GEORGIA

REGISTERED

No. PE054002

PROFESSIONAL

02/17/2026

ENGINEER

WARREN L. LEE III

Firm Name and Address

TORI ENGINEERING

691 John Wesley

Dobbs Ave NE

Atlanta, GA. 30312

F-009214

Project Name and Address

Kelly Lake

2697 Kelly Lake Rd,

Decatur GA 30032

Project

025-00387

Sheet

STORM DRAIN DETAILS C19.0

Date

01.26.2026

SILT FENCE - TYPE NON-SENSITIVE

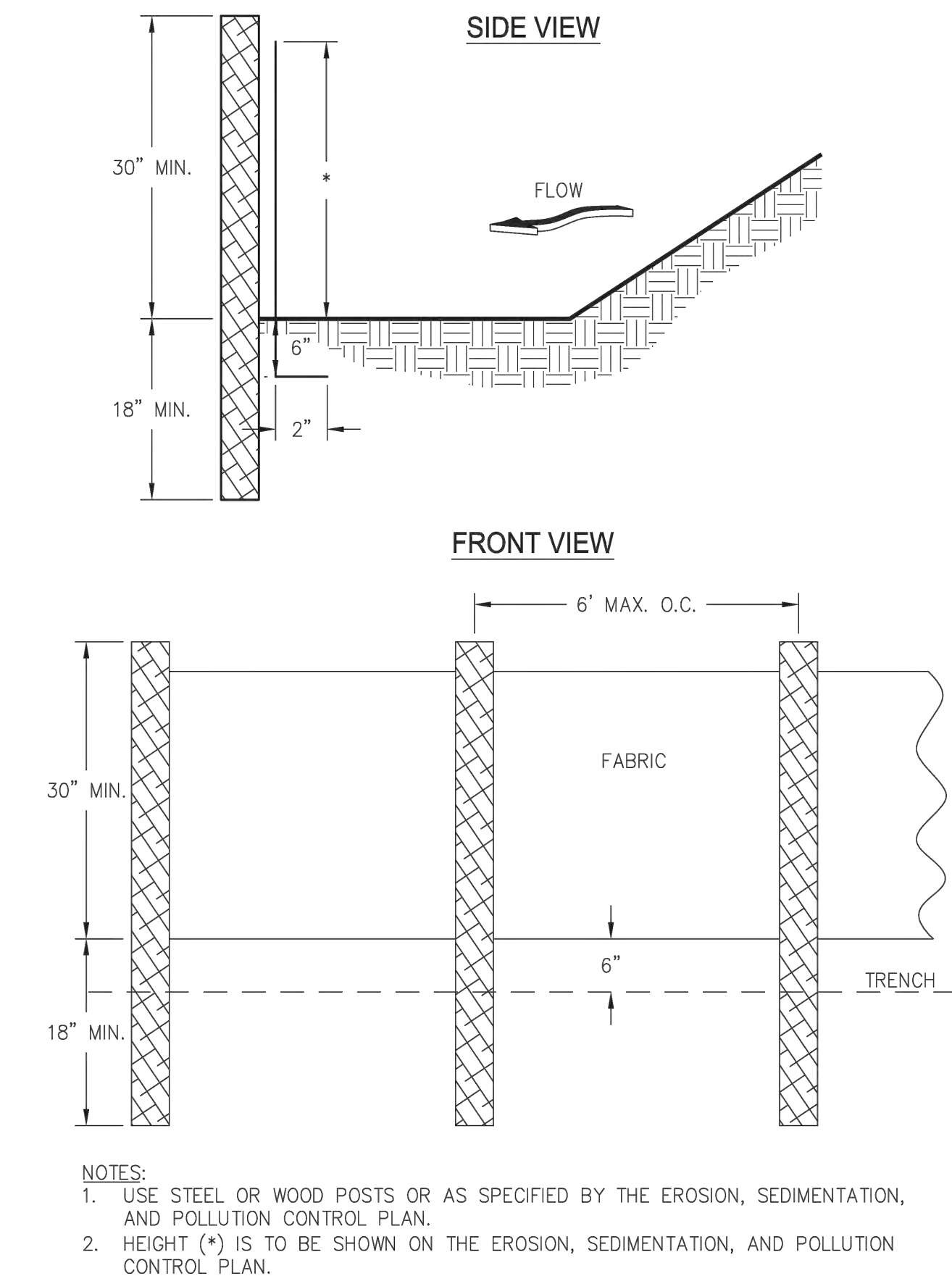


Figure 6-27.1

GSWCC (Amended - 2013)

6-193

MAINTENANCE
The exit shall be maintained in a condition which will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled,

dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

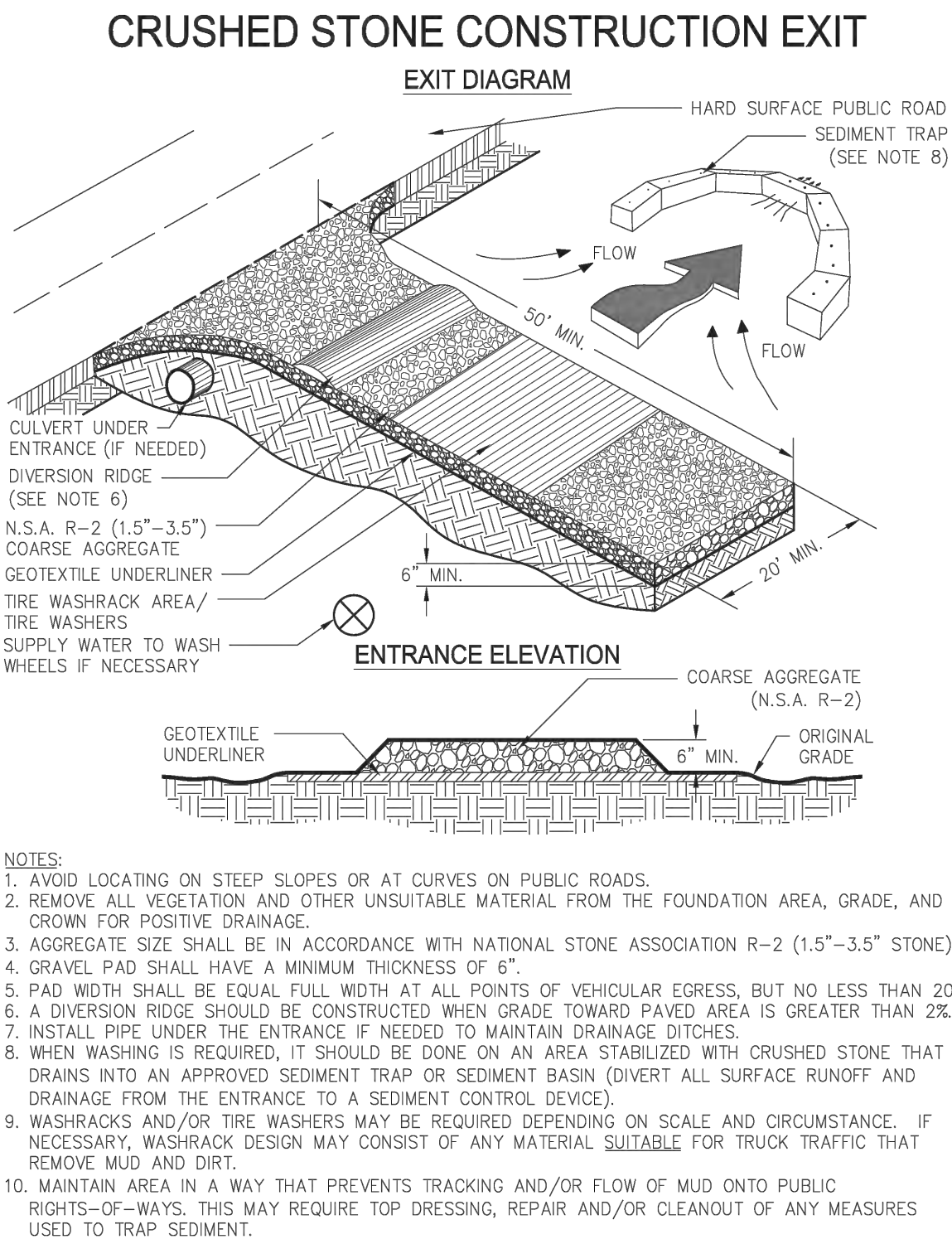


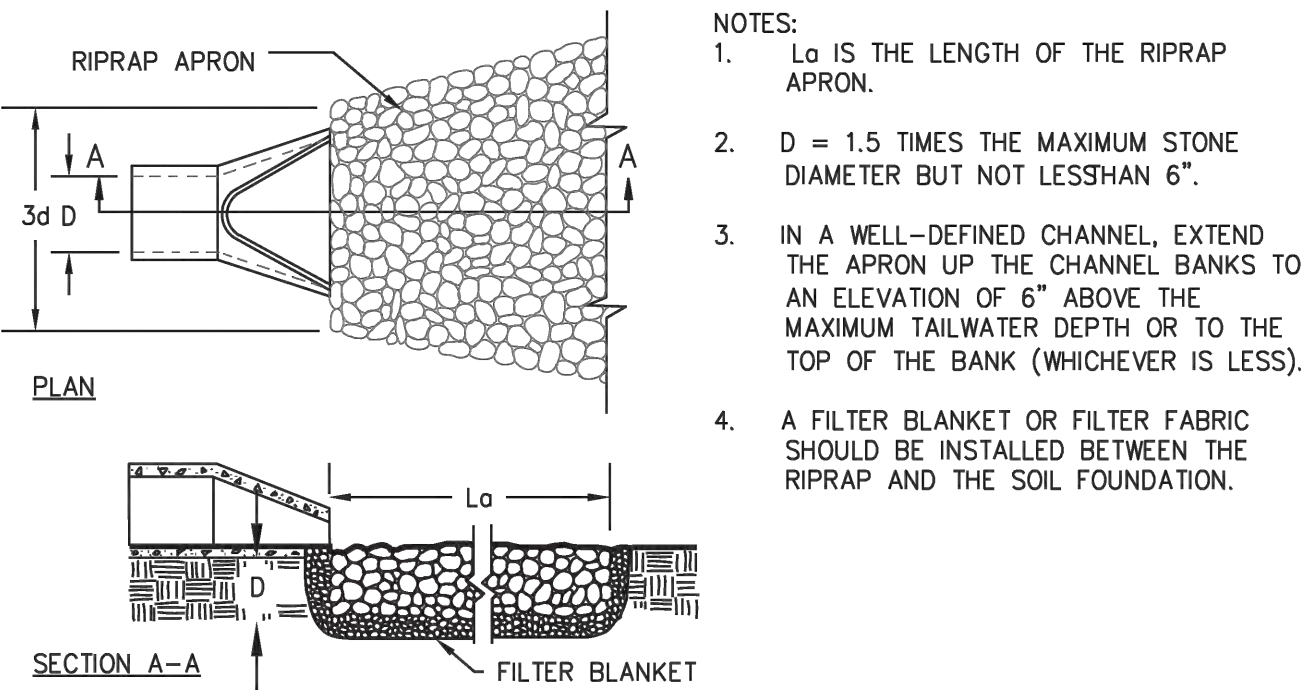
Figure 6-14.1

GSWCC (Amended - 2013)

6-142

RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



PIPE OUTLET TO WELL DEFINED CHANNEL

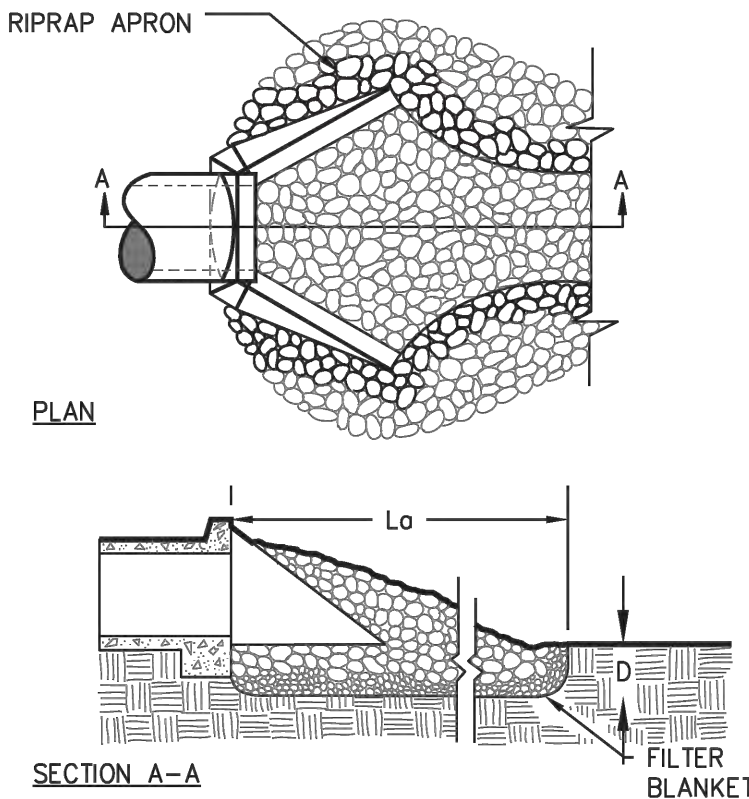


Figure 6-34.3 - Riprap Outlet Protection (Modified From Va SWCC)

GSWCC (Amended - 2013)

6-264

ALTERNATE STRUCTURES FOR ENERGY DISSIPATION AT AN OUTLET

(Modified from Goldman, Jackson, and Burszlynsky)

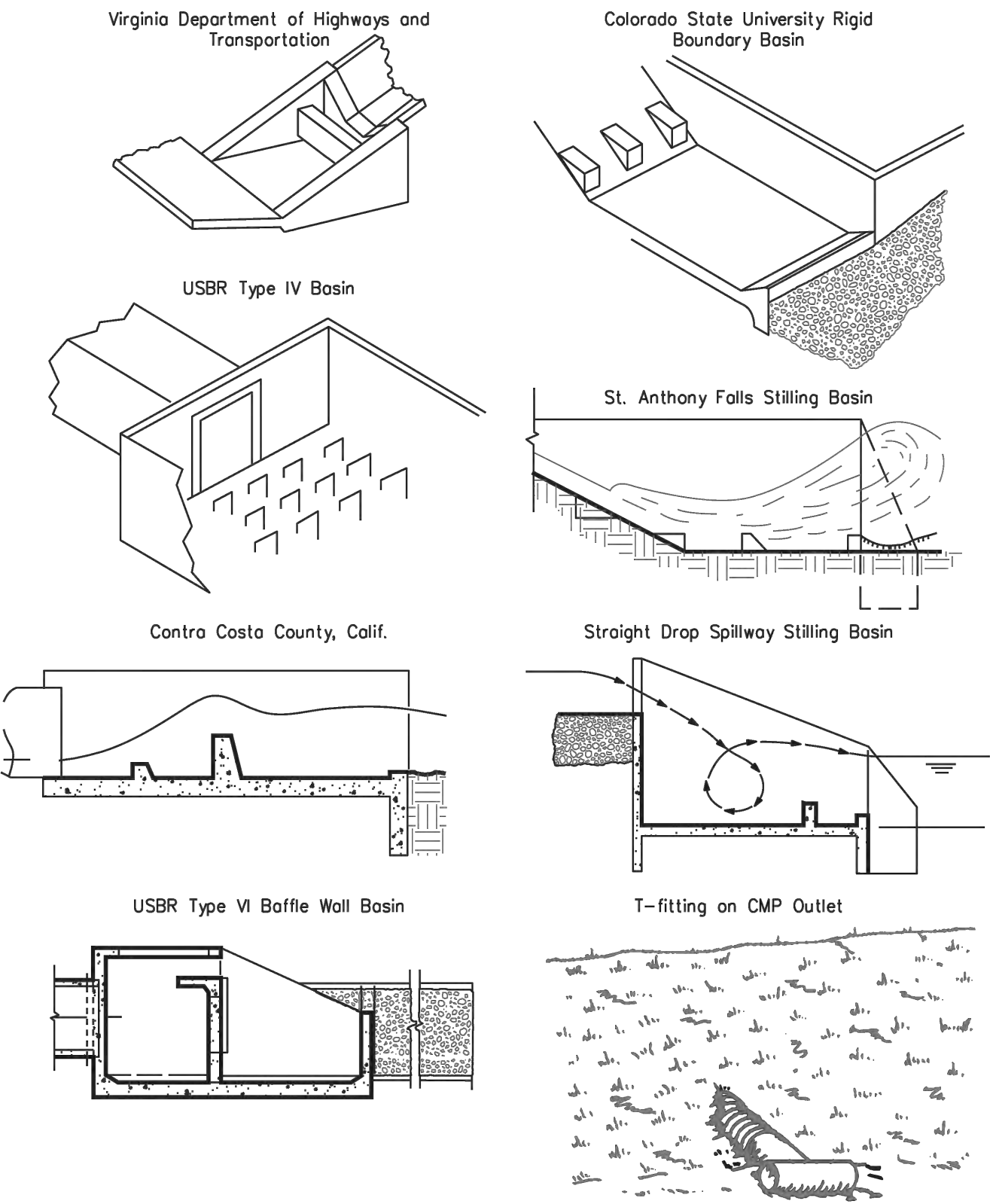


Figure 6-34.4

GSWCC (Amended - 2013)

GSWCC (Amended - 2013)

General Notes

No.	Revision/Issue	Date
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Firm Name and Address
T TORI ENGINEERING
691 John Wesley
Dobbs Ave NE
Atlanta, GA. 30312
F-009214

Project Name and Address
Kelly Lake
2697 Kelly Lake Rd,
Decatur GA 30032

Project	025-00387	Sheet	EROSION DETAILS
Date	01.26.2026		C20.0



DeKalb County
GEORGIA

(404) 371-2155 (o)
www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: Amber Lee Phone: [REDACTED]

Email: [REDACTED] Commission District(s): 3 & 6

Property Address: 2697 Kelly Lake Road, Decatur 30032

Tax Parcel ID: 15 137 02 004 Acreage: 3.76

Existing Use: Residential vacant Proposed Use: S.f., detached subdivision.

Supplemental Regs: _____ Overlay District: No

☒ Rezoning: Existing Zoning: R-75 Proposed Zoning: R-60

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: Rezone to R-60 for approximately 12 detached single-family homes, internal roadway, sidewalks, and on-site stormwater management.

☐ Land Use Plan Amendment - Existing Land Use: SUB Proposed Land Use: _____ Consistent ☒ Inconsistent ☐

Land Use Amendment Request: N/A

☐ Special Land Use Permit Article Number(s) 27- _____

Special Land Use Request(s): N/A

☐ Major Modification - Existing Zoning Conditions: None

Major Modification Request: n/a

n/a

Condition(s) to be modified: n/a

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 2/9/25 w/15 day notice Calendar Dates: CC: April

PC: May

BOC: May

Letter of Intent: X Impact Analysis: X Owner Authorization(s): X Campaign Disclosure: X

Public Notice, Signs: X Tree Survey, Conservation (if applicable): X

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- | | | |
|---|---|------------------------|
| * Density | * Frontage | * Sidewalks |
| * Density Bonuses | * Street Width | * Fencing/Walls |
| * Mix of Uses | * Landscape Strips | * Building Height |
| * Open Space | * Parking - Auto | * Building Separation |
| * Enhanced Open Space | * Parking - Bicycle | * Building Orientation |
| * Pedestrian Plan | * Screening | * Streetscapes |
| * Lot Size | * Perimeter Landscapes | * Garages |
| * Setbacks: front, sides, side corner, rear | * Bldg Materials: Roof, Fenestration, Façade Design | |

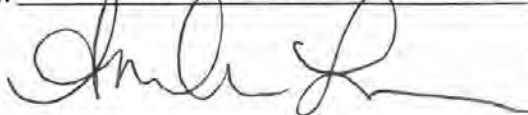
Possible Variances: Variances may be sought. Staff will perform a more comprehensive view of the site plan upon submission.

Comments: The applicant is requesting a rezone to R-60 for 12 detached single-family units. The applicant should review R-60 requirements in Section 2.2.1, Streetscape elements in section 5.4.3, and site & parking area landscaping for single-family residential lots in Section 5.4.4. The subject site is adjacent to a Neighborhood Center (NC) land use designation but is located within a Suburban (SUB) Character Area. Applicant should consider both as this is a transitional parcel. Staff discussed a cottage home development which would continue the single-family detached housing type to conform with the existing neighborhood development pattern while including more pedestrian connectivity and community- focused design other than a cul-de-sac next to a NC and commercial corridor of Candler Road
For Cottage development requirements see Section 5.7.9.

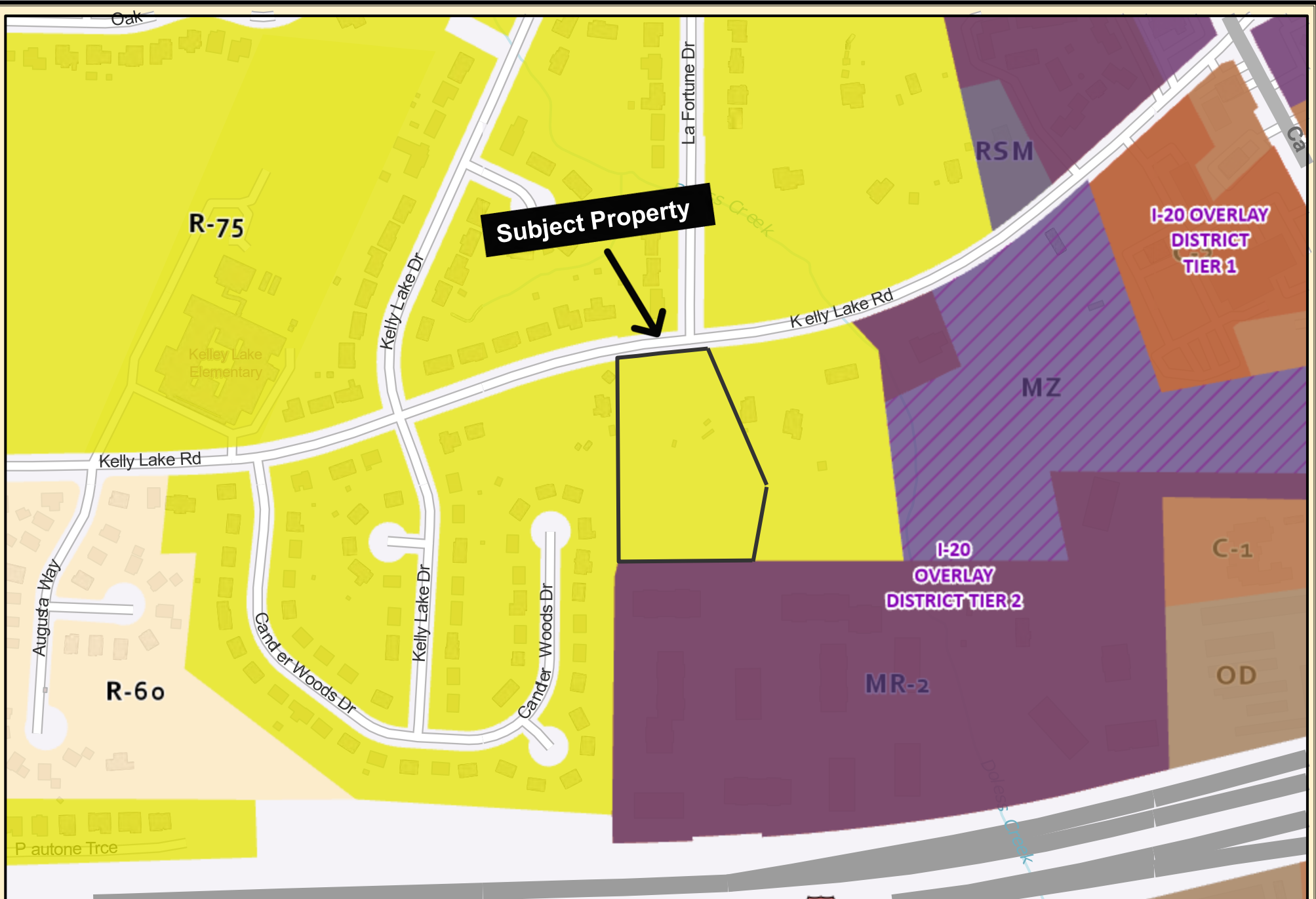
Community meeting deadline is Feb. 9th, with a 15-day prior notification to property owners. If that requirement is not met, you will have to wait for the July zoning cycle.

Planner: Andrea Folgherait, Sr. Planner

Date: February 3, 2026



2/17/2026



Subject Property

R-75

Kelley Lake Elementary

RSM

I-20 OVERLAY DISTRICT TIER 1

MZ

I-20 OVERLAY DISTRICT TIER 2

C-1

OD

MR-2

Kelly Lake Rd

Kelly Lake Dr

La Fortune Dr

Kelly Lake Rd

Augusta Way

Candler Woods Dr

Kelly Lake Dr

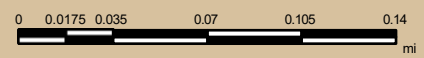
Candler Woods Dr

R-60

La Fortune Trce



DeKalb County Parcel Map

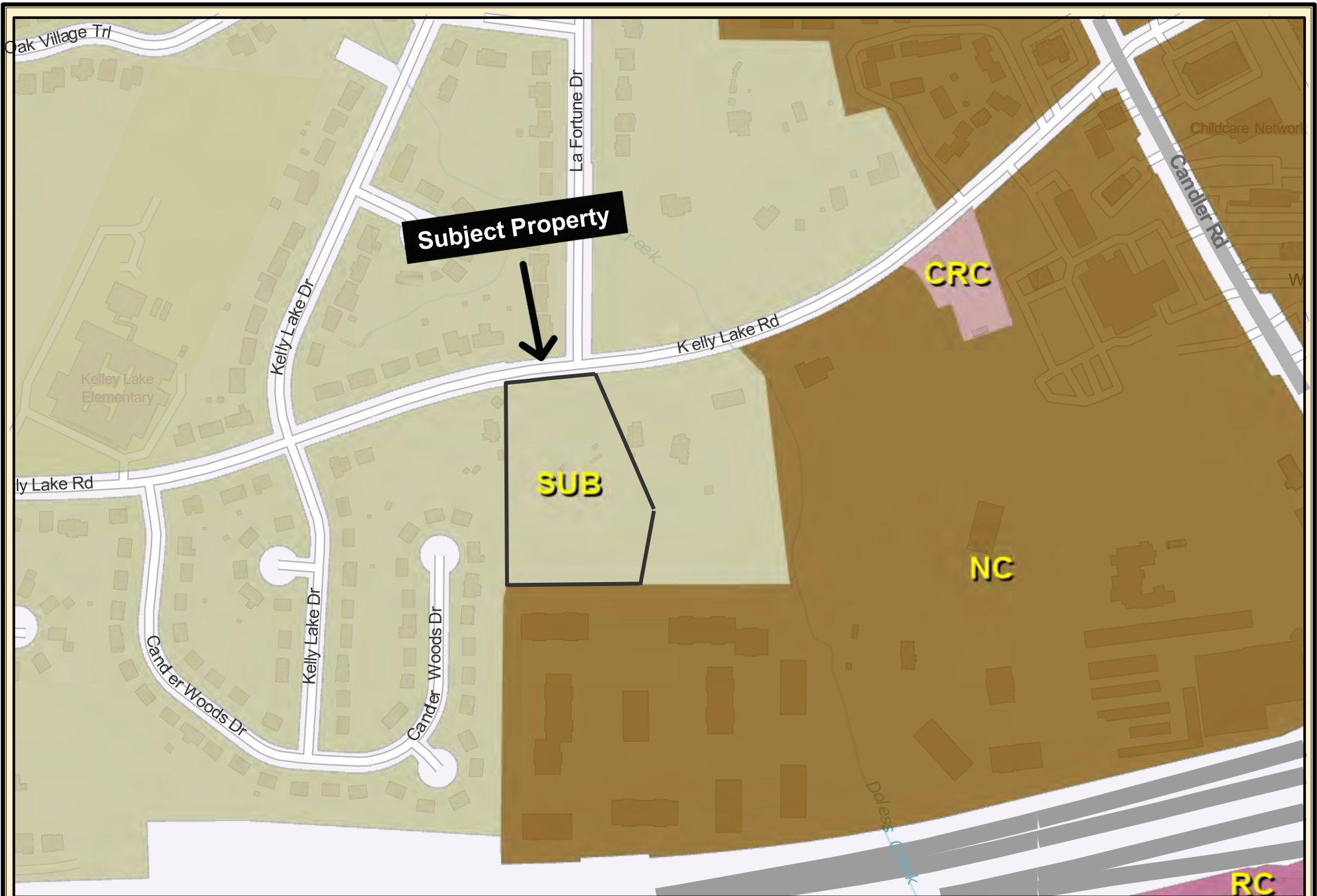


Date Printed: 2/24/2026

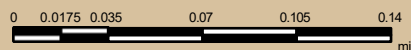


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DeKalb County Parcel Map



Date Printed: 2/24/2026



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Subject Property

Kelly Lake Road

Candler Road

Kelly Lake Road

Candler Woods Dr.

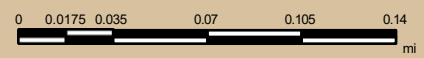
Kelly Lake Drive

Candler Woods Dr.

I-20



DeKalb County Parcel Map



Date Printed: 2/24/2026



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