LAWRENCEVILLE
GEORGIA

CITY COUNCIL REGULAR MEETING

AGENDA

Monday, October 26, 2026
7:00 PM

Council Chambers
70 S. Clayton St, GA 30046

Call to Order

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Recognitions

1. GMA Award to State Representative Sam Park
2. Jen Young

Approval of Prior Meeting Minutes

3. September 28, 2026 - Regular Meeting
4. October 13, 2026 - Special Call, Work Session, Executive Session

Proclamations

5. Hood Insurance Agency - PK Martin

Announcements

Public Comment
To participate in the Public Comment part of the Agenda, you must register with the City Clerk prior to the beginning of the meeting. Presentations will be limited to 2 minutes per person and Council will not respond to the comment.

Consent Agenda
These are items on which the Mayor and Council are in agreement to approve and are placed on the agenda to be approved in one vote.

6. Resolution to Dissolve the Financial Review Citizen Committee
7. 0 Simmons St property acquisition
8. Lawrenceville Police Department Axon Council Presentation

Public Hearing New Business

Discussion will be limited to 7 minutes per side including rebuttal. Discussions on Zoning issues will be limited to 10 minutes per side including rebuttal. Questions and answers from Council Members will not infringe on the time limit.

9. SUP2026-00013; Smokerise Services, LLC; 425 West Pike Street
10. SUP2026-00009; PureFun Properties, LLC c/o Andersen Tate & Carr; 401 Industrial Park Drive

Council Business New Business

There is no public comment during this section of the agenda unless formally requested by the Mayor and the Council.

11. 2026 Heritage Trail Medallion Recipients
12. Approval of Agreement with Over & Under General Contractors, Inc– Participation with Electrical Cities of Georgia (ECG) Contract - Distribution Line Crew for Power Pole Replacements
13. Contract Award – Southlawn Pond Project
14. Contract Award - Lawrenceville Pedestrian Improvements 2026
15. Contract Award – Ezzard Street Pavement Rehabilitation
16. Purchase and Sale Agreement for Tax Parcels #5142 036 and #5142 037 along Scenic Hwy
17. 2027 Employee Benefits Renewal

Executive Session – Personnel, Litigation, Real Estate

Final Adjournment

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, OCTOBER 26, 2026
AGENDA CATEGORY: CONSENT AGENDA

Item:	Resolution to Dissolve the Financial Review Citizen Committee
Department:	City Manager
Date of Meeting:	Monday, October 26, 2026
Fiscal Impact:	N/A
Presented By:	Michael Fischer – Assistant City Manager Operations
Action Requested:	Approve the Resolution to dissolve the Financial Review Citizen Committee.

Summary: The Financial Review Citizen Committee will be dissolved and the information the committee was presented with will be included in a more holistic approach in the newly created Citizen 101 outreach program.

Background: The Financial Review Citizen Committee met annually during the city budget process to educate the committee on the financial impacts and challenges the city considers during the budget process. The committee provided insights and comments on the budget impacts of the upcoming budget year. The committee was educated on the needs and direction of the city and given opportunities to provide comments and suggestions for the new budget.

The Citizen 101 program will educate a group of citizens chosen through an application process on the city operations as a whole to include financial considerations. This cohort will cover all operations of the city to include financial operations. The Citizen 101 program will provide additional education to citizens that goes beyond the former Financial Citizen Review Committee.

Attachments/Exhibits:

- RES-2026-_Resolution to dissolve Financial Review Citizen Committee.docx

RESOLUTION _____

RESOLUTION OF THE CITY OF LAWRENCEVILLE TO DISSOLVE THE FINANCIAL REVIEW CITIZEN COMMITTEE

WHEREAS, the Financial Review Citizen Committee was established on February 6, 2017, to educate citizens, business owners, and community leaders on the financial operations of the City and ultimately to encourage input into the budgetary process in order to create better transparency with the public; and

WHEREAS, the goals and objectives of the Financial Review Citizen Committee have been achieved by receiving valuable citizen input to establish past City operating budgets; and

WHEREAS, the City has determined that a more holistic program, Citizen 101, will be established to receive citizen input and educate citizens on all City operations to include financial considerations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Lawrenceville, as follows:

1. **Dissolution:** The Financial Review Citizen Committee is hereby formally dissolved, effective immediately upon adoption of this resolution.
2. **Disposition of Records:** All records, files, and materials related to the Financial Review Citizen Committee shall be retained by the City Clerk in accordance with applicable records retention policies.
3. **Acknowledgment:** The City Council expresses its sincere appreciation to all members who served on the Financial Review Citizen Committee for their time, effort, and dedication to the community.

IT IS SO RESOLVED this _____ day of _____, 2026.

_____
David R. Still, Mayor

ATTEST:

_____
Karen Pierce, City Clerk

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, OCTOBER 26, 2026
AGENDA CATEGORY: CONSENT AGENDA

Item:	0 Simmons St property acquisition
Department:	City Manager
Date of Meeting:	Monday, October 26, 2026
Fiscal Impact:	$340,000
Presented By:	Barry Mock, Assistant City Manager
Action Requested:	Approve the purchase and sale agreement for 0 Simmons Street (parcel number R5176 001), and grant authorization for the Mayor to execute the agreement subject to review by the City Attorney.

Summary: This is a strategic property in the Grizzly Parkway area. The City intends to partner with the DDA for future redevelopment of this area.

Fiscal Impact: $340,000.

Attachments/Exhibits:

- Simmons Street – Revision 4.pdf

LAND PURCHASE AND SALE AGREEMENT

Offer Date: Oct 13, 2026

2026 Printing

A. KEY TERMS AND CONDITIONS

1. **Purchase and Sale.** The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.
   a. **Property Identification:** Address: 0 Simmons Street
   City Lawrenceville, County Gwinnett, Georgia, Zip Code 30046
   MLS Number: unlisted Tax Parcel I.D. Number: R5176 001
   b. **Legal Description:** The legal description of the Property is *[select one of the following below]*:
   ☑ (1) attached as an exhibit hereto;
   ☐ (2) the same as described in Deed Book _____, Page _____, et. seq., of the land records of the above county; **OR**
   ☐ (3) Land Lot(s) _____ of the _____ District, _____ Section/ GMD, Lot _____, Block _____, Unit _____, Phase/Section _____ of _____ Subdivision/Development, according to the plat recorded in Plat Book _____, Page _____, et. seq., of the land records of the above county.
2. **Acreage.** A Controlling Survey of the Property will be obtained by ☑ Buyer **OR** ☐ Seller and paid for by ☑ Buyer **OR** ☐ Seller.
3. **Purchase Price of Property to be Paid by Buyer:** $ 340,000.00 **OR** $_____ per acre. If price is per acre, Seller's estimate of acreage is _____ acres.
4. **Seller's Monetary Contribution toward Buyer's Costs at Closing:** $ 0.00
5. **Closing Date and Possession.**
   Closing Date shall be Oct 29, 2026 with possession of the Property transferred to Buyer ☑ upon Closing **OR** ☐ ___ days after Closing at ___ o'clock ☐ AM **OR** ☐ PM (attach F219 Temporary Occupancy Agreement).
6. **Closing Law Firm ("Closing Attorney").** PKKN Law - Lee Thompson **Phone Number:** 770-963-1997
7. **Holder of Earnest Money ("Holder").** (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.) Heartland Real Estate, LLC
8. **Earnest Money.** Earnest money will be paid to Holder in a method of payment acceptable to the Holder.
   ☐ **a.** $_____ as of the Offer Date.
   ☑ **b.** $ 5,000.00 within 3 days from the Binding Agreement Date.
   ☐ **c.** _____
9. **Inspection and Due Diligence.**
   a. **Due Diligence Period:** Property is being sold subject to a Due Diligence Period of 0 days from the Binding Agreement Date.
   b. **Option Payment for Due Diligence Period:** In consideration of Seller granting Buyer the option to terminate this Agreement, Buyer:
   (1) has paid Seller $10.00 in nonrefundable option money, the receipt and sufficiency of which is hereby acknowledged; plus
   (2) shall pay directly to Seller additional option money of $_____ by ☐ check ☐ ACH or ☐ wire transfer of immediately available funds either ☐ as of the Offer Date; **OR** ☐ within _____ days from the Binding Agreement Date. Any additional option money paid by Buyer to Seller ☐ shall (subject to lender approval) or ☐ shall not be applied toward the purchase price at Closing and shall not be refundable to Buyer unless the Closing fails to occur due to the default of the Seller
10. Property is currently zoned General Business under the applicable zoning ordinances of Lawrenceville City/County
11. **Brokerage Relationships in this Transaction.**

a. **Buyer's Broker is** n/a **and is:**	b. **Seller's Broker is** Heartland Real Estate **and is:**
(1) ☐ representing Buyer as a client.	(1) ☐ representing Seller as a client.
(2) ☐ working with Buyer as a customer.	(2) ☑ working with Seller as a customer.
(3) ☐ acting as a dual agent representing Buyer and Seller.	(3) ☐ acting as a dual agent representing Buyer and Seller.
(4) ☐ acting as a designated agent where: _____ has been assigned to exclusively represent Buyer.	(4) ☐ acting as a designated agent where: _____ has been assigned to exclusively represent Seller.

   c. **Material Relationship Disclosure:** The material relationships required to be disclosed by either Broker are as follows: None known at the time of the offer.
12. **Time Limit of Offer.** The Offer set forth herein expires at 10 o'clock P .m. on the date Oct 14, 2026.

Buyer(s) Initials _____ Seller(s) Initials _____

THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Nakia Brooks IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPO
THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.
Copyright© 2026 by Georgia Association of REALTORS®, Inc.

B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A.

1. **Purchase and Sale.**
   a. **Warranty:** Seller warrants that at the time of Closing Seller will convey good and marketable title to said Property by limited warranty deed subject to: (1) zoning, subdivision and other governmental laws and regulations; (2) general utility, sewer, and drainage easements of record as of the Binding Agreement Date and upon which the improvements (other than any driveway, wall, fence, mailbox, or walkway) do not encroach; (3) declarations of condominium and declarations of covenants, conditions and restrictions of record on the Binding Agreement Date; (4) any title objection(s) raised by Buyer prior to Closing, which Seller was able to satisfy as set forth in the Examination section below or which Buyer waives; and (5) leases and other encumbrances specified in this Agreement. Buyer agrees to assume Seller's responsibilities in any leases specified in this Agreement and the Closing of the sale of the Property to Buyer shall not terminate any such leases.
   b. **Examination:** Buyer may examine title and/or obtain a survey of the Property and furnish Seller with a written statement of title objections at or prior to the Closing. If Seller fails or is unable to satisfy valid title objections at or prior to the Closing or any unilateral extension thereof, which would prevent the Seller from conveying good and marketable title to the Property, then Buyer, among its other remedies, may terminate the Agreement without penalty upon written Notice to Seller. Notwithstanding anything to the contrary contained herein, Seller shall be deemed to have satisfied Buyer's title objections if Seller can deliver good and marketable title to the Property, which for all purposes herein shall mean title which a title insurance company licensed to do business in Georgia will insure at its regular rates, subject only to standard exceptions.
   c. **Title Insurance:** Buyer hereby directs Closing Attorney and any mortgage lender involved in this transaction to quote the cost of title insurance based upon the presumption that Buyer will be obtaining an enhanced title insurance policy, if such a policy can be issued on the Property or for the Buyer in this transaction.

2. **Acreage.** Buyer or Seller can terminate this Agreement if the Seller's estimate of the total acreage to be sold to Buyer is at least 15% more or less than the estimate.

3. **Purchase Price to be Paid by Buyer.** The purchase price shall be paid in U.S. Dollars by such method of delivery acceptable to the Closing Attorney including, but not limited to, wire transfer of immediately available funds. If the purchase price is stated as a price per acre, the acreage shall be determined by a survey obtained in the accordance with the procedure below ("Controlling Survey"). The total purchase price shall be determined by multiplying the total number of acres, to the nearest one one-thousandth of an acre as determined by a survey prepared by a registered Georgia surveyor. In the event the Seller is in possession of a survey, to which Buyer agrees in writing shall constitute the Controlling Survey, then said survey be controlling as the exact amount of the acreage being purchased and sold herein. If no survey exists or the existing survey is not acceptable, then a new survey shall be prepared. If there are no objections to the new survey, then the new survey shall be the Controlling Survey to determine the acreage being purchased and sold herein. If there is a dispute by either party regarding the new survey, the dispute shall be resolved in accordance with the Survey Resolution Exhibit attached hereto.

   Buyer warrants that Buyer will have sufficient cash at Closing that will allow Buyer to complete the purchase of Property. Buyer does not need to sell or lease other real property in order to complete the purchase of Property. Where this Agreement refers to sales price, it shall mean the same thing as the purchase price.

4. **Closing Costs and Prorations.**
   a. **Seller's Monetary Contribution toward Buyer's Costs at Closing:** At Closing, Seller shall make the referenced Seller's Monetary Contribution which Buyer may use to pay any cost or expense of Buyer related to this transaction, including without limitation, any Compensation obligations of Buyer. Buyer acknowledges that Buyer's mortgage lender(s) may not allow the Seller's Monetary Contribution, or the full amount thereof, to be used for some costs or expenses. In such event, any unused portion of the Seller's Monetary Contribution shall remain the property of the Seller.
   b. **Additional Items Paid by Seller:** In addition to the above, the Seller shall also pay the fees and costs necessary for Seller to convey good and marketable title to the Property and costs and fees of the Closing Attorney: (1) to obtain, prepare and record title curative documents, payoffs and estoppel letters; (2) for Seller not attending the Closing in person; and (3) to handle and deliver Seller's payoffs and proceeds.
   c. **Items Paid by Buyer:** At Closing, Buyer shall pay: (1) Georgia property transfer tax; (2) the cost to search title and tax records and prepare the limited warranty deed; and (3) all other costs, fees and charges to close or relating to the transaction.
   d. **Prorations:** Ad valorem property taxes, community association fees, solid waste and governmental fees and utility bills for which service cannot be terminated as of the date of Closing shall be prorated as of the date of Closing. Notwithstanding any provision to the contrary, in the event ad valorem property taxes are based upon an estimated tax bill or tax bill under appeal, the party who paid less than their pro rata share of taxes to the other party at Closing or collected more than their pro rata share of taxes from the other party at Closing, shall upon the issuance of the actual tax bill or any appeal being resolved, promptly pay the other party the amount necessary to correctly prorate the tax bill. In the event there are tax savings resulting from a tax appeal, third party professional costs to handle the appeal may be deducted from the savings for that tax year before re-prorating. Any pending tax appeal for the year in which the Property is sold shall be deemed assigned to Buyer at Closing. The liability to the county and if applicable, city, in which the Property is located for ad valorem real property taxes for the year in which the Property is sold shall be assumed by Buyer upon the Closing of the Property. Buyer agrees to indemnify Seller against any and all claims of the county and if applicable, city, for unpaid ad valorem real property taxes for the year in which the Property is sold.

5. **Closing Date and Possession.**
   a. **Right to Unilaterally Extend the Closing Date:** Buyer and Seller shall each have a limited right to unilaterally extend the Closing Date one (1) time for eight (8) days upon Notice to the other party given on or before the Closing Date. The party unilaterally extending the Closing Date shall state a valid basis for the delay from the reasons identified below in any such Notice to unilaterally extend the Closing Date.
      (1) Buyer's Right to Unilaterally Extend the Closing Date: On or before the Closing Date, Buyer may, upon Notice to Seller, unilaterally extend the Closing for eight (8) days for either of the following reasons:
         i. The Buyer's mortgage lender is not ready due to no fault of the Buyer; or

Copyright© 2026 by Georgia Association of REALTORS®, Inc.

ii. The Closing Attorney is not ready (except if the Seller has already unilaterally extended the Closing Date for this reason). If the Closing Attorney is not ready, it must be for reasons other than the Buyer caused the delay, the Buyer's mortgage lender is delayed or title objections still need to be resolved.

(2) Seller's Right to Unilaterally Extend the Closing Date: On or before the Closing Date, Seller may also, upon Notice to Buyer, extend the Closing for eight (8) days for either of the following reasons:

i. Valid title objections still need to be resolved, excluding title objections that (i) can either be satisfied through the payment of money or bonding off the same; or (ii) do not prevent Seller from conveying good and marketable title as defined herein); or

ii. The Closing Attorney is not ready (except if Buyer has already unilaterally extended the Closing Date for this reason). If the Closing Attorney is not ready, it must be for reasons other than the Seller caused the delay, the Buyer's mortgage lender is delayed or title objections still need to be resolved.

b. Keys and Openers: At Closing, Seller shall provide Buyer with all keys, door openers, fobs, access cards, codes and other similar equipment allowing access to the Property, the community, and community amenities. In the event Seller is required to return the above items to a third-party, Seller shall provide Buyer with instructions on how to contact the third-party to obtain such items.

6. Closing Law Firm. Buyer shall have the right to select the Closing Attorney to close this transaction, and hereby selects the Closing Attorney referenced herein. In all cases where an individual Closing Attorney is named in this Agreement but the Closing Attorney is employed by or an owner, shareholder, or member in a law firm, the law firm shall be deemed to be the Closing Attorney. If Buyer's mortgage lender refuses to allow that Closing Attorney to close this transaction, Buyer shall select a different Closing Attorney acceptable to the mortgage lender. The Closing Attorney shall represent the mortgage lender in any transaction in which the Buyer obtains mortgage financing. In transactions where the Buyer does not obtain mortgage financing, the Closing Attorney shall represent the Buyer in preparing the Closing documents, attempting to clear title of the Property to the satisfaction of the title insurance company, conducting the Closing, disbursing funds according to the settlement statement signed by the parties and Closing Attorney, timely recording deeds and issuing an owner's title insurance policy. Other than those services specifically listed above, nothing herein shall obligate the Closing Attorney to perform other legal services, including, but not limited to, certifying or warranting title of the Property, for the Buyer, except pursuant to a separate engagement agreement signed by the Closing Attorney and the Buyer.

7. Holder of Earnest Money. The earnest money will be paid to Holder in a method of payment acceptable to the Holder. Holder has the right to charge Buyer for any cost associated with receiving the earnest money. Such charge shall be collected separately from the payment of earnest money. The fact that Holder may represent one of the parties in this transaction as a client or is working with such party as a customer is acknowledged by all parties and shall not be a basis for Holder not performing any of its duties hereunder including, but not limited to, disbursing the earnest money based upon a reasonable interpretation of this Agreement. The earnest money will be deposited into Holder's escrow/trust account (with Holder being permitted to retain the interest if the account is interest bearing) not later than: (a) five (5) Banking Days after the Binding Agreement Date hereunder or (b) five (5) Banking Days after the date it is actually received if it is received after the Binding Agreement Date. If Buyer writes a check or pays with an ACH for earnest money, it must be drawn upon an account in a financial institution located in the United States. When the same is deposited into Holder's escrow/trust account, Holder shall not return the earnest money until the check or ACH has cleared the account on which the check was written or from which the ACH was sent. In the event any earnest money check or ACH is dishonored by the bank upon which it is drawn, or earnest money is not timely paid, Holder shall promptly give Notice of the same to Buyer and Seller. Buyer shall have three (3) Banking Days from the date of receiving the Notice to cure the default and if Buyer does not do so, Holder shall promptly give Notice of the same to Buyer and Seller, and Seller may within seven (7) days thereafter terminate this Agreement upon Notice to Buyer. If Seller fails to terminate the Agreement timely, Seller's right to terminate based on the default shall be waived. In the event Holder's bank charges any fees related to Buyer's check or ACH being dishonored, Buyer stopping payment, or Buyer's failure to deliver Earnest Money, Holder shall notify the Buyer and the Buyer shall immediately reimburse Holder the cost of the fees in addition to fulfilling their earnest money obligations.

8. Earnest Money.

a. Entitlement to Earnest Money: Subject to the paragraph below, Buyer shall be entitled to the earnest money upon the: (1) failure of the parties to enter into a binding agreement; (2) failure of any unexpired contingency or condition to which this Agreement is subject; (3) termination of this Agreement due to the default of Seller; or (4) termination of this Agreement in accordance with a specific right to terminate set forth in the Agreement. Otherwise, the earnest money shall be applied towards the purchase price of the Property at Closing or if other funds are used to pay the purchase price then the earnest money shall be returned to Buyer.

b. Disbursement of Earnest Money: Holder shall disburse the earnest money upon: (1) the Closing of the Property; (2) a subsequent written agreement of Buyer and Seller; (3) an order of a court or arbitrator having jurisdiction over any dispute involving the earnest money; or (4) the failure of the parties to enter into a binding agreement (where there is no dispute over the formation or enforceability of the Agreement). In addition, Holder may disburse the earnest money upon a reasonable interpretation of the Agreement, provided that: 1) Holder first gives all parties at least ten (10) days Notice stating to whom and why the disbursement will be made; and 2) no interpretation shall be made by Holder dividing the earnest money between Buyer and Seller. Any party, real estate licensee or any other person having knowledge of or an interest in the disbursement of the earnest money may object to or provide information regarding the proposed disbursement by giving written Notice of the same to Holder within the above referenced Notice period. Objections not timely made in writing shall be deemed waived. If Holder receives an objection or other information and, after considering it, decides to disburse the earnest money as originally proposed, Holder may do so and send Notice to the parties of Holder's action. If Holder decides to modify its proposed disbursement, Holder shall first send a new ten (10) day Notice to the parties stating the rationale for the modification and to whom the disbursement will now be made. Holder shall disburse the earnest money to Seller by check in the event Holder: (1) makes a reasonable interpretation of the Agreement that the Agreement has been terminated due to Buyer's default; and (2) sends the required ten (10) day Notice of the proposed disbursement to Buyer and Seller. The above-referenced check shall constitute liquidated damages in full settlement of all claims of Seller against Buyer and the Brokers in this transaction. Holder may require Seller to sign a W-9 before issuing a check to Seller for liquidated damages of $600 or more. Such liquidated damages are a reasonable pre-estimate of Seller's actual damages, which damages the parties agree are difficult to ascertain and are not a penalty.

Copyright© 2026 by Georgia Association of REALTORS®, Inc.

c. **Interpleader:** If an earnest money dispute cannot be resolved after a reasonable time, Holder may interplead the earnest money a court of competent jurisdiction if Holder is unsure who is entitled to the earnest money. Holder shall be reimbursed for and deduct its costs, expenses and reasonable attorney's fees from any funds interpleaded. The prevailing defendant in the interpleader lawsuit shall be entitled to collect its attorney's fees, court costs and the amount deducted by Holder to cover Holder's costs and expenses from the non-prevailing defendant.

d. **Hold Harmless:** All parties hereby covenant and agree to: (1) indemnify and hold Holder harmless from and against all claims, injuries, suits and damages (collectively, "Claims") arising out of the performance by Holder of its duties, including Claims caused, in whole or in part, by the negligence of the Holder; (2) not to sue Holder for any decision of Holder to disburse earnest money in accordance with this Agreement.

9. **Inspection and Due Diligence.**

a. **Buyer's Right to Inspect Property:** Unless otherwise specified herein, the Property is being sold in "as-is" condition with any and all faults. Therefore, Buyer and/or Buyer's representative(s) have the right to carefully inspect the Property to make sure it meets the needs of the Buyer. **If Buyer is concerned that the Property may have been used as a laboratory for the production of methamphetamine, or as a dumpsite for the same, Buyer should review the National Clandestine Laboratory Register – Georgia at www.dea.gov.**

b. **Buyer's Responsibility to Inspect Neighborhood:** In every neighborhood there are conditions which different buyers may find objectionable. Buyer is solely responsible for becoming familiar with neighborhood conditions that could affect the Property such as landfills, quarries, power lines, airports, cemeteries, prisons, stadiums, odor and noise producing activities, crime, schools, zoning and land use, and government and transportation maps and plans. **If Buyer is concerned about the possibility of a registered sex offender residing in a neighborhood in which Buyer is interested, Buyer should review the Georgia Violent Sex Offender Registry available on the Georgia Bureau of Investigation Website at www.gbi.georgia.gov.** Neither Seller nor Seller's Broker shall have any duty to disclose information about sex offenders in the neighborhood.

c. **Buyer's Inspection Rights Continue through Closing:** Upon prior Notice to Seller, Buyer and/or Buyer's representatives shall have the continuing right through Closing to enter the Property at Buyer's expense and at reasonable times to, among other things, and without limitation, conduct inspections, examinations, evaluations, appraisals, surveys and tests, meet contractors and vendors, measure for renovations, determine the condition of the Property and confirm that any agreed upon repairs have been made. Seller shall cause all utilities, systems and equipment to be on and all parts of the house to be accessible, including basements, attics, and crawlspaces so that Buyer may complete all inspections.

d. **Buyer's Inspection Indemnification Obligations: Buyer agrees to hold Seller and all Brokers harmless from all claims, injuries and damages related to the exercise of the above inspection rights by Buyer and Buyer's representatives, and Buyer shall promptly pay Seller the actual cost to restore any portion of the Property damaged or disturbed from testing or other evaluations to a condition equal to or better than the condition it was prior to such testing or evaluations. Notwithstanding the above, this indemnification obligation shall not apply to damage resulting from defects in the Property uncovered during the inspection of the Property.**

e. **Due Diligence Period:** If the Property is being sold subject to a Due Diligence Period, then: a) this Agreement shall be an option contract during which time Buyer shall have the option, for any reason or for no reason, to terminate this Agreement upon Notice to the Seller given prior to the expiration of the Due Diligence Period, in which case Buyer shall be entitled to a return of Buyer's earnest money without penalty; b) Buyer may, during the Due Diligence Period, seek to amend this Agreement to address any concerns Buyer has with the Property or this Agreement; and c) if Buyer has not terminated this Agreement as set forth above, Buyer shall accept the Property in "as-is" condition, subject to any amendment to this Agreement to address concerns agreed to by the parties.

f. **Seller's Duty to Disclose**: Seller shall disclose to Buyer any and all known latent or hidden defects in the Property that could not be discovered by the Buyer during a reasonably careful inspection of the Property.

g. **Warranties Transfer:** Seller agrees to transfer to Buyer, at Closing, subject to Buyer's acceptance thereof (and at Buyer's expense, if there is any cost associated with said transfer), Seller's interest in any existing manufacturer's warranties, service contracts, termite treatment and/or repair guarantee and/or other similar warranties which, by their terms, may be transferable to Buyer.

h. **Repairs:** All agreed upon repairs and replacements shall be performed in a good and workmanlike manner prior to Closing unless otherwise agreed to in writing by the Buyer and Seller.

i. **Due Diligence Materials:** Seller shall provide to the Buyer within five (5) days from the Binding Agreement Date, the items below, if available, pertaining to the Property (hereinafter collectively referred to as "Due Diligence Materials").

(1) **Tax and Title:**
   i. Most recent Property tax assessments and tax bills.
   ii. The most recent title insurance policy insuring the Property, including complete and legible copies of all documents (whether or not recorded) which are referenced as title exceptions.
   iii. The most recent ALTA (American Land Title Association) survey of the Property, or if such a survey is not available, the most recent survey of the Property prepared by a licensed Georgia surveyor.
   iv. A list of special assessment districts in which the Property is located and the schedule of unpaid or pending assessments – if any.
   v. A schedule of impact fees paid or owed on the Property, if any.

(2) **Environmental and Assessments:**
   i. All soil reports covering the Property or any portion thereof.
   ii. All cruise reports of existing timber on the Property.
   iii. All environment (hazardous substances), engineering, physical inspection, marketing and feasibility studies, assessments and reports, including wetlands reports.

(3) **Leases:**
An executed copy of every lease of or affecting the Property or any portion thereof.

(4) **Miscellaneous:**
   i. A schedule of management fees due in connection with any agreements pertaining to the Property.
   ii. All municipal, county, state or federal permits, licenses and authorizations affecting the use, operation, and maintenance of the Property."

Copyright© 2026 by Georgia Association of REALTORS®, Inc.

10. Sellers Warranties and Representations. Except to the extent provided in this Agreement, Seller warrants as follows:

a. Authority. Seller has the right, power and authority to enter into this Agreement and to convey Property in accordance with the te and conditions of this Agreement; and the persons executing this Agreement on behalf of Seller have been duly and validly authorized by Seller to execute and deliver this Agreement and have the right, power and authority to enter into this Agreement and bind Seller.

b. Bankruptcy. Seller represents and warrants that Seller is solvent and has not made a general assignment for the benefit of creditors or been adjudicated as bankrupt or insolvent, nor has a receiver, liquidator or trustee of Seller or any of its respective properties (including Property) been appointed or a petition filed by or against Seller for bankruptcy, reorganization or arrangement pursuant to the Federal Bankruptcy Act or any similar federal or state statute, or any proceeding instituted for the dissolution or liquidation of Seller.

c. Condemnation. Seller has not been notified that any condemnation or other taking by eminent domain of Property or any portion thereof has been instituted and, to the best of Seller's knowledge, there are no pending or threatened condemnation or eminent domain proceedings (or proceedings in the nature or in lieu thereof) affecting Property or any portion thereof or its use.

d. Hazardous Substances. To the best of Seller's knowledge, (1) no "hazardous substances", as that term is defined in the Comprehensive Environmental Response, Compensation, and Liability Act, and the rules and regulations promulgated pursuant thereto, or any other pollutants, toxic materials, or contaminants have been or shall prior to Closing be discharged, disbursed, released, stored, treated, generated, disposed of, or allowed to escape on Property in violation of applicable law; (2) no underground storage tanks are located on the Property or were located on the Property and subsequently removed or filled; (3) Property has not previously been used as a gas station, cemetery, landfill, or as a dump for garbage or refuse; and (4) Property has not previously been and is not currently listed on the Georgia Environmental Protection Division Hazardous Site. Seller has not received any Notice or demand from any governmental or regulatory agency or authority requiring Seller to remove any hazardous substances or contaminants or toxic materials from Property.

e. Leases. Other than those leases provided by Seller to Buyer as part of the Due Diligence Materials, there are no other leases of or affecting the Property or any portion thereof and Seller will not enter into any new leases without the written permission of Buyer.

f. No Litigation. There are no actions, suits, or proceedings pending or, to the best of Seller's knowledge, threatened by any organization, person, individual, or governmental agency against Seller with respect to Property or against Property, or with respect thereto, nor does Seller know of any basis for such action. Seller also has no knowledge of any currently pending application for changes in the zoning applicable to Property or any portion thereof.

g. Pre-Existing Right to Acquire. No person or entity has any right or option to acquire Property or any portion thereof, which will have any force of effect after execution hereof, other than Buyer.

h. Proceedings Affecting Access. Seller has not been notified that there are any pending proceedings that could have the effect of impairing or restricting access between Property and adjacent public roads and, to the best of Seller's knowledge, no such proceedings are pending or threatened.

i. Violations. To the best of Seller's knowledge, there are no violations of laws, municipal or county ordinances or other legal requirements with respect to Property (excluding any improvements constructed thereon).

11. Brokerage Relationships and Compensation in this Transaction.

a. Agency Disclosure: No Broker in this transaction shall owe a fiduciary duty or any other duty to Buyer or Seller greater than what is set forth in their brokerage engagements and the Brokerage Relationships in Real Estate Transactions Act, O.C.G.A. § 10-6A-1 et. seq.;

(3) No Agency Relationship: Buyer and Seller acknowledge that: a) if they are not represented by Brokers in a client relationship, they are each solely responsible for protecting their own interests, and that Broker's role is limited to performing ministerial acts for that party; and b) if the same brokerage firm is representing one party as a client and working with the other party as a customer, the Broker and all of Broker's affiliated licensees are representing the client.

(4) Consent to Dual Agency: If Broker is acting as dual agent in this transaction, Buyer and Seller consent to the same and acknowledge having been advised of the following:

i. Dual Agency Disclosure: *[Applicable only if Broker is acting as a dual agent in this transaction.]*

(a) As a dual agent, Broker is representing two clients whose interests are or at times could be different or even adverse;

(b) Broker will disclose all adverse material facts relevant to the transaction and actually known to the dual agent to all parties in the transaction except for information made confidential by request or instructions from each client which is not otherwise required to be disclosed by law;

(c) Buyer and Seller do not have to consent to dual agency and the consent of Buyer and Seller to dual agency has been given voluntarily and the parties have read and understand their brokerage engagement agreements.

(d) Notwithstanding any provision to the contrary contained herein Buyer and Seller each hereby direct Broker while acting as a dual agent to keep confidential and not reveal to the other party any information which could materially and adversely affect their negotiating position.

ii. Designated Agency Disclosure: If Broker in this transaction is acting in a designated agency capacity, where one or more licensees of Broker are exclusively representing Buyer and one or more other licensees of Broker are exclusively representing Seller, Buyer and Seller consent to the same and acknowledge that each designated agent or agents shall exclusively represent the party to whom each has been assigned as a client.

b. Compensation of Broker(s): Buyer and Seller shall be obligated to pay their respective Compensation obligations, if any, to Broker(s) in full at Closing and as a pre-condition to Closing (so long as the same is permitted by Buyer's mortgage lender). The Closing Attorney is hereby authorized and directed to: (i) show the Compensation of the respective Broker(s) on the settlement statement at Closing; and (ii) disburse such Compensation to Broker(s) upon the consummation of Closing pursuant to the agreement(s) of party paying and receiving such Compensation. The acceptance by the Broker(s) of partial Compensation at Closing shall not relieve the party owing the same from paying the remainder after the Closing (unless the Broker(s) have expressly agreed in writing to accept the amount paid in full satisfaction of Broker's Compensation).

Copyright© 2026 by Georgia Association of REALTORS®, Inc.

c. Disclaimer: Buyer and Seller have not relied upon any: a) promises, statements or representations (collectively, "Representation of Brokers other than what is included in this Agreement, in an amendment thereto or in a Pre-Showing Compensation Agreeme This shall include Representations made after this Agreement is entered into that have not been made as an amendment hereto and agreed to by all parties. Brokers shall have no duty to determine whether the identities of the Buyer and/or Seller are legitimate or inspect the Property for termites, defects, hazardous conditions and/or repairs. The Brokers herein shall have no duty to advise Buyer or Seller on any matter relating to the Property which could have been revealed if Buyer: a) had obtained, with respect to the Property, a survey, appraisal, title search, Official Georgia Wood Infestation Report, utility bill review, septic system inspection, well water test, or test for radon, asbestos, mold, moisture, methamphetamine, and/or lead-based paint; b) had the Property inspected by a professional, construction expert, or structural, soils or environmental engineer; c) had this Agreement and transaction reviewed by an attorney, financial planner, mortgage consultant or tax consultant; and/or d) consulted appropriate governmental officials, maps, laws and regulations to determine, among other things and without limitation, the zoning of Property, the propensity of the Property to flood, flood zone certifications, and whether any condemnation action is pending or has been filed or other nearby governmental improvements are planned. Buyer and Seller acknowledge that Broker does not perform or have expertise in any of the matters handled by the professionals referenced above or in the above tests, inspections, evaluations and reviews. Buyer and Seller should seek independent expert advice regarding the above matters and any other matter of concern to them relative to the Property and this Agreement. Buyer and Seller acknowledge that Broker shall not be responsible to monitor, supervise, inspect or opine on whether the construction of or repairs to the Property were done properly and that such tasks clearly fall outside the scope of real estate brokerage services. Buyer and Seller further acknowledge that Brokers have no duty to ensure that Seller has terminated Seller's and/or third-parties' administrative access to Devices.

12. Time Limit of Offer. The Time Limit of the Offer shall be the date and time referenced herein when the Offer expires unless prior to that date and time both of the following have occurred: (a) the Offer has been accepted by the party to whom the Offer was made; and (b) Notice of acceptance of the Offer has been delivered to the party who made the Offer.

13. Assignment. In the event Buyer has the right to assign this Agreement, the assignment shall not release Buyer of any of its obligations or liabilities hereunder. Notice of such assignment shall be provided to Seller at least five (5) days prior to Closing.

C. OTHER TERMS AND CONDITIONS

1. Notice.

a. Generally: All Notices given hereunder shall be in writing, legible and signed by the party giving the Notice. In the event of a dispute regarding Notice, the burden shall be on the party giving Notice to prove delivery. The requirements of this Notice paragraph shall apply even prior to this Agreement becoming binding. Notices shall only be delivered: (1) in person; (2) by courier, overnight delivery service or by certified or registered U.S. mail (hereinafter collectively "Delivery Service"); or (3) by email or facsimile. The person delivering or sending the written Notice signed by a party may be someone other than that party.

b. Delivery of Notice: A Notice to a party shall be deemed to have been delivered and received upon the earliest of the following to occur: (1) the actual receipt of the written Notice by a party; (2) in the case of delivery by a Delivery Service, when the written Notice is delivered to an address of a party set forth herein (or subsequently provided by the party following the Notice provisions herein), provided that a record of the delivery is created; (3) in the case of delivery electronically, on the date and time the written Notice is electronically sent to an email address or facsimile number of a party set forth herein (or subsequently provided by the party following the Notice provisions herein) even if it is not opened by the recipient.

c. When Broker Is Authorized to Accept Notice for Client: Except where the Broker is acting in a dual agency capacity, the Broker representing a party in a client relationship shall be the authorized agent of the party for the limited purpose of receiving Notice and such Notice to any of them shall for all purposes herein be deemed to be Notice to the party. This shall include, without limitation, receiving notices regarding the disbursement of earnest money after this Agreement has been terminated. Notice to an authorized agent shall only be effective if the written Notice is sent to an address, facsimile number or email address of the authorized agent set forth herein (or subsequently provided by the authorized agent following the Notice provisions herein) whether or not it is not opened by the recipient. Except as provided for herein, the Broker's staff at a physical address set forth herein of the Broker are authorized to receive Notices delivered by a Delivery Service. The Broker and the Broker's staff shall not be authorized to receive Notice on behalf of a party in any transaction in which a brokerage engagement has not been entered into with the party or in which the Broker is acting in a dual agency capacity. In the event the Broker is practicing designated agency, only the designated agent(s) of a client shall be the authorized agent(s) of the client for the purposes of receiving Notice.

2. Default.

a. Remedies of Seller: In the event this Agreement fails to close due to the default of Buyer, Seller's sole remedy shall be to retain the earnest money as full liquidated damages. Seller expressly waives any right to assert a claim for specific performance. The parties expressly agree that the earnest money is a reasonable pre-estimate of Seller's actual damages, which damages the parties agree are difficult to ascertain. The parties expressly intend for the earnest money to serve as liquidated damages and not as a penalty. Unless Seller has otherwise waived Seller's right to terminate due to the Buyer's failure to pay earnest money, Seller may, after the termination of this Agreement, sue Buyer for any portion of the Earnest Money that was either not paid, returned for insufficient funds, or the payment of which was stopped.

b. Remedies of Buyer: In the event this Agreement fails to close due to the default of Seller, Buyer may either (i) seek the specific performance of this Agreement or (ii) terminate this Agreement upon Notice to Seller and Holder, in which case all earnest money deposits and other payments Buyer has paid towards the purchase of the Property shall be returned to Buyer following the procedures set forth elsewhere herein, and Buyer may pursue any other remedy available at law.

Copyright© 2026 by Georgia Association of REALTORS®, Inc.

c. **Rights of Broker:** The Brokers involved in this transaction shall be express third-party beneficiaries of this Agreement, shall have right to enforce all provisions in this Agreement that benefit them or afford them rights and defenses and shall have all remedies law or in equity in the event of a breach of this Agreement. In the event this Agreement is terminated or fails to close due to the default of a party hereto, the defaulting party shall pay as liquidated damages to each Broker involved in the transaction an amount equal to the Compensation each Broker would have received had the transaction closed. If the same Broker is working with or representing the buyer and seller in the transaction, the Compensation the Broker shall be entitled to in the event of the default shall be the total Compensation the Broker would have received from all parties in the transaction had the transaction closed. For purposes of determining the amount of liquidated damages to be paid by the defaulting party, all written agreements establishing the amount of Compensation to be paid to any broker involved in this transaction are incorporated herein by reference. Additionally, upon the request of any party to the transaction, the Broker(s) shall disclose in writing the Compensation they will receive when the transaction closes so that the party knows the exact amount of liquidated damages they will be obligated to pay should the party default herein.

d. **Attorney's Fees:** In any litigation or arbitration arising out of this Agreement, including but not limited to breach of contract claims between Buyer and Seller and Compensation claims brought by a broker, the non-prevailing party shall be liable to the prevailing party for its reasonable attorney's fees and expenses.

3. **Risk of Damage to Property.** Seller warrants that at the time of Closing the Property and all items remaining with the Property, if any, will be in substantially the same condition (including conditions disclosed in the Seller's Property Disclosure Statement or Seller's Disclosure of Latent Defects and Fixtures Checklist) as of the Offer Date, except for changes made to the condition of Property pursuant to the written agreement of Buyer and Seller. Notwithstanding the above, if the Property is destroyed or substantially destroyed prior to Closing, Seller shall promptly give Notice to Buyer of the same and provide Buyer with whatever information Seller has regarding the availability of insurance and the disposition of any insurance claim. Buyer or Seller may terminate this Agreement without penalty not later than fourteen (14) days from receipt of the above Notice. If Buyer or Seller do not terminate this Agreement, Seller shall assign at Closing all of its rights to receive the proceeds from all insurance policies affording coverage for the claim. If the insurance proceeds are paid prior to Closing, the amount of such proceeds shall be credited against the purchase price of the Property.

4. **Other Provisions.**

a. **Buyer's Representations Regarding Ability to Buy Property:** As of the Binding Agreement Date and the Closing Date, Buyer represents and warrants to Seller that Buyer has the right, power and authority to enter into this Agreement and to consummate the transaction contemplated by the terms and conditions of this Agreement; and the persons executing this Agreement on behalf of Buyer have been duly and validly authorized by Buyer to execute and deliver this Agreement and shall have the right, power and authority to enter into this Agreement and bind Buyer. Buyer warrants and represents that Buyer is not prohibited from buying real property within 10 miles of a military base, installation or airport or agricultural land in Georgia pursuant to O.C.G.A. § 2-1-7.

b. **Condemnation:** Seller shall: (1) immediately notify Buyer if the Property or a portion thereof becomes subject to a condemnation proceeding or if Seller has received notice of a pending condemnation proceeding; and (2) provide Buyer with all written communications regarding the same. Upon receipt of such notice, Buyer shall have the right, but not the obligation for 7 days thereafter, to terminate this Agreement upon Notice to Seller in which event Buyer shall be entitled to a refund of all earnest money and other monies paid by Buyer toward the Property without deduction or penalty. If Buyer does not terminate the Agreement within this time frame, Buyer agrees to accept the Property less any portion taken by the condemnation and if Buyer closes, Buyer shall be entitled to receive any condemnation award or negotiated payment for all or a portion of the Property transferred or conveyed in lieu of condemnation.

c. **Consent to Share Non-Public Information:** Buyer and Seller hereby consent to the Closing Attorney preparing and distributing an American Land Title Association ("ALTA") Estimated Settlement Statement-Combined or other combined settlement statement to Buyer, Seller, Brokers and Brokers' affiliated licensees working on the transaction reflected in this Agreement for their various uses.

d. **Delays Caused by Emergencies:** If at any point after the Binding Agreement date the Governor of Georgia declares a state of emergency for the county in which the Property is located, all unexpired time deadlines herein, including but not limited to the Closing Date, shall automatically extend for the number of days the emergency exists in that county, but not more than eight (8) days. Nothing herein shall prevent the parties by mutual agreement from proceeding forward without extending such deadlines. No deadline shall be extended if this Agreement becomes a binding agreement during a state of emergency.

e. **Digital Signatures:** For all purposes herein, a digital or facsimile signature shall be deemed the same as an original signature; provided, however, that all parties agree to promptly re-execute a conformed copy of this Agreement with original signatures if requested to do so by, the Buyer's mortgage lender or the other party.

f. **Duty to Cooperate:** All parties agree to do all things reasonably necessary to timely and in good faith fulfill the terms of this Agreement. Buyer and Seller shall execute and deliver such certifications, affidavits, and statements required by law or reasonably requested by the Closing Attorney, mortgage lender and/or the title insurance company to meet their respective requirements.

g. **Entire Agreement and Modification:** Except for any Pre-Showing Compensation Agreement or other separate agreement for the payment of Broker's Compensation, that is not a part of or amended by this Agreement, this Agreement constitutes the sole and entire agreement between all of the parties, supersedes all of their prior written and verbal agreements and shall be solely relied upon by the Buyer and binding upon the parties and their successors, heirs and permitted assigns. No representation, statement, promise or inducement not included in this Agreement shall be relied upon or binding upon any party hereto. This Agreement may not be amended, deemed to have been mutually departed from or waived except upon the written agreement of Buyer and Seller. Any agreement to terminate this Agreement or any other subsequent agreement of the parties relating to the Property must be in writing and signed by the parties. This Agreement may only be assigned (SS611) or listed for sale in a multiple listing service by Buyer prior to Closing with the written approval of Seller which may be withheld for any reason or no reason. Any assignee shall fulfill all the terms and conditions of this Agreement, including but not limited to, the obligation to pay the Compensation owed by the assignor.

h. **Extension of Deadlines:** No time deadline under this Agreement shall be extended by virtue of it falling on a Saturday, Sunday or federal holiday except for the date of Closing.

i. **FIRPTA:** Under the Foreign Investment in Real Property Tax Act ("FIRPTA"), Sellers who are not a "foreign person" as that term is defined in Section 1445(f)(3) of the Internal Revenue Code, shall deliver to the Closing Attorney at Closing a FIRPTA Affidavit. If Seller is a "foreign person" additional taxes may need to be withheld at Closing.

Copyright© 2026 by Georgia Association of REALTORS®, Inc.

j. **GAR Forms:** The Georgia Association of REALTORS®, Inc. ("GAR") issues certain standard real estate forms. These GAR forms are frequently provided to the parties in real estate transactions. No party is required to use any GAR form. These forms are generic and written with the interests of multiple parties in mind. The parties agree to carefully review the GAR Forms to be used in this transaction and modify the same to meet their specific needs. If any party has any questions about their rights and obligations under any GAR form, they should consult an attorney. Provisions in the GAR Forms may be subject to differing interpretations by our courts other than what the parties may have intended. Our courts may at times strike down or not enforce provisions in our GAR Forms, as written. No representation is made that the GAR Forms will protect the interests of any particular party or will be fit for any specific purpose. The parties hereto agree that the GAR forms may only be used in accordance with the licensing agreement of GAR. While GAR forms may be modified by the parties, no GAR form may be reproduced with sections removed, altered or modified unless the changes are visible on the form itself or in a stipulation, addendum, exhibit or amendment thereto.

k. **Governing Law and Interpretation:** This Agreement may be signed in multiple counterparts each of which shall be deemed to be an original and shall be interpreted in accordance with the laws of Georgia. No provision herein, by virtue of the party who drafted it, shall be interpreted less favorably against one party than another. All references to time shall mean the time in Georgia. If any provision herein is held to be unenforceable, it shall be severed from this Agreement while the remainder of the Agreement shall, to the fullest extent permitted by law, continue to have full force and effect as a binding contract.

l. **No Authority to Bind:** No Broker or affiliated licensee of Broker, by virtue of this status, shall have any authority to bind any party hereto to any contract, provisions therein, amendments thereto, termination thereof or to Notices signed by Broker but not the party. However, if authorized in this Agreement, Broker shall have the right to accept Notices on behalf of a party (but not send Notices from Broker on behalf of a party unless they are signed by the party). Additionally, any Broker or real estate licensee involved in this transaction may perform the ministerial act of filling in the Binding Agreement Date. In the event of a dispute over the Binding Agreement Date, it shall be resolved by a court or arbitrator having jurisdiction over the dispute, by the written agreement of the Buyer and Seller, or by the Holder but only in making a reasonable interpretation of the Agreement in disbursing earnest money.

m. **No Recording of Agreement:** Buyer shall not record (or permit to be recorded) this Agreement or any memorandum or summary thereof in the Office of Land Records. Buyer shall be liable for damages for violating this section of the Agreement. Nothing herein shall prohibit Buyer from recording a *lis pendens* as part of filing a lawsuit claiming an interest in the Property.

n. **Notice of Binding Agreement Date:** The Binding Agreement Date shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers Notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement. Notice of the Binding Agreement Date may be delivered by either party (or the Broker working with or representing such party) to the other party. If Notice of accurate Binding Agreement Date is delivered, the party receiving Notice shall sign the same and immediately return it to the other party. Notwithstanding any other provision to the contrary contained in this Agreement, it is the express intent of this section that (1) a broker or licensee involved in the real estate transaction may perform the ministerial task of filling in the Binding Agreement Date and (2) sending a fully signed purchase and sale agreement with a specific Binding Agreement Date included, that one of the parties has agreed to, constitutes Notice of the Binding Agreement Date to the other party.

o. **Objection to Binding Agreement Date:** If the Buyer or Seller objects to the date entered as the Binding Agreement Date, then within one (1) day from receiving Notice of Binding Agreement Date, the party objecting shall send Notice of the objection to the other party. The objection shall be resolved by the written amendment between the Buyer and Seller by executing a binding agreement date confirmation (F733). The absence of an agreement on the Binding Agreement Date shall not render this Agreement unenforceable. The failure of a party to timely object will result in the parties accepting the Binding Agreement Date as entered.

p. **Property to Be Delivered in Clean Condition:** Notwithstanding any other provision to the contrary, at the time of possession, Seller shall deliver the Property in clean condition, free of trash, garbage, debris, construction materials, pets and personal property of the Seller not otherwise identified in this Agreement as remaining with the Property. Firewood shall not be considered debris. This section shall apply even in transactions where the Property is being sold as-is.

q. **Rules for Interpreting This Agreement:** In the event of internal conflicts or inconsistencies in this Agreement, the following rules for how those conflicts or inconsistencies shall be resolved will apply:
   (1) Handwritten changes shall control over pre-printed or typed provisions;
   (2) Exhibits shall control over the main body of the Agreement;
   (3) Special Stipulations shall control over both exhibits and the main body of the Agreement, including handwritten changes thereto;
   (4) Notwithstanding the above, the Amendatory Clause in the FHA or VA Exhibit shall control over inconsistent or conflicting provisions contained elsewhere in this Agreement. Buyer and Seller acknowledge and agree that the "Agreement to Seek Amendment to Purchase Price Prior to Termination" section in the FHA or VA Exhibits does not conflict and is not inconsistent with the Amendatory Clause.
   (5) Except as otherwise provided herein, this agreement and any amendment thereto shall be enforceable, as between the parties, even without the signature of any Broker referenced herein. Notwithstanding the above, if any provision(s) in this Agreement, including a provision(s) in any amendment hereto, changes the total amount of Compensation due to any Broker from the total amount of Compensation said Broker has previously agreed to in writing, then such change to the Broker's Compensation shall only be binding if the Broker impacted by such change consents to the same in writing. If a Buyer's Broker Compensation Exhibit (F259) is attached as an exhibit to this Agreement, this Agreement shall not be enforceable unless this Agreement or such Buyer's Broker Compensation Exhibit is signed by the Buyer's Broker and, in cases where the Seller's Broker is sharing a portion of its Compensation with the Buyer's Broker, the Seller's Broker.
   (6) If Broker has written any special stipulations herein, the party for whom such special stipulations were written: a) confirms that each such stipulation fully and accurately reflects that party's intentions; b) accepts each special stipulation as if it were written by such party; and c) hereby agrees to indemnify and hold Broker who prepared the stipulation harmless from any and all claims, causes of action, suits, and damages arising out of or relating to such special stipulation.
   (7) If Broker answers a question of Buyer or otherwise describes some aspect of the Property or the transaction, Broker is doing so based upon information provided by Seller.

Copyright© 2026 by Georgia Association of REALTORS®, Inc.

r. **Survival of Agreement:** The following shall survive the Closing of this Agreement: (1) the obligation of a party to pay Compensation; any warranty of title; (3) all written representations of Seller in this Agreement regarding the Property or neighborhood in which Property is located; (4) Buyer's indemnification obligations arising out of the inspection of the Property by Buyer and Buyer's representatives; (5) the section on condemnation; (6) the section on attorney's fees; (7) the obligations of the parties regarding ad valorem real property taxes; (8) the ability of Broker to receive Notices on behalf of a client after the termination of this Agreement; and (9) any obligations which the parties herein agree shall survive the Closing or may be performed or fulfilled after the Closing.

s. **Terminology:** As the context may require in this Agreement: (1) the singular shall mean the plural and vice versa; and (2) all pronouns shall mean and include the person, entity, firm, or corporation to which they relate.

t. **Time of Essence:** Time is of the essence of this Agreement.

5. **Definitions.**

a. **Banking Day**: A "Banking Day" shall mean a day on which a bank is open to the public for carrying out substantially all of its banking functions. For purposes herein, a "Banking Day" shall mean Monday through Friday excluding federal holidays.

b. **Binding Agreement Date**: The "Binding Agreement Date" shall be the date when a party to this transaction who has accepted an offer or counteroffer to buy or sell real property delivers Notice of that acceptance to the party who made the offer or counteroffer in accordance with the Notices section of the Agreement. Once that occurs, this Agreement shall be deemed a Binding Agreement.

c. **Broker:** In this Agreement, the term "Broker" shall mean the licensed Georgia real estate broker(s) or brokerage firm(s) and their affiliated licensees in this transaction except as may be specifically provided otherwise herein.

d. **Business Day**: A "Business Day" shall mean a day on which substantially all businesses are open for business. For all purposes herein, a "Business Day" shall mean Monday through Friday excluding federal holidays.

e. **Client:** "Client" shall mean a party who is being represented by a Broker pursuant to a written brokerage engagement agreement.

f. **Closing:** The Closing shall be the event in which the parties consummate the transaction set forth in this Agreement by: (1) the Seller tendering the deed referenced herein to the Property; (2) the Buyer paying the required consideration hereunder; (3) both parties properly signing all documents and paperwork as required by the Closing Attorney; and (4) both parties fulfilling other agreements set forth herein that must be fulfilled by the Closing (unless the same have been waived or amended). The Closing shall be deemed consummated when the Closing Attorney confirms to the parties that the Closing Attorney is in receipt of all required paperwork, funds, and approvals necessary to complete the transaction and directs for funds to be disbursed and documents to be recorded. All parties acknowledge that the deed will not normally be recorded in the land records on the day of Closing, and the payment of the sales proceeds may not always be made to Seller on the day of Closing (even though the Closing has been consummated) due to certain circumstances such as, for example, the Seller not being at the Closing in person, the Closing occurring after the cutoff for wiring funds that day, or the terms of an escrow agreements signed by the Seller have not been fulfilled resulting in which a portion of Seller's funds being held back.

g. **Compensation:** The term "Compensation" as used in this Agreement shall mean the compensation to be received by Broker, for performing real estate brokerage services in this transaction, regardless of whether it is a flat fee, percentage, bonus or some other method of compensation.

h. **Customer:** The term "Customer" shall mean a party or parties who are not being represented as clients by the Broker with whom the party or parties are working and for whom the Broker may only perform ministerial acts.

i. **Day**: For the purposes of this Agreement, the term "Day" shall mean a full calendar day ending at 11:59 p.m., except as may be provided for elsewhere herein. For the purposes of counting days for determining deadlines, the specific date referenced as either the Binding Agreement Date or the date from which the deadline shall be counted will be day zero.

j. **Material Relationship:** A material relationship shall mean any actually known personal, familial, social, or business relationship between the broker or the broker's affiliated licensees and any other party to this transaction which could impair the ability of the broker or affiliated licensees to exercise fair and independent judgment relative to their client.

k. **Use of Initials "N/A":** The use of the initials "N/A" or "N.A." in filling out a blank in this Agreement shall mean "not applicable"

6. **Property Not Being Sold for Value of Any Improvements on Land.** Buyer acknowledges that the Property may contain certain incidental improvements such as existing homes, barns, fences, outbuildings and wells. Buyer acknowledges that the Property is being purchased for the value of the land rather than the value of any improvements presently located thereon. All improvements are being sold in "as-is" condition. Buyer acknowledges that the improvements on the Property, if any, may be in need of significant repair**,** may contain defective conditions and may not have been constructed or used in accordance with all applicable laws. Since the condition of any existing improvements is immaterial to Buyer's decision to purchase the Property, Seller shall have no responsibility to make any disclosures or repairs relative to the same. Buyer covenants not to sue Seller with respect to any matter relating to the condition of said improvements and agrees to indemnify and hold Seller harmless with respect to the same. Buyer expressly waives: (1) any and all rights to inspect and test for lead-based paint and/or lead-based paint hazards for not less than ten (10) days from the Binding Agreement Date; and (2) the right not to be contractually obligated under this Agreement until the above time period has lapsed.

7. **WARNING TO BUYERS AND SELLERS: BEWARE OF CYBER-FRAUD.** Fraudulent emails attempting to get the buyer and/or seller to wire money to criminal computer hackers are increasingly common in real estate transactions. Specifically, criminals are impersonating the online identity of the actual mortgage lender, Closing Attorney, real estate broker or other person or companies involved in the real estate transaction. In that role, the criminals send fake wiring instructions attempting to trick buyers and/or sellers into wiring them money related to the real estate transaction, including, for example, the buyer's earnest money, the cash needed for the buyer to close, and/or the seller's proceeds from the Closing. These instructions, if followed, will result in the money being wired to the criminals. In many cases, the fraudulent email is believable because it is sent from what appears to be the email address/domain of the legitimate company or person responsible for sending the buyer or seller wiring instructions. The buyer and/or seller should verify wiring instructions sent by email by independently looking up and calling the telephone number of the company or person purporting to have sent them. Buyers and sellers should never call the telephone number provided with wiring instructions sent by email since they may end up receiving a fake verification from the criminals. Buyer and sellers should be on special alert for: 1) emails directing the buyer and/or seller to wire money to a bank or bank account in a state other than Georgia; and 2) emails from a person or company involved in the real estate transaction that are slightly different (often by one letter, number, or character) from the actual email address of the person or company.

Copyright© 2026 by Georgia Association of REALTORS®, Inc.

8. **HEIGHTENED IDENTIFICATION PROCEDURES TO HELP PREVENT FRAUD; COVENANT NOT TO SUE:** There has bee significant increase in criminals attempting to sell properties they do not own by posing as the owners of those properties. To prevent such crimes, Seller shall immediately, upon request of either the Seller's Broker and/or the Closing Attorney: 1) provide the requesting party with information confirming the Seller's identity, including a current government issued photo identification; 2) meet in person or through audio-visual conferencing to confirm the Seller's identity; and 3) if the Seller is a legal entity, provide the requesting party with the organizational and operating documents of such entity and current photo identification and either meet in-person or in audio-visual meeting with the executor, manager, trustee, general partner, officer, administrator, or other person in a comparable role of the legal entity to confirm their identity. Seller further agrees to cooperate with the Closing Attorney's heightened identification procedures which shall at least meet the standards, if any, supplied by a title insurance company for whom the Closing Attorney is an agent. Seller acknowledges that the transaction may not be able to close unless such procedures are followed. In the event Seller breaches its obligations hereunder, Seller shall be in default of this Agreement. Buyer acknowledges that identity theft may occur regardless of the measures undertaken by the parties, their respective brokers and the attorney(s) involved in the transaction to confirm the Seller's identity. For and in consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Buyer covenants not to sue any Broker(s) and/or the Closing Attorney involved in this real estate transaction for damages arising out of or relating to a fraudulent seller.

9. **LIMITATION OF LIABILITY AND STATUTE OF LIMITATIONS. BUYER AND SELLER ACKNOWLEDGE THAT BROKER(S):**
   a. **SHALL, UNDER NO CIRCUMSTANCES, HAVE ANY LIABILITY GREATER THAN THE AMOUNT OF COMPENSATION PAID HEREUNDER TO BROKER (EXCLUDING ANY COMPENSATION AMOUNT PAID TO A COOPERATING REAL ESTATE BROKER, IF ANY) OR, IF NO REAL ESTATE COMPENSATION IS PAID TO BROKER, THAN THE SUM OF $100; AND**
   b. **NOTWITHSTANDING THE ABOVE, SHALL HAVE NO LIABILITY IN EXCESS OF $100 FOR ANY LOSS OF FUNDS AS THE RESULT OF WIRE OR CYBER FRAUD.**
   c. **STATUTE OF LIMITATIONS: FOR AND IN CONSIDERATION OF THE SUM OF $10.00 AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE THEREBY ACKNOWLEDGED, ALL CLAIMS OF ANY NATURE WHATSOEVER AGAINST BROKER(S) AND/OR THEIR AFFILIATED LICENSEES INVOLVED IN THIS TRANSACTION, WHETHER ASSERTED IN LITIGATION OR ARBITRATION AND SOUNDING IN BREACH OF CONTRACT AND/OR TORT, MUST BE BROUGHT WITHIN ONE (1) YEAR FROM THE DATE ANY CLAIM OR CAUSE OF ACTION ARISES. SUCH ACTIONS SHALL THEREAFTER BE TIME-BARRED. ALL BROKERS REFERENCED HEREIN SHALL BE EXPRESS THIRD-PARTY BENEFICIARIES OF THIS PROVISION.**

10. **Exhibits and Addenda.** All exhibits and/or addenda attached hereto, listed below, or referenced herein are made a part of this Agreement.

- ☐ Back-up Agreement Contingency Exhibit (F604) "_____"
- ☐ Buyer's Broker Compensation Exhibit (F259) "_____"
- ☐ Closing Attorney Acting as Holder of Earnest Money Exhibit (F510) "_____"
- ☐ Community Association Disclosure Exhibit (F322) "_____"
- ☐ Legal Description Exhibit (F807 or other) "_____"
- ☐ Seller's Property Disclosure Statement Exhibit (F302, F307) "_____"
- ☐ Special Title Exceptions Pertaining to Property as Exhibit "_____"
- ☐ Special Warranties and Representations of Seller as Exhibit "_____"
- ☑ Survey of Property as Exhibit "A"
- ☐ Temporary Occupancy Agreement for Seller after Closing Exhibit (F219) "_____"
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

Copyright© 2026 by Georgia Association of REALTORS®, Inc.

SPECIAL STIPULATIONS: The following Special Stipulations are made a part of this Agreement.

1. Sellers shall have the right to review and approve the buyer obtained controlling survey of the property. All parties acknowledge and agree that the Property being sold pursuant to this Agreement is limited to the 1.7-acre lot and does not include any additional acreage or property owned by Sellers/Sellers family.

2. The buyer obtained and seller approved controlling survey will be provided as Exhibit "A" prior to closing.

3. This is an all cash offer, not subject to financing.

4. Earnest money becomes non-refundable as of October 27, 2026 and will be applied to purchase price at closing.

5. This agreement shall be contingent upon approval by the governing authority of the buyer in a public meeting, in accordance with the provisions of Georgia law, to take place on October 26, 2026. If the City of Lawrenceville is unable to proceed due to the public meeting not resulting in approval then notice shall be delivered to seller no later than the same evening of said meeting.

6. Heartland Real Estate does not represent the City of Lawrenceville in this transaction and all compensation paid to Heartland Real Estate will be from the seller and not the buyer.

7. The words "To the extent allowed by law; if any," shall be added to the beginning of the language on page 4 Section 8.d. and 9.d.

☐ **Additional Special Stipulations (F246) are attached.**

Copyright© 2026 by Georgia Association of REALTORS®, Inc.

By signing this Agreement, Buyer and Seller acknowledge that they have each read and understood this Agreement and agree to its terms.

If Buyer or Seller is a legal entity, this Agreement must be signed by one or more authorized persons, as required in the entity's legal documents. The person's signature must include the capacity in which the person is signing, such as "Trustee", "General Partner", "Manager", "President", etc.

Buyer Acceptance and Contact Information

1 **Buyer's Signature**

David Still, as Mayor of The City of Lawrenceville.
Print or Type Name | Date

70 S. Clayton Street, Lawrenceville, GA 30046
Buyer's Address for Receiving Notice

678-407-6576
Buyer's Phone Number ☐ Cell ☐ Home ☐ Work

david.still@lawrencevillega.org
Buyer's Email Address

2 **Buyer's Signature**

Print or Type Name | Date

Buyer's Address for Receiving Notice

Buyer's Phone Number ☐ Cell ☐ Home ☐ Work

Buyer's Email Address

☐ **Additional Signature Page (F267) is attached.**

Seller Acceptance and Contact Information

1 **Seller's Signature**

Mark W. Burson
Print or Type Name | Date

Seller's Address for Receiving Notice

Seller's Phone Number ☐ Cell ☐ Home ☐ Work

Seller's Email Address

2 **Seller's Signature**

William B. Burson
Print or Type Name | Date

Seller's Address for Receiving Notice

Seller's Phone Number ☐ Cell ☐ Home ☐ Work

Seller's Email Address

☐ **Additional Signature Page (F267) is attached.**

Buyer's Broker/Affiliated Licensee Contact Information

N/A
Buyer Brokerage Firm

Broker/Affiliated Licensee Signature | Date

Print or Type Name | GA Real Estate License #

Licensee's Phone Number | Fax Number

Licensee's Email Address

REALTOR® Membership

Broker's Address

Broker's Phone Number | Fax Number

MLS Office Code | Brokerage Firm License Number

Seller's Broker/Affiliated Licensee Contact Information

Heartland Real Estate
Seller Brokerage Firm

Broker/Affiliated Licensee Signature | Date

April Weaver | Nakia Brooks | *358152|315107*
Print or Type Name | GA Real Estate License #

404-425-4087
Licensee's Phone Number | Fax Number

april@heartlandga.com | nakia@heartlandga.com
Licensee's Email Address

I-85NBOR | NAMAR
REALTOR® Membership

2160 Morningside Drive Ste. 200, Buford, Ga 30518
Broker's Address

470-655-1976
Broker's Phone Number | Fax Number

HRTL01 | *H-80183*
MLS Office Code | Brokerage Firm License Number

Binding Agreement Date: The Binding Agreement Date in this transaction is the date of _____ and has been filled in by _____.

Copyright© 2026 by Georgia Association of REALTORS®, Inc.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR SESSION, OCTOBER 26, 2026
AGENDA CATEGORY: CONSENT AGENDA

Item:	Lawrenceville Police Department Axon Council Presentation
Department:	Police
Date of Meeting:	Monday, October 26, 2026
Fiscal Impact:	$835,000.00
Presented By:	John Mullin, Chief of Police
Action Requested:	Approval to fund new capability while collapsing six renewal dates into one annual Axon contract, in the amount of $835,000.00.

Summary: Replaces ten prior quotes with a single 5-year agreement, one renewal date, and one point of accountability. Adds Drone as First Responder, agency-wide AI enhancements, and fixed camera, and drone detection coverage across the city. Scheduled refreshes for Body 4 cameras, Fleet 3, TASER 10 and VR to keep equipment current through 2031, and roll FUSUS real time information center grant into the contract upon its expiration.

Background: Modernizing Lawrenceville's Public Safety Technology. Proposing to consolidate six existing Axon contracts into one agreement and add the capabilities the department needs thereafter.

Fiscal Impact: Amount of $835,000.00. This will be funded by Speed Zone Funds (2853210-581200).

Attachments/Exhibits:

- 2026 Axon Proposal.pptx

Modernizing and updating Lawrenceville's Public Safety Technology

A proposal to consolidate six existing contracts into one agreement, and to add the capabilities the department needs next.

John Mullin
Chief of Police

LAWRENCEVILLE
GEORGIA

Agenda

What's driving this proposal and what council is being asked to approve.

01	Where we stand today
02	The case for change
03	The proposed agreement
04	What's new: DFR, AI Era, Prepared 911 & fixed cameras
05	Timeline & the Fusus grant transition
06	Final Recap

WHERE WE STAND TODAY (CURRENT STATE)

Six active contracts, four different renewal dates

BWC + TASER 10 Unlimited+
96 BWC users · 8/1/23–7/31/28
$215K/yr

TASER 10 Certification
90 users · 3/15/24–3/14/29
$390K upfront

VR Training
90 users · 8/1/23–7/31/28
$24K/yr

Fleet 3 Advanced
60 vehicles · 3/1/24–2/28/29
$174K/yr

Interview Rooms
5 rooms · 2/15/25–2/14/30
$165K upfront

Fusus Pro
4/1/25–3/31/28
$304K upfront (grant)

Six separate contracts, four different end dates between 2028 and 2030.

The case for change…

What today's setup can't do

- **No Drone as First Responder**
  No aerial situational awareness ahead of officer arrival on priority calls
- **No agency-wide enhancements**
  Officer time still goes into manual documentation instead of on patrol
- **No fixed camera coverage**
  Visibility gaps outside of patrol reach and body-worn camera range
- **Six contracts, four renewal dates**
  Budgeting spread across 2028–2030 expirations including expiration of Real Time Information Center software

What the increase buys

CURRENT — 6 CONTRACTS

$583K/yr

Effective annual spend, upfront costs amortized

$413K/yr in payments + $850K upfront already invested, spread across 6 separate contracts.

→

PROPOSED — 1 CONTRACT

$835K/yr

Single consolidated annual payment, no separate upfront

Adds Drone as First Responder, Axon AI for all users, and (10) Lightpost fixed cameras.

Net increase of approximately **$252K/yr** — funding new capability while collapsing six renewal dates into one.

One agreement, built for where the department is headed

CONSOLIDATE

Replaces prior multiple contracts with a single 5-year agreement, one renewal date, and one point of accountability.

EXPAND

Adds Drone as First Responder, agency-wide AI enhancements, fixed cameras, and drone detechtion coverage across the city.

MODERNIZE

Scheduled refreshes for Body cameras, Fleet cameras, TASER and VR keep equipment current through 2031.



WHAT'S NEW · DFR

Drone as First Responder

Three Skydio Drone X10 dock systems gives dispatch real-time aerial awareness on priority calls before officers arrive on scene and improves response time.

Skydio X10 Patrol HW Kit	**3**
Skydio Dock for X10 (DFR Kit)	**3**
DFR Dock & Patrol data subscriptions	**3 + 3**
Premium install & support services	**3 + 3**
Dock commissioning & training	**1**

Why a DFR Program?

- Response-time and de-escalation program that uses an aerial camera to give officers better information before they arrive.
- A drone launches from a fixed location (PD) when 911 receives emergency calls. It flies directly to the call and provides live video to responding officers. **It does not patrol randomly.**
- Makes our community safer through faster, better-informed emergency response.

Why DFR (continued)

- Reduces pursuits and limits detentions.
- Resolves some calls without dispatching an officer.
- Creates video accountability.
- Provides overwatch for responding officers/events.
- Can be used in search and rescue operations.
- Data reveals significantly reduces response times in the majority of calls where utilized.

Why DFR (continued)

- Will increase Officer effectiveness through situational awareness while increasing safety.
- This is not a surveillance tool. It's about getting better information to officers before they make decisions that affect someone's life.
- Many communities are embracing DFR as an invaluable tool to reduce crime and we are committed to ensuring this new capability protects our community while protecting civil liberties.

PREPARING FOR FUTURE CHALLENGES

Axon Dedrone: knowing what's already in the airspace

Drone traffic has grown sharply across the country — from hobbyists to commercial delivery to bad actors, more unmanned aircraft are operating in local airspace than ever before. As Lawrenceville adds its own drone program, it also needs to see what else is flying nearby.

Axon Dedrone gives real-time detection and identification of drones operating in and around the city — flagging unauthorized or unknown aircraft near sensitive sites, large events, and active incidents.

Detects & identifies	**Drones in local airspace**
Protects	**Events, facilities & incident scenes**
Works alongside	**The department's own DFR program**

What's New? The AI era

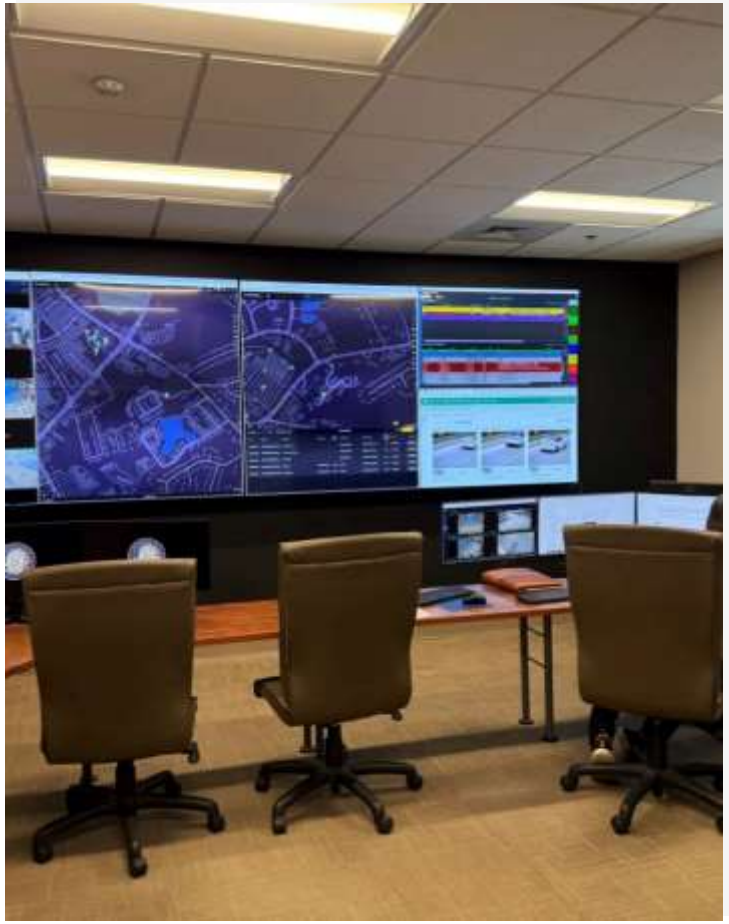
- Agency-wide enhancements, deployed for every sworn officer.
- Axon assistant – policy lookup, legal review, info tool, and translation (55 languages).
- Draft One: generates incident report from body-cam.
- Transcription – Turns interview and body camera audio into searchable text.
- Axon prepared 911 – AI assisted call handling.

PRIORITY FOR THE AGENCY

Axon Prepared 911

Prepared 911 brings AI directly into the communications center. It listens on the call in real time, automatically capturing location, weapon and suspect details as the caller speaks.

- Structured call details push straight to CAD and responding units — no re-typing, no relay delay
- Frees telecommunicators to focus on the caller instead of the keyboard
- Gets officers en route with more accurate information, faster



WHAT'S NEW · FIXED CAMERA COVERAGE

(10) Lightpost



Axon Lightpost (5)

Mounts to existing light poles for real-time video on key corridors, with install, connect service, and 5-year monitoring & maintenance.

Fusus (RTIC)

- The Fusus Grant funded investment carries forward and is not lost after it expires in 2028.
- NO lapse in service.
- Rolls over into new contract at expiration.
- LPD will be able to continue providing this valuable resource to the public and officers.
- There have been countless success stories with the RTIC program.

A phased rollout, not a disruption

Prior contracts terminate and the new agreement begins together, with equipment refreshed on a predictable schedule through 2031.

Nov 2026	Hardware delivery begins — Body 4 cameras, VR, TASER 10, Outpost, Lightpost & Interview Room gear.
Dec 2026	New agreement begins; the six prior contracts terminate, and transfer credits apply.
2028	Fusus CCTV integration and Interview Room 2-camera upgrade commissioned.
2029–2031	Scheduled refreshes for body cameras, Fleet cameras, VR, Lightpost & Outpost hardware at no added cost.

Summary

- Will clean up existing contracts by consolidating into one agreement with scheduled upgrades.
- Adds significant agency wide enhancements to our current capabilities.
- Implements a Drone First Responder Program.
- Guarantees fixed cost for 5 years, which includes significant discounts over the term and increases yearly cost 252k per year.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, OCTOBER 26, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	SUP2026-00013; Smokerise Services, LLC; 425 West Pike Street
Department:	Planning and Development Department
Date of Meeting:	Monday, October 26, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Special Use Permit to allow an automobile wash (carwash)
Planning & Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Staff Recommended Conditions

---

Summary: The applicant requests a Special Use Permit to allow an Automobile Wash (Carwash) at the subject property. The subject property is approximately 0.8-acre parcel zoned BG (General Business District) located at the Northeastern corner of the intersection between West Pike Street and Dons Way.

Attachments/Exhibits:

- SUP2026-00013_ATTCHMNTS_09042026.pdf
- SUP2026-00013_PC REC CNDS_10052026.pdf
- SUP2026-00013_SITE PLN NTS_10132026_v2.pdf
- SUP2026-00013_425 W PIKE ST_10132026.pdf

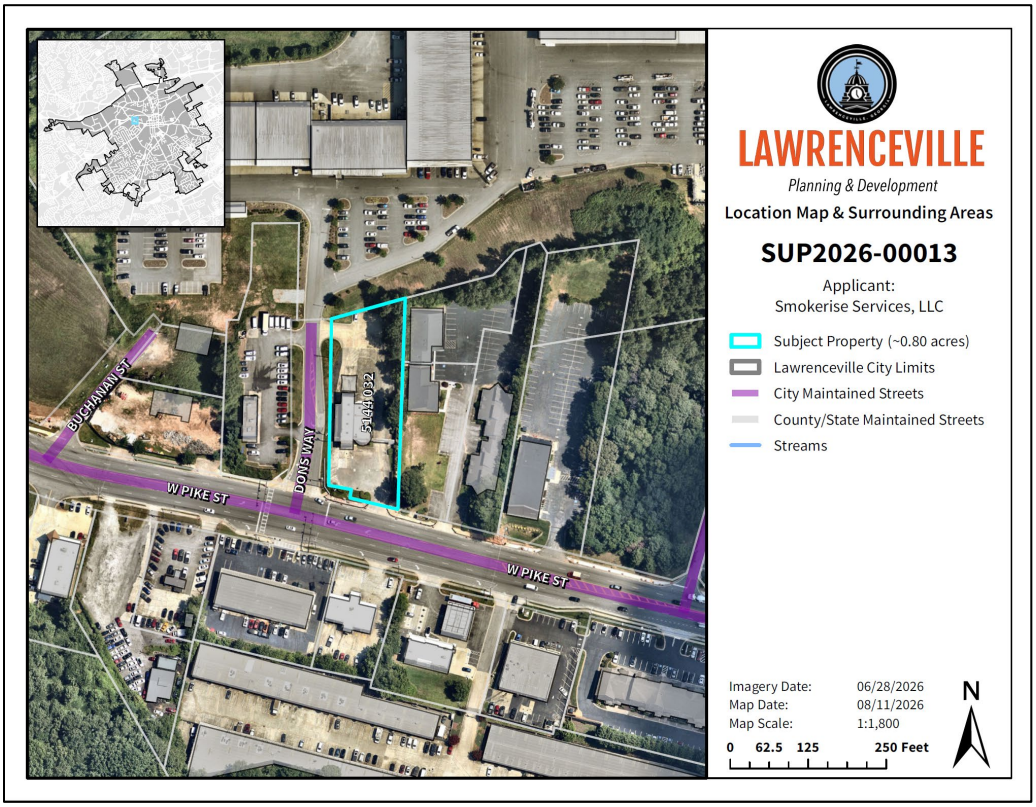
LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S):	**SUP2026-00013**
APPLICANT(S):	SMOKERISE SERVICES, LLC
PROPERTY OWNER(S):	SMOKERISE SERVICES, LLC
LOCATION(S):	425 W PIKE STREET
PARCEL IDENTIFICATION NUMBER(S):	R5144 032
APPROXIMATE ACREAGE:	0.8 ACRES
CURRENT ZONING:	BG (GENERAL BUSINESS DISTRICT)
PROPOSED DEVELOPMENT:	AUTOMOBILE WASH (CARWASH)
DEPARTMENT RECOMMENDATION:	APPROVAL W/ CONDITIONS

VICINITY MAP



SUP2026-00013_RPRT_09042026

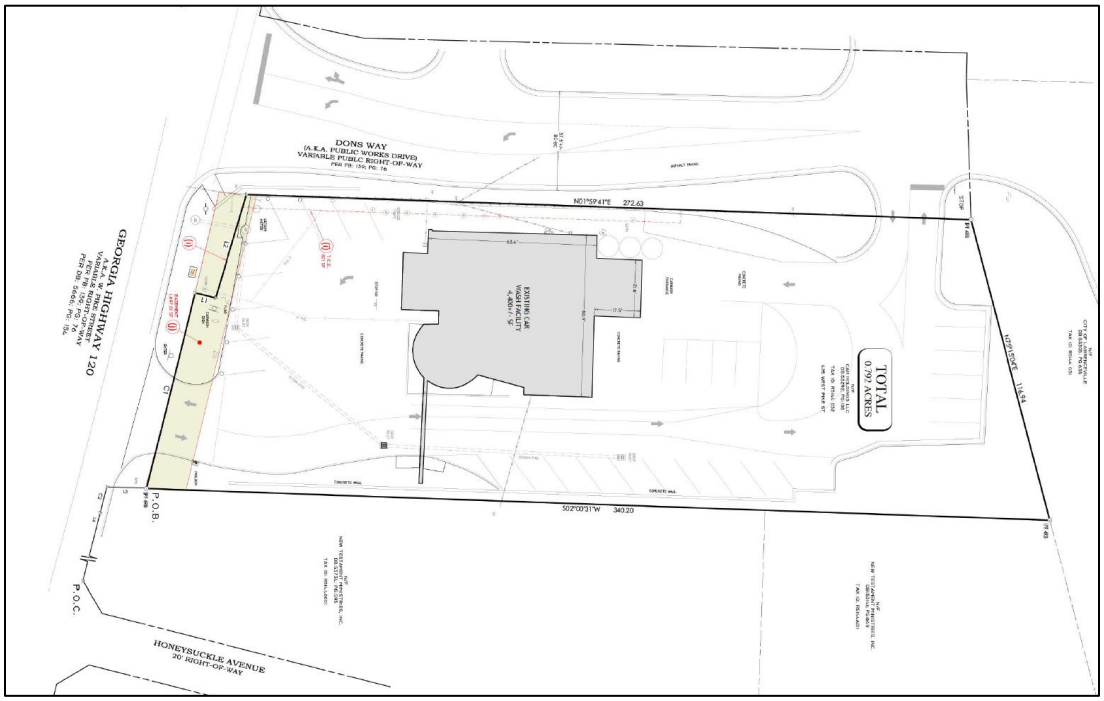
ZONING HISTORY

The earliest zoning records on file for the subject property circa 1960 show the property zoned as BG (General Business District), its current zoning district. There are no Variances, Appeals, Special Use Permits, or Zoning Conditions on record for the subject property.

PROJECT SUMMARY

The applicant requests a Special Use Permit to allow an Automobile Wash (Carwash) at the subject property. The subject property is an approximately 0.8-acre parcel zoned BG (General Business District) located at the northeastern corner of the intersection between West Pike Street and Dons Way.

BOUNDARY SURVEY



SUP2026-00013_RPRT_09042026

ZONING AND DEVELOPMENT STANDARDS

The subject property is developed with an approximately 4,707 square foot structure originally constructed in the year 1968 as a car wash facility. The property is accessed via a pair of curb cuts: one located directly on West Pike Street, and the other at the rear of the property along Dons Way. The facility is served by twenty-six (26) parking spaces distributed throughout the property.

According to Occupation Tax records, the property was used as an Automobile Wash (Carwash) facility as recently as the year 2021. However, the property has sat vacant since the previous tenant "Autobell Car Wash") closed the business in 2021. As such, the six-month period during which an existing nonconforming use can be replaced by the same existing nonconforming use has long since expired.

The applicant proposes to use the existing structure (with minor interior and architectural modifications) and its environs as an Automobile Wash (Carwash) facility. Upon adoption of the 2020 Lawrenceville Zoning Ordinance, a Special Use Permit is necessary for an Automobile Wash (Carwash) facility in a BG (General Business) zoning district.

Article 1 Districts, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Automobile Wash (Carwash)	BG – Special Use Permit	BG – Special Use Permit	*Approval with Conditions*

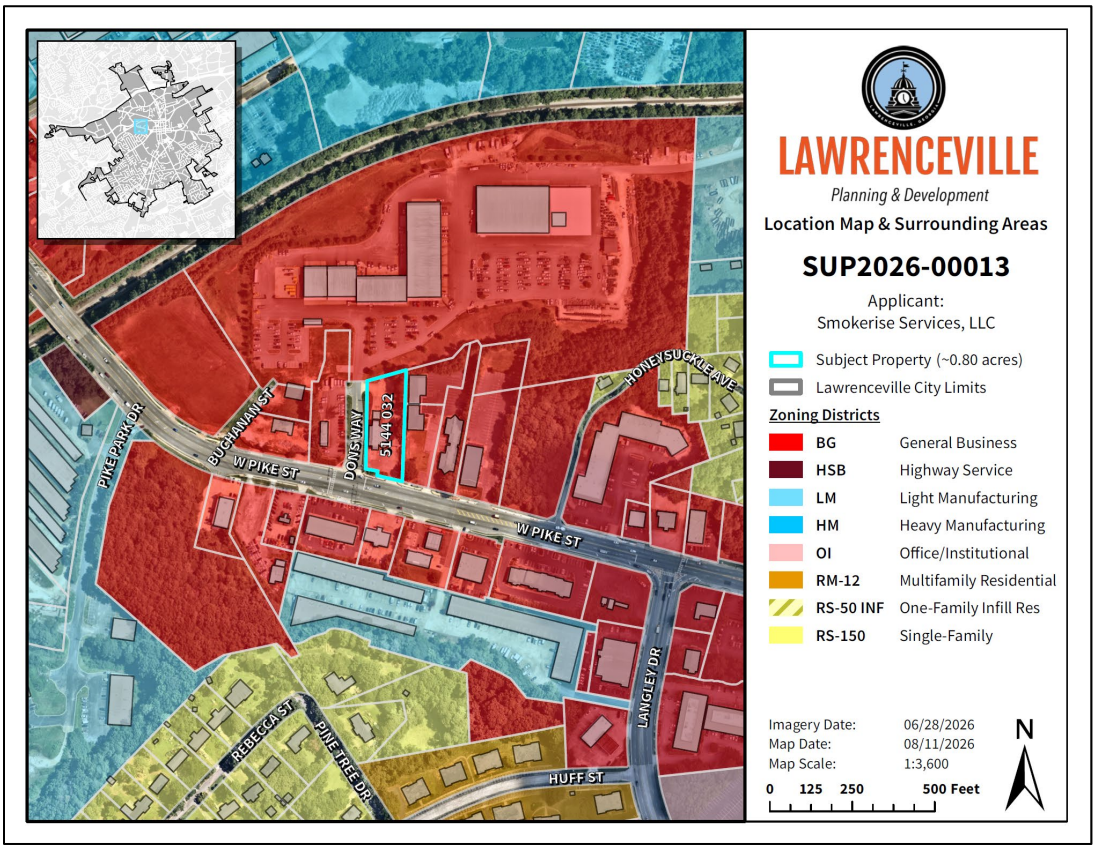
Article 2, Section 200.3., Subsection 200.3.10. – Automobile Wash – Automatic and Self Service reads as follows:

> *A. Metal building facades are prohibited; and*
>
> *B. Prefabricated awning type structures are only permitted at automatic facilities*

Approval of the proposed Special Use Permit would not require approval of any companion variances or other adjustments. While the applicant does not propose major site or architectural modifications, approval may be conditioned on meeting contemporary development, zoning, and building standards, where practical.

SUP2026-00013_RPRT_09042026

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP



SURROUNDING ZONING AND USE

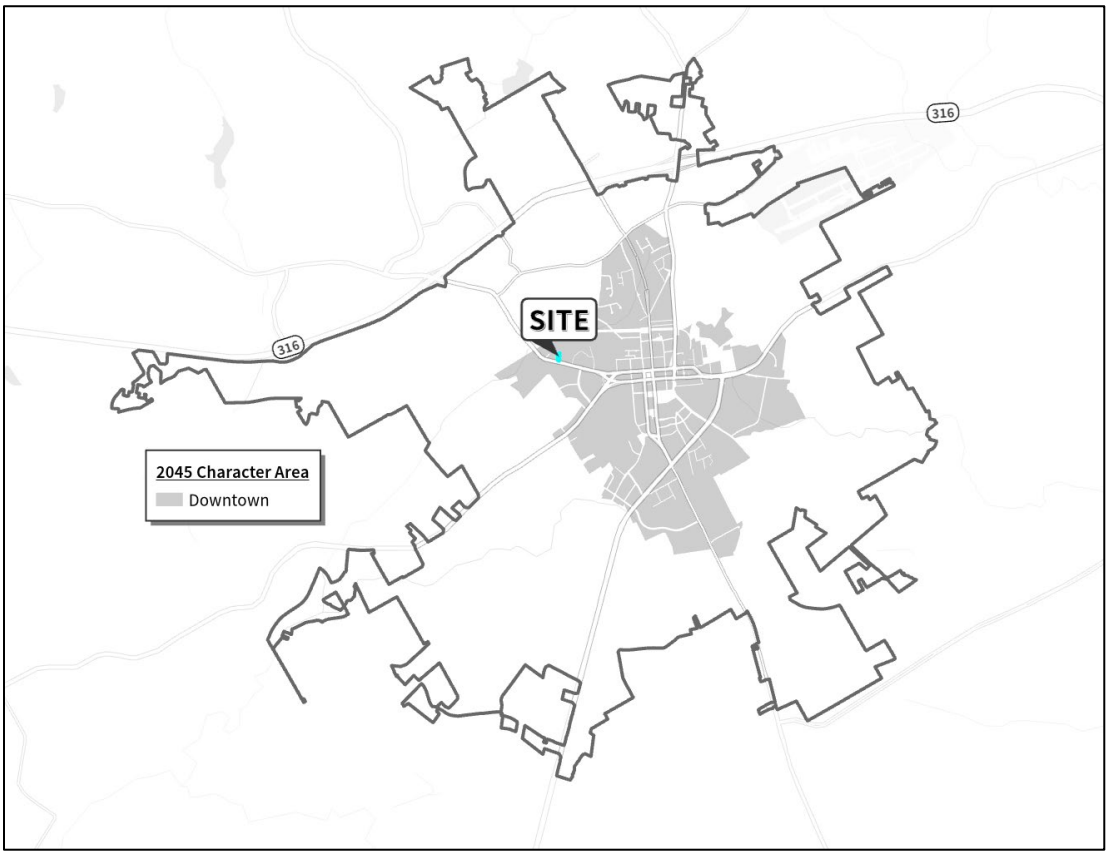
The immediate surrounding area along West Pike Street is composed of commercial, retail, and light industrial uses within commercial and industrial zoning districts.

Nearby uses include automobile-related facilities such as auto service garages, an auto rental facility, a used car lot, and a convenience store with fuel pumps, all zoned BG (General Business District). Other nearby uses include places of worship, multi-tenant retail facilities, and the City's public works facility – also zoned BG. The larger area is host to a larger number of uses and zoning districts, including office/warehouse spaces zoned LM (Light Manufacturing District), single-family dwellings zoned RS-150 (Single-Family Residential District), and more intensive industrial uses on land zoned HM (Heavy Manufacturing District). Of particular note within the greater area is another automobile wash facility ("Ultra Car Wash") on a property zoned BG, located at the intersection of West Pike Street and Old Norcross Road,

When considering the number and variety of auto-related uses along the West Pike Street corridor, the proposed Special Use Permit may be appropriate.

SUP2026-00013_RPRT_09042026

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Downtown character area, defined as such:

> *Lawrenceville's Downtown character area serves as the historical and cultural heart of the city, preserving its unique charm while nurturing economic vitality. With a robust economy and a focus on community life, Downtown is a hub of cultural activities and commerce.*

As a strictly auto-related use, the proposed request for an Automobile Wash facility may not be strictly consistent with the intent of the 2045 Comprehensive Plan for the Downtown character area.

SUP2026-00013_RPRT_09042026

STAFF RECOMMENDATION

The proposed Special Use Permit would allow the reuse of an existing, purpose-built automobile wash facility that has historically operated as a car wash at the subject property. The request is compatible with the predominantly commercial and auto-oriented character of the West Pike Street corridor, where several automobile-related uses and another automobile wash are located nearby. While an automobile wash may not be strictly consistent with the Downtown character area's long-term vision, the proposal involves limited modifications to an existing facility and would not introduce a substantially new development pattern.

Given the limited scope of the request and the reuse of an existing purpose-built facility, Staff recommends **APPROVAL WITH CONDITIONS** of the requested Special Use Permit, subject to compliance with applicable zoning, development, building, and life-safety requirements and any conditions necessary to ensure compatibility with surrounding properties.

SUP2026-00013_RPRT_09042026

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Lawrenceville Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

SUP2026-00013_RPRT_09042026

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

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

   The proposed Automobile Wash (Carwash) is suitable given the established commercial and automobile-oriented character of the West Pike Street corridor, which includes several automobile-related uses including another automobile wash in the general vicinity.

2. **Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

   The proposed use is not anticipated to adversely affect the existing use or usability of adjacent properties. The request involves the reuse of an existing, purpose-built carwash facility with limited site modifications, thereby minimizing potential impacts associated with new construction or significant changes in site activity.

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

   The property has a reasonable economic use as currently zoned BG, including continued commercial development and reuse of the existing structure. The proposed Special Use Permit would allow the property to be utilized for a use historically established on the site.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

   The proposed reuse of the existing facility is not anticipated to result in an excessive or burdensome use of existing public facilities. The site has existing access from West Pike Street and Dons Way, and the proposed use would reestablish a historically existing use without significant expansion of the site or building footprint.

5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

   The proposed Automobile Wash may not be strictly consistent with the long-term vision of the Downtown character area, which emphasizes a more mixed-use and pedestrian-oriented development pattern. However, the limited scope of the request and reuse of an existing purpose-built facility may mitigate this inconsistency.

6. **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 property was historically developed and operated as an automobile wash, and the surrounding West Pike Street corridor continues to contain a variety of commercial and automobile-oriented uses. The proposed reuse of the existing facility, without substantial site expansion or redevelopment, provides supporting grounds for approval of the request.

SUP2026-00013_RPRT_09042026

LAWRENCEVILLE

Planning & Development

PLANNING & DEVELOPMENT

RECOMMENDED CONDITIONS_10052026

SUP2026-000013

Approval of the Special Use Permit to allow an Automobile Wash (Carwash) in a BG (General Business) zoning district, subject to the following enumerated conditions:

1. **To restrict the Special Use Permit as follows:**

   A. The Special Use Permit shall be limited to an automobile wash conducted entirely within the existing structure on site, with no expansion of the building footprints.

   B. Outdoor storage associated with the automobile wash shall be prohibited.

   C. Hours of operation for the automobile wash shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.

   D. All washing, detailing, and associated vehicle service activities shall be conducted within designated areas of the site and shall not interfere with required parking, fire access, pedestrian circulation, or public rights-of-way.

   E. The existing twenty-six (26) parking spaces shall be maintained unless otherwise approved through the applicable development review process. Parking or vehicle stacking shall not occur within the public right-of-way.

   F. Any exterior modifications to the existing structure shall be subject to review and approval by the Director of Planning and Development prior to issuance of a Building Permit and shall be consistent with applicable architectural and development standards.

   G. The existing building shall be maintained in good repair, and any deteriorated exterior materials, pavement, curbing, landscaping, or site improvements shall be repaired or replaced as required by the Director of Planning and Development.

   H. All access drives, parking areas, vehicle stacking areas, and pedestrian circulation areas shall be maintained in a safe and functional condition.

   I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.

   J. Peddlers and/or any parking lot sales shall be prohibited.

SUP2026-00013_P&D REC CNDS_09042026

K. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

L. The Special Use Permit shall be limited to a period of two (2) years, at which time the use shall cease unless an application for renewal is submitted and approved in accordance with the Zoning Ordinance.

M. All applicable local, state, and federal permits and approvals, including building, fire, and life-safety permits, shall be obtained prior to occupying the facility.

SUP2026-00013_P&D REC CNDS_09042026

LAWRENCEVILLE
GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: Smokerise Servicesllc	NAME: Smokerise Servicesllc
ADDRESS: 425 W Pike ST	ADDRESS: 425 W Pike ST
CITY: Lawrenceville	CITY: Lawrenceville
STATE: GA ZIP: 30046	STATE: GA ZIP: 30046
PHONE: 404-210-1463	PHONE: 404-210-1463

CONTACT PERSON: Abdul Rahim Sivji PHONE: 404-210-1463

CONTACT'S E-MAIL: Rahimsivji@Hotmail.com

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

ZONING DISTRICT(S): O6 ACREAGE: 0.89

PARCEL NUMBER(S): R5144032

ADDRESS OF PROPERTY: 425 W Pike St, Lawrenceville GA 30046

PROPOSED SPECIAL USE: Automatic Car Wash

SIGNATURE OF APPLICANT	DATE 8/4/26
SIGNATURE OF OWNER	DATE 8/4/26
TYPED OR PRINTED NAME: Abdul Rahim Sivji	
TYPED OR PRINTED NAME: Abdul Rahim Sivji	
NOTARY PUBLIC	DATE 8/4/26
NOTARY PUBLIC	DATE 8/4/26

STATE OF GEORGIA My Comm. Expires: SEPTEMBER 30, 2027 WALTON CO. Notary Public YVONNE K. SERRIAN

YVONNE K. SERRIAN Notary Public WALTON CO. My Comm. Expires SEPTEMBER 30, 2027 STATE OF GEORGIA

SUP2026-00013
RECEIVED AUGUST 6, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? N
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

SUP2026-00013
RECEIVED AUGUST 6, 2026
PLANNING & DEVELOPMENT DEPARTMENT

Abdul Rahim Sivji, Smokerise Services LLC
1646 Lilburn Stone Mountain Rd.
St. Mountain, GA 30087

8/4/2026

City of Lawrenceville
Planning and Development Department
70 S. Clayton Street
Lawrenceville, GA 30046

RE: Letter of Intent – Application for Special Use Permit (SUP)

Property Address: 425 W. Pike Street, Lawrenceville, GA 30046
Parcel ID: R5144 032
Current Zoning: BG – General Business District
Proposed Use: Modernized Automatic Conveyor Tunnel Car Wash (Retrofit)

To the City Council, Planning Commission and Planning Department:

Please accept this Letter of Intent in support of my application for a Special Use Permit (SUP) for the property located at 425 W. Pike Street. The property consists of approximately 0.89 acres at the intersection of West Pike Street (Hwy 120) and Dons Way. The site is zoned BG and historically operated as an automatic car wash. We are requesting a SUP to authorize the substantial retrofit, modernization, and operation of a new, state-of-the-art, automatic, drive-in conveyor tunnel car wash where vehicles are mechanically pulled through computerized washing, rinsing, and drying stages.

Project Description & Capital Investment:
The proposed development will revitalize and retrofit the existing 4,707-square-foot commercial structure. This extensive capital improvement project will transform the footprint into a modern, high-efficiency conveyor wash tunnel. The project also features 15 dedicated, high-suction vacuum bays for customer use post-wash. The building architecture will undergo minor exterior facade modifications to complement the visual standards of the West Pike Street corridor. The proposed operational hours will be from 8:00 AM to 7:00 PM daily.

Zoning and Land Use Compatibility:
The requested Special Use Permit is highly compatible with the existing commercial character of the surrounding BG-zoned district and perfectly aligns with the City of Lawrenceville's 2040 Comprehensive Plan. Because this proposal represents the modernization of a historical land use at this exact location, it avoids creating new commercial density or commercial encroachment into nearby commercial or residential areas. The project brings a vital, environmentally conscious service amenity to an established, heavily traveled commercial transit corridor by breathing new life into an existing structural asset.

- Environmental & Water Resource Management: Environmental sustainability is central to the design. The facility will install a cutting-edge closed-loop water reclamation system that captures, filters, and recycles a vast majority of all wash water. All remaining wastewater will pass through a specialized oil/water separator interceptor before discharging safely into the municipal sewer line.

SUP2026-00013
RECEIVED AUGUST 6, 2026
PLANNING & DEVELOPMENT DEPARTMENT

- Noise Control & Visual Screening: In compliance with Lawrenceville's Article 2 Supplementary Use Standards, all automated mechanical wash operations take place inside the retrofitted, enclosed tunnel structure. The drying stage utilizes sound-insulated blowers positioned deeply inside the tunnel exit to prevent noise pollution. The 15 vacuum bays will utilize modern, muffled motor technology to minimize ambient sound.

- Public Safety & Lighting: The facility will be equipped with 24/7 video surveillance cameras and brightly lit during its 8:00 AM to 7:00 PM operational window with downward-directed, zero-glare LED lighting fixtures to ensure customer safety while preventing light spillover onto adjacent properties.

The proposed state-of-the-art conveyor car wash retrofit represents a major capital improvement that replaces a vacant commercial space with a premier, environmentally conscious service facility. It will significantly boost local utility revenue and generate active municipal tax revenue along a vital commercial artery while preserving the existing structural footprint.

We respectfully request your approval of this Special Use Permit. Thank you for your time and careful consideration of this proposal.

Sincerely,

SMOKERISE SERVICES LLC
Owner

SUP2026-00013
RECEIVED AUGUST 6, 2026
PLANNING & DEVELOPMENT DEPARTMENT

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 144 of the 5th District, City of Lawrenceville, Gwinnett County, Georgia, and being more particularly described as follows: To find the true point of beginning, commence at the mitered westerly right-of-way line of Honeysuckle Avenue (20-foot right-of-way) and the old northerly right-of-way line of Georgia Highway No. 120 (also known as West Pike Street) (the old right-of-way being 72 feet) running thence along the old northerly right-of-way line of Georgia Highway No. 120 north 75 degrees 42 minutes 11 seconds west a distance of 421 76 feet to a point; thence continuing along said old right-of-way line along the arc of the curve to the right (said arc being subtended by a chord bearing of north 75 degrees 47 minutes 35 seconds west a chord distance of 10.09 feet and having a radius of 5765.578 feet) an arc distance of 18.09 feet to a 5/8 inch rebar found; thence leaving the old northerly right-of-way line and running north 01 degree 52 minutes 30 seconds east a distance of 14 32 feet to an iron pin set, which marks the TRUE POINT OF BEGINNING; thence running along the arc of a curve to the right (said arc being subtended by a chord bearing of north 76 degrees 28 minutes 52 seconds west a chord distance of 114 65 feet and having a radius of 5779.578 feet) an arc distance of 114.65 feet to an iron pin set; thence running north 02 degrees 06 minutes 21 seconds east a distance of 283.96 feet to an iron pin set; thence running north 75 degrees 13 minutes 55 seconds east a distance of 116.01 feet to a 1/2 inch rebar found; thence running south 01 degrees 52 minutes 30 seconds west a distance of 340.32 feet to an iron pin set, which marks the POINT OF BEGINNING; said tract or parcel being shown as containing 0 8000 acres on that survey prepared by Tim Shelton by Hannon, Meeks & Bagwell, Surveyors & Engineers, Inc., Lawrenceville, Georgia, Mack L. Meeks, Georgia Registered Land Surveyor No 1497, dated January 13, 1988.

Less and except from the above described property that portion of the property conveyed by that certain Right of Way Deed from CAH Holdings, LLC to City of Lawrenceville, Georgia dated February 2, 2017 and recorded in Deed Book 54916, Page 592 in the real property records of Gwinnett County, Georgia:

All that tract or parcel of land lying and being in Land Lot 144 of the 5th Land District, in the City of Lawrenceville, Gwinnett County, Georgia and being more particularly described as follows:

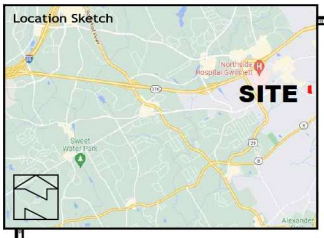
To find the POINT OF COMMENCEMENT, begin at a point at the intersection of the Northeasterly Right-of-Way of West Pike Street (100-foot R/W) and the Southeasterly Right-of-Way of CSX Railway (100-foot Right-of-Way); THENCE leaving said intersection, South 61 degrees 00 minutes 25 seconds East for a distance of 931.53 feet to a Point on the Northeasterly Right-of-Way of West Pike Street, said Point being THE POINT OF BEGINNING

THENCE from said Point as thus established, North 01 degree 59 minutes 41 seconds East for a distance of 10.18 feet to a Point; THENCE North 73 degrees 16 minutes 55 seconds West for a distance of 40.63 feet to a Point; THENCE South 13 degrees 57 minutes 03 seconds West for a distance of 8.00 feet to a Point on the Northeasterly Right-of-Way of West Pike Street; THENCE along the Northeasterly Right-of-Way of West Pike Street North 76 degrees 02 minutes 57 seconds West for a distance of 38.48 feet to a Point, said point being THE POINT OF BEGINNING.

Said property contains 0.008 Acres (354 Square Feet) as shown as a Required Right-of-Way on the Right-of-Way & Easement Exhibit for CAH Holdings & Lawrenceville Public Works, prepared by Precision Planning, Inc. (Job# T15233), and dated 5/31/16.

SUP2026-00013
RECEIVED AUGUST 6, 2026
PLANNING & DEVELOPMENT DEPARTMENT

Location Sketch



Flood Statement

THE F.I.R.M. (FLOOD INSURANCE RATE MAP) SHOWS THE REFERENCED PARCEL TO BE IN ZONE X AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. ACCORDING TO MAP NOS: 13135C0073F & 13135C0088F, DATED: 09/29/2006.

Zoning Notes

NO ZONING INFORMATION PROVIDED AS PART OF THIS TITLE COMMITMENT.

Utility Notes

SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 104, OF THE 5TH DISTRICT, IN THE CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE MITERED INTERSECTION OF THE WESTERN RIGHT-OF-WAY (R/W) OF HONEYSUCKLE AVENUE (20' PUBLIC R/W) AND THE NORTHERN R/W OF GEORGIA HIGHWAY 120 (A.K.A. WEST PIKE STREET - VARIABLE PUBLIC R/W); THENCE ALONG THE NORTHERN R/W OF GA HWY 120 (A.K.A. WEST PIKE STREET - VARIABLE PUBLIC R/W) WITH A BEARING OF N 75°42'11" W, A DISTANCE OF 421.76 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 5765.58 FEET, HAVING A CHORD BEARING OF N 75°47'35" W, A CHORD DISTANCE OF 10.09 FEET AND AN ARC LENGTH OF 10.09 FEET TO A POINT; THENCE WITH A BEARING OF N 01°53'20" E, A DISTANCE OF 14.32 FEET TO AN IRON PIN FOUND (#4 REBAR) AND THE TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED; THENCE CONTINUING ALONG SAID R/W IN A WESTERLY DIRECTION WITH CURVE TURNING TO THE LEFT WITH A RADIUS OF 5779.58 FEET, HAVING A CHORD BEARING OF N 76°02'50" W, A CHORD DISTANCE OF 75.91 FEET AND AN ARC LENGTH OF 75.91 FEET TO A POINT; THENCE WITH A BEARING OF N 13°54'21" E, A DISTANCE OF 8.00 FEET TO A POINT; THENCE WITH A BEARING OF N 73°16'41" W, A DISTANCE OF 40.62 FEET TO A POINT AT THE INTERSECTION OF SAID R/W OD THE EASTERN R/W OF DONS WAY (A.K.A. PUBLIC WORK DRIVE - VARIABLE PUBLIC R/W); THENCE ALONG THE EASTERN R/W OF DONS WAY (A.K.A. PUBLIC WORK DRIVE - VARIABLE PUBLIC R/W) WITH A BEARING OF N 01°59'41" E, A DISTANCE OF 272.63 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE LEAVING SAID R/W WITH A BEARING OF N 75°15'04" E, A DISTANCE OF 116.94 FEET TO AN IRON PIN FOUND (#4 REBAR); THENCE WITH A BEARING OF S 02°00'31" W, A DISTANCE OF 340.20 FEET TO AN IRON PIN FOUND (#4 REBAR) ALONG THE NORTHERN R/W OF GA HWY 120 (A.K.A. WEST PIKE STREET- VARIABLE PUBLIC R/W) AND THE TRUE POINT OF BEGINNING.

Commitment no: 2-41838(B)(Tract 3) Effective Date: June 29, 2022 at 5:00 p.m.

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET. - NOT A SURVEY MATTER.
2. STANDARD EXCEPTIONS:
   - (a) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
   - (b) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
   - (c) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
   - (d) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
   - (e) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
3. SPECIAL EXCEPTIONS:
   - (A) ALL TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS. - NOT A SURVEY MATTER.
   - (B) ANY AND ALL UNPAID WATER BILLS ASSOCIATED WITH SUBJECT PROPERTY. - NOT A SURVEY MATTER.

NOTE: THE ABOVE ITEM MAY BE REMOVED OR MODIFIED UPON FURTHER EXAMINATION.

- (C) NO INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE CONTAINED IN THE PROPERTY DESCRIBED HEREIN. - SURVEYED ACREAGE AS SHOWN.
- (D) RIPARIAN RIGHTS INCIDENT TO THE PREMISES. - NOT A SURVEY MATTER.
- (E) RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. - NOT A SURVEY MATTER.
- (F) ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER CREATED BY OR ARISING OUT OF THE INACCESSIBILITY OF THE RECORDS OF GWINNETT COUNTY, GEORGIA, INCLUDING, BUT NOT LIMITED TO, (I) AN INABILITY TO SEARCH THE PUBLIC RECORDS AFTER JUNE 29, 2022, OR (II) ANY DELAY IN RECORDATION OF THE LIMITED WARRANTY DEED INTO THE PROPOSED INSURED IN THE PUBLIC RECORDS. - NOT A SURVEY MATTER.
- (G) CONVEYANCE OF ACCESS RIGHTS FROM H. T. SHELTON TO THE DEPARTMENT OF TRANSPORTATION, STATE OF GEORGIA, DATED JANUARY 21, 1985, FILED FOR RECORD MAY 1, 1985 AT 9:00 A.M., RECORDED IN DEED BOOK 3033, PAGE 188, RECORDS OF GWINNETT COUNTY, GEORGIA. - DOES NOT AFFECT.
- (H) EASEMENT AS GRANTED IN THAT CERTAIN WARRANTY DEED FROM SUNSHINE CAR WASH, INC. TO DEPARTMENT OF TRANSPORTATION, DATED JUNE 2, 1989, FILED FOR RECORD AUGUST 8, 1989 AT 1:16 P.M., RECORDED IN DEED BOOK 5603, PAGE 206, AFORESAID RECORDS. - DOES NOT AFFECT.
- (I) RIGHT OF WAY DEED FROM CAH HOLDINGS, LLC. A GEORGIA LIMITED LIABILITY COMPANY TO CITY OF LAWRENCEVILLE, GEORGIA, A GEORGIA MUNICIPAL CORPORATION, DATED FEBRUARY 2, 2017, FILED FOR RECORD FEBRUARY 6, 2017 AT 4:17 P.M., RECORDED IN DEED BOOK 54918, PAGE 592, AFORESAID RECORDS. 0.008 ACRE REQUIRED R/W. AFFECTS AS SHOWN.

NOTE: THE ABOVE ITEM MAY BE REMOVED OR MODIFIED UPON FURTHER EXAMINATION AND/OR SURVEY REVIEW.

- (J) GENERAL EASEMENT AND MAINTENANCE AGREEMENT FOR SIDEWALK BY AND BETWEEN CAH HOLDING, LLC. A NORTH CAROLINA LIMITED LIABILITY COMPANY AND CITY OF LAWRENCEVILLE, A GEORGIA MUNICIPAL CORPORATION, DATED DECEMBER 20, 2017, FILED FOR RECORD JANUARY 23, 2018 AT 11:25 P.M., RECORDED IN DEED BOOK 55066, PAGE 524, AFORESAID RECORDS. - 1,697.01 SQ. FT. EASEMENT AREA. AFFECTS AS SHOWN.
- (K) ALL MATTERS AS SHOWN ON THAT CERTAIN SURVEY PREPARED BY TIM SHELTON BY HANNON, MEEKS & BAGWELL, SURVEYORS & ENGINEERS, INC., LAWRENCEVILLE, GEORGIA, MACK L. MEEKS, GEORGIA REGISTERED LAND SURVEYOR NO. 1647, DATED JANUARY 15, 1988. - NO COPY OF REFERENCED PLAT PROVIDED AS PART OF THIS TITLE PACKAGE.
- (L) ALL MATTERS AS SHOWN ON THAT CERTAIN SURVEY ENTITLED " BOUNDARY SURVEY FOR: AUTOBELL CAR WASH" PREPARED BY SOUTHLAND ENGINEERING, INC., BEARING THE SEAL AND CERTIFICATION OF KEVIN N. COONEY, GEORGIA REGISTERED LAND SURVEYOR NO. 2980, DATED NOVEMBER 11, 2016, LAST REVISED MARCH 27, 2015, BEING JOB NO. 14179. - DOES NOT AFFECT.

(M) ANY SECURITY INTEREST CREATED AT CLOSING. - NOT A SURVEY MATTER.

Surveyor's Certification

I, KEVIN N. COONEY, A REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA OF THE FIRM OF SOUTHLAND ENGINEERING, INC., CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA 30120 (PHONE - (770) 387-0440), HEREBY CERTIFY TO FRATESI PROPERTIES, LLC., A GEORGIA LIMITED LIABILITY COMPANY; UNITED COMMUNITY BANK AND CHICAGO TITLE INSURANCE COMPANY, THAT THE PREMISES SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY DESCRIBED HEREON; THAT THE BUILDINGS THEREON ARE LOCATED WITH RESPECT TO PROPERTY BOUNDARIES AS SHOWN. THE SURVEY WAS PREPARED TO INCLUDE 2021 ALTA TABLE A ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, 18, AND 19. I FURTHER CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AS ARE CURRENTLY AVAILABLE AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

WITNESS MY HAND THIS THE 21st DAY OF September 2022.

GEORGIA REGISTERED PROFESSIONAL 9/21/22 KEVIN N. COONEY

KEVIN N. COONEY, P.L.S. - GA REG. NO. 2980

General Notes

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1' IN 37,000 FEET, AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1' IN 662,308 FEET.
3. EQUIPMENT USED: TOPCON 2003W, TOTAL STATION, WITH DATA COLLECTOR AND TOPCON NETWORK RTK GPS.
4. RIGHTS OF WAY ARE BASED UPON PINS FOUND AND/OR CENTERLINES OF PATHS OF TRAVEL.
5. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.
6. DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
7. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SHEET MAY EXIST ON THIS SITE.
8. THE SURVEYED LAND IS A LAWFULLY CREATED PARCEL AND HAS BEEN SUBDIVIDED IN ACCORDANCE WITH ALL APPLICABLE LAWS, STATUTES, ORDINANCES, AND REGULATIONS INCLUDING WITHOUT LIMITATION APPLICABLE SUBDIVISION ORDINANCES.
9. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT 2-41838(B)(TRACT 3) WITH A DATE OF JUNE 29, 2022 AT 5:00 PM.
10. AT TIME OF SURVEY, NO PARTY WALLS EXIST ON THE SUBJECT PROPERTY.
11. AT TIME OF SURVEY, NO PARKING SPACES EXIST ON THE SUBJECT PROPERTY.
12. AT TIME OF SURVEY, THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL.
13. AT TIME OF SURVEY, THERE WAS NO RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. AT TIME OF SURVEY, THERE WERE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE RECENT STREET OR SIDEWALK REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

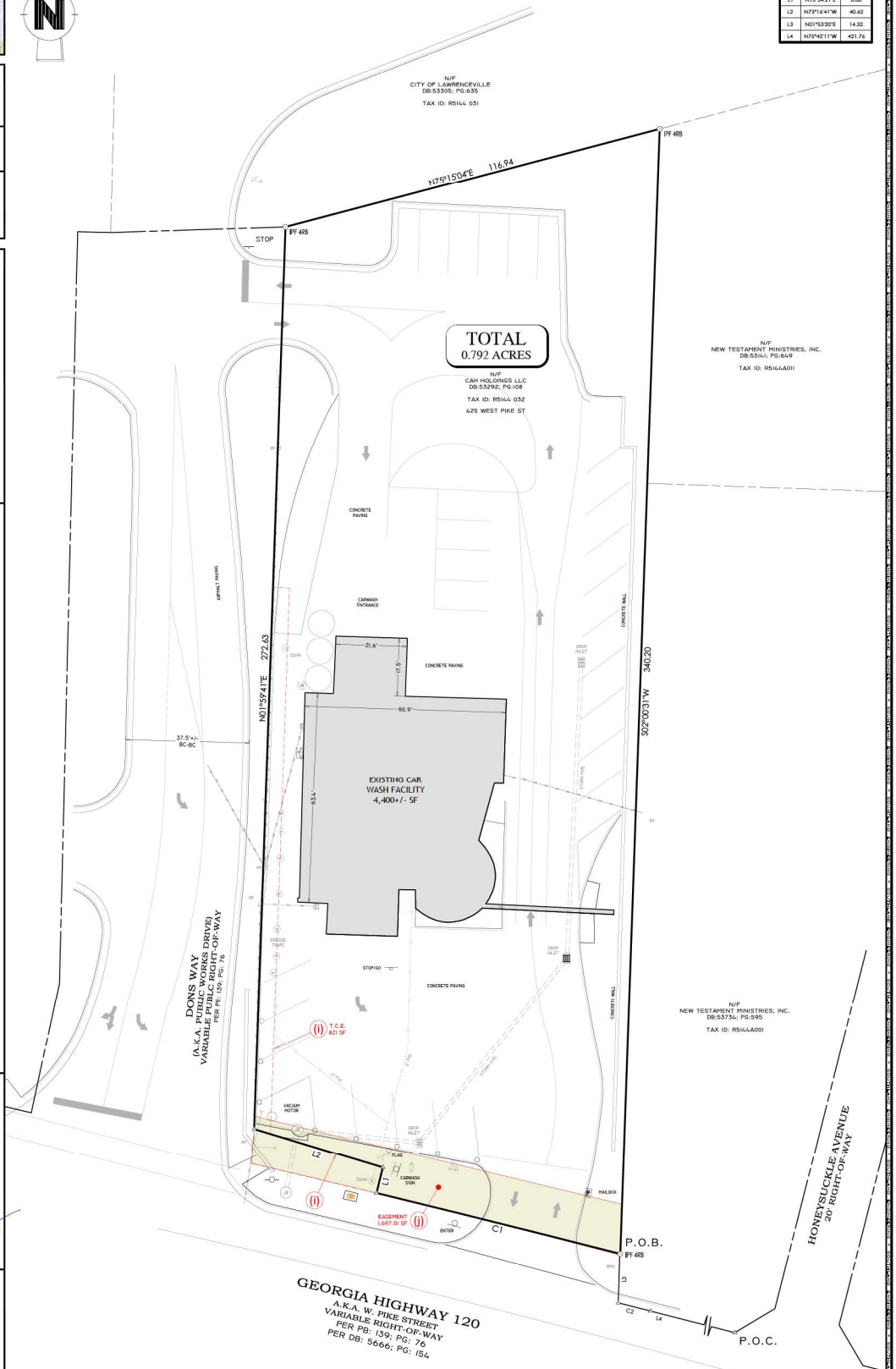
GRAPHIC SCALE : 1" = 15'

0' 7.5' 15' 30' 60'

GA WEST ZONE GRID NORTH

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	75.91	5779.58	N76°02'50"W	75.91
C2	10.09	5765.58	N75°47'35"W	10.09

LINE TABLE		
LINE	BEARING	LENGTH
L1	N13°54'21"E	8.00
L2	N73°16'41"W	40.62
L3	N01°53'20"E	14.32
L4	N75°42'11"W	421.76



SUP2026-00013
RECEIVED AUGUST 6, 2026
PLANNING & DEVELOPMENT DEPARTMENT

SOUTHLAND ENGINEERING
CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.387.0440 FAX: 770.607.5151

DATE: SEPT. 13, 2022	REV: SEPT. 22, 2022	JOB NO: 14179 - 4
DATE OF FIELDWORK: SEPT. 1, 2022	DR: KNC	CH: KNC	APP: KNC

ALTA/NSPS LAND TITLE SURVEY FOR:

Fratesi Properties, LLC, a Georgia limited liability company
United Community Bank
Chicago Title Insurance Company

Land Lot 104, of the 5th District, City of Lawrenceville, Gwinnett County, Georgia

= IRON PIN FOUND = CONCRETE MON.FOUND = IRON PIN PLACED = BENCHMARK = PHOTO REFERENCE = EXCEPTIONS = PARKING BOLLARD
= DOUBLE WING CATCH BASIN = SINGLE WING CATCH BASIN = JUNCTION BOX = CURB INLET = YARD INLET = DROP INLET = HEADWALL
= GAS VALVE = GAS METER = TELEPHONE MANHOLE = ELECTRIC MANHOLE = TELEPHONE PEDESTAL = SIGN = BENCHMARK
= SEWER MANHOLE = CLEAN OUT = WATER VALVE = WATER METER = FIRE HYDRANT = IRRIGATION CONT. VALVE = WELL
= STORM PIPE = SEWER PIPE = OVERHEAD PWR. = FENCE LINE = WATER LINE = GAS LINE = COMM. LINE = UND. PWR. = MAILBOX

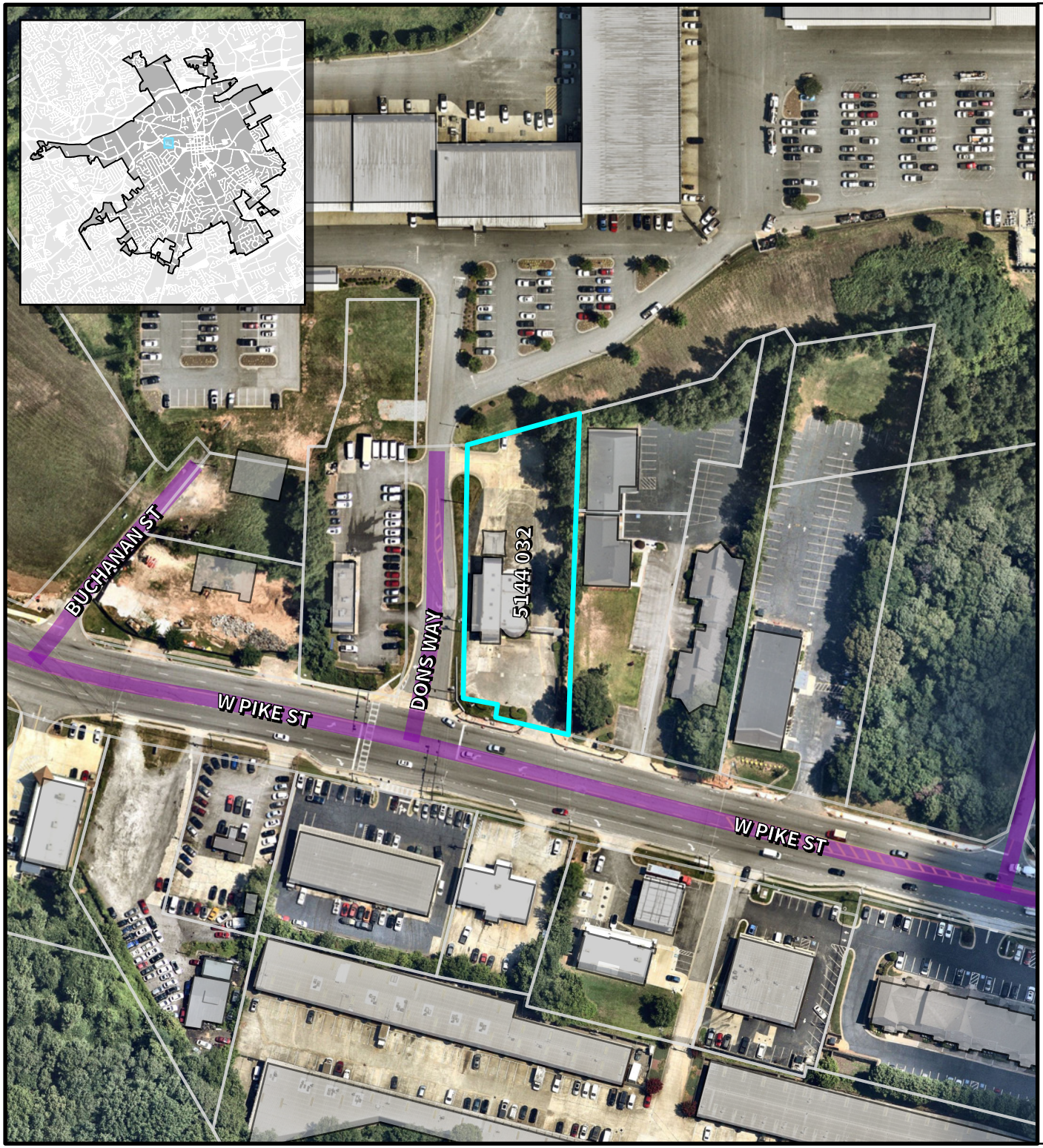
LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

Applicant:
Smokerise Services, LLC



- Subject Property (~0.80 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	06/28/2026
Map Date:	08/11/2026
Map Scale:	1:1,800

0 62.5 125 250 Feet

N

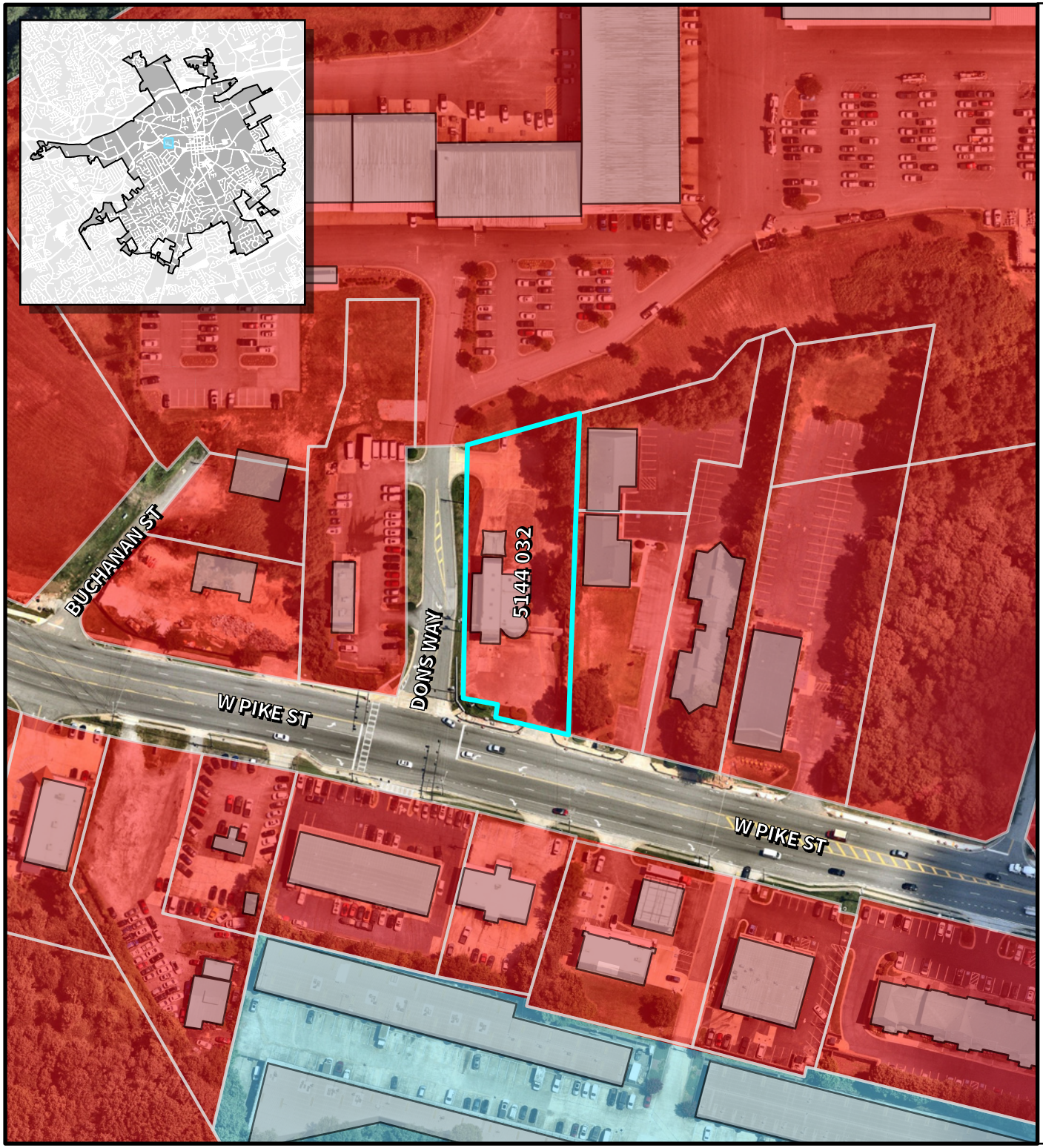
LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

Applicant:
Smokerise Services, LLC



Subject Property (~0.80 acres)

Lawrenceville City Limits

Zoning Districts

BG General Business

LM Light Manufacturing

Imagery Date: 06/28/2026
Map Date: 08/11/2026
Map Scale: 1:1,800

N

0 62.5 125 250 Feet

LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

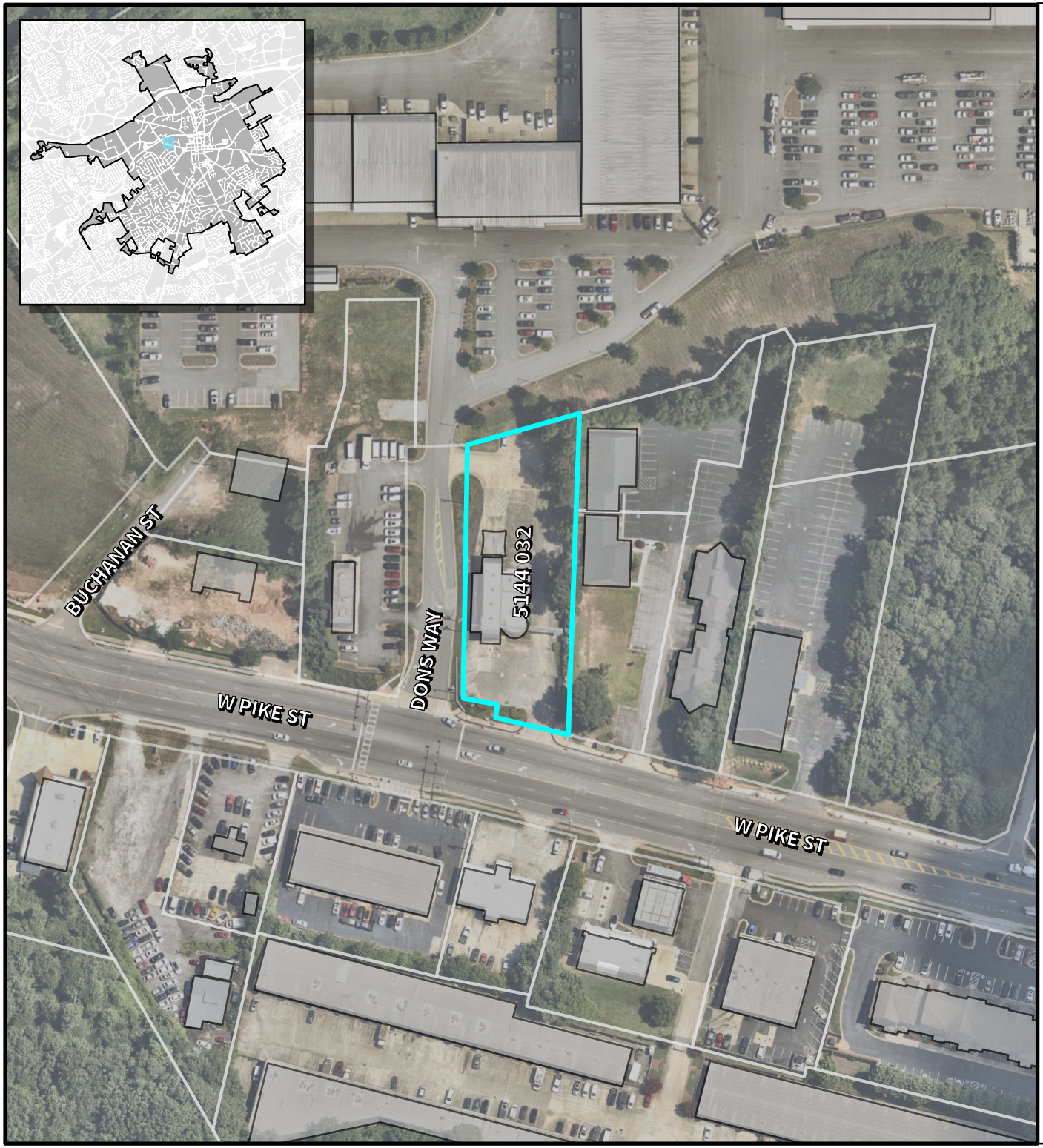
Applicant:
Smokerise Services, LLC

Subject Property (~0.80 acres)

Lawrenceville City Limits

2045 Character Areas

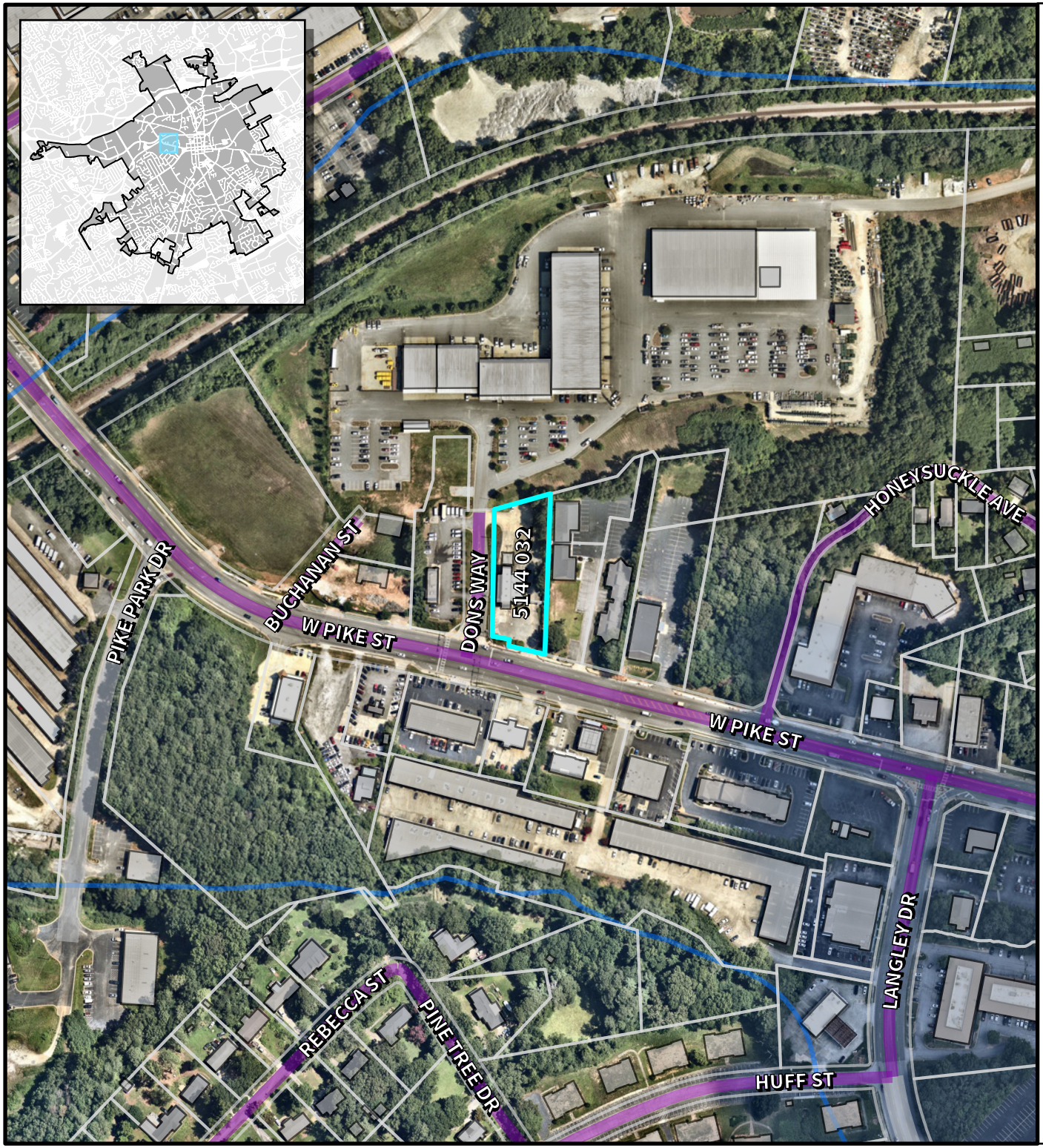
Downtown



Imagery Date: 06/28/2026
Map Date: 08/11/2026
Map Scale: 1:1,800

0 62.5 125 250 Feet

N



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

Applicant:
Smokerise Services, LLC

- Subject Property (~0.80 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	06/28/2026
Map Date:	08/11/2026
Map Scale:	1:3,600

N

0 125 250 500 Feet

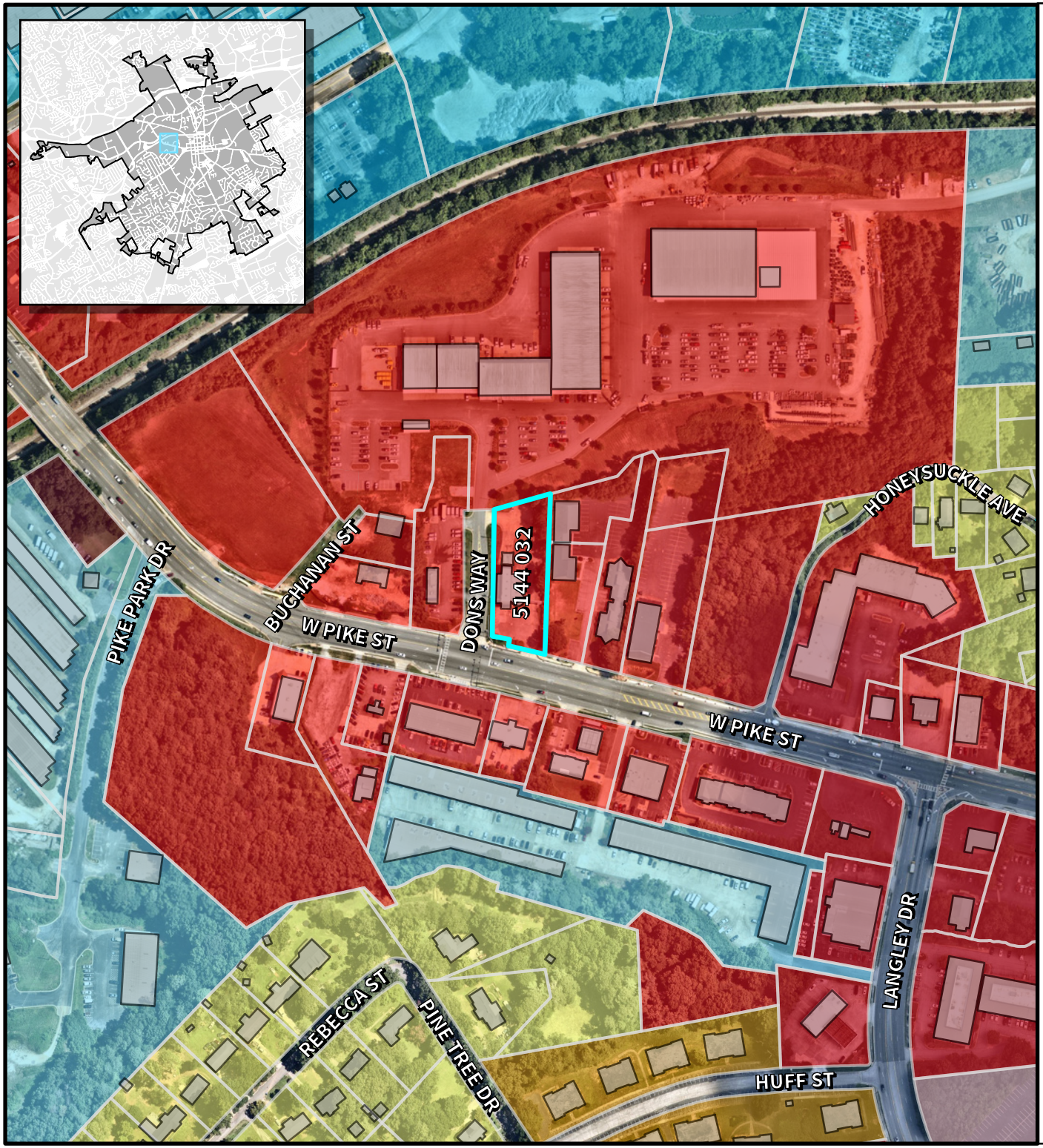
LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

Applicant:
Smokerise Services, LLC



Subject Property (~0.80 acres)

Lawrenceville City Limits

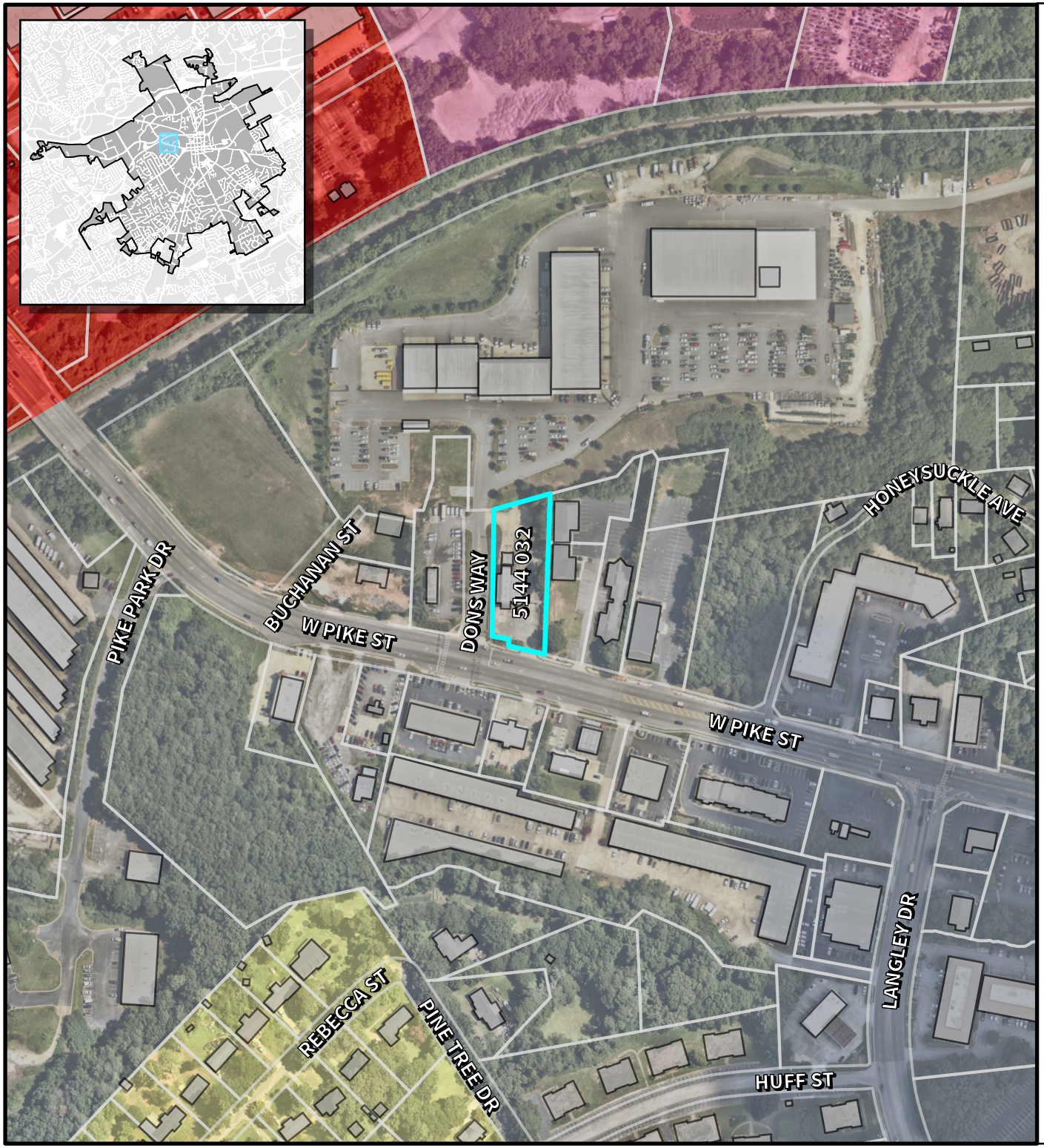
Zoning Districts

BG	General Business
HSB	Highway Service
LM	Light Manufacturing
HM	Heavy Manufacturing
OI	Office/Institutional
RM-12	Multifamily Residential
RS-50 INF	One-Family Infill Res
RS-150	Single-Family

Imagery Date: 06/28/2026
Map Date: 08/11/2026
Map Scale: 1:3,600

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00013

Applicant:
Smokerise Services, LLC

- Subject Property (~0.80 acres)
- Lawrenceville City Limits

2045 Character Areas

- Downtown
- Traditional Residential
- Community Mixed Use
- Commercial Corridor

Imagery Date:	06/28/2026
Map Date:	08/11/2026
Map Scale:	1:3,600

0 125 250 500 Feet

N

LAWRENCEVILLE

Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS_10052026

SUP2026-000013

Approval of the Special Use Permit to allow an Automobile Wash (Carwash) in a BG (General Business) zoning district, subject to the following enumerated conditions:

1. **To restrict the Special Use Permit as follows:**

   A. The Special Use Permit shall be limited to an automobile wash conducted entirely within the existing structure on site, with no expansion of the building footprints.

   B. Outdoor storage associated with the automobile wash shall be prohibited.

   C. Hours of operation for the automobile wash shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.

   D. All washing, detailing, and associated vehicle service activities shall be conducted within designated areas of the site and shall not interfere with required parking, fire access, pedestrian circulation, or public rights-of-way.

   E. The existing twenty-six (26) parking spaces shall be maintained unless otherwise approved through the applicable development review process. Parking or vehicle stacking shall not occur within the public right-of-way.

   F. Any exterior modifications to the existing structure shall be subject to review and approval by the Director of Planning and Development prior to issuance of a Building Permit and shall be consistent with applicable architectural and development standards.

   G. The existing building shall be maintained in good repair, and any deteriorated exterior materials, pavement, curbing, landscaping, or site improvements shall be repaired or replaced as required by the Director of Planning and Development.

   H. All access drives, parking areas, vehicle stacking areas, and pedestrian circulation areas shall be maintained in a safe and functional condition.

   I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.

   J. Peddlers and/or any parking lot sales shall be prohibited.

SUP2026-00013_PC REC CNDS_10052026

K. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

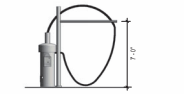
L. The Special Use Permit shall be limited to a period of two (2) years, at which time the use shall cease unless an application for renewal is submitted and approved in accordance with the Zoning Ordinance.

M. All applicable local, state, and federal permits and approvals, including building, fire, and life-safety permits, shall be obtained prior to occupying the facility.

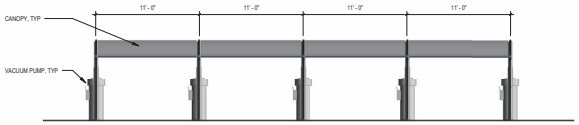
SUP2026-00013_PC REC CNDS_10052026



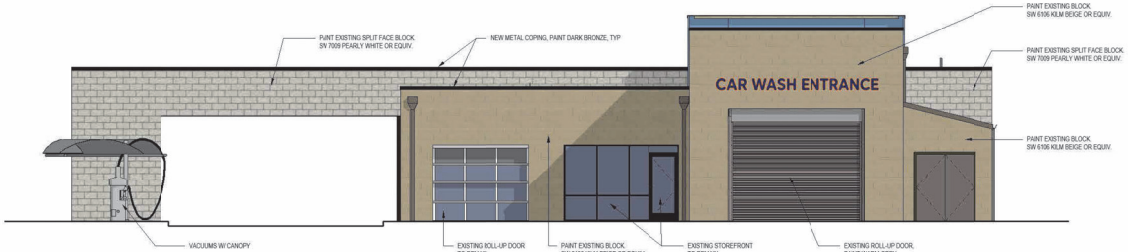
1 EAST ELEVATION
3/16" = 1'-0"



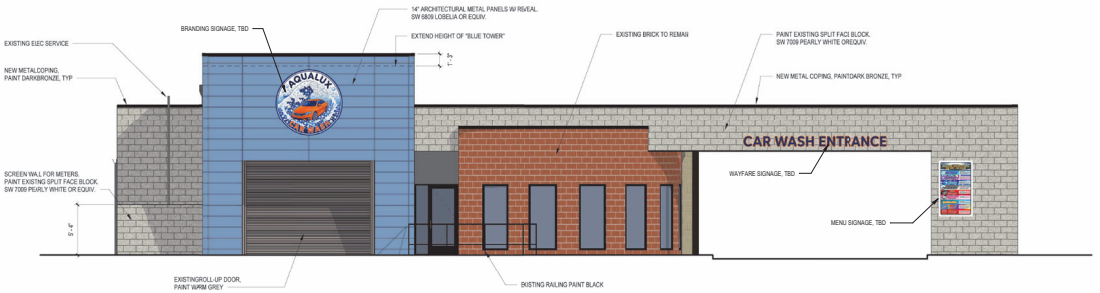
6 TYP VAC ELEVATION - SIDE
3/16" = 1'-0"



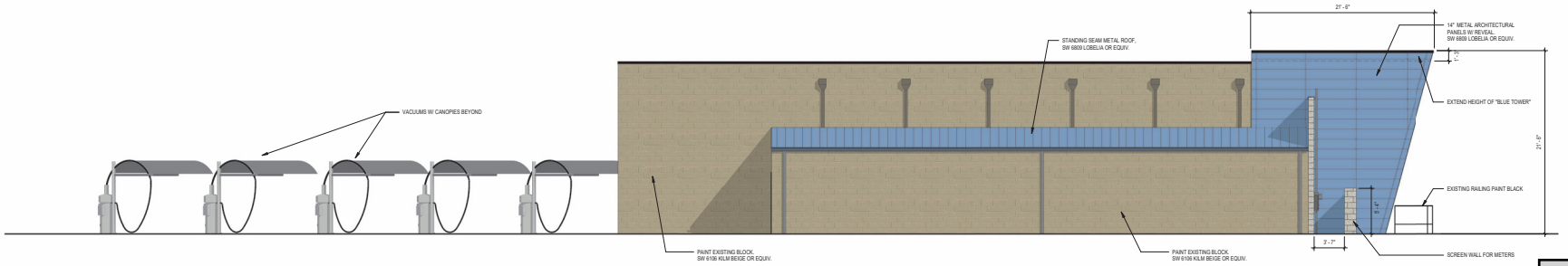
5 TYP VAC ELEVATION - FRONT
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



7 SOUTH
1/2" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

knock design+build
Michael Miller, RA, LEED AP
354 Loomis Ave, Atlanta, Ga 30312
mmiller@knockdesignbuild.com
678.758.6531

STATE OF GEORGIA
MICHAEL WAYNE MILLER
REGISTERED ARCHITECT

ISSUANCES	DATE
SUP	09/29/25

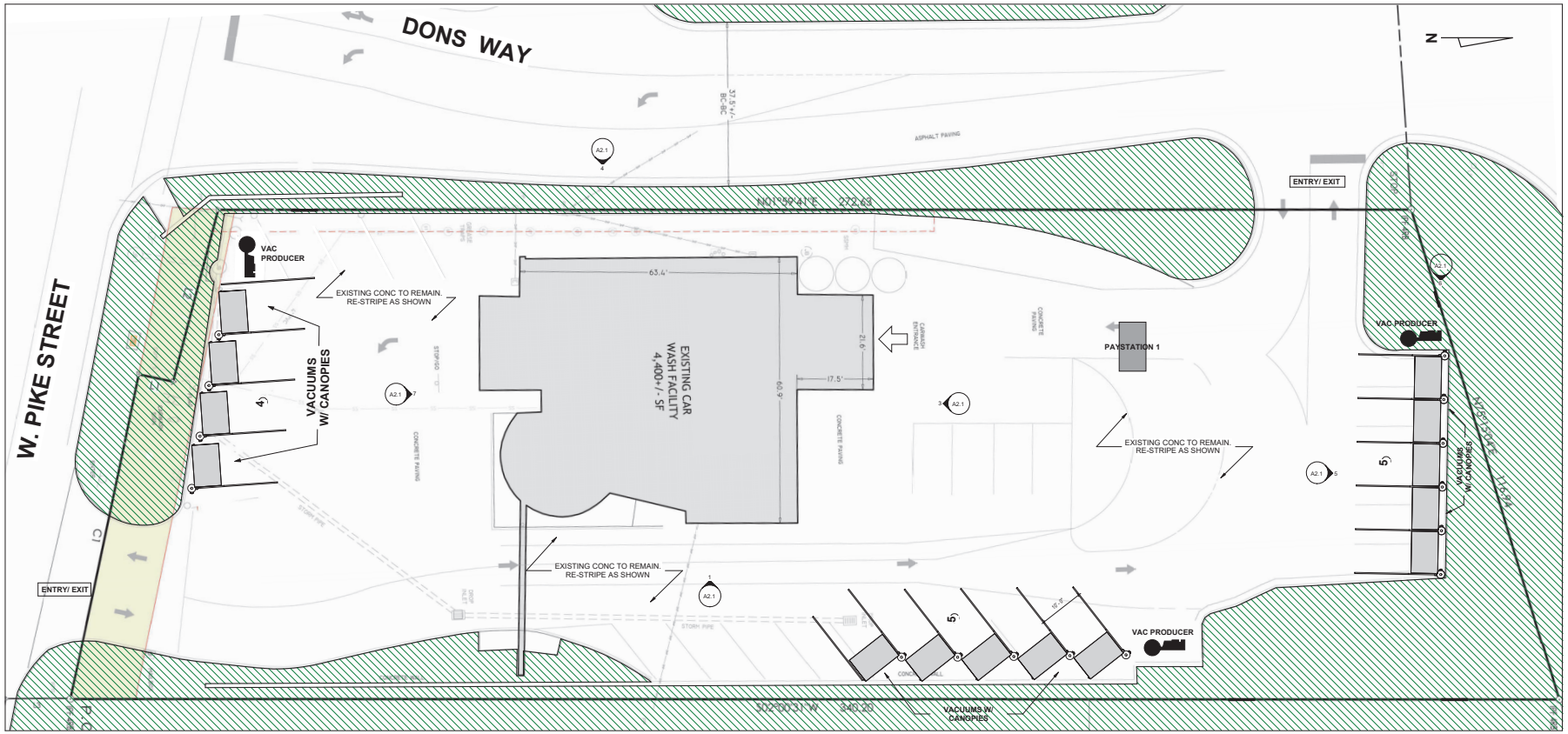
NOT FOR CONSTRUCTION

RAHIM SIVJI
AQUALUX CAR WASH
REMODEL

425 W. PIKE ST, LAWRENCEVILLE, GA

ELEVATIONS (SUP)

SUP2026-00013_ELEV SITE PLN_10022026



1 ARCH SITE PLAN (SUP)
1" = 10'-0"

knock design+build
Michael Miller, RA, LEED AP
354 Loomis Ave, Atlanta, Ga 30312
mmiller@knockdesignbuild.com
678.758.6531

STATE OF GEORGIA
MICHAEL WAYNE MILLER
REGISTERED ARCHITECT

ISSUANCES	DATE
B.S.P.	10/20/25

NOT FOR CONSTRUCTION

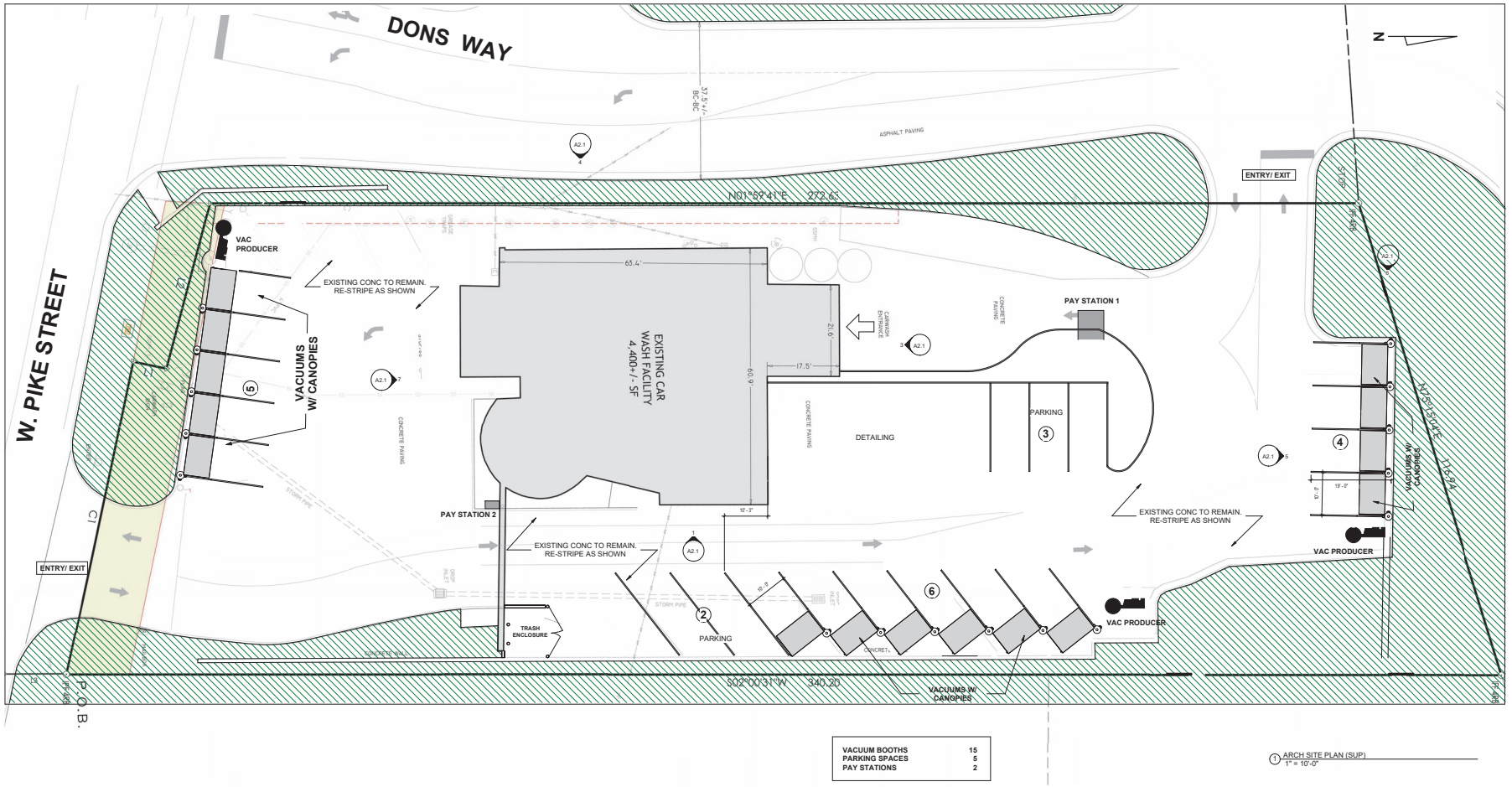
RAHIM SIVJI
AQUALUX CAR WASH
REMODEL

425 W. PIKE ST, LAWRENCEVILLE, GA

ARCHITECTURAL SITE PLAN

A0.1

SUP2026-00013_ELEV SITE PLN_10022026



VACUUM BOOTHS	15
PARKING SPACES	5
PAY STATIONS	2

1 ARCH SITE PLAN (SUP)
1" = 10'-0"

nock design+build

Michael Miller, RA, LEED AP
354 Loomis Ave, Atlanta, Ga 30312
mmiller@knockdesignbuild.com
678.758.6531

STATE OF GEORGIA
MICHAEL WAYNE MILLER
REGISTERED ARCHITECT

ISSUANCES	DATE
DESIGN REVIEW	10/20/2025

NOT FOR CONSTRUCTION

RAHIM SIVJI
AQUALUX CAR WASH REMODEL
425 W. PIKE ST, LAWRENCEVILLE, GA

ARCHITECTURAL SITE PLAN

A0.1

SUP2026-00013_SITE PLN_10132026_v2

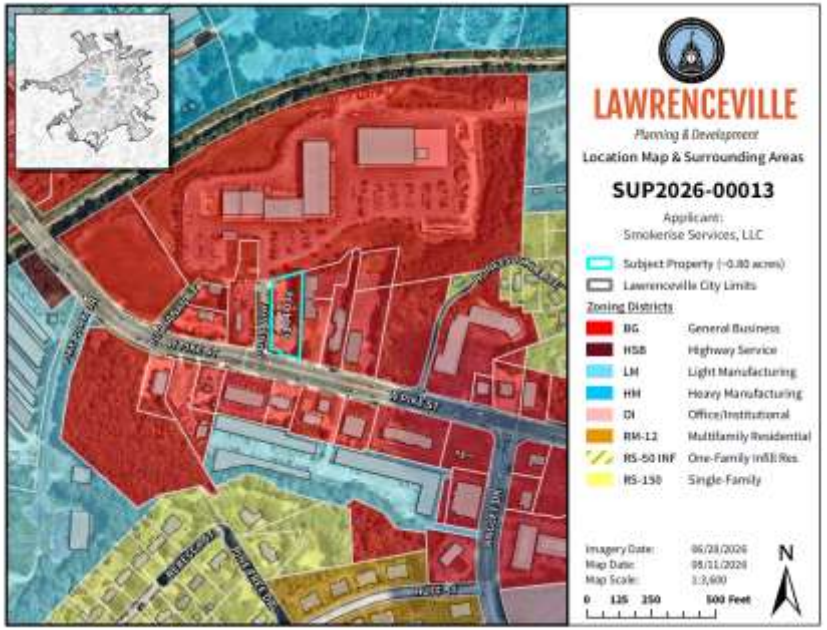
Special Use Permit
Car Wash
SUP2026-00013
425 West Pike Street

Case Overview

- Special Use Permit – Car Wash Operation
- Nonconformities: Existing purpose-built car wash facility
- Facility vacant since Autobell closure in 2021
- Location: 425 West Pike Street
- Applicant & Property Owner: Smokerise Services, LLC
- Acreage: 0.08 acres
- Current Zoning: BG (General Business District)
- Department Recommendation: Approval with Conditions

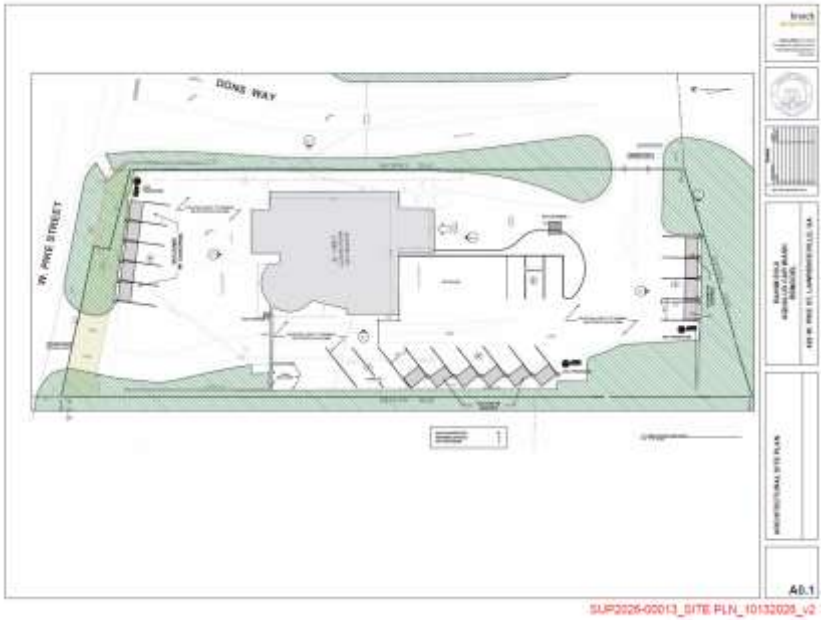
Site & Zoning History

- Property zoned BG since earliest records (circa 1960)
- No variances, appeals, SUPs, or zoning conditions on record
- Existing building approximately 4,707 sq. ft.
- 26 parking spaces on site
- Outdoor vacuums stations (front, side and rear)



Development Standards

- Automobile Wash in BG requires Special Use Permit
- Metal building facades prohibited
- Prefabricated awning structures allowed only at automatic facilities
- No companion variances required



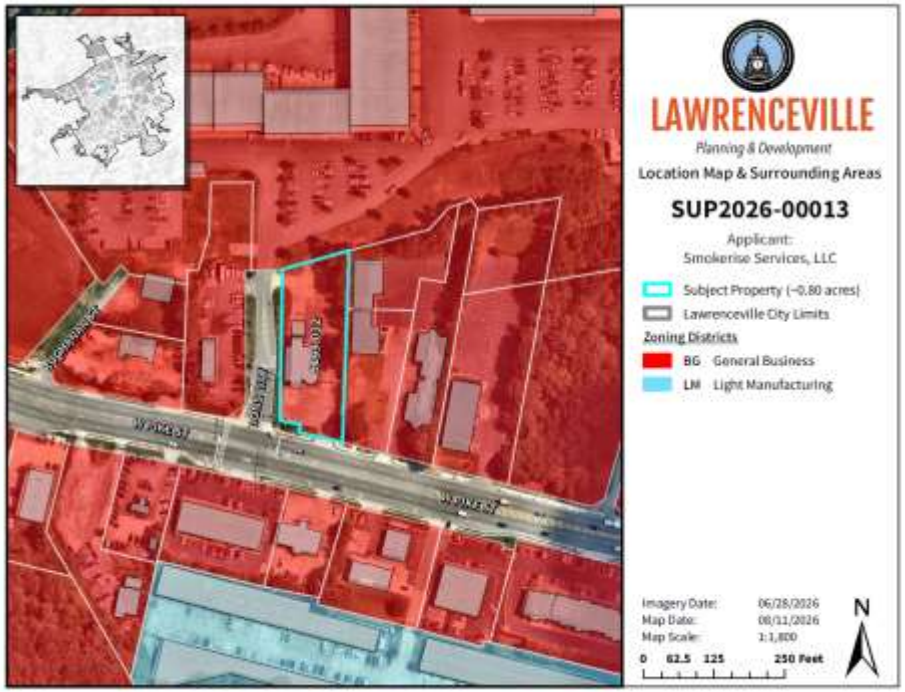
Development Standards

- Automobile Wash in BG requires Special Use Permit
- Metal building facades prohibited
- Prefabricated awning structures allowed only at automatic facilities
- No companion variances required



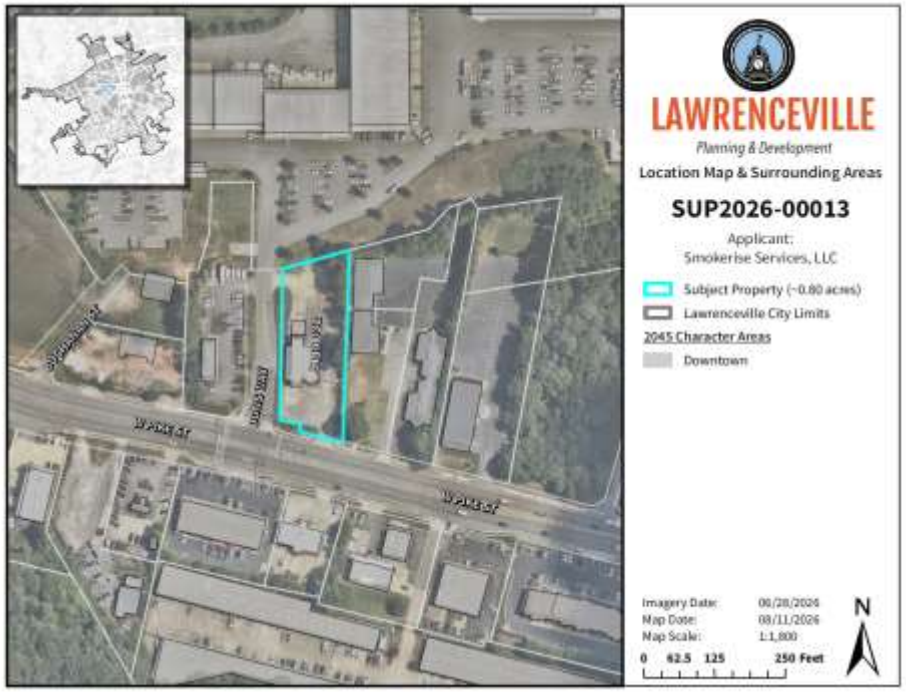
Surrounding Area

- Commercial, retail, and light industrial uses nearby
- Auto service garages, rentals, used car sales, and fuel sales present
- Ultra Car Wash located nearby on West Pike Street corridor
- Area generally supports auto-oriented uses



2045 Comprehensive Plan

- Property located in Downtown Character Area
- Downtown vision emphasizes cultural, economic, mixed-use activity
- Proposed auto-oriented use is not fully aligned with long-term vision
- Existing facility reuse reduces redevelopment impacts



Staff Analysis & Recommendation

- Reuse of existing purpose-built facility
- Compatible with surrounding commercial character
- Limited modifications proposed
- Does not create a substantially new development pattern

- Staff recommends APPROVAL WITH CONDITIONS
- Subject to zoning, development, building, and life-safety requirements
- Conditions may be imposed to ensure compatibility with surrounding properties

Recommended Conditions

LAWRENCEVILLE
Planning & Development

PLANNING COMMISSION

RECOMMENDED CONDITIONS_10052026

SUP2026-000013

Approval of the Special Use Permit to allow an Automobile Wash (Carwash) in a BG (General Business) zoning district, subject to the following enumerated conditions:

1. **To restrict the Special Use Permit as follows:**
   - A. The Special Use Permit shall be limited to an automobile wash conducted entirely within the existing structure on site, with no expansion of the building footprints.
   - B. Outdoor storage associated with the automobile wash shall be prohibited.
   - C. Hours of operation for the automobile wash shall be limited to 7:00 a.m. to 9:00 p.m., seven (7) days per week, unless otherwise approved by the City.
   - D. All washing, detailing, and associated vehicle service activities shall be conducted within designated areas of the site and shall not interfere with required parking, fire access, pedestrian circulation, or public rights-of-way.
   - E. The existing twenty-six (26) parking spaces shall be maintained unless otherwise approved through the applicable development review process. Parking or vehicle stacking shall not occur within the public right-of-way.
   - F. Any exterior modifications to the existing structure shall be subject to review and approval by the Director of Planning and Development prior to issuance of a Building Permit and shall be consistent with applicable architectural and development standards.
   - G. The existing building shall be maintained in good repair, and any deteriorated exterior materials, pavement, curbing, landscaping, or site improvements shall be repaired or replaced as required by the Director of Planning and Development.
   - H. All access drives, parking areas, vehicle stacking areas, and pedestrian circulation areas shall be maintained in a safe and functional condition.
   - I. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign walkers shall be prohibited.
   - J. Peddlers and/or any parking lot sales shall be prohibited.

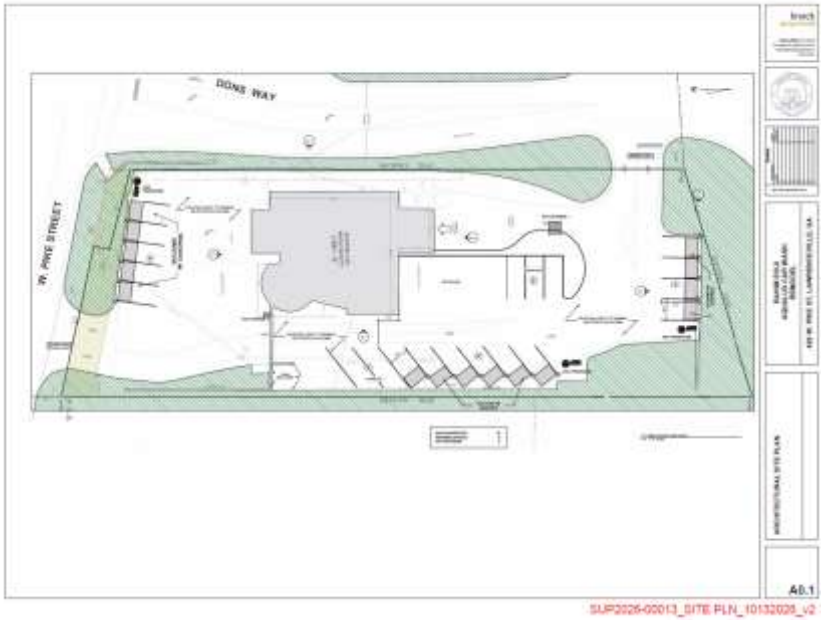
SUP2026-000013_PC REC CNDS_10052026

   - K. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
   - L. The Special Use Permit shall be limited to a period of two (2) years, at which time the use shall cease unless an application for renewal is submitted and approved in accordance with the Zoning Ordinance.
   - M. All applicable local, state, and federal permits and approvals, including building, fire, and life-safety permits, shall be obtained prior to occupying the facility.

SUP2026-000013_PC REC CNDS_10052026

Recommended Conditions





Questions?

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, OCTOBER 26, 2026
AGENDA CATEGORY: PUBLIC HEARING NEW BUSINESS

Item:	SUP2026-00009; PureFun Properties, LLC c/o Andersen Tate & Carr; 401 Industrial Park Drive
Department:	Planning and Development Department
Date of Meeting:	Monday, October 26, 2026
Presented By:	Todd Hargrave, Director of Planning and Development Department
Applicants Request:	Special Use Permit to allow vehicle storage lot
Planning & Development Recommendation:	Approval With Conditions
Planning Commission Recommendation:	

Summary: The applicant requests a Special Use Permit for a Vehicle Storage Lot at the subject property. The request is intended to bring the existing nonconforming truck/trailer parking at the site into compliance and allow for an expanded truck/trailer parking area and an approximately 8,347 SF building expansion. The subject property is an approximately 4.42-acre parcel zoned LM (Light Manufacturing District), located at the northwestern corner of the intersection of Hosea Road and Industrial Park Drive.

Attachments/Exhibits:

- SUP2026-00009_ATTCHMNTS_08142026.pdf

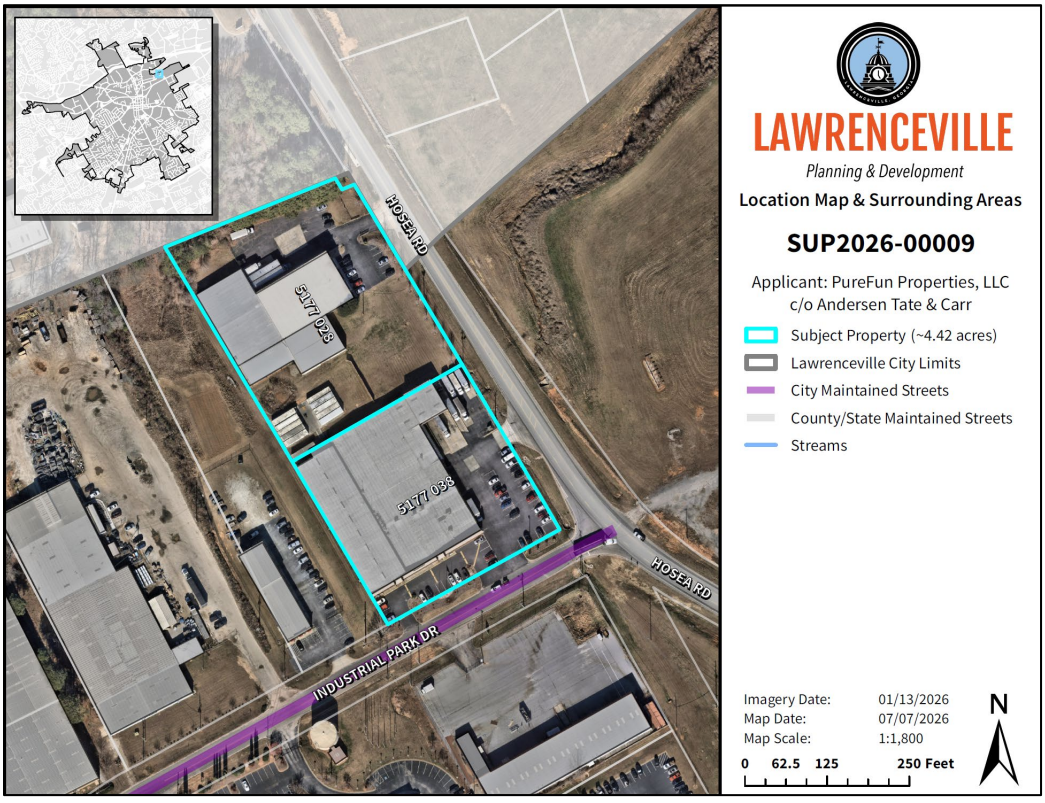
LAWRENCEVILLE

Planning & Development

SPECIAL USE PERMIT

CASE NUMBER(S):	**SUP2026-00009**
APPLICANT(S):	PUREFUN PROPERTIES, LLC C/O ANDERSEN TATE & CARR
PROPERTY OWNER(S):	PUREFUN PROPERTIES, LLC
LOCATION(S):	401 INDUSTRIAL PARK DRIVE AND 420 HOSEA ROAD
PARCEL IDENTIFICATION NUMBER(S):	R5177 038 AND R5177 028
APPROXIMATE ACREAGE:	4.42 ACRES
CURRENT ZONING:	LM (LIGHT MANUFACTURING DISTRICT)
REQUESTED SPECIAL USE:	VEHICLE STORAGE LOT
DEPARTMENT RECOMMENDATION:	APPROVAL WITH CONDITIONS

VICINITY MAP



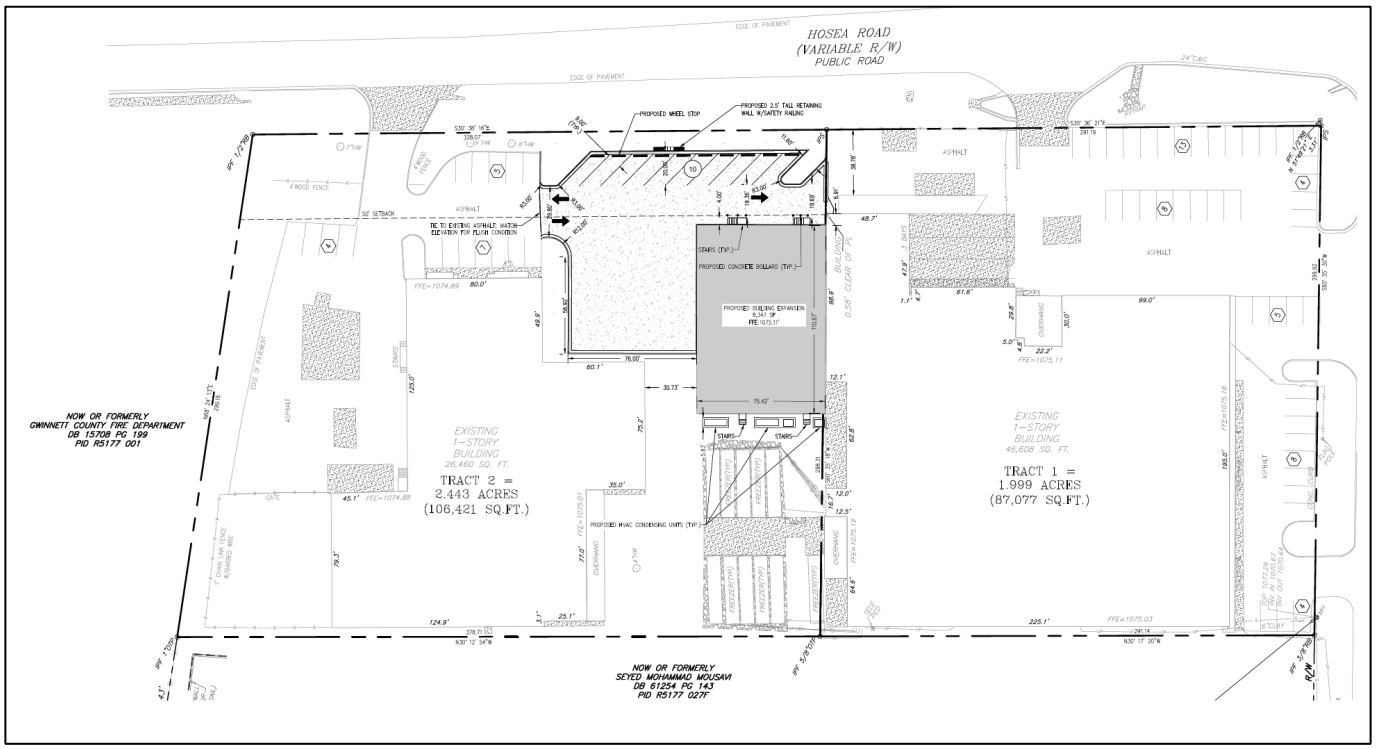
ZONING HISTORY

The earliest zoning records on file for the subject property circa 1972 show the property zoned as LM (Light Manufacturing District), its current zoning district. There are no Special Use Permits, Zoning Conditions, Variances, or Appeals on record for the subject property.

PROJECT SUMMARY

The applicant requests a Special Use Permit to allow Outdoor Storage of existing tractors and trailers, which is nonconforming under both the 2005 and 2020 Zoning Ordinances. In addition, the request includes the expansion of long-term tractor and trailer storage associated with a proposed 8,347 square foot warehouse expansion. Furthermore, the request includes consolidating two parcels, constructing the warehouse addition, expanding parking to 68 spaces, and creating a new paved circulation between two existing facilities. The subject property is an approximately 4.42-acre parcel zoned LM (Light Manufacturing District), located at the northwestern corner of the intersection of Hosea Road and Industrial Park Drive.

PROPOSED SITE PLAN



ZONING AND DEVELOPMENT STANDARDS

The principal use of the property is a distribution facility, which is permitted by right in the LM zoning classification.

Zoning Ordinance, Article 1, Section 103.2 Use Table

Standard	Requirement	Proposal	Recommendation
Distribution Facility	LM – Permitted by Right	LM – Special Use Permit	*N/A*
Outdoor Storage/Vehicle Storage Lot	LM – Special Use Permit	LM – Special Use Permit	*Approval with Conditions*

NONCONFORMING USE ANALYSIS (2005 & 2020 ZONING ORDINANCES)

The central regulatory issue is the nonconforming Outdoor Storage of presently occurring onsite. Outdoor Storage is defined by the Zoning Ordinance as *"the storage, outside of a fully enclosed lawful structure, of vehicles, items, equipment, materials, supplies, merchandise, vending, machines, or similar items."* Under the LM zoning classification, Outdoor Storage of this type, including tractors, trailers, trucks, and truck tractors, requires the approval of a Special Use Permit.

2005 Zoning Ordinance, Article 5, Section 5.1 (Nonconforming Uses of Land (or Land with Minor Structures Only)

This section prohibits the following actions on nonconforming land-based uses:

1. Expansion or enlargement of the nonconforming use.
2. Relocation of the nonconforming use to other portions of the parcel.
3. Reestablishment after discontinuance of more than 30 days.
4. New structures tied to the nonconforming use.

The applicant proposes to expand the nonconforming Outdoor Storage use (tractors, trailers, trucks, and truck tractors) and to construct a new warehouse addition that directly supports the same use. Both actions are prohibited unless the existing nonconforming use is first brought into conformity.

2005 Zoning Ordinance, Article 5, Section 5.5 (Amortization and Discontinuance)

Summary of ordinance requirements states that certain uses have negative impacts on the comprehensive plan and can be reasonably discontinued after a defined period:

The 2005 Zoning Ordinance then establishes the required compliance periods:

- All fencing or opaque shielding that is required in a business or industrial zoning classification must be installed within one year.

- All nonconforming open storage operations, such as truck parking, salvage storage, and similar activities, must comply with regulations within two years.

Accordingly, the current Outdoor Storage use (tractors, trailers, trucks, and truck tractors) should remain compliant with existing regulations and must not be expanded unless such expansion also meets conformity requirements.

2005 Zoning Ordinance, Article 7, Section 7.12 (1) (Outdoor Storage Requirements)

Accessory Outdoor Storage of items, supplies, equipment, and materials related to principle uses is allowed, provided the following requirements are met:

- Not be adjacent to residential zoning or within the DDA boundary;
- Be in the rear or side yard (rear yard only in certain visibility corridors);
- Be screened by 6-ft opaque fencing or complete visual landscaping;
- Not exceeding screening height.
- Not containing junk, scrap, wrecked or abandoned vehicles.

Any conforming Outdoor Storage must meet these standards; the applicant's existing storage does not.

2020 Zoning Ordinance, Article 3, Section 302 (Nonconforming Uses)

Nonconforming uses may continue, but shall not:

- Expand to a greater land area.
- Extending into expanded portions of buildings unless originally designed for the same use.
- Extend through additions or new buildings.
- Be reestablished after 6 months of discontinuation.
- Be converted to another nonconforming use.

The proposed additional land area for Outdoor Storage (tractors, trailers, trucks, and truck tractors) and the 8,347 sq. ft. addition each constitute prohibited expansions of a nonconforming use under modern code, just as under the 2005 ordinance.

2020 Zoning Ordinance, Article 3, Section 305 (Amortization and Discontinuance)

Requires nonconforming open storage operations, Outdoor Storage (tractors, trailers, trucks, and truck tractors) to comply within two years, and all required industrial fencing or screening within one year.

The regulations of the City require compliance, not enlargement without compliance.

Definition of Outdoor Storage (2005 & 2020)

Both ordinances define outdoor storage to include vehicles, equipment, and materials stored outdoors, fully capturing the truck/trailer storage activity.

VARIANCE ANALYSIS

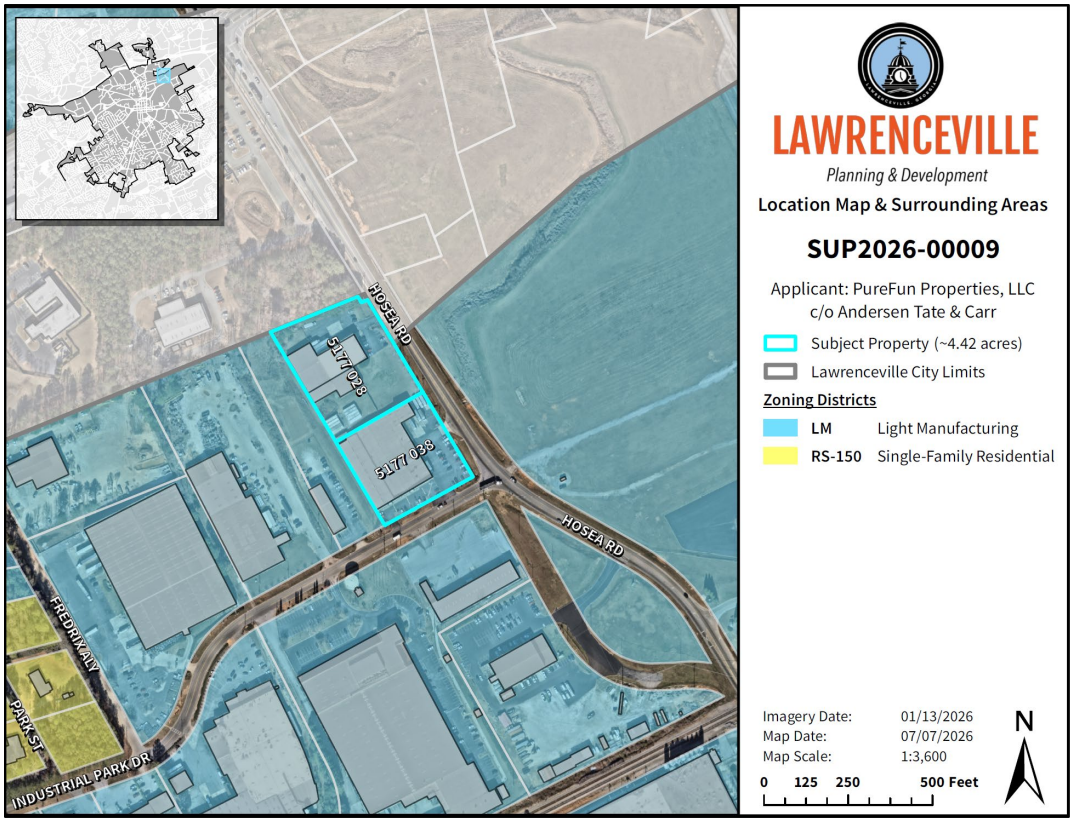
Additionally, the applicant requests approval of the following variances:

- A variance from the Zoning Ordinance, Article 2 Supplementary Regulations, Section 200.3.1 Accessory Buildings and Structure, Part A-4. Accessory Buildings shall be in a Rear Yard Area.
    - The approval of a variance would allow for location of an Accessory Structure (dumpster enclosure) within the Front Yard area along Hosea Road.
- A variance from the Zoning Ordinance, Article 2 – Supplementary Regulations, Section 200.3.56 – Outdoor Storage, Industrial, Part A-4. Stored items shall be screened by a solid opaque fence at least six (6) feet height, by landscaping creating a complete visual buffer, or by a combination of fencing and landscaping, and no item shall be placed at a height exceeding that of the screening fence or landscaping materials.
    - The approval of a variance would allow for certain exemptions to screening Outdoor Storage for the expanded truck/trailer parking area along Hosea Road.
- A variance from the Zoning Ordinance, Article 6 – Architectural and Design Standards, Section 602 – Non-Residential Minimum Architectural and Design Standards, Part A-1. Exterior Wall Design. Metal siding is permitted as an accent material only for façades.
    - The approval of a variance would allow for the use of metal (insulated metal panel – "IMP") as a primary siding material for both existing structures on the subject property as well as the proposed addition.

NONCONFORMING USE AND VARIANCE FUTURE CONSIDERATION

The applicant's request seeks to expand a long-standing nonconforming outdoor storage use within the most constrained portion of the site, an area already occupied by existing outdoor storage and a detention pond that would require modification if impervious surface area were increased. The submitted plan reflects limited consideration of alternative layouts and appears to rely on the city accepting an expansion of nonconformity rather than presenting a design that achieves full compliance with zoning and stormwater requirements. Because any expansion into this central area will necessitate reengineering of the detention facility to maintain required storage volume and functionality, consistent with the City's stormwater pond standards for inflow/outflow protection, sediment management, and structural performance, staff finds that the applicant should reevaluate the site plan and return with a more appropriate configuration. A redesigned plan should make more efficient use of available land, relocate proposed improvements to areas capable of meeting outdoor-storage, setback, and screening requirements, and avoid further intensification of the nonconforming use while ensuring full compliance with zoning and stormwater regulations.

CITY OF LAWRENCEVILLE OFFICIAL ZONING MAP

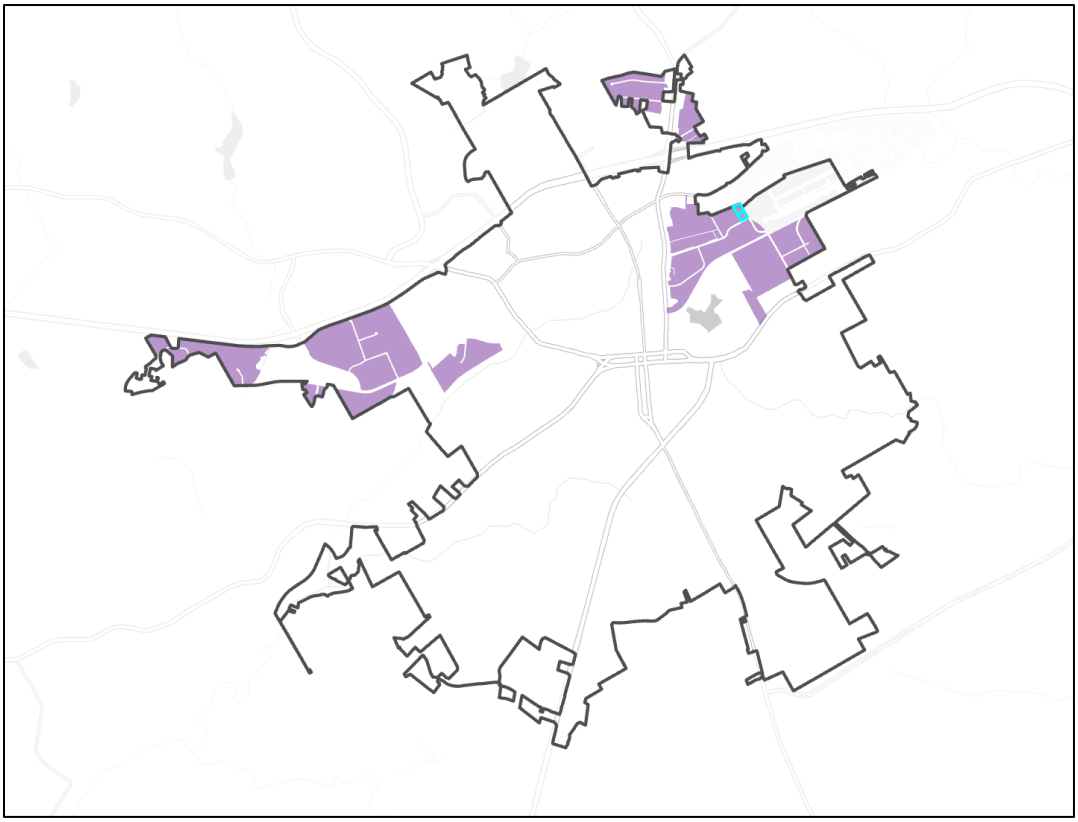


SURROUNDING ZONING AND USE

The area surrounding the subject property is characterized primarily by light manufacturing and industrial uses, with all immediately adjacent properties zoned LM (Light Manufacturing District) or M-1 (Light Industry District), the Gwinnett County equivalent to the City's LM zoning district. The Gwinnett County Fire Department headquarters is located directly to the northwest of the subject property on unincorporated Gwinnett County property zoned M-1, while Gwinnett County Briscoe Field is located directly east, across the right-of-way of Hosea Road.

The property directly west of the subject property is occupied by an auto service garage, with several warehouse facilities located further west along Industrial Park Drive. A manufacturing/processing facility is located directly southeast of the subject property, across the right-of-way of Industrial Park Drive. Given the predominantly industrial character of the surrounding area and the absence of adjacent residential zoning or uses, the subject property is generally consistent with the established land use patterns and zoning districts of the area.

FUTURE LAND USE PLAN MAP



2045 COMPREHENSIVE PLAN

The 2045 Comprehensive Plan and Future Development Map indicates the property lies within the Industrial Character Area, defined as such:

> *The Industrial character area leverages both its location along SR 316 and the growing distribution and technology industries. This area supports a variety of job/work types with a focus on skilled jobs and attracting high-tech businesses in Class A office space and modern light industrial facilities.*

The requests and proposed development appear to be consistent with the intent of the 2045 Comprehensive Plan for the Industrial Character Area.

STAFF RECOMMENDATION

Recognizing the complexity of the site and the presence of long-standing nonconforming uses, staff recommend a phased compliance approach rather than outright denial. This method, as successfully applied in similar related cases such as SUP2026-00010, SUP2026-00011, and SUP2026-00012, allows the applicant to continue operations while working toward full conformity with current zoning, outdoor storage, and stormwater requirements.

Key elements of the recommendation:

- Approval with Conditions: Grant the Special Use Permit subject to strict conditions that require the applicant to submit a detailed phased improvement plan within six months, outlining steps to bring all nonconforming uses and site features into compliance.
- Temporary Allowance: Existing nonconforming outdoor storage and related site conditions may remain temporarily, but only as part of a structured transition toward compliance.
- Modernization Requirements: All new construction and expansions must fully comply with current development regulations, including screening, rear-yard placement, and stormwater management.
- Annual Progress Review: The applicant must document progress annually, with City oversight to ensure milestones are met.
- Restrictions: Accessory outdoor storage shall comply with all minimum standards of Article 2, Section 200.3.56, including rear- or side-yard placement, required opaque screening, and prohibition of encroachments into setbacks, buffers, easements, landscape strips, or parking areas. Outdoor storage is strictly prohibited within areas designated for redevelopment or new development, ensuring that all new site improvements uphold modern zoning, screening, and corridor-protection standards from the outset.

This approach balances the City's regulatory goals with operational continuity, providing flexibility for the applicant while ensuring a clear path to full compliance. It aligns with the City's long-term objectives for industrial modernization and equitable outcomes for all parties involved.

Based on the property's existing industrial function, compatibility with surrounding uses, and the inclusion of conditions that will transition the site into full ordinance compliance, staff recommend **APPROVAL WITH CONDITIONS** of the Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment

PUBLIC WORKS

No comment

ELECTRIC DEPARTMENT

This location is served by Georgia Power.

GAS DEPARTMENT

This location is served by Lawrenceville Gas.

DAMAGE PREVENTION DEPARTMENT

No comment

CODE ENFORCEMENT

No comment

STREET AND SANITATION DEPARTMENT

No comment

STATE CODE 36-67-3 (FMR.) REVIEW STANDARDS:

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

   The proposed vehicle and trailer storage use remains compatible with surrounding LM-zoned industrial properties, which include distribution, manufacturing, warehousing, and automotive-related operations. The broader area exhibits a stable industrial development pattern, and a regulated, conforming outdoor-storage use is suitable within this context.

2. **Whether a zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

   With required screening, landscape enhancements, circulation improvements, and stormwater compliance measures, the proposal is not anticipated to adversely affect nearby industrial operations. The phased-compliance approach ensures existing nonconforming conditions are transitioned toward full conformity, thereby improving long-term compatibility.

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

   The property has reasonable economic use under its LM zoning classification and currently operates a permitted distribution facility. The Special Use Permit does not replace existing use; rather, it creates a structured pathway to formalize and improve the long-standing truck/trailer storage components that currently function as nonconforming uses.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**

   Although vehicular activity associated with distribution and long-term trailer storage may increase, the proposed improvements—including required circulation upgrades, compliance with stormwater requirements, and controlled outdoor-storage layout—are not expected to create excessive impacts. Existing infrastructure serving adjacent industrial uses is adequate to support the proposed use.

5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan;**

   The 2045 Comprehensive Plan identifies the area as part of the Industrial Character Area, which supports distribution, employment-generating activity, and modernization of legacy industrial sites. The phased-compliance structure and required site improvements align with the Comprehensive Plan's goals of supporting reinvestment and improving development quality in established industrial corridors.

6. **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 property contains long-standing nonconforming outdoor-storage activities and site constraints—including limited expansion areas, circulation conflicts, and an existing detention pond—that require redesign and modernization. The City's intent to work collaboratively toward a compliant, improved site supports approval with conditions rather than denial. The phased-compliance approach ensures the applicant can operate while transitioning all nonconforming elements into conformity, consistent with past City practice in similar cases such as SUP2026-00010, SUP2026-00011, and SUP2026-00012.

LAWRENCEVILLE

Planning & Development

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS_08142026

SUP2026-00009

Approval of the Special Use Permit to allow accessory Outdoor Storage (tractors, trailers, trucks, and truck tractors) in an LM (Light Manufacturing) zoning district, subject to the following enumerated conditions:

1. **To restrict the Special Use Permit as follows:**

   The Special Use Permit shall authorize accessory Outdoor Storage (tractors, trailers, trucks, and truck tractors), together with customary accessory office and administrative functions.

   A. Outdoor Storage (tractors, trailers, trucks, and truck tractors) shall be located only in the rear yard.

   B. Outdoor Storage must be fully screened by a minimum 6-ft opaque fence and/or landscape buffer creating complete visual obstruction.

   C. No stored vehicle, trailer, or equipment may exceed the height of screening materials.

   D. No salvage, junked vehicles, scrap, or similar prohibited materials may be stored outdoors.

   E. The applicant shall complete required fencing/opaque screening within one calendar year from approval.

   F. All existing nonconforming open storage operations shall be brought into full compliance within two calendar years.

   G. Any expansion area must remain accessory to the principal industrial use and shall not constitute a primary vehicle storage business.

2. **To satisfy the following site development considerations:**

   All newly constructed buildings, structures, parking areas, driveways, storage areas, and associated site improvements shall fully comply with all current City of Lawrenceville zoning, development, stormwater, and building regulations at the time of permitting and construction.

3. **Phased Compliance for Existing Nonconforming Site Conditions:**

   A. Phased Compliance for Existing Areas.

Existing nonconforming site conditions, including but not limited to gravel parking surfaces, outdoor storage of vehicles, outdoor storage screening, fencing, buffers, landscaping, stormwater systems, and any other noncompliant site features, shall be brought into full compliance with current regulations within a phased period not to exceed five (5) years from the date of Special Use Permit approval.

B. Phased Compliance Plan Required.

Within six (6) months of Special Use Permit approval, the applicant shall submit a Phased Compliance Plan to the Planning & Development Department for review and approval.

The plan shall:

1. Identify all existing nonconforming conditions;
2. Provide corrective actions for each condition;
3. Establish annual milestones demonstrating progressive improvement;
4. Demonstrate full completion within three (3) to five (5) years.

C. Annual Progress Reporting.

The applicant shall submit an annual report to the Planning & Development Department summarizing completed improvements, upcoming compliance actions, and overall status of the phased plan. Staff may conduct site inspections to verify progress.

D. Failure to Meet Milestones.

Failure to complete corrective actions consistent with the approved Phased Compliance Plan may result in enforcement actions including, but not limited to, Notice of Violation, suspension of active permits, withholding of Certificates of Occupancy for future improvements, or other remedies authorized by City code.

E. Completion Certification.

Upon completion of all phased corrective actions, the applicant shall obtain written certification from the Planning & Development Department confirming that the site has been fully brought into compliance with applicable regulations.

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: PureFun Properties, LLC c/o Andersen Tate & Carr	NAME: PureFun Properties, LLC
ADDRESS: 1960 Satellitve Blvd., Suite 4000	ADDRESS: 1051 Hightower Road
CITY: Duluth	CITY: Madison
STATE: Georgia ZIP: 30097	STATE: Georgia ZIP: 30650
PHONE: 770-822-0900	PHONE: 404-660-1673

CONTACT PERSON: Melody A. Glouton PHONE: 770-822-0900

CONTACT'S E-MAIL: mglouton@atclawfirm.com

* If multiple property owners, each owner must file an application form or attach a list, however only one fee. Multiple projects with one owner, must file separate applications, with separate fees.

ZONING DISTRICT(S): LM ACREAGE: 4.42

PARCEL NUMBER(S): R5177 038 & R5177 028

ADDRESS OF PROPERTY: 401 Industrial Park Drive and 420 Hosea Road, Lawrenceville, GA

PROPOSED SPECIAL USE: Warehouse and Distribution facility with outdoor storage

Melody A. Glouton 6/30/26
SIGNATURE OF APPLICANT DATE

Melody A. Glouton, Attorney for Applicant
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

DAPHNE WILSON BOYD NOTARY PUBLIC EXP. NOVEMBER 9, 2029 JACKSON COUNTY, GA

Melody A. Glouton 6/30/26
SIGNATURE OF OWNER DATE

Melody A. Glouton, Attorney for Property Owner
TYPED OR PRINTED NAME

NOTARY PUBLIC DATE

DAPHNE WILSON BOYD NOTARY PUBLIC EXP. NOVEMBER 9, 2029 JACKSON COUNTY, GA

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LAWRENCEVILLE
GEORGIA

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of $250.00 or more to the Mayor of the City of Lawrenceville, a member of the City Council, or to a member of the Planning Commission of the City of Lawrenceville? No
Y/N

If the answer is yes, please complete the following section:

NAME OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to $250 or more)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions/gifts.

ANDERSEN | TATE | CARR

July 1, 2026

LETTER OF INTENT FOR SPECIAL USE PERMIT AND VARIANCES

Special Use Permit and Variance Application
City of Lawrenceville, Gwinnett County, Georgia

Applicant:
Purefun Properties, LLC

Property/Tax Parcel ID
R5177 028 and R5177 038
±4.42 Acres of Land
Located at 401 Industrial Park Drive and 420 Hosea Road, Lawrenceville, Georgia 30046

For Continued Operation of a Specialty Wholesale Distribution Facility Serving the Childcare Center Market, and Construction of an Additional Building

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

I. INTRODUCTION

This Application for a Special Use Permit and associated Variances is submitted for a 4.43-acre assemblage of land located at 401 Industrial Park Drive (Tax Parcel ID R5177 038, ±2.443 acres) and 420 Hosea Road (Tax Parcel ID R5177 028, ±1.999 acres), in the City of Lawrenceville, Georgia, and being shown on the boundary survey prepared by Technical Survey Services, Inc., dated March 4, 2026 (hereinafter the "Property"). The Property is located in the City of Lawrenceville and is currently zoned LM (Light Manufacturing District).

The Property is owned by Purefun Properties, LLC and is occupied and operated by PureFUN! Inc. (the "Applicant"), a specialty distributor serving exclusively the childcare industry, offering childcare centers a comprehensive range of food, supplies, curriculum, and licensing-related training products. The Applicant has operated its wholesale distribution business from the Property for decades and now seeks a Special Use Permit to authorize the continued operation of its specialty wholesale distribution facility on the Property, together with the construction of an additional building of approximately 8,346 square feet to support the Applicant's continued operations.

This document is submitted as the Letter of Intent, Response to Standards Governing the Exercise of Zoning Power, and other materials required by the City of Lawrenceville Zoning Ordinance (the "Ordinance").

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property consists of two tracts with frontage on Industrial Park Drive and Hosea Road. Tract 1 (420 Hosea Road) contains approximately 1.999 acres (87,077 square feet) and is improved with an existing one-story building of approximately 46,608 square feet. Tract 2 (401 Industrial Park Drive) contains approximately 2.449 acres (106,481 square feet) and is improved with an existing one-story building of approximately 26,460 square feet. The Property is served by an existing 61-space parking area, and access is provided via existing curb cuts along Industrial Park Drive and Hosea Road. The Property is located within the City's established industrial corridor along Industrial Park Drive, an area characterized by a concentration of light industrial, warehouse, and wholesale distribution uses developed under the LM (Light Manufacturing District) zoning classification. The immediately surrounding properties are generally developed with similar one-story industrial and warehouse/distribution buildings, consistent with the purpose of the LM District, which the Ordinance describes as intended to provide for a wide range of light industrial uses capable of meeting comparatively rigid nuisance-free performance standards.

The City of Lawrenceville's 2045 Comprehensive Plan recognizes the importance of the City's established industrial and distribution areas, including those served by Industrial Park Drive and the surrounding light manufacturing corridor, to the City's broader employment and economic development goals, noting the continued growth of the distribution and logistics sector

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

as an economic driver for the City and the wider region. The continued operation and modest expansion of an established, locally based wholesale distribution business within this existing industrial area is consistent with that policy direction.

III. PROJECT SUMMARY

As shown on the Site Plan prepared by AEC, Inc., dated March 31, 2026 (hereinafter the "Site Plan"), the Applicant proposes to continue its existing wholesale distribution operation within the two existing buildings on the Property and to construct one additional one-story building of approximately 8,346 square feet situated between the two existing buildings. The Property has been used for years for the receipt, storage, and wholesale distribution of food, supplies, and related products and materials to childcare centers, and no change to that fundamental use is proposed.

The proposed additional building is intended to accommodate continued growth in the Applicant's wholesale distribution operations, including additional warehousing and staging space. The Property will continue to be served by its existing access points along Industrial Park Drive and Hosea Road and its existing 61-space parking area. The Property also includes an existing outdoor parking and turning area used by the Applicant's single-unit delivery trucks in the northwestern portion of the Property, which has been used in this manner for years in connection with the Applicant's ongoing distribution operations. As part of this Application, the Applicant proposes an additional outdoor truck parking area located near the proposed new building, to accommodate the Applicant's continued growth. Both areas are used solely to park and stage vehicles that are appurtenant to the Applicant's permitted wholesale distribution operation, and neither is used to store or display vehicles for sale. The Property is also improved with an existing dumpster enclosure that pre-dates current City standards for the siting of such enclosures, and which, due to the existing configuration and improvements on the Property, cannot practicably be relocated to the rear yard. The proposed new building is intended to be constructed using insulated metal panel ("IMP") as its primary exterior wall material, which the Applicant submits is a durable, cost-effective, and commonly used material for warehouse and distribution buildings of this type, and which will also be used on the interior wall assembly of the building regardless of the exterior material approved.

The Applicant has served the childcare industry for over two decades, growing out of its founders' own experience owning and operating childcare centers. The Applicant's mission is to help childcare providers be "better for kids" by supplying dependable, cost-effective access to the food, supplies, and training resources that licensed childcare centers depend on. Continued operation of the Applicant's distribution facility at this location allows the Applicant to continue serving childcare providers throughout the region from an established, centrally located facility.

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

IV. REQUESTED APPROVALS AND APPLICABLE ORDINANCE PROVISIONS

In addition to the Special Use Permit described above for the continued operation of the Applicant's wholesale distribution facility and the construction of the proposed new building, the Applicant respectfully requests the following approvals, each of which is addressed to the applicable provision of the Ordinance:

(1) Special Use Permit – Continued Operation of Specialty Wholesale Distribution Facility: As described above, the Applicant requests a Special Use Permit for the continued operation of its wholesale distribution facility on the Property and the construction of the proposed 8,346-square-foot building, processed pursuant to Article 9, § 907 of the Ordinance.

(2) Special Use Permit – Existing and Proposed Outdoor Truck/Vehicle Parking Areas: Article 2, § 200.3.6 (Automobile, Truck, or Vehicle Storage Lot) directs that such uses be evaluated under § 200.3.56 (Outdoor Storage – Industrial), which requires that storage appurtenant to a permitted use be located in the side or rear yard and screened by a solid opaque fence or landscaping at least six feet in height. Article 5, § 501.B similarly requires that delivery and service vehicles be parked in the side or rear yard rather than the front yard. The Applicant's existing truck parking and turning area, and its proposed new truck parking area, do not fully conform to these siting and screening standards given the existing configuration of the Property. Accordingly, the Applicant requests a Special Use Permit authorizing the continued use of the existing truck parking area and the establishment of the proposed new truck parking area, pursuant to Article 9, § 907.

(3) Variance – Screening of New Truck Parking Area: Article 2, § 200.3.56.D requires that outdoor storage areas, including vehicle parking areas subject to that section, be screened by a solid opaque fence or landscaping at least six feet in height, with no item exceeding the height of the screening. Given the configuration of the proposed new truck parking area, including a proposed 60-foot by 14-foot sliding access gate, full compliance with a continuous six-foot opaque screen is not practicable at that location. The Applicant requests a variance from the screening requirements of § 200.3.56.D as applied to the proposed new truck parking area, and will work with City staff to develop the most effective screening design reasonably achievable at that location, which may include a combination of fencing, landscaping, and building placement.

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

(4) Variance – Location of Existing Dumpster Enclosure: The City's site development standards for off-street parking and loading areas (Article 5, § 509, which incorporates the City of Lawrenceville Development Regulations, Landscape Ordinance, Article VIII, § 8.4.3) require that dumpster and refuse enclosures be located in the rear yard and fully screened. The Property's existing dumpster enclosure predates this standard and, due to the existing building footprints, drive aisles, and loading areas on the Property, cannot practicably be relocated to the rear yard. The Applicant requests a variance to allow the existing dumpster enclosure to remain in its current location.

(5) Variance – Exterior Wall Material for Proposed Building: Article 6, § 602.A.1 (Non-Residential Minimum Architectural and Design Standards) permits metal, including insulated metal panel, only as an accent material on non-residential building facades. Article 6, § 602.A.4.a expressly provides that deviations from the permitted building materials standard may be requested by variance to the Board of Appeals. The Applicant requests such a variance to allow insulated metal panel to be used as the primary exterior wall material for the proposed new building, which the Applicant submits is a durable, cost-effective, and commonly used material for warehouse and distribution buildings of this type, consistent with the light industrial character of the surrounding area.

V. SITE IMPACT ANALYSIS

The Applicant submits its written impact analysis which shows that the requested Special Use Permits and variances satisfy the "Standards Governing Exercise of the Zoning Power," as follows:

(A) WHETHER A PROPOSED SPECIAL USE PERMIT WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes. The proposed Special Use Permits and variances are consistent and suitable with the existing use and development of adjacent and nearby property. The Property is located within an established light industrial and distribution corridor along Industrial Park Drive, and the Applicant's continued wholesale distribution use, proposed additional building, and continued and expanded truck parking are directly compatible with the surrounding light industrial and warehouse/distribution uses in the immediate vicinity.

(B) WHETHER A PROPOSED SPECIAL USE PERMIT WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

No. The proposed approvals will not adversely affect the existing use or usability of adjacent or nearby property. The Applicant's wholesale distribution use, including its use

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

of trucks appurtenant to that operation, has operated on the Property for a number of years without disruption to neighboring uses. The proposed additional building and truck parking area will be constructed within the interior of the Property, will conform to all applicable LM District setback, height, and impervious surface requirements not otherwise addressed by the requested variances, and will not intensify traffic, noise, or other impacts beyond what is typical of surrounding light industrial and distribution uses.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED SPECIAL USE PERMIT HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The Property has reasonable economic use under its current LM zoning classification, which is designed to accommodate a wide range of light industrial, warehousing, and distribution uses, including the Applicant's specialty wholesale distribution operation and appurtenant truck parking. The Applicant submits this Application to formalize the continued operation of its established distribution business on the Property, including its existing and proposed truck parking, dumpster enclosure, and proposed building materials, consistent with the requirements of the Ordinance. Denial of the requested approvals would substantially interfere with the Applicant's ability to continue and grow the established business operations it has long maintained on the Property.

(D) WHETHER THE PROPOSED SPECIAL USE PERMIT WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, the proposed approvals will not result in an excessive or burdensome use of the infrastructure systems. The Property has convenient, existing access to Industrial Park Drive and Hosea Road, both of which are already improved to serve the Property's existing industrial and distribution use, including its existing truck traffic. The proposed additional building and truck parking area represent a modest expansion of an existing use and will not generate traffic, utility, or public service demands beyond what the surrounding industrial infrastructure is designed to accommodate.

(E) WHETHER THE PROPOSED SPECIAL USE PERMIT IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed approvals are in conformity with the policy and intent of the City of Lawrenceville 2045 Comprehensive Plan. The Plan recognizes the importance of the City's established industrial and distribution areas to the City's continued economic development and employment base. Continued operation and modest expansion of the Applicant's wholesale distribution facility, including its associated truck parking, within this established industrial corridor is consistent with, and supportive of, that policy direction.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE SPECIAL USE PERMIT PROPOSAL:

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

The Applicant submits that its long-standing, uninterrupted operation of a wholesale distribution business serving the childcare industry from the Property, together with the character of the surrounding light industrial and distribution development, provide supporting reasons for approval of the requested Special Use Permits and variances. The existing site configuration, including the location of existing buildings, drive aisles, and the dumpster enclosure, constitutes a practical constraint supporting the requested variances, and the Applicant's continued investment in, and proposed expansion of, the Property further supports approval of this Application.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this Application for Special Use Permit and Variances be approved. The Applicant welcomes the opportunity to meet with the City of Lawrenceville Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 1st day of July, 2026.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb

4926-3583-1482, v. 1

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

ANDERSEN | TATE | CARR

July 1, 2026

JUSTIFICATION AND RESERVATION OF RIGHTS FOR SPECIAL USE PERMIT AND VARIANCES

Applicant:
Purefun Properties, LLC

Property/Tax Parcel ID
R5177 028 and R5177 038
±4.42 Acres of Land
Located at 401 Industrial Park Drive and 420 Hosea Road, Lawrenceville, Georgia 30046

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

JUSTIFICATION FOR SPECIAL USE PERMIT AND VARIANCES

The Applicant respectfully submits that the "City of Lawrenceville Zoning Ordinance" (the "Ordinance"), as amended from time to time, to the extent that it would preclude the continued operation and modest expansion of the Applicant's established specialty wholesale distribution facility on the Property under the LM zoning classification, including its associated truck parking, dumpster enclosure, and proposed building materials, would, if applied to deny this Application, constitute an unconstitutional taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Denial of the requested Special Use Permits and variances would deprive the Applicant and Property owner of the ability to continue the established, reasonable, and economically viable use of the Property that the Applicant has long maintained, and would similarly deprive the Applicant of the ability to accommodate the continued growth of that established business.

Accordingly, Applicant submits that a denial of the requested approvals would constitute an arbitrary and unreasonable use of the zoning and police powers because it would bear no substantial relationship to the public health, safety, morality, or general welfare of the public and would substantially harm the Applicant and Property owner. Any such denial would constitute a taking of the owner's private property without just compensation and without due process in violation of 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 I of the Constitution of the State of Georgia and the Due Process and Equal Protection Clauses of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that failure to approve the requested Special Use Permits and variances would be unconstitutional and would discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and Property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

Finally, the Applicant respectfully submits that the City of Lawrenceville Mayor and Council cannot lawfully impose more restrictive standards upon the continued use and development of the Property than presently exist, as to do so not only would constitute a taking of the Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to any opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

This Application meets favorably with the prescribed test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322 (1977).

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

RESERVATION OF RIGHTS

Nothing contained in this Application, this Letter of Intent, or any testimony, evidence, exhibits, staff correspondence, or other materials submitted by or on behalf of the Applicant in connection herewith shall constitute or be construed as a waiver, concession, or admission of any kind, including without limitation a waiver of any of the constitutional and legal objections set forth above. The Applicant's participation in the public hearing process, and its efforts to work cooperatively with City staff, including with respect to the screening design for the proposed new truck parking area, shall likewise not be construed as a waiver or concession that any standard of the Ordinance has not been met, or that the relief requested herein is not fully justified. The Applicant expressly reserves the right to challenge, on any ground available at law or in equity, any decision of the Mayor and Council or other decision-making body of the City disapproving this Application, in whole or in part, or approving this Application subject to any condition(s) not requested or agreed to by the Applicant.

Without limiting the foregoing, in the event the requested Special Use Permits are denied, in whole or in part, or approved subject to unacceptable conditions, the Applicant reserves the right to pursue a direct constitutional challenge to the validity of the existing zoning as applied to the Property, and/or to the validity of any conditions imposed, in the Superior Court of Gwinnett County, pursuant to O.C.G.A. §§ 36-66-3(4) and 36-66-5.1(1), through that Court's original jurisdiction over declaratory judgments (O.C.G.A. Title 9, Chapter 4) and its equity jurisdiction (O.C.G.A. Title 23), by way of de novo review.

In the event any of the requested variances are denied, in whole or in part, or approved subject to unacceptable conditions, the Applicant reserves the right to seek review of such quasi-judicial decision in the Superior Court of Gwinnett County pursuant to O.C.G.A. § 36-66-5.1(2) and Title 5 of the O.C.G.A., as applicable.

The Applicant further reserves the right to supplement or amend this Application and the record developed in support hereof, and reserves any and all other rights, claims, and defenses not expressly set forth herein, whether arising under the Constitution and laws of the State of Georgia, the Constitution and laws of the United States, or otherwise.

Respectfully submitted this 1st day of July, 2026.

ANDERSEN, TATE & CARR, P.C.

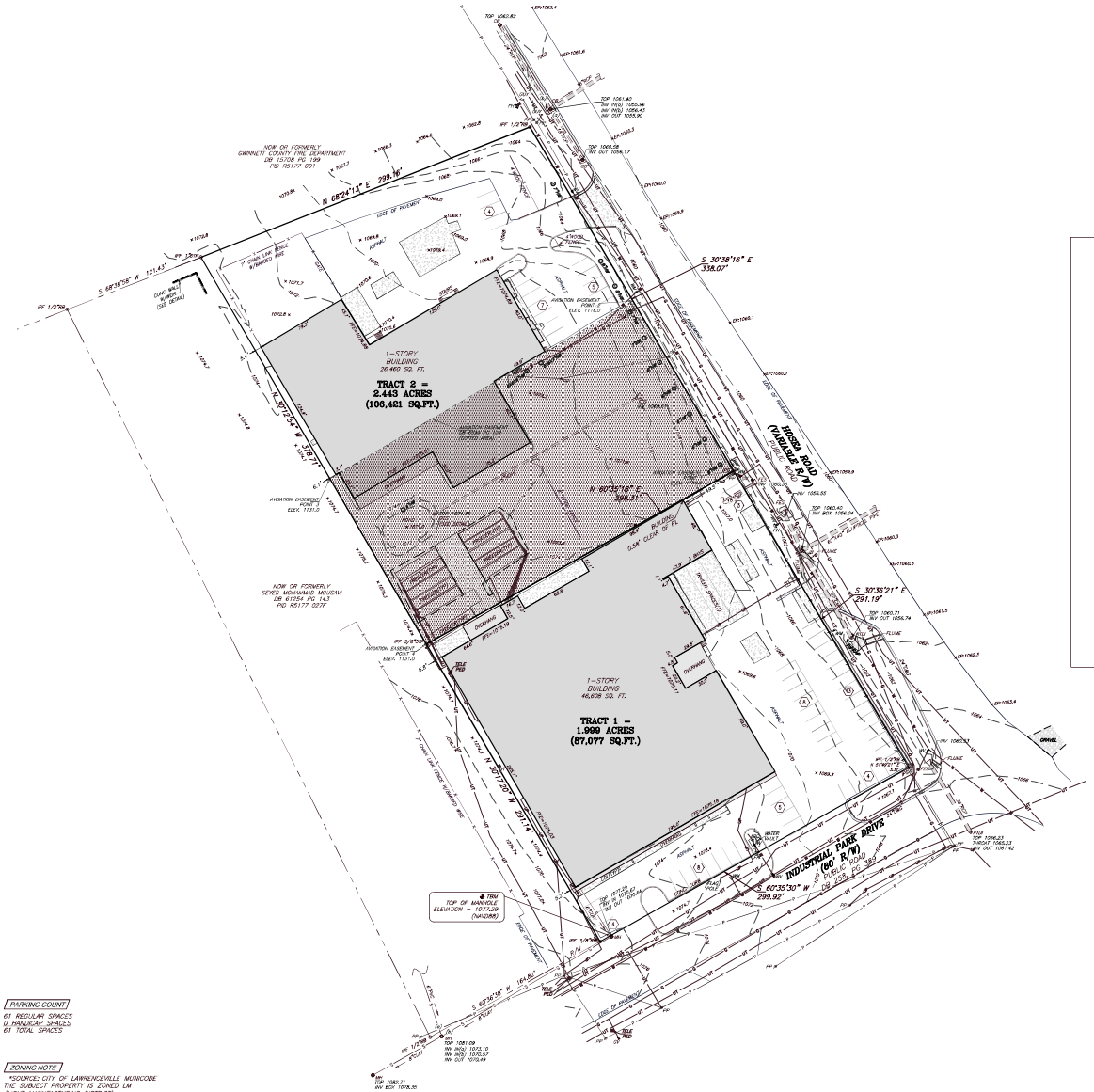
Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures
MAG/dwb

4926-2980-4218, v. 1

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT



LEGEND

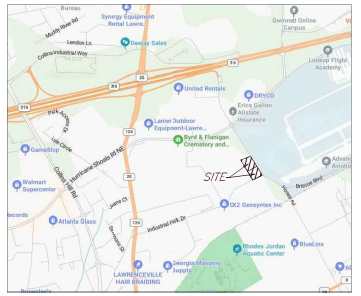
IPF	IRON PIN FOUND
IPS	IRON PIN SET
PID	PARCEL I.D.
RB	REBAR
OTP	OPEN TOP PIPE
R/W	RIGHT OF WAY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
PID	TAX PARCEL ID
TRM	TRAVERSE MONUMENT
MH	MANHOLE
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
RTDI	RAISED TOP DROP INLET
HW	HEADWALL
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
CBX	TELECOMMUNICATION BOX
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
24" C&G	24" CURB & GUTTER
GUY	GUY WIRE
PP	POWER POLE
LP	LIGHT POLE
TP	TRANSMISSION POWER POLE
TC	TOP OF CURB
-S-	SEWER LINE
-FM-	FORCE MAIN
-X-	FENCE
-T-	TELEPHONE LINE
-UT-	UNDERGROUND TELEPHONE LINE
-PP-	POWER LINE
-UP-	UNDERGROUND POWER LINE
-W-	WATER LINE
-G-	GAS LINE
900.0	SPOT ELEVATION
(R)	11 REGULAR PARKING SPACES
	1 HANDICAP PARKING SPACE
TR	TRANSFORMER
	CONCRETE PAVING

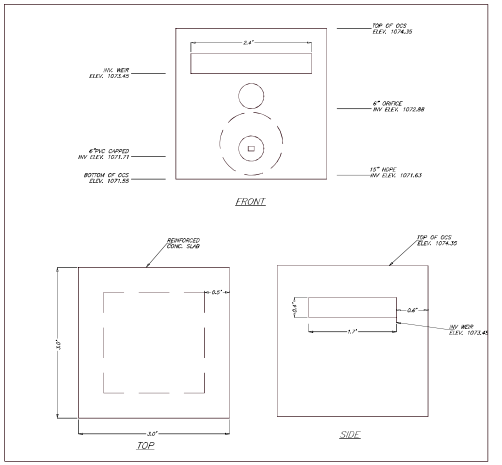
TREE LEGEND

HW	HARDWOOD
	TREE

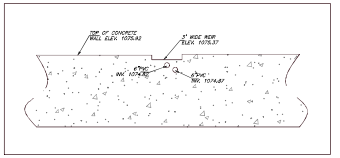
GRAPHIC SCALE — FEET
40 0 40 80 120

VICINITY MAP





OCS DETAIL
SCALE: 1" = 1'



WEIR WALL DETAIL
NOT TO SCALE

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES SHOWN WERE LOCATED AS FLAGGED BY AN UNDERGROUND UTILITY LOCATOR. TECHNICAL SURVEY SERVICES, INC. DOES NOT CERTIFY OR ASSUME RESPONSIBILITY TO THE EXACT LOCATION OR THE ACCURACY OF THE TYPE OF THOSE UTILITIES SHOWN.

TOPOGRAPHIC NOTE

THE TOPOGRAPHIC INFORMATION SHOWN IS A GROUND RUN TOPOGRAPHIC SURVEY BY TECHNICAL SURVEY SERVICES, INC. USING TRIGONOMETRIC METHODS AND A POLE PRISM. THE VERTICAL DATUM IS NAVD 88.

REFERENCES

1. DEED BOOK 46452 PAGE 792 GWINNETT COUNTY RECORDS.
2. DEED BOOK 57529 PAGE 883
3. PLAT BOOK Q, PAGE 179

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN ___195,737___ FEET AND AN ANGULAR ERROR OF ___1"___ PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

A ___LEICA TS12___ TOTAL STATION AND AN ___CARLSON___ DATA COLLECTOR WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN ___126,031___ FEET.

PARKING COUNT

61 REGULAR SPACES
0 HANDICAP SPACES
61 TOTAL SPACES

ZONING NOTE

*SOURCE: CITY OF LAWRENCEVILLE MUNICODE
THE SUBJECT PROPERTY IS ZONED LM
(LIGHT MANUFACTURING DISTRICT)

SETBACKS:
FRONT – 50'
SIDE – 0'
REAR – 0'
MAXIMUM BUILDING HEIGHT – 50'
MAXIMUM IMPERVIOUS SURFACE COVERAGE– 85%

FLOOD NOTE

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM MAP NUMBER 13135C0074F, DATED SEPTEMBER 29, 2006. THE SUBJECT PROPERTY LIES WITHIN A ZONE X, WHICH IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOODPLAIN.

TAX PARCEL ID

TRACT 1
R5177 028

TRACT 2
R5177 038

SITE ADDRESS

TRACT 1
420 HOSEA ROAD
LAWRENCEVILLE, GEORGIA 30046

TRACT 2
401 INDUSTRIAL PARK DRIVE
LAWRENCEVILLEM GEORGIA 30046

TITLE COMMITMENT NOTE

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. ALL EASEMENTS AND OTHER DOCUMENTS OF RECORD MAY NOT BE SHOWN ON THIS SURVEY.

SURVEYOR'S 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 jurisdictions, 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 as set forth in O.C.G.A. 15-6-67.

GEORGIA REGISTERED No. 3578 GARY P. HIBBS

Gary P. Hibbs Jr., R.L.S. #3578 — March 4, 2026 — Date

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

TSS
TECHNICAL SURVEY SERVICES, INC.
1641 Autumn Blvd, SW
Conyers, Georgia 30012
(770) 922-4393 Office
info@tss-atl.com
www.tss-atl.com

No	Revision	Date

Field Date: 03/03/2026
Plat Date: 03/04/2026
Scale: 1" = 40'

BOUNDARY SURVEY
FOR
PUREFUN PROPERTIES, LLC
LAND LOT 177 5TH DISTRICT
CITY OF LAWRENCEVILLE, GWINNETT COUNTY, GEORGIA

1
SHEET 1 OF 1

401 Industrial Park Drive

R5177 038

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 177, 5th DISTRICT, GWINNETT COUNTY, GEORGIA, BEING MORE PARTICULARLY SHOWN ON THAT SURVEY FOR PUREFUN PROPERTIES, LLC, FLAG BANK, ZIONS FIRST NATIONAL BANK, CAPITAL PARTNERS CERTIFIED DEVELOPENT COMPANY, U.S. SMALL BUSINESS ADMINISTRATION, KITCHENS, KELLEY, GAYNES AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY GRIFFIN LAND SURVEYING, INC., JEFF H. GRIFFIN, R.L.S. NO. 2503, DATED MARCH 9, 2006, LAST REVISED APRIL 25, 2006, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MARKED X IN CURB LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOSEA ROAD (RIGHT-OF-WAY VARIES) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL PARK DRIVE (80 FOOT RIGHT-OF-WAY); THENCE RUNNING SOUTH 65° 28’ 41” WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INDUSTRIAL PARK DRIVE, 299.92 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING NORTH 25° 24’ 09” WEST 291.18 TO AN IRON PIN; THENCE RUNNING NORTH 65° 28’ 56” EAST 298.31 FEET TO A NAIL SET IN ASPHALT LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY OF HOSEA ROAD; THENCE RUNNING SOUTH 25° 43’ 09” EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HOSEA ROAD, 291.19 FEET TO THE POINT OF BEGINNING; HAVING IMPROVEMENTS THEREON KNOWN AS 401 INDUSTRIAL PARK DRIVE AND CONTAINING 1.999 ACRES AS SHOWN ON THE SURVEY REFERENCED ABOVE.

4896-6100-1145, v. 1

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

420 Hosea Road

R5177 028

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 177 OF THE 5TH DISTRICT, GWINNETT COUNTY, GEORGIA BEING PART OF TRACT "N", LAWRENCEVILLE INDUSTRIAL PARK NUMBER 1 AS RECORDED IN PLAT BOOK Q AT PAGE 179 AS RECORDED AMONG THE PUBLIC RECORDS OF GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

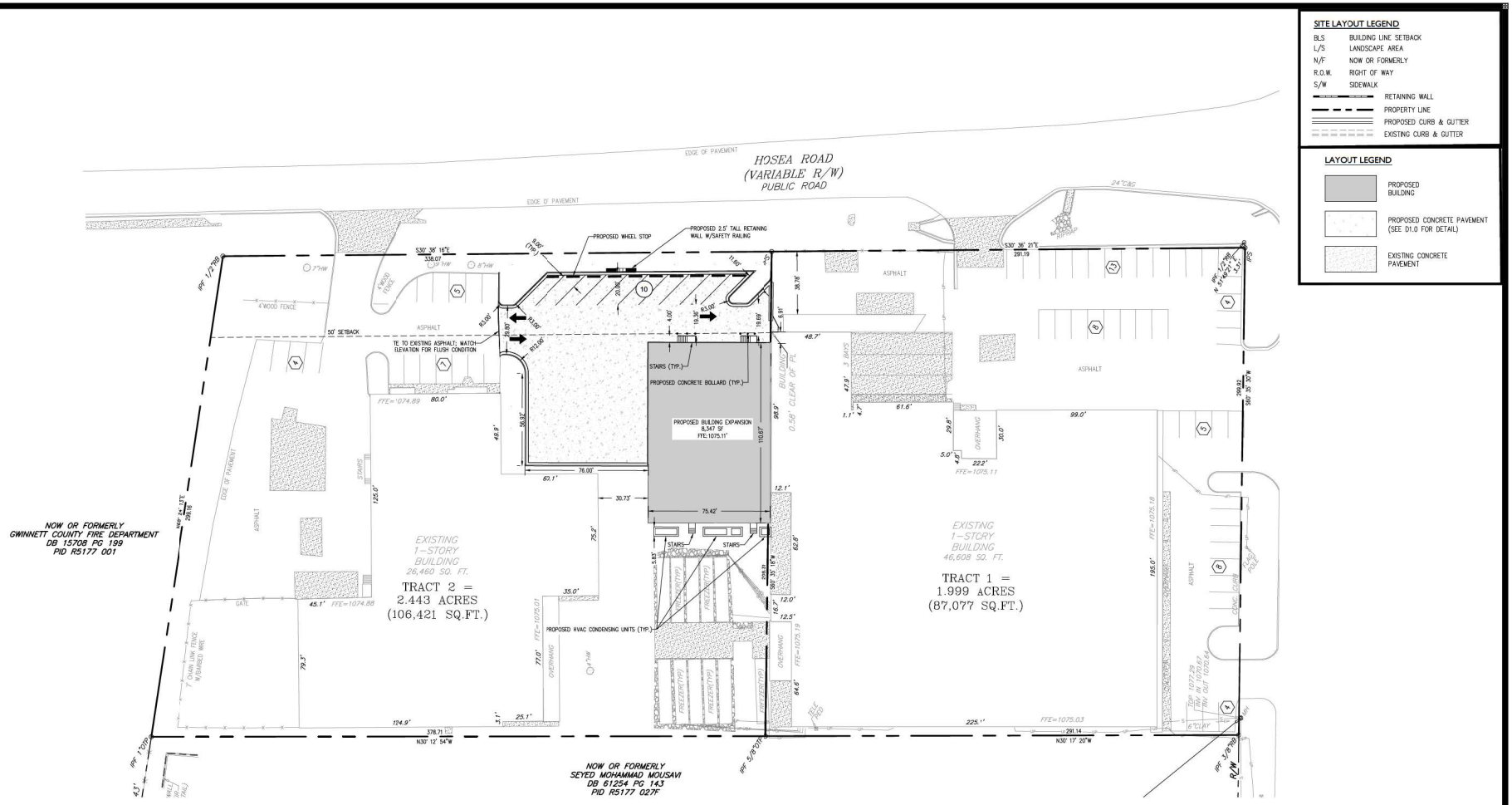
BEGINNING AT A ½ INCH REBAR ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HOSEA ROAD (80'R/W) BEING 291.22 FEET NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE FROM THE INTERSECTION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF INDUSTRIAL PARK DRIVE, THENCE DEPART SAID SOUTHWESTERLY RIGHT OF WAY LINE AND RUN ALONG THE NORTHWESTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY PUREFUN PROPERTIES, LLC S 60°02'09" W, A DISTANCE OF 297.31 FEET TO A ½ INCH OPEN TOP PIPE, THENCE DEPART SAID NORTHWESTERLY LINE AND RUN ALONG THE NORTHEASTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY WHITLEY'S LLC N 30°51'00" W A DISTANCE OF 371.75 FEET TO A 3/4 INCH OPEN TOP PIPE, THENCE DEPART SAID NORTHEASTERLY LINE AND RUN ALONG THE SOUTHEASTERLY LINE OF A TRACT OR PARCEL OF LAND NOW OR FORMERLY OWNED BY GWINNETT COUNTY FIRE N 67°46'09' E A DISTANCE OF 299.12 FEET TO A ½ INCH REBAR ON THE AFOREMENTIONED SOUTHWESTERLY RIGHT OF WAY LINE OF HOSEA ROAD, THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE S 31°06'34" E, A DISTANCE OF 338.49 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 2.441 ACRES (106,310 SQUIARE FEET) MORE OR LESS.

LESS AND EXCEPT THE PROPERTY CONVEYED IN THAT CERTAIN WARRANTY DEED FROM LEWIS KNIGHT TO THE CITY OF LAWRENCEVILLE, DATED JULY 26, 1963, AND RECORDED AT DEED BOOK 200, PAGE 194, AFORESAID RECORDS.

4923-6331-2313, v. 1

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT



SITE LAYOUT LEGEND

BLS	BUILDING LINE SETBACK
L/S	LANDSCAPE AREA
N/F	NOW OR FORMERLY
R.O.W.	RIGHT OF WAY
S/W	SIDEWALK
	RETAINING WALL
	PROPERTY LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER

LAYOUT LEGEND

- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT (SEE D1.0 FOR DETAIL)
- EXISTING CONCRETE PAVEMENT

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.
Dial 811 or Call 1-800-282-7411

NORTH

30 0 30 60
Scale 1" = 30'

SUP2026-00009
RECEIVED AUGUST 7, 2026
PLANNING & DEVELOPMENT DEPARTMENT

GEORGIA REGISTERED No. 27768 PROFESSIONAL ENGINEER CIVIL ENGINEER

AEC
Civil Engineering · Land Planning · Landscape Architecture · Water Resources · Property Services · Arborist Services
50 Warn Springs Circle
Roswell • Georgia • 30075
(770)641-1912 • www.aecatl.com

SITE LAYOUT PLAN

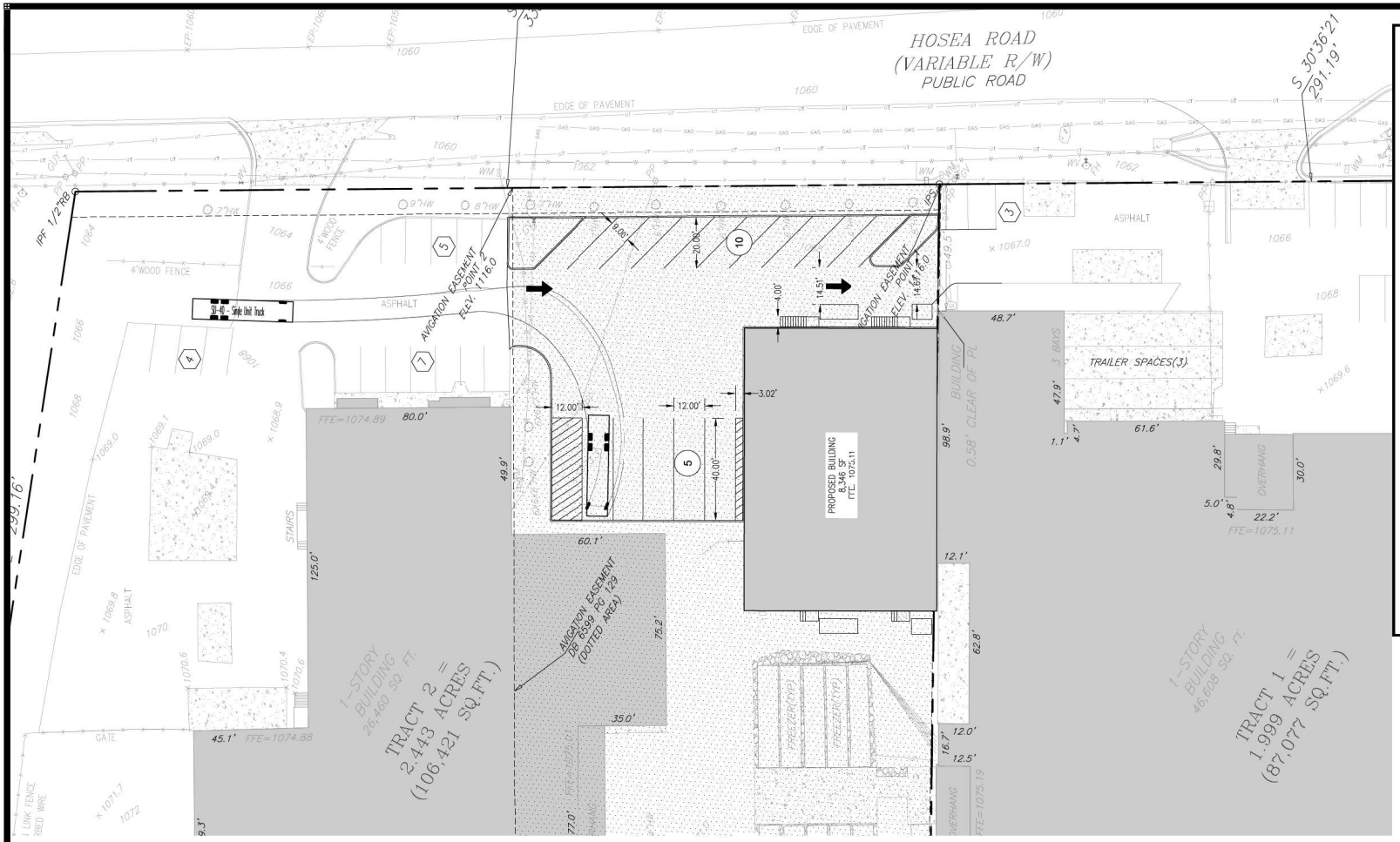
PURE FUN INC. EXPANSION
401 INDUSTRIAL PARK DRIVE
LAWRENCEVILLE, GA 30046

DATE
REVISIONS
NO.

COPYRIGHT AEC, INC.

PROJECT NO.: 25-3333
CIVIL DRAWN BY: AJS, DCU
CIVIL DESIGNED BY: AJS
LANDSCAPE DRAWN BY: PLG
LANDSCAPE DESIGNED BY: PLG / JPS
CHECKED BY: CF
DATE: 08/07/2026

SHEET
C4.0



STORM AND GRADING LEGEND

BW	BOTTOM OF WALL
CMP	ALUMINIZED TYPE II CORRUGATED METAL PIPE
CO	CLEANOUT
DIP	DUCTILE IRON PIPE
DI	DROP INLET
DI W/HOOD	DROP INLET WITH HOOD
DWCB	DOUBLE WING CATCH BASIN
FFE	FINISH FLOOR ELEVATION
GI	GRATE INLET
HDPE	HIGH-DENSITY POLYETHYLENE PIPE (N-12 SMOOTH INTERIOR PIPE BY NYLOPLAST)
HT	HEIGHT
HW	HEADWALL
INV	INVERT
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
PI	PEDESTAL INLET
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SSMH	SANITARY SEWER MANHOLE
SWCB	SINGLE WING CATCH BASIN
TW	TOP OF WALL
YI	YARD INLET (NYLOPLAST OR APPROVED EQUAL)
+ XX.X	PROPOSED SPOT GRADE
+ XX.X	EXISTING SPOT GRADE
	LIMITS OF DISTURBANCE
	TREE PROTECTION FENCE
	RETAINING WALL
	VEHICULAR GUARD RAIL
	PROPOSED GRADE
	EXISTING GRADE
SS	DIP SANITARY SEWER LINE
SS	PVC SANITARY SEWER LINE
SS	EXISTING SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE
	EXISTING STORM SEWER LINE
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
	SANITARY SEWER EASEMENT
	STORM SEWER EASEMENT

CITY OF LAWRENCEVILLE GRADING NOTES:

1. THE BASIS OF BEARING IS THE GEORGIA STATE PLAN COORDINATE SYSTEM, WEST ZONE (NAD 83.)ALL DISTANCES SHOWN HERON ARE GROUND (NOT GRID) DISTANCE. THE VERTICAL DATUM IS NAVD 88.
2. THE CITY OF LAWRENCEVILLE ASSUMES NO RESPONSIBILITY FOR FLOODING, EROSION, OR ANY OTHER STORMWATER-RELATED PROBLEMS THAT OCCUR BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE MAINTENANCE, REPAIR, OR EXTENSION OF ANY STORM DRAIN LINES, STORM DRAIN STRUCTURES, SWALES, CHANNELS, DITCHES, OR NATURAL WATERCOURSES OUTSIDE THE CITY RIGHT-OF-WAY.
3. DEVELOPER/CONTRACTOR IS TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT THE 2ND OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
4. THE ENGINEER WHO DESIGNED THE STORMWATER DETENTION FACILITY FOR THIS PROJECT SHALL PROVIDE A CERTIFICATION STATEMENT TO THE ENGINEERING DEPARTMENT PRIOR TO A CERTIFICATE OF COMPLETION BEING ISSUED CERTIFYING THAT THE FACILITY WAS BUILT IN ACCORDANCE WITH THE APPROVED PLANS AND HYDROLOGY STUDY.

CITY OF LAWRENCEVILLE RETAINING WALL NOTES:

1. EITHER SAFETY RAILING OR FENCING IS REQUIRED ALONG THE TOP OF ANY PORTION OF THE RETAINING WALL THAT IS 30" OR MORE IN HEIGHT.

NOTE: MAXIMUM ALLOWED SLOPE FOR CUT OF FILL IS 2H:1V.

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.
Dial 811 or Call 1-800-282-7411

NORTH

50 0 50 100
Scale 1" = 50'

SUP2026-00009
RECEIVED JULY 1, 2026
PLANNING & DEVELOPMENT DEPARTMENT

LEVEL II: #29494

AEC
Civil Engineering | Water Resources
Land Planning | Property Services
Landscape Architecture | Arborist Services
50 Warn Springs Circle
Roswell • Georgia • 30075
(770)641-1912 • www.aecatl.com

SITE GRADING AND DRAINAGE PLAN

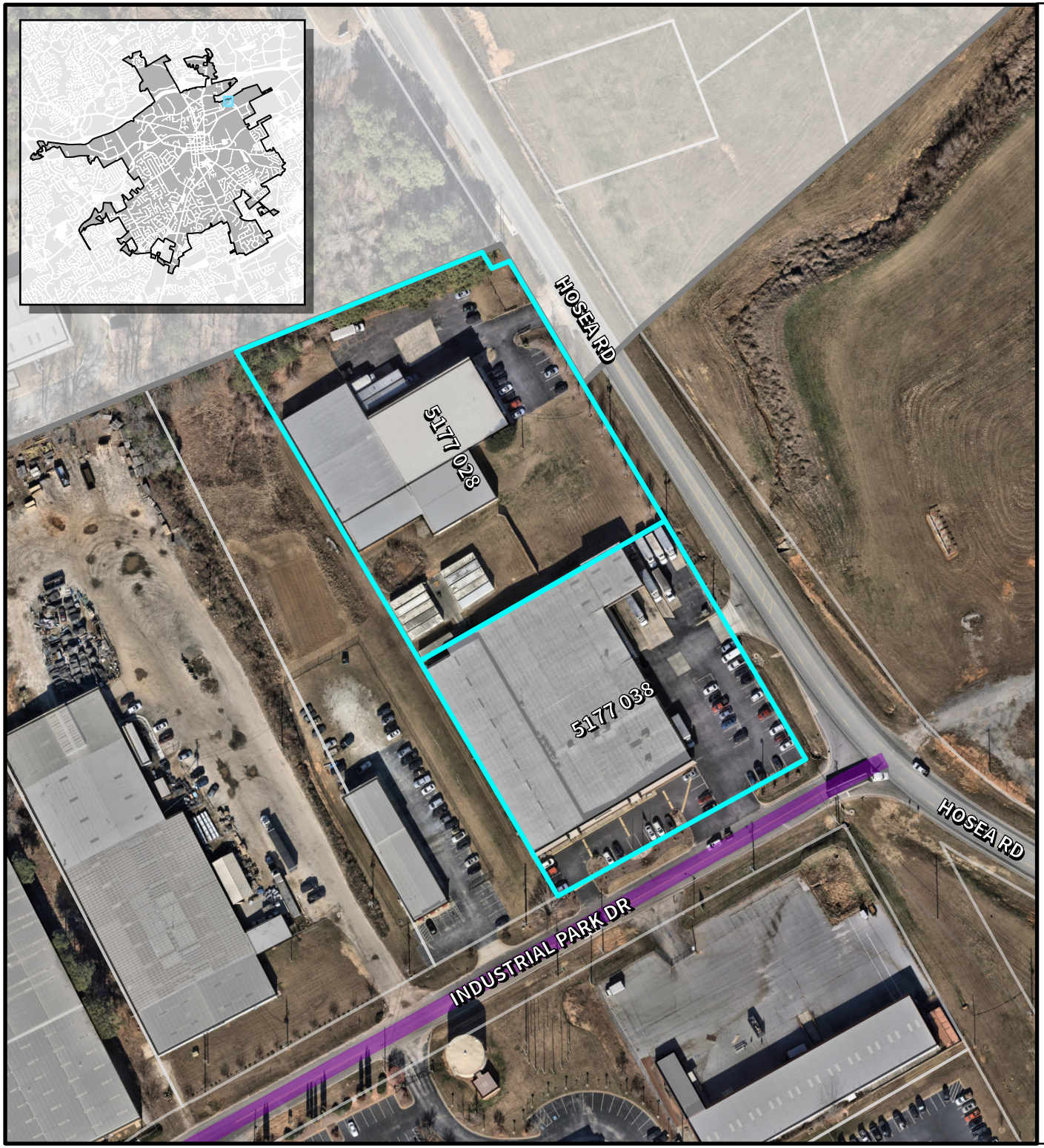
RWI EXPANSION
401 INDUSTRIAL PARK DRIVE
LAWRENCEVILLE, GA 30046

NO.	REVISIONS	DATE

COPYRIGHT AEC, INC.

PROJECT NO.: 24-3333
CIVIL DRAWN BY: AJS, DCJ
CIVIL DESIGNED BY: AJS
LANDSCAPE DESIGNED BY: PLG / JPS
DRAWN BY: PLG
CHECKED BY: CF
DATE: 03/31/26

SHEET
C6.0



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

Applicant: PureFun Properties, LLC
c/o Andersen Tate & Carr

- Subject Property (~4.42 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams

Imagery Date:	01/13/2026
Map Date:	07/07/2026
Map Scale:	1:1,800

N

0 62.5 125 250 Feet

LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

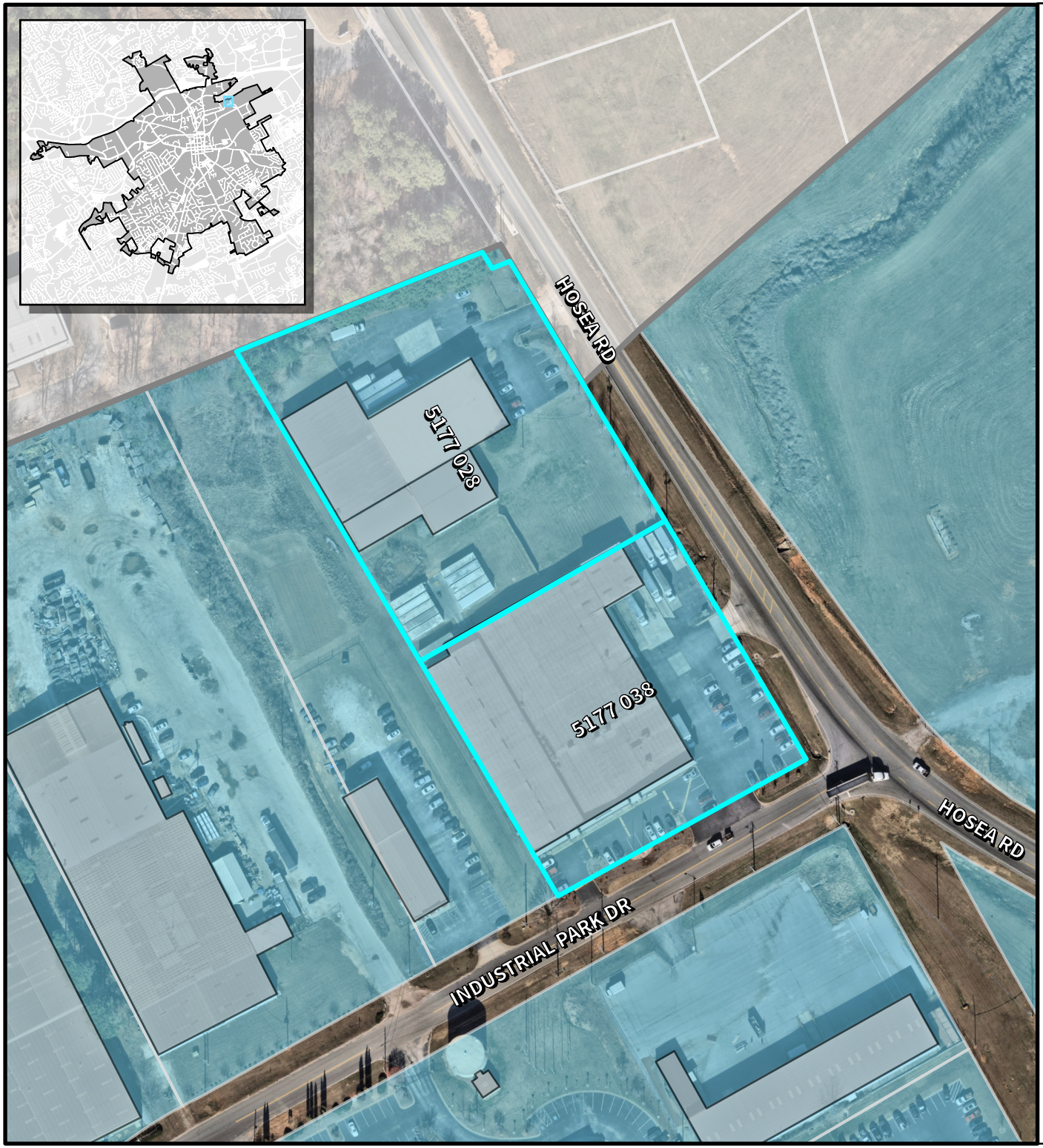
Applicant: PureFun Properties, LLC
c/o Andersen Tate & Carr

Subject Property (~4.42 acres)

Lawrenceville City Limits

Zoning Districts

LM Light Manufacturing



Imagery Date: 01/13/2026
Map Date: 07/07/2026
Map Scale: 1:1,800

N

0 62.5 125 250 Feet

LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

Applicant: PureFun Properties, LLC
c/o Andersen Tate & Carr

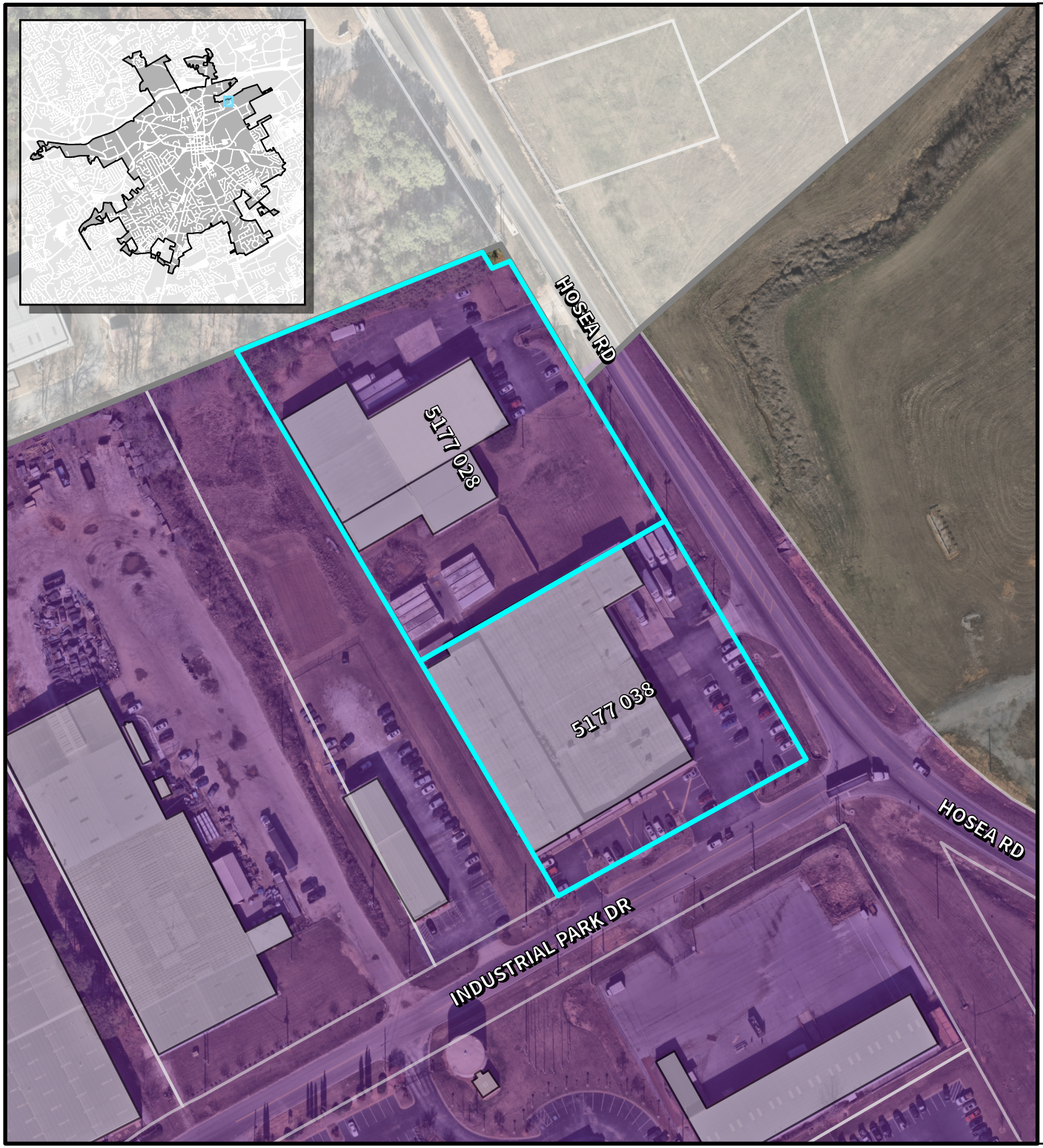
Subject Property (~4.42 acres)

Lawrenceville City Limits

2045 Character Areas

Industrial

Airport



Imagery Date: 01/13/2026
Map Date: 07/07/2026
Map Scale: 1:1,800

N

0 62.5 125 250 Feet

LAWRENCEVILLE

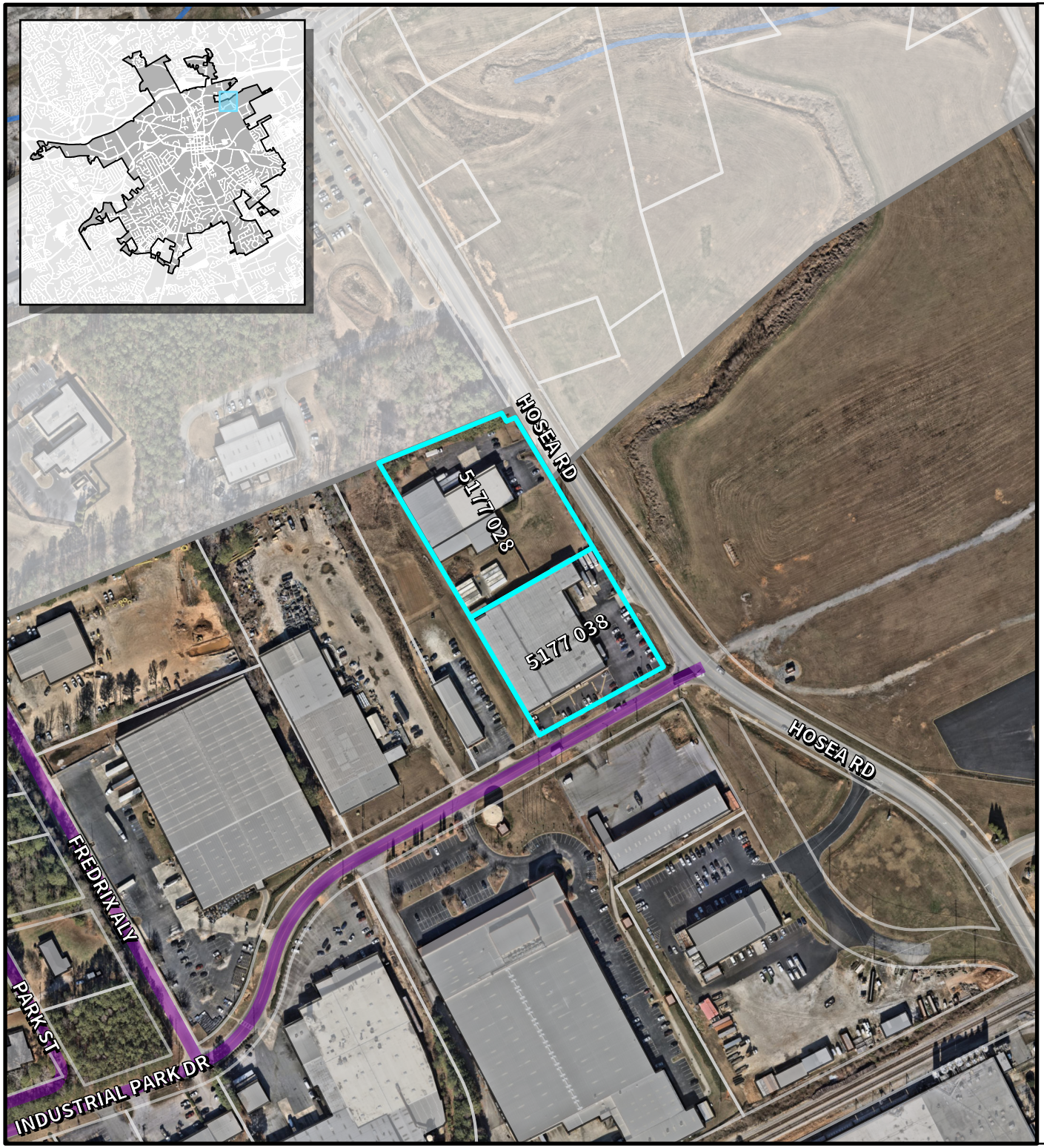
Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

Applicant: PureFun Properties, LLC
c/o Andersen Tate & Carr

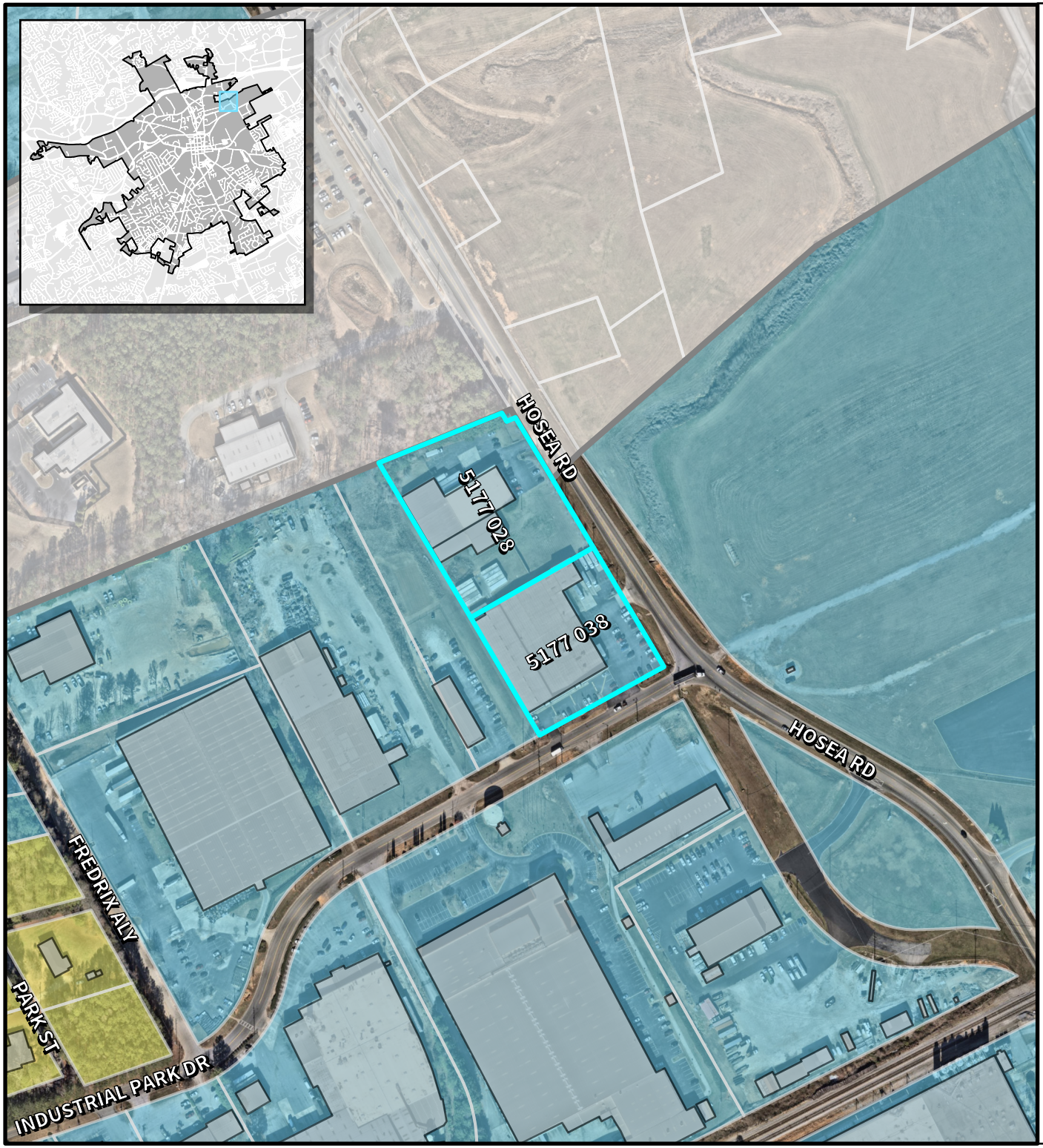
- Subject Property (~4.42 acres)
- Lawrenceville City Limits
- City Maintained Streets
- County/State Maintained Streets
- Streams



Imagery Date:	01/13/2026
Map Date:	07/07/2026
Map Scale:	1:3,600

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

Applicant: PureFun Properties, LLC
c/o Andersen Tate & Carr

- Subject Property (~4.42 acres)
- Lawrenceville City Limits

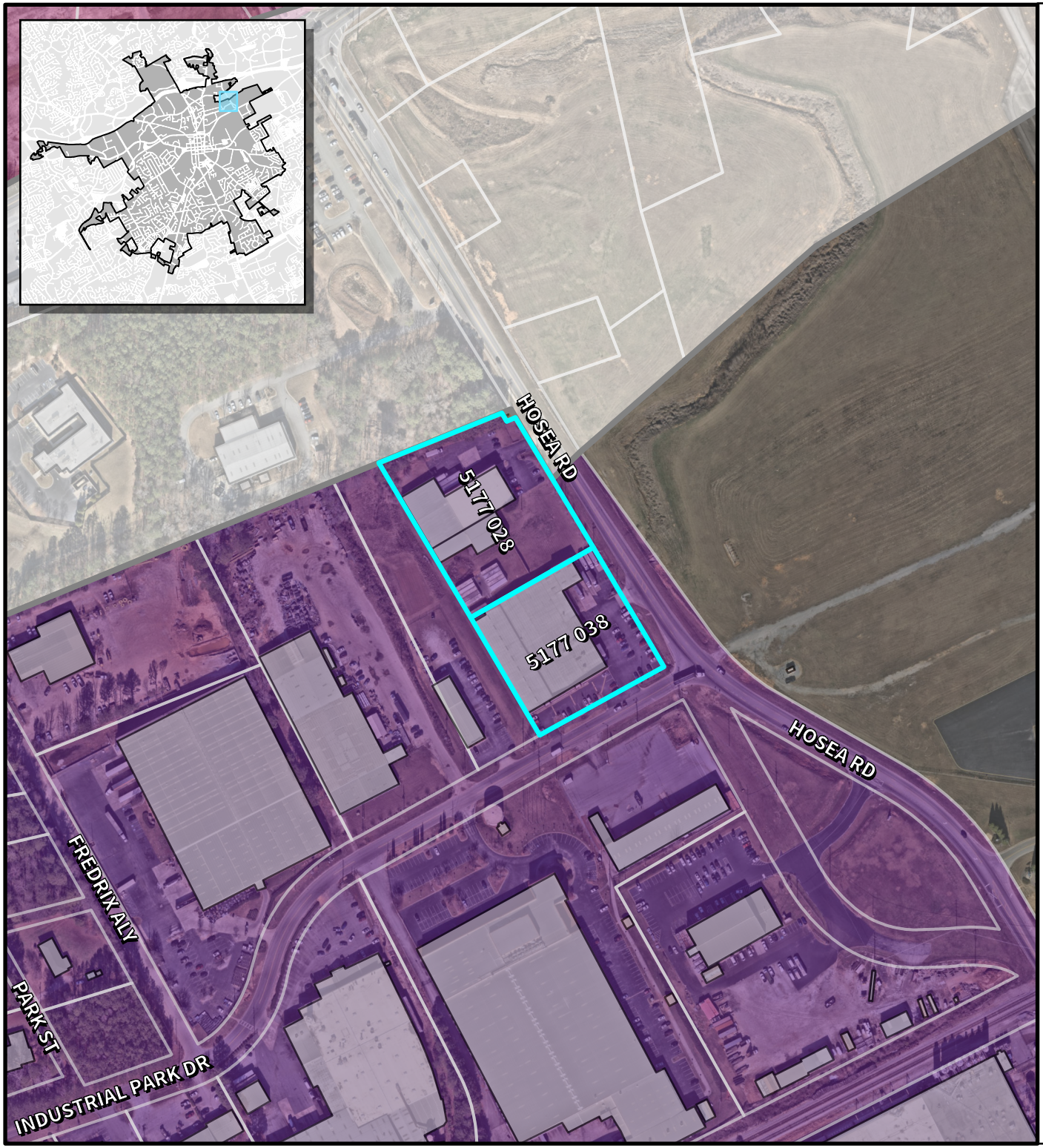
Zoning Districts

- **LM** Light Manufacturing
- **RS-150** Single-Family Residential

Imagery Date: 01/13/2026
Map Date: 07/07/2026
Map Scale: 1:3,600

N

0 125 250 500 Feet



LAWRENCEVILLE

Planning & Development

Location Map & Surrounding Areas

SUP2026-00009

Applicant: PureFun Properties, LLC
c/o Andersen Tate & Carr

- Subject Property (~4.42 acres)
- Lawrenceville City Limits

2045 Character Areas

- Community Mixed Use
- Industrial
- Airport

Imagery Date:	01/13/2026
Map Date:	07/07/2026
Map Scale:	1:3,600

0 125 250 500 Feet

N

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, OCTOBER 26, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	2026 Heritage Trail Medallion Recipients
Department:	Office of Communications and Marketing
Date of Meeting:	Monday, October 26, 2026
Fiscal Impact:	N/A
Presented By:	Alaina Tullis, Director of Marketing Dawnya Fisher Lindsey, Chair, Heritage Trail Medallion Commission
Action Requested:	Approval of Heritage Trail Medallion Commission Recommendation for 2026 Medallion Honorees

---

Summary: Dawnya Fisher Lindsey, Commission Chair, will present the 2026 Heritage Trail Medallion Recipients to Council for approval.

Background: The Heritage Trail Medallion Commission meets annually to recommend historically significant figures for recognition along Lawrenceville's Heritage Trail. Through the placement of medallions and accompanying biographies, the Heritage Trail honors individuals who have contributed to Lawrenceville's 205-year history while helping tell the story of the city and its people.

This year, the Commission reviewed 16 nominations, including 11 previously submitted nominations that had not received a medallion and five new submissions. From these nominations, the Commission selected two medallion recipients by majority vote.

Fiscal Impact: N/A

Attachments/Exhibits:

- Grover Cleveland Montgomery.pdf
- Dr. Fayette A. Sims, Jr.pdf

GROVER CLEVELAND MONTGOMERY (1887–1967)



Grover Cleveland Montgomery was a Lawrenceville businessman and public official whose service to the city and Gwinnett County spanned much of his adult life. A graduate of Lawrenceville High School and Southern Business University in Atlanta, he spent 28 years as cashier of Brand Banking Company. He was a member of First Baptist Church and Masonic Lodge No. 131, and family records also document his involvement with the Lawrenceville Kiwanis Club, brass band, and Lawrenceville Insurance Company.

Montgomery served on the Lawrenceville City Council from 1922 to 1923 and again from 1929 to 1930 before serving as Mayor from 1931 through 1934. He also served four years as the City's Tax Collector and later became Gwinnett County Tax Collector. By 1965, he was serving his 17th year and fourth term in that office, where he remained until his death in 1967.

An active sportsman, Montgomery played and later captained Lawrenceville's baseball team. He also built a boxing ring behind his South Perry Street home where neighborhood boys boxed, including future world heavyweight champion Ezzard Charles, who first put on boxing gloves there at age eight. After Charles became heavyweight champion in 1949, *The Atlanta Journal* photographed Montgomery beside an old post from the ring.

DR. FAYETTE A. SIMS, JR. (1918 – 1997)



Fayette A. Sims, Jr., was a Lawrenceville native who graduated from Lawrenceville High School, attended Emory at Oxford, and graduated with honors from Emory University School of Medicine in 1941. During World War II, he served as a physician with the U.S. Army's 321st Medical Battalion, 96th Infantry Division, in the Pacific, eventually attaining the rank of Major. While serving on Okinawa in 1945, Sims created a modified cannula used in a faster method of administering whole blood to critically wounded soldiers. Lawrenceville's *News-Herald* reported that the method was credited with saving soldiers who might otherwise have been lost.

Following the war, Sims returned to Lawrenceville, where Dr. W. P. Ezzard, a fellow Heritage Trail honoree, became his mentor. Their connection began at Sims' birth, when Ezzard delivered him at his family's Pike Street home. Known to many as "Doc," Sims made house calls, delivered babies at all hours, and once delivered nine babies in a single day. He cared for generations of local families before retiring from medicine in 1983. Sims also established the Prescription Shop and Sims Oil, extending his contributions to Lawrenceville beyond his medical practice.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, OCTOBER 26, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Approval of Agreement with Over & Under General Contractors, Inc– Participation with Electrical Cities of Georgia (ECG) Contract - Distribution Line Crew for Power Pole Replacements
Department:	Electric Department
Date of Meeting:	Monday, October 26, 2026
Fiscal Impact:	$1,100,000.00
Presented By:	Kenneth Morris, Purchasing Director
Action Requested:	Approve Contract for Distribution Line Crew/Power Pole Replacement to Over & Under General Contractors, Inc./ Participation with Electric Cities of Georgia (ECG) Contract (Cooperative Agreement)

Summary: The Electric Department requests authorization to utilize the cooperative agreement made available through Electrical Cities of Georgia (ECG) with Over & Under General Contractors, Inc. for power-pole replacement and associated overhead electric distribution services.

This agreement will provide the Electric Department with a qualified, experienced contractor to perform planned and emergency work necessary to maintain the reliability, safety, and operational integrity of the City's electric distribution system. Services may include removal and installation of poles; transfer or installation of associated overhead electrical facilities and appurtenances; restoration work; and other related distribution-system support as authorized by the Electric Department.

ECG's aggregated-services program is intended to give participating municipal utilities access to competitively established service arrangements and group-pricing benefits. Its distribution-line-services program provides pre-negotiated labor and equipment rates for planned system work, maintenance, capital projects, daily utility operations, and emergency/storm response.

Approval of this agreement supports the City's goals of operational efficiency, fiscal stewardship, and responsible procurement practices by providing a compliant and cost-effective purchasing solution for routine departmental needs. Staff recommends approval of the agreement with Over & Under General Contractors, Inc. and authorization for the City to utilize the Electric Cities of Georgia (ECG) cooperative contract for Distribution Line Crew/Power Pole Replacement services as needed in support of City operations.

Fiscal Impact: This contract will be funded by Overhead Maintenance Project (06-037) through the Electric Department's Capital Fund (511) or additional Bond Sources and the award will not require additional appropriations.

Concurrences: Other departments, agencies, personnel, who agree and have formally supported.

Attachments/Exhibits:

- ECG_DistributionLineCrews_MSA_TaskOrder.pdf
- AG_DistributionLineCrews_RFP_BidForm_Rev1.pdf
- ECG_Distribution_Line_Crew_Bid_Results_2026_Updated.pdf

MASTER SERVICE AGREEMENT

Distribution Line Crew Services

Issued under the Electric Cities of Georgia, Inc. Aggregated (AG) Service Program

THIS MASTER SERVICE AGREEMENT (this "Agreement") is entered into as of _____, 20___ (the "Effective Date"), by and between the **CITY OF _____, GEORGIA**, a Georgia municipal corporation (the "City"), and _____, a _____ (the "Contractor"). The City and the Contractor are sometimes referred to herein individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, Electric Cities of Georgia, Inc. ("ECG"), on behalf of the City as a Participant in ECG's Aggregated (AG) Service Program, issued a Request for Pricing for Distribution Line Crew Services dated May 18, 2026 (the "RFP") and, following a competitive process, awarded the Contractor a place on the approved contractor list; and

WHEREAS, the City desires to engage the Contractor on an on-call basis to perform overhead and/or underground electric distribution line construction and maintenance work within and adjacent to the City's electric utility service territory; and

WHEREAS, the Parties wish to establish the general terms and conditions under which the Contractor will provide such services pursuant to individual Task Orders issued by the City from time to time;

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. SCOPE OF SERVICES

1.1 Services

The Contractor shall furnish all labor, supervision, tools, vehicles, equipment, transportation, and incidentals necessary to perform electric distribution line construction and maintenance services on overhead and/or underground systems at primary voltages up to 25 kV (the "Services"), as more particularly described in each Task Order issued under this Agreement.

1.2 Task Orders

The Services may be authorized by individual written Task Orders substantially in the form attached hereto as Exhibit B. Each Task Order shall describe the specific scope, location, schedule, estimated crew and equipment, applicable rates, and any special conditions for the work.

1.3 Rates

All work performed under any Task Order shall be billed at the hourly labor and equipment rates established through the ECG RFP and award process, as set forth in Exhibit A attached hereto. Rates shall

be firm for the full term of this Agreement, including any renewal periods, unless modified by written amendment signed by both Parties.

1.4 No Guarantee of Work

This Agreement does not obligate the City to issue any Task Order or to provide any minimum volume of work to the Contractor. The Contractor's placement on the ECG approved contractor list does not guarantee selection for any particular project.

1.5 Direction of Work

All Services shall be performed under the general direction of the City's designated utility representative. The Contractor shall not perform system switching or accept clearances unless specifically authorized in writing by the City.

ARTICLE 2. TERM AND TERMINATION

2.1 Initial Term

The initial term of this Agreement shall commence on the Effective Date and continue for a period of one (1) year (the "Initial Term").

2.2 Automatic Renewal

This Agreement shall automatically renew for successive one (1) year renewal terms (each a "Renewal Term") unless either Party provides written notice of non-renewal to the other Party at least sixty (60) days prior to the end of the then-current term. The Initial Term and any Renewal Terms are collectively referred to as the "Term."

2.3 Termination for Convenience

Either Party may terminate this Agreement, in whole or in part, for any reason or no reason upon thirty (30) days' prior written notice to the other Party. Termination of this Agreement shall not affect any Task Order then in progress unless the terminating Party expressly states otherwise; provided, however, that the City may terminate any in-progress Task Order for convenience upon ten (10) days' written notice to the Contractor, in which case the Contractor shall be entitled to payment for Services properly rendered through the effective date of termination.

2.4 Termination for Cause

Either Party may terminate this Agreement immediately upon written notice if the other Party (a) materially breaches this Agreement and fails to cure such breach within ten (10) days after receiving written notice thereof; (b) becomes insolvent, files for bankruptcy, or makes an assignment for the benefit of creditors; or (c) loses any license, permit, or authorization necessary to perform its obligations hereunder.

2.5 Effect of Termination

Upon termination, the Contractor shall promptly invoice the City for all Services properly rendered and accepted through the termination date, and the City shall pay such invoice in accordance with Article 7. Articles 5 (Insurance), 6 (Indemnification), 9 (Compliance), and 11 (Dispute Resolution), and any other provisions which by their nature should survive termination, shall survive termination of this Agreement.

ARTICLE 3. INDEPENDENT CONTRACTOR STATUS

The Contractor is and shall remain an independent contractor with respect to the City. Neither the Contractor nor any of its employees, agents, or subcontractors shall be considered an employee, agent, partner, or joint venturer of the City for any purpose. The Contractor shall be solely responsible for payment of all wages, salaries, taxes, withholdings, workers' compensation premiums, unemployment insurance, and other obligations relating to its personnel. The City shall have no responsibility for the means, methods, techniques, sequences, or procedures used by the Contractor to perform the Services, except as may be specifically required in a Task Order.

ARTICLE 4. PERFORMANCE STANDARDS

4.1 Workmanship

The Contractor shall perform all Services in a good and workmanlike manner, in accordance with the practices, standards, and skill ordinarily exercised by professional electric distribution line contractors performing comparable services. All work shall conform to the latest applicable editions of the National Electrical Safety Code (NESC), applicable OSHA regulations, the City's construction standards (where provided), and all federal, state, and local laws and regulations.

4.2 Personnel and Qualifications

The Contractor shall furnish only qualified personnel meeting the classifications and experience levels described in the RFP. All crew supervisors shall maintain current OSHA 10 or OSHA 30 certification. The Contractor shall remove from work hereunder any employee who is determined by the City, in its reasonable discretion, to be unfit, incompetent, or whose continued presence on the job is detrimental to the work.

4.3 Background Checks

The Contractor shall conduct, or cause to be conducted, criminal background checks on all personnel assigned to perform Services under this Agreement. The Contractor shall not assign any individual whose background check reveals convictions that would reasonably disqualify the individual from working on a municipal electric utility system. Upon request, the Contractor shall certify in writing that background checks have been performed in accordance with this provision.

4.4 Safety

The Contractor is solely responsible for the safety of its personnel and the safe conduct of the work. The Contractor shall comply with its written safety program as submitted in response to the RFP, with all OSHA

regulations, and with the City's posted safety rules. The Contractor shall immediately report to the City any accident, injury, property damage, or near-miss occurring in connection with the Services.

4.5 Drug-Free Workplace

The Contractor shall maintain the drug and alcohol testing program submitted in response to the RFP and shall ensure that no employee under the influence of alcohol or any illegal substance performs Services under this Agreement. Upon request, the Contractor shall provide written certification of compliance with this provision.

ARTICLE 5. INSURANCE

5.1 Required Coverages

Throughout the Term, the Contractor shall maintain, at its own expense, insurance of the types and in the minimum amounts set forth below, with insurers authorized to do business in Georgia and having an A.M. Best rating of A- VII or better:

- Commercial General Liability — $2,000,000 per occurrence / $4,000,000 aggregate
- Automobile Liability — $1,000,000 combined single limit
- Workers' Compensation — Statutory limits, State of Georgia
- Employers' Liability — $1,000,000 per occurrence
- Umbrella / Excess Liability — $3,000,000 per occurrence

5.2 Additional Insured and Waiver of Subrogation

The City and ECG shall be named as additional insureds on the commercial general liability and automobile liability policies. All policies shall include a waiver of subrogation in favor of the City and ECG. Coverage afforded to the City as additional insured shall be primary and non-contributory with respect to any insurance carried by the City.

5.3 Certificates

Prior to commencing any Services, the Contractor shall furnish the City with certificates of insurance evidencing the required coverages and shall provide replacement certificates upon renewal. Each certificate shall require the insurer to provide the City with at least thirty (30) days' prior written notice of cancellation or material change.

5.4 City May Require Higher Limits

Nothing herein shall preclude the City from requiring higher coverage limits in connection with any particular Task Order based on the nature, scope, or risk profile of the work.

ARTICLE 6. INDEMNIFICATION

To the fullest extent permitted by law, the Contractor shall defend, indemnify, and hold harmless the City, ECG, and their respective officials, officers, employees, and agents (the "Indemnified Parties") from and

against any and all claims, demands, suits, actions, losses, damages, liabilities, judgments, fines, penalties, costs, and expenses (including reasonable attorneys' fees) arising out of or resulting from (a) any negligent act, error, or omission of the Contractor or its employees, agents, or subcontractors in the performance of the Services; (b) any breach of this Agreement by the Contractor; or (c) any bodily injury, death, or property damage caused in whole or in part by the Contractor or its employees, agents, or subcontractors, except to the extent caused by the sole negligence or willful misconduct of an Indemnified Party. The Contractor's indemnification obligations shall survive the expiration or termination of this Agreement. Nothing in this Article shall be construed as a waiver of any sovereign or governmental immunity to which the City is entitled under Georgia law.

ARTICLE 7. INVOICING AND PAYMENT

7.1 Invoices

The Contractor shall submit invoices to the City no more frequently than once per week and no less frequently than once per month for Services performed. Each invoice shall reference the applicable Task Order number, identify each crew member by classification with hours worked, identify each piece of equipment deployed with crew-hours, and apply the corresponding rates from Exhibit A. Invoices shall be accompanied by daily timesheets signed by the City's designated representative.

7.2 Payment Terms

The City shall pay each undisputed invoice within thirty (30) days of receipt, in accordance with the Georgia Prompt Pay Act, O.C.G.A. § 13-11-1 et seq. The City may withhold payment of any portion of an invoice that is in dispute, provided the City notifies the Contractor in writing of the basis for the dispute within fifteen (15) days of receipt.

7.3 Disputed Charges

If the Parties are unable to resolve a billing dispute within thirty (30) days, the dispute shall be addressed in accordance with Article 11 (Dispute Resolution).

ARTICLE 8. BONDS AND SUBCONTRACTING

8.1 Performance and Payment Bonds

For any Task Order with an estimated value exceeding $100,000, the Contractor shall furnish performance and payment bonds in accordance with O.C.G.A. § 36-91-70 et seq. (the Georgia Public Works Construction Bond requirements). Each bond shall be in an amount equal to one hundred percent (100%) of the Task Order value, issued by a surety authorized to do business in Georgia. The cost of bonds for qualifying Task Orders shall be reimbursed by the City at the Contractor's actual cost, supported by paid invoices.

8.2 Subcontracting

The Contractor shall not subcontract any portion of the Services without the prior written consent of the City, which consent shall not be unreasonably withheld. The Contractor remains fully responsible for the

acts, omissions, and performance of any approved subcontractor, and shall ensure that each subcontractor meets the qualifications, insurance, and safety requirements of this Agreement.

ARTICLE 9. COMPLIANCE WITH LAWS

9.1 General Compliance

The Contractor shall comply with all applicable federal, state, and local laws, regulations, and ordinances in connection with the Services, including without limitation Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act, and all applicable equal employment opportunity laws.

9.2 Georgia E-Verify

The Contractor warrants that it has registered with, is authorized to use, and uses the federal E-Verify program in compliance with O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02. The Contractor shall include similar E-Verify provisions in any subcontract awarded under this Agreement and shall provide the City with the affidavits required by Georgia law.

9.3 Georgia Security and Immigration Compliance Act

The Contractor acknowledges and agrees that this Agreement is subject to the Georgia Security and Immigration Compliance Act and shall comply with all requirements thereunder.

9.4 Open Records

The Contractor acknowledges that the City is subject to the Georgia Open Records Act, O.C.G.A. § 50-18-70 et seq. Records relating to this Agreement may be subject to disclosure thereunder. The Contractor shall cooperate with the City in responding to any Open Records request.

9.5 No Conflicts of Interest

The Contractor warrants that no officer, employee, or agent of the City or ECG holds any financial interest in the Contractor's business.

ARTICLE 10. RECORDS AND WARRANTY

10.1 Records and Audit

The Contractor shall maintain complete and accurate records of all Services performed and all costs incurred under this Agreement for a period of not less than five (5) years following completion or termination. The City, ECG, and their authorized representatives shall have the right, upon reasonable advance notice and during normal business hours, to inspect and audit such records.

10.2 Warranty

The Contractor warrants that all Services performed under this Agreement shall be free from defects in workmanship for a period of one (1) year from the date of completion of each Task Order. The Contractor shall, at its sole expense, promptly correct any defective work discovered within the warranty period. This

warranty is in addition to, and not in lieu of, any other warranties or remedies available to the City at law or in equity.

ARTICLE 11. DISPUTE RESOLUTION

11.1 Good-Faith Negotiation

In the event of any dispute, controversy, or claim arising out of or relating to this Agreement (a "Dispute"), the Parties shall first attempt to resolve the Dispute through good-faith negotiation between designated representatives of each Party. Either Party may initiate this process by providing written notice of the Dispute to the other Party. The designated representatives shall meet (in person or by video conference) within fifteen (15) days of such notice and attempt to resolve the Dispute.

11.2 Mediation

If the Dispute is not resolved through negotiation within thirty (30) days after the initial notice, the Parties shall submit the Dispute to non-binding mediation before a mutually agreed mediator. The mediation shall take place in the county in which the City is located, unless the Parties agree otherwise. The Parties shall share equally in the mediator's fees and expenses; each Party shall bear its own attorneys' fees and costs.

11.3 Litigation

If the Dispute is not resolved through mediation within sixty (60) days after submission to the mediator (or such longer period as the Parties may agree in writing), either Party may pursue any remedies available to it at law or in equity. Any such action shall be filed in the Superior Court of the county in which the City is located, and the Parties hereby consent to the exclusive jurisdiction and venue of such court.

11.4 Continued Performance

Pending resolution of any Dispute, the Contractor shall continue to perform its obligations under this Agreement, and the City shall continue to pay all undisputed amounts when due.

ARTICLE 12. GENERAL PROVISIONS

12.1 Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia, without regard to its conflict-of-laws principles.

12.2 Notices

All notices required under this Agreement shall be in writing and shall be delivered by hand, certified mail (return receipt requested), or recognized overnight courier to the addresses set forth on the signature page, or to such other address as a Party may designate by written notice. Notices shall be deemed effective upon receipt.

12.3 Assignment

Neither Party may assign this Agreement or any rights or obligations hereunder without the prior written consent of the other Party, which consent shall not be unreasonably withheld. Any attempted assignment in violation of this provision shall be void.

12.4 Force Majeure

Neither Party shall be liable for any delay or failure to perform its obligations under this Agreement (other than payment obligations) to the extent such delay or failure is caused by events beyond its reasonable control, including acts of God, severe weather, natural disasters, war, terrorism, civil disturbance, governmental order, labor disputes, or other similar events. The affected Party shall promptly notify the other Party of the force majeure event and shall use commercially reasonable efforts to resume performance as soon as practicable.

12.5 Entire Agreement

This Agreement, together with the exhibits attached hereto, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior or contemporaneous agreements, understandings, or representations, whether oral or written. Each Task Order shall be deemed to incorporate the terms of this Agreement. In the event of any conflict between this Agreement and a Task Order, the terms of this Agreement shall control, except to the extent the Task Order expressly states that it modifies a specific provision of this Agreement and is signed by authorized representatives of both Parties.

12.6 Amendments

This Agreement may be amended only by a written instrument signed by authorized representatives of both Parties.

12.7 Severability

If any provision of this Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect, and the invalid or unenforceable provision shall be reformed to the minimum extent necessary to make it valid and enforceable while preserving the original intent of the Parties.

12.8 No Third-Party Beneficiaries

Except for ECG’s rights expressly set forth herein (including indemnification and additional insured status), this Agreement is for the sole benefit of the Parties and does not create any rights in any third party.

12.9 Counterparts; Electronic Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Signatures delivered electronically (including by PDF or e-signature platform) shall have the same effect as original signatures.

12.10 Exhibits

The following exhibits are attached hereto and incorporated by reference:

- Exhibit A — Hourly Labor and Equipment Rates
- Exhibit B — Form of Task Order

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date first written above.

CITY OF _____, GEORGIA	
By: _____	Date: _____
Printed Name: _____	
Title: _____	
ATTEST:	
By: _____ City Clerk	
[SEAL]	

CONTRACTOR: _____	
By: _____	Date: _____
Printed Name: _____	
Title: _____	

NOTICE ADDRESSES

If to the City:

_____

_____

Attn: _____

If to the Contractor:

_____

_____

Attn: _____

EXHIBIT A

Hourly Labor and Equipment Rates

The hourly labor and equipment rates applicable to all Services performed under this Agreement are those submitted by the Contractor in response to the ECG Request for Pricing for Distribution Line Crew Services dated May 18, 2026, and accepted by ECG on behalf of the participating member cities. A copy of the Contractor's completed Pricing Schedule (RFP Section 5) is attached and incorporated herein.

[INSERT CONTRACTOR'S COMPLETED RFP PRICING SCHEDULE HERE — Sections 5.1.1, 5.1.2, 5.2.1, and 5.2.2 as applicable]

EXHIBIT B

Form of Task Order

Task Order No.	
Issue Date	
Master Service Agreement Dated	
City	
Contractor	

1. Contacts

City Project Manager	
Phone / Email	
Contractor Project Manager	
Phone / Email	
24/7 Emergency Contact (Contractor)	

2. Job Site and Description

Job Site Location / Address	
Substation / Circuit (if applicable)	
Work Type	☐ Overhead ☐ Underground ☐ Both

Scope of Work (describe in detail):

3. Schedule

Anticipated Start Date	
Anticipated Completion Date	
Working Hours (regular shift)	
After-Hours / Weekend Work Authorized?	☐ Yes ☐ No

4. Estimated Crew, Equipment, and Cost

Estimated cost based on rates in Exhibit A of the Master Service Agreement. Final billing will be based on actual hours worked and equipment deployed.

Labor / Equipment Item	Qty	Est. Hours	Rate ($/hr)	Est. Total
ESTIMATED NOT-TO-EXCEED TOTAL:				$

5. Switching and Clearance Authorization

☐ Contractor is NOT authorized to perform switching or accept clearances. All switching shall be performed by City personnel.

☐ Contractor IS authorized to perform the following switching activities under City supervision:

6. Special Conditions

List any project-specific requirements, including higher insurance limits, liquidated damages, bonding requirements (mandatory if estimated value exceeds $100,000), traffic control, environmental controls, or other deviations from the Master Service Agreement.

7. Authorization

This Task Order is issued under, and is subject to all the terms and conditions of, the Master Service Agreement identified above. In the event of any conflict between this Task Order and the Master Service Agreement, the Master Service Agreement shall control unless this Task Order expressly modifies a specific provision and is signed by authorized representatives of both Parties.

CITY	
By: _____	Date: _____
Printed Name: _____	
Title: _____	

CONTRACTOR	
By: _____	Date: _____
Printed Name: _____	
Title: _____	

REQUEST FOR PRICING

Distribution Line Crew Program
Aggregated (AG) Service — Electric Cities of Georgia, Inc.

Issue Date: May 18, 2026 (rev. 1)
Response Deadline: June 12, 2026 | 5:00 PM Eastern
Submit To: Via ECG Website: address here

1. Purpose and Background

Electric Cities of Georgia, Inc. ("ECG") is a nonprofit intergovernmental organization providing cooperative services to member municipal electric utilities across Georgia. ECG is issuing this Request for Pricing ("RFP") on behalf of its member cities to establish standard labor and equipment pricing for on-demand electrical contractor crew deployment for both overhead and underground distribution work.

Resulting contracts will be executed directly between individual member cities and the awarded contractor(s). ECG's role is limited to procurement coordination on behalf of the Participants under its Aggregated (AG) Service.

2. Scope of Work

Contractors are invited to submit hourly pricing for standard electrical crew labor classifications and associated equipment as defined in Section 5. Contractors may submit pricing for overhead distribution work, underground distribution work, or both. Awarded contractors must be capable of:

- Providing crews with certified linemen, cable splicers, and apprentices in the classifications listed in the pricing schedule
- Furnishing all tools, vehicles, and equipment necessary to perform distribution line construction and maintenance on overhead and/or underground systems at primary voltages up to 25 kV
- Responding to scheduled work requests with 10 business days' notice
- Maintaining required insurance, bonding, and licensure throughout the contract period
- Complying with all applicable OSHA, NESC, and member city safety requirements

Work will be directed by each member city's utility personnel. Contractors are not responsible for system switching or clearance issuance unless specifically authorized in writing by the member city.

3. Contractor Qualifications

- Current OSHA 10 or OSHA 30 certification for all crew supervisors
- Documented experience working on energized distribution systems (overhead and/or underground, as applicable to the work proposed)
- Registered to do business in the State of Georgia
- No unsatisfied judgments, liens, or pending debarment actions

3.1 Safety Procedures

Each responding contractor shall submit a copy of its current written safety program or safety manual as part of its response to this RFP. At a minimum, the submitted safety documentation shall address: job site hazard identification and mitigation, personal protective equipment (PPE) requirements, lockout/tagout (LOTO) procedures, work near energized conductors, confined space and trenching/excavation procedures (for underground work), and incident reporting procedures. Contractors that cannot provide written safety

documentation will not be considered for award. ECG and participating member cities reserve the right to audit contractor safety practices during the contract period.

3.2 Drug and Alcohol Testing Policy

Each responding contractor shall submit a copy of its current drug and alcohol testing policy as part of its response to this RFP. The policy must provide for pre-employment testing, reasonable suspicion testing, and post-accident testing for all employees who may perform work under this agreement. Contractors working on behalf of ECG member cities are expected to maintain a drug-free workplace in accordance with applicable federal and state requirements. Contractors that cannot demonstrate a compliant drug and alcohol testing program will not be considered for award.

ECG reserves the right to request references, OSHA 300 logs, and EMR ratings as part of the evaluation process.

4. Insurance Requirements

Coverage Type	Minimum Limit
Commercial General Liability	$2,000,000 per occurrence / $4,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Workers' Compensation	Statutory limits — State of Georgia
Employers' Liability	$1,000,000 per occurrence
Umbrella / Excess Liability	$3,000,000 per occurrence

Each member city and ECG shall be named as additional insureds on the commercial general liability and automobile liability policies.

5. Pricing Schedule

Rate Definitions

Regular Time Rate: Hours worked Monday–Friday within the contractor's standard workday. Rates shall be all-inclusive of labor, fringe benefits, overhead, profit, and applicable taxes.

Overtime Rate: Hours worked beyond 8 hours per day or 40 hours per week, Monday through Saturday. Specify whether your firm prices overtime at 1.5× regular or as a separate fixed hourly rate.

Billing shall be portal-to-portal from the contractor's nearest base of operations. Minimum call-out duration: 8 hours. Rates are firm for the full contract period unless otherwise noted.

Section organization: Section 5.1 covers **overhead distribution** labor and equipment. Section 5.2 covers **underground distribution** labor and equipment. Contractors may complete one or both subsections based on the services their firm provides. Leave blank any classification or equipment item your firm does not offer.

5.1 Overhead Distribution — Labor and Equipment

5.1.1 Overhead Labor — Hourly Rates by Classification

Provide firm hourly rates for each classification below. Leave blank any classification your firm cannot provide. Rates are per individual worker.

Labor Classification	Regular Time ($/hr)	Overtime ($/hr)
General Foreman	$_____ /hr	$_____ /hr

Foreman	$_____ /hr	$_____ /hr
Class A Journeyman Lineman	$_____ /hr	$_____ /hr
Class B Journeyman Lineman	$_____ /hr	$_____ /hr
Apprentice Lineman	$_____ /hr	$_____ /hr
Equipment Operator	$_____ /hr	$_____ /hr
Groundman	$_____ /hr	$_____ /hr
Safety Supervisor	$_____ /hr	$_____ /hr
Equipment Repairman	$_____ /hr	$_____ /hr

5.1.2 Overhead Equipment — Hourly Rates

Provide a flat hourly rate per piece of equipment listed below. Equipment rates apply for each crew-hour the equipment is deployed and are independent of the labor rate. Leave blank any item your firm cannot provide or does not typically deploy.

Equipment Item	Rate ($/crew-hour)
Bucket Truck (53’ to 60’ reach)	$_____ /crew-hr
Derrick / Digger Derrick Truck	$_____ /crew-hr
Backyard Track Digger with Bucket and Trailer	$_____ /crew-hr
Pickup Truck	$_____ /crew-hr
Flatbed Truck (up to 2 tons)	$_____ /crew-hr
Dump Truck (up to 2 tons)	$_____ /crew-hr
Welder / Compressor Truck	$_____ /crew-hr
Wire Puller	$_____ /crew-hr
Wire Reel and Tensioner	$_____ /crew-hr
Reel Trailer (3-Reel)	$_____ /crew-hr
Pole Trailer	$_____ /crew-hr
Service Truck	$_____ /crew-hr
Trailer (general purpose)	$_____ /crew-hr

5.2 Underground Distribution — Labor and Equipment

This section captures pricing for underground distribution construction and maintenance, including cable installation and splicing, conduit and duct bank work, manhole/vault work, and directional boring. Underground rates are bid separately from overhead rates and may differ.

5.2.1 Underground Labor — Hourly Rates by Classification

Provide firm hourly rates for each classification below. Leave blank any classification your firm cannot provide. Rates are per individual worker.

Labor Classification	Regular Time ($/hr)	Overtime ($/hr)
General Foreman	$_____ /hr	$_____ /hr
Assistant General Foreman	$_____ /hr	$_____ /hr
Foreman	$_____ /hr	$_____ /hr
Cable Splicer	$_____ /hr	$_____ /hr
Equipment Operator	$_____ /hr	$_____ /hr
Groundman	$_____ /hr	$_____ /hr
Equipment Repairman	$_____ /hr	$_____ /hr

5.2.2 Underground Equipment — Hourly Rates

Provide a flat hourly rate per piece of equipment listed below. Equipment rates apply for each crew-hour the equipment is deployed and are independent of the labor rate. Leave blank any item your firm cannot provide or does not typically deploy.

Equipment Item	Rate ($/crew-hour)
Derrick Truck	$_____ /crew-hr
Mini Excavator (e.g., Kubota KX40 class)	$_____ /crew-hr
Compact Excavator (e.g., Kubota U-57 class)	$_____ /crew-hr
Mid-Size Excavator (e.g., Kubota KX-080 class)	$_____ /crew-hr
Backhoe — Rubber Tire, Extendible	$_____ /crew-hr
Welder / Compressor Truck	$_____ /crew-hr
Flatbed Truck (up to 2 tons)	$_____ /crew-hr
Trailer (general purpose)	$_____ /crew-hr
Air Compressor (towable)	$_____ /crew-hr
Air Compressor — Skid-Mounted, 175 CFM	$_____ /crew-hr
Underground Wire / Cable Puller	$_____ /crew-hr
Reel Trailer (3-Reel)	$_____ /crew-hr
Service Truck (1 ton)	$_____ /crew-hr
Dump Truck (up to 2 tons)	$_____ /crew-hr
Air Ventilator (for manholes / confined spaces)	$_____ /crew-hr
Generator	$_____ /crew-hr
Gasoline Tamp / Compactor	$_____ /crew-hr
Water Pump	$_____ /crew-hr

Skid-Steer Loader with Attachments	$_____ /crew-hr
Boring Machine — Air-Powered (Hole Hog)	$_____ /crew-hr
Boring Machine — Fluid-Assisted Directional	$_____ /crew-hr
Water Tank (500 gal) with Mud-Mixing Pump	$_____ /crew-hr
Mud Vacuum / Potholing Machine	$_____ /crew-hr

6. Service Area and Availability

6.1 Crew Availability

Availability Metric	Contractor Response
Maximum simultaneous overhead crews available statewide	_____
Maximum simultaneous underground crews available statewide	_____
Scheduled deployment lead time (business days)	_____
Emergency response time (hours from notification)	_____
24/7 emergency contact availability? (Yes / No)	_____

7. Contractor Information

Company Legal Name _____	**DBA (if applicable)** _____
Primary Contact Name _____	**Title** _____
Mailing Address _____	**City, State, ZIP** _____
Phone Number _____	**Email Address** _____
GA Secretary of State Registration No. _____	**Federal Tax ID (EIN)** _____
Years in Business _____	**No. of Qualified Linemen on Staff** _____

No. of Qualified Cable Splicers on Staff _____	**Services Offered (Overhead / Underground / Both)** _____
Most Recent EMR _____	**OSHA Recordable Incident Rate (3-yr avg)** _____

8. References

Provide three (3) references from municipal electric utilities or cooperatives for whom your firm has performed distribution line work within the past three (3) years. Where possible, include at least one reference for overhead work and one for underground work corresponding to the services your firm is bidding.

Reference 1

Organization Name _____	**Contact Name / Title** _____
Phone Number _____	**Email Address** _____
Scope of Work Performed (OH / UG / Both) _____	**Approx. Contract Value** _____

Reference 2

Organization Name _____	**Contact Name / Title** _____
Phone Number _____	**Email Address** _____
Scope of Work Performed (OH / UG / Both) _____	**Approx. Contract Value** _____

Reference 3

Organization Name _____	**Contact Name / Title** _____

Phone Number _____	**Email Address** _____
Scope of Work Performed (OH / UG / Both) _____	**Approx. Contract Value** _____

9. Exceptions and Clarifications

List any exceptions to the terms of this RFP or clarifications required. If none, write "None."

10. Certification and Signature

The undersigned authorized representative hereby certifies that:

- All information provided in this response is accurate and complete to the best of their knowledge;
- The hourly rates submitted are firm and the contractor is prepared to honor them for the full contract period;
- The contractor meets all qualifications stated in Section 3 of this RFP;
- The contractor will comply with all applicable laws, including Georgia E-Verify requirements (O.C.G.A. § 13-10-91); and
- No officer, employee, or agent of ECG or any member city has a financial interest in the submitting firm.

Authorized Signature _____	**Date** _____
Printed Name _____	**Title** _____

Questions must be submitted in writing to ECG by [INSERT Q&A; DEADLINE DATE].

ECG reserves the right to reject any or all responses, to waive informalities, and to award contracts in the best interest of its member cities. This RFP does not commit ECG or any member city to award a contract or to pay costs incurred in preparation of a response.

Distribution Line Crew Bid Results

Overhead and Underground Labor & Equipment Rates

Overview

This packet summarizes contractor bid results acquired for members of ECG's Distribution Line Crews service. Representative crew costs are based on the crew assumptions shown below and provide a consistent comparison across bids for a standard Overhead and Underground crew.

Representative Crew Cost Assumptions

The representative crew charts identify the labor classifications and equipment included in the comparison crew for each work area. They are included so city members can understand that the hourly crew-cost rankings are based on a consistent assumed crew makeup, rather than a direct comparison of every individual labor and equipment line item in the bids.

Overhead (OH) Representative Crew

Component	Quantity
Foreman	1
Class A Journeyman Lineman	2
Equipment Operator	1
Groundman	1
Bucket Truck (53'-60' reach)	1
Pickup Truck	1
Derrick / Digger Derrick Truck	1

Underground (UG) Representative Crew

Component	Quantity
Foreman	1
Cable Splicer	1
Equipment Operator	1
Groundman	1
Mini Excavator	1
Service Truck (1 ton)	1

Overhead (OH) and Underground (UG) Results

Ranked by representative regular-time crew cost using the applicable representative crew assumptions.

Overhead (OH) Results

Rank	Contractor	Rep. OH Crew Cost	Avg Key OH Labor	Offers UG
1	Over and Under	$443.83	$70.05	Yes
2	Interconnect Utility Services	$453.35	$72.57	Yes
3	Helton Electrical Services, LLC	$462.88	$73.46	No
4	PowerGrid Distribution Services, LLC	$485.49	$75.32	Yes
5	High Voltage Utilities	$488.24	$71.79	No
6	ProSource Utility Contractors	$497.20	$81.36	Yes
7	Service Electric Company	$537.94	$88.82	Yes
8	U-Tec	$551.31	$88.82	Yes
9	Sovereign Line Group, LLC	$552.96	$91.76	Yes
10	Pike Electric, LLC	$556.22	$83.70	Yes
11	Power Pros Powerline Solutions, LLC	$579.36	$89.60	Yes
12	Southern Fiber Connect	$687.20	$64.86	Yes

Underground (UG) Results

Rank	Contractor	Rep. UG Crew Cost	Avg Key UG Labor	Offers OH	Specialty Boring
1	U-Tec	$288.94	$71.43	Yes	Yes
2	Over and Under	$292.63	$67.07	Yes	Yes
3	PowerGrid Distribution Services, LLC	$306.86	$68.63	Yes	Yes
4	Interconnect Utility Services	$315.14	$74.80	Yes	Yes
5	Pike Electric, LLC	$315.31	$81.06	Yes	Yes
6	ProSource Utility Contractors	$354.65	$82.40	Yes	Yes
7	Service Electric Company	$428.48	$92.23	Yes	No
8	Power Pros Powerline Solutions, LLC	$429.94	$91.65	Yes	No
9	Sovereign Line Group, LLC	$431.05	$91.25	Yes	No
10	Southern Fiber Connect	$580.18	$109.60	Yes	Yes

Contractor Overview

Service availability, representative rankings, and bid notes are summarized below using the updated workbook data.

Contractor	OH	UG	Boring	OH Rank / Cost	UG Rank / Cost	Bid Notes
Helton Electrical Services, LLC	Yes	No	No	3 / $462.88	—	Overhead only. Reports 6 OH / 10 UG crews available for unplanned work, but did not submit itemized underground labor rates on the standard bid form (a UG Cable Puller rate of $42.83/crew-hr was provided in the OH equipment table). Lead time: 1 business day. Emergency response: 2 hours. 24/7: Yes. 100 qualified linemen on staff. 30 years in business.
High Voltage Utilities	Yes	No	No	5 / $488.24	—	OH only. Limited OH Equipment included in bid. Did provide bid according to RFP. Response time and max crews not identified.
Interconnect Utility Services	Yes	Yes	Yes	2 / $453.35	4 / $315.14	Offers both OH and UG. Specialty Boring Equipment Included. Max crews: 10 OH / 5 UG. Lead time/emergency response: ASAP, 24/7: Yes.
Over and Under	Yes	Yes	Yes	1 / $443.83	2 / $292.63	Offers both OH and UG. Specialty Boring Equipment Included. Overhead Equipment Repairman, Flatbed Truck, and Welder/Compressor Truck not offered. Max crews: 2 OH / 1 UG statewide. Lead time: 1 business day. Emergency response: 2 hours. 24/7: Yes.
Pike Electric, LLC	Yes	Yes	Yes	10 / $556.22	5 / $315.31	Offers both OH and UG. Specialty Boring Equipment Included. Heavily conditioned bid: submission is explicitly contingent on negotiating separate terms covering change orders for delays/scope changes, capped indemnification tied to negligence, liability capped at amounts paid under contract, no consequential damages, exclusion of Davis-Bacon/prevailing wage pricing (member would bear those costs if applicable), no responsibility for unknown subsurface conditions without a change order, exclusion of tariff-driven cost increases, and annual rate escalation with advance notice. 80 years in business; 3,132 linemen and 271 cable splicers on staff (largest of all bidders by far). Lead time: crew availability described as dependent on current work commitments (no fixed number); emergency response listed as 10 business days, which is unusually slow for an emergency metric
Power Pros Powerline Solutions, LLC	Yes	Yes	No	11 / $579.36	8 / $429.94	Offers both OH and UG. Max crews: 10 OH / 5 UG. Lead time: 5 business days. Emergency response: 12 hours. 24/7: Yes. 77 qualified linemen on staff.
PowerGrid Distribution Services, LLC	Yes	Yes	Yes	4 / $485.49	3 / $306.86	Offers both OH and UG. Specialty Boring Equipment Included. Max crews: 30 statewide. Lead time: 7 business days. Emergency response: 3 hours. 24/7: Yes.
ProSource Utility Contractors	Yes	Yes	Yes	6 / $497.20	6 / $354.65	Offers both OH and UG. Specialty Boring Equipment Included. Max crews: 5. Lead time: 2-5 business days. Emergency response: within 24 hours. 24/7: Yes.
Service Electric Company	Yes	Yes	No	7 / $537.94	7 / $428.48	Offers both OH and UG. Max crews: 4 statewide. Lead time: 10 business days. Emergency response: 5 hours. 24/7: Yes.
Southern Fiber Connect	Yes	Yes	Yes	12 / $687.20	10 / $580.18	Offers both OH and UG. Specialty Boring Included. Max crews: 14. Lead time: 2 days. Emergency response: 3 hours. 24/7: Not Always.
Sovereign Line Group, LLC	Yes	Yes	No	9 / $552.96	9 / $431.05	Offers both OH and UG. Max crews: 25 statewide. Lead time: 1 business day. Emergency response: 12 hours. 24/7: Yes.
U-Tec	Yes	Yes	Yes	8 / $551.31	1 / $288.94	Offers both OH and UG. Max OH crews: 5-8. Max UG crews: 10-20. Lead Time: 2-3 days. Emergency response time: 2-4 hrs. 24/7: Yes.

Helton Electrical Services, LLC

Offers OH	Offers UG	Specialty Boring	OH Rank / Rep. Cost	UG Rank / Rep. Cost
Yes	No	No	3 / $462.88	— / —

Overhead Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$96.50	Gen. Foreman OT	$144.75	Foreman Reg	$92.40	Foreman OT	$138.60	Class A JL Reg	$86.10
Class A JL OT	$129.15	Class B JL Reg	$73.50	Class B JL OT	$110.25	Apprentice Lineman Reg	$63.84	Apprentice Lineman OT	$95.76
Equip. Operator Reg	$57.75	Equip. Operator OT	$86.63	Groundman Reg	$44.10	Groundman OT	$66.15	Safety Supv. Reg	$72.50
Safety Supv. OT	$108.75	Equip. Repairman Reg	$64.55	Equip. Repairman OT	$96.83				

Overhead Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Bucket Truck	$35.70	Derrick Truck	$40.51	Backyard Digger	$41.57	Pickup Truck	$20.22	Flatbed Truck	$36.00
Dump Truck	$42.00	Welder/Compressor	$32.00	Wire Puller	$29.50	Wire Reel/Tensioner	$21.00	Reel Trailer (3-Reel)	$22.00
Pole Trailer	$13.00	Service Truck	$31.50	General Trailer	$7.50				

Underground Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	—	Gen. Foreman OT	—	Asst. Gen. Foreman Reg	—	Asst. Gen. Foreman OT	—	Foreman Reg	—
Foreman OT	—	Cable Splicer Reg	—	Cable Splicer OT	—	Equip. Operator Reg	—	Equip. Operator OT	—
Groundman Reg	—	Groundman OT	—	Equip. Repairman Reg	—	Equip. Repairman OT	—		

Underground Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Derrick Truck	—	Mini Excavator	—	Compact Excavator	—	Mid-Size Excavator	—	Backhoe	—
Welder/Compressor	—	Flatbed Truck	—	General Trailer	—	Air Comp. Towable	—	Air Comp. Skid	—
UG Cable Puller	—	Reel Trailer (3-Reel)	—	Service Truck (1 ton)	—	Dump Truck	—	Air Ventilator	—
Generator	—	Gas Tamp	—	Water Pump	—	Skid-Steer Loader	—	Boring-Air	—
Boring-Fluid	—	Water Tank/Mud Pump	—	Mud Vac/Potholing	—				

Contact: DW Lindsey
dw@heltonelectric.com
Office: 478-553-0054 | Cell: 478-290-7375

High Voltage Utilities

Offers OH	Offers UG	Specialty Boring	OH Rank / Rep. Cost	UG Rank / Rep. Cost
Yes	No	No	5 / $488.24	— / —

Overhead Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$92.04	Gen. Foreman OT	$138.06	Foreman Reg	$86.16	Foreman OT	$127.20	Class A JL Reg	$83.90
Class A JL OT	$122.27	Class B JL Reg	$72.68	Class B JL OT	$105.45	Apprentice Lineman Reg	$63.36	Apprentice Lineman OT	$91.46
Equip. Operator Reg	$58.30	Equip. Operator OT	$83.88	Groundman Reg	$46.12	Groundman OT	$65.61	Safety Supv. Reg	—
Safety Supv. OT	—	Equip. Repairman Reg	—	Equip. Repairman OT	—				

Overhead Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Bucket Truck	$49.20	Derrick Truck	$51.48	Backyard Digger	—	Pickup Truck	$29.18	Flatbed Truck	—
Dump Truck	—	Welder/Compressor	—	Wire Puller	$51.00	Wire Reel/Tensioner	$51.00	Reel Trailer (3-Reel)	—
Pole Trailer	$16.50	Service Truck	—	General Trailer	$9.93				

Underground Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	—	Gen. Foreman OT	—	Asst. Gen. Foreman Reg	—	Asst. Gen. Foreman OT	—	Foreman Reg	—
Foreman OT	—	Cable Splicer Reg	—	Cable Splicer OT	—	Equip. Operator Reg	—	Equip. Operator OT	—
Groundman Reg	—	Groundman OT	—	Equip. Repairman Reg	—	Equip. Repairman OT	—		

Underground Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Derrick Truck	—	Mini Excavator	—	Compact Excavator	—	Mid-Size Excavator	—	Backhoe	—
Welder/Compressor	—	Flatbed Truck	—	General Trailer	—	Air Comp. Towable	—	Air Comp. Skid	—
UG Cable Puller	—	Reel Trailer (3-Reel)	—	Service Truck (1 ton)	—	Dump Truck	—	Air Ventilator	—
Generator	—	Gas Tamp	—	Water Pump	—	Skid-Steer Loader	—	Boring-Air	—
Boring-Fluid	—	Water Tank/Mud Pump	—	Mud Vac/Potholing	—				

Contact: Travis Long
travislong@highvoltageutilities.net
770-238-9548

Interconnect Utility Services

Offers OH	Offers UG	Specialty Boring	OH Rank / Rep. Cost	UG Rank / Rep. Cost
Yes	Yes	Yes	2 / $453.35	4 / $315.14

Overhead Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$96.00	Gen. Foreman OT	$144.00	Foreman Reg	$90.00	Foreman OT	$135.00	Class A JL Reg	$85.00
Class A JL OT	$127.50	Class B JL Reg	$74.00	Class B JL OT	$111.00	Apprentice Lineman Reg	$60.00	Apprentice Lineman OT	$90.00
Equip. Operator Reg	$53.00	Equip. Operator OT	$79.50	Groundman Reg	$50.00	Groundman OT	$75.00	Safety Supv. Reg	$110.00
Safety Supv. OT	$165.00	Equip. Repairman Reg	$62.00	Equip. Repairman OT	$93.00				

Overhead Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Bucket Truck	$37.35	Derrick Truck	$39.00	Backyard Digger	$55.00	Pickup Truck	$14.00	Flatbed Truck	$14.00
Dump Truck	$17.53	Welder/Compressor	$22.50	Wire Puller	$45.00	Wire Reel/Tensioner	$16.00	Reel Trailer (3-Reel)	$10.00
Pole Trailer	$9.36	Service Truck	$14.00	General Trailer	$4.00				

Underground Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$96.00	Gen. Foreman OT	$144.00	Asst. Gen. Foreman Reg	$90.00	Asst. Gen. Foreman OT	$135.00	Foreman Reg	$90.00
Foreman OT	$135.00	Cable Splicer Reg	$85.00	Cable Splicer OT	$127.50	Equip. Operator Reg	$53.00	Equip. Operator OT	$79.50
Groundman Reg	$50.00	Groundman OT	$75.00	Equip. Repairman Reg	$62.00	Equip. Repairman OT	$93.00		

Underground Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Derrick Truck	$35.00	Mini Excavator	$23.14	Compact Excavator	$30.45	Mid-Size Excavator	$35.25	Backhoe	$36.96
Welder/Compressor	$35.00	Flatbed Truck	$14.00	General Trailer	$4.54	Air Comp. Towable	$18.50	Air Comp. Skid	$13.30
UG Cable Puller	$24.00	Reel Trailer (3-Reel)	$10.00	Service Truck (1 ton)	$14.00	Dump Truck	$27.79	Air Ventilator	$18.50
Generator	$7.50	Gas Tamp	$10.95	Water Pump	$4.66	Skid-Steer Loader	$25.00	Boring-Air	$12.25
Boring-Fluid	$65.00	Water Tank/Mud Pump	$10.25	Mud Vac/Potholing	$38.25				

Contact: Brad Tallent
brad.tallent@realpowerinterconnect.com
706-463-3152

Over and Under

Offers OH	Offers UG	Specialty Boring	OH Rank / Rep. Cost	UG Rank / Rep. Cost
Yes	Yes	Yes	1 / $443.83	2 / $292.63

Overhead Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$90.24	Gen. Foreman OT	$135.36	Foreman Reg	$85.15	Foreman OT	$127.73	Class A JL Reg	$80.93
Class A JL OT	$121.40	Class B JL Reg	$74.04	Class B JL OT	$111.08	Apprentice Lineman Reg	$60.56	Apprentice Lineman OT	$90.84
Equip. Operator Reg	$56.41	Equip. Operator OT	$84.62	Groundman Reg	$43.05	Groundman OT	$64.56	Safety Supv. Reg	$85.15
Safety Supv. OT	$127.73	Equip. Repairman Reg	No Bid	Equip. Repairman OT	No Bid				

Overhead Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Bucket Truck	$38.05	Derrick Truck	$40.49	Backyard Digger	$35.93	Pickup Truck	$18.82	Flatbed Truck	No Bid
Dump Truck	$15.80	Welder/Compressor	No Bid	Wire Puller	$22.50	Wire Reel/Tensioner	$22.50	Reel Trailer (3-Reel)	$15.80
Pole Trailer	$10.22	Service Truck	$18.82	General Trailer	$8.20				

Underground Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$90.24	Gen. Foreman OT	$135.36	Asst. Gen. Foreman Reg	—	Asst. Gen. Foreman OT	—	Foreman Reg	$85.15
Foreman OT	$127.23	Cable Splicer Reg	$60.52	Cable Splicer OT	$90.84	Equip. Operator Reg	$56.41	Equip. Operator OT	$84.62
Groundman Reg	$43.05	Groundman OT	$64.56	Equip. Repairman Reg	—	Equip. Repairman OT	—		

Underground Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Derrick Truck	$46.49	Mini Excavator	$25.00	Compact Excavator	No Bid	Mid-Size Excavator	$31.00	Backhoe	$31.00
Welder/Compressor	No Bid	Flatbed Truck	No Bid	General Trailer	$8.00	Air Comp. Towable	$15.00	Air Comp. Skid	No Bid
UG Cable Puller	$30.00	Reel Trailer (3-Reel)	$15.00	Service Truck (1 ton)	$22.50	Dump Truck	No Bid	Air Ventilator	No Bid
Generator	$5.00	Gas Tamp	$12.50	Water Pump	$5.25	Skid-Steer Loader	$203.50	Boring-Air	$148.50
Boring-Fluid	$269.50	Water Tank/Mud Pump	$148.50	Mud Vac/Potholing	$148.50				

Contact: Jerry Blackwell
overandundercontractor@gmail.com
770-480-3607

Pike Electric, LLC

Offers OH	Offers UG	Specialty Boring	OH Rank / Rep. Cost	UG Rank / Rep. Cost
Yes	Yes	Yes	10 / $556.22	5 / $315.31

Overhead Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$117.94	Gen. Foreman OT	$176.91	Foreman Reg	$115.71	Foreman OT	$173.57	Class A JL Reg	$109.60
Class A JL OT	$164.40	Class B JL Reg	$80.61	Class B JL OT	$120.92	Apprentice Lineman Reg	$63.21	Apprentice Lineman OT	$94.82
Equip. Operator Reg	$52.38	Equip. Operator OT	$78.57	Groundman Reg	$46.48	Groundman OT	$69.72	Safety Supv. Reg	No Bid
Safety Supv. OT	No Bid	Equip. Repairman Reg	No Bid	Equip. Repairman OT	No Bid				

Overhead Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Bucket Truck	$52.16	Derrick Truck	$45.34	Backyard Digger	$54.35	Pickup Truck	$24.95	Flatbed Truck	$25.28
Dump Truck	$21.35	Welder/Compressor	No Bid	Wire Puller	$56.42	Wire Reel/Tensioner	$56.42	Reel Trailer (3-Reel)	$5.38
Pole Trailer	$5.38	Service Truck	$40.92	General Trailer	$5.38				

Underground Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$117.94	Gen. Foreman OT	$176.91	Asst. Gen. Foreman Reg	$107.70	Asst. Gen. Foreman OT	$161.55	Foreman Reg	$115.71
Foreman OT	$173.57	Cable Splicer Reg	$72.80	Cable Splicer OT	$109.20	Equip. Operator Reg	$52.38	Equip. Operator OT	$78.57
Groundman Reg	$46.48	Groundman OT	$69.72	Equip. Repairman Reg	—	Equip. Repairman OT	—		

Underground Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Derrick Truck	$8.86	Mini Excavator	$17.95	Compact Excavator	$17.34	Mid-Size Excavator	$29.08	Backhoe	$7.34
Welder/Compressor	—	Flatbed Truck	$6.35	General Trailer	$2.64	Air Comp. Towable	$4.93	Air Comp. Skid	$4.08
UG Cable Puller	$41.85	Reel Trailer (3-Reel)	$2.78	Service Truck (1 ton)	$9.99	Dump Truck	$5.43	Air Ventilator	—
Generator	$2.86	Gas Tamp	—	Water Pump	$3.54	Skid-Steer Loader	$11.23	Boring-Air	$23.89
Boring-Fluid	$22.60	Water Tank/Mud Pump	$3.54	Mud Vac/Potholing	$2.26				

Contact: Shane Phillips
slphillips@pike.com
770-362-3688

Power Pros Powerline Solutions, LLC

Offers OH	Offers UG	Specialty Boring	OH Rank / Rep. Cost	UG Rank / Rep. Cost
Yes	Yes	No	11 / $579.36	8 / $429.94

Overhead Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$105.22	Gen. Foreman OT	$146.12	Foreman Reg	$102.06	Foreman OT	$141.39	Class A JL Reg	$97.33
Class A JL OT	$134.28	Class B JL Reg	$88.05	Class B JL OT	$120.36	Apprentice Lineman Reg	$80.87	Apprentice Lineman OT	$109.59
Equip. Operator Reg	$92.89	Equip. Operator OT	$127.62	Groundman Reg	$60.75	Groundman OT	$79.42	Safety Supv. Reg	$97.33
Safety Supv. OT	$134.28	Equip. Repairman Reg	$92.89	Equip. Repairman OT	$127.62				

Overhead Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Bucket Truck	$52.35	Derrick Truck	$54.43	Backyard Digger	$64.77	Pickup Truck	$22.22	Flatbed Truck	$27.91
Dump Truck	$26.66	Welder/Compressor	No Bid	Wire Puller	$41.50	Wire Reel/Tensioner	$28.77	Reel Trailer (3-Reel)	$22.44
Pole Trailer	$12.66	Service Truck	$35.41	General Trailer	$13.75				

Underground Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$105.22	Gen. Foreman OT	$146.12	Asst. Gen. Foreman Reg	$104.22	Asst. Gen. Foreman OT	$144.62	Foreman Reg	$102.06
Foreman OT	$141.39	Cable Splicer Reg	$97.33	Cable Splicer OT	$134.28	Equip. Operator Reg	$92.89	Equip. Operator OT	$127.62
Groundman Reg	$60.75	Groundman OT	$79.42	Equip. Repairman Reg	$92.89	Equip. Repairman OT	$127.62		

Underground Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Derrick Truck	$54.43	Mini Excavator	$41.50	Compact Excavator	$43.50	Mid-Size Excavator	$46.22	Backhoe	$37.50
Welder/Compressor	—	Flatbed Truck	$28.80	General Trailer	$13.75	Air Comp. Towable	$15.22	Air Comp. Skid	$17.17
UG Cable Puller	$17.50	Reel Trailer (3-Reel)	$22.44	Service Truck (1 ton)	$35.41	Dump Truck	$26.66	Air Ventilator	$7.92
Generator	$4.50	Gas Tamp	$3.50	Water Pump	$2.77	Skid-Steer Loader	$14.50	Boring-Air	—
Boring-Fluid	—	Water Tank/Mud Pump	—	Mud Vac/Potholing	—				

Contact: Jaye Dolan
jayedolan@powerpros1.net
256-710-0341

PowerGrid Distribution Services, LLC

Offers OH	Offers UG	Specialty Boring	OH Rank / Rep. Cost	UG Rank / Rep. Cost
Yes	Yes	Yes	4 / $485.49	3 / $306.86

Overhead Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$99.21	Gen. Foreman OT	$148.82	Foreman Reg	$92.40	Foreman OT	$138.60	Class A JL Reg	$85.59
Class A JL OT	$128.39	Class B JL Reg	$73.19	Class B JL OT	$109.79	Apprentice Lineman Reg	$60.88	Apprentice Lineman OT	$91.32
Equip. Operator Reg	$60.88	Equip. Operator OT	$91.32	Groundman Reg	$55.11	Groundman OT	$82.67	Safety Supv. Reg	$99.21
Safety Supv. OT	$148.82	Equip. Repairman Reg	$73.12	Equip. Repairman OT	$109.79				

Overhead Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Bucket Truck	$43.12	Derrick Truck	$44.92	Backyard Digger	$45.00	Pickup Truck	$17.88	Flatbed Truck	$26.11
Dump Truck	$30.55	Welder/Compressor	$28.40	Wire Puller	$34.81	Wire Reel/Tensioner	$19.40	Reel Trailer (3-Reel)	$21.11
Pole Trailer	$8.09	Service Truck	$22.14	General Trailer	$4.61				

Underground Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$81.12	Gen. Foreman OT	$121.68	Asst. Gen. Foreman Reg	$79.50	Asst. Gen. Foreman OT	$119.25	Foreman Reg	$75.08
Foreman OT	$112.62	Cable Splicer Reg	$71.15	Cable Splicer OT	$106.73	Equip. Operator Reg	$60.71	Equip. Operator OT	$91.07
Groundman Reg	$55.11	Groundman OT	$82.67	Equip. Repairman Reg	$73.19	Equip. Repairman OT	$109.79		

Underground Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Derrick Truck	$44.92	Mini Excavator	$22.41	Compact Excavator	$28.90	Mid-Size Excavator	$34.15	Backhoe	$28.90
Welder/Compressor	$28.40	Flatbed Truck	$26.11	General Trailer	$4.61	Air Comp. Towable	$9.15	Air Comp. Skid	$45.88
UG Cable Puller	$41.19	Reel Trailer (3-Reel)	$21.11	Service Truck (1 ton)	$22.40	Dump Truck	$30.55	Air Ventilator	$6.12
Generator	$3.15	Gas Tamp	$4.01	Water Pump	$2.20	Skid-Steer Loader	$28.06	Boring-Air	$11.08
Boring-Fluid	$76.19	Water Tank/Mud Pump	$8.90	Mud Vac/Potholing	$23.55				

Contact: Daniel Sexton
dsexton@powergridservices.com
CC: bids@powergridservices.com
256-445-2600

ProSource Utility Contractors

Offers OH	Offers UG	Specialty Boring	OH Rank / Rep. Cost	UG Rank / Rep. Cost
Yes	Yes	Yes	6 / $497.20	6 / $354.65

Overhead Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$104.00	Gen. Foreman OT	$122.00	Foreman Reg	$96.00	Foreman OT	$117.00	Class A JL Reg	$90.00
Class A JL OT	$110.00	Class B JL Reg	$86.00	Class B JL OT	$101.00	Apprentice Lineman Reg	$72.00	Apprentice Lineman OT	$95.00
Equip. Operator Reg	$69.50	Equip. Operator OT	$95.00	Groundman Reg	$52.00	Groundman OT	$76.00	Safety Supv. Reg	$46.00
Safety Supv. OT	$117.00	Equip. Repairman Reg	$85.00	Equip. Repairman OT	$101.50				

Overhead Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Bucket Truck	$39.70	Derrick Truck	$40.75	Backyard Digger	$58.00	Pickup Truck	$19.25	Flatbed Truck	$31.00
Dump Truck	$85.00	Welder/Compressor	No Bid	Wire Puller	$28.50	Wire Reel/Tensioner	$21.00	Reel Trailer (3-Reel)	$11.00
Pole Trailer	$11.00	Service Truck	$21.90	General Trailer	$7.00				

Underground Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$104.00	Gen. Foreman OT	$122.00	Asst. Gen. Foreman Reg	$101.00	Asst. Gen. Foreman OT	$118.00	Foreman Reg	$96.00
Foreman OT	$117.00	Cable Splicer Reg	$90.00	Cable Splicer OT	$110.00	Equip. Operator Reg	$70.00	Equip. Operator OT	$99.50
Groundman Reg	$52.00	Groundman OT	$76.00	Equip. Repairman Reg	$85.00	Equip. Repairman OT	$101.50		

Underground Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Derrick Truck	$40.75	Mini Excavator	$24.75	Compact Excavator	$26.90	Mid-Size Excavator	$34.90	Backhoe	$37.00
Welder/Compressor	No Bid	Flatbed Truck	$35.00	General Trailer	$7.00	Air Comp. Towable	$21.00	Air Comp. Skid	$21.00
UG Cable Puller	$28.50	Reel Trailer (3-Reel)	$11.00	Service Truck (1 ton)	$21.90	Dump Truck	$85.00	Air Ventilator	$6.75
Generator	$7.25	Gas Tamp	$7.00	Water Pump	$6.80	Skid-Steer Loader	$31.78	Boring-Air	$35.00
Boring-Fluid	$79.00	Water Tank/Mud Pump	$17.00	Mud Vac/Potholing	$24.78				

Contact: Jody Bennett
jbennett@prosourceutility.com
770-656-3553

Service Electric Company

Offers OH	Offers UG	Specialty Boring	OH Rank / Rep. Cost	UG Rank / Rep. Cost
Yes	Yes	No	7 / $537.94	7 / $428.48

Overhead Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$112.40	Gen. Foreman OT	$156.74	Foreman Reg	$108.91	Foreman OT	$152.35	Class A JL Reg	$101.17
Class A JL OT	$142.00	Class B JL Reg	$88.10	Class B JL OT	$123.64	Apprentice Lineman Reg	$72.49	Apprentice Lineman OT	$100.22
Equip. Operator Reg	$80.99	Equip. Operator OT	$112.97	Groundman Reg	$57.70	Groundman OT	$78.04	Safety Supv. Reg	$112.40
Safety Supv. OT	$157.58	Equip. Repairman Reg	$80.99	Equip. Repairman OT	$112.97				

Overhead Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Bucket Truck	$35.00	Derrick Truck	$35.00	Backyard Digger	$60.00	Pickup Truck	$18.00	Flatbed Truck	$18.00
Dump Truck	$22.00	Welder/Compressor	No Bid	Wire Puller	$25.00	Wire Reel/Tensioner	$14.00	Reel Trailer (3-Reel)	$18.44
Pole Trailer	$7.00	Service Truck	$28.00	General Trailer	$7.00				

Underground Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$112.40	Gen. Foreman OT	$156.74	Asst. Gen. Foreman Reg	$121.47	Asst. Gen. Foreman OT	$170.54	Foreman Reg	$108.91
Foreman OT	$152.35	Cable Splicer Reg	$101.17	Cable Splicer OT	$142.00	Equip. Operator Reg	$80.99	Equip. Operator OT	$112.97
Groundman Reg	$57.70	Groundman OT	$78.04	Equip. Repairman Reg	$80.99	Equip. Repairman OT	$112.97		

Underground Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Derrick Truck	$35.00	Mini Excavator	$51.71	Compact Excavator	$64.03	Mid-Size Excavator	$73.46	Backhoe	$48.53
Welder/Compressor	—	Flatbed Truck	$18.00	General Trailer	$7.00	Air Comp. Towable	$14.05	Air Comp. Skid	$15.00
UG Cable Puller	$24.81	Reel Trailer (3-Reel)	$18.44	Service Truck (1 ton)	$28.00	Dump Truck	$22.00	Air Ventilator	—
Generator	—	Gas Tamp	—	Water Pump	—	Skid-Steer Loader	$40.71	Boring-Air	—
Boring-Fluid	—	Water Tank/Mud Pump	—	Mud Vac/Potholing	—				

Contact: Joe Bell
joseph.bell@serviceelectricco.com
678-815-6118

Southern Fiber Connect

Offers OH	Offers UG	Specialty Boring	OH Rank / Rep. Cost	UG Rank / Rep. Cost
Yes	Yes	Yes	12 / $687.20	10 / $580.18

Overhead Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$96.00	Gen. Foreman OT	$144.00	Foreman Reg	$82.00	Foreman OT	$123.00	Class A JL Reg	$72.00
Class A JL OT	$108.00	Class B JL Reg	$54.00	Class B JL OT	$81.00	Apprentice Lineman Reg	$42.00	Apprentice Lineman OT	$63.00
Equip. Operator Reg	$66.00	Equip. Operator OT	$99.00	Groundman Reg	$42.00	Groundman OT	$63.00	Safety Supv. Reg	$80.00
Safety Supv. OT	$120.00	Equip. Repairman Reg	$72.50	Equip. Repairman OT	$108.75				

Overhead Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Bucket Truck	$65.87	Derrick Truck	$251.58	Backyard Digger	$128.68	Pickup Truck	$35.75	Flatbed Truck	$65.09
Dump Truck	$147.99	Welder/Compressor	$300.00	Wire Puller	$23.24	Wire Reel/Tensioner	$18.33	Reel Trailer (3-Reel)	$33.95
Pole Trailer	$33.95	Service Truck	$46.29	General Trailer	$33.95				

Underground Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$96.00	Gen. Foreman OT	$144.00	Asst. Gen. Foreman Reg	$90.00	Asst. Gen. Foreman OT	$135.00	Foreman Reg	$82.00
Foreman OT	$123.00	Cable Splicer Reg	$250.00	Cable Splicer OT	$375.00	Equip. Operator Reg	$78.00	Equip. Operator OT	$117.00
Groundman Reg	$42.00	Groundman OT	$63.00	Equip. Repairman Reg	$72.50	Equip. Repairman OT	$108.75		

Underground Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Derrick Truck	$251.58	Mini Excavator	$81.89	Compact Excavator	$150.99	Mid-Size Excavator	$291.49	Backhoe	$128.68
Welder/Compressor	$300.00	Flatbed Truck	$65.09	General Trailer	$33.95	Air Comp. Towable	$200.97	Air Comp. Skid	$200.97
UG Cable Puller	$23.24	Reel Trailer (3-Reel)	$33.95	Service Truck (1 ton)	$46.29	Dump Truck	$65.09	Air Ventilator	$35.00
Generator	$748.86	Gas Tamp	$124.00	Water Pump	$56.67	Skid-Steer Loader	$75.00	Boring-Air	$210.47
Boring-Fluid	$500.00	Water Tank/Mud Pump	$45.00	Mud Vac/Potholing	$193.86				

Contact: Brandon Snyder
admin@southernfiberconnect.com
770-655-7864

Sovereign Line Group, LLC

Offers OH	Offers UG	Specialty Boring	OH Rank / Rep. Cost	UG Rank / Rep. Cost
Yes	Yes	No	9 / $552.96	9 / $431.05

Overhead Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$105.20	Gen. Foreman OT	$149.00	Foreman Reg	$101.88	Foreman OT	$144.12	Class A JL Reg	$96.91
Class A JL OT	$136.82	Class B JL Reg	$96.91	Class B JL OT	$136.82	Apprentice Lineman Reg	$89.15	Apprentice Lineman OT	$125.41
Equip. Operator Reg	$92.26	Equip. Operator OT	$129.98	Groundman Reg	$60.00	Groundman OT	$83.50	Safety Supv. Reg	$105.20
Safety Supv. OT	$149.00	Equip. Repairman Reg	$80.62	Equip. Repairman OT	$112.87				

Overhead Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Bucket Truck	$40.00	Derrick Truck	$45.00	Backyard Digger	$35.00	Pickup Truck	$20.00	Flatbed Truck	$35.00
Dump Truck	$45.00	Welder/Compressor	$35.00	Wire Puller	$45.00	Wire Reel/Tensioner	$30.00	Reel Trailer (3-Reel)	$25.00
Pole Trailer	$15.25	Service Truck	$35.00	General Trailer	$15.25				

Underground Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$105.20	Gen. Foreman OT	$149.00	Asst. Gen. Foreman Reg	$105.20	Asst. Gen. Foreman OT	$149.00	Foreman Reg	$101.88
Foreman OT	$144.12	Cable Splicer Reg	$96.91	Cable Splicer OT	$136.82	Equip. Operator Reg	$92.26	Equip. Operator OT	$129.98
Groundman Reg	$60.00	Groundman OT	$83.50	Equip. Repairman Reg	$80.62	Equip. Repairman OT	$112.87		

Underground Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Derrick Truck	$45.00	Mini Excavator	$35.00	Compact Excavator	$35.00	Mid-Size Excavator	$60.00	Backhoe	$50.00
Welder/Compressor	$35.00	Flatbed Truck	$35.00	General Trailer	$15.25	Air Comp. Towable	$20.00	Air Comp. Skid	$20.00
UG Cable Puller	$45.00	Reel Trailer (3-Reel)	$25.00	Service Truck (1 ton)	$45.00	Dump Truck	$45.00	Air Ventilator	—
Generator	$31.25	Gas Tamp	$20.00	Water Pump	$15.00	Skid-Steer Loader	$60.00	Boring-Air	—
Boring-Fluid	—	Water Tank/Mud Pump	—	Mud Vac/Potholing	—				

Contact: Gerry Hull
geraldh@sovereignlg.com
330-603-5355

U-Tec

Offers OH	Offers UG	Specialty Boring	OH Rank / Rep. Cost	UG Rank / Rep. Cost
Yes	Yes	Yes	8 / $551.31	1 / $288.94

Overhead Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$120.93	Gen. Foreman OT	$181.40	Foreman Reg	$111.60	Foreman OT	$167.40	Class A JL Reg	$103.91
Class A JL OT	$155.86	Class B JL Reg	$94.57	Class B JL OT	$141.86	Apprentice Lineman Reg	$78.15	Apprentice Lineman OT	$117.22
Equip. Operator Reg	$62.00	Equip. Operator OT	$93.00	Groundman Reg	$50.55	Groundman OT	$75.83	Safety Supv. Reg	$111.60
Safety Supv. OT	$167.40	Equip. Repairman Reg	$99.01	Equip. Repairman OT	$148.52				

Overhead Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Bucket Truck	$47.26	Derrick Truck	$48.55	Backyard Digger	$51.95	Pickup Truck	$23.53	Flatbed Truck	$25.63
Dump Truck	$26.98	Welder/Compressor	$25.59	Wire Puller	$31.25	Wire Reel/Tensioner	$31.24	Reel Trailer (3-Reel)	$14.85
Pole Trailer	$7.96	Service Truck	$25.59	General Trailer	$7.83				

Underground Labor Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Gen. Foreman Reg	$112.97	Gen. Foreman OT	$169.45	Asst. Gen. Foreman Reg	$78.56	Asst. Gen. Foreman OT	$117.84	Foreman Reg	$78.56
Foreman OT	$117.84	Cable Splicer Reg	$64.56	Cable Splicer OT	$96.84	Equip. Operator Reg	$53.11	Equip. Operator OT	$79.66
Groundman Reg	$47.95	Groundman OT	$71.92	Equip. Repairman Reg	$99.01	Equip. Repairman OT	$148.52		

Underground Equipment Rates

Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate	Rate Item	Rate
Derrick Truck	$47.38	Mini Excavator	$20.99	Compact Excavator	$25.97	Mid-Size Excavator	$37.96	Backhoe	$35.62
Welder/Compressor	$25.59	Flatbed Truck	$22.90	General Trailer	$7.83	Air Comp. Towable	$25.59	Air Comp. Skid	$18.78
UG Cable Puller	$20.70	Reel Trailer (3-Reel)	$16.97	Service Truck (1 ton)	$23.77	Dump Truck	$24.98	Air Ventilator	$6.49
Generator	$6.17	Gas Tamp	$5.11	Water Pump	$5.14	Skid-Steer Loader	$27.83	Boring-Air	$21.78
Boring-Fluid	$155.90	Water Tank/Mud Pump	$65.28	Mud Vac/Potholing	$21.80				

Contact: David Mathis
dmathis@utec-inc.com
404-539-0548

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, OCTOBER 26, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Contract Award – Southlawn Pond Project
Department:	Engineering
Date of Meeting:	Monday, October 26, 2026
Fiscal Impact:	$657,580.00
Presented By:	Reginald Anderson, Public Works Director
Action Requested:	Award Southlawn Pond Project to the lowest, responsive, and responsible bidder Complete Site LLC, amount not to exceed $657,580.00. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney.

Summary: The Southlawn Pond Project (Bid No. SB010-27) is a comprehensive redevelopment of the stormwater management facility along SR 124/Scenic Highway near the Jackson Street and New Hope Road intersection in Lawrenceville. The scope includes demolishing existing pond infrastructure, dewatering, and reshaping the pond through excavation and grading. A new outlet control structure, storm drainage pipes, and related components will be installed to enhance flow and functionality. The project will implement erosion and sediment control measures, including temporary and permanent stabilization, and restore disturbed areas with landscaping and plantings. The project also includes installing a chain-link maintenance access gate, electrical infrastructure, conduit, wiring, and a fountain system with pump and controls.

The City of Lawrenceville issued an Invitation to Bid SB010-27 in accordance with the City's procurement policies, with the intent of awarding the contract to the lowest, responsive, and responsible bidder. After reviewing all submissions, staff recommends awarding the construction contract to Complete Site LLC, which submitted the lowest, responsive, and responsible bid of $597,800.00.

Complete Site LLC has demonstrated the qualifications, capacity, and experience necessary to complete the work outlined in the bid documents successfully. Their proposal met all technical and administrative requirements, and the firm has a proven track record of delivering similar infrastructure projects across the region.

In addition to the base contract amount, staff recommends authorizing a 10% contingency, bringing the total potential authorization to $657,580.00, to account for unforeseen site conditions or minor scope adjustments. Staff respectfully requests the Mayor and Council's approval to award the contract and proceed with the project.

Fiscal Impact: Amount not to exceed $657,580.00. Base contract amount of $597,800.00 and an additional 10% contingency of $59,780.00. Capital Project 25-002 funds this project.

Attachments/Exhibits:

- SB010-27 Bid Tabulation.pdf
- SB010-27 Solicitation Award Checklist.pdf
- SB010-27 Southlawn Pond Project.pdf

SB0010-27
Southlawn Pond Project
Engineering Department

				Complete Site, LLC		North Georgia Concrete	
ITEM #	**DESCRIPTION**	**QNTY**	**UNIT**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**
1	Warranties and Bonds	1	LS	$18,250.00	$18,250.00	$16,773.23	$16,773.23
2	Demolition and Haul Off for the entire project limits and plans -including but not limited headwall/OCS Systems, drainage structures, fencing, existing trees, and Riprap. Contractor to use plans as reference. All included per plans and specs.	1	LS	$38,475.00	$38,475.00	$160,883.20	$160,883.20
3	Traffic Control (Pedestrian and Vehicular)	1	LS	$18,600.00	$18,600.00	$39,802.44	$39,802.44
4	Earthwork and Grading- Includes all excavation, fill, grading, site preparation, temporary dewatering, pumping, and dewatering filtration necessary to maintain suitable and stable working conditions throughout construction. Engineer estimate approximately 680 CY of excavation (raw), 2,300 CY of fill material (raw), and 2,000 CY of hauling.	1	LS	$132,407.00	$132,407.00	$431,542.94	$431,542.94
5	Mobilization & Demobilization	1	LS	$21,500.00	$21,500.00	$63,428.52	$63,428.52
6	Erosion, Sedimentation & Pollution Control (ESPC) plans including temporary stabilization, construction exit, slope stabilization (approximately 3,100 SY), concrete washout areas, Tree protection plan, including but not limited to plans (Refer to sheets C5.01, C5.10,C5.20,C5.30, and C5.80), water quality testing, and all permits and fees associated.	1	LS	$45,865.00	$45,865.00	$83,611.04	$83,611.04
7	Reestablish Existing Rip Rap	1	LS	$25,000.00	$25,000.00	$102,152.72	$102,152.72
8	Outlet Control Structure (Cast-In-Place) All included per plans and specs. Contractor to follow Gwinnett County standards.	1	EA	$64,000.00	$64,000.00	$87,659.53	$87,659.53
9	Drain Line Trash Rack Assembly, including #4 stone, 48-inch perforated CMP riser with hinged lid, 6-inch perforated Schedule 40 PVC with end cap, elbow connection to 6-inch DIP, 6-inch DIP orifice/pond drain line, and all necessary fittings and appurtenances; complete in place. (Refer to Sheet C3.80)	1	EA	$8,000.00	$8,000.00	$17,071.11	$17,071.11
10	Gate Valve/Drain Assembly for Pond Drain Line — Complete, including gate valve, drain piping, fittings, connections, and all necessary appurtenances; complete in place.	1	EA	$8,500.00	$8,500.00	$3,500.13	$3,500.13
11	Chain Link Gate – 10 FT Wide: Furnish and install 10-foot-wide chain link gate, including all posts, hardware, fittings, and necessary appurtenances. Gate location shall maintain a minimum 3-foot clearance from existing trees designated to remain. Contractor shall make field adjustments to the fence/gate alignment as necessary to avoid conflicts with existing trees.	1	EA	$1,600.00	$1,600.00	$3,850.00	$3,850.00
12	4" Thick Sidewalk Replacement. City to select area at Scenit Hwy.	5	SY	$525.00	$2,625.00	$279.55	$1,397.75
13	12'-14' Height; Pond Cypress (2.5" Cal) Taxodium Distichum Imbricarium Code:CYP-PO2. (Refer to Sheet L2-00 and L2-01)	22	EA	$650.00	$14,300.00	$400.00	$8,800.00
14	12'-14' Height; Willow Oak (2.5" Cal) Quercus Phellos, Canopy Tree, Code: OAK-W12. (Refer to Sheet L2-00 and L2-01)	5	EA	$650.00	$3,250.00	$506.00	$2,530.00
15	7'-8' Height;Nelly Stevens Holly (2.5" Cal) Ilex X; Nellie R Stevens', Evergreen Tree Code: HOL-NS2 (Refer to Sheet L2-00 and L2-01)	2	EA	$600.00	$1,200.00	$385.00	$770.00
16	7'-8' Height; Dwarf Southern Mag. (2.5" Cal) Magnolia Grandiflora Little Gem', Evergreen Tree Code: MAG-LG2 (Refer to Sheet L2-00 and L2-01)	1	EA	$400.00	$400.00	$438.99	$438.99
17	7'-8' Height; Green Giant Arborvitae (2.5" Cal) Evergreen Tree , Thuja Occidentalis, Code:ARB-GG2 (Refer to Sheet L2-00 and L2-01)	2	EA	$600.00	$1,200.00	$330.00	$660.00
18	18"-24" Height; Rose Creek Abelia (3 Gallon), Shrub, Abelia X Grandiflora, Code:ABE-RC3 (Refer to Sheet L2-00 and L2-01)	7	EA	$30.00	$210.00	$31.43	$220.01
19	18"-24" Height; Encore Azalea (3 Gallon), Shrub, Azalea Encore Autumn Moonlight, Code:AZA-AM3, (Refer to Sheet L2-00 and L2-01)	74	EA	$60.00	$4,440.00	$49.05	$3,629.70
20	18"-24" Height; False Cypress (3 Gallon), Shrub, Chamaecyparis Pisifera 'Golden Mopps' Code:FCY-GM3 (Refer to Sheet L2-00 and L2-01)	16	EA	$50.00	$800.00	$34.38	$550.08
21	Buttonbush (3 Gallon), Shrub, Cephalanthus Occidentalis, Code:CEP-OCC, (Refer to Sheet L2-00 and L2-01)	19	EA	$50.00	$950.00	$40.52	$769.88
22	Winterberry (3 Gallon),Shrub, Ilex Verticillata, Code: HOL-WIN (Refer to Sheet L2-00 and L2-01)	19	EA	$55.00	$1,045.00	$40.53	$770.07
23	Blue Flag Iris (1 Gallon),Shrub, Iris Virginica, Code: IRIS-BF (Refer to Sheet L2-00 and L2-01)	99	EA	$20.00	$1,980.00	$13.33	$1,319.67
24	Soft Rush (1 Gallon), Shrub, Juncus Effusus Code: JUN-EFF (Refer to Sheet L2-00 and L2-01)	42	EA	$20.00	$840.00	$13.10	$550.20
25	Switch Grass (1 Gallon), Shrub, Panicum Virgatum Code: GRA-SWI (Refer to Sheet L2-00 and L2-01)	27	EA	$21.00	$567.00	$12.22	$329.94
26	Lance-Leaf Arrowhead (1 Gallon), Shrub, Sagittaria Latifolia Code:ARR-LAN (Refer to Sheet L2-00 and L2-01)	224	EA	$21.00	$4,704.00	$12.28	$2,750.72
27	Bottlebrush Buckeye (1 Gallon), Shrub, Aesculus Parviflora Code: BUC-BOT(Refer to Sheet L2-00 and L2-01)	55	EA	$58.00	$3,190.00	$48.00	$2,640.00
28	Northern Sea Oats (1 Gallon), Shrub, Chasmanthium Latifolium Code:OAT-NOR (Refer to Sheet L2-00 and L2-01)	137	EA	$21.00	$2,877.00	$10.44	$1,430.28

29	Plains Coreopsis (1 Gallon),Shrub, Coreopsis Tinctoria Code: COR-PLA (Refer to Sheet L2-00 and L2-01)	245	EA	$21.00	$5,145.00	$10.77	$2,638.65
30	Broomsedge Bluestem (1 Gallon),Shrub, Andropogon Virginicus Code:AND-VIR (Refer to Sheet L2-00 and L2-01)	108	EA	$21.00	$2,268.00	$13.24	$1,429.92
31	Dwarf Fothergilla (3 Gallon), Shrub, Fothergilla Gardenii Code:FOT-GAR (Refer to Sheet L2-00 and L2-01)	486	EA	$58.00	$28,188.00	$32.82	$15,950.52
32	Bushy ST John's Wort (1 Gallon) Shrub, Hypericum Densiflorum Code:HYP-DEN (Refer to Sheet L2-00 and L2-01)	540	EA	$24.00	$12,960.00	$21.39	$11,550.60
33	Black-Eyed Susan (1 Gallon) Shrub,Rudbeckia Hirta Code: RUD-HIR (Refer to Sheet L2-00 and L2-01)	648	EA	$21.00	$13,608.00	$7.64	$4,950.72
34	18"-24" Height; Sweet Viburnum (3 Gallon) Shrub,Viburnun Odoratissimum Code: VIB-SV3 (Refer to Sheet L2-00 and L2-01)	16	EA	$26.00	$416.00	$41.25	$660.00
35	Power Service and Transformer: Provide power service and transformer, including all required wiring, conduit, connections, and appurtenances. All wiring shall be copper; stranded conductors shall be used for #8 AWG and larger. Single-phase branch circuits shall include a separate neutral conductor for each phase. Provide minimum #12 AWG copper conductors in 3/4-inch conduit for homeruns to panelboards unless otherwise noted. Coordinate power source and service location with the City of Lawrenceville Electrical Department.	1	LS	$37,500.00	$37,500.00	$21,800.00	$21,800.00
36	Electrical Service Point: Coordinate with the utility provider and all applicable parties to establish and provide the electrical service point. Include all necessary coordination, connections, equipment, and appurtenances required for a complete and operational installation. All complete per plans and details. Engineer estimates approximately 150 LF of conduit and wiring.	1	EA	$9,500.00	$9,500.00	$5,450.00	$5,450.00
37	Comet Aerating Fountain System (Pump & Controls): Furnish and install a complete decorative pond fountain system, including submersible pump(s), fountain nozzles and spray assemblies, fountain lighting, controls and control panel(s), associated piping, fittings, electrical components, and all necessary accessories and appurtenances. (Refer to Sheet L2-01 for details and requirements.)	1	LS	$33,290.00	$33,290.00	$16,500.00	$16,500.00
38	Landscape and Stormwater as-builts by Certified Surveyor	1	LS	$8,150.00	$8,150.00	$5,892.19	$5,892.19
39	Testings	1	LS	$20,000.00	$20,000.00	$28,127.00	$28,127.00
		TOTAL BASE BID			**$597,800.00**		**$1,154,781.75**

Recommended Vendor:
Complete Site LLC
3510 Ballground Hwy #1000
Canton, GA 30114
jason@completesitega.com

LAWRENCEVILLE
GEORGIA

Solicitation Award Checklist

Solicitation Name: SB010-27 Southlawn Pond Project (Awarded Vendor: Complete Site, LLC)

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	☐	N/A	☑
Bid Bond	Received	☑	N/A	☐
Bid Schedule	Received	☑	N/A	☐
Certificate of Insurance	Received	☑	N/A	☐
E-Verify	Received	☑	N/A	☐
Non-Collusion Affidavit	Received	☑	N/A	☐
Secretary of State Registered	Yes	☑	N/A	☐

Purchasing Signature Chi Ann

Department / Stakeholder

Meets technical requirements as stated	Yes	☑	N/A	☐
References checked	Yes	☑	N/A	☐
Statement of Bidders Qualifications	Yes	☑	N/A	☐

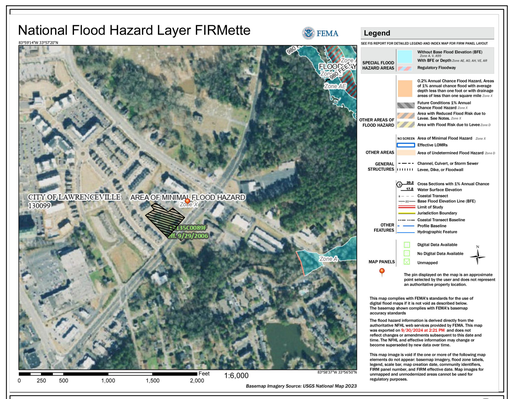
Department Signature Nakeia Jackson

CIVIL CONSTRUCTION DRAWINGS

FOR

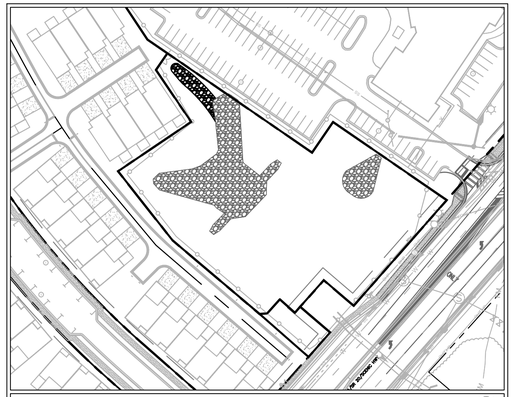
SOUTHLAWN POND

PANICUM ST, LAWRENCEVILLE, GEORGIA 30046

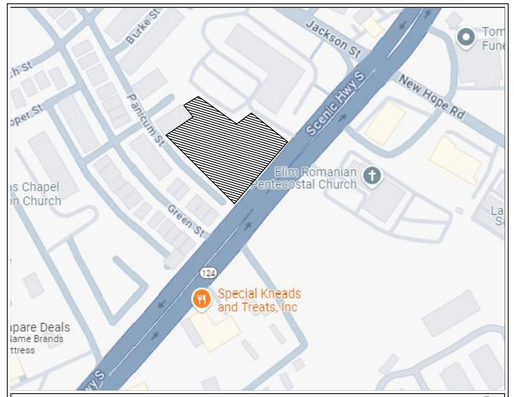


FEMA MAP
N.T.S.

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13135C0089F DATED 09/29/2006.



SITE MAP
NTS



LOCATION MAP
SCALE: 1:1000

SHEET LIST TABLE

NUMBER	NAME	REVISION
C0.00	CIVIL COVER SHEET	
C0.10	GENERAL NOTES	
C0.50	EXISTING CONDITIONS PLAN	
C1.00	DEMOLITION PLAN	
C2.00	SITE DEVELOPMENT PLAN	
C3.80	STORMWATER MANAGEMENT PLAN	
C5.00	EROSION CONTROL NOTES	
C5.01	EROSION CONTROL NOTES	
C5.10	EROSION CONTROL PLAN	
C5.20	EROSION CONTROL PLAN	
C5.30	EROSION CONTROL PLAN	
C5.80	EROSION CONTROL DETAILS	
E1.00	ELECTRICAL PLAN	
L1-00	LANDSCAPE DEMO PLAN	
L2-00	LANDSCAPE PLAN	
L2-01	PLANT SCHEDULE & NOTES	
L2-02	LANDSCAPE SPECS & DETAILS	

PROJECT CONTACTS

OWNER	LAWRENCEVILLE SOUTHLAWN RESIDENTAL ASSOCIATION INC	
	ADDRESS	P.O. BOX 491537
	CONTACT	HOPE CAMPBELL
	PHONE	678.407.1115
	EMAIL	southlawnpresident@gmail.com
CIVIL ENGINEER	KIMLEY-HORN AND ASSOCIATES, INC.	
	ADDRESS	3930 EAST JONES BRIDGE RD, SUITE 350, PEACHTREE CORNERS, GA 30319
	CONTACT	TYLER ROSSER, P.E.
	PHONE	470.299.7057
	EMAIL	tyler.rosser@kimley-horn.com
SURVEYOR	PRECISION PLANNING	
	ADDRESS	400 PIKE BOULEVARD, LAWRENCEVILLE, GA 30046
	CONTACT	DONALD HOLLAND, RLS
	PHONE	770-338-8000
	EMAIL	DHOLLAND@PPI.US
CONTRACTOR	TBD	
24-HR CONTACT	CONTACT	ERANILDO LUSTOSA
	COMPANY	CITY OF LAWRENCEVILLE
	TITLE	ENGINEER IV
	PHONE	678.407.6698
	EMAIL	ERANILDO.LUSTOSA@LAWRENCEVILLEGA.ORG

SITE INFORMATION

PROPERTY ADDRESS	PANICUM ST, LAWRENCEVILLE, GEORGIA 30046
PARCEL NUMBER	5147408A
DISTRICT / SECTION	6TH
LAND LOT	147
ZONING	MULTIFAMILY RESIDENTAL
TOTAL PROPERTY AREA	1.28 ACRES
TOTAL DISTURBED AREA	1.5 ACRES
CITY OF LAWRENCEVILLE CASE NO.	TBD

PROJECT NARRATIVE

THE CITY OF LAWRENCEVILLE PREVIOUSLY REQUESTED A STUDY OF EXISTING POND AT SOUTHLAWN, THE CONTRIBUTING BASIN AND THE STORM WATER INFRASTRUCTURE TO DETERMINE IF IT WAS FEASIBLE TO RAISE THE PERMANENT POOL ELEVATION/ HAVING CONFIRMATION THAT THIS COULD BE ACHIEVED KIMLEY- HORN IS PROVIDING THE CONSTRUCTION DOCUMENTS NECESSARY FOR THE STRUCTURAL MODIFICATIONS. SOUTHLAWN POND HAS HAS A SITE AREA OF 1.28 ACRES AND A DISTURBED AREA OF 1.5 ACRES.

DEVELOPMENT NOTES

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE **CONTRACTOR** MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF ALL MATERIALS. THE EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL LAWS, CODES AND REGULATIONS.
5. PRIOR TO LAND DISTURBING AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE AREA EROSION CONTROL / SITE DEVELOPMENT INSPECTOR.
6. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, MONUMENTS, REFERENCE POINTS, AND LEGAL MARKERS.

CITY OF LAWRENCEVILLE DEVELOPMENT NOTES

1. THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:
   1.1. THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULATED; AND
   1.2. THE APPROPRIATE PLANS SHEET DOES INDICATE AREAS OF UNTIED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS.
2. IT IS THE OWNER'S/DEVELOPER'S RESPONSIBILITY TO BE IN COMPLIANCE WITH APPLICABLE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND CLEAN WATER ACT REQUIREMENTS, INCLUDING THE REQUIREMENT THAT THE NOI BE SUBMITTED TO EPD AT LEAST 14 DAYS PRIOR TO ANY LAND DISTURBING ACTIVITIES OCCURRING.
3. NO GRADING OR EXCAVATION IS TO OCCUR WITHOUT THE EXPLICIT APPROVAL OF THE LAWRENCEVILLE DAMAGE PREVENTION DEPARTMENT. CONTACT LISA MCKNIGHT AT 770.277.7440 FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL CALL THE CITY OF LAWRENCEVILLE PLANNING AND DEVELOPMENT DEPARTMENT TO SCHEDULE A PRE-CONSTRUCTION MEETING AT 678.407.6583. NO PROJECT-RELATED ACTIVITIES SHALL OCCUR BEFORE THE PRE-CONSTRUCTION MEETING, INCLUDING INSTALLATION OF INITIAL PHASE EROSION AND SEDIMENTATION CONTROL MEASURES.
5. THE LAND DISTURBING ACTIVITIES PERMIT MUST BE POSTED IN A PROMINENT LOCATION VISIBLE FROM A PUBLIC ROADWAY.
6. A SET OF APPROVED PLANS MUST BE KEPT ON THE SITE THROUGHOUT CONSTRUCTION.
7. CONTRACTOR SHALL CALL DEVELOPMENT INSPECTIONS TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO THE START OF ANY CONSTRUCTION 678.407.6400
8. NOTIFY CITY OF LAWRENCEVILLE ENGINEERING DEPARTMENT SITE INSPECTOR 24 HOURS BEFORE THE BEGINNING OF EVERY PHASE OF CONSTRUCTION 678.407.6583
9. NO OUTSIDE STORAGE PROPOSED. THIS INCLUDES SUPPLIES, EQUIPMENT, VEHICLES, PRODUCTS, ETC.
10. SIGNS, LOCATION, NUMBER, AND SIZE ARE NOT APPROVED UNDER THIS BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED FOR EACH SIGN.
11. ALL CONSTRUCTION TO COMPLY WITH CITY OF LAWRENCEVILLE STANDARDS.
12. THE INSPECTION AND MAINTENANCE AGREEMENT FOR THIS PROJECT'S STORMWATER MANAGEMENT FACILITY MUST BE RECORDED WITH THE GWINNETT COUNTY CLERK OF COURT AND A COPY OF THE RECORDED AGREEMENT PROVIDED TO THE CITY OF LAWRENCEVILLE ENGINEERING DEPARTMENT PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY.

CODE REFERENCE

1. 2012 GWINNETT COUNTY ORDINANCE FOR FIRE PREVENTION AND PROTECTION ORDINANCE
2. 2023 OCGA 120-3-3 GEORGIA MINIMUM FIRE SAFETY STANDARDS
3. 2018 INTERNATIONAL FIRE CODE (AMENDED BY 120-3 -3)
4. 2010 ADA STANDARD FOR ACCESSIBLE DESIGN

CERTIFICATE OF DEVELOPMENT PLANS APPROVAL

ALL REQUIREMENTS OF THE GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE (UDO) RELATIVE TO THE PREPARATION AND SUBMISSION OF A DEVELOPMENT PERMIT APPLICATION HAVING BEEN FULFILLED, AND SAID APPLICATION AND ALL SUPPORTING PLANS AND DATA HAVING BEEN REVIEWED AND APPROVED BY ALL AFFECTED COUNTY DEPARTMENTS AS REQUIRED UNDER THEIR RESPECTIVE AND APPLICABLE REGULATIONS, APPROVAL OF THIS SITE PLAN IS HEREBY GRANTED AND ALL OTHER DEVELOPMENT PLANS ASSOCIATED WITH THIS PROJECT SHALL BE SUBJECT TO ALL FURTHER PROVISIONS OF SAID UDO.

DATE _____ DIRECTOR _____
DEPARTMENT OF PLANNING AND DEVELOPMENT

THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

CONSTRUCTION PLANS, ENGINEER'S CERTIFICATION OF DESIGN

I HEREBY CERTIFY THAT THE DESIGN OF STORMWATER AND DRAINAGE FACILITIES INCLUDING CULVERTS, DRAINAGE STRUCTURES AND DETENTION OR RETENTION PONDS AND APPURTENANCES; THE DESIGN OF ROADWAYS AND STREETS; AND THE DESIGN OF WATER SYSTEM FACILITIES INCLUDING PIPELINES, FIRE HYDRANT, VALVES AND APPURTENANCES, SANITARY SEWERAGE FACILITIES INCLUDING GRAVITY SEWER PIPELINES, FORCE MAINS, MANHOLES AND APPURTENANCES WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, ORDINANCES AND REGULATIONS.

SIGNATURE OF ENGINEER OF RECORD _____ DATE _____

NAME (PRINTED) _____ (SEAL) _____

PREPARED BY
Kimley»Horn
PHONE 770.825.0744
WWW.KIMLEY-HORN.COM
3930 EAST JONES BRIDGE ROAD
THE FORUM, SUITE 350
NORCROSS, GEORGIA 30092
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED FOR
LAWRENCEVILLE
GEORGIA
70 S.CLAYTON STREET
LAWRENCEVILLE, GA 30046
PHONE 770.963.2414
WWW.LAWRENCEVILLEGA.ORG

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
	REVISED PER CITY OF LAWRENCEVILLE COMMENTS	07.29.2025	DNP

PROJECT
SOUTHLAWN POND
PANICUM STREET
LAWRENCEVILLE, GA 30046
PIN 5147 408A
LAND LOT 147, 6TH DISTRICT

GEORGIA REGISTERED No. PE042124 PROFESSIONAL ENGINEER JOHN TYLER ROSSER
8/22/26

GSWCC NO. (LEVEL II)	0000072899
DRAWN BY	DNP
DESIGNED BY	CMC
REVIEWED BY	JTR
DATE	00.00.0000
PROJECT NO.	019348026

TITLE
CIVIL COVER SHEET

SHEET NUMBER
C0.00

Drawing name: K:\ATL_Civil\019348026_Southlawn Pond\CAD\Plansheets\C0.00 - CIVIL COVER SHEET.dwg C0.00 CIVIL COVER SHEET Apr 22, 2026 11:13am by: Mitch.Collins

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DEMOLITION NOTES

1. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
2. RECEIPT OF ALL PERMITS AND APPROVALS IS REQUIRED BEFORE ANY CONSTRUCTION ACTIVITY.
3. EXISTING SOIL SERIES IS AmC2, Cfs, CYB2, PgB2, PgC2, AND Ub FOR ENTIRE DISTURBED AREA.
4. TREES TO REMAIN MUST BE PROTECTED DURING DEMOLITION AND CONSTRUCTION PHASE. REFERENCE TREE PROTECTION AND REPLACEMENT PLANS FOR TREE REMOVAL AND PROTECTION.
5. CONSTRUCTION FENCING OR SILT FENCE SHALL NOT OBSTRUCT TRAFFIC FLOW ON EXISTING STREETS UNLESS CLOSURE PERMIT IS OBTAINED.
6. CONTRACTOR SHALL CONTROL DUST LEAVING THE SITE DURING DEMOLITION AND CONSTRUCTION.
7. CONTRACTOR SHALL COORDINATE UTILITY DEMOLITION AND RELOCATION WITH APPROPRIATE UTILITY PROVIDER.
8. CONTRACTOR SHALL PROTECT SURROUNDING BUILDING UTILITY SERVICES DURING CONSTRUCTION AND COORDINATE ALL SERVICE IMPACTS WITH OWNER.
9. NO GRADED SLOPE SHALL EXCEED 2H:1V.
10. THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM PANEL 13135C0089F DATED 09/29/2006.
11. CONTRACTOR SHALL MAINTAIN AN ADA COMPLIANT PEDESTRIAN PATH ALONG THE ADJACENT STREET FRONTAGE THROUGHOUT CONSTRUCTION.
12. CONTRACTOR SHALL FOLLOW ALL PROCEDURES AND RECOMMENDATIONS FROM ENVIRONMENTAL ASSESSMENTS PROVIDED BY THE OWNER.
13. CONTRACTOR SHALL PREPARE A PROJECT NOTIFICATION FOR ASBESTOS RENOVATION, ENCAPSULATION, OR DEMOLITION FORM AND SUBMIT TO THE EPD ASBESTOS PROGRAM 10 DAYS PRIOR TO DEMOLITION ACTIVITIES. FORM SHALL BE PREPARED AND ASBESTOS STUDY COMPLETED TO MEET EPD AND LOCAL REQUIREMENTS.
14. THE SITE DOES NOT CONTAIN ANY KNOWN CEMETERIES.

DEMOLITION NOTES

- REMOVE EXISTING OBJECT
- REMOVE EXISTING STRUCTURE
- REMOVE EXISTING ASPHALT PAVEMENT
- MILL AND OVERLAY EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING GRAVEL
- REMOVE EXISTING UTILITIES, FENCING, CURB & GUTTER, & WALLS
- X REMOVE EXISTING TREES / BUSHES

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Know what's below. Call before you dig.

PREPARED BY
Kimley»Horn
PHONE 770.825.0744
WWW.KIMLEY-HORN.COM
3620 EAST JONES BRIDGE ROAD
THE FORUM, SUITE 350
NORCROSS, GEORGIA 30092
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED FOR
LAWRENCEVILLE
GEORGIA
70 S. CLAYTON STREET
LAWRENCEVILLE, GA 30046
PHONE 770.963.2414
WWW.LAWRENCEVILLEGA.ORG

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
SOUTHLAWN POND
PIN 5147 408A
LAND LOT 147, 6TH DISTRICT
PANICUM STREET
LAWRENCEVILLE, GA 30046

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE042726
TYLER ROSSER
1/6/26

GSWCC NO. (LEVEL II)	0000072899
DRAWN BY	DNP
DESIGNED BY	CMC
REVIEWED BY	JTR
DATE	00.00.0000
PROJECT NO.	019348026

TITLE
DEMOLITION PLAN

SHEET NUMBER
C1.00

Drawing name: K:\ATL_Civil\019348026_Southlawn Pond\CAD\Planesheets\C1.00 DEMOLITION PLAN.dwg C1.00 DEMOLITION PLAN Jan 12, 2026 3:57pm by: Adrienne Hosemann

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DEVELOPMENT SUMMARY

SITE SUMMARY

CURRENT ZONING:	MULTIFAMILY RESIDENTAL	
SITE AREA:	1.28	ACRES
TOTAL DISTURBED AREA:	1.5	ACRES

SITE NOTES

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY PRECISION PLANNING, DATED 12.03.2020.
2. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE NOTES

- PROPERTY LINE
- XX FT BUILDING SETBACK LINE
- XX FT LANDSCAPE BUFFER LINE
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- (10) PARKING COUNT

PREPARED BY
Kimley»Horn
PHONE 770.825.0744
WWW.KIMLEY-HORN.COM
3620 EAST JONES BRIDGE ROAD
THE FORUM, SUITE 350
NORCROSS, GEORGIA 30092
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED FOR
LAWRENCEVILLE
GEORGIA
70 S. CLAYTON STREET
LAWRENCEVILLE, GA 30046
PHONE 770.963.2414
WWW.LAWRENCEVILLEGA.ORG

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
SOUTHLAWN POND
PIN 5147 408A
LAND LOT 147, 6TH DISTRICT
PANICUM STREET
LAWRENCEVILLE, GA 30046

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. PE042726
JOHN TYLER ROSSER
1/6/26

GSWCC NO. (LEVEL II)	0000072899
DRAWN BY	DNP
DESIGNED BY	CMC
REVIEWED BY	JTR
DATE	00.00.0000
PROJECT NO.	019348026

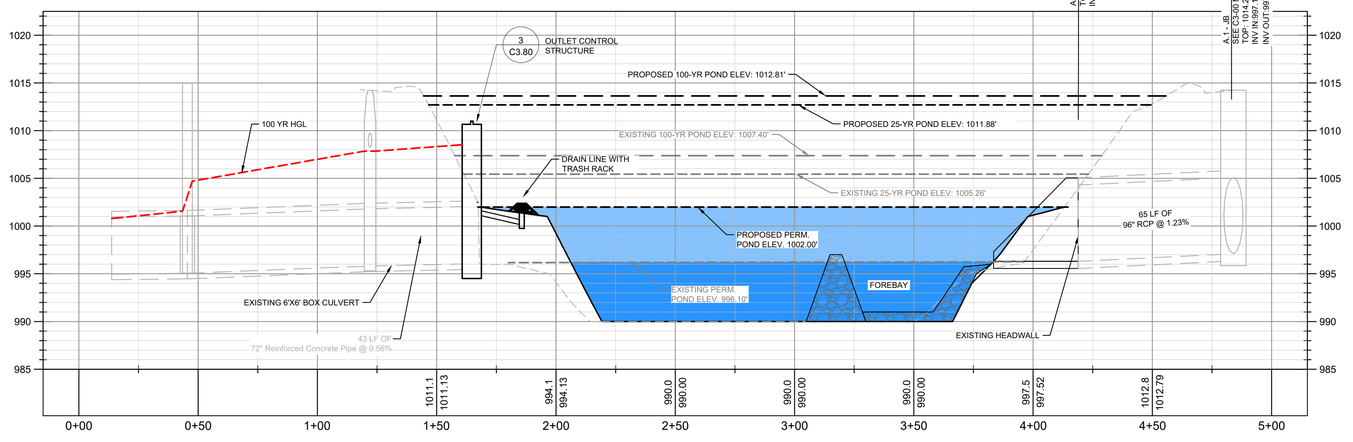
TITLE
SITE DEVELOPMENT PLAN

SHEET NUMBER
C2.00

811 Know what's below. Call before you dig.

Drawing name: K:\ATL_Civil\019348026_Southlawn Pond\CAD\Planesheets\C2.00 - SITE PLAN.dwg C2.00 SITE PLAN Jan 12, 2026 3:58pm by: Adrienne.Hosemann

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



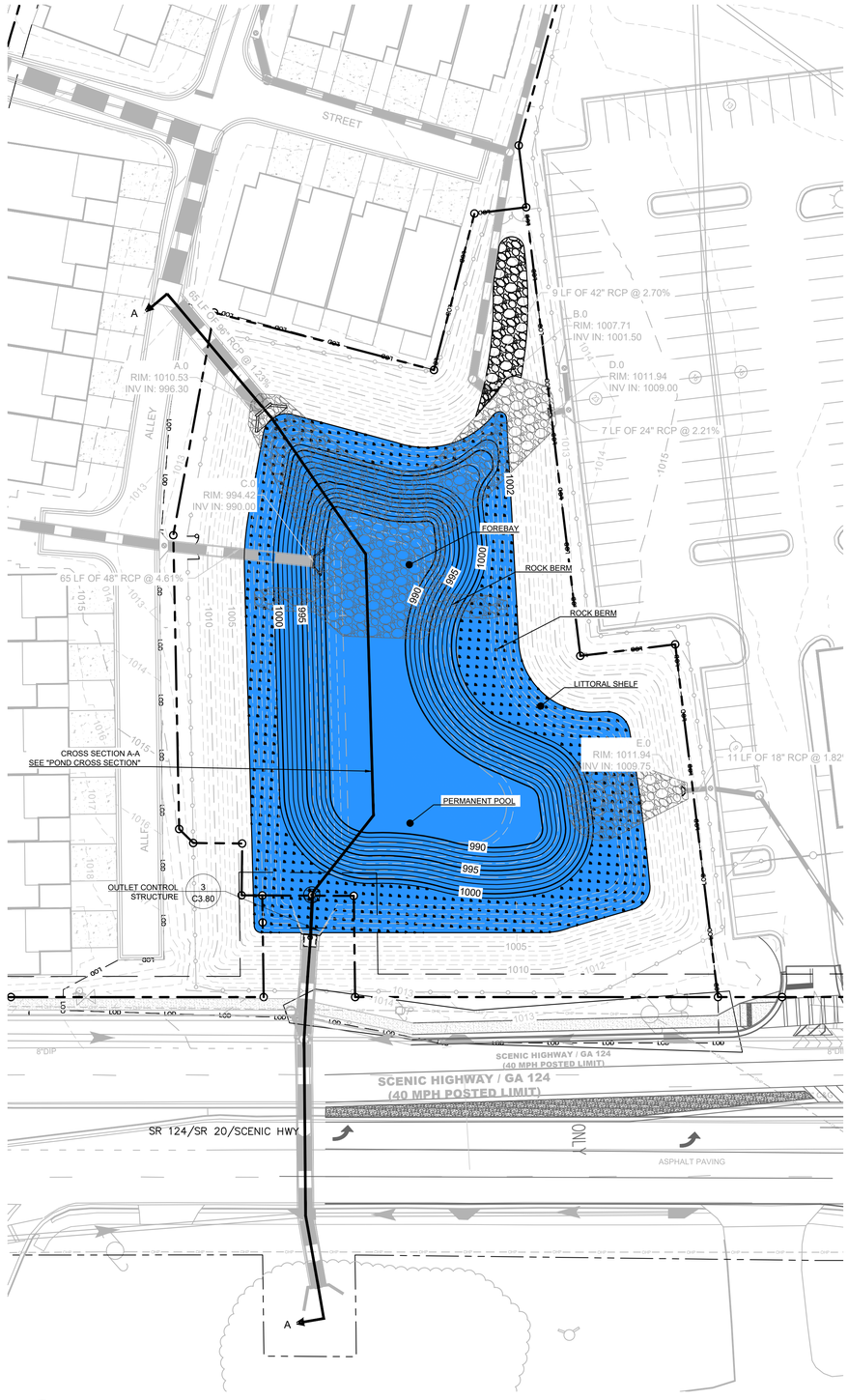
PROFILE VIEW
POND CROSS SECTION
1" = 30' HORZ.
1" = 8' VERT.

1 BMP 1 - STORMWATER WET POND - SECTION VIEW

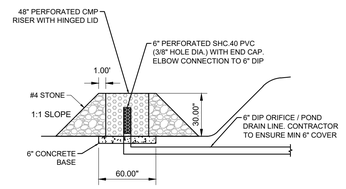
STORMWATER BMP SUMMARY		
BMP ID	BMP 1	
BMP TYPE	STORMWATER WET POND	
BMP DESCRIPTION	SOUTHLAWN POND	
STORAGE SUMMARY	**VOLUME**	**ELEVATION**
BOTTOM OF POND	0 CF	990.00'
PERMANENT POOL / DEAD STORAGE	218,951 CF	1002.00'
25-YR STORM EVENT	578,549 CF	1011.41'
100-YR STORM EVENT	625,962 CF	1012.40'
TOP OF POND / TOTAL STORAGE	686,035 CF	1013.5'
OCS SUMMARY	**SIZE**	**ELEVATION**
OUTLET PIPE	6'x6' BOX	996.10'
WEIR #1	3.5' WIDE	1002.00'
WEIR #2	7' WIDE	1008.00'
WEIR #3	5' WIDE x 2	1010.00'
TOP OF STRUCTURE	7'x7'	1011.00'

Summary of Flows

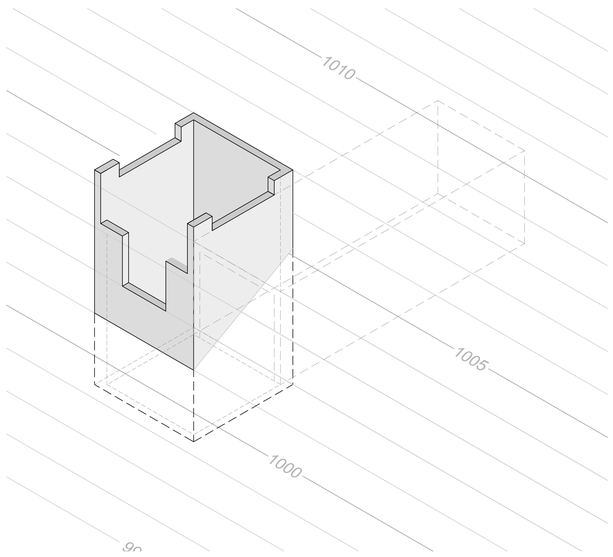
Return Frequency	Q_{Exist} (ft³/s)	Q_{Post} (ft³/s)	% Reduced
2-Year	205.7	195.94	-4.74%
5-Year	275.08	270.73	-1.58%
10-Year	335.83	326.68	-2.72%
25-Year	425.74	399.96	-6.06%
50-Year	500.19	446.79	-10.68%
100-Year	577.78	487.06	-15.70%



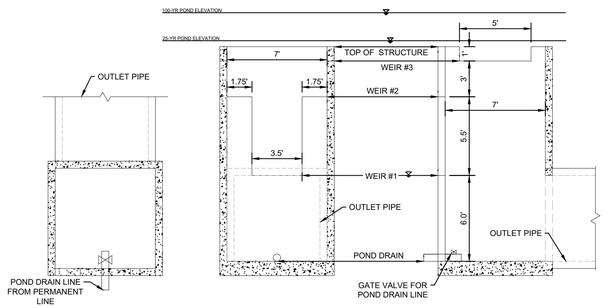
2 BMP 1 - STORMWATER WET POND - PLAN VIEW
SCALE: 1" = 30'



5 DRAIN LINE TRASH RACK



4 BMP 1 - OUTLET CONTROL STRUCTURE ISOMETRIC
N.T.S



3 BMP 1 - OUTLET CONTROL STRUCTURE DETAIL
N.T.S

PREPARED BY
Kimley»Horn
PHONE 770.825.0744
3620 EAST JONES BRIDGE ROAD
THE FORUM | SUITE 350
NORCROSS, GEORGIA 30092
WWW.KIMLEY-HORN.COM
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED FOR
LAWRENCEVILLE
GEORGIA
PHONE 770.963.2414
70 S.C.LAYTON STREET
LAWRENCEVILLE, GA 30046
WWW.LAWRENCEVILLEGA.ORG

No.	REVISION DESCRIPTIONS	DATE	BY
	ISSUANCE AND REVISION DESCRIPTIONS	07.29.2025	DNP
	REVISED PER CITY OF LAWRENCEVILLE COMMENTS		

PROJECT
SOUTHLAWN POND
PIN 5147 408A
LAND LOT 147, 6TH DISTRICT
PANICUM STREET
LAWRENCEVILLE, GA 30046

GEORGIA REGISTERED NO. PE042726 PROFESSIONAL JOHN TYLER ROSSER ENGINEER

GSWCC NO. (LEVEL II)	0000072899
DRAWN BY	DNP
DESIGNED BY	CMC
REVIEWED BY	JTR
DATE	00.00.0000
PROJECT NO.	019348026

TITLE
STORMWATER MANAGEMENT PLAN

SHEET NUMBER
C3.80

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

811 Know what's below. Call before you dig.

Drawing name: K:\ATL_Civil\019348026_Southlawn Pond\CAD\Plansheets\C3.80 - STORMWATER MANAGEMENT PLAN.dwg C3.00 GRADING & DRAINAGE PLAN Jan 12, 2026 5:42pm by: Mitch.Collins

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
TREES		
	CYP-PO2	POND CYPRESS
CANOPY TREES		
	OAK-WI2	WILLOW OAK
EVERGREEN TREES		
	HOL-NS2	NELLIE STEVENS HOLLY - FULL TO GROUND
	MAG-LG2	DWARF SOUTHERN MAGNOLIA - FULL TO GROUND
	ARB-GG2	GREEN GIANT ARBORVITAE
SHRUBS		
	ABE-RC3	ROSE CREEK ABELIA
	AZA-AM3	ENCORE AZALEA
	FCY-GM3	FALSE CYPRESS
	VIB-SV3	SWEET VIBURNUM
SHRUB AREAS		
		ZONE 2 POND PLANTS
	CEP-OCC	BUTTONBUSH
	HOL-WIN	WINTERBERRY
	IRIS-BF	BLUE FLAG IRIS
	JUN-EFF	SOFT RUSH
	GRA-SWI	SWITCH GRASS
	ARR-LAN	LANCE-LEAFED ARROWHEAD
		ZONE 3 POND PLANTS
	BUC-BOT	BOTTLEBRUSH BUCKEYE
	OAT-NOR	NORTHERN SEA OATS
	COR-PLA	PLAINS COREOPSIS
		ZONE 4 POND PLANTS
	AND VIR	BROOMSEDGE BLUESTEM
	FOT GAR	DWARF FOTHERGILLA
	HYP DEN	BUSHY ST. JOHN'S WORT
	RUD HIR	BLACK-EYED SUSAN
		ZONE 5 POND PLANTS
	BUC-BOT	BOTTLEBRUSH BUCKEYE
	FOT GAR	DWARF FOTHERGILLA
	HYP DEN	BUSHY ST. JOHN'S WORT

SOD NOTES:

CONTRACTOR TO REPLACE ANY DEAD SOD WITHIN LOD OR ANY SOD DAMAGED DURING CONSTRUCTION. SOD TO MATCH EXISTING.

GRAPHIC SCALE IN FEET
0 10 20 40

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

PREPARED BY
Kimley»Horn
PHONE 770.825.0744
WWW.KIMLEY-HORN.COM
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
3600 EAST JONES BRIDGE ROAD
THE FORUM, SUITE 350
NORCROSS, GEORGIA 30092

PREPARED FOR
LAWRENCEVILLE GEORGIA
70 S. CLAYTON STREET
LAWRENCEVILLE, GA 30046
PHONE 770.963.2414
WWW.LAWRENCEVILLEGA.ORG

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	REV.1 - UPDATES FROM SITE WALK	8/4/2026	KWH

PROJECT
SOUTHLAWN POND
PIN 5147 408A
LAND LOT 147, 6TH DISTRICT
PANICUM STREET
LAWRENCEVILLE, GA 30046

GEORGIA REGISTERED No. LA001964 LANDSCAPE ARCHITECT KATHRYN WINN HOGAN
Kathryn W. Hogan
6/1/26

GSWCC NO. (LEVEL II)	0000072899
DRAWN BY	DNP
DESIGNED BY	CMC
REVIEWED BY	JTR
DATE	
PROJECT NO.	019348026

TITLE
LANDSCAPE PLAN

SHEET NUMBER
L2-00

Drawing name: K:\atl_civil\019348026_southlawn pond\CAD\plansheets\L1-00 - LANDSCAPE PLAN.dwg L2-00 LANDSCAPE PLAN Aug 04, 2026 9:31am by: Katie.Hogan

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

1

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CAL	HEIGHT	SPRD	CONT	REMARKS
TREES									
	CYP-PO2	22	TAXODIUM DISTICHUM IMBRICARIUM	POND CYPRESS	2.5" CAL	12-14' HT	6-7' SPRD	B&B	STRAIGHT TRUNK, FULL HEAD
CANOPY TREES									
	OAK-WI2	5	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL	12-14' HT	6-7' SPRD		STRAIGHT TRUNK, FULL HEAD
EVERGREEN TREES									
	HOL-NS2	2	ILEX X 'NELLIE R. STEVENS' NELLIE STEVENS	NELLIE STEVENS HOLLY - FULL TO GROUND	2.5" CAL	7-8' HT	4-5' SPRD	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT
	MAG-LG2	1	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA - FULL TO GROUND	2.5" CAL	7-8' HT	3-4' SPRD	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT
	ARB-GG2	2	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	2.5" CAL	7-8' HT	3-4' SPRD	B&B	FULL TO GROUND, FULL SHAPE, SYMMETRICAL, UPRIGHT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPRD	REMARKS
SHRUBS								
	ABE-RC3	7	ABELIA X GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	3 GAL	18-24"	16-18"	DENSE FOLIAGE
	AZA-AM3	74	AZALEA ENCORE 'AUTUMN MOONLIGHT' TM	ENCORE AZALEA	3 GAL	18-24"	16-18"	DENSE FOLIAGE
	FCY-GM3	16	CHAMAECYPARIS PISIFERA 'GOLDEN MOPPS'	FALSE CYPRESS	3 GAL	18-24"	16-18"	DENSE FOLIAGE
	VIB-SV3	16	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL	18-24"	16-18"	DENSE FOLIAGE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
SHRUB AREAS							
		1,062 SF	ZONE 2 POND PLANTS				
	CEP-OCC	19	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	3 GAL	15% @ 36" o.c.	DENSE FOLIAGE
	HOL-WIN	19	ILEX VERTICILLATA	WINTERBERRY	3 GAL	15% @ 36" o.c.	DENSE FOLIAGE
	IRIS-BF	99	IRIS VIRGINICA	BLUE FLAG IRIS	1 GAL	20% @ 18" o.c.	DENSE FOLIAGE
	JUN-EFF	42	JUNCUS EFFUSUS	SOFT RUSH	1 GAL	15% @ 24" o.c.	DENSE FOLIAGE
	GRA-SWI	27	PANICUM VIRGATUM	SWITCH GRASS	1 GAL	15% @ 30" o.c.	DENSE FOLIAGE
	ARR-LAN	224	SAGITTARIA LATIFOLIA	LANCE-LEAFED ARROWHEAD	1 GAL	20% @ 12" o.c.	DENSE FOLIAGE
		1,313 SF	ZONE 3 POND PLANTS				
	BUC-BOT	8	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	1 GAL	20% @ 72" o.c.	DENSE FOLIAGE
	OAT-NOR	137	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	1 GAL	40% @ 24" o.c.	DENSE FOLIAGE
	COR-PLA	245	COREOPSIS TINCTORIA	PLAINS COREOPSIS	1 GAL	40% @ 18" o.c.	DENSE FOLIAGE
		4,689 SF	ZONE 4 POND PLANTS				
	AND VIR	108	ANDROPOGON VIRGINICUS	BROOMSEDGE BLUESTEM	1 GAL	20% @ 36" o.c.	DENSE FOLIAGE
	FOT GAR	108	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GAL	20% @ 36" o.c.	DENSE FOLIAGE
	HYP DEN	162	HYPERICUM DENSIFLORUM	BUSHY ST. JOHN'S WORT	1 GAL	30% @ 36" o.c.	DENSE FOLIAGE
	RUD HIR	648	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL	30% @ 18" o.c.	DENSE FOLIAGE
		8,197 SF	ZONE 5 POND PLANTS				
	BUC-BOT	47	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	1 GAL	20% @ 72" o.c.	DENSE FOLIAGE
	FOT GAR	378	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3 GAL	40% @ 36" o.c.	DENSE FOLIAGE
	HYP DEN	378	HYPERICUM DENSIFLORUM	BUSHY ST. JOHN'S WORT	1 GAL	40% @ 36" o.c.	DENSE FOLIAGE

ALTERNATE:

CONTRACTOR TO PROVIDE ALTERNATE BID FOR ALL POND PLANTINGS SIZED AS 4" PLUGS.

NOTES:

1. CONTRACTOR TO REPLACE ANY DEAD SOD WITHIN LOD OR ANY SOD DAMAGED DURING CONSTRUCTION. SOD TO MATCH EXISTING.
2. ALL PLANTS IN POND ZONES SHALL BE RANDOMLY PLANTED TO CREATE A NATURAL APPEARANCE.
3. ZONE 2 POND PLANTINGS SHALL BE INSTALLED AS SOON AS POSSIBLE AFTER LANDSCAPE DEMO TO ALLOW TIME FOR ROOTS TO ESTABLISH PRIOR TO FILLING POND.

ROW CALCULATIONS:

ONE HALF OF ALL CALIPER INCHES OF TREE 4" DBH AND GREATER THAT ARE TO BE REMOVED MUST BE REPLACED

TOTAL INCHES REMOVED FROM ROW: 4"
TOTAL INCHES TO BE REPLACED: 2"
PROVIDED: (1) LITTLE GEM MAGNOLIA 7-8' HT (MIN. 2.5" CAL)

REQUIREMENT SATISFIED

GENERAL LANDSCAPE NOTES

1. CONTRACTOR TO REVIEW CONTRACT DOCUMENTS AND EXISTING CONDITIONS PRIOR TO SUBMITTING BID PROPOSAL OR STARTING WORK.
2. ALL QUANTITIES LISTED ON PLANT SCHEDULE SHALL BE VERIFIED BY LANDSCAPE CONTRACTOR PRIOR TO BID. PLANTS SHOWN ON PLANS SHALL BE INSTALLED REGARDLESS OF PLANT SCHEDULE.
3. CONTRACTOR BASE BID TO INCLUDE ALL MATERIALS, LABOR, PERMITS, EQUIPMENT, TOOLS, INSURANCE OR OTHER REQUIREMENTS TO PERFORM THE WORK AS DESCRIBED OR SHOWN ON CONSTRUCTION DOCUMENTS.
4. CONTRACTOR TO PROVIDE UNIT PRICING FOR ALL PLANT MATERIALS WITH INSTALLED COST LISTED ON PLANT SCHEDULE.
5. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS CAUSED BY THE LANDSCAPE CONTRACTOR ARE THE FULL RESPONSIBILITY OF SUCH CONTRACTOR.
6. PROVIDE INTERIM MAINTENANCE TO INCLUDE: WATERING, PRUNING, FERTILIZING, GUYING, MOWING, TRIMMING, EDGING, WEEDING, MULCHING, APPLICATION OF INSECTICIDES / HERBICIDES AND GENERAL LANDSCAPE CLEAN UP. THIS INCLUDES ANY CORRECTION OF DRAINAGE OR PONDING IN LANDSCAPE AREAS. ALL ITEMS TO BE PERFORMED UNTIL SUBSTANTIAL COMPLETION NOTICE IS PROVIDED BY THE OWNER OR LANDSCAPE ARCHITECT.
7. PERFORM ALL WORK IN COMPLIANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS PER LOCAL CODES AND OBTAIN ALL PERMITS REQUIRED.
8. PLANT MATERIAL SHOULD BE FREE OF DISEASE AND PESTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED. ANY PLANT MATERIAL THAT DOES NOT MEET SPECIFICATIONS AS NOTED ON PLANT SCHEDULE SHALL BE REJECTED UPON INSPECTION BY LANDSCAPE ARCHITECT.
9. LOCATE ALL PLANT MATERIAL SO THAT THE BEST SIDE OF PLANT IS FACING VIEWING AREA.
10. BROKEN ROOT BALLS WILL BE REJECTED ON SITE.
11. ANY PLANT MATERIALS SHIPPED / DELIVERED TO SITE IN UNCOVERED VEHICLES OR TRAILERS SHALL BE REJECTED.
12. ENSURE ALL SPACES OF SHRUBS, GROUND COVERS AND SEASONAL COLOR IS EQUALLY SPACED AND IN STRAIGHT ROWS.
13. ANY TREES WITH MAJOR SCARING WILL BE REJECTED.
14. TRIM ANY EXCESS GROWTH ON TREES AND SHRUBS AS DIRECTED BY LANDSCAPE ARCHITECT.
15. ALL PLANTS TO BE LAID OUT PER LANDSCAPE PLANS. NOTIFY LANDSCAPE ARCHITECT IF LAYOUT NEEDS TO BE CHANGED TO AVOID EXISTING UTILITIES.
16. MULCH TO BE PINE MULCH AT A MIN. DEPTH OF 3" WHEN SETTLED.



www.otterbine.com/comet

OTTERBINE BAREBO, INC.

COMET
AERATING FOUNTAIN

- Most energy efficient system in the industry.
- 5 year all-inclusive warranty.
- Operates in 30in or 75cm of water. (No additional depth needed when adding LED lights; additional 10in or 26cm required if adding high voltage lights.)
- Complete package includes assembled unit, power control center, and cable. (No PCC for 50HZ.)
- Power control center comes standard with surge arrestor, timer and GFCI (Exc: optional EPD for 460V.)
- Cable quick disconnect standard.
- Safety tested and listed with ETL & ETL-C, conforming to UL standards; and carries a 3rd party listing with CE.
- Effectively controls algae, aquatic weeds, and foul odors; while deterring insects and insect breeding.
- Published results from 3rd party testing verify highest oxygen transfer and pumping rates in the industry.

Product specifications and CADs can be found online through www.otterbine.com or www.caddetails.com.

OTTERBINE GUARANTEE PATTERN

We Guarantee that You'll Love Your Pattern



PRODUCT ILLUSTRATION

1. High-tech thermal plastic pumping chambers are staged to allow for easy interchange.
2. Rugged low visibility closed cell foam filled float includes handles and protective pockets for lights when applicable.
3. Industrial strength thermal plastic screen helps keep debris out of the unit.
4. Electrical quick disconnect is part of the upper plate to prevent damage.
5. Mixed flow pumping system achieves maximum pumping capacities.
6. Oil cooled, efficient 3450/2875 RPM custom built motor incorporates a g-type seal to ensure dependability and long life.
7. Corrosion resistant, durable 18 gauge/316 grade stainless steel motor housing.

60 HZ	1 HP	2 HP	3 HP	5 HP
Spray Height (ft)	9-11	16-18	19-21	21-23
Spray Diam. (ft)	5	5	8	8
GPM	130	185	240	325
Volt/Ph/Amp 3450RPM/Hz	115/1/15 230/1/7.5	230/1/12.4	230/1/14 230/3/8.6 460/3/4.3	230/1/23 230/3/13.4 460/3/7.2

Manufactured by: OtterBine® Barebo, Inc. | 3840 Main Road East | Emmaus, PA 18049 U.S.A. | PH: 610-965-6018

LOW VOLTAGE LED LIGHT SYSTEM

Lights (6-5W LED)	2*	2	4	6	8**
Amp Draw	.15	0.18	.35	10.53	0.7
Output Electrical Rating	12VDC	15VDC	15VDC	15VDC	15VDC
Lamp Wattage (Total)	13	13	26	39	52
Max Cable Run (16/2)	150ft (46m)	650ft (198m)	325ft (99m)	225ft (69m)	325ft (99m)
Max Cable Run (12/2)	300ft (91m)	1000ft (305m)	700ft (213m)	525ft (160m)	700ft (213m)

1 POND FOUNTAIN
SPEC

SCALE: NTS

Drawing name: K:\atl_civil\019348026_southlawn pond\CAD\plansheets\L1-00 - LANDSCAPE PLAN.dwg L2-01 PLANT SCHEDULE & NOTES Aug 04, 2026 9:26am by: Kate Hogan

PREPARED BY
Kimley»Horn
PHONE 770.825.0744
WWW.KIMLEY-HORN.COM
3600 EAST JONES BRIDGE ROAD
THE FORUM | SUITE 350
NORCROSS, GEORGIA 30092
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

PREPARED FOR
LAWRENCEVILLE GEORGIA
70 S.CLAYTON STREET
LAWRENCEVILLE, GA 30046
PHONE 770.963.2414
WWW.LAWRENCEVILLEGA.ORG

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	REV.1 - UPDATES FROM SITE WALK	8/4/2026	KWH

PROJECT
SOUTHLAWN POND
PIN 5147 408A
LAND LOT 147, 6TH DISTRICT
PANICUM STREET
LAWRENCEVILLE, GA 30046

GEORGIA REGISTERED No. LA001964 LANDSCAPE ARCHITECT KATHRYN WINN HOGAN
Kathryn W. Hogan 8/4/26

GSWCC NO. (LEVEL II)	0000072899
DRAWN BY	DNP
DESIGNED BY	CMC
REVIEWED BY	JTR
DATE	
PROJECT NO.	019348026

TITLE
PLANT SCHEDULE & NOTES

SHEET NUMBER
L2-01

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, OCTOBER 26, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Contract Award - Lawrenceville Pedestrian Improvements 2026
Department:	Engineering
Date of Meeting:	Monday, October 26, 2026
Fiscal Impact:	$548,796.60
Presented By:	Reginald Anderson, Public Works Director
Action Requested:	Award Lawrenceville Pedestrian Improvements 2026 to the lowest, responsive, and responsible bidder, Zaveri Enterprises, Inc., amount not to exceed $548,796.60. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney.

Summary: The Lawrenceville Pedestrian Improvements 2026 includes three (3) pedestrian projects at Lawrenceville Hwy, Johnson Rd, and miscellaneous locations.

The first project is located along Lawrenceville Hwy between Johnson Rd and Langley Dr. The work to be performed includes erosion control, thermoplastic striping, and sidewalk/ramps replacement to conform to the latest ADA standards. The second project is located at Johnson Rd between Lawrenceville Hwy and August W Way. The work to be performed includes erosion control, thermoplastic striping, safety railing, and sidewalk/ramp installation and replacement to conform to the latest ADA standards. The third project encompasses miscellaneous locations such as Charter Club Dr, S Perry St, Church St, E Crogan St, Gwinnett Dr, Arlington Point Subdivision, Groveland Pkwy and Pine Forest Dr. The work to be performed includes replacement of sidewalks, ADA ramps, catch basin tops, and curb and gutter.

The City of Lawrenceville issued an Invitation to Bid SB008-27 in accordance with the City's procurement policies, with the intent of awarding the contract to the lowest, responsive, and responsible bidder. After reviewing all submissions, staff recommends awarding the construction contract to Zaveri Enterprises, Inc., which submitted the lowest, responsive, and responsible bid of $498,906.00.

Zaveri Enterprises, Inc., has demonstrated the qualifications, capacity, and experience necessary to complete the work outlined in the bid documents successfully. Their proposal met all technical and administrative requirements, and the firm has a proven track record of delivering similar infrastructure projects across the region.

In addition to the base contract amount, staff recommends authorizing a 10% contingency, bringing the total potential authorization to $548,796.60, to account for unforeseen site conditions or minor scope adjustments. Staff respectfully requests the Mayor and Council's approval to award the contract and proceed with the project.

Fiscal Impact: Amount not to exceed $548,796.60. Base contract amount of $498,906.00 and an additional 10% contingency of $49,890.60. This project is funded by Capital Projects 08-005, 08-014, and 08-015.

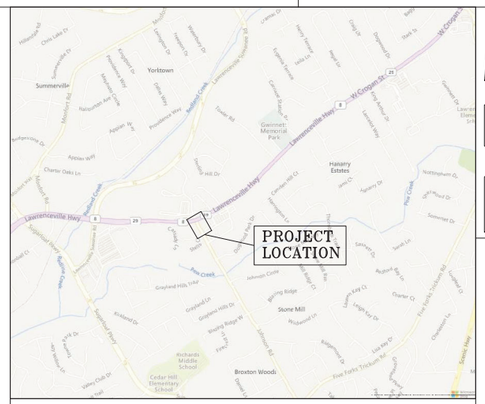
Attachments/Exhibits:

- SB008-27 Lawrenceville Pedestrian Improvements 2026.pdf
- SB008-27 Bid Tabulation.pdf
- SB008-27 Solicitation Award Checklist.pdf

Project No.
250249

CITY OF LAWRENCEVILLE
STATE OF GEORGIA

PLAN AND PROFILE OF PROPOSED
JOHNSON ROAD SIDEWALK



LOCATION SKETCH

GWINNETT COUNTY

FEDERAL ROUTE #

STATE ROUTE #

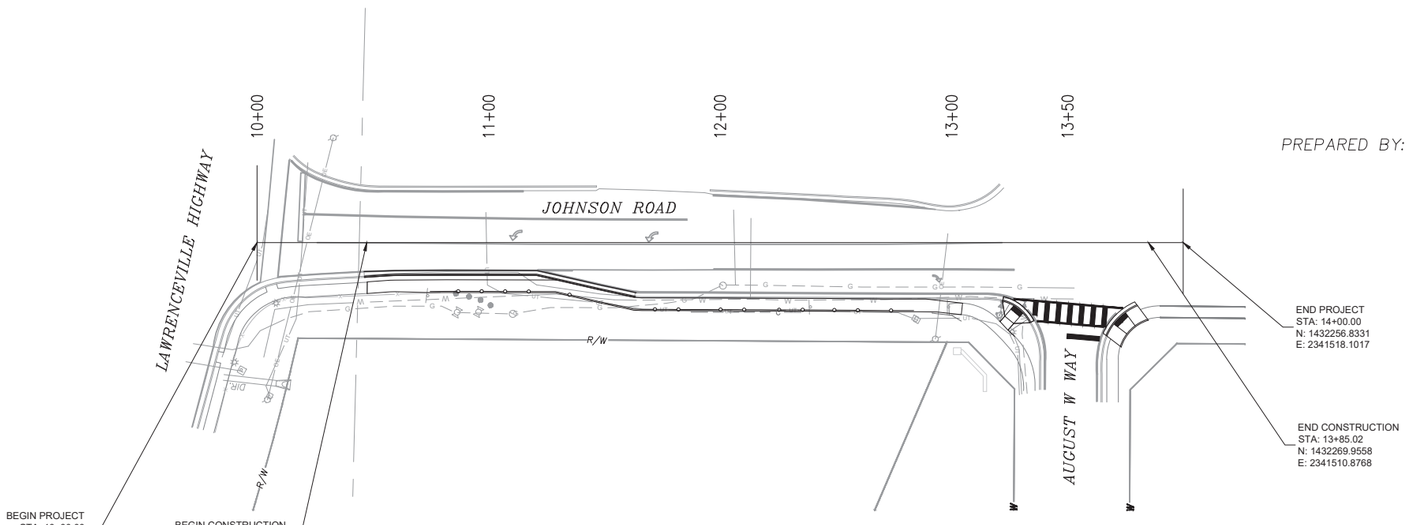
NOTE :
ALL REFERENCES IN THIS DOCUMENT, WHICH INCLUDES ALL PAPERS, WRITINGS, DOCUMENTS, DRAWINGS, OR PHOTOGRAPHS USED, OR TO BE USED IN CONNECTION WITH THIS DOCUMENT, TO " STATE HIGHWAY DEPARTMENT OF GEORGIA ", "STATE HIGHWAY DEPARTMENT ", GEORGIA STATE HIGHWAY DEPARTMENT ", " HIGHWAY DEPARTMENT ", OR " DEPARTMENT " WHEN THE CONTEXT THEREOF MEANS THE STATE HIGHWAY DEPARTMENT OF GEORGIA, AND SHALL BE DEEMED TO MEAN THE DEPARTMENT OF TRANSPORTATION.

FUNCTIONAL CLASS:
MAJOR COLLECTOR

THIS PROJECT IS 100% IN GWINNETT COUNTY AND IS 100% IN CONG. DIST. NO. 013.

PROJECT DESIGNATION:
DESIGNED IN ENGLISH UNITS

SPEED DESIGN: 35 MPH



SCALE IN FEET
0 30 60 120

PREPARED BY: NICHOLAS ANDRYUSKY, PE
KECK & WOOD, INC

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

THIS PROJECT HAS BEEN PREPARED USING THE NATIONAL SPATIAL REFERENCE COORDINATE SYSTEM 2011 ADJUSTMENT (NSRS11) GEORGIA WEST ZONE.

BASED ON SURVEY BY:
ROCHESTER & ASSOCIATES
PO BOX 813399
SMYRNA, GA 30081
EMAIL:
PHONE: 404-874-8585
DATE: 07/25/2025

NOTE:
THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS OBTAINED FROM ROCHESTER AND IS NOT CERTIFIED AS CORRECT BY THIS ENGINEER. USERS OF THIS DATA DO SO AT THEIR OWN RISK.

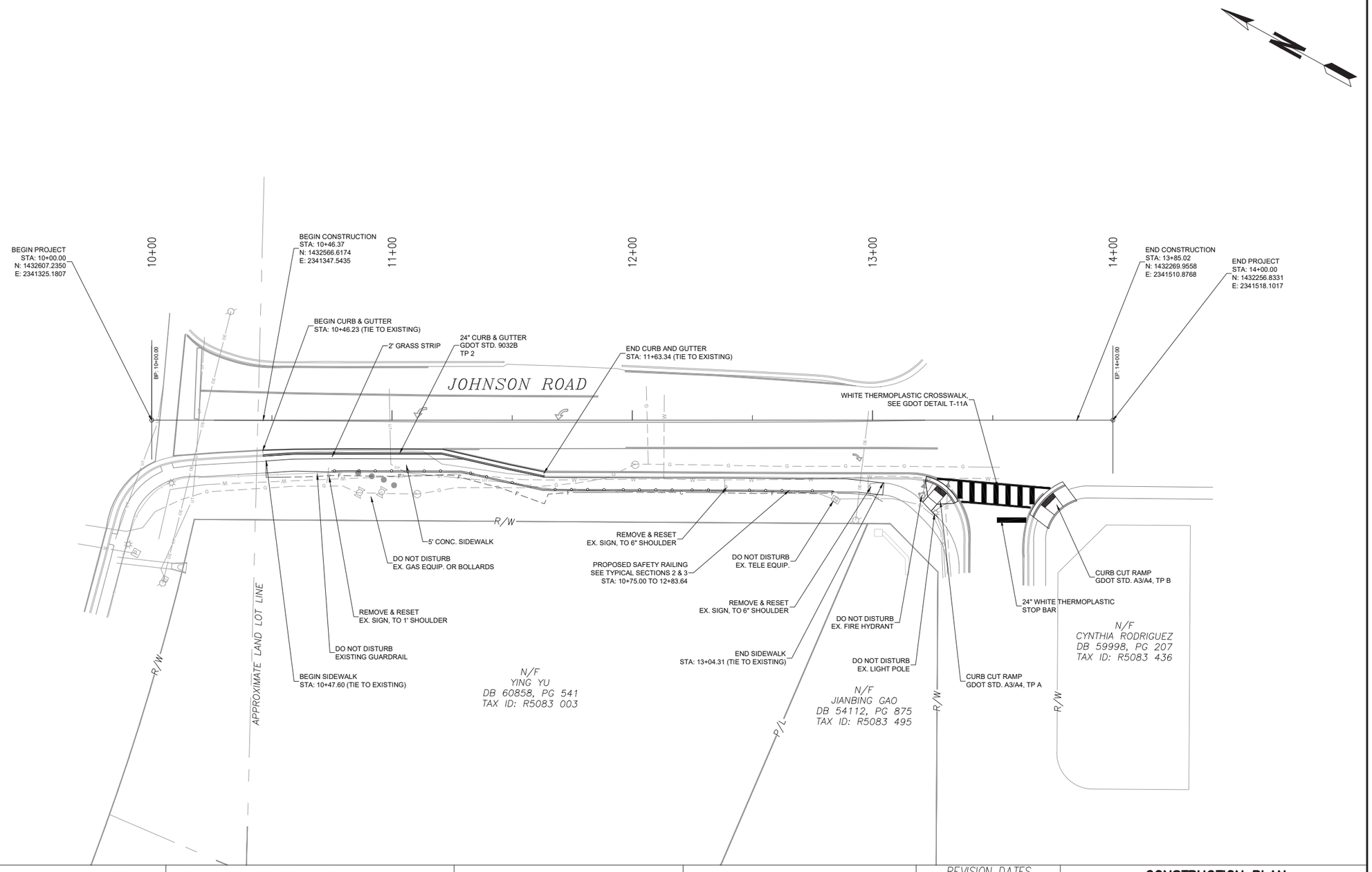
THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT OF TRANSPORTATION IN ANY WAY. THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO SUBSECTIONS 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.

LENGTH OF PROJECT	COUNTY No.135 Project No. 250249 MILES
NET LENGTH OF ROADWAY	0.07
NET LENGTH OF BRIDGES	0.00
NET LENGTH OF PROJECT	0.07
NET LENGTH OF EXCEPTIONS	0.00
GROSS LENGTH OF PROJECT	0.07

PLANS COMPLETED 12-12-2025	

DRAWING No.
01-0001

Project No.
250249



PROPERTY AND EXISTING R/W LINE — ℄
REQUIRED R/W LINE
CONSTRUCTION LIMITS — C — F
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA
(SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

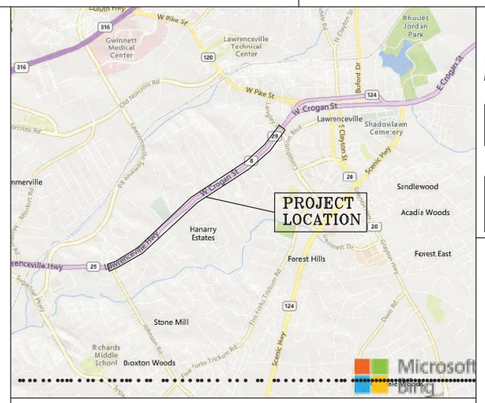
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
JOHNSON ROAD SIDEWALK
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13-0001
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Project No.
250305



LOCATION SKETCH

CITY OF LAWRENCEVILLE
STATE OF GEORGIA

PLAN AND PROFILE OF PROPOSED

LAWRENCEVILLE HIGHWAY ADA IMPROVEMENTS

CITY OF LAWRENCEVILLE

FEDERAL ROUTE # N/A

STATE ROUTE # N/A



PREPARED BY: NICHOLAS ANDRYUSKY, PE
KECK & WOOD, INC

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

THIS PROJECT HAS BEEN PREPARED USING THE HORIZONTAL GEORGIA COORDINATE SYSTEM OF 1984 (NAD 1983)/94 WEST ZONE, AND THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

SCALE IN FEET
0 500 1000 2000

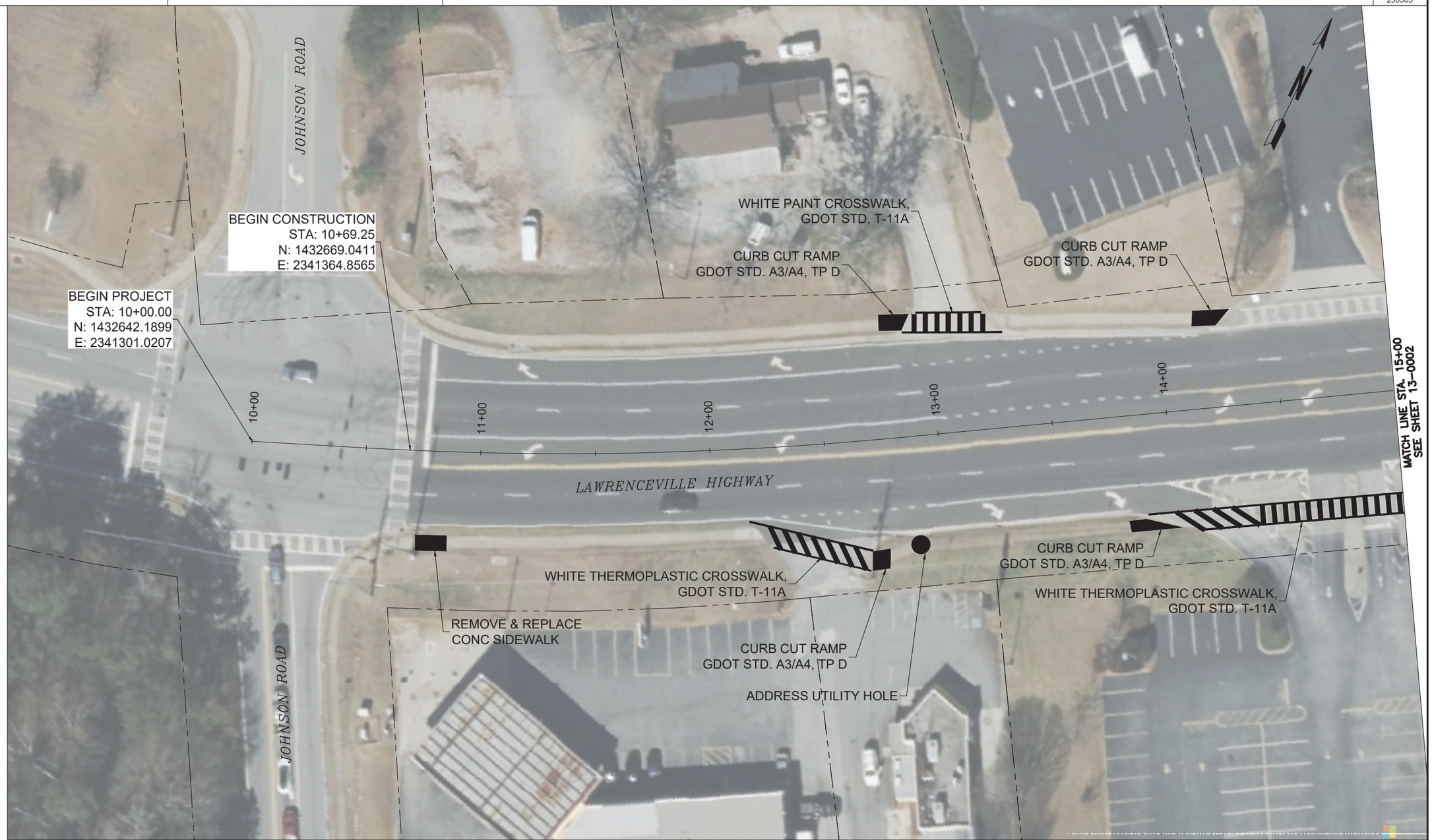
LENGTH OF PROJECT	COUNTY No.099 Project No. MILES
NET LENGTH OF ROADWAY	1.53
NET LENGTH OF BRIDGES	0.00
NET LENGTH OF PROJECT	1.53
NET LENGTH OF EXCEPTIONS	0.00
GROSS LENGTH OF PROJECT	1.53

PLANS COMPLETED 04-17-2026	
REVISIONS _____	

DRAWING No.
01-0001

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANYWAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE CITY OF LAWRENCEVILLE IN ANY WAY. THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO SUBSECTIONS 102.04, 102.05, AND 104.03 OF THE SPECIFICATIONS.

Project No.
250305



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA
(SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13-0001
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Project No.
250305



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA (SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

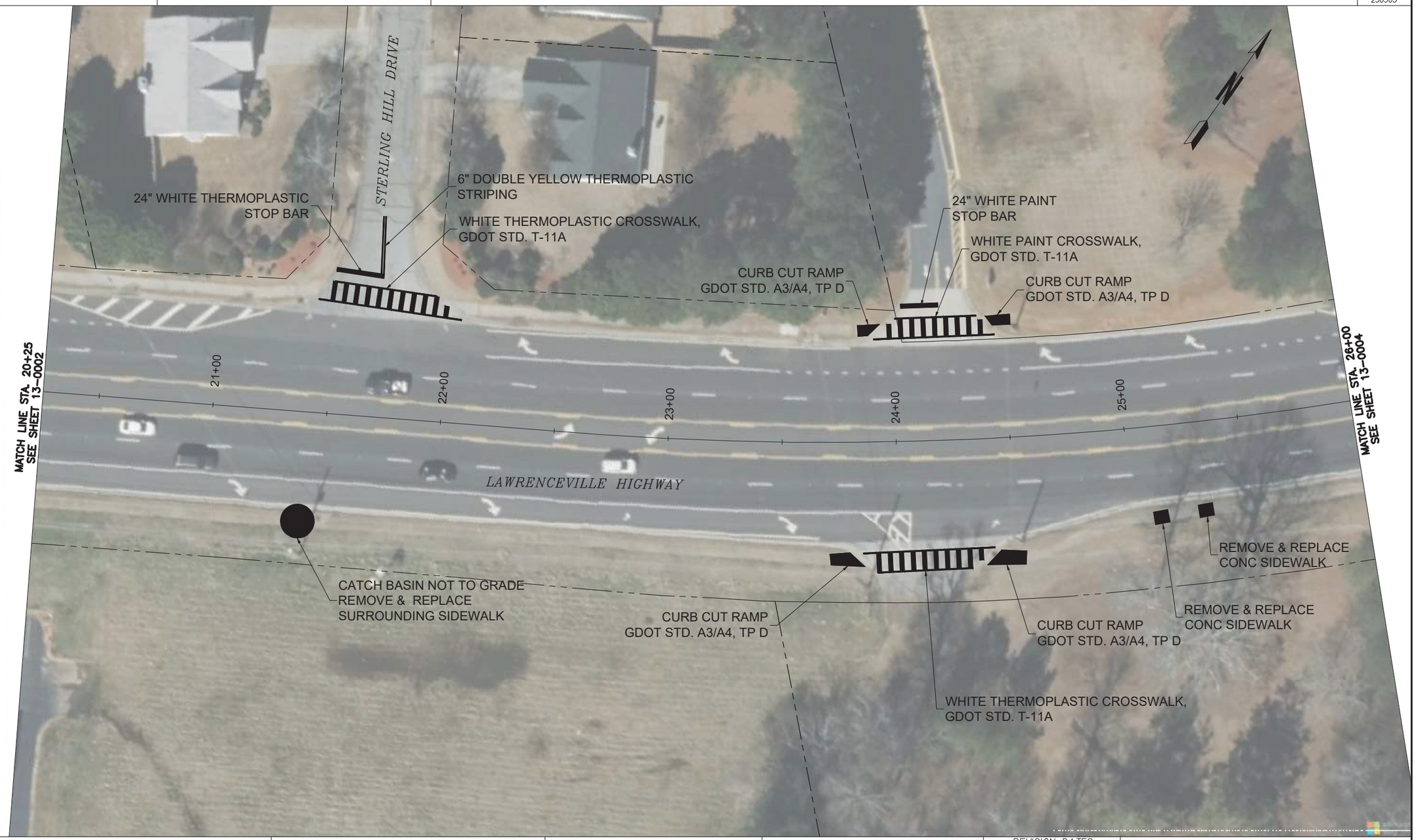
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		
CORRECTED:	DATE:		13-0002
VERIFIED:	DATE:		

Project No.
250305



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA (SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13-0003
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Project No.
250305



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA (SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

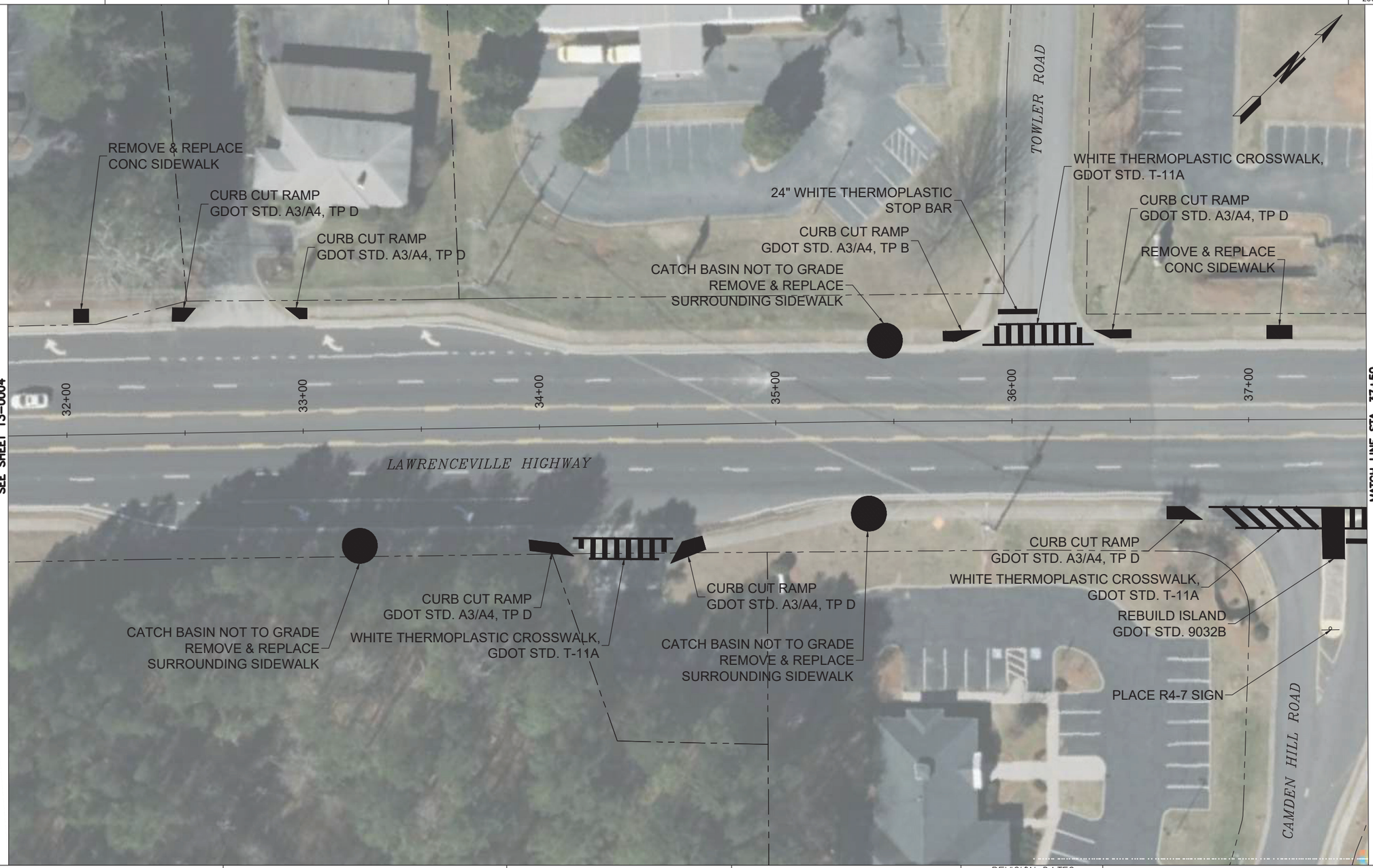
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13-0004
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Project No.
250305



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA
(SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

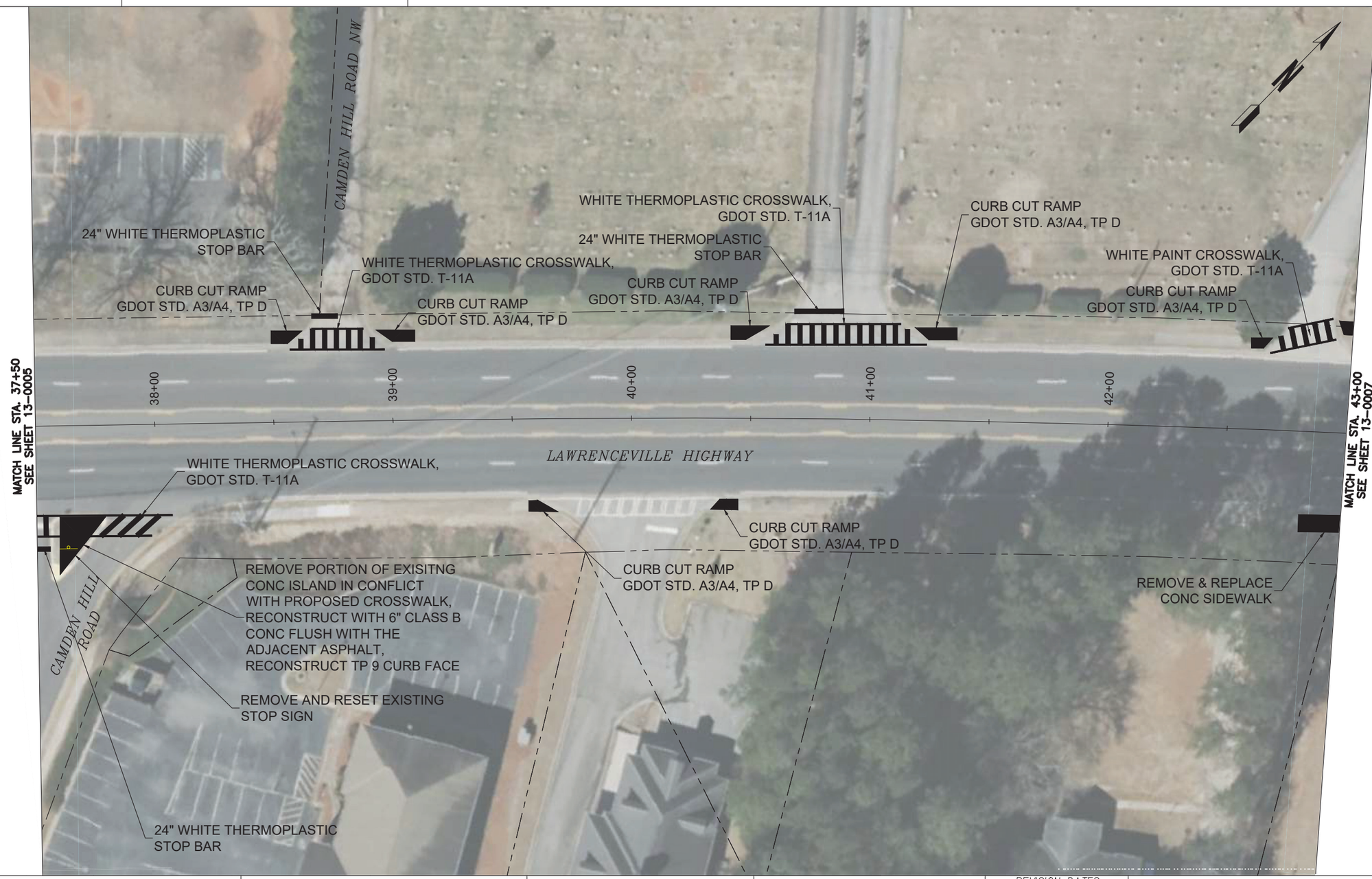
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13–0005
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Project No.
250305



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA (SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13-0006
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Project No.
250305

REMOVE EXISTING RAMP, RECONSTRUCT 5' WIDE SIDEWALK AT THE BACK OF THE EXISTING CATCH BASIN, ADD CURB CUT RAMP GDOT STD. A3/A4, TP D

24" WHITE THERMOPLASTIC STOP BAR

REMOVE & RESET EXISTING STOP SIGN

REMOVE & REPLACE CONC SIDEWALK

CURB CUT RAMP GDOT STD. A3/A4, TP B

CARRIAGE STATION DRIVE NW

REMOVE EXISTING RAMPS AND REPLACE WITH CONC SIDEWALK

REMOVE AND REPLACE EXISTING STRIPING

WHITE THERMOPLASTIC CROSSWALK, GDOT STD. T-11A

CURB CUT RAMP GDOT STD. A3/A4, TP B

REMOVE & REPLACE CONC SIDEWALK

MATCH LINE STA. 43+00
SEE SHEET 13–0006

44+00

45+00

46+00

47+00

48+00

MATCH LINE STA. 48+75
SEE SHEET 13–0008

LAWRENCEVILLE HIGHWAY

REMOVE & REPLACE CONC SIDEWALK

CURB CUT RAMP GDOT STD. A3/A4, TP D

WHITE THERMOPLASTIC CROSSWALK, GDOT STD. T-11A

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA (SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13–0007
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Project No.
250305



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA
(SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

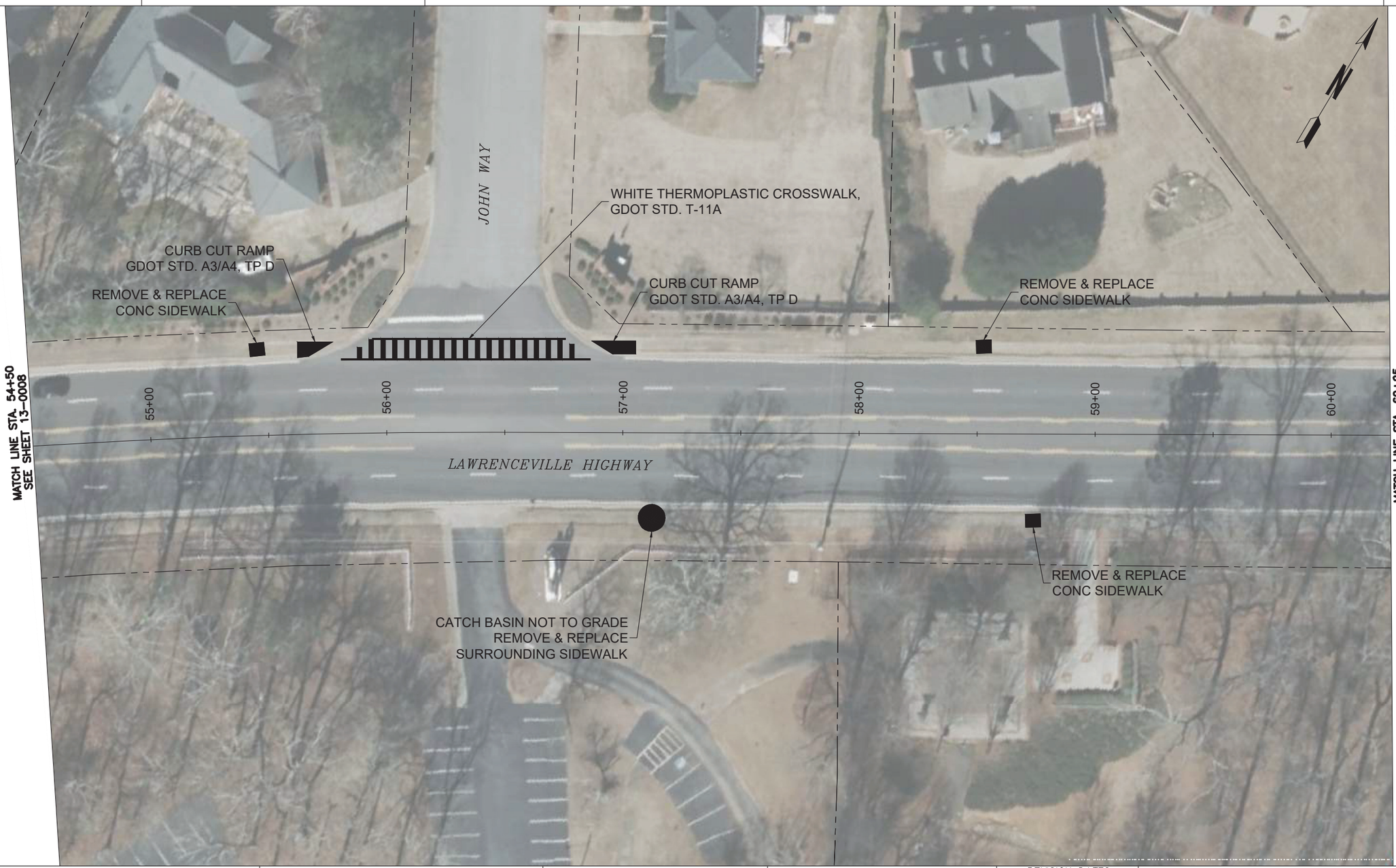
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13–0008
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Project No.
250305



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA (SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13–0009
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Project No.
250305

REMOVE AND RESET EXISTING STRIPING

24" WHITE THERMOPLASTIC STOP BAR

CURB CUT RAMP GDOT STD. A3/A4, TP B

CATCH BASIN NOT TO GRADE REMOVE & REPLACE SURROUNDING SIDEWALK

REGAL DRIVE NW

WHITE THERMOPLASTIC CROSSWALK, GDOT STD. T-11A

REMOVE EXISTING RAMP, RECONSTRUCT 5' WIDE SIDEWALK AT THE BACK OF THE EXISTING CATCH BASIN, ADD CURB CUT RAMP GDOT STD. A3/A4, TP D

MATCH LINE STA. 60+25
SEE SHEET 13–0009

61+00

62+00

63+00

64+00

65+00

MATCH LINE STA. 66+00
SEE SHEET 13–0011

LAWRENCEVILLE HIGHWAY

REMOVE & REPLACE CONC SIDEWALK

CURB CUT RAMP GDOT STD. A3/A4, TP D

CURB CUT RAMP GDOT STD. A3/A4, TP D

REMOVE & REPLACE CONC SIDEWALK

24" WHITE THERMOPLASTIC STOP BAR

WHITE THERMOPLASTIC CROSSWALK, GDOT STD. T-11A

REMOVE AND REPLACE EXISTING STRIPING

LANCELOT WAY

N

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA (SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

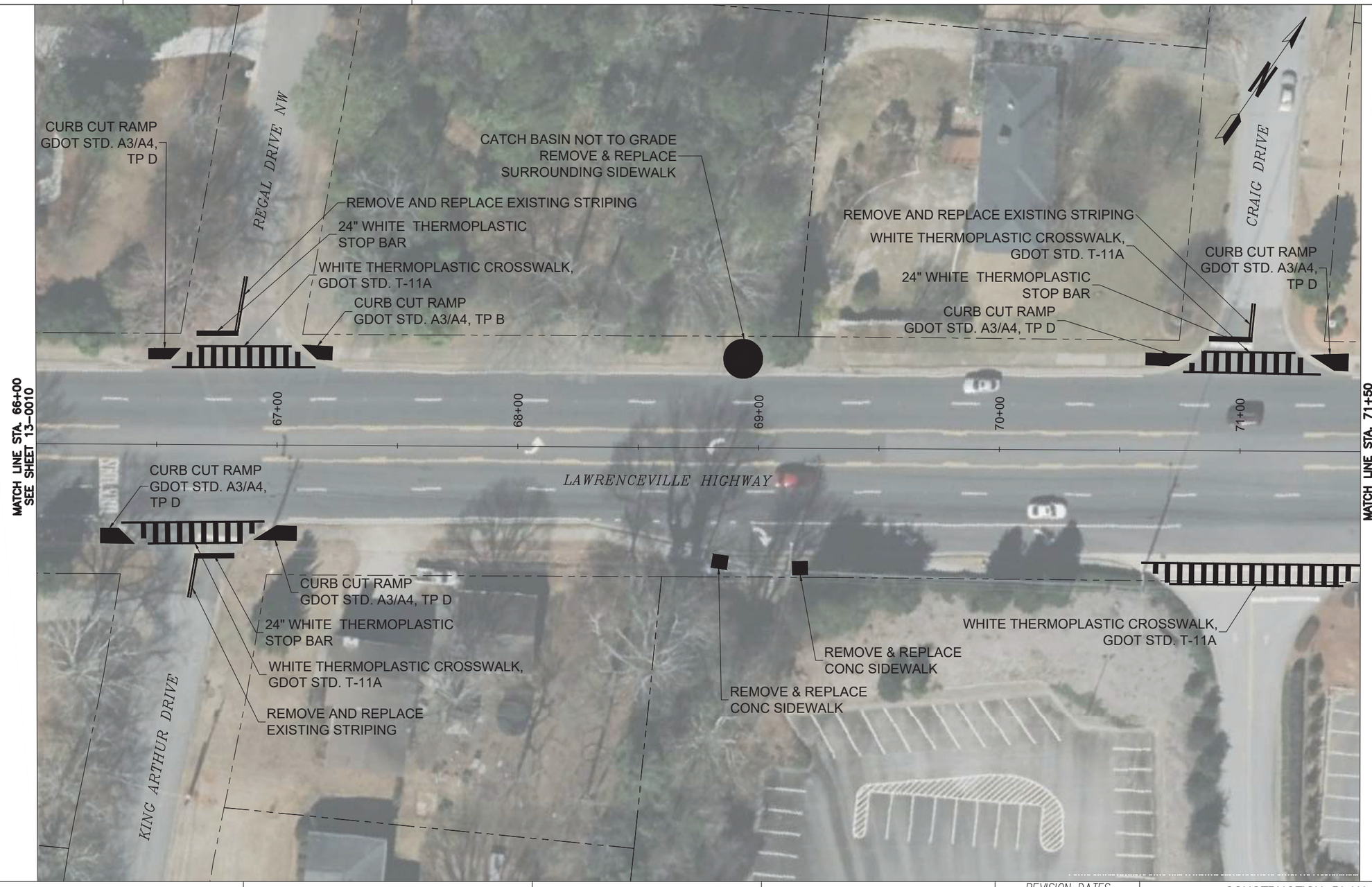
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		
CORRECTED:	DATE:		13–0010
VERIFIED:	DATE:		

Project No.
250305



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA
(SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

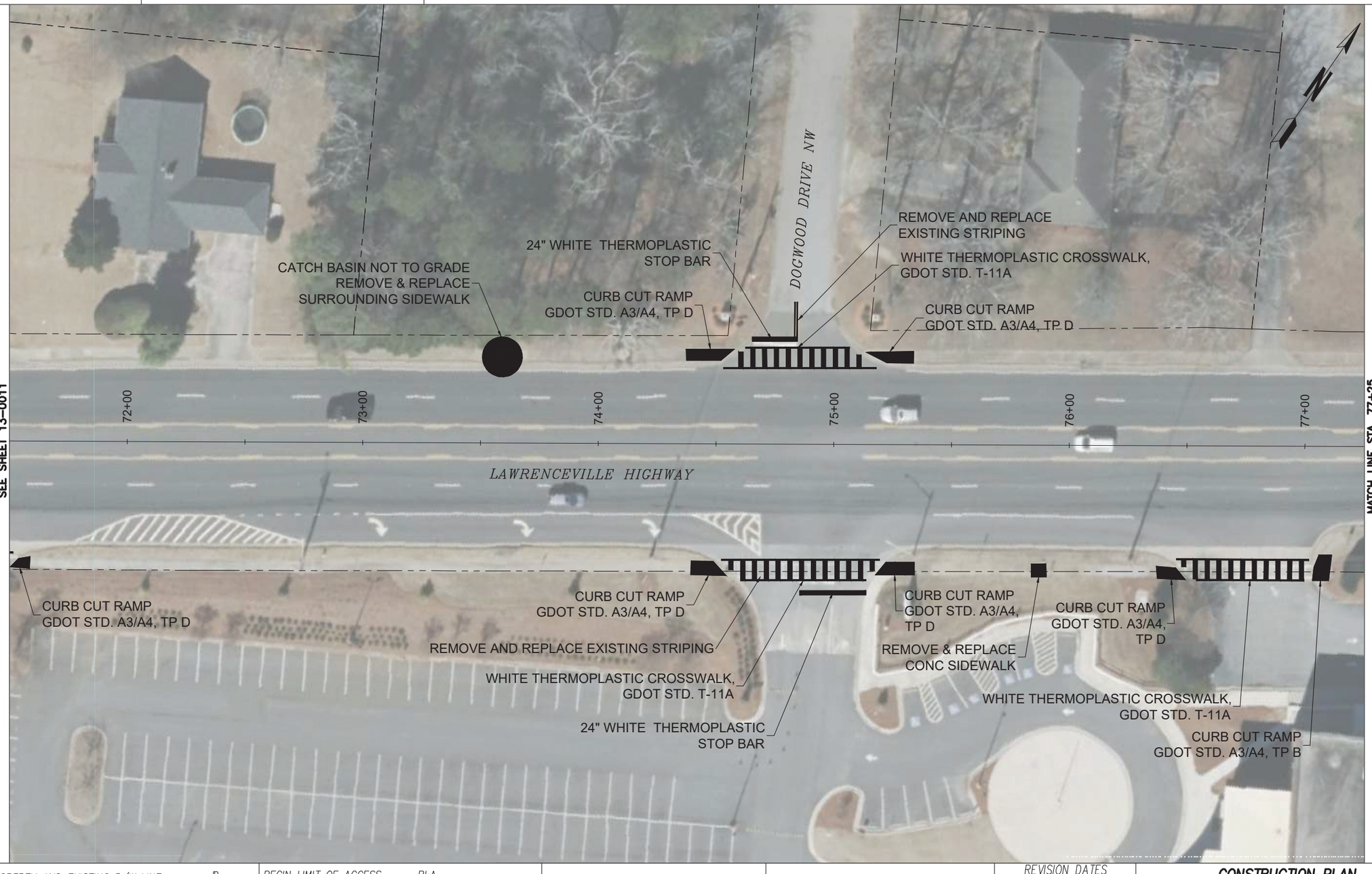
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13–0011
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Project No.
250305



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA
(SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13–0012
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Project No.
250305



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA
(SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

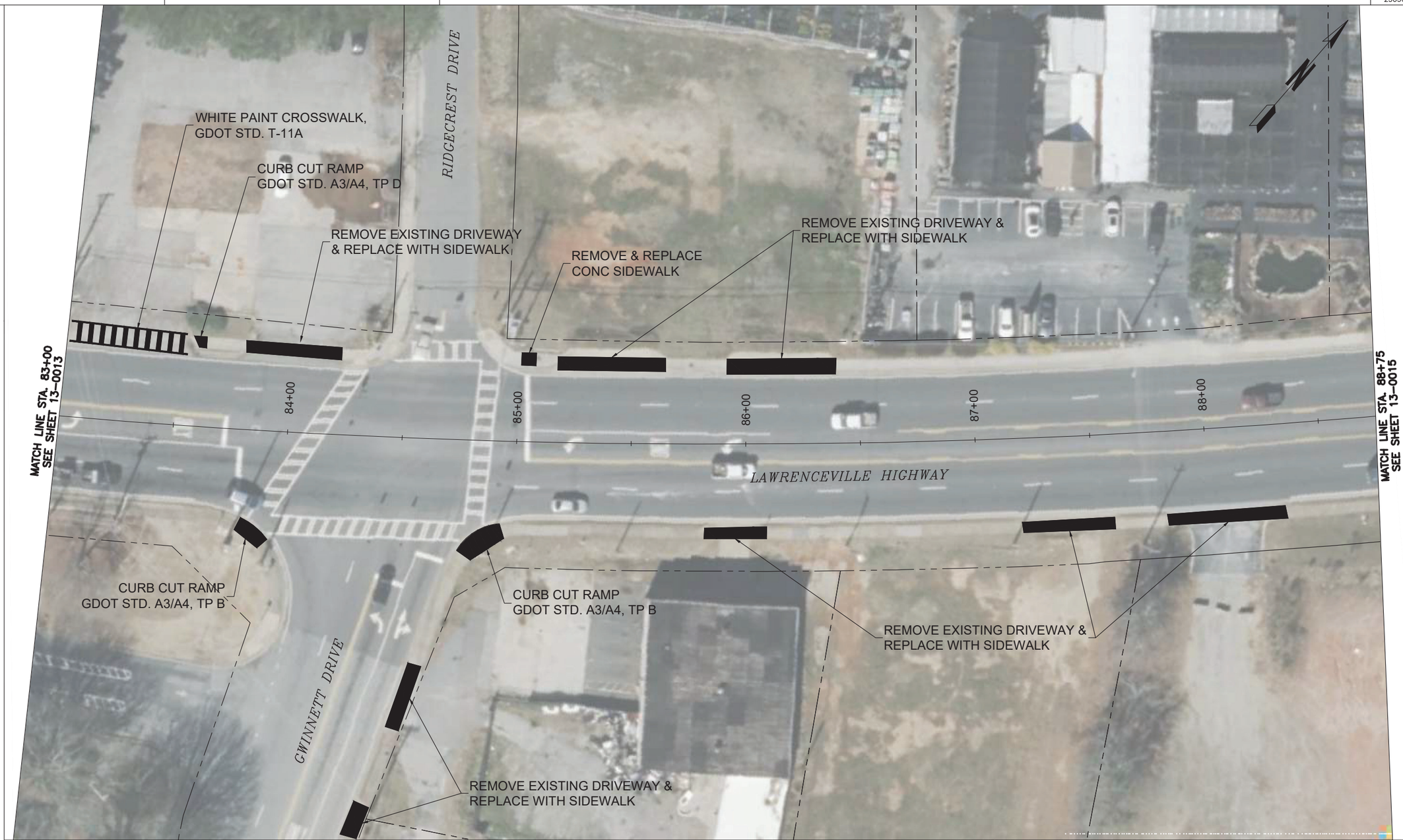
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13–0013
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Project No.
250305



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA (SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13–0014
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Project No.
250305



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA
(SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13-0015
CORRECTED:	DATE:		
VERIFIED:	DATE:		

Project No.
250305

MATCH LINE STA. 94+50
SEE SHEET 13–0015

PINETREE DRIVE

REMOVE & REPLACE
CONC SIDEWALK

END CONSTRUCTION
STA: 98+22.93
N: 1438111.6880
E: 2348139.8018

END PROJECT
STA: 100+22.00
N: 1438270.1936
E: 2348260.2371

LANGLEY DRIVE

95+00 96+00 97+00 98+00 99+00 100+00 100+22

LAWRENCEVILLE HIGHWAY

CURB CUT RAMP
GDOT STD. A3/A4, TP D

REMOVE & REPLACE
CONC SIDEWALK

REMOVE & REPLACE
CONC SIDEWALK

ADD DETECTABLE WALKING STRIP
GDOT STD. 9032B

REMOVE & REPLACE
CONC SIDEWALK

CURB CUT RAMP
GDOT STD. A3/A4, TP D

LANGLEY DRIVE

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA – ENV. SENSITIVE AREA
(SEE ERIT TABLE)

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
LAWRENCEVILLE HIGHWAY
GWINNETT COUNTY

CHECKED:	DATE:		DRAWING No.
BACKCHECKED:	DATE:		13–0016
CORRECTED:	DATE:		
VERIFIED:	DATE:		



SECTION 3 - MISCELLANEOUS LOCATIONS

E. CROGAN ST AT SCENIC HIGHWAY
E. CROGAN ST AT ATHA ST./E. PIKE ST.
150 S. PERRY ST.
300 S. PERRY ST.
GRIZZLY PKWY AT ANDERSON DR. CONNECTOR
1375 CHARTER CLUB DR.
1420 CHARTER CLUB DR.
CHURCH ST. AT GREEN ST.

NEAL BLVD. AT CHURCH ST.
GREEN ST.
CITY HALL (70 S. CLAYTON ST)
273 PINE FOREST DR.
500 GROVELAND PKWY.
288 & 270 N CLAYTON
ALINGTON POINT SUBDIVISION (469 Serenity Point, 1420 Charter Club Dr.)
256 GWINNETT DR

SB008-27
Lawrenceville Pedestrian Improvements 2026
Engineering Department

				Bayne Development Group, LLC		CGS, LLC		CMC, Inc		CSTE, Inc	
ITEM #	DESCRIPTION	QNTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	WARRANTIES & BONDS	1	LS	$72,777.62	$72,777.62	$8,768.21	$8,768.21	$14,630.00	$14,630.00	$56,919.71	$56,919.71
	Section 1 - Johnson Road Sidewalk										
151-1000	MOBILIZATION	1	LS	$27,800.00	$27,800.00	$8,250.00	$8,250.00	$1,500.00	$1,500.00	$2,500.00	$2,500.00
150-1000	TRAFFIC CONTROL.	1	LS	$51,693.60	$51,693.60	$5,500.00	$5,500.00	$9,387.50	$9,387.50	$7,500.00	$7,500.00
210-0100	GRADING COMPLETE	1	LS	$4,933.60	$4,933.60	$22,000.00	$22,000.00	$24,391.63	$24,391.63	$10,000.00	$10,000.00
163-0232	TEMPORARY GRASSING	0.1	AC	$828.80	$82.88	$16,500.00	$1,650.00	$7,500.00	$750.00	$17,000.00	$1,700.00
163-0240	MULCH	1	TN	$553.28	$553.28	$495.00	$495.00	$350.00	$350.00	$850.00	$850.00
165-0010	MAINTENANCE OF TEMPORARY SILT FENCE, TP A	185	LF	$1.04	$192.40	$4.40	$814.00	$1.00	$185.00	$4.00	$740.00
171-0010	TEMPORARY SILT FENCE, TYPE A	370	LF	$1.66	$614.20	$7.70	$2,849.00	$3.50	$1,295.00	$6.00	$2,220.00
310-5080	GR AGGR BASE CRS, 8 INCH, INCL MATL	40	SY	$124.32	$4,972.80	$30.25	$1,210.00	$25.00	$1,000.00	$65.00	$2,600.00
441-0104	CONC SIDEWALK, 4 IN	180	SY	$70.56	$12,700.80	$99.00	$17,820.00	$48.00	$8,640.00	$85.00	$15,300.00
441-6216	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	130	SY	$54.88	$7,134.40	$176.00	$22,880.00	$28.00	$3,640.00	$42.00	$5,460.00
441-7011	CURB CUT WHEELCHAIR RAMP, TYPE A	1	EA	$3,550.40	$3,550.40	$3,300.00	$3,300.00	$1,125.00	$1,125.00	$1,750.00	$1,750.00
441-7012	CURB CUT WHEELCHAIR RAMP, TYPE B	1	EA	$3,550.40	$3,550.40	$5,500.00	$5,500.00	$1,335.00	$1,335.00	$2,575.00	$2,575.00
515-2105	42 IN METAL SAFETY RAIL	230	LF	$132.30	$30,429.00	$82.50	$18,975.00	$78.00	$17,940.00	$150.00	$34,500.00
610-6515	REM HIGHWAY SIGN, STD	3	EA	$224.33	$672.99	$110.00	$330.00	$50.00	$150.00	$1,250.00	$3,750.00
611-5360	RESET HIGHWAY SIGN	3	EA	$224.33	$672.99	$275.00	$825.00	$75.00	$225.00	$2,750.00	$8,250.00
653-1704	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	80	LF	$32.48	$2,598.40	$24.30	$1,944.00	$12.00	$960.00	$16.60	$1,328.00
653-1804	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	85	LF	$11.20	$952.00	$5.50	$467.50	$3.00	$255.00	$6.00	$510.00
700-9300	SOD	120	SY	$17.75	$2,130.00	$15.84	$1,900.80	$9.50	$1,140.00	$22.00	$2,640.00
	PORTABLE CONCRETE WASHOUT	1	LS	$2,094.40	$2,094.40	$2,750.00	$2,750.00	$500.00	$500.00	$2,750.00	$2,750.00
	Section 2 - Lawrenceville Highway ADA Improvements										
151-1000	MOBILIZATION	1	LS	$27,800.00	$27,800.00	$10,000.00	$10,000.00	$3,500.00	$3,500.00	$2,500.00	$2,500.00
150-1000	TRAFFIC CONTROL	1	LS	$51,693.60	$51,693.60	$8,250.00	$8,250.00	$29,612.50	$29,612.50	$7,500.00	$7,500.00
210-0100	GRADING COMPLETE	1	LS	$38,830.40	$38,830.40	$27,500.00	$27,500.00	$97,492.74	$97,492.74	$8,500.00	$8,500.00
163-0232	TEMPORARY GRASSING	0.01	AC	$828.00	$8.28	$55,000.00	$550.00	$7,500.00	$75.00	$17,000.00	$170.00
163-0240	MULCH	1	TN	$553.28	$553.28	$495.00	$495.00	$350.00	$350.00	$850.00	$850.00
171-0010	TEMPORARY SILT FENCE, TP A	1050	LF	$166.00	$174,300.00	$7.70	$8,085.00	$3.50	$3,675.00	$6.00	$6,300.00
165-0010	MAINTENANCE OF TEMPORARY SILT FENCE, TP A	525	LF	$1.04	$546.00	$4.40	$2,310.00	$1.00	$525.00	$4.00	$2,100.00
310-5080	GR AGGR BASE CRS, 8 INCH, INCL MATL	160	SY	$54.32	$8,691.20	$27.50	$4,400.00	$25.00	$4,000.00	$60.00	$9,600.00
441-0104	CONC SIDEWALK, 4 IN	490	SY	$68.88	$33,751.20	$99.00	$48,510.00	$52.00	$25,480.00	$85.00	$41,650.00
441-0748	CONCRETE MEDIAN, 6 IN	70	SY	$100.80	$7,056.00	$198.00	$13,860.00	$72.00	$5,040.00	$205.00	$14,350.00
441-6022	CONC CURB & GUTTER, 8X30, TP 2	850	LF	$44.46	$37,791.00	$33.00	$28,050.00	$25.00	$21,250.00	$42.00	$35,700.00
441-7011	ADA RAMP, TP B	10	EA	$1,953.28	$19,532.80	$2,750.00	$27,500.00	$1,435.00	$14,350.00	$2,750.00	$27,500.00
441-7012	ADA RAMP, TP D	66	EA	$1,355.20	$89,443.20	$2,200.00	$145,200.00	$970.00	$64,020.00	$1,500.00	$99,000.00
610-0714	REM CONC MEDIAN	70	SY	$84.00	$5,880.00	$49.50	$3,465.00	$13.25	$927.50	$75.00	$5,250.00
610-2845	REM CONC PVMT	490	SY	$49.27	$24,142.30	$59.40	$29,106.00	$4.00	$1,960.00	$32.00	$15,680.00
611-5360	RESET SIGN	3	EA	$224.00	$672.00	$165.00	$495.00	$75.00	$225.00	$1,500.00	$4,500.00
636-1033	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	2	EA	$537.60	$1,075.20	$385.00	$770.00	$332.00	$664.00	$1,750.00	$3,500.00
652-5701	SOLID TRAF STRIPE, 24 IN, WHITE	600	LF	$8.96	$5,376.00	$24.20	$14,520.00	$9.00	$5,400.00	$16.00	$9,600.00
652-5801	SOLID TRAF STRIPE, 8 IN, WHITE	650	LF	$4.14	$2,691.00	$5.50	$3,575.00	$2.75	$1,787.50	$4.00	$2,600.00
653-1704	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	3000	LF	$26.77	$80,310.00	$24.20	$72,600.00	$12.00	$36,000.00	$16.00	$48,000.00
653-1804	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	3250	LF	$10.75	$34,937.50	$5.50	$17,875.00	$3.00	$9,750.00	$6.00	$19,500.00
653-2602	THERMOPLASTIC SOLID TRAF STRIPE, 6 IN, YELLOW	460	LF	$7.28	$3,348.80	$4.40	$2,024.00	$0.75	$345.00	$3.00	$1,380.00
653-2603	THERMOPLASTIC SOLID TRAF STRIPE, 6 IN, WHITE	30	LF	$7.28	$218.40	$4.40	$132.00	$0.75	$22.50	$3.00	$90.00
656-0050	REMOVE EXIST SOLID TRAF STRIPE, 5 IN, THERMOPLASTIC	340	LF	$11.20	$3,808.00	$1.69	$574.60	$1.00	$340.00	$2.50	$850.00
656-0080	REMOVE EXIST SOLID TRAF STRIPE, 8 IN, THERMOPLASTIC	140	LF	$14.56	$2,038.40	$2.20	$308.00	$2.50	$350.00	$4.00	$560.00
656-0240	REMOVE EXIST SOLID TRAF STRIPE, 24 IN, THERMOPLASTIC	270	LF	$30.24	$8,164.80	$9.90	$2,673.00	$10.00	$2,700.00	$6.00	$1,620.00
700-9300	SOD	120	SY	$17.75	$2,130.00	$16.50	$1,980.00	$9.50	$1,140.00	$22.00	$2,640.00
	PORTABLE CONCRETE WASHOUT	1	LS	$2,094.40	$2,094.40	$2,750.00	$2,750.00	$500.00	$500.00	$2,750.00	$2,750.00
	Section 3 - Miscellaneous Locations (SEE PLANS FOR ADDRESSES)										
151-1000	MOBILIZATION (FOR ALL LOCATIONS)	1	LS	$21,800.00	$21,800.00	$19,250.00	$19,250.00	$3,500.00	$3,500.00	$2,500.00	$2,500.00
150-1000	TRAFFIC CONTROL (FOR ALL LOCATIONS)	1	LS	$51,693.60	$51,693.60	$18,150.00	$18,150.00	$7,650.00	$7,650.00	$6,500.00	$6,500.00
210-0100	GRADING & DEMOLITION COMPLETE (FOR ALL LOCATIONS)	1	LS	$27,227.20	$27,227.20	$22,000.00	$22,000.00	$37,820.13	$37,820.13	$9,500.00	$9,500.00
163-0232	TEMPORARY GRASSING	.03	AC	$828.67	$24.86	$1,650.00	$49.50	$7,500.00	$225.00	$35,000.00	$1,050.00
063-0240	MULCH	1	TN	$55,328.00	$55,328.00	$385.00	$385.00	$350.00	$350.00	$850.00	$850.00
171-0010	TEMPORARY SILT FENCE, TP A	1000	LF	$1.66	$1,660.00	$7.70	$7,700.00	$3.50	$3,500.00	$6.00	$6,000.00
165-0010	MAINTENANCE OF TEMPORARY SILT FENCE, TP A	1000	LF	$1.05	$1,050.00	$4.40	$4,400.00	$1.00	$1,000.00	$4.00	$4,000.00
441-0104	CONC SIDEWALK, 4 IN	350	SY	$63.84	$22,344.00	$99.00	$34,650.00	$36.00	$12,600.00	$85.00	$29,750.00
	CONC DRIVEWAY, 8 IN	5	SY	$1,092.00	$5,460.00	$154.00	$770.00	$160.00	$800.00	$245.00	$1,225.00
441-7011	ADA RAMP, TP B	4	EA	$1,747.20	$6,988.80	$2,750.00	$11,000.00	$1,435.00	$5,740.00	$2,750.00	$11,000.00
441-7012	ADA RAMP, TP D	4	EA	$1,747.20	$6,988.80	$2,200.00	$8,800.00	$970.00	$3,880.00	$1,500.00	$6,000.00
610-2845	REM CONC PVMT (FOR ALL LOCATIONS)	300	SY	$73.08	$21,924.00	$49.50	$14,850.00	$28.40	$8,520.00	$18.00	$5,400.00
611-3000	RECONSTRUCT CATCH BASIN	3	EA	$3,136.00	$9,408.00	$2,200.00	$6,600.00	$2,850.00	$8,550.00	$8,500.00	$25,500.00
441-6216	CONC CURB & GUTTER, 8 X 24, TP 2	400	LF	$39.76	$15,904.00	$33.00	$13,200.00	$28.00	$11,200.00	$42.00	$16,800.00
700-9300	SOD	272	SY	$17.75	$4,828.00	$15.99	$4,349.28	$9.50	$2,584.00	$22.00	$5,984.00

	REPLACEMENT CONCRETE CATCH BASIN TOP (SINGLE OR DOUBLE WING)	5	EA	$229.60	$1,148.00	$3,850.00	$19,250.00	$950.00	$4,750.00	$2,750.00	$13,750.00
	PORTABLE CONCRETE WASHOUT (FOR ALL LOCATIONS)	1	LS	$2,094.40	$2,094.40	$2,750.00	$2,750.00	$500.00	$500.00	$2,750.00	$2,750.00
	CONCRETE FLOWABLE FILL	9	CY	$649.60	$5,846.40	$488.40	$4,395.60	$140.00	$1,260.00	$305.00	$2,745.00
	TOTAL (Section 1 + Section 2 + Section 3 + Warranties & Bonds)			**$1,158,707.98**		**$798,335.49**		**$535,310.00**		**$689,386.71**	

				DAF Concrete		Ohmshiv Construction		SH Creel Contracting		Zaveri Enterprises, Inc	
ITEM #	**DESCRIPTION**	**QNTY**	**UNIT**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**
	WARRANTIES & BONDS	1	LS	$14,800.00	$14,800.00	$15,000.00	$15,000.00	$25,823.00	$25,823.00	$92,040.00	$92,040.00
	Section 1 - Johnson Road Sidewalk										
151-1000	MOBILIZATION	1	LS	$20,000.00	$20,000.00	$5,000.00	$5,000.00	$15,231.00	$15,231.00	$5,000.00	$5,000.00
150-1000	TRAFFIC CONTROL.	1	LS	$70,000.00	$70,000.00	$15,000.00	$15,000.00	$22,573.00	$22,573.00	$4,550.00	$4,550.00
210-0100	GRADING COMPLETE	1	LS	$80,000.00	$80,000.00	$20,880.48	$20,880.48	$35,294.00	$35,294.00	$17,000.00	$17,000.00
163-0232	TEMPORARY GRASSING	0.1	AC	$500.00	$50.00	$500.00	$50.00	$1,671.00	$167.10	$18,000.00	$1,800.00
163-0240	MULCH	1	TN	$100.00	$100.00	$200.00	$200.00	$895.00	$895.00	$400.00	$400.00
165-0010	MAINTENANCE OF TEMPORARY SILT FENCE, TP A	185	LF	$1.00	$185.00	$0.50	$92.50	$3.00	$555.00	$1.00	$185.00
171-0010	TEMPORARY SILT FENCE, TYPE A	370	LF	$4.00	$1,480.00	$2.25	$832.50	$3.50	$1,295.00	$2.00	$740.00
310-5080	GR AGGR BASE CRS, 8 INCH, INCL MATL	40	SY	$80.00	$3,200.00	$15.00	$600.00	$27.00	$1,080.00	$30.00	$1,200.00
441-0104	CONC SIDEWALK, 4 IN	180	SY	$50.00	$9,000.00	$42.00	$7,560.00	$83.50	$15,030.00	$55.00	$9,900.00
441-6216	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	130	SY	$30.00	$3,900.00	$22.00	$2,860.00	$42.00	$5,460.00	$30.00	$3,900.00
441-7011	CURB CUT WHEELCHAIR RAMP, TYPE A	1	EA	$3,500.00	$3,500.00	$1,500.00	$1,500.00	$2,686.00	$2,686.00	$1,000.00	$1,000.00
441-7012	CURB CUT WHEELCHAIR RAMP, TYPE B	1	EA	$3,500.00	$3,500.00	$1,500.00	$1,500.00	$2,686.00	$2,686.00	$1,000.00	$1,000.00
515-2105	42 IN METAL SAFETY RAIL	230	LF	$100.00	$23,000.00	$100.00	$23,000.00	$77.50	$17,825.00	$100.00	$23,000.00
610-6515	REM HIGHWAY SIGN, STD	3	EA	$100.00	$300.00	$100.00	$300.00	$59.50	$178.50	$100.00	$300.00
611-5360	RESET HIGHWAY SIGN	3	EA	$200.00	$600.00	$100.00	$300.00	$119.00	$357.00	$100.00	$300.00
653-1704	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	80	LF	$20.00	$1,600.00	$5.00	$400.00	$10.00	$800.00	$10.00	$800.00
653-1804	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	85	LF	$20.00	$1,700.00	$2.50	$212.50	$5.00	$425.00	$10.00	$850.00
700-9300	SOD	120	SY	$12.00	$1,440.00	$8.00	$960.00	$31.00	$3,720.00	$18.00	$2,160.00
	PORTABLE CONCRETE WASHOUT	1	LS	$3,000.00	$3,000.00	$1,500.00	$1,500.00	$1,806.00	$1,806.00	$1,000.00	$1,000.00
	Section 2 - Lawrenceville Highway ADA Improvements										
151-1000	MOBILIZATION	1	LS	$20,000.00	$20,000.00	$5,000.00	$5,000.00	$54,029.00	$54,029.00	$5,000.00	$5,000.00
150-1000	TRAFFIC CONTROL	1	LS	$70,000.00	$70,000.00	$50,000.00	$50,000.00	$36,246.00	$36,246.00	$4,550.00	$4,550.00
210-0100	GRADING COMPLETE	1	LS	$80,000.00	$80,000.00	$150,413.25	$150,413.25	$79,973.00	$79,973.00	$17,000.00	$17,000.00
163-0232	TEMPORARY GRASSING	0.01	AC	$100.00	$1.00	$500.00	$5.00	$1,671.00	$16.71	$18,000.00	$180.00
163-0240	MULCH	1	TN	$100.00	$100.00	$200.00	$200.00	$895.00	$895.00	$400.00	$400.00
171-0010	TEMPORARY SILT FENCE, TP A	1050	LF	$4.00	$4,200.00	$2.25	$2,362.50	$3.50	$3,675.00	$2.00	$2,100.00
165-0010	MAINTENANCE OF TEMPORARY SILT FENCE, TP A	525	LF	$1.00	$525.00	$0.50	$262.50	$3.00	$1,575.00	$1.00	$525.00
310-5080	GR AGGR BASE CRS, 8 INCH, INCL MATL	160	SY	$20.00	$3,200.00	$15.00	$2,400.00	$27.00	$4,320.00	$30.00	$4,800.00
441-0104	CONC SIDEWALK, 4 IN	490	SY	$50.00	$24,500.00	$42.00	$20,580.00	$83.50	$40,915.00	$55.00	$26,950.00
441-0748	CONCRETE MEDIAN, 6 IN	70	SY	$50.00	$3,500.00	$58.00	$4,060.00	$137.00	$9,590.00	$80.00	$5,600.00
441-6022	CONC CURB & GUTTER, 8X30, TP 2	850	LF	$40.00	$34,000.00	$25.00	$21,250.00	$45.50	$38,675.00	$30.00	$25,500.00
441-7011	ADA RAMP, TP B	10	EA	$3,500.00	$35,000.00	$1,500.00	$15,000.00	$2,686.00	$26,860.00	$1,000.00	$10,000.00
441-7012	ADA RAMP, TP D	66	EA	$3,000.00	$198,000.00	$1,500.00	$99,000.00	$2,984.00	$196,944.00	$1,000.00	$66,000.00
610-0714	REM CONC MEDIAN	70	SY	$30.00	$2,100.00	$8.00	$560.00	$25.50	$1,785.00	$10.00	$700.00
610-2845	REM CONC PVMT	490	SY	$30.00	$14,700.00	$8.00	$3,920.00	$24.00	$11,760.00	$10.00	$4,900.00
611-5360	RESET SIGN	3	EA	$200.00	$600.00	$100.00	$300.00	$119.00	$357.00	$200.00	$600.00
636-1033	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	2	EA	$500.00	$1,000.00	$26.00	$52.00	$298.00	$596.00	$50.00	$100.00
652-5701	SOLID TRAF STRIPE, 24 IN, WHITE	600	LF	$20.00	$12,000.00	$2.50	$1,500.00	$3.00	$1,800.00	$8.00	$4,800.00
652-5801	SOLID TRAF STRIPE, 8 IN, WHITE	650	LF	$20.00	$13,000.00	$1.50	$975.00	$2.00	$1,300.00	$4.00	$2,600.00
653-1704	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	3000	LF	$10.00	$30,000.00	$3.00	$9,000.00	$8.00	$24,000.00	$8.00	$24,000.00
653-1804	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	3250	LF	$8.00	$26,000.00	$2.00	$6,500.00	$4.00	$13,000.00	$4.00	$13,000.00
653-2602	THERMOPLASTIC SOLID TRAF STRIPE, 6 IN, YELLOW	460	LF	$8.00	$3,680.00	$1.00	$460.00	$1.00	$460.00	$4.00	$1,840.00
653-2603	THERMOPLASTIC SOLID TRAF STRIPE, 6 IN, WHITE	30	LF	$8.00	$240.00	$1.00	$30.00	$1.00	$30.00	$5.00	$150.00
656-0050	REMOVE EXIST SOLID TRAF STRIPE, 5 IN, THERMOPLASTIC	340	LF	$2.00	$680.00	$1.50	$510.00	$6.00	$2,040.00	$4.00	$1,360.00
656-0080	REMOVE EXIST SOLID TRAF STRIPE, 8 IN, THERMOPLASTIC	140	LF	$2.00	$280.00	$1.50	$210.00	$6.00	$840.00	$4.00	$560.00
656-0240	REMOVE EXIST SOLID TRAF STRIPE, 24 IN, THERMOPLASTIC	270	LF	$5.00	$1,350.00	$5.00	$1,350.00	$6.00	$1,620.00	$8.00	$2,160.00
700-9300	SOD	120	SY	$12.00	$1,440.00	$8.00	$960.00	$31.00	$3,720.00	$18.00	$2,160.00
	PORTABLE CONCRETE WASHOUT	1	LS	$3,000.00	$3,000.00	$1,500.00	$1,500.00	$1,806.00	$1,806.00	$1,000.00	$1,000.00
	Section 3 - Miscellaneous Locations (SEE PLANS FOR ADDRESSES)										
151-1000	MOBILIZATION (FOR ALL LOCATIONS)	1	LS	$40,000.00	$40,000.00	$4,000.00	$4,000.00	$29,283.00	$29,283.00	$5,000.00	$5,000.00
150-1000	TRAFFIC CONTROL (FOR ALL LOCATIONS)	1	LS	$140,000.00	$140,000.00	$21,000.00	$21,000.00	$24,314.00	$24,314.00	$4,550.00	$4,550.00
210-0100	GRADING & DEMOLITION COMPLETE (FOR ALL LOCATIONS)	1	LS	$160,000.00	$160,000.00	$65,000.00	$65,000.00	$27,115.00	$27,115.00	$17,000.00	$17,000.00
163-0232	TEMPORARY GRASSING	.03	AC	$1,000.00	$30.00	$500.00	$15.00	$1,671.00	$50.13	$20,000.00	$600.00
063-0240	MULCH	1	TN	$100.00	$100.00	$200.00	$200.00	$895.00	$895.00	$400.00	$400.00
171-0010	TEMPORARY SILT FENCE, TP A	1000	LF	$4.00	$4,000.00	$2.25	$2,250.00	$3.50	$3,500.00	$2.00	$2,000.00
165-0010	MAINTENANCE OF TEMPORARY SILT FENCE, TP A	1000	LF	$1.00	$1,000.00	$0.50	$500.00	$3.00	$3,000.00	$1.00	$1,000.00
441-0104	CONC SIDEWALK, 4 IN	350	SY	$50.00	$17,500.00	$42.00	$14,700.00	$83.50	$29,225.00	$55.00	$19,250.00
	CONC DRIVEWAY, 8 IN	5	SY	$50.00	$250.00	$67.00	$335.00	$191.00	$955.00	$90.00	$450.00
441-7011	ADA RAMP, TP B	4	EA	$3,500.00	$14,000.00	$1,500.00	$6,000.00	$2,686.00	$10,744.00	$1,000.00	$4,000.00
441-7012	ADA RAMP, TP D	4	EA	$3,500.00	$14,000.00	$1,500.00	$6,000.00	$2,984.00	$11,936.00	$1,000.00	$4,000.00
610-2845	REM CONC PVMT (FOR ALL LOCATIONS)	300	SY	$20.00	$6,000.00	$10.00	$3,000.00	$25.50	$7,650.00	$20.00	$6,000.00

611-3000	RECONSTRUCT CATCH BASIN	3	EA	$1,000.00	$3,000.00	$2,200.00	$6,600.00	$4,178.00	$12,534.00	$2,500.00	$7,500.00
441-6216	CONC CURB & GUTTER, 8 X 24, TP 2	400	LF	$30.00	$12,000.00	$24.00	$9,600.00	$42.00	$16,800.00	$30.00	$12,000.00
700-9300	SOD	272	SY	$12.00	$3,264.00	$8.00	$2,176.00	$28.50	$7,752.00	$18.00	$4,896.00
	REPLACEMENT CONCRETE CATCH BASIN TOP (SINGLE OR DOUBLE WING)	5	EA	$1,000.00	$5,000.00	$1,850.00	$9,250.00	$4,775.00	$23,875.00	$2,000.00	$10,000.00
	PORTABLE CONCRETE WASHOUT (FOR ALL LOCATIONS)	1	LS	$3,000.00	$3,000.00	$1,500.00	$1,500.00	$1,806.00	$1,806.00	$1,000.00	$1,000.00
	CONCRETE FLOWABLE FILL	9	CY	$400.00	$3,600.00	$200.00	$1,800.00	$343.00	$3,087.00	$400.00	$3,600.00
	TOTAL (Section 1 + Section 2 + Section 3 + Warranties & Bonds)			**$1,251,195.00**		**$650,034.23**		**$927,235.44**		**$498,906.00**	

Recommended Vendor:
Zaveri Enterprises, Inc.
2184 Sugar Springs Drive, Lawrenceville, GA 30043
Lawrenceville, GA 30043
zaveri1@gmail.com

LAWRENCEVILLE
GEORGIA

Solicitation Award Checklist

Solicitation Name: SB008-27 Lawrenceville Pedestrian Improvements 2026

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	☑	N/A	☐
Bid Bond	Received	☑	N/A	☐
Bid Schedule	Received	☑	N/A	☐
Certificate of Insurance	Received	☑	N/A	☐
E-Verify	Received	☑	N/A	☐
Non-Collusion Affidavit	Received	☑	N/A	☐
Secretary of State Registered	Yes	☑	N/A	☐

Purchasing Signature Kenneth Morris

Department / Stakeholder

Meets technical requirements as stated	Yes	☑	N/A	☐
References checked	Yes	☑	N/A	☐
Statement of Bidders Qualifications	Yes	☑	N/A	☐

Department Signature

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, OCTOBER 26, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Contract Award – Ezzard Street Pavement Rehabilitation
Department:	Engineering
Date of Meeting:	Monday, October 26, 2026
Fiscal Impact:	$178,851.48
Presented By:	Reginald Anderson, Public Works Director
Action Requested:	Award Ezzard Street Pavement Rehabilitation to the lowest, responsive, and responsible bidder Cecil Key Paving Inc., amount not to exceed $178,851.48. Authorization for Mayor or City Manager to execute contracts subject to approval by the City Attorney.

Summary: The Ezzard Street Pavement Rehabilitation project will improve approximately 1,500 linear feet of roadway between Paper Mill Road and Shoal Creek. Work includes replacing damaged curb and gutter, adjusting curb-grate inlets, and milling the roadway surface to a depth of three inches for repairs. After milling, a two-inch layer of Permaflex/OGI asphalt will be applied and compacted, followed by a one-inch 9.5 mm Superpave surface course with lime. The project also includes new thermoplastic striping for centerlines, edge lines, crosswalks, and stop bars, as well as traffic control management.

The City of Lawrenceville issued an Invitation to Bid SB009-27 in accordance with the City's procurement policies, with the intent of awarding the contract to the lowest, responsive, and responsible bidder. After reviewing all submissions, staff recommends awarding the construction contract to Cecil Key Paving Inc., which submitted the lowest, responsive, and responsible bid of $162,592.25.

Cecil Key Paving Inc. has demonstrated the qualifications, capacity, and experience necessary to complete the work outlined in the bid documents successfully. Their proposal met all technical and administrative requirements, and the firm has a proven track record of delivering similar infrastructure projects across the region.

In addition to the base contract amount, staff recommends authorizing a 10% contingency, bringing the total potential authorization to $178,851.48, to account for unforeseen site conditions or minor scope adjustments. Staff respectfully requests the Mayor and Council's approval to award the contract and proceed with the project.

Fiscal Impact: Amount not to exceed $178,851.48. Base contract amount of $162,592.25 and an additional 10% contingency of $16,259.23. Capital Project 26-029 funds this project.

Attachments/Exhibits:

- SB009-27 Bid Tabulation.pdf
- SB009-27 Solicitation Award Checklist.pdf
- SB009-27 Ezzard Street Pavement Rehabilitation.pdf

SB009-27
Ezzard Street Pavement Rehabilitation
Engineering Department

				Blount Construction Company, Inc		Cecil Kay Paving, Inc		DCBC, LLC	
ITEM #	DESCRIPTION	QNTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
151-1000	MOBILIZATION	1	LS	$6,300.00	$6,300.00	$1.00	$1.00	$40,000.00	$40,000.00
150-1000	TRAFFIC CONTROL.	1	LS	$33,573.00	$33,573.00	$10,300.00	$10,300.00	$20,000.00	$20,000.00
210-0100	GRADING COMPLETE - Clearing, Grubbing and Demolition Complete (City will only remove trees and stumps in the ROW)	1	LS	$10,921.68	$10,921.68	$7,500.00	$7,500.00	$12,000.00	$12,000.00
432-5010	Asphalt Milling – 3" Depth Full Road Width. Contractor to deliver milling at 460 Paper Mill Rd, Lawrenceville GA 30046	4000	SY	$10.20	$40,800.00	$2.95	$11,800.00	$4.50	$18,000.00
415-5000	Permaflex/OGI Paving – 2" Depth. Include Bitum Matl & H Lime (165LB/SY) and Bitum Tack Coat	460	TN	$193.27	$88,904.20	$159.00	$73,140.00	$180.00	$82,800.00
402-3100	Asphalt Paving – 9.5mm Superpave (1" Depth). Include Bitum Matl & H Lime (165LB/SY) and Bitum Tack Coat	230	TN	$183.85	$42,285.50	$154.00	$35,420.00	$180.00	$41,400.00
652-5801	Pedestrian Crosswalks, per GDOT Specs (8" White Thermoplastic)	145	LF	$4.20	$609.00	$28.25	$4,096.25	$35.00	$5,075.00
653-1502	Double Solid 5" Yellow Thermoplastic Striping, per GDOT Specs. Include Reflective Pavement Markers	1500	LF	$1.56	$2,340.00	$2.65	$3,975.00	$0.60	$900.00
653-1501	5" Solid White Thermoplastic Striping, per GDOT Specs	3000	LF	$0.78	$2,340.00	$1.10	$3,300.00	$0.30	$900.00
653-1704	24" Stop Bar – White Thermoplastic	12	LF	$24.00	$288.00	$16.25	$195.00	$20.00	$240.00
441-6216	CONC CURB & GUTTER, 8 X 24, TP 2	16	LF	$188.99	$3,023.84	$170.00	$2,720.00	$200.00	$3,200.00
1	Mulch (Ds1) – Erosion BMPs (Pine Straw)	1	TN	$2,371.71	$2,371.71	$1,050.00	$1,050.00	$650.00	$650.00
2	Stormwater Intlet Protection Device	13	EA	$180.00	$2,340.00	$100.00	$1,300.00	$250.00	$3,250.00
3	Warranties & Bonds	1	LS	$1,139.64	$1,139.64	$4,400.00	$4,400.00	$6,832.00	$6,832.00
4	Adjust Stormwater Grate Inlet to match Existing Curb Grades	4	EA	$1,560.00	$6,240.00	$485.00	$1,940.00	$1,500.00	$6,000.00
5	Sewer Valve Raised (Lid grouting per Gwinnett DWR Standards)	3	EA	$1,170.00	$3,510.00	$485.00	$1,455.00	$2,000.00	$6,000.00
	TOTAL BID AMOUNT			**$246,986.57**		**$162,592.25**		**$247,247.00**	

				MHB Paving, Inc		Paramount Cutting Contractors		The Dickerson Group, Inc	
ITEM #	DESCRIPTION	QNTY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
151-1000	MOBILIZATION	1	LS	$3,500.00	$3,500.00	$24,500.00	$24,500.00	$5,000.00	$5,000.00
150-1000	TRAFFIC CONTROL.	1	LS	$11,610.00	$11,610.00	$31,500.00	$31,500.00	$10,000.00	$10,000.00
210-0100	GRADING COMPLETE - Clearing, Grubbing and Demolition Complete (City will only remove trees and stumps in the ROW)	1	LS	$9,520.00	$9,520.00	$42,500.00	$42,500.00	$10,000.00	$10,000.00
432-5010	Asphalt Milling – 3" Depth Full Road Width. Contractor to deliver milling at 460 Paper Mill Rd, Lawrenceville GA 30046	4000	SY	$2.49	$9,960.00	$11.25	$45,000.00	$5.00	$20,000.00
415-5000	Permaflex/OGI Paving – 2" Depth. Include Bitum Matl & H Lime (165LB/SY) and Bitum Tack Coat	460	TN	$159.68	$73,452.80	$205.00	$94,300.00	$205.00	$94,300.00
402-3100	Asphalt Paving – 9.5mm Superpave (1" Depth). Include Bitum Matl & H Lime (165LB/SY) and Bitum Tack Coat	230	TN	$170.13	$39,129.90	$215.00	$49,450.00	$205.00	$47,150.00
652-5801	Pedestrian Crosswalks, per GDOT Specs (8" White Thermoplastic)	145	LF	$3.92	$568.40	$14.00	$2,030.00	$17.25	$2,501.25
653-1502	Double Solid 5" Yellow Thermoplastic Striping, per GDOT Specs. Include Reflective Pavement Markers	1500	LF	$1.46	$2,190.00	$7.25	$10,875.00	$3.45	$5,175.00
653-1501	5" Solid White Thermoplastic Striping, per GDOT Specs	3000	LF	$0.73	$2,190.00	$2.75	$8,250.00	$1.38	$4,140.00
653-1704	24" Stop Bar – White Thermoplastic	12	LF	$22.40	$268.80	$18.00	$216.00	$6.70	$80.40
441-6216	CONC CURB & GUTTER, 8 X 24, TP 2	16	LF	$218.75	$3,500.00	$175.00	$2,800.00	$50.00	$800.00
1	Mulch (Ds1) – Erosion BMPs (Pine Straw)	1	TN	$3,732.00	$3,732.00	$1,850.00	$1,850.00	$684.25	$684.25
2	Stormwater Intlet Protection Device	13	EA	$168.00	$2,184.00	$950.00	$12,350.00	$253.00	$3,289.00
3	Warranties & Bonds	1	LS	$1,875.00	$1,875.00	$16,978.55	$16,978.55	$5,024.00	$5,024.00
4	Adjust Stormwater Grate Inlet to match Existing Curb Grades	4	EA	$350.00	$1,400.00	$2,250.00	$9,000.00	$1,000.00	$4,000.00
5	Sewer Valve Raised (Lid grouting per Gwinnett DWR Standards)	3	EA	$1,250.00	$3,750.00	$1,650.00	$4,950.00	$600.00	$1,800.00
	TOTAL BID AMOUNT			**$168,830.90**		**$356,549.55**		**$213,943.90**	

Recommended Vendor:
Cecil Kay Paving, Inc
2600 Keys Point SE
Conyers, GA 30013
dillon@keypaving.us

LAWRENCEVILLE
GEORGIA

Solicitation Award Checklist

Solicitation Name: SB009-27 Ezzard Street Pavement Rehabilitation Project

Purchasing Procedural Requirements

Addenda Acknowledgement	Received	☑	N/A	☐
Bid Bond	Received	☑	N/A	☐
Bid Schedule	Received	☑	N/A	☐
Certificate of Insurance	Received	☑	N/A	☐
E-Verify	Received	☑	N/A	☐
Non-Collusion Affidavit	Received	☑	N/A	☐
Secretary of State Registered	Yes	☑	N/A	☐

Purchasing Signature Kenneth Morris

Department / Stakeholder

Meets technical requirements as stated	Yes	☑	N/A	☐
References checked	Yes	☑	N/A	☐
Statement of Bidders Qualifications	Yes	☑	N/A	☐

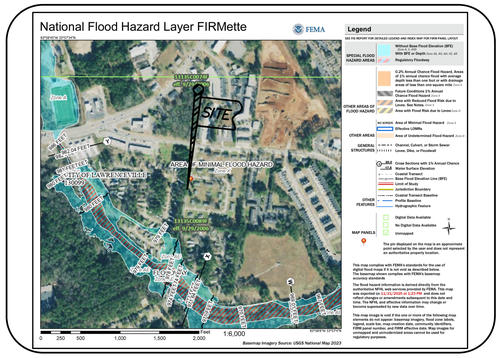
Department Signature

Addendum 1 - 9/16/2026

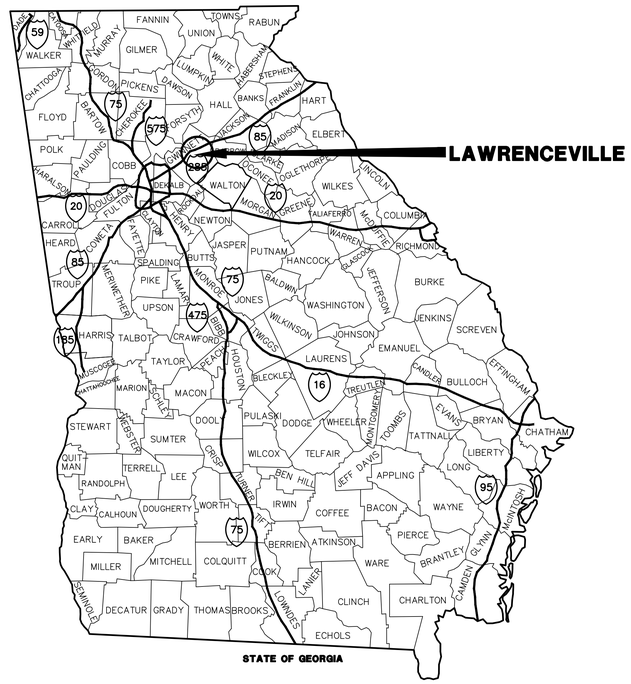
SITE DEVELOPMENT PLANS

EZZARD STREET PAVEMENT REHABILITATION

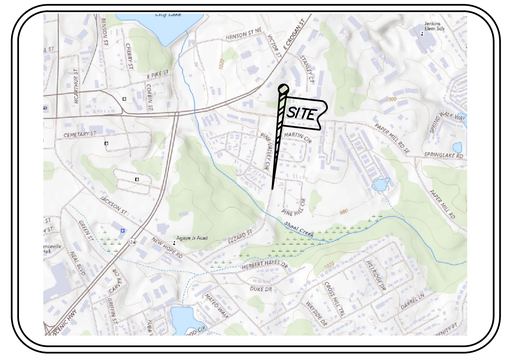
EZZARD STREET
LAWRENCEVILLE, GA 30046



FIRM PANEL 13063C0076F
N.T.S.



PROJECT LOCATION
N.T.S.



VICINITY MAP
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	CONCEPT PLAN
C1.1	CONCEPT PLAN II
C2.0	DETAILS SHEET

UTILITY DISCLAIMER

EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

OBSTRUCTIONS ENCOUNTERED

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT FOR THIS PROJECT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF WORK, AND TO MAKE GOOD ALL DAMAGES DONE TO SUCH PIPES, CONDUITS, AND OTHER STRUCTURES, AS PROVIDED IN THESE SPECIFICATIONS. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS SHALL BE PAID FOR BY THE CONTRACTOR.

CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS. PROPER SAFETY PROCEDURES ARE OF SPECIAL CONCERN ON THIS PROJECT CONSIDERING THAT WORKERS WILL BE IN OPEN TRENCHES FOR A PORTION OF THE SCOPE OF WORK THIS SITE.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811
Utilities Protection Center, Inc.
Know what's **below.**
Call **before you dig.**

OWNER / DEVELOPER
CITY OF LAWRENCEVILLE
EZZARD STREET
LAWRENCEVILLE, GA 30046
CONTACT: ERANILDO LUSTOSA
PHONE:678-407-6698
EMAIL: ERANILDO.LUSTOSA@LAWRENCEVILLEGA.ORG

ENGINEER
PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: JIMMY PARKER
PHONE: 770-338-8185
EMAIL: JPARKER@PPI.US

GEORGIA REGISTERED PE NO. 029624 PROFESSIONAL 12/01/25 ENGINEER JAMES LEE PARKER

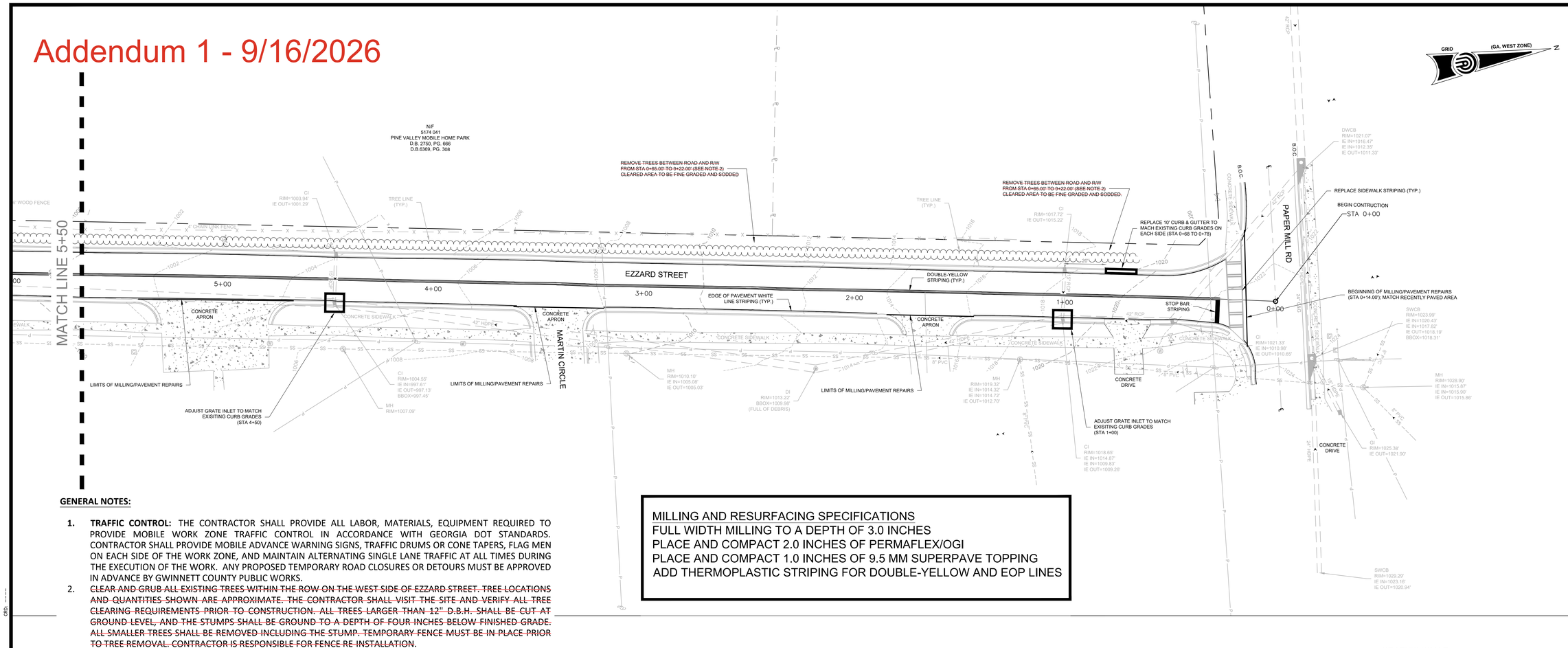
PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

PROJECT DATE: 01/16/2026

DATE	No.	DESCRIPTION
01/16/2026		FIRST SUBMITTAL TO CLIENT
05/19/2026		RESUBMITTAL TO CLIENT

PLOT DATE: 5/19/2026 3:56 PM FILE PATH: E:\PROJECTS\2024\2416B-LD-EZZARD STREET PAVEMENT\DWG\2416B_COVER SHEET - NEWDWG - 2026-05-19 - LUKE MORTON

Addendum 1 - 9/16/2026

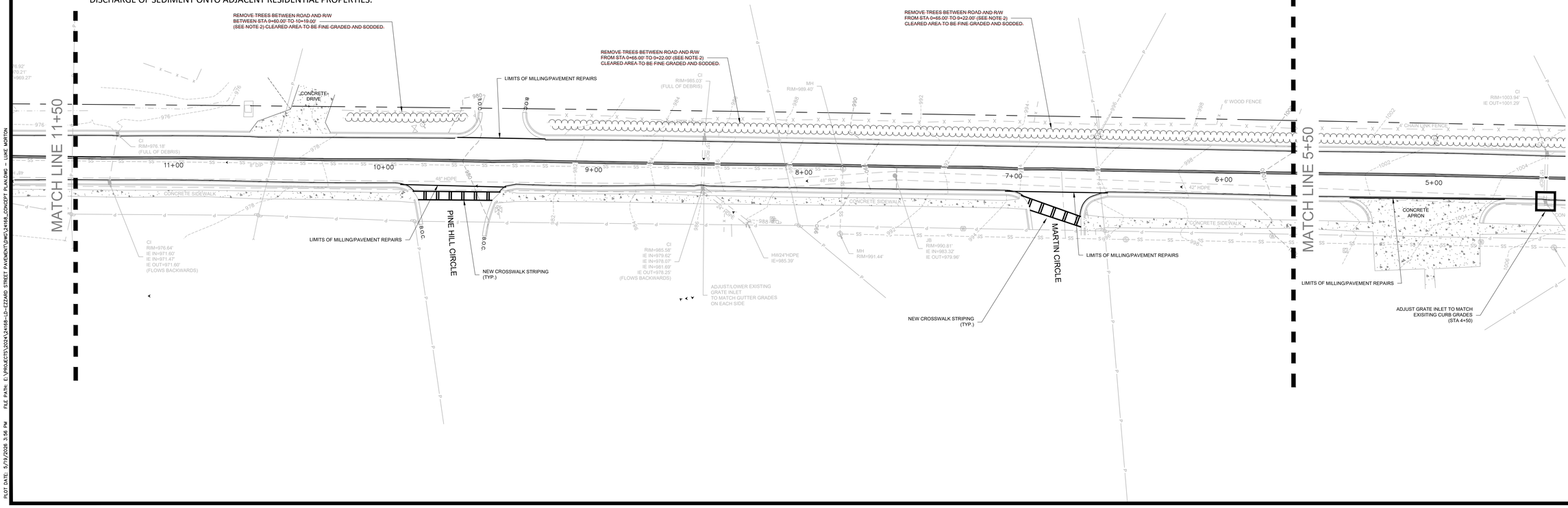


MILLING AND RESURFACING SPECIFICATIONS
FULL WIDTH MILLING TO A DEPTH OF 3.0 INCHES
PLACE AND COMPACT 2.0 INCHES OF PERMAFLEX/OGI
PLACE AND COMPACT 1.0 INCHES OF 9.5 MM SUPERPAVE TOPPING
ADD THERMOPLASTIC STRIPING FOR DOUBLE-YELLOW AND EOP LINES

GENERAL NOTES:

1. **TRAFFIC CONTROL:** THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT REQUIRED TO PROVIDE MOBILE WORK ZONE TRAFFIC CONTROL IN ACCORDANCE WITH GEORGIA DOT STANDARDS. CONTRACTOR SHALL PROVIDE MOBILE ADVANCE WARNING SIGNS, TRAFFIC DRUMS OR CONE TAPERS, FLAG MEN ON EACH SIDE OF THE WORK ZONE, AND MAINTAIN ALTERNATING SINGLE LANE TRAFFIC AT ALL TIMES DURING THE EXECUTION OF THE WORK. ANY PROPOSED TEMPORARY ROAD CLOSURES OR DETOURS MUST BE APPROVED IN ADVANCE BY GWINNETT COUNTY PUBLIC WORKS.
2. ~~CLEAR AND GRUB ALL EXISTING TREES WITHIN THE ROW ON THE WEST SIDE OF EZZARD STREET. TREE LOCATIONS AND QUANTITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL TREE CLEARING REQUIREMENTS PRIOR TO CONSTRUCTION. ALL TREES LARGER THAN 12" D.B.H. SHALL BE CUT AT GROUND LEVEL, AND THE STUMPS SHALL BE GROUND TO A DEPTH OF FOUR INCHES BELOW FINISHED GRADE. ALL SMALLER TREES SHALL BE REMOVED INCLUDING THE STUMP. TEMPORARY FENCE MUST BE IN PLACE PRIOR TO TREE REMOVAL. CONTRACTOR IS RESPONSIBLE FOR FENCE RE-INSTALLATION.~~
3. **SHOULDER REPAIR AND PERMANENT GRASSING:** THE BASIS OF PAYMENT FOR THIS ITEM SHALL BE PER SQUARE YARD (SY); INCLUDING ALL LABOR, MATERIALS, EQUIPMENT REQUIRED TO HAUL ADDITIONAL MATERIAL IF REQUIRED, FILL, COMPACT, GRADE, AND STABILIZE ROAD SHOULDERS WITH PERMANENT GRASSING.
4. ADJUST EXISTING SANITARY SEWER MANHOLES TO FINISHED PAVEMENT GRADES.
5. **EROSION CONTROL**: CONTRACTOR TO GRADE, GRASS, AND MULCH DISTURBED AREAS FOLLOWING TREE REMOVAL. CONTRACTOR TO PROVIDE, INSTALL, AND MAINTAIN SILT FENCE OR MULCH BERMS TO PREVENT THE DISCHARGE OF SEDIMENT ONTO ADJACENT RESIDENTIAL PROPERTIES.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



© 2026
PRECISION PLANNING, INC.
ALL RIGHTS RESERVED

THESE CONSTRUCTION DOCUMENTS AND PLANS ARE INSTRUMENTS OF SERVICE PREPARED BY PRECISION PLANNING, INC. (PPI). ALL RIGHTS RESERVED. THESE PLANS ARE NOT TO BE REPRODUCED OR CONVEYED IN ANY FORM OR MEDIUM WHATSOEVER OR FOR ANY OTHER PROJECTS OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY ARE PREPARED AND ANY USE OF THESE PLANS FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION FROM PRECISION PLANNING, INC.

STAMP
GEORGIA REGISTERED
NO. 029624
PROFESSIONAL
01/16/26
ENGINEER
JAMES LEE PARKER

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

PROJECT
EZZARD STREET
PAVEMENT REHABILITATION
EZZARD STREET
LAWRENCEVILLE GA 30046

SHEET TITLE
SITE PLAN

DESIGN	DRAWN	CHECKED
JLM	JLM	JP

RELEASE

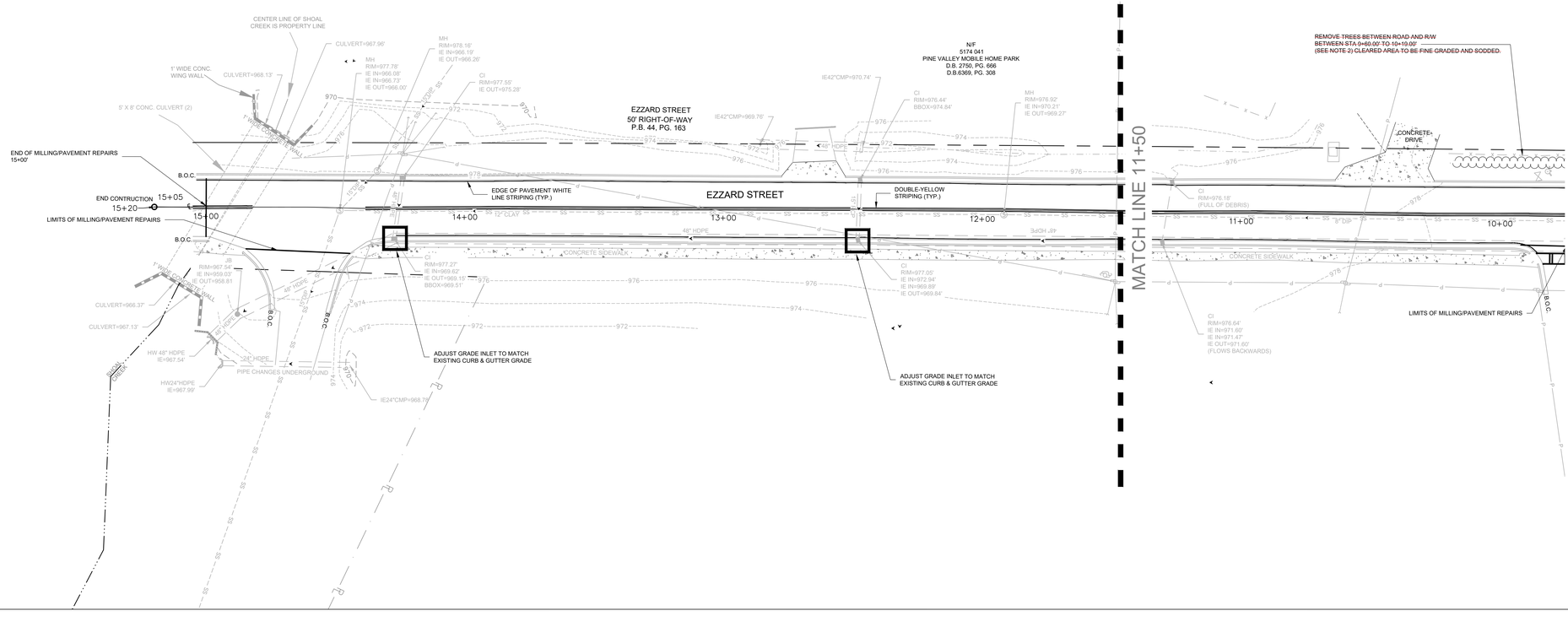
NO	DATE	DESCRIPTION
1	1/16/26	SUBMITTAL TO CLIENT
2	5/19/26	RESUBMITTAL TO CLIENT

DATE	PROJ. NUMBER	FILE NAME	FILE NUMBER
1/16/2026	C24-168		

C1.0

PLOT DATE: 5/19/2026 3:58 PM FILE PATH: E:\PROJECTS\2024\24168-LD-EZZARD STREET PAVEMENT\DWG\24168_CONCEPT PLAN.DWG - LUKE MORTON

Addendum 1 - 9/16/2026



GENERAL NOTES:

1. **TRAFFIC CONTROL:** THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT REQUIRED TO PROVIDE MOBILE WORK ZONE TRAFFIC CONTROL IN ACCORDANCE WITH GEORGIA DOT STANDARDS. CONTRACTOR SHALL PROVIDE MOBILE ADVANCE WARNING SIGNS, TRAFFIC DRUMS OR CONE TAPERS, FLAG MEN ON EACH SIDE OF THE WORK ZONE, AND MAINTAIN ALTERNATING SINGLE LANE TRAFFIC AT ALL TIMES DURING THE EXECUTION OF THE WORK. ANY PROPOSED TEMPORARY ROAD CLOSURES OR DETOURS MUST BE APPROVED IN ADVANCE BY GWINNETT COUNTY PUBLIC WORKS.
2. ~~CLEAR AND GRUB ALL EXISTING TREES WITHIN THE ROW ON THE WEST SIDE OF EZZARD STREET. TREE LOCATIONS AND QUANTITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL TREE CLEARING REQUIREMENTS PRIOR TO CONSTRUCTION. ALL TREES LARGER THAN 12" D.B.H. SHALL BE CUT AT GROUND LEVEL, AND THE STUMPS SHALL BE GROUND TO A DEPTH OF FOUR INCHES BELOW FINISHED GRADE. ALL SMALLER TREES SHALL BE REMOVED INCLUDING THE STUMP. TEMPORARY FENCE MUST BE IN PLACE PRIOR TO TREE REMOVAL. CONTRACTOR IS RESPONSIBLE FOR FENCE RE-INSTALLATION.~~
3. **SHOULDER REPAIR AND PERMANENT GRASSING:** THE BASIS OF PAYMENT FOR THIS ITEM SHALL BE PER SQUARE YARD (SY); INCLUDING ALL LABOR, MATERIALS, EQUIPMENT REQUIRED TO HAUL ADDITIONAL MATERIAL IF REQUIRED, FILL, COMPACT, GRADE, AND STABILIZE ROAD SHOULDERS WITH PERMANENT GRASSING.
4. ADJUST EXISTING SANITARY SEWER MANHOLES TO FINISHED PAVEMENT GRADES.
5. **EROSION CONTROL**: CONTRACTOR TO GRADE, GRASS, AND MULCH DISTURBED AREAS FOLLOWING TREE REMOVAL. CONTRACTOR TO PROVIDE, INSTALL, AND MAINTAIN SILT FENCE OR MULCH BERMS TO PREVENT THE DISCHARGE OF SEDIMENT ONTO ADJACENT RESIDENTIAL PROPERTIES.

MILLING AND RESURFACING SPECIFICATIONS
FULL WIDTH MILLING TO A DEPTH OF 3.0 INCHES
PLACE AND COMPACT 2.0 INCHES OF PERMAFLEX/OGI
PLACE AND COMPACT 1.0 INCHES OF 9.5 MM SUPERPAVE TOPPING

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

© 2026
PRECISION PLANNING, INC.
ALL RIGHTS RESERVED

THESE CONSTRUCTION DOCUMENTS AND PLANS ARE PROPRIETARY IN NATURE, AND ARE THE PROPERTY OF PRECISION PLANNING, INC. UNLESS OTHERWISE AGREED TO IN WRITING, THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY FORM OR MANNER WHATSOEVER NOR FOR ANY OTHER PROJECTS OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED AND, NOR SHALL ANY RIGHTS ARISING FROM WITH RESPECT THERETO BE EXERCISED, FROM PRECISION PLANNING, INC.

GEORGIA REGISTERED
NO. 029624
PROFESSIONAL
05/16/26
ENGINEER
JAMES LEE PARKER
STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

EZZARD STREET
PAVEMENT REHABILITATION
EZZARD STREET
LAWRENCEVILLE GA 30046
PROJECT

SITE PLAN

DESIGN	DRAWN	CHECKED
JLM	JLM	JP

SHEET TITLE

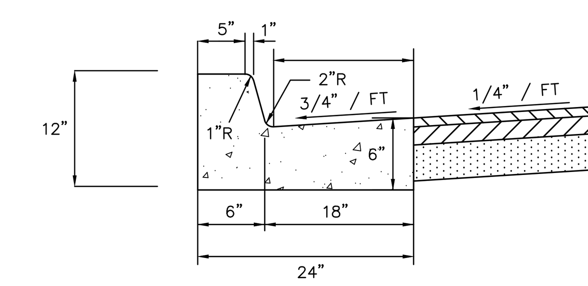
NO	DESCRIPTION	DATE
1	SUBMITTAL TO CLIENT	1/16/26
2	RESUBMITTAL TO CLIENT	5/19/26

RELEASE

DATE	PROJ. NUMBER	FILE NAME	FILE NUMBER
1/16/2026	C24-168		

C1.1

PLOT DATE: 5/19/2026 3:56 PM FILE PATH: E:\PROJECTS\2024\24168-LD-EZZARD STREET PAVEMENT\DWG\24168_CONCEPT PLANS.DWG - LUKE MORTON



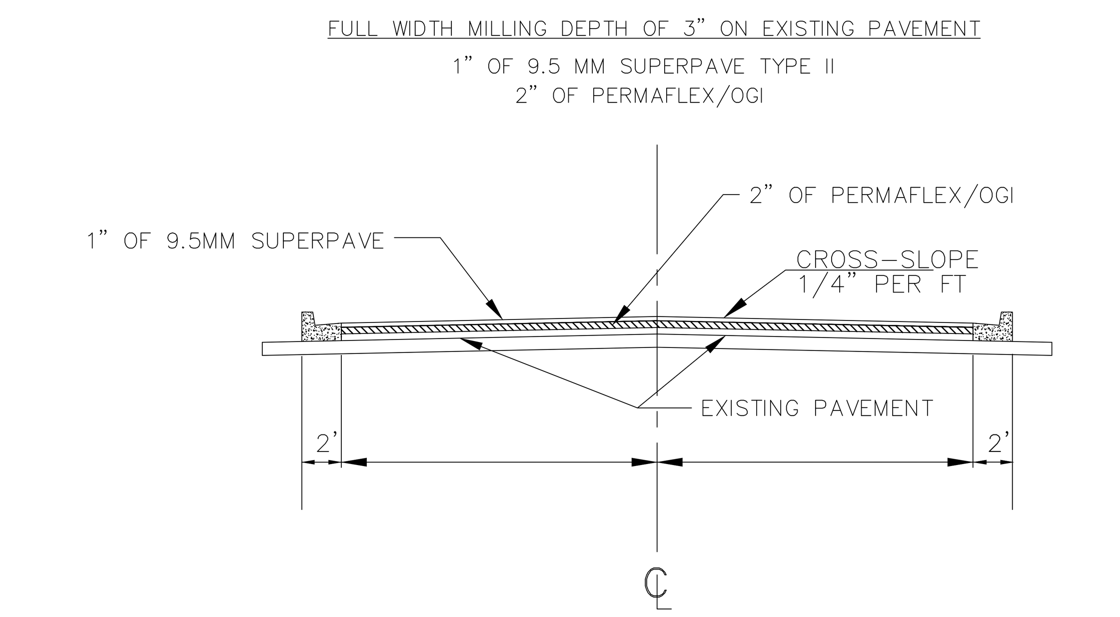
NOTES:

1: EXPANSION JOINTS REQUIRED AT ALL STRUCTURES, CURB RETURNS AND PLACED EVERY MAXIMUM 50' O.C.

2: CONCRETE STRENGTH 3000 p.s.i.

24" CURB AND GUTTER

N.T.S.



CONSTRUCTION SPECIFICATIONS

SITE PREPARATION

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

MULCHING MATERIALS

SELECT ONE OF THE FOLLOWING MATERIALS AND APPLY AT THE DEPTH INDICATED:
1. DRY STRAW OR HAY SHALL BE APPLIED AT A DEPTH OF 2 TO 4 INCHES PROVIDING COMPLETE SOIL COVERAGE. ONE ADVANTAGE OF THIS MATERIAL IS EASY APPLICATION.
2. WOOD WASTE (CHIPS, SAWDUST OR BARK) SHALL BE APPLIED AT A DEPTH OF 2 TO 3 INCHES. ORGANIC MATERIAL FROM THE CLEARING STAGE OF DEVELOPMENT SHOULD REMAIN ON SITE, BE CHIPPED, AND APPLIED AS MULCH. THIS METHOD OF MULCHING CAN GREATLY REDUCE EROSION CONTROL COSTS.
3. CUTBACK ASPHALT (SLOW CURING) SHALL BE APPLIED AT 1200 GALLONS PER ACRE (OR ¼ GALLON PER SQ. YD.)
4. POLYETHYLENE FILM SHALL BE SECURED OVER BANKS OR STOCKPILED SOIL MATERIAL FOR TEMPORARY PROTECTION. THIS MATERIAL CAN BE SALVAGED AND RE-USED.

APPLYING MULCH

WHEN MULCH IS USED WITHOUT SEEDING, MULCH SHALL BE APPLIED TO PROVIDE FULL COVERAGE OF EXPOSED AREA.
1. DRY STRAW OR HAY MULCH AND WOOD CHIPS SHALL BE APPLIED UNIFORMLY BY HAND OR BY MECHANICAL EQUIPMENT.
2. IF THE AREA WILL EVENTUALLY BE COVERED WITH PERENNIAL VEGETATION, 20-30 POUNDS OF NITROGEN PER ACRE IN ADDITION TO THE NORMAL AMOUNT SHALL BE APPLIED TO OFFSET THE UPTAKE OF NITROGEN CAUSED BY THE DECOMPOSITION OF THE ORGANIC MULCHES.
3. CUTBACK ASPHALT SHALL BE APPLIED UNIFORMLY. CARE SHOULD BE TAKEN IN AREAS OF PEDESTRIAN TRAFFIC DUE TO PROBLEMS OF "TRACKING IN" OR DAMAGE TO SHOES, CLOTHING, ETC.
4. APPLY POLYETHYLENE FILM ON EXPOSED AREAS.

ANCHORING MULCH

1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN ERECT POSITION. STRAW OR HAY MULCH SHALL BE ANCHORED IMMEDIATELY AFTER APPLICATION.

TABLE 1. MULCHING APPLICATION REQUIREMENTS

MATERIAL	RATE	DEPTH
STRAW OR HAY	-	2" TO 4"
WOOD WASTE, CHIPS, SAWDUST, BARK	-	2" TO 3"
POLYETHYLENE FILM	SECURE WITH SOIL, ANCHORS, WEIGHTS	-
GEOTEXTILES, JUTE MATTING, NETTING, ETC.	SEE MANUFACTURER'S RECOMMENDATIONS	-

Ds1 DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)

DEFINITION

THE ESTABLISHMENT OF TEMPORARY COVER WITH FAST GROWING SEEDINGS FOR SEASONAL PROTECTION ON DISTURBED OR DENUDED AREAS.

CONDITIONS

TEMPORARY GRASSING, INSTEAD OF MULCH, CAN BE APPLIED TO ROUGH GRADED AREAS THAT WILL BE EXPOSED FOR LESS THAN SIX MONTHS. TEMPORARY VEGETATION MEASURES SHOULD BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICAL AND EFFECTIVE STABILIZATION. MOST TYPES OF TEMPORARY VEGETATION ARE IDEAL TO USE AS COMPANION CROPS UNTIL PERMANENT VEGETATION IS ESTABLISHED.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 S.F	RATE PER ACRE*	PLANTING DATES***
RYE	3.9 lbs	3 bu.	9/1 - 3/1
RYEGRASS	0.9 lbs	40 lbs	8/15- 4/1
ANNUAL LESPEDEZA	0.9 lbs	40 lbs	1/15 - 3/15
WEEPING LOVE GRASS	0.1 lbs	4 lbs	2/15 - 6/15
SUDANGRASS	1.4 lbs	60 lbs	3/1 - 8/1
BROWNTOP MILLET	0.9 lbs	40 lbs	4/1 - 7/15
WHEAT	4.1 lbs	3 bu	9/15 - 2/1

CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING

EXCESSIVE WATER RUNOFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS CLOSED DRAINS, DITCHES, DIKES, DIVERSIONS, SEDIMENT BARRIERS AND OTHERS.

NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HANDSEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION

WHEN A HYDRAULIC SEEDER IS USED, SEEDBED PREPARATION IS NOT REQUIRED. WHEN USING CONVENTIONAL OR HANDSEEDING, SEEDBED PREPARATION IS NOT REQUIRED IF THE SOIL MATERIAL IS LOOSE AND NOT SEALED BY RAINFALL.

WHEN SOIL HAS BEEN SEALED BY RAINFALL OR CONSISTS OF SMOOTH CUT SLOPES, THE SOIL SHALL BE PITTED, TRENCHED OR OTHERWISE SCARIFIED TO PROVIDE A PLACE FOR SEED TO LODGE AND GERMINATE.

LIME AND FERTILIZER

AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (1216 LBS./1,000 SQ. FT.) SHALL BE APPLIED. FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

SEEDING

SELECT A GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER (SLURRY INCLUDING SEED AND FERTILIZER). DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ONE-QUARTER TO ONE-HALF INCH DEEP. APPROPRIATE DEPTH OF PLANTING IS TEN TIMES THE SEED DIAMETER. SOIL SHOULD BE "RAKED" LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING

TEMPORARY VEGETATION CAN, IN MOST CASES, BE ESTABLISHED WITHOUT THE USE OF MULCH. MULCH WITHOUT SEEDING SHOULD BE CONSIDERED FOR SHORT-TERM PROTECTION. REFER TO DS1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY).

IRRIGATION

DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL INSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE WHEN NEEDED.

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY VEGETATION)

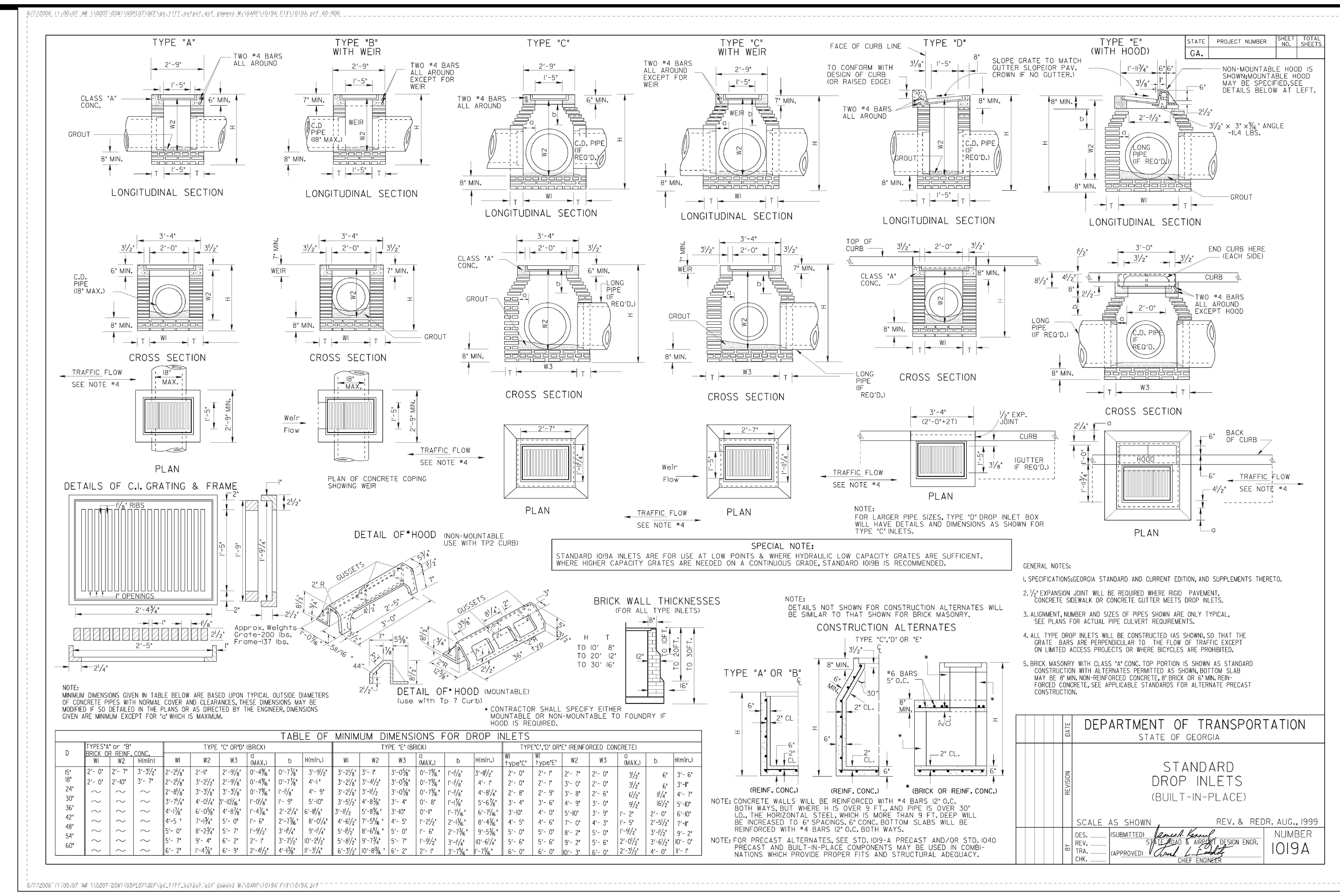


TABLE OF MINIMUM DIMENSIONS FOR DROP INLETS

D	TYPES "A" or "B" BRICK OR REINF. CONC. W1	W2	H(min)	TYPE "C" OR "D" (BRICK) W1	W2	W3	a (MAX.)	b	H(min.)	TYPE "E" (BRICK) W1	W2	W3	a (MAX.)	b	H(min.)	TYPE "C","D" OR "E" (REINFORCED CONCRETE) W1 type "C"	W1 type "E"	W2	W3	a (MAX.)	b	H(min.)
15"	2'-0"	2'-7"	3'-3½"	2'-2⅝"	2'-11"	2'-9⅛"	0'-4⅜"	0'-7⅞"	3'-9½"	3'-2⅛"	3'-1"	3'-0⅝"	0'-7⅜"	1'-1⅛"	3'-11½"	2'-0"	2'-1"	2'-7"	2'-0"	3½"	6"	3'-6"
18"	2'-0"	2'-10"	3'-7"	2'-2⅝"	3'-2½"	2'-9⅛"	0'-4⅝"	0'-7⅞"	4'-1"	3'-2⅝"	3'-4½"	3'-0⅝"	0'-7⅜"	1'-1⅛"	4'-1"	2'-0"	2'-1"	3'-0"	2'-0"	3½"	6"	3'-11"
24"	~	~	~	2'-8⅝"	3'-3⅜"	3'-3⅛"	0'-7⅜"	1'-1⅛"	4'-9"	3'-2½"	3'-11½"	3'-0⅝"	0'-7⅜"	1'-1⅛"	4'-8¼"	2'-8"	2'-9"	3'-8"	2'-6"	6½"	11¼"	4'-7"
30"	~	~	~	3'-7¾"	4'-0¼"	3'-10⁵⁄₁₆"	1'-0⅛"	1'-9"	5'-10"	3'-5½"	4'-8⅜"	3'-4"	0'-8"	1'-1⅞"	5'-6⅞"	3'-4"	3'-6"	4'-9"	3'-0"	9½"	16½"	5'-10"
36"	~	~	~	4'-1⅞"	6'-0⅝"	4'-8⅞"	1'-4⅞"	2'-2¼"	6'-11⅛"	3'-11½"	5'-8⅜"	3'-10"	0'-11"	1'-7⅛"	6'-7⅛"	3'-10"	4'-0"	5'-10"	3'-9"	1'-2"	2'-0"	6'-10"
42"	~	~	~	4'-5"	7'-1¾"	5'-0"	1'-6"	2'-7⁵⁄₁₆"	8'-0¼"	4'-6½"	7'-5⅝"	4'-5"	1'-2½"	2'-1⁵⁄₁₆"	8'-4⅜"	4'-5"	4'-6"	7'-0"	4'-3"	1'-5"	2'-5½"	7'-11"
48"	~	~	~	5'-0"	8'-2¾"	5'-7"	1'-9½"	3'-1¼"	9'-1¼"	5'-1½"	8'-6⅝"	5'-0"	1'-6"	2'-7⅜"	9'-5⅜"	5'-0"	5'-0"	8'-2"	5'-0"	1'-9½"	3'-1½"	9'-2"
54"	~	~	~	5'-7"	9'-4"	6'-2"	2'-1"	3'-7½"	10'-2½"	5'-8½"	9'-7¾"	5'-7"	1'-9½"	3'-1¼"	10'-6¼"	5'-6"	5'-6"	9'-2"	5'-6"	2'-0½"	3'-6½"	10'-0"
60"	~	~	~	6'-2"	1'-4⅞"	6'-9"	2'-4½"	4'-1⅜"	11'-3¾"	6'-3½"	10'-8⅝"	6'-2"	2'-1"	3'-7⅝"	11'-7⅝"	6'-0"	6'-0"	10'-3"	6'-0"	2'-3½"	4'-0"	11'-1"

METHODS AND MATERIALS

A. TEMPORARY METHODS

MULCHES
SEE STANDARD DS1-DISTURBED AREA STABILIZATION (WITH MULCHING ONLY). SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL. REFER TO STANDARD TB-TACKIFIERS AND BINDERS. RESINS SUCH AS CURASOL OR TERRATACK SHOULD BE USED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

VEGETATIVE COVER
SEE STANDARD DS2-DISTURBED AREAS STABILIZATION (WITH TEMPORARY SEEDING).

SPRAY-ON ADHESIVES
THESE ARE USED ON MINERAL SOILS (NOT EFFECTIVE ON MUCK SOILS). KEEP TRAFFIC OFF THESE AREAS. REFER TO STANDARD TB-TACKIFIERS AND BINDERS.

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

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

BARRIERS
SOLID BOARD FENCES, SNOWFENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIME THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION. CALCIUM CHLORIDE. APPLY AT RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RE-TREATMENT.

B. PERMANENT METHODS

PERMANENT VEGETATION
SEE STANDARD DS3-DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION).
EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

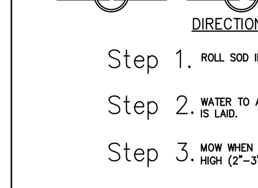
TOPSOILING
THIS ENTAILS COVERING THE SURFACE WITH LESS EROSIVE SOIL MATERIAL. SEE STANDARD TP-TOPSOILING.

STONE
COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL. SEE STANDARD CR-CONSTRUCTION ROAD

Du DUST CONTROL ON DISTURBED AREAS

SOD MAINTENANCE AND INSTALLATION

SOD LAYOUT AND PREPARATION



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING: ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

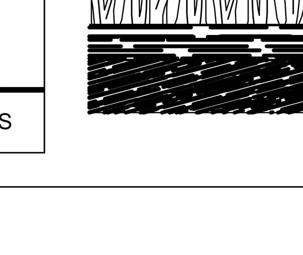
DIRECTIONS FOR INITIAL MAINTENANCE

Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL

Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

Step 3. MOW WHEN THE SOD IS ESTABLISHED -- IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD



SHOOTS OR GRASS BLADES: GRASS SHOULD BE GREEN AND HEALTHY, MOWED AT A 2"-3" CUTTING HEIGHT.

THATCH: GRASS CLIPPINGS AND DEAD LEAVES (UP TO 1/2" THICK).

ROOT ZONE: SOIL AND ROOTS. SHOULD BE 1/2"-3/4" THICK WITH DENSE ROOT MAT FOR STRENGTH.

TABLE 6-6.1. FERTILIZER REQUIREMENTS FOR SOIL SURFACE APPLICATION

FERTILIZER TYPE	FERTILIZER RATE (LBS/ACRE)	FERTILIZER RATE (LBS/ACRE)	SEASON
10-10-10	1000	0.025	FALL

TABLE 6-6.2. SOD PLANTING REQUIREMENTS

TYPES OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE
BERMUDAGRASS	Common Tifway Tifgreen Tiflawn	M-L, P, C P,C P,C P,C	WARM WEATHER
BAHIAGRASS	Pensacola	P,C	WARM WEATHER
CENTIPEDE	—	P,C	WARM WEATHER
ST. AUGUSTINE	Common Bitterblue Raleigh	C	WARM WEATHER
ZOYSIA	Emerald Myer	P,C	WARM WEATHER
TALL FESCUE	Kentucky	M-L, P	COOL WEATHER

TABLE 6-6.3. FERTILIZER REQUIREMENTS FOR SOD

TYPES OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 100 lbs./ac. 400 lbs. /ac.	50-100 lbs./ac. 1/2/ 30
Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 800 lbs./ac. 400 lbs. /ac.	50-100 lbs./ac. 2/6/ 50-100 lbs./ac. 2/ 30 lbs./ac.

Ds4 DISTURBED AREA STABILIZATION (WITH SODDING)

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DEFINITION

THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION. PERMANENT PERENNIAL VEGETATION SHALL BE USED TO ACHIEVE FINAL STABILIZATION.

CONDITIONS

PERMANENT PERENNIAL VEGETATION IS USED TO PROVIDE A PROTECTIVE COVER FOR EXPOSED AREAS INCLUDING CUTS, FILLS, DAMS, AND OTHER DENUDED AREAS.

SPECIFICATIONS

GRADING AND SHAPING

GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING AND MAINTENANCE OF THE VEGETATION.

CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

SEEDBED PREPARATION

SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:

BROADCAST PLANTINGS
1. TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.
2. TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
3. TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.

4. ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INDIVIDUAL PLANTS

1. WHERE INDIVIDUAL PLANTS ARE TO BE SET, THE SOIL SHALL BE PREPARED BY EXCAVATING HOLES, OPENING FURROWS, OR DIBBLE PLANTING.
2. FOR NURSERY STOCK PLANTS, HOLES SHALL BE LARGE ENOUGH TO ACCOMMODATE ROOTS WITHOUT CROWDING.
3. WHERE PINE SEEDLINGS ARE TO BE PLANTED, SUBSOIL UNDER THE ROW 36 INCHES DEEP ON THE CONTOUR FOUR TO SIX MONTHS PRIOR TO PLANTING. SUBSOILING SHOULD BE DONE WHEN THE SOIL IS DRY, PREFERABLY IN AUGUST OR SEPTEMBER.

PLANTING

HYDRAULIC SEEDING

MIX THE SEED (INNOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.

CONVENTIONAL SEEDING

SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED. FOR BROADCAST PLANTING, USE A CULTIPACKER SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER, OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO BE TREATED. COVER THE SEED LIGHTLY WITH 1/8 TO 1/4 INCH OF SOIL FOR SMALL SEED AND 1/2 TO 1 INCH FOR LARGE SEED WHEN USING A CULTIPACKER OR OTHER SUITABLE EQUIPMENT.

NO-TILL SEEDING

NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.

INDIVIDUAL PLANTS

SHRUBS, VINES AND SPRIGS MAY BE PLANTED WITH APPROPRIATE PLANTERS OR HAND TOOLS. PINE TREES SHALL BE PLANTED MANUALLY IN THE SUBSOIL FURROW. EACH PLANT SHALL BE SET IN A MANNER THAT WILL AVOID CROWDING THE ROOTS. NURSERY STOCK PLANTS SHALL BE PLANTED AT THE SAME DEPTH OR SLIGHTLY DEEPER THAN THEY GREW AT THE NURSERY. THE TIPS OF VINES AND SPRIGS MUST BE AT OR SLIGHTLY ABOVE THE GROUND SURFACE. WHERE INDIVIDUAL HOLES ARE DUG, FERTILIZER SHALL BE PLACED IN THE BOTTOM OF THE HOLE, TWO INCHES OF SOIL SHALL BE ADDED AND THE PLANT SHALL BE SET IN THE HOLE.

MULCHING

MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:
1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRYSTRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
7. BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

APPLYING MULCH

STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.

WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH

ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:
1. EMULSIFIED ASPHALT CAN BE (A) SPRAYED UNIFORMLY ONTO THE MULCH AS IT IS EJECTED FROM THE BLOWER MACHINE OR (B) SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER THAN SPECIAL BLOWER EQUIPMENT.

THE COMBINATION OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MIXTURE SATISFACTORY FOR SPRAYING. THE MIXTURE SHALL CONSIST OF 100 GALLONS OF GRADE SS-1H OR CSS-1H EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH.
CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT STATE WATERS, THE PUBLIC, ADJACENT PROPERTY, PAVEMENTS, CURBS, SIDEWALKS, AND ALL OTHER STRUCTURES FROM ASPHALT DISCOLORATION.
2. HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL IMMEDIATELY AFTER THE STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERECT POSITION. MULCH SHALL NOT BE PLOWED INTO THE SOIL.
3. SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GDOT SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. REFER TO TB - TACKIFIERS AND BINDERS.
4. RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE MULCH. THEY SHALL BE APPLIED AT A RATE OF ONE-QUARTER TO ONE HALF BUSHEL PER ACRE.
5. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW AREAS. THESE MATERIALS SHALL BE INSTALLED AND ANCHORED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

IRRIGATION

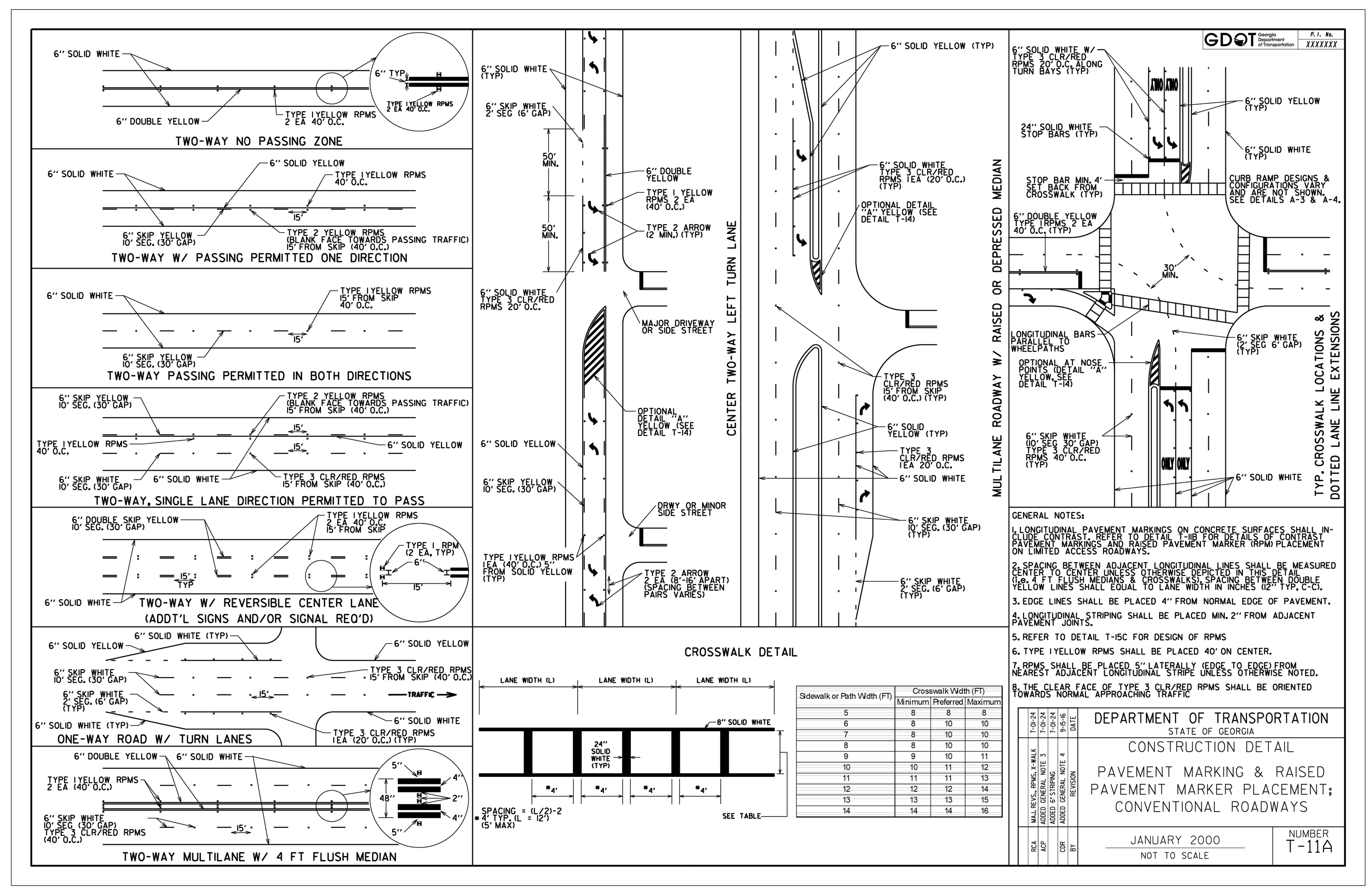
IRRIGATION SHALL BE APPLIED AT A RATE THAT WILL NOT CAUSE RUNOFF.

FERTILIZER REQUIREMENTS

TYPES OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT N-P-K	RATE	N TOP DRESSING RATE
1. Cool season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 100 lbs./ac. 400 lbs. /ac.	50-100 lbs./ac. 1/2/ 30
2. Cool season grasses and Second legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 lbs./ac. 100 lbs./ac. 400 lbs. /ac.	0-50 lbs./ac. 1/
3. Warm season grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 lbs./ac. 800 lbs./ac. 400 lbs. /ac.	50-100 lbs./ac. 2/6/ 50-100 lbs./ac. 2/ 30 lbs./ac.
4. Warm season grasses and legumes	First Second Maintenance	6-12-12 0-10-10 0-10-10	1500 lbs./ac. 1000 lbs./ac. 400 lbs. /ac.	50-100 lbs./ac. /6/

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE PER 1,000 S.F	RATE PER ACRE*	PLANTING DATES***
BAHIA	1.4 LBS	60 LBS	1/1-12/31
BERMUDA	0.2 LBS	10 LBS	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 LBS	75 LBS	1/1-12/31
WEEPING LOVE GRASS	0.1 LBS	4 LBS	2/1-6/15
SWITCH GRASS	0.9 LBS	4 LBS	3/15-6/1



Sidewalk or Path Width (FT)	Crosswalk Width (FT) Minimum	Preferred	Maximum
5	8	8	8
6	8	10	10
7	8	10	10
8	8	10	10
9	9	10	11
10	10	11	12
11	11	11	13
12	12	12	14
13	13	13	15
14	14	14	16

GENERAL NOTES:

1. LONGITUDINAL PAVEMENT MARKINGS ON CONCRETE SURFACES SHALL INCLUDE CONTRAST. REFER TO DETAIL T-11B FOR DETAILS OF CONTRAST PAVEMENT MARKINGS AND RAISED PAVEMENT MARKER (RPM) PLACEMENT ON LIMITED ACCESS ROADWAYS.
2. SPACING BETWEEN ADJACENT LONGITUDINAL LINES SHALL BE MEASURED CENTER TO CENTER UNLESS OTHERWISE DEPICTED IN THIS DETAIL (I.e. 4 FT FLUSH MEDIANS & CROSSWALKS). SPACING BETWEEN DOUBLE YELLOW LINES SHALL EQUAL TO LANE WIDTH IN INCHES (12" TYP, C-C).
3. EDGE LINES SHALL BE PLACED 4" FROM NORMAL EDGE OF PAVEMENT.
4. LONGITUDINAL STRIPING SHALL BE PLACED MIN. 2" FROM ADJACENT PAVEMENT JOINTS.
5. REFER TO DETAIL T-15C FOR DESIGN OF RPMS
6. TYPE 1 YELLOW RPMS SHALL BE PLACED 40' ON CENTER.
7. RPMS SHALL BE PLACED 5" LATERALLY (EDGE TO EDGE) FROM NEAREST ADJACENT LONGITUDINAL STRIPE UNLESS OTHERWISE NOTED.
8. THE CLEAR FACE OF TYPE 3 CLR/RED RPMS SHALL BE ORIENTED TOWARDS NORMAL APPROACHING TRAFFIC

BY	DATE	REVISION
RCA	7-01-24	MAJ. REVS., RPMS, X-WALK
ACP	7-01-24	ADDED GENERAL NOTE 3
	7-01-24	ADDED 6" STRIPING
CDR	9-5-16	ADDED GENERAL NOTE 4

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
CONSTRUCTION DETAIL
PAVEMENT MARKING & RAISED PAVEMENT MARKER PLACEMENT; CONVENTIONAL ROADWAYS
JANUARY 2000
NOT TO SCALE
NUMBER T-11A

OWNER / DEVELOPER

CITY OF LAWRENCEVILLE
EZZARD STREET
LAWRENCEVILLE, GA 30046
CONTACT: ERANILDO LUSTOSA
PHONE: 678-407-6698
EMAIL: ERANILDO.LUSTOSA@LAWRENCEVILLEGA.ORG

ENGINEER

PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: JIMMY PARKER
PHONE: 770-338-8185
EMAIL: JPARKER@PPI.US

PLOT DATE: 5/19/2026 3:56 PM FILE PATH: E:\PROJECTS\2024\24168-LD-EZZARD STREET PAVEMENT\DWG\24168_DETAILS PAGE.DWG - LUKE MORTON

15.

© 2026 PRECISION PLANNING, INC. ALL RIGHTS RESERVED.

THESE CONSTRUCTION DOCUMENTS AND PERMITTED REPRODUCTIONS, IN WHOLE OR IN PART, ARE INSTRUMENTS OF SERVICE AND ARE THE SOLE PROPERTY OF PRECISION PLANNING, INC. UNLESS OTHERWISE AGREED TO, THEY SHALL NOT BE REPRODUCED OR CONVEYED IN ANY MANNER NOR ARE THEY TO BE USED FOR ANY OTHER PROJECTS OTHER THAN THAT SPECIFICALLY INDICATED HEREIN WITHOUT WRITTEN PERMISSION FROM AND DUE COMPENSATION TO PRECISION PLANNING, INC.

GEORGIA REGISTERED PROFESSIONAL ENGINEER NO. 029624 01/16/26 JAMES LEE PARKER

STAMP

PRECISION Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppi.us

EZZARD STREET PAVEMENT REHABILITATION

EZZARD STREET
LAWRENCEVILLE, GA 30046

PROJECT

DETAILS SHEET

DESIGN	DRAWN	CHECKED
JLM	JLM	JP

SHEET TITLE

DATE	NO	DESCRIPTION
1/16/26	1	SUBMITTAL TO CLIENT
5/19/26	2	RESUBMITTAL TO CLIENT

RELEASE

DATE: 1/16/2026
PROJ. NUMBER: C24-168
FILE NAME:
FILE NUMBER:

C2.0

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, OCTOBER 26, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	Purchase and Sale Agreement for Tax Parcels #5142 036 and #5142 037 along Scenic Hwy
Department:	City Administration
Date of Meeting:	Monday, October 26, 2026
Fiscal Impact:	$625,000
Presented By:	Chuck Warbington, City Manager
Action Requested:	Approval of the Purchase and Sale Agreement for Tax Parcels #5142 036 and #5142 037 along Scenic Hwy for the appraised value of $625,000 and providing authorization of the Mayor or City Manager to execute agreement and closing documents upon review and approval by the City Attorney.

Summary: Tax Parcels #5142 036 and #5142 037 went on the market for sale in 2025, listed at $750,000. Earlier this year, the property owner inquired if the City was interested in purchasing the undeveloped properties. The City requested an independent appraisal in September 2026, and the properties were appraised as follows:

1. Tax Parcel #5142 036 - $350,000 (0.5 ac)
2. Tax Parcel #5142 037 - $275,000 (0.45 ac)

TOTAL - $625,000

The City provided an offer to the property owner that matched the appraisal and the property owner agreed to the sale.

The City will land bank this undeveloped property for future redevelopment opportunities.

Fiscal Impact: $625,000

Attachments/Exhibits:

- EnterTextHere

CONTRACT FOR PURCHASE AND SALE

STATE OF GEORGIA
GWINNETT COUNTY

THIS IS A CONTRACT for the purchase and sale of certain real estate by and between **JOSEPH MALOUF** (hereinafter called "Seller"), and the **CITY OF LAWRENCEVILLE, GEORGIA** (hereinafter called "Buyer") a Georgia Municipal Corporation.

In consideration of the amounts set forth herein, the mutual covenants herein contained, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Agreement to Buy and Sell.

(a) Seller hereby agrees to sell and Buyer hereby agrees to buy approximately 0.95+/- acres of property known as Tax Parcel #5142 036 and Tax Parcel #5142 037 together with all rights, members, appurtenances and improvements thereto which property is more particularly described on Exhibit A which is attached hereto and incorporated herein by reference.

2. Purchase Price.

(a) The total purchase price for the Properties shall be SIX HUNDRED TWENTY FIVE THOUSAND DOLLARS AND ZERO CENTS ($625,000.00).

(b) The purchase price shall be paid in all cash at closing. Buyer shall receive credit for the earnest money paid hereunder.

3. Seller's Warranties and Representations.

(a) Seller hereby warrants and represents that to the actual knowledge of the Seller, without any independent investigation (which warranties and representations shall be effective as of the date of Closing) the following: That

i) Seller has good, insurable and marketable title to the Property, free and clear of all liens, encumbrances and restrictive covenants other than zoning ordinances affecting said Property and recorded general utility easements, restrictions and covenants serving or affecting the Property.

ii) there are no special assessments against or relating to the Property.

iii) no goods or services have been contracted for or furnished to the Property which might give rise to any mechanic's liens affecting all or any part of the Property.

iv) Seller has not entered into any outstanding agreements of sale, leases, options or other rights of third parties to acquire an interest in the Property other than disclosed herein.

Seller shall not further encumber the Property or allow an encumbrance upon the title to the Property or modify the terms or conditions of any existing leases, contracts or encumbrances, if any, without the written consent of Buyer. Buyer acknowledges that Seller may encumber the Property provided that the encumbrance contains a provision that the Property will be released free and clear of encumbrance at or before closing for an amount less than the Purchase Price.

v) Seller has not entered into any agreements with any state, county or local governmental authority or agency which are not of record with respect to the Property, other than those approved in writing by Buyer.

vi) there are no encroachments upon the Property.

vii) Seller has full power to sell, convey, transfer and assign the Property on behalf of all parties having an interest therein.

viii) Seller has not received any notice of violation or any laws, rules or regulations regulating hazardous materials or any request for information from any federal, state or local governmental authority concerning hazardous materials and hazardous materials contamination on the Property. The Property neither is currently on, nor has the Property ever been on, any federal or state "Superfund" or "Superlien" list.

ix) the Property contains no burial ground, burial object or cemetery as defined in O.C.G.A. § 36-72-2 which would subject the Property to the provisions of the Abandoned Cemeteries and Burial Grounds Act (O.C.G.A. § 36-72-1 et seq.). There are no burial grounds, burial objects, cemeteries, sites or structures of historical significance located on the Property that development of the Property would be restricted or require any special approval.

x) the execution nor delivery of this Agreement or the consummation of the transactions completed by this Agreement will not (i) conflict with or result in a breach of the terms, conditions, or provisions of or constitute a default under any agreement or instrument to which Seller is a party; or (ii) violate any restriction to which Seller is subject; or (iii) result in the creation of any lien, charge, or

encumbrance on the Property.

The purchase of the Property is contingent upon the substantial accuracy of the Seller's material representations and warranties.

4. Inspection and Deliverables.

(a) On or before November 19, 202, Buyer and Buyer's engineers, surveyors, agents and representatives shall have the right to go on the Property to inspect, examine and survey the same and otherwise do what is reasonably necessary to determine the boundaries of the Property and to make all necessary tests to verify the accuracy of the warranties of Seller with respect to the condition of the Property and to determine the suitability of the Property for Buyer's intended use. To the extent permitted by law, if any, Buyer shall indemnify and hold Seller harmless from all losses, claims, damages and suits resulting from Buyer or Buyer's agents inspecting or testing the Property pursuant to this paragraph. This period shall be deemed the Inspection Period.

5. Objections to Title.

On or before November 19, 2026, Buyer shall deliver to Seller a statement of any objections to Seller's title and Seller shall have a reasonable period of time, not to exceed fifteen (15) days, to notify Buyer in writing which objections, if any, Seller intends to cure (it being acknowledged that Seller shall have no obligation to cure any objections). In the event that Seller fails or refuses to cure such objections at least five days prior to closing, Buyer may terminate this Agreement by providing written notice to Seller prior to closing, and Buyer shall be entitled to the return of the earnest money, or Buyer may waive the objections and proceed to close. Marketability of the title herein required to be conveyed by the Seller shall be determined in accordance with Georgia law as supplemented by the Title Standards of the State Bar of Georgia.

6. Closing.

(a) The purchase and sale hereunder shall be closed no later than November 24, 2026. The closing shall be conducted in Lawrenceville, Georgia, or such other place as may be agreed to by the parties. Seller may elect to have the transaction closed via an escrow arrangement reasonably suitable to the parties.

(b) At closing, Seller shall execute and deliver or cause to be delivered to Buyer the following original documents:

i) A good and marketable limited warranty deed based on the legal description contained in the deeds conveying title to the Seller and a Quit Claim Deed based on the legal description obtained from a current accurate survey.

ii) Owner's Affidavit and additional documents as may be required in such form as is necessary to enable the Buyer to remove any liens and parties in possession exceptions. The affidavit or such additional

documents shall run to the benefit of the Buyer and Buyer's Attorney and/or Title Company, be in such form and content acceptable to Seller, Buyer and Buyer's Attorney and/or Title Company and contain without limitation the following information: That:

a) there are no outstanding unrecorded contracts of sale, options, leases or other arrangements with respect to the Property to any person other than Buyer.

b) the Property is being conveyed unencumbered except for the Permitted Exceptions (listed in the title commitment or otherwise applicable to the Property), if any.

c) no construction or repairs have been made by Seller nor any work done to or on the Property by Seller which have not been fully paid for, nor any contract entered into, nor anything done the consequence of which could result in a lien or a claim of lien to be made against the Property.

d) there are no parties in possession of the Property being conveyed other than Seller.

e) there are no filings in the office of the Clerk of the Courts of Gwinnett County, nor in the office of the Secretary of State which indicate a lien or security interest in, on or under the Property which will not be released or terminated at Closing.

iii) Affidavit in compliance with the Foreign Investment in Real Property Tax Act of 1980, as amended, affirming that the Seller is not a "foreign person" as defined by the Internal Revenue Code.

iv) All other documents as may be reasonably required to be executed and delivered to complete this transaction as contemplated hereunder.

(c) Ad valorem taxes shall be prorated as of the date of closing.

(d) All closing costs involved in the purchase of the Property (other than attorney's fees incurred by Seller), including, without limitation, any transfer tax, shall be paid by Buyer.

7. Conditions to Closing.

The obligation of Buyer under this Agreement to purchase the Property is hereby expressly made subject to the truth and accuracy as of the date of this Agreement and as of the date of closing of each and every warranty or representation herein made by Seller, and the suitability of the inspections and tests set forth in Paragraph 4. If the results of the inspections and tests indicate any difficulty of Buyer to develop the Property, including rock, sewer, water, environmental hazards, hazardous materials, hazardous materials contamination, asbestos or other problems, then this Agreement shall be null and void and initial earnest money shall be refunded to Buyer. Buyer must furnish Seller written notice of cancellation by the end of the Inspection Period if Buyer desires to cancel the contract based on this condition.

8. Earnest Money.

Contemporaneously with the execution of this Agreement, Buyer has paid as Earnest Money the sum of TEN THOUSAND DOLLARS ($10,000.00). All Earnest Money shall be paid to the law firm of Pereira, Kirby, Kinsinger & Nguyen, LLP and held in escrow. At the closing hereunder all earnest money shall be applied against the purchase price provided herein. If Seller refuses to or cannot convey unencumbered marketable fee simple title to the Property as provided herein, or in the event any condition set forth herein is not met within the time provided, such condition not having been waived by Buyer, then said earnest money shall be returned to Buyer and this Contract shall terminate. Should Sellers refuse to close and Buyer desires to close, Buyer shall have the right to pursue specific performance. If the purchase and sale hereunder is not closed due to default hereunder by Buyer, the Earnest Money shall be paid to Seller as Seller's sole remedy as full and complete liquidated damages for such default. The parties acknowledge damages caused by the default of the Buyer would be difficult or impossible to ascertain and agree that the payment of the Earnest Money represents a fair and equitable remedy for the Seller.

9. Broker.

All parties acknowledge and agree that no brokers were involved in this transaction.

10. Notices.

Any notices required or permitted to be given under this Contract to Seller or to the Buyer shall be in writing, postage pre-paid and will be sent by fax transmission, overnight delivery by courier of choice or registered or certified mail to:

BUYER: City of Lawrenceville, Georgia
70 S Clayton St
P.O. Box 2200
Lawrenceville, Georgia 30046
Attention: Chuck Warbington, City Manager

Copy To: Pereira, Kirby, Kinsinger & Nguyen, LLP
P.O. Box 1250
Lawrenceville, GA 30046
Attention: Lawrenceville City Attorney
Email: lthompson@pkknlaw.com

SELLER: Joseph Malouf
3770 Vinyard Way
Lawrenceville, Ga 30044
Attn:
Email:

11. Miscellaneous.

(a) Interpretation. In this Agreement, the neuter gender includes the feminine and masculine, and the singular number includes the plural, and the words "person" and "party" include corporation, partnership, individual, form, trust, or association wherever the context so requires.

(b) Attorney's Fees. In the event it becomes necessary for either Buyer or Seller to bring an action at law or other proceeding to enforce any of the terms, covenants or conditions of this Contract, the prevailing party in any such action or proceeding shall be entitled to recover its costs and expenses incurred in such action from the other party, including without limitations reasonable attorney's fees as determined by the court without a jury. As used herein, the term "prevailing party" shall mean as to the plaintiff, obtaining substantially all relief sought, and such term shall mean as to the defendant, denying the obtaining of substantially all relief sought by the plaintiff.

(c) Time of Essence. Buyer and Seller hereby agree that this Agreement was entered into with the understanding that time is of the essence.

(d) Severability. In the event any provision, or any portion of any provision, of this Contract shall be deemed to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such invalid, illegal or unenforceable provision or portion of a provision shall not alter the remaining portion of any provision or any other provision, as each provision of this Agreement shall be deemed to be severable from all other provisions.

(e) Inurement. This Agreement shall be binding upon and inure to the benefit of the successors and assigns, if any, of the respective parties hereto.

(f) Effective Date. The Effective Date of the Agreement shall be the date the last party signs a fully executed copy of the Contract for Purchase and Sale.

12. Modification of Contract.

No modification of this Agreement shall be deemed effective unless in writing and signed by the parties hereto, and any waiver granted shall not be deemed effective except for the instance and in the circumstances particularly specified therein and unless in writing and executed by the party against whom enforcement of the waiver is sought.

13. Entire Contract.

This Agreement constitutes the entire agreement between the parties for the purchase and sale of the Property. All terms and conditions contained in any other writings previously executed by the parties regarding the Property shall be deemed to be superseded.

14. Mutual Drafting.

Each party has participated in the drafting of this Agreement, and the provisions of this Agreement shall not be construed against or in favor of either party.

15. Survival of Contract.

This Agreement shall not merge into the documents executed at the closing, and any representations and warranties regarding title and right of possession of the Property shall survive the closing.

16. Special Stipulations

None

This Agreement is agreed to this
___ day of _____, 2026.

JOSEPH MALOUF

By: _____

Title: _____

This Agreement is agreed to this
____ day of _____, 2026.

CITY OF LAWRENCEVILLE, GEORGIA

By: _____

Title: _____

EXHIBIT A
LEGAL DESCRIPTION

LAWRENCEVILLE
GEORGIA

AGENDA REPORT
MEETING: REGULAR MEETING, OCTOBER 26, 2026
AGENDA CATEGORY: COUNCIL BUSINESS NEW BUSINESS

Item:	2027 Employee Benefits Renewal
Department:	Finance / Human Resources
Date of Meeting:	Monday, October 26, 2026
Fiscal Impact:	Estimated 2027 Total Net Annual Fixed Costs plus Expected Claims Liability of **$9,318,830** for the recommended health plan renewal option, a projected decrease of **$83,787**, or **0.9%**, compared with the current amount shown in the renewal materials. Additional benefit offerings may have separate cost treatment as noted below.
Presented By:	Michael Fischer, Assistant City Manager
Action Requested:	Approve the 2027 employee benefits renewal, including Option 1 for the group health plan renewal and the addition of proposed supplemental benefit offerings.

Summary: Staff is presenting the 2027 employee benefits renewal for Mayor and Council consideration. The recommended renewal is **Option 1**, which maintains the current HealthEZ third-party administrator, Cigna provider network, and VeracityRx pharmacy benefit manager, while moving stop-loss coverage from Voya to Sun Life.

Option 1 is projected to reduce the City's 2027 Total Net Annual Fixed Costs plus Expected Claims Liability to **$9,318,830**, compared with the current amount of **$9,402,617**, for a projected decrease of **$83,787**, or **0.9%**. The renewal also reflects an annual combined laser liability of **$880,000**, as shown in the renewal materials.

Staff is also proposing to add several supplemental benefit offerings for 2027:

- **Aflac disability buy-up**, optional and employee-paid.
- **Long-Term Care benefit**, available as an employee-paid benefit through payroll deduction.
- **FEDlogic**, a federal and state benefit navigation service.

- **Regenerative/Regenexx orthopedic benefit**, intended to provide an alternative treatment option for certain musculoskeletal conditions.

These offerings are intended to preserve employee benefit options, provide additional voluntary protections, and support cost-management strategies within the City's overall benefits program. Open enrollment is scheduled for **October 29 through November 12, 2026**, according to the renewal timeline.

Background: The City reviews and renews its employee benefits program annually. The 2027 renewal materials identify the health plan, Medicare Advantage, dental, vision, life, disability, voluntary benefits, employee assistance, and related benefit programs scheduled for renewal or continuation.

The renewal materials show that several benefit lines are receiving rate passes or no changes, including dental, employee assistance, basic life/AD&D, voluntary life/AD&D, and certain Aflac voluntary benefits. Employer-paid short-term disability reflects a renewal increase of approximately **4%**, shown as approximately **$6,000 annually** in the renewal schedule.

For the health plan, staff recommends Option 1. The renewal materials compare the current program, the 2027 final renewal, and Option 1. Option 1 keeps the plan structure substantially aligned with the City's current administrator, network, and pharmacy benefit manager, while changing the stop-loss carrier to Sun Life.

The renewal materials also identify several proposed benefit additions:

- **Aflac disability buy-up:** An optional employee-paid disability buy-up benefit.
- **Long-Term Care benefit:** Guaranteed issue coverage with no medical underwriting, employee-paid through payroll deduction, and available for employees, spouses, and children. The benefit allows a covered person to access a portion of life insurance benefits while living if long-term care support is needed.
- **FEDlogic:** A navigation service intended to help employees and covered dependents evaluate potential federal and state benefits, including Medicare, Medicaid, Social Security Disability, Healthcare.gov, COBRA, veterans' benefits, and related programs. The renewal materials list the program cost as **$3.50 PEPM**, or **$14,406 annually**.
- **Regenerative/Regenexx orthopedic benefit:** A proposed alternative healthcare option for certain orthopedic and musculoskeletal conditions. The renewal materials identify musculoskeletal conditions as the City's second-highest treatable condition at **9% of spend** and show estimated projected savings of **$522,823**, based on eligible surgical spend compared with Regenexx treatment cost. The materials state the administrative fee would be waived if the City agrees to the recommended engagement plan.

The renewal timeline identifies October 2026 as the target for final renewal decisions, with open enrollment scheduled to begin October 29, 2026.

Fiscal Impact: The recommended health plan renewal option, Option 1, shows estimated 2027 **Total Net Annual Fixed Costs plus Expected Claims Liability** of **$9,318,830**. This is a projected

decrease of **$83,787**, or **0.9%**, from the current amount of **$9,402,617**, according to the renewal materials.

- **Aflac disability buy-up:** Optional and employee-paid.
- **Long-Term Care benefit:** Employee-paid through payroll deduction.
- **FEDlogic:** Listed at **$3.50 PEPM**, or **$14,406 annually**.
- **Regenerative/Regenexx orthopedic benefit:** Described as free to employees and covered dependents, with services billed as claims direct to the City.

Concurrences: Finance, Human Resources