



LAWRENCEVILLE

GEORGIA

CITY COUNCIL WORK SESSION AGENDA

Monday, December 13, 2021
2:00 PM

Council Assembly Room
70 S. Clayton St, GA 30046

Call to Order

Bicentennial Fact

Prayer

Pledge of Allegiance

Agenda Additions / Deletions

Discussion of General City Business

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

- [1.](#) SUP2021-00051; Wade Marketing & Consulting Services; 3130 Sugarloaf Parkway, Suite 1200
- [2.](#) RCZ2021-00030 & SUP2021-00053; Highlands Residential, LLC; 77 E Pike, 250 McArthur Street and City of Lawrenceville Public Right-of-way
- [3.](#) RZM2021-00010; Southeast Capital Land, LLC; 35 Gwinnett Drive, multiple parcels
- [4.](#) Architectural and Engineering Consulting Services on an Annual Contract
- [5.](#) Purchase of Itron Electric Meters
- [6.](#) Purchase of Pad-Mounted and Pole Mounted Transformers
- [7.](#) Purchase of a Front Load Garbage Truck
- [8.](#) Comprehensive HVAC Services on an Annual Contract
- [9.](#) Approve the Second Amendment to an Intergovernmental Agreement with the Downtown Development Authority of Lawrenceville, GA for the due date for a hotel loan originally approved August 12, 2020 to extend the due date to June 30, 2022

- [10.](#) Ordinance to Create the ReCAST Advisory Board
- [11.](#) City of Lawrenceville Depot District Signs Project
- [12.](#) Amendment to Chapter 36, Section 36-7 for Speed Zone Ordinance
- [13.](#) Approval of a Statement of Work for a compensation study by Mercer
- [14.](#) Approval of an update to the City Code of Ordinances, Chapter 4 Alcoholic Beverages
- [15.](#) Approval of a First Amendment to the Operation Agreement for the Lawrenceville Arts Center with the Aurora Theatre
- [16.](#) Approve a Purchase Sale Agreement with CSX Transportation Inc. along Pike Street as indicated on Exhibit A
- [17.](#) Resolution for the Abandonment of a portion of the right-of-way of Collins Hill Road
- [18.](#) Resolution for the Abandonment of a portion of the right-of-way of Fair Street
- [19.](#) Resolution for the Abandonment of a portion of the right-of-way of McArthur Street
- [20.](#) Purchase of new Fleet Management Software
- [21.](#) Metro Relocation Project Presentation

Executive Session - Personnel, Litigation, Real Estate

Final Adjournment



LAWRENCEVILLE

GEORGIA

AGENDA REPORT
MEETING: CITY COUNCIL WORK SESSION
AGENDA CATEGORY: DISCUSSION

Item: SUP2021-00051; Wade Marketing & Consulting Services; 3130 Sugarloaf Parkway, Suite 1200

Department: Planning and Development

Date of Meeting: Monday, December 13, 2021

Presented By: Todd Hargrave, Director of Planning and Development

Planning and Development Recommendation: **Approval with Conditions**

Planning Commission Recommendation: **Approval with Staff recommendations**

City Council Recommendation: **Public Hearing held on November 17, 2021, Table vote to December 13, 2021**

Summary: The applicant is requesting a Special Use Permit to allow a Special Events Facility as part of an existing commercial retail development. The property is a 3.38-acre parcel, zoned BG (General Business District), located at the southeast intersection of Sugarloaf Parkway and Johnson Road. The property is developed as a commercial/retail center, consisting of multiple suites, driveways and parking.

Attachments/Exhibits:

- SUP2021-00051 REPORT
- SUP2021-00051 PLANNING AND DEVELOPMENT RECOMMENDATIONS
- SUP2021-00051 ATTACHMENTS

CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT REPORT

CASE NUMBER	SUP2021-00051
APPLICANT	WADE MARKETING & CONSULTING SERVICES
CONTACT	JUANITA WADE
PHONE NUMBER	313.515.6506
ZONING CHANGE	-
LOCATION	3130 SUGARLOAF PARKWAY
PARCEL ID	R5085 695
ACREAGE	3.38
PROPOSED DEVELOPMENT	SPECIAL EVENTS FACILITY
DEPARTMENT RECOMMENDATION	APPROVAL WITH CONDITIONS

ZONING HISTORY:

The property has been zoned BG (General Business District) since 2005.

PROJECT DATA:

The applicant is requesting a Special Use Permit to allow a Special Events Facility as part of an existing commercial retail development. The property is a 3.38-acre parcel, zoned BG (General Business District), located at the southeast intersection of Sugarloaf Parkway and Johnson Road. The property is developed as a commercial/retail center, consisting of multiple suites, driveways and parking.

The applicant is proposing to occupy Suite 1200, of the Sugarloaf Pointe shopping center to allow a Special Events Facility providing services relating to community events, meetings, pop-up shops, special occasions and training. Access to the property is provided via curb-cuts extending from Sugarloaf Parkway, Johnson Road and Old Snellville Highway.

As proposed, the parking regulations require seven parking spaces for this type of facility, however, the existing parking lot consist of 91 parking spaces which exceeds the minimum requirements and adequately provides a sufficient amount

of off-street parking. Additionally, all associated parking is located in front of the building.

The proposal satisfies the minimum requirement of the Supplemental and Accessory Use Standards (the Standards) requiring Special Events Facilities be located along a properly classified road, as well as providing adequate restroom facilities. Additionally, the Standards require compliance with intent of the Code of Ordinance as it relates to Special Events Facilities. The adoption of the 2020 Zoning Ordinance allows Special Events Facilities to operate throughout the city limits in specific zoning classifications; which includes the BG zoning classification. However, if the applicant chooses to serve alcohol during events an Alcoholic Beverages License allowing the retail sales of alcoholic beverages for consumption shall be required.

The area surrounding the property consist primarily of single-family and commercial/retail developments. To the west and south is the Tanner's Pointe single-family subdivision located in unincorporated Gwinnett County zoned R-75 (Single-Family Residence District). To the east, across Old Snellville Highway, are properties located in unincorporated Gwinnett County utilized for office related activities zoned OI (Office Institutional District), and further to the east, in the city limits is a Place of Worship, zoned RS-150 (Single-Family Residence District). To the north, across Sugarloaf Parkway at its intersection with Old Snellville Highway, are properties located within unincorporated Gwinnett County consisting of a variety of uses and zoning, as well as the Sugarloaf Manor subdivision zoned R-ZT (Single-Family Residence Zero Lot Line/Townhouse District). To the north, at the northwest intersection of Sugarloaf Parkway and Johnson Road is a multi-tenant retail facility zoned BN (Neighborhood Business District). The mixture of zoning and uses in the immediate area further support the requested Special Use Permit.

The 2040 Comprehensive Plan and Future Development Map indicate the property is within the Neighborhood Mixed Use Character Area. Policies for this area are intended to provide walkability and services for nearby existing residential uses. Therefore, the proposed Special Use Permit may result in a use considered consistent with the intent of the 2040 Comprehensive Plan.

In conclusion, the requested Special Use Permit for a Special Events Facility, at an existing commercial development, may provide a center for local services, providing walkable connectivity, for nearby residential uses along this segment of the Sugarloaf Parkway corridor. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of this request.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

CODE ENFORCEMENT

From 2018 to 2021, several Notice of Violations (NOVs) were issued for violations, which includes; commercial signage, outdoor storage and trash and debris.

DAMAGE PREVENTION DEPARTMENT

No comment

ELECTRIC DEPARTMENT

No comment

ENGINEERING DEPARTMENT

No comment.

GAS DEPARTMENT

No comment

STANDARDS GOVERNING EXERCISE OF THE ZONING POWER

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

In light of the mixture of uses and zoning in the immediate area the requested Special Events Facility could be suitable to the area.

2. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property;

With the recommended conditions, potential impacts on adjacent and nearby properties could be reduced.

3. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned;

The property has a reasonable economic use as currently zoned.

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

Minimal impacts on public facilities would be anticipated from the addition of a Special Events Facility at this location.

5. Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan; and

Policies of the Neighborhood Mixed Use Character Area are intended to provide a center for local service. As such the proposed Special Use Permit allowing a Special Events Facility at this location could be consistent with the Unified Plan.

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 proposed rezoning.

To ensure the compatibility with rules and regulations of the City of Lawrenceville, it is suggested that conditions limit the Special Use Permit to a period of two years.

PLANNING AND DEVELOPMENT DEPARTMENT**RECOMMENDED CONDITIONS****SUP2021-00051:**

Approval of Special Use Permit for a Special Events Facility subject to the following conditions:

- 1.** General Business uses, which may include a Special Events Facility as a special use.
- 2.** 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.
- 3.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways.
- 4.** Peddlers and/or any parking lot sales unrelated to the Special Use shall be prohibited.
- 5.** Outdoor storage shall be prohibited.
- 6.** Dumpsters shall be screened by solid masonry walls matching the building, with an opaque metal gate enclosure.
- 7.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- 8.** The Special Use Permit shall be limited to a period of two years, at which time the use shall cease, or an application made for renewal.



LAWRENCEVILLE

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SPECIAL USE PERMIT APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Wade Marketing & Consulting Services</u>	NAME: <u>4 Seas Investments</u>
ADDRESS: <u>1458 Gates Mill Walk</u>	ADDRESS: <u>8445 Saint Marlo Fairway Drive</u>
CITY: <u>Lawrenceville</u>	CITY: <u>Duluth</u>
STATE: <u>GA</u> ZIP: <u>30045</u>	STATE: <u>GA</u> ZIP: <u>30097</u>
PHONE: <u>313-515-6506</u>	PHONE: <u>678-371-8630</u>
CONTACT PERSON: <u>Juanita Wade</u> PHONE: <u>313-515-6506</u>	
CONTACT'S E-MAIL: <u>jewade8707@yahoo.com</u>	
* 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): <u>5th District</u> ACREAGE: <u>3.4 Acres</u>	
PARCEL NUMBER(S): <u>RS085-695</u>	
ADDRESS OF PROPERTY: <u>3130 Sugarloaf Parkway Ste 1200 Lawrenceville, Ga 30045</u>	
PROPOSED SPECIAL USE: <u>Event Center</u>	

SIGNATURE OF APPLICANT

DATE

Juanita Wade

TYPED OR PRINTED NAME:

NOTARY PUBLIC

DATE

SIGNATURE OF OWNER

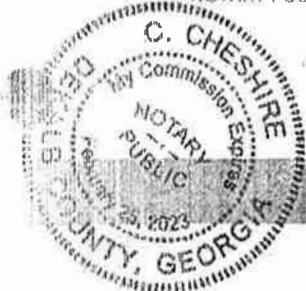
DATE

KAMLESH R. CHUGH

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE



WADE MARKETING & CONSULTING SERVICES

August 6, 2021

City of Lawrenceville
Planning Department
70 S. Clayton St.
P.O.Box 2200
Lawrenceville, Ga 30046

Letter of Intent: 3130 Sugarloaf Parkway Ste 1200

To Whom It May Concern:

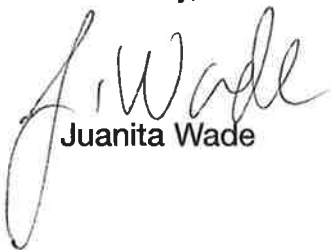
Wade Marketing & Consulting Services is submitting this Letter of Intent on behalf of Life Events Venue.

3130 Sugarloaf Parkway (otherwise known as L3 BA Sugarloaf Pointe) Suite 1200 is a 2800 square foot commercial space located in a commercial strip mall in, Lawrenceville, GA.

Our intent is to utilize space as an event center, to host meetings, training sessions, pop up shops, special occasions and community events.

If you have any questions about our intended use, you can contact Juanita Wade at 313-515-6506.

Sincerely,



Juanita Wade





LAWRENCEVILLE

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*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

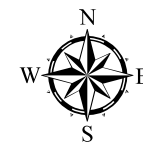
File # SUP2021-00051

Applicant:
Wade Marketing & Consulting Services

Owner:
4 Seas Investments

Legend

-  Subject Property
-  Parcels
-  Roads



0 90 180





LAWRENCEVILLE

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The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File # SUP2021-00051

Applicant:
Wade Marketing & Consulting Services

Owner:
4 Seas Investments

Legend

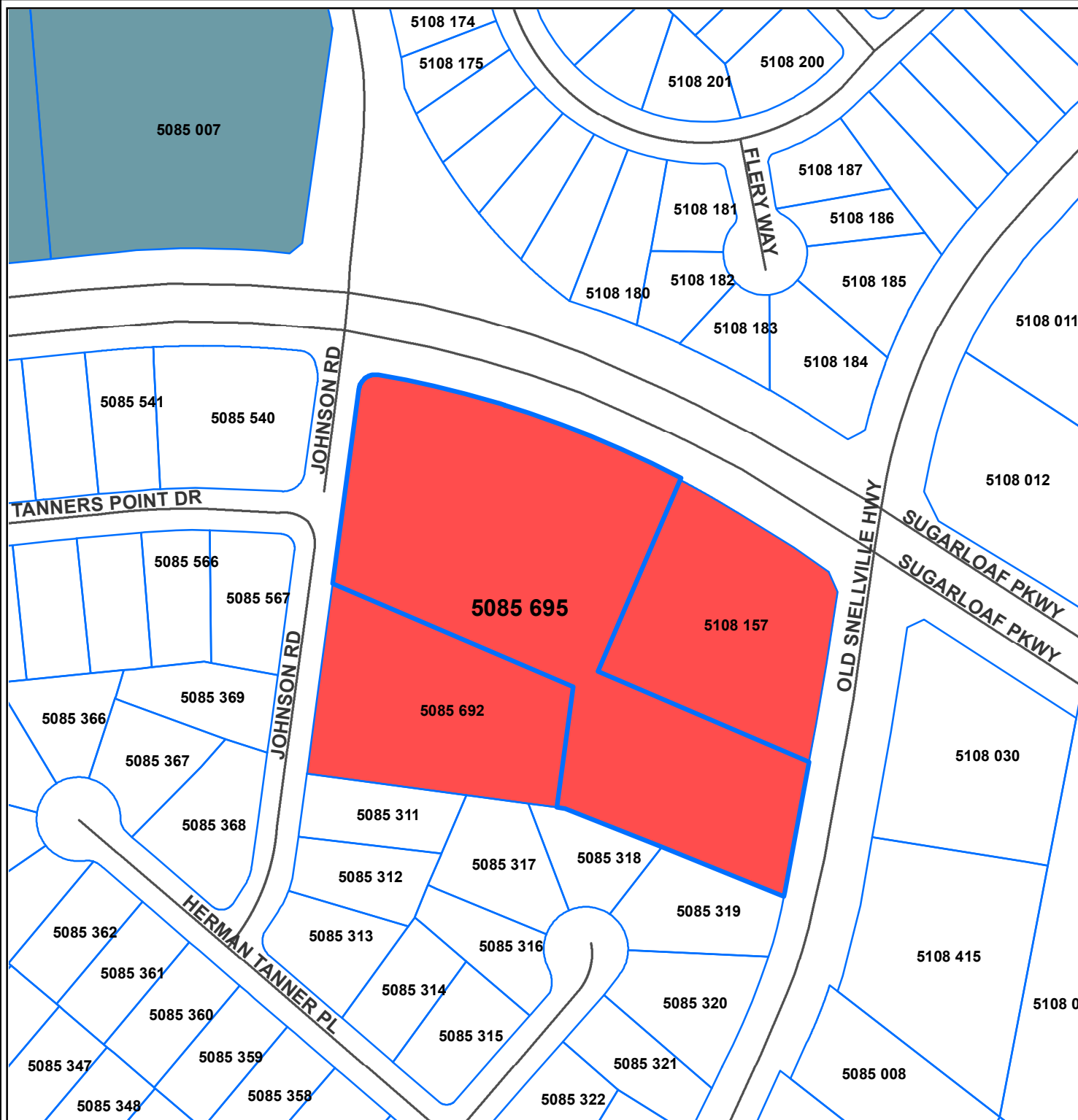
-  Subject Property
-  Parcels

Zoning Districts

-  BN Neighborhood Business
-  BG General Business
-  Roads



0 90 180





LAWRENCEVILLE

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AGENDA REPORT

MEETING: CITY COUNCIL WORK SESSION

AGENDA CATEGORY: NEW BUSINESS

Item:	RCZ2021-00030 & SUP2021-00053; Highlands Residential, LLC; 77 E Pike, 250 McArthur Street and City of Lawrenceville Public Right-of-way
Department:	Planning and Development
Date of Meeting:	Monday, December 13, 2021
Presented By:	Todd Hargrave, Director of Planning and Development
Planning and Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Staff Recommended Conditions

Summary: The applicant requests rezoning of an approximately 3.81-acre parcel assemblage from LM (Light Manufacturing District) and OI (Office Institutional District) to OI (Office Institutional District) with a Special Use Permit to allow a Retirement Community, Independent Living facility. The proposal is directly related to an approved rezoning and Special Use Permit (RZC2020-00017 & SUP2020-00036) which would expand on the previously approved request by proposing additional property (0.53-acres), units (18) and structures all of which will affect the overall plan.

Attachments/Exhibits:

- RZC2021-00030 & SUP2021-00053 Report
- RZC2021-00030 & SUP2021-00053 Planning and Development Recommendations
- RZC2021-00030 SUP2021-00053_PLANNING COMMISSION RECOMMENDED CONDITIONS_11292021_v1
- RZC2021-00030 & SUP2021-00053 Attachments
- RZC2021-00030 SUP2021-00053_Park Place Zoning Presentation 2021-11-29

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING AND SPECIAL USE REPORT**

CASE NUMBER: RZC2021-00030 & SUP2021-00053

APPLICANT: HIGHLANDS RESIDENTIAL, LLC

CONTACT: DAVID LOEFFEL

PHONE NUMBER: 404.969.5367

LOCATION: 77 EAST PIKE STREET, 250 MCARTHUR STREET AND
CITY OF LAWRENCEVILLE PUBLIC RIGHT-OF-WAY

PARCEL ID: R5146B110, R5146B111A, R5146B113, R5146B115,
R5146B116, R5146B117, R5146B118, AND A
PORTION OF McARTHUR STREET (VARIABLE RIGHT-
OF-WAY)

ACREAGE: 3.81

ZONING PROPOSAL: LM LIGHT MANUFACTURING DISTRICT AND OI
OFFICE INSTITUTIONAL DISTRICT, TO OI OFFICE
INSTITUTIONAL DISTRICT WITH A SPECIAL USE
PERMIT FOR THE DEVELOPMENT OF AN ACTIVE-
ADULT/SENIOR LIVING COMMUNITY

PROPOSED DEVELOPMENT: RETIREMENT COMMUNITY, INDEPENDENT LIVING

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS**

ZONING HISTORY:

In 1960, the subject property has been zoned BG (General Business District) and LM (Light Manufacturing District).

The subject property has been zoned OI (Office Institutional District), with a Special Use Permit allowing a Retirement Community, Independent Living Facility since 2020, pursuant to RZC2020-00017 and SUP2020-00036.

PROJECT DATA

The applicant requests rezoning of an approximately 3.81-acre parcel assemblage from LM (Light Manufacturing District) and OI (Office Institutional District) to OI (Office Institutional District) with a Special Use Permit to allow a Retirement Community, Independent Living facility. The proposal is directly related to an approved rezoning and Special Use Permit (RZC2020-00017 & SUP2020-00036) which would expand on the previously approved request by proposing additional property (0.53-acres), units (18) and structures all of which will affect the overall plan. The property is located at the northeast intersection of the East Pike Street and Buford Drive, bounded to the north by Jarman Street, and to the east McArthur Street and CSX Railroad (f.k.a. Seaboard Air Line Railway Co.). The subject properties are developed and consist of industrial buildings, associated driveways and parking.

According to the submitted materials, the facility would be marketed as a retirement community, designed for independent living. The development would consist of an approximately 65-foot, five-story building containing 150-units to be used as an independent multifamily living facility, resulting in a density of approximately 40 units per acre; exceeding the allowable tolerance of 24 units per acre. Unit types will range from one-bedroom and two-bedrooms at an average unit size of approximately 965 square feet. The project would include amenities such as a business center, community room, fitness center, and social gathering areas. However, the proposed plan does not include specifics relating to the gross floor area (GFA) for any common interior space associated with the development. The plan proposes 190 parking spaces; assuming the proposal includes 8,250 square feet of common interior space, the number of proposed parking spaces may be consistent with the minimum number of parking spaces required for the proposed development. Access to the proposed development would be via two curb cuts, one located along East Pike Street and the other on Jarman Street.

As proposed, the applicant is requesting variances to allow a 30-foot building height increase, an increase in the maximum impervious surface requirement of 70-percent, the elimination or reduction of the required 50-foot Front Yard Setback along Buford Drive and 10-foot Side Yard Setback along the CSA Railway Right-of-Way. Additionally the proposal includes a reduction of the required 10-foot landscape strip adjacent adjacent to all right-of-ways. Therefore, variances will be required to for each of the encroachments and may be considered by City Council with the requests.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Character Area. The vision for this character area is to encourage a mixture of residential, retail, office, recreational, and educational facilities. The citywide goals of the Plan include improving land use patterns, transportation, housing, economic development, and the overall quality of life for the entire community. The proposed development is considered consistent with goals and policies of the Comprehensive Plan to promote residential and mixed-use development in proximity to the Courthouse Square, and the request is compatible with the zoning and development pattern of its surrounding neighbors. The

project is also considered consistent with the City's Livable Centers Initiative (LCI) Plan, introducing residential housing density a short distance from the downtown square, establishing an enhanced street grid system, and promoting access to local parks, as well as walking and biking alternatives.

The immediate surrounding area includes a mix of commercial, institutional, office, residential and mixed-use developments and zoning. To the south, across East Pike Street, are commercial uses and zoning; which includes a financial institution, a restaurant and several vacant parcels of land. Further to the south, along Jackson Street is the Lawrenceville Lawn; which host a variety of events on routine basis, as well as the Lawrenceville South Lawn mixed-use development consisting of variety of housing options, as well as a similar density to the proposed. To the west, across Buford Drive, are other commercial retail establishments appropriately zoned BG, BGC (Central General Business District) and OI (Office Institutional District). To the north and east, across Jarman Street, is a building materials supply company and auto repair facilities zoned LM. Further to the east, across the CSX Railway is mixture of light industrial and residential uses and zoning. The scale of the development may be consistent with the developments in the immediate vicinity.

In conclusion, the proposed development could contribute land use patterns and design elements that support walkability and an enhanced sense of place and may be consistent with the City of Lawrenceville 2040 Comprehensive Plan policies. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL WITH CONDITIONS** of the requested rezoning and Special Use Permit.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:**ENGINEERING DEPARTMENT**

No comment.

ELECTRIC DEPARTMENT

The City of Lawrenceville Electric Department has single-phase and three-phase power available. The site will be served underground and there will be cost per unit for underground electric to be paid by the developer. Site lighting to be installed and owned by the developer.

GAS DEPARTMENT

No comment.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

No comment.

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

1. **Will the Rezoning and Special Use Permit proposal allow a use that is suitable in view of the use and development of an adjacent and nearby property?** *Yes.*
2. **Will the Rezoning and Special Use Permit proposal adversely affect the existing use or usability of adjacent or nearby property?** *No. The proposed development is compatible with surrounding uses in the immediate area.*
3. **Does the property to be affected by the Rezoning and Special Use Permit proposal have a reasonable economic use as currently zoned?** *Yes.*
4. **Will the Rezoning and Special Use Permit proposal result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?** *No.*
5. **Is the Rezoning and Special Use Permit proposal in conformity with the policy and intent of the City of Lawrenceville Comprehensive Plan?** *Yes.*
6. **Are there other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the Rezoning and Special Use proposal?** *Yes, the proposed development would provide housing options for seniors, promote walkability, and potentially spur redevelopment in the immediate area.*

Planning and Development Recommendations

RCZ2021-00030

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The proposed development shall be limited to a total of 150 multifamily residential units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
 - B. The maximum building height shall be 65 feet.
 - C. Allow a 45-foot encroachment into the required front yard setback along East Pike Street and Buford Drive.
 - D. Maximum impervious surface requirement shall not exceed 80-percent
 - E. The development shall be age-restricted to residents 55 years of age and older.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site rezoning site plan, dated September 7, 2021, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Planning and Development Department.
 - B. The buildings shall be constructed in general accordance with the submitted elevations and floor plans dated September 21, 2021. Building elevations shall be subject to the review and approval by the Planning and Development Department.
 - C. Ingress/Egress to the subject property shall be limited to one point of access along East Pike Street and Jarman Street. Point of access shall meet City and GDOT regulations as appropriate, including any dedication of Right-of-Way.
 - D. Parking spaces shall be limited to 190 total spaces, including required parking spaces for common space. Parking and driveway surfaces shall be paved and striped to City standards.

- E. Elimination of a 10-foot landscape strip along all right-of-ways shall be permitted consistent with the submitted site rezoning site plan dated September 7, 2021 with minor adjustments as may be approved by the Planning and Development Department. Internal and external landscaping and screening shall be subject to review and approval of the Planning and Development Department.
- F. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- G. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Other signage will be allowed consistent with the submitted site rezoning site plan, presented September 21, 2021 with minor adjustments as may be approved by the Planning and Development Department.
- H. All grassed areas shall be sodded.
- I. The utilities internal to the development must be placed underground.
- J. 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.

- K. Lighting, other than streetscape lighting, shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways. Streetscape lighting along Buford Drive and East Pike Street shall be consistent with the minimum requirements of the City of Lawrenceville Zoning Ordinance, Article 6, Architectural and Design Standards, Section 603 Performance Standards-Lighting.
- L. Outdoor storage shall be prohibited.
- M. City dumpsters shall be utilized for the entire development. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5-feet. The dumpster shall be screened on all sides by a minimum 6-foot high masonry wall with access via an opaque gate. The project may incorporate a trash room inside the building.
- N. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.
- O. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- P. The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made in a timely manner. Fencing along public Right-of-Way shall be wrought iron style type fencing with masonry columns spaced 25 feet. The building itself can function as a fence along the public right-of-way.
- Q. Unless provided underground, Stormwater Detention facilities shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the review and approval of the Planning and Development Department.

SUP2021-00053

Approval of a Special Use Permit for a 150-unit Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:
 - A. The proposed development shall be limited to a total of 150 residential units. The final site and building design shall be subject to review and approval of the Planning and Development Department.
 - B. Each multifamily living unit shall be accessed internally, via a double-loaded conditioned corridor (hallway), consisting of apartment units on both sides of the passage corridor.
 - C. Interior unit features include stainless steel appliances and stone countertops.
 - D. The development shall include outdoor amenities for residents including active common spaces that may include a community garden, covered pavilion and grilling areas. Interior amenities may include a community room with bistro, cardio/fitness center, as well as additional areas for residential activity. The design and location of the amenities shall be subject to the review and approval by the Planning and Development Department.

PLANNING COMMISSION
RECOMMENDED CONDITIONS
RZC2021-00030_11292021_v1

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The proposed development shall be limited to a total of 150 multifamily residential units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
 - B. The maximum building height shall be 65 feet.
 - C. Allow a 45-foot encroachment into the required front yard setback along East Pike Street and Buford Drive.
 - D. Maximum impervious surface requirement shall not exceed 80-percent
 - E. The development shall be age-restricted to residents 55 years of age and older.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site rezoning site plan, dated September 7, 2021, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Planning and Development Department.
 - B. The buildings shall be constructed in general accordance with the submitted elevations and floor plans dated September 21, 2021. Building elevations shall be subject to the review and approval by the Planning and Development Department.
 - C. Ingress/Egress to the subject property shall be limited to one point of access along East Pike Street and Jarman Street. Point of access shall meet City and GDOT regulations as appropriate, including any dedication of Right-of-Way.
 - D. Parking spaces shall be limited to 190 total spaces, including required parking spaces for common space. Parking and driveway surfaces shall be paved and striped to City standards.

- E. Elimination of a 10-foot landscape strip along all right-of-ways shall be permitted consistent with the submitted site rezoning site plan dated September 7, 2021 with minor adjustments as may be approved by the Planning and Development Department. Internal and external landscaping and screening shall be subject to review and approval of the Planning and Development Department.
- F. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- G. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Other signage will be allowed consistent with the submitted site rezoning site plan, presented September 21, 2021 with minor adjustments as may be approved by the Planning and Development Department.
- H. All grassed areas shall be sodded.
- I. The utilities internal to the development must be placed underground.
- J. 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.

- K. Lighting, other than streetscape lighting, shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways. Streetscape lighting along Buford Drive and East Pike Street shall be consistent with the minimum requirements of the City of Lawrenceville Zoning Ordinance, Article 6, Architectural and Design Standards, Section 603 Performance Standards-Lighting.
- L. Outdoor storage shall be prohibited.
- M. City dumpsters shall be utilized for the entire development. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5-feet. The dumpster shall be screened on all sides by a minimum 6-foot high masonry wall with access via an opaque gate. The project may incorporate a trash room inside the building.
- N. Dumpster Pad shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.
- O. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- P. The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made in a timely manner. Fencing along public Right-of-Way shall be wrought iron style type fencing with masonry columns spaced 25 feet. The building itself can function as a fence along the public right-of-way.
- Q. Unless provided underground, Stormwater Detention facilities shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the review and approval of the Planning and Development Department.

PLANNING COMMISSION
RECOMMENDED CONDITIONS
SUP2021-00053_11292021_v1

Approval of a Special Use Permit for a 150-unit Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:
 - A. The proposed development shall be limited to a total of 150 residential units. The final site and building design shall be subject to review and approval of the Planning and Development Department.
 - B. Each multifamily living unit shall be accessed internally, via a double-loaded conditioned corridor (hallway), consisting of apartment units on both sides of the passage corridor.
 - C. Interior unit features include stainless steel appliances and stone countertops.
 - D. The development shall include outdoor amenities for residents including active common spaces that may include a community garden, covered pavilion and grilling areas. Interior amenities may include a community room with bistro, cardio/fitness center, as well as additional areas for residential activity. The design and location of the amenities shall be subject to the review and approval by the Planning and Development Department



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Highlands Residential, LLC</u>	NAME: <u>GA Gwinnett Lawrenceville Pike, LLC</u>
ADDRESS: <u>2100 Powers Ferry Road</u>	ADDRESS: <u>1777 Peachtree Street Northeast</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30339</u>	STATE: <u>GA</u> ZIP: <u>30309</u>
CONTACT PERSON: <u>Dave Loeffel</u> PHONE: <u>404-969-5367</u>	
* 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.	
PRESENT ZONING DISTRICT(S): <u>LM/O-I</u> REQUESTED ZONING DISTRICT: <u>O-I</u>	
PARCEL NUMBER(S): <u>R5146B110, R5146B111A, R5146B113, R5146B118</u> ACREAGE: <u>3.81</u> <u>R514B117, R514B116, R5146B115</u>	
ADDRESS OF PROPERTY: <u>77 East Pike Street, Lawrenceville, GA 30046</u>	

[Signature] 9/22/2021
SIGNATURE OF APPLICANT DATE

DAVE LOEFFEL
TYPED OR PRINTED NAME

[Signature] 9/22/2021
SIGNATURE OF OWNER DATE

DAVE LOEFFEL
TYPED OR PRINTED NAME

Michelle Hill 9/22/2021
NOTARY PUBLIC DATE

JAMIE M. HILL
My Commission Expires
June 29, 2024
NOTARY PUBLIC
PAULDING COUNTY, GEORGIA

Michelle Hill 9/22/2021
NOTARY PUBLIC DATE

JAMIE M. HILL
My Commission Expires
June 29, 2024
NOTARY PUBLIC
PAULDING COUNTY, GEORGIA

70 S Clayton Road, Box 22, Lawrenceville, Georgia 30046-2200
www.lawrencevillega.org

HIGHLANDS RESIDENTIAL, LLC Assemblage Parcel

All that tract or parcel of land lying and being in Land Lot 146 of the 5th District, Gwinnett County, Georgia, and being more particularly described as follows:

Beginning at a nail set along the easterly right-of-way margin of McArthur Street (R/W Varies), said nail being shown as Point of Commencement for McArthur Tract "G" on that certain plat or boundary retracement survey of 77 East Pike Street for Highlands Residential, LLC by Gaskins, bearing the seal of Bryant G. Kachel (GA PLS #2700) dated June 6, 2019, last revised February 11, 2020, and having a Georgia State Plane Coordinate value of (N: 1439740.43', E: 2351815.40, NAD 83, Georgia West Zone); Said point being the POINT OF BEGINNING; Thence from the POINT OF BEGINNING as thus established and departing the said easterly right-of-way margin of McArthur Street, South 86 degrees 31 minutes 49 seconds West a distance of 20.02 feet to a nail set along the westerly right-of-way margin of McArthur Street (R/W Varies); Thence departing said westerly right-of-way margin of McArthur Street and following the northerly right-of-way margin of East Pike Street the following five courses and distances: South 84 degrees 53 minutes 15 seconds West a distance of 13.33 feet to a nail found; Thence South 41 degrees 17 minutes 05 seconds West a distance of 28.55 feet to a concrete right-of-way monument found; Thence South 84 degrees 53 minutes 15 seconds West a distance of 79.54 feet to a point; Thence along a curve to the right having an arc length of 26.02 feet and a radius of 1,676.51 feet and being subtended by a chord bearing South 84 degrees 28 minutes 21 seconds West a chord distance of 26.02 feet to a concrete right-of-way monument found; Thence North 73 degrees 20 minutes 23 seconds West a distance of 52.96 feet to a concrete right-of-way monument found at the intersection of said northerly right-of-way margin of East Pike Street and the easterly right-of-way margin of Buford Drive (R/W varies); Thence departing said northerly right-of-way margin of East Pike Street and following said apparent easterly right-of-way margin of Buford Drive the following seven courses and distances: North 42 degrees 28 minutes 12 seconds West a distance of 94.45 feet to a #4 rebar set; Thence North 10 degrees 16 minutes 59 seconds West a distance of 19.69 feet to a # 4 rebar set; Thence North 10 degrees 16 minutes 59 seconds West a distance of 45.83 feet to a point; Thence North 02 degrees 59 minutes 01 seconds West a distance of 51.28 feet to a point; Thence North 01 degrees 17 minutes 18 seconds West a distance of 134.56 feet to a concrete right-of-way monument; Thence North 01 degrees 32 minutes 53 seconds East a distance of 63.04 feet to a point; Thence North 01 degrees 15 minutes 31 seconds East a distance of 57.07 feet to a concrete right-of-way monument found at the southeasterly mitered right-of-way intersection of said easterly right-of-way margin of Buford Drive and the southerly right-of-way margin of Jarman Street (R/W varies); Thence departing the said easterly right-of-way margin of Buford Drive and following the mitered right-of-way of said Buford Drive and Jarman Street North 39 degrees 46 minutes 24 seconds East a distance of 15.60 feet to a concrete right-of-way monument found; Thence departing said mitered right-of-way of said Buford Drive and said Jarman Street and following the said southerly right-of-way margin of Jarman Street the following six courses and distances: North 80 degrees 08 minutes 23 seconds East a distance of 49.99 feet to a #4 rebar set; Thence North 80 degrees 14 minutes 46 seconds East a distance of 23.77 feet to a point; Thence North 01 degrees 13 minutes 08 seconds East a distance of 10.02 feet to a concrete right-of-way monument found; Thence North 80 degrees 01 minutes 34 seconds East a distance of 75.66 feet to a point; Thence

North 02 degrees 43 minutes 00 seconds West a distance of 7.26 feet to a #4 rebar set; Thence North 81 degrees 46 minutes 54 seconds East a distance of 80.50 feet to a nail set at the right-of-way intersection of the said southerly right-of-way margin of Jarman Street and the westerly right-of-way margin of McArthur Street (R/W varies); Thence departing said southerly right-of-way margin of Jarman Street and following the said westerly right-of-way margin of McArthur Street South 03 degrees 24 minutes 40 seconds East a distance of 46.14 feet; Thence departing said westerly right-of-way margin of McArthur Street South 88 degrees 41 minutes 09 seconds East a distance of 29.34 feet to a #4 rebar set on the easterly right-of-way margin of McArthur Street; Thence departing said easterly right-of-way margin of McArthur Street South 88 degrees 41 minutes 09 seconds East a distance of 175.98 feet to a #4 rebar set on the westerly right-of-way margin of CSX Railway (50' R/W) (f/k/a Seaboard Air Line Railway Co.); Thence following said westerly right-of-way margin of CSX Railway the following five courses and distances: South 22 degrees 47 minutes 10 seconds West a distance of 73.40 feet to a point; Thence South 22 degrees 47 minutes 10 seconds West a distance of 69.38 feet to a #4 rebar found; Thence South 22 degrees 47 minutes 08 seconds West a distance of 75.76 feet to a point; Thence along a curve to the left having an arc length of 56.74 feet and a radius of 1,379 feet and being subtended by a chord bearing South 19 degrees 24 minutes 51 seconds West a chord distance of 56.74 feet to a #4 rebar set; Thence along a curve to the left having an arc length of 221.20 feet and a radius of 1,379 feet and being subtended by a chord bearing South 13 degrees 38 minutes 24 seconds West a chord distance of 220.96 feet to a nail set along the northerly right-of-way margin of East Pike Street (R/W Varies); Thence departing the said westerly right-of-way margin of CSX Railroad and along the said northerly right-of-way margin of East Pike Street South 85 degrees 09 minutes 35 seconds West a distance of 1.00 foot to a nail set along the easterly right-of-way margin of McArthur Street (R/W Varies); Thence departing the said northerly right-of-way margin of East Pike Street and along the said easterly right-of-way margin of McArthur Street North 03 degrees 28 minutes 11 seconds West a distance of 32.49 feet to the POINT OF BEGINNING.

Said tract or parcel contains 3.81 acres (being 166,232 square feet).

Letter of Intent



**COMBINED LETTER OF INTENT FOR
REZONING AND SPECIAL USE PERMIT APPLICATIONS OF
HIGHLANDS RESIDENTIAL, LLC**

Highlands Residential, LLC (the “Applicant”) submits this Letter of Intent and attached rezoning and special use permit applications (the “Applications”) in order to permit the development of a luxury active-adult/senior living community on an approximately 3.81-acre tract of land located on the easterly side of Buford Drive (State Route 20) and the northerly side of East Pike Street (US Route 29) (the “Property”). The Property is bounded by Jarman Street to the north and McArthur Street and the CSX Railway right-of-way to the east. On October 26th, 2020, the Council of the City of Lawrenceville approved the abandonment of a portion of McArthur Street as depicted on the site plan submitted with the Application.

The surrounding area is characterized by a mix of existing land uses, property age classes, and zoning classifications. The Little Barn barbecue restaurant is located across the street to the south and there are several older industrial and heavy commercial uses nearby, including auto repair. Older residential developments also exist in the area along Benson Street and Cherry Street. However, new development has occurred in the area, including the Peach State Federal Credit Union across Pike Street from the Property. Of course, Downtown Lawrenceville has seen multiple new developments and redevelopments of the core Downtown area including City View, South Lawn, and the upcoming boutique hotel. These projects have activated Downtown Lawrenceville and dramatically enhanced its walkability and sense of place. Naturally, the revitalization of the Downtown core is working to enhance all of Downtown. Accordingly, the Applicant is requesting to redevelop and revitalize a prominent corner of Downtown with a first-class, luxury, senior living community. The proposed 4-story building would feature attractive architecture and building materials to drastically improve the aesthetics of the East Pike Street and Buford Drive intersection.

Lawrenceville’s street grid system and historical architecture naturally accommodated the Downtown revitalization developments and those projects reflect smart urban planning and land use management. Another of Lawrenceville’s inherent amenities is Rhodes Jordan Park just east of Downtown. While the park has great features including sports fields, a large lake, and extensive walking trails, it feels somewhat disconnected from Downtown. However, the proposed development carries the high-quality redevelopment of Downtown towards the park and fills a major gap in the Downtown-to-Park connection. The proposed development will enhance the aesthetics and walkability of East Pike Street and will encourage people to walk or bike from Downtown to the Park and vice versa.

Accordingly, the Applicant is requesting the City to rezone the Property to the O-I zoning classification and grant a special use permit to allow the development of the Property for use as a “Retirement Community, Independent Living” as depicted on the site plan submitted with the Application (the “Site Plan”). In addition to the rezoning and special use permit for the use of Retirement Community, Independent Living, the Applicant is specifically requesting relief from certain provisions and development standards set forth in the City of Lawrenceville Zoning Ordinance (the “Ordinance”) including a building height increase, an increase of impervious surface area, elimination of building setbacks and buffers, relief necessary to provide 190 parking spaces, et al., in order to develop the property in general accordance with the Site Plan. The proposed retirement community would provide approximately 150 units of high-end, luxury, age-exclusive homes with an internal courtyard for the use and enjoyment of residents. While the proposed development will include internal amenities such as the courtyard and clubhouse with a fitness center, social areas, and lounge, residents of the proposed development would also be attracted to diverse community amenities nearby such as Downtown and Rhodes Jordan Park. Moreover, since the majority of the proposed residents are retired, they will have ample time to enjoy nearby parks, shopping, and dining opportunities.

The proposed senior living community is compatible with the policies set forth in the Lawrenceville 2040 Comprehensive Plan (the 2040 Plan) which encourage the development of a mix of uses within the Downtown Character Area and housing designed for seniors. Specifically, the 2040 Plan

provides that Downtown is “a place for everyone: families, students, millennials, empty nesters, and seniors all feel at home and welcome.” The proposed development is also compatible with multiple 2040 Plan “Key Policies” including Policy LU1.1 which is to “Encourage a mixture and concentration of residential, retail, office, recreational, and educational facilities at key locations to encourage walking and biking to everyday needs.” Policy LU1.4 is to “Encourage buildings in walkable areas to be oriented to the street and have facades designed with abundant windows and human scale architectural features.” And further, Policy ED6.1 is to “Expand Downtown’s live-work-play opportunities.”

Residents of the proposed community would have direct pedestrian access to nearby shopping, dining, recreational, and entertainment uses therefore improving the walkability of the East Pike Street and Buford Drive corridors. The proposed development will create a community for seniors to “age in place” and remain in their communities with convenient access to their daily needs. Accordingly, not only is the proposed development compatible with surrounding land uses and the 2040 Plan, it would also represent a decrease in the intensity of potential development on the Property. Continuing the currently-entitled industrial and heavy commercial uses could have a negative impact on surrounding properties, pedestrian experience, and roadway aesthetics. The proposed development would replace an older automotive-related land use and bring the Property in line with the land uses that are encouraged by the Comprehensive Plan.

The Applicant and its representatives welcome the opportunity to meet with the staff of the Gwinnett County Department of Planning & Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of this Application.

This 24th day of September, 2021.

Sincerely,



Dave Loeffel

Highlands Residential, LLC
DLoeffel@HighlandsResidential.com
 (404) 969-5367

Rezoning Narrative



Park Place
Updated September 24, 2021
by Dave Loeffel

Project Overview

As a senior living developer focused on creating timeless and lasting communities for active adults, Highlands Residential is excited to propose a senior living development in the heart of Downtown Lawrenceville. In recent years, Highlands has seen growing demand for housing in walkable cities and neighborhoods throughout the Metro Atlanta area. Downtown Lawrenceville, with its mix of uses and a vision for walkable streetscapes and a neighborhood feel, is highly desirable to prospective residents.

Highlands's proposed development is an Age Exclusive Lifestyle Community with approximately 150 senior living units, including approximately 190 parking stalls. The proposed Age Exclusive use is designed to attract Empty Nesters and other "recently retired grandparents and their friends". According to FreddieMac, over 5 million baby boomers will rent their next home by 2021. This is a growing trend that Highlands is seeing across the Metro Atlanta area and the subject property provides exactly what our clientele desires.

The proposed development will offer a housing option for empty-nesters to stay in Lawrenceville and downsize their homes, acting as a catalyst to recycling the existing housing stock. These communities serve the empty nesters' growing desire to fully realize the freedoms associated with their stage of life. The market for this segment is increasing not only with the aging baby boomers, but also with the increase in healthy life expectancy. Currently, there is a shortage of adequate housing options that specifically targets the needs and wants of this demographic in the City of Lawrenceville.

The building will be constructed utilizing a wood-framed structure, and the exterior materials will consist of stone, brick, stucco, composite siding, and glass. Drawing on the existing surroundings, the exterior facades will feature contextual details and a simple system of balconies that allow residents to take advantage of the outdoors.

Streetscape and Public Realm

The redevelopment will dramatically improve the current site conditions. Beyond the active residential use, the building will have a handsome exterior and site design that will provide a warm and welcoming pedestrian experience. The building will be positioned to allow a generous greenspace along its outer borders on Pike Street and Buford Drive and supports a pedestrian-friendly perimeter.

Adding senior living units at this location naturally creates a more inviting streetscape, as more people will be walking and biking to and from the site which creates an energetic, safe and people-friendly environment, in place of the existing vehicular-oriented conditions today. The new development will work closely with all surrounding land uses to provide appropriate connectivity and long-term compatibility. In providing this connectivity, Highlands has the opportunity to create a gateway to Rhodes Jordan Park from the downtown area. The surrounding properties will benefit from the new improvements which include pedestrian walkways, yards and porches at street level, dense landscaping, and a strong design aesthetic. The parcel's sidewalk conditions will be improved, thus supporting nearby sites and encouraging area residents to walk for their shopping and entertainment needs.

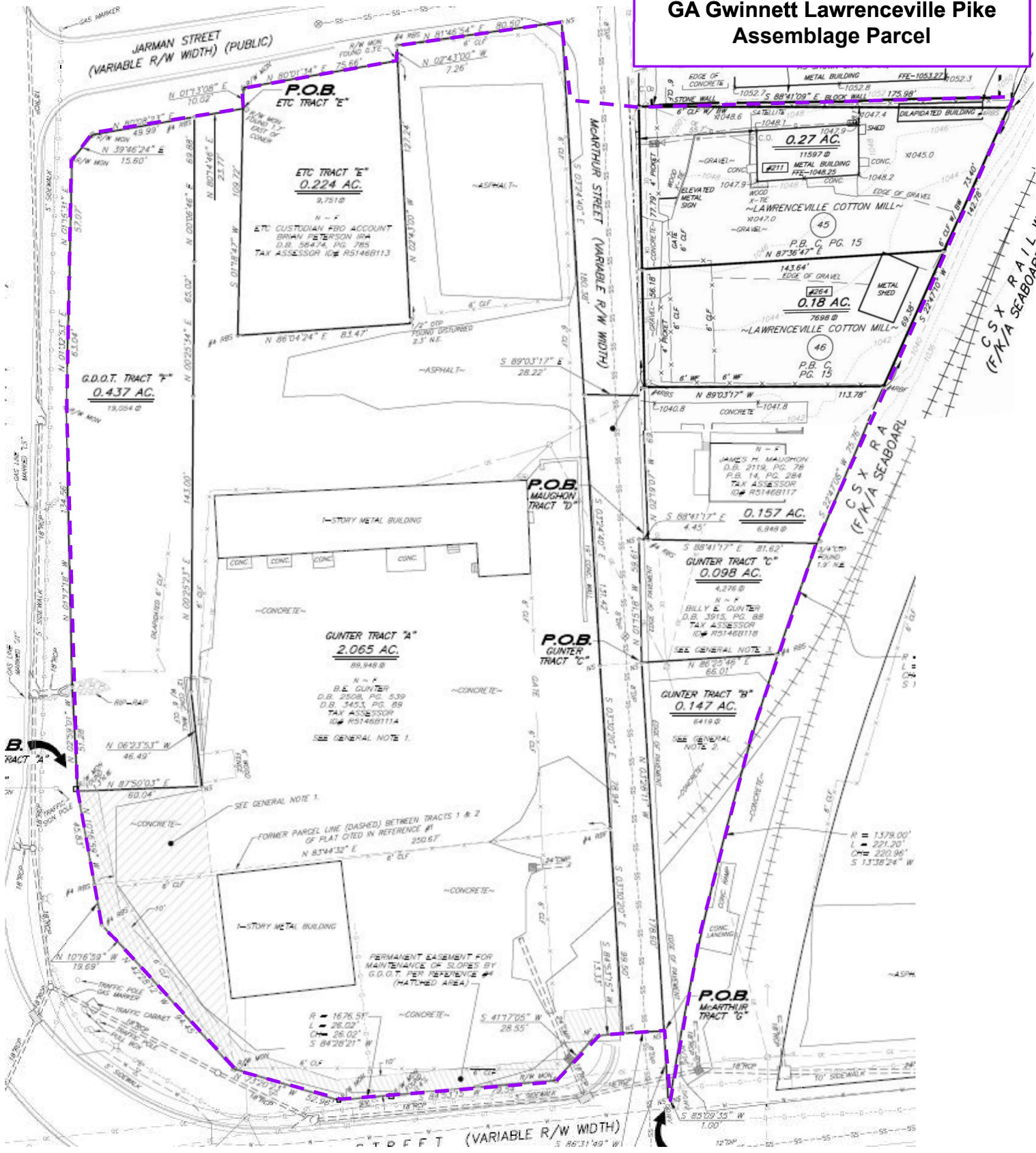
Sustainable Design and Lifestyle Living

This project will support the residents' sustainable living experience by meeting sustainable standards and incorporating energy-efficient appliances, low-flow water fixtures, and low-VOC paints. The building will be designed to incorporate assemblies that ensure the highest quality acoustical performance between units (wall and floor assemblies).

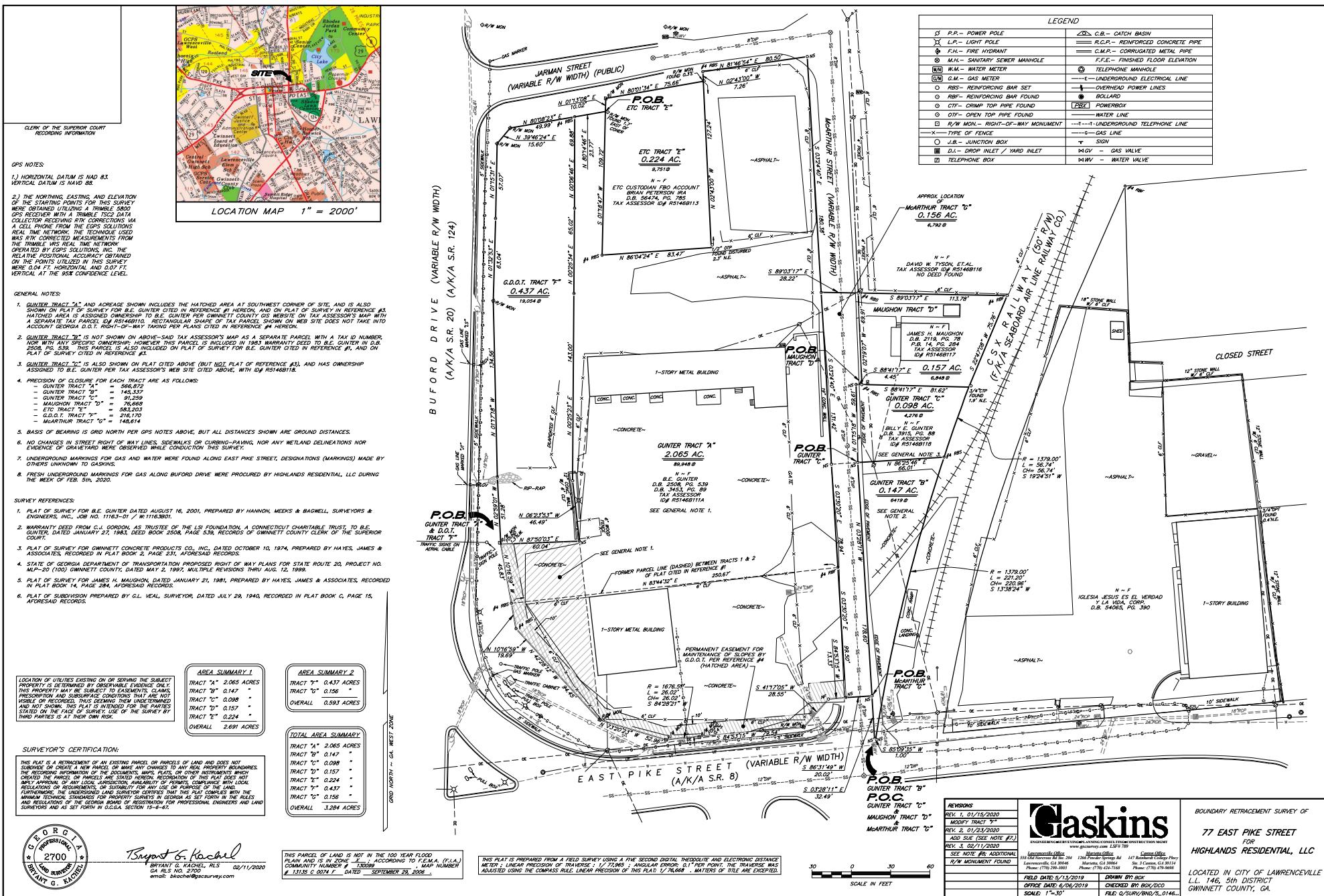
The abundance of resident amenities will extend residents' living space by providing a club room, commercial quality demonstration kitchen, library, game room, personal training studio, and an exterior courtyard. The building will offer its residents on-site management to help ensure activities are planned and encourage active participation. On-site parking stalls will total approximately 1.25:1 parking stall to unit ratio to serve its residents and visitors.

This residential community will offer various unit types for its diverse resident profile, tailored to the empty nester demographic in search of flexible luxury living. Unit types will range from small 1-bedroom units to large 2-bedroom units. This variety in housing types will help to accommodate a variety of household formations, sizes and incomes. The average unit size is approximately 876 RSF with a monthly cost of approximately \$1,500-\$2,500+/month.

Boundary Survey



**GA Gwinnett Lawrenceville Pike
Assemblage Parcel**



GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LEGEND

	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRUMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	---O--- OVERHEAD POWER LINES
	---W--- WATER LINE
	---T--- UNDERGROUND TELEPHONE LINE
	---G--- GAS LINE
	---E--- UNDERGROUND ELECTRICAL LINE

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

N ~ F
EQUITY TRUST COMPANY
D.B. 58310, PG. 353

GRID NORTH ~ GA. WEST ZONE

N ~ F
C.E. SMITH
D.B. 7275, PG. 225
P.B. C, PG. 15
P.B. 55, 158-A

N ~ F
DAVID W. TYSON
D.B. 58590, PG. 634
P.B. C, PG. 15
#211

N ~ F
DAVID W. TYSON
D.B. 58590, PG. 634
P.B. C, PG. 15
#264

McARTHUR STREET
RIGHT OF WAY
TO BE ABANDONED
0.09 AC.

3848 ±
LIMITS OF PUBLIC R/W

N89°03'17"W
28.22'

P.O.B.
N=1440048.05
E=2351804.90
N ~ F

250 MCARTHUR, LLC
D.B. 56773, PG. 357

*NOTE: FORMER RIGHT OF WAY
OF MCARTHUR STREET WAS
ABANDONED BY MAYOR AND
CITY COUNCIL OF THE CITY OF
LAWRENCEVILLE BY RESOLUTION
NO. RES-2020-28 ON
OCTOBER 26, 2020.

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



04/28/21

DEAN C. OLSON, RLS
GA RLS NO. 2806
email: dolson@gscsurvey

DATE



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/18,215; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/276,076. MATTERS OF TITLE ARE EXCEPTED.

DRAWN BY: MAN
CHECKED BY: DCO
FILE: 211 & 264 MCARTHUR ST RW EX
FIELD DATE: 4-14-20
OFFICE DATE: 4-15-21
SCALE: 1"=30'

REVISIONS
#1 4-28-21: REVISE PER CLIENT

Gaskins
ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION MGMT
www.gscsurvey.com LSF# 789

Marietta Office
1266 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168

Lawrenceville Office
558 Old Norcross Rd Ste. 204
Lawrenceville, GA 30046
Phone: (770) 299-1005

Canton Office
147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-9698

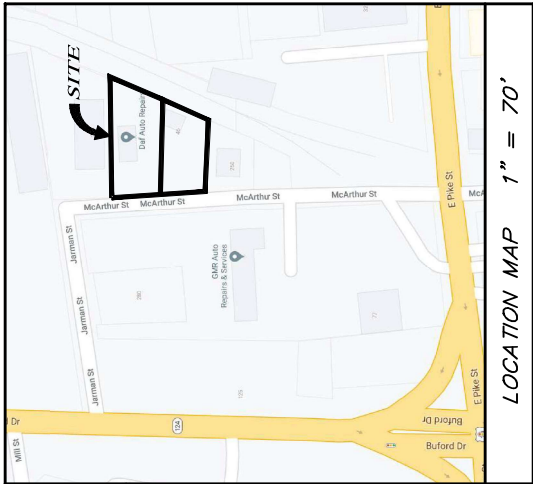
Newnan Office
4046 Ga. Hwy. 154, Ste. 109
Newnan, GA 30265
Phone: (770) 424-7168

RIGHT OF WAY EXHIBIT FOR:

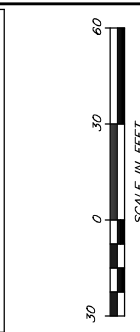
HIGHLAND RESIDENTIAL
"McARTHUR STREET"

LOCATED IN L.L. 146
5th DISTRICT,
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GA.

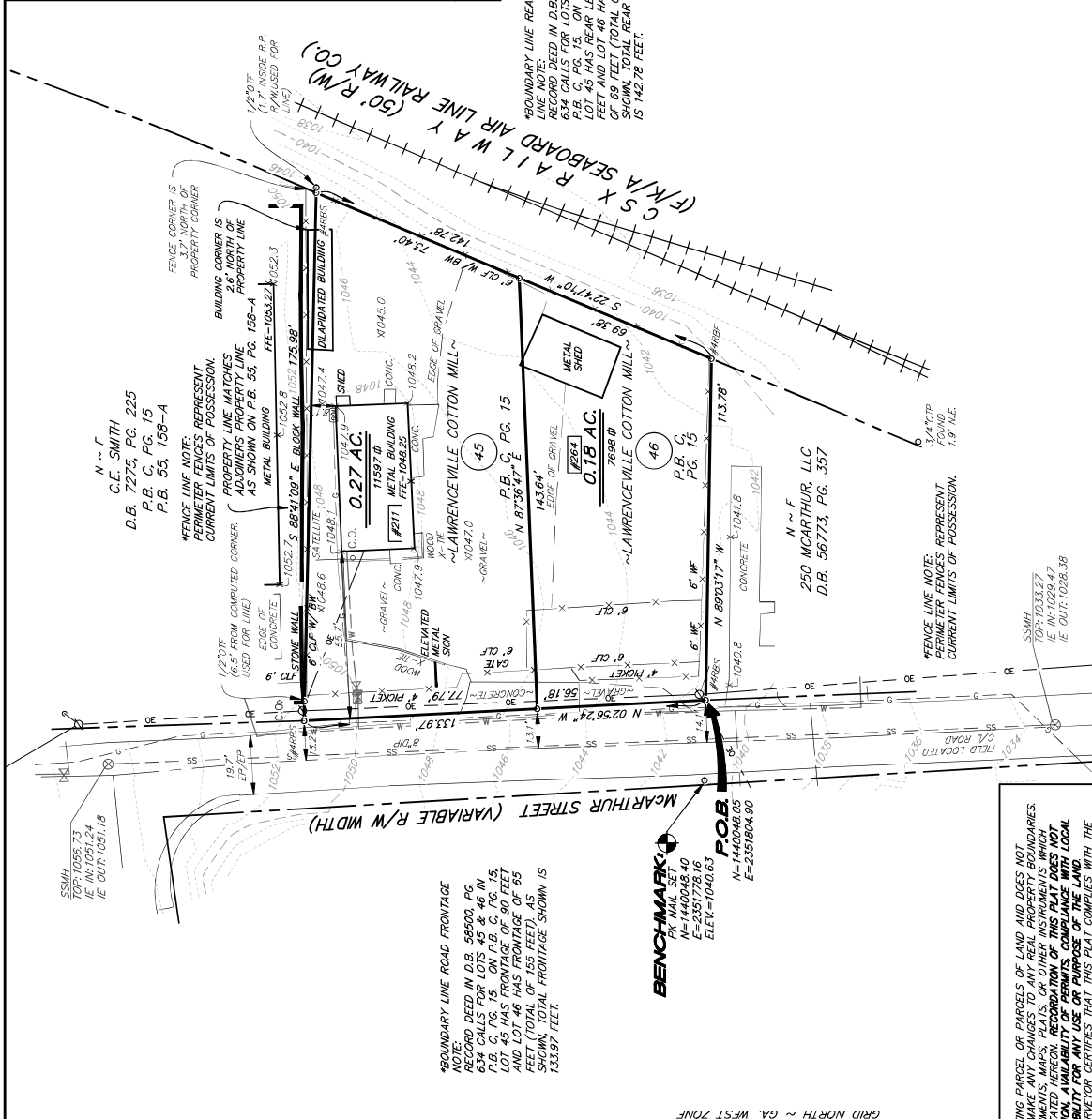
Existing
Conditions Shown
on Survey
(additional copy
included on the
following pages.)



LEGEND	
Ø	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
⊗	W.M. - WATER METER
⊗	G.M. - GAS METER
○	R.B. - REINFORCING BAR FOUND
○	C.F. - CRIMP TOP PIPE FOUND
○	O.T. - OPEN TOP PIPE FOUND
□	R/W MON. - RIGHT-OF-WAY MONUMENT
×	TYPE OF FENCE
○	J.B. - JUNCTION BOX
⊗	D.I. - DROP INLET / YARD INLET
△	C.B. - CATCH BASIN
≡	R.G.P. - REINFORCED CONCRETE PIPE
≡	C.M.P. - CORRUGATED METAL PIPE
≡	F.F.E. - FINISHED FLOOR ELEVATION
⊗	WATER VALVE
○	SEWER CLEAN OUT
⊗	TELEPHONE MANHOLE
---	OVERHEAD POWER LINES
---	HW - HEADWALL
⊗	POWERBOX
---	STREET ADDRESS
---	WATER LINE
---	UNDERGROUND TELEPHONE LINE
---	GAS LINE
---	UNDERGROUND ELECTRICAL LINE



BOUNDARY RETRACEMENT, UTILITY AND
TOPOGRAPHICAL SURVEY FOR:
HIGHLAND RESIDENTIAL
#211 & #244 MCARTHUR STREET
LOCATED IN L.L. 146
5TH DISTRICT,
CITY OF LAWRENCEVILLE,
GWINNETT COUNTY, GA.



LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT SHOWN ON THIS SURVEY. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

CURRENT OWNER:
OLSON, W. TYSON
D.B. 58590, PG. 634
P.B. C, PG. 15

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE PARCEL OF LAND IS NOT BEING REDEVELOPED OR RECONSTRUCTED. THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. THE SURVEYOR'S STANDARDS FOR PROFESSIONAL SURVEYING ARE BASED ON THE GEORGIA SURVEYING BOARD'S STANDARDS AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.G.A. SECTION 15-6-67.

GPS NOTES:
1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.
2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK FROM THE GPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED. MEASUREMENTS FROM THE TRIMBLE WAS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. TYPICAL FOR A REAL TIME NETWORK. AT THE 95% CONFIDENCE LEVEL.

DEAN C. OLSON, RLS
GA RLS NO. 2806
email: dolsan@gssurvey.com

DATE 04/19/21

DEAN C. OLSON
2806
GWINNETT COUNTY, GA

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) OF 1500 FEET. THE PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) OF 1500 FEET. THE PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) OF 1500 FEET.

PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD ZONE AND IS IN ONE (1) OF THE 100 YEAR FLOOD ZONE. THE PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) OF 1500 FEET. THE PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) OF 1500 FEET.

DEAN C. OLSON, RLS
GA RLS NO. 2806
email: dolsan@gssurvey.com

DATE 04/19/21

DEAN C. OLSON
2806
GWINNETT COUNTY, GA

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) OF 1500 FEET. THE PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT SYSTEM (EDM) OF 1500 FEET.

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LEGEND

	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRUMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	---O--- OVERHEAD POWER LINES
	---W--- WATER LINE
	---T--- UNDERGROUND TELEPHONE LINE
	---G--- GAS LINE
	---E--- UNDERGROUND ELECTRICAL LINE

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

N ~ F
EQUITY TRUST COMPANY
D.B. 58310, PG. 353

GRID NORTH ~ GA. WEST ZONE

N ~ F
C.E. SMITH
D.B. 7275, PG. 225
P.B. C, PG. 15
P.B. 55, 158-A

N ~ F
DAVID W. TYSON
D.B. 58590, PG. 634
P.B. C, PG. 15
#211

N ~ F
DAVID W. TYSON
D.B. 58590, PG. 634
P.B. C, PG. 15
#264

N ~ F
P.O.B.
N=1440048.05
E=2351804.90
N ~ F
250 MCARTHUR, LLC
D.B. 56773, PG. 357

*NOTE: FORMER RIGHT OF WAY OF MCARTHUR STREET WAS ABANDONED BY MAYOR AND CITY COUNCIL OF THE CITY OF LAWRENCEVILLE BY RESOLUTION NO. RES-2020-28 ON OCTOBER 26, 2020.

McARTHUR STREET
RIGHT OF WAY
TO BE ABANDONED
0.09 AC.

3848 ±
LIMITS OF PUBLIC R/W

N89°03'17"W
28.22'

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



04/28/21

DEAN C. OLSON, RLS
GA RLS NO. 2806
email: dolson@gscsurvey

DATE



SCALE IN FEET

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/18,215; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/276,076. MATTERS OF TITLE ARE EXCEPTED.

DRAWN BY: MAN
CHECKED BY: DCO
FILE: 211 & 264 MCARTHUR ST RW EX
FIELD DATE: 4-14-20
OFFICE DATE: 4-15-21
SCALE: 1"=30'

REVISIONS
#1 4-28-21: REVISE PER CLIENT

Gaskins
ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION MGMT
www.gscsurvey.com LSF# 789

Marietta Office
1266 Powder Springs Rd
Marietta, GA 30064
Phone: (770) 424-7168
Lawrenceville Office
558 Old Norcross Rd Ste. 204
Lawrenceville, GA 30046
Phone: (770) 299-1005

Canton Office
147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-9698
Newnan Office
4046 Ga. Hwy. 154, Ste. 109
Newnan, GA 30265
Phone: (770) 424-7168

RIGHT OF WAY EXHIBIT FOR:

HIGHLAND RESIDENTIAL
"McARTHUR STREET"

LOCATED IN L.L. 146
5th DISTRICT,
CITY OF LAWRENCEVILLE
GWINNETT COUNTY, GA.

Plotted on: Apr. 28, 2021 - 8:41am

Drawing name: Q:\Survey\BND\GWINNETT\05_0146\211 & 264 MCARTHUR STREET\DWG\211 & 264 MCARTHUR ST RW EX.dwg

Plot: Noel

Proposed Improvements





VIEW C
LOOKING SOUTH



VIEW B
LOOKING NORTH EAST



VIEW A
LOOKING WEST ON PIKE STREET

HIGHLANDS
RESIDENTIAL, LLC.

PARK PLACE
LAWRENCEVILLE, GA

DATE: 1/21/2021

CONCEPT VIEWS

Proj #: 15-00-01-04 Rev: 01



NAME: _____ NO: _____ DATE: _____

Reviewed By:



ELEVATION 8
1/8" = 1'-0"



ELEVATION 6
1/8" = 1'-0"



ELEVATION 7
1/8" = 1'-0"



ELEVATION 5
1/8" = 1'-0"

HIGHLANDS
RESIDENTIAL, LLC.

PARK PLACE
LAWRENCEVILLE, GA

Date: _____

CONCEPT VIEWS

Proj. #: _____

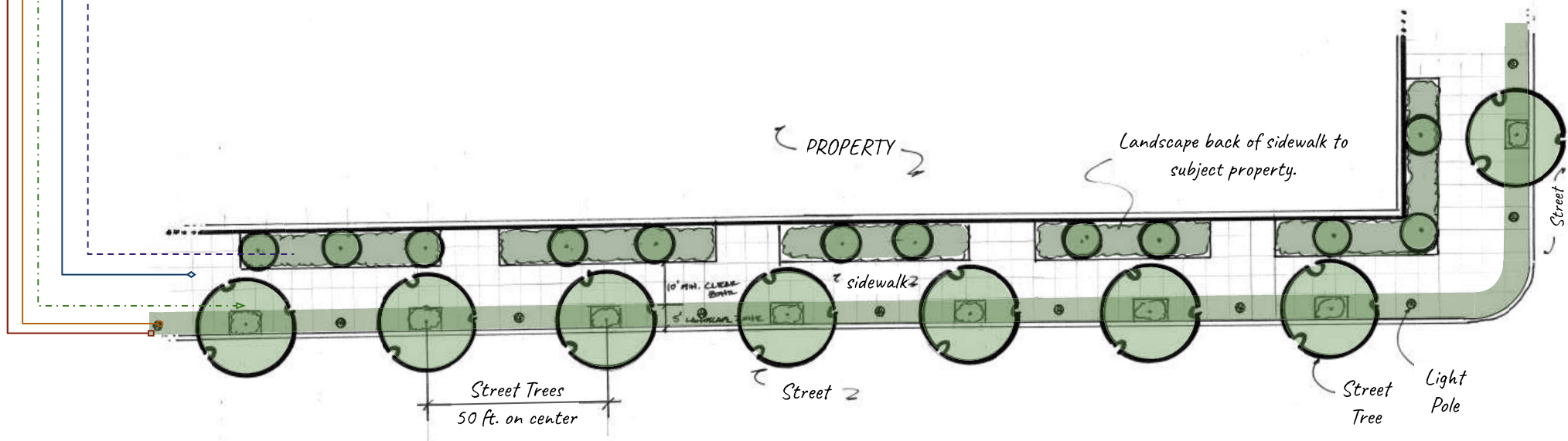
Revised By: _____

CONCEPTUAL SITE PLAN - STREETSCAPE

2.

- 5 Foot Landscape Zone
- Light poles, 50 ft. on center
- Street trees, 50 ft. on center
- 8 - 10 Foot Sidewalk
- Landsaped zone to building

CONCEPTUAL STREETSCAPE



September 21, 2021

Proposed Conditions

PROPOSED STAFF CONDITIONS - #####:

Approval as OI (Office Institutional District) for a Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. The proposed development shall be limited to a total of 150 multifamily residential units. The development shall be fenced and gated. The final site and building design shall be subject to review and approval of the Director of the Planning and Development Department.
 - B. The maximum building height shall be 65 feet.
 - C. Allow a 25-foot encroachment into the required front yard setback along East Pike Street and Buford Drive.
 - D. Maximum impervious surface requirement shall not exceed 80-percent.
 - E. The development shall be age-restricted to residents 55 years of age and older in accordance with the Housing for Older Persons Act.
2. To satisfy the following site development considerations:
 - A. The property shall be developed in general accordance with the submitted site rezoning site plan, dated September 7, 2021, with changes necessary to meet conditions of zoning, requirements of the Zoning Ordinance and/or Development Regulations, and other minor adjustments as may be approved by the Planning and Development Department.
 - B. The buildings shall be constructed in general accordance with the submitted elevations, dated September 21, 2021 with minor adjustments as may be approved by the Planning and Development Department.
 - C. Ingress/Egress to the subject property shall be limited to one point of access along East Pike Street and one point of access near the intersection of Jarman Street and McArthur Street. Each point of access shall meet City regulations as appropriate, including any dedication of Right-of-Way.
 - D. Parking spaces shall be approximately 190 total spaces, including required parking spaces for common space. Parking and driveway surfaces shall be paved and striped to City standards.
 - E. Elimination of a 10 foot landscape strip along all right-of-ways shall be permitted consistent with the submitted site rezoning site plan, dated September 7, 2021 with minor adjustments as may be approved by the Planning and Development Department. Internal and external landscaping and screening shall be subject to review and approval of the Planning and Development Department.

- F. The development shall abide by all applicable standards of the Development Regulations, unless otherwise specified in these conditions, the rezoning application, or through approval of a variance administratively or by the Zoning Board of Appeals, as appropriate.
- G. Ground Signage shall be limited to a maximum height of 6 feet and shall be setback from the right-of-way a minimum of 10 feet. The maximum sign display area shall be limited to 32 square feet. The supporting base and structure shall consist of brick, stone, or material similar to the primary structures. Fiber Cement Siding, Metal or Wood Post shall not be used on the supporting base and structure. Other signage will be allowed consistent with the submitted site rezoning site plan, dated September 21, 2021 with minor adjustments as may be approved by the Planning and Development Department. Subject to the review and approval of the Planning and Development Department.
- H. All grassed areas shall be sodded.
- I. The utilities internal to the development must be placed underground.
- J. 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.
- K. Lighting, other than streetscape lighting, shall be contained in cut-off type luminaries and shall be directed toward the property so as not to shine directly into adjacent properties or right-of-ways. Streetscape lighting along Buford Drive and East Pike Street shall be consistent with the minimum requirements of the City of Lawrenceville Zoning Ordinance, Article 6, Architectural and Design Standards, Section 603 Performance Standards-Lighting.
- L. Outdoor storage shall be prohibited.
- M. City dumpsters may be utilized for the entire development. Individual trash carts shall be prohibited within the development. Dumpsters shall be located in the side yard or rear yard area and outside of any required stream or zoning buffer a minimum of 5-feet. The dumpster shall be screened on all sides by a minimum 6-foot high masonry wall with access via an opaque gate. The project may incorporate a trash room inside the building.
- N. Dumpster Pad may be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long. The project may incorporate a trash room inside the building.
- O. The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.
- P. The development shall be a gated community, with automated car access at all entrances/exits. The access gate system is required to be properly maintained and functional at all times, with any required repairs to be made in a timely manner. Fencing

along public right-of-way shall be wrought iron style type fencing with masonry columns spaced 25 feet. The building itself can function as a fence along the public right-of-way.

- Q. Unless provided underground, Stormwater Detention facilities shall be screened from view with double-row evergreen trees and shrubs. Final Landscape Plans shall be subject to the review and approval of the Planning and Development Department.

PROPOSED CONDITIONS - #####:

Approval of a Special Use Permit for a 150-unit Retirement Community/Independent Living Facility, subject to the following enumerated conditions:

1. To restrict the Special Use Permit as follows:

- A. The proposed development shall be limited to a total of 150 residential units. The final site and building design shall be subject to review and approval of the Planning and Development Department.
- B. Each multifamily living unit shall be accessed internally, via a double-loaded corridor (hallway), consisting of apartment units on both sides of the passage corridor.
- C. Interior unit features include stainless steel appliances and stone or quartz countertops.
- D. The development shall include outdoor amenities for residents including active common spaces that may include a community garden, covered pavilion and grilling areas. Interior amenities shall include a community room with bistro, cardio/fitness center, as well as additional areas for residential activity. The design and location of the amenities shall be subject to the review and approval by the Planning and Development Department.



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

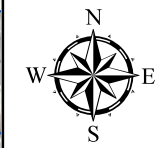
File #:
RZC2021-00030 & SUP2021-00053

Applicant:
Highlands Residential, LLC

Owner:
GA Gwinnett Lawrenceville Pike, LLC

Legend

-  Subject Properties
-  Parcels
-  Roads





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #:
RZC2021-00030 & SUP2021-00053

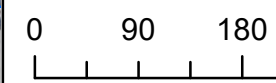
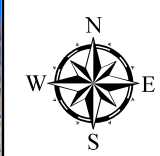
Applicant:
Highlands Residential, LLC

Owner:
GA Gwinnett Lawrenceville Pike, LLC



Legend

- Subject Properties
- Parcels
- Roads





LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #:
RZC2021-00030 & SUP2021-00053

Applicant:
Highlands Residential, LLC

Owner:
GA Gwinnett Lawrenceville Pike, LLC

Legend

-  Subject Properties
-  Parcels

Zoning Districts

-  BG General Business
-  LM Light Manufacturing
-  OI Office Institutional
-  Roads



0 45 90





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #:
RZC2021-00030 & SUP2021-00053

Applicant:
Highlands Residential, LLC

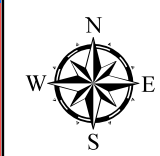
Owner:
GA Gwinnett Lawrenceville Pike, LLC

Legend

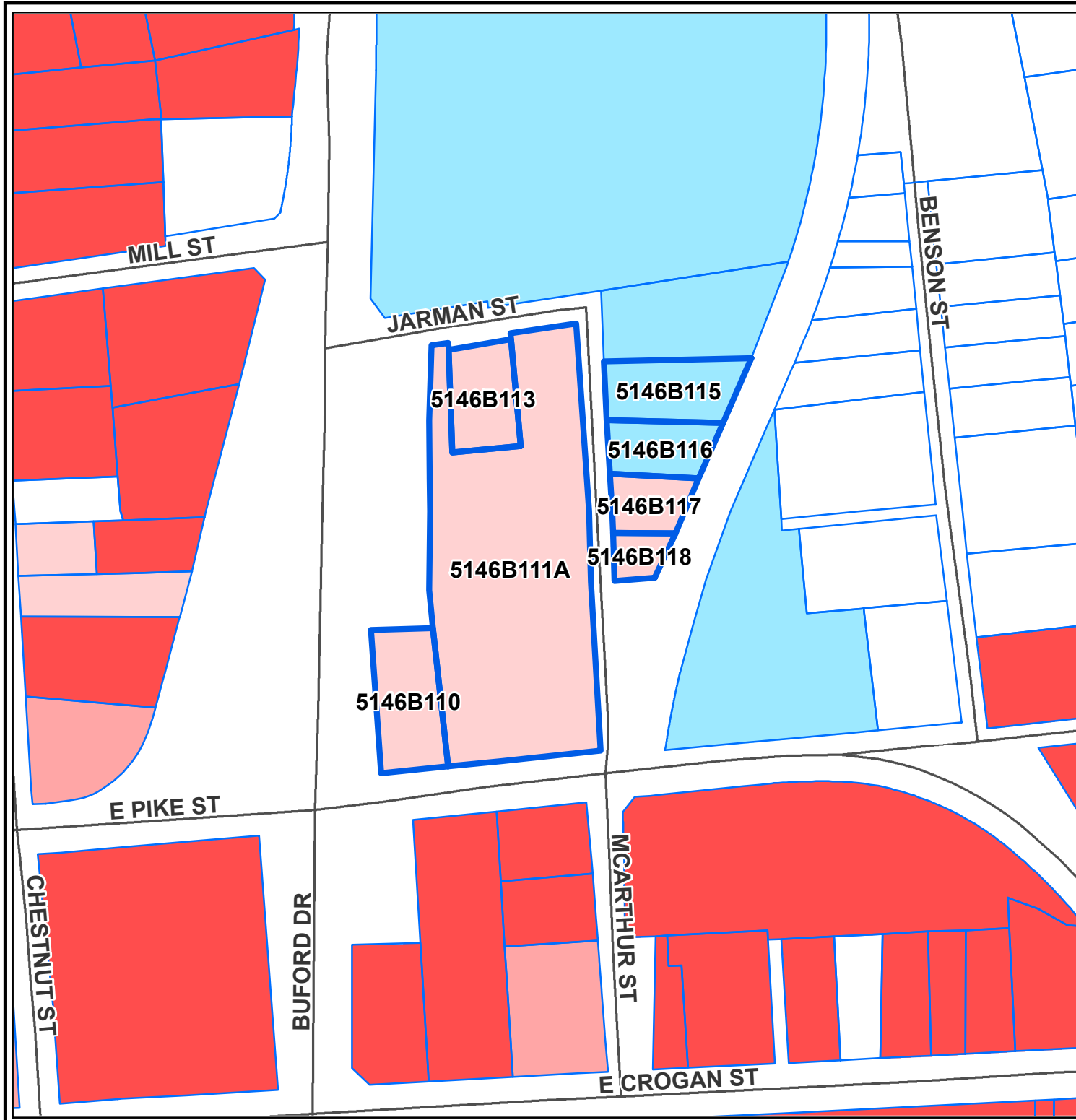
- Subject Properties
- Parcels

Zoning Districts

- BG General Business
- BGC Central General Business
- LM Light Manufacturing
- OI Office Institutional
- Roads

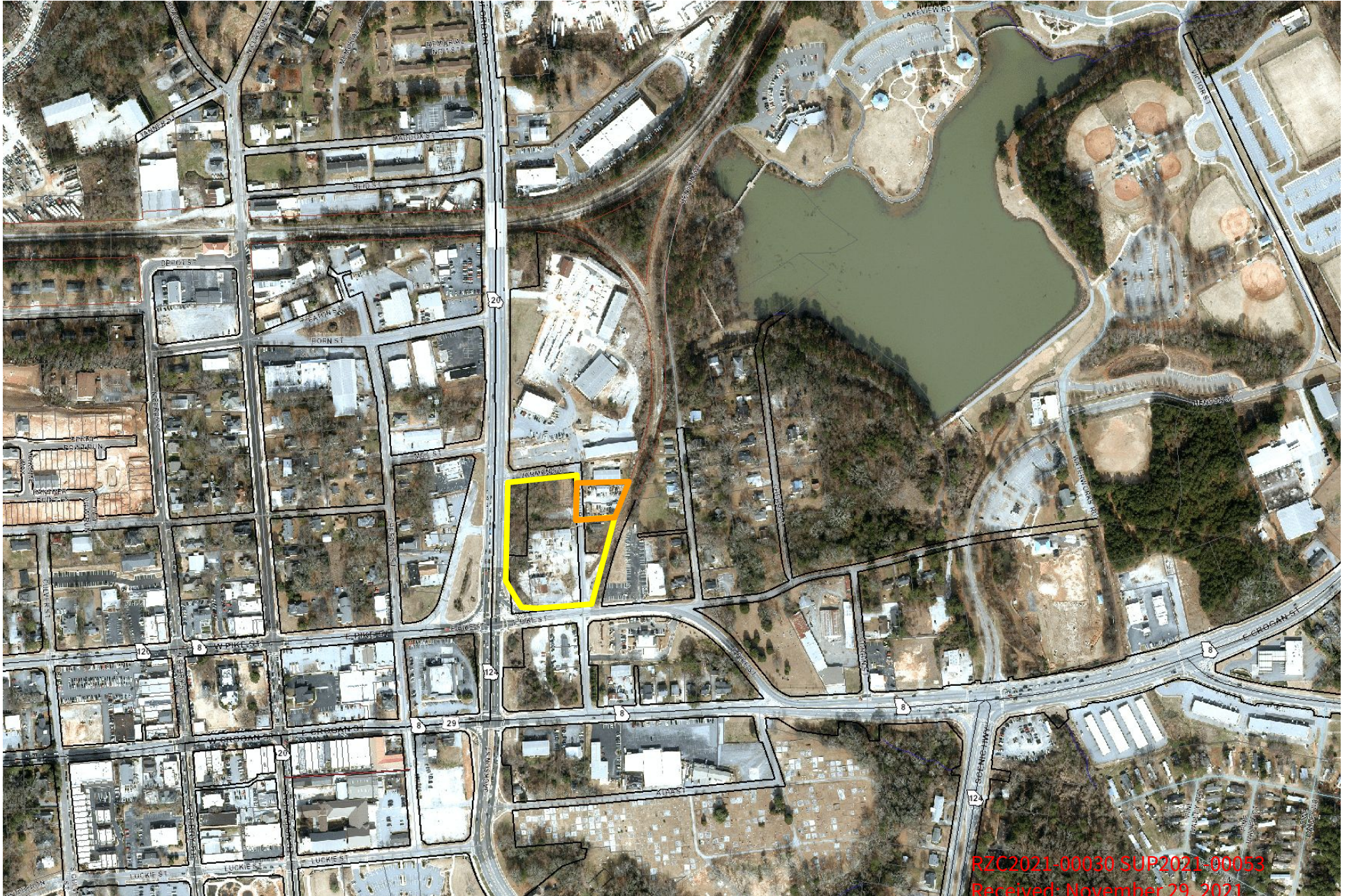


0 90 180



77 EAST PIKE : LOCATION

2.



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Received: November 29, 2021
Planning and Development Depa

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77 EAST PIKE : CURRENT CONDITION

2.



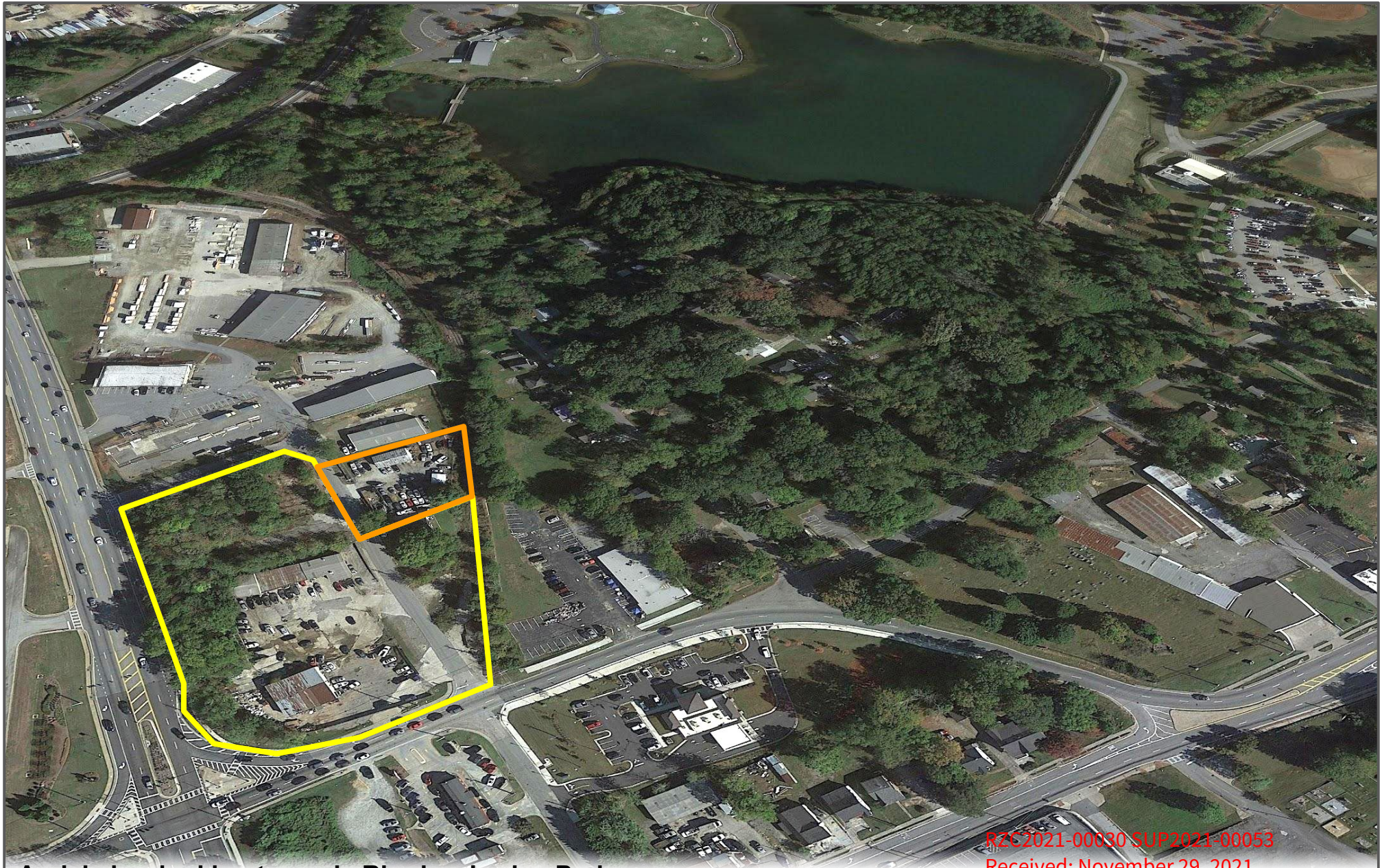
Aerial view looking towards downtown.

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Received: November 29, 2021
Planning and Development Depa

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77 EAST PIKE : CURRENT CONDITION

2.



Aerial view looking towards Rhodes Jordan Park.

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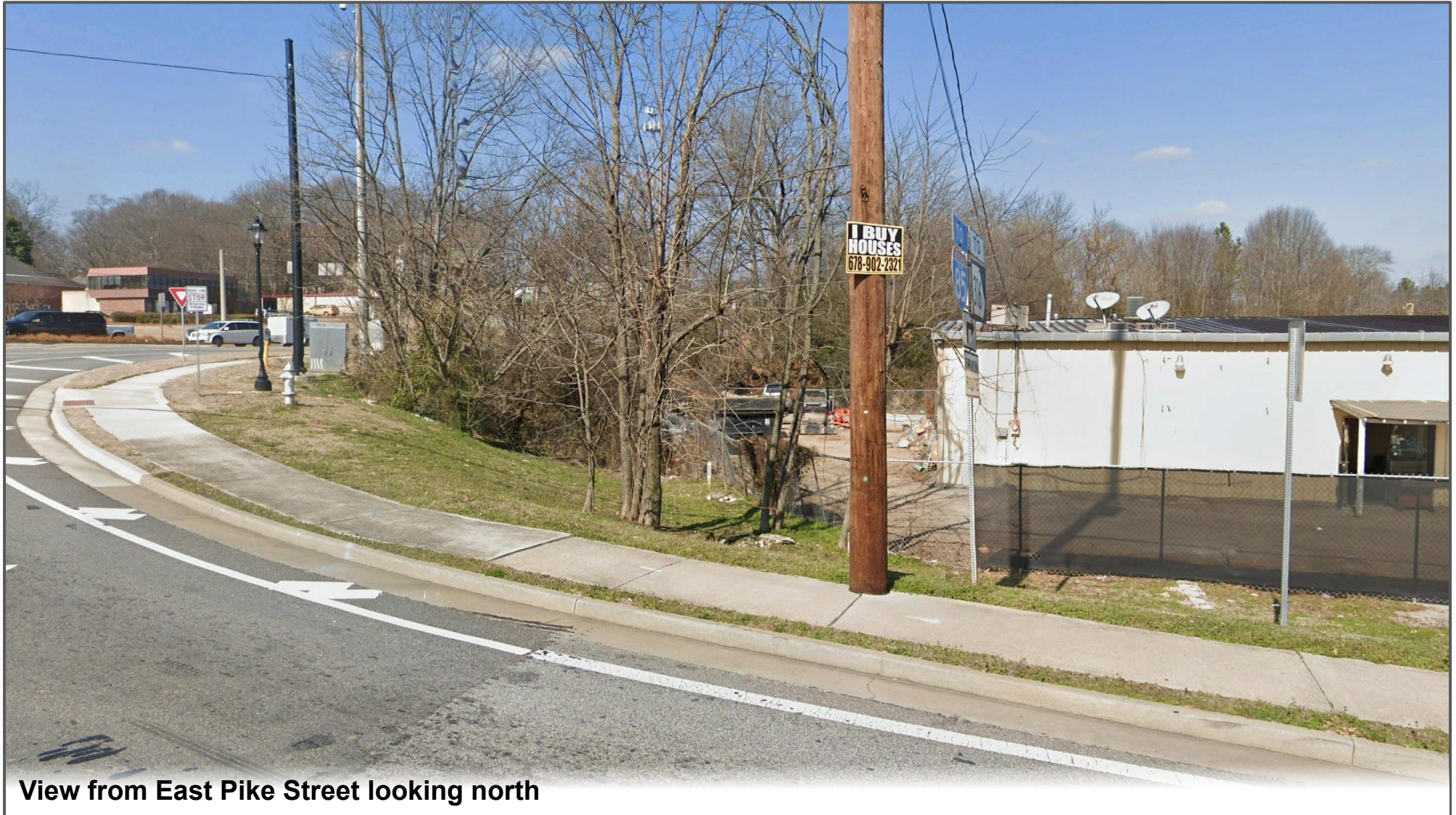
77 EAST PIKE : CURRENT CONDITION

2.



77 EAST PIKE : CURRENT CONDITION

2.



View from East Pike Street looking north

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77 EAST PIKE : CURRENT CONDITION

2.



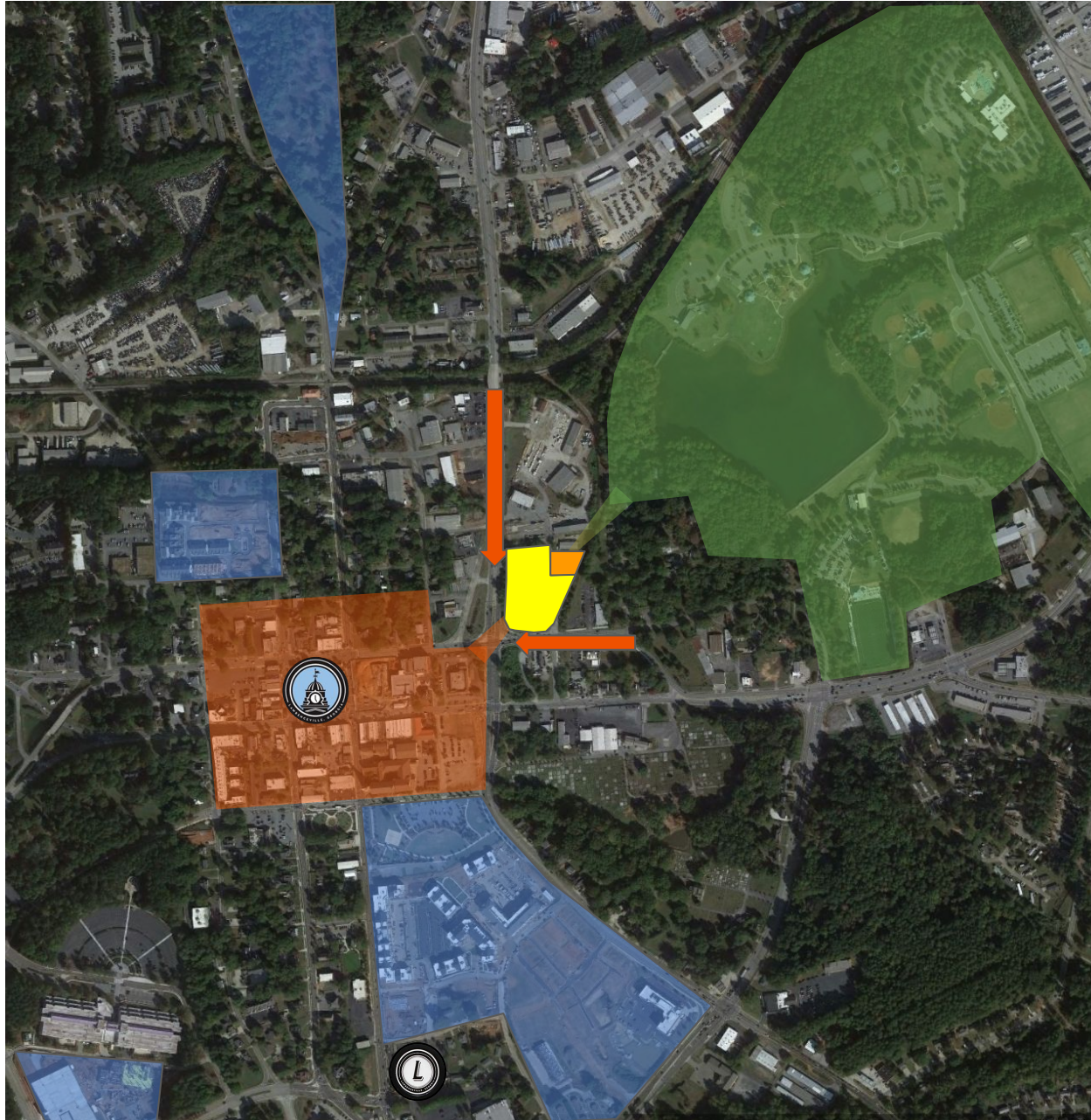
View from East Pike Street looking northwest.

RZC2021-00030 SUP2021-00053
Received: November 29, 2021
Planning and Development Depa

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77 EAST PIKE : CREATING CONNECTION

2.



The goal of this redevelopment is to:

- Serve as a visual gateway as you come into downtown Lawrenceville from the North and East
- Connect downtown Lawrenceville and Rhodes Jordan Park by improving the visual and pedestrian continuity of this area
- Provide residential housing to a demographic that has both disposable time and income
- Honor the history of the site as the former Genesco Mill

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Planning and Development Department

Page 67

CONCEPTUAL ELEVATION - SOUTHBOUND

2.



CONCEPTUAL ELEVATION - NORTHBOUND

2.

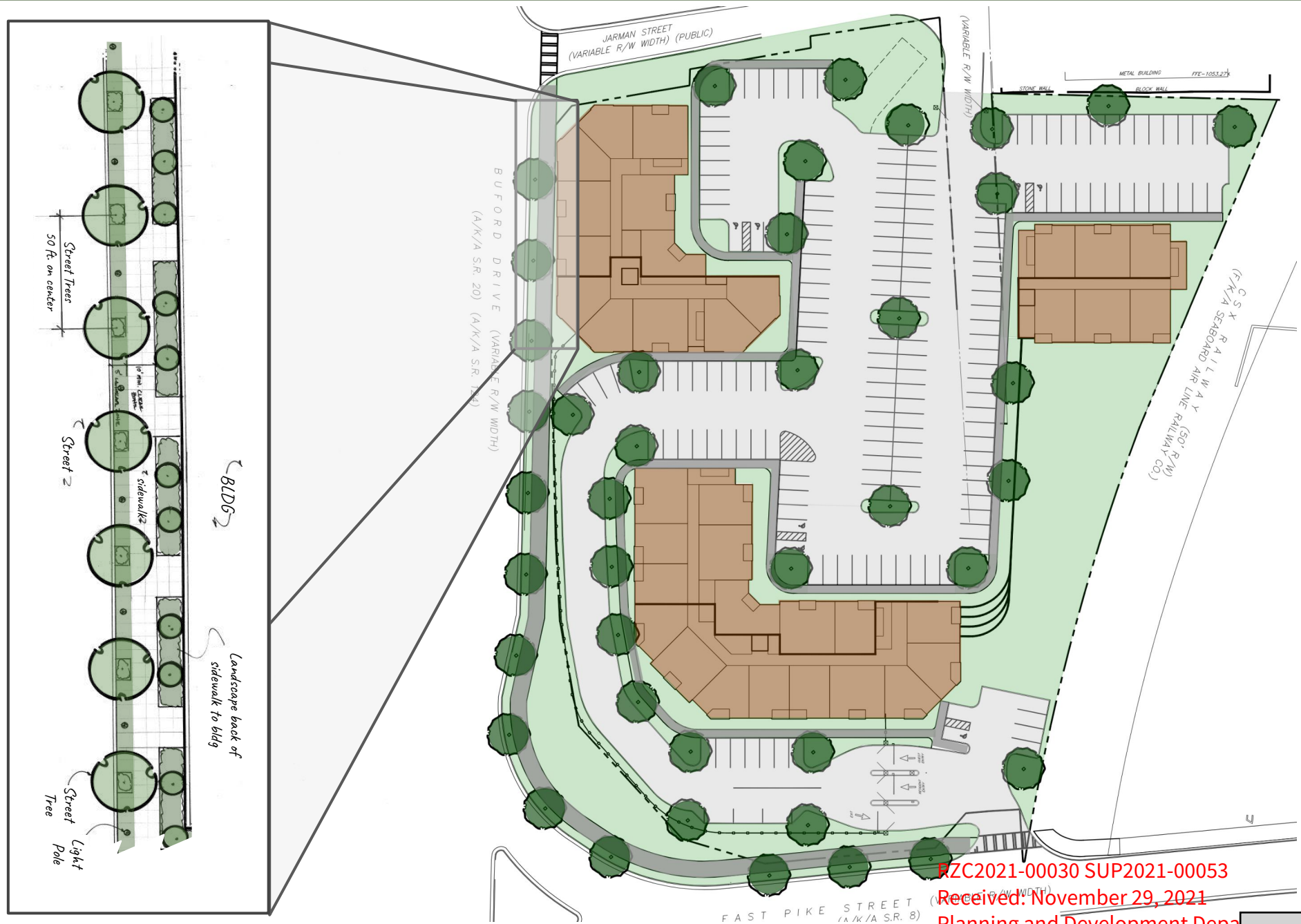


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CONCEPTUAL SITE PLAN

2.



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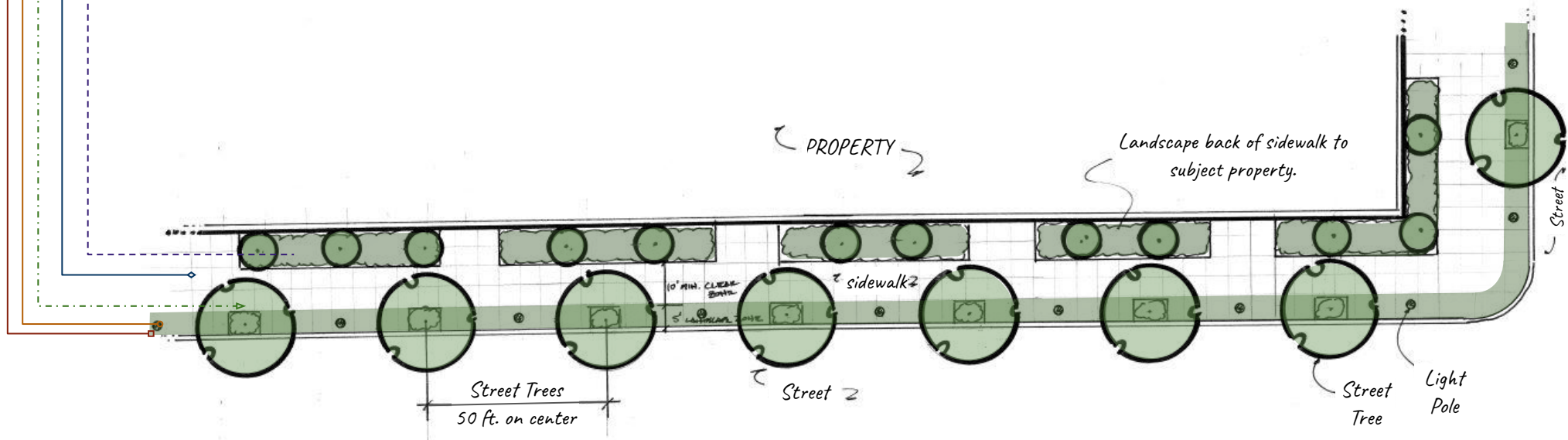
Page 70

CONCEPTUAL SITE PLAN - STREETSCAPE

2.

- 5 Foot Landscape Zone
- Light poles, 50 ft. on center
- Street trees, 50 ft. on center
- 8 - 10 Foot Sidewalk
- Landsaped zone to building

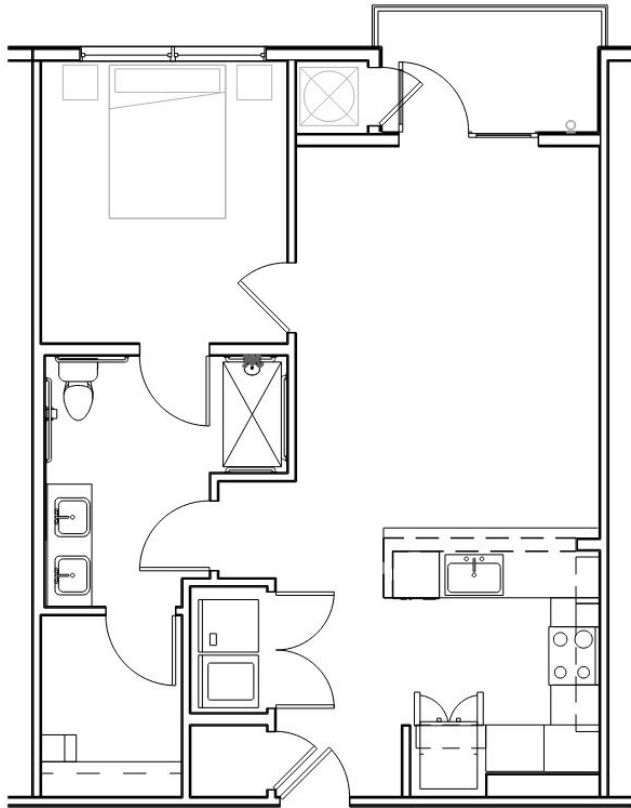
CONCEPTUAL STREETSCAPE



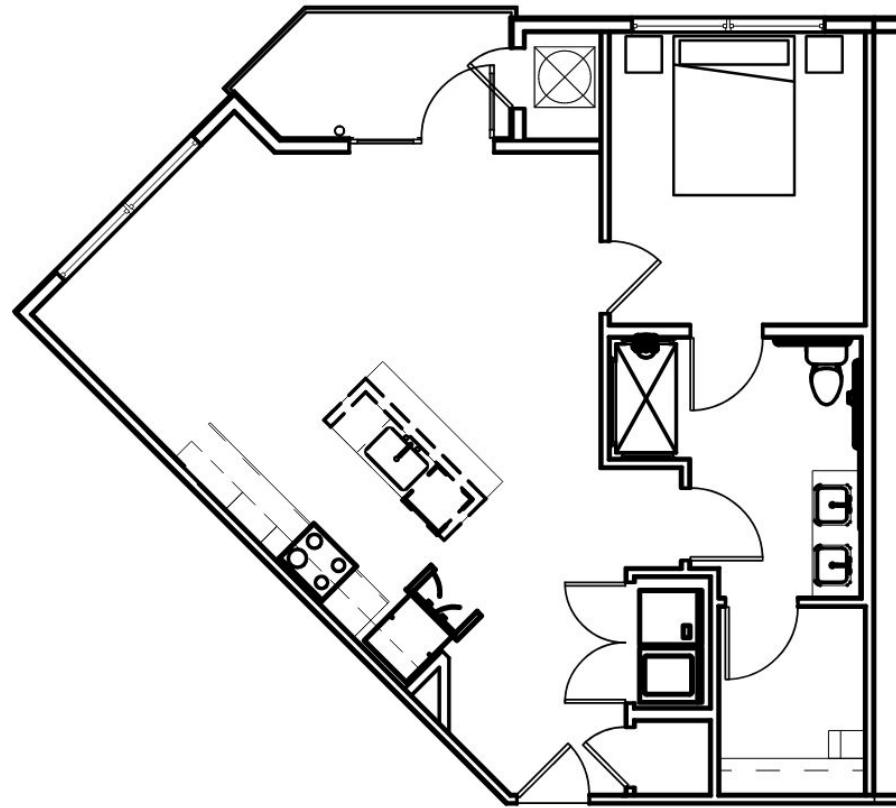
RZC2021-00030 SUP2021-00053
Received: November 29, 2021
Planning and Development Depa

September 21, 2021

CONCEPTUAL FLOOR PLANS - ONE BEDROOMS ^{2.}

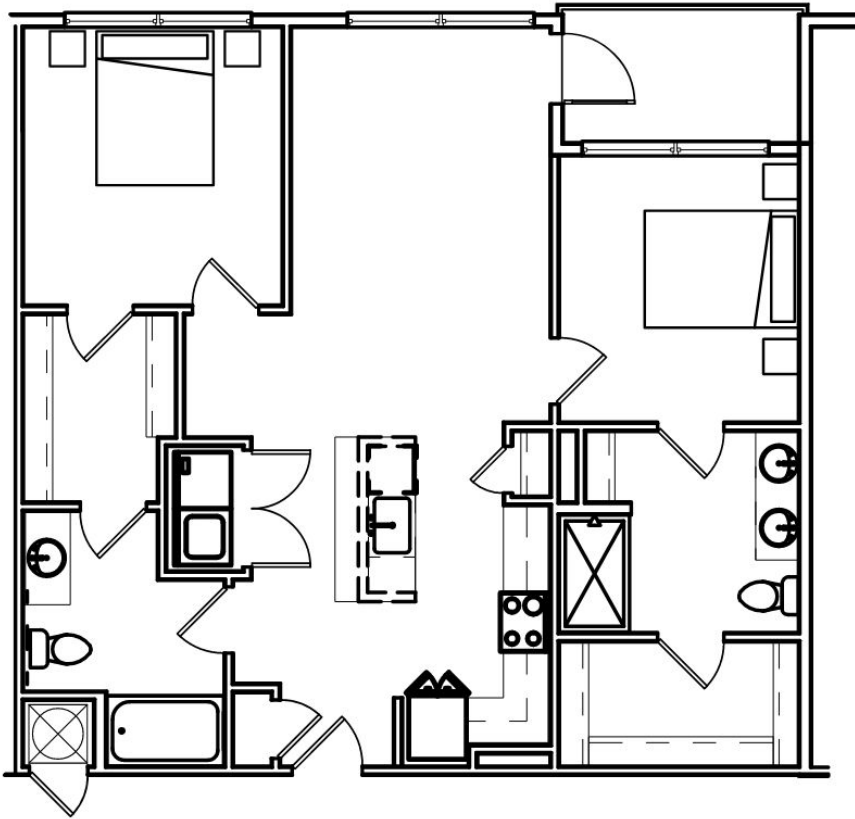


A1: 814 sq ft

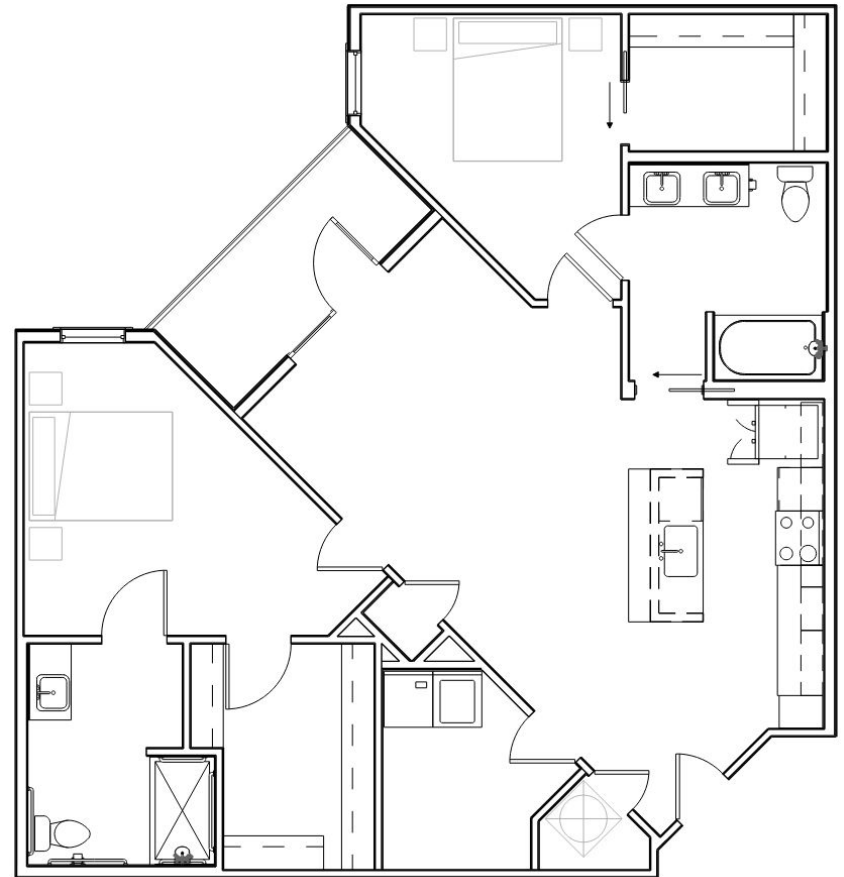


A2: 882 sq ft

CONCEPTUAL FLOOR PLANS - TWO BEDROOMS 2.



B1: 1,110 sq ft



B2: 1,208 sq ft

PROJECT INFORMATION

2.

Project Design & Program

The Project will be designed and constructed as a four-story, attached building consisting of 150± residential units. Highlands Residential has designed the building so that the exterior and interior finishes are architecturally complementary to the surrounding area.

Each unit will range in size from ±800 square feet to ±1,200 square feet. Each unit will have 1 or 2 bedrooms and 1 or 2 baths. The amenity package, interconnected living, and social community will make for an any easy transition for people moving from single family homes and offer a substantial upgrade for people moving from a traditional, non age-exclusive apartment.

Unit Mix

Unit Mix		
Unit Type	Units	Sq Ft
A1: 1 Bed, 1 Bath	45	814 SF
A2: 1 Bed, 1 Bath	45	882 SF
B1: 2 Bed, 2 Bath	51	1,110 SF
B2: 2 Bed, 2 Bath	8	1,208 SF
Totals or Weighted Avg	149	957 SF



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: CITY COUNCIL WORK SESSION

AGENDA CATEGORY: NEW BUSINESS

Item:	RZM2021-00010; Southeast Capital Land, LLC; 35 Gwinnett Drive, multiple parcels
Department:	Planning and Development
Date of Meeting:	Monday, December 13, 2021
Presented By:	Todd Hargrave, Director of Planning and Development
Planning and Development Recommendation:	Approval with Conditions
Planning Commission Recommendation:	Approval with Planning Commission Recommended Conditions

Summary: The applicant request rezoning of a 15.02-acre parcel assemblage from HSB (Highway Service Business District) and OI (Office Institutional District) to RM-8 (Townhouse Residence District) to allow a mixed-use development consisting of 92 attached and detached dwelling units resulting in a density of 6.12 Units Per Acre (UPA). The property is located at the eastern intersection of West Crogan Street and Gwinnett Drive. The site is developed with multiple buildings consisting of a variety of commercial/retail, multifamily and office related uses. The existing buildings would be demolished, and the property would be redeveloped.

Attachments/Exhibits:

- RZM2021-00010 Report
- RZM2021-00010_P&D RECOMMENDATIONS_11162021
- RZM2021-00010_PLANNING COMMISSION RECOMMENDED CONDITIONS_11292021_v1
- RZM2021-00010 Attachments
- RZM2021-00010_APPLICANT REDLINES_14741779-v3_11182021
- RZM2021-00010_Lawrenceville Central Block 11-15-21.v2_11292021
- RZM2021-00010_14744864 (1) (24135_146003) (Central Block Site Plan Submitted 11.1821)_11182021_v red

**CITY OF LAWRENCEVILLE
PLANNING AND DEVELOPMENT DEPARTMENT
REZONING**

CASE NUMBER: RZM2021-00010

APPLICANT: SOUTHEAST CAPITAL LAND, LLC

CONTACT: MUSKOKA LAKES LLC, CITY OF LAWRENCEVILLE,
CROGAN STREET – JLC LLC AND DOWNTOWN
DEVELOPMENT AUTHORITY

PHONE NUMBER: 912.355.1311 EXT. 103

LOCATION: 742 COLLINS HILL ROAD

PARCEL ID: R1543 176, R1543 177, R5143 178, R5143 183,
R5143 184, R 5143 185, R 5143 188, R5143 178,
R5143 227, R5142 272, AND FAIR STREET (RIGHT-
OF-WAY)

ACREAGE: 15.02

ZONING PROPOSAL: HSB (HIGHWAY SERVICE BUSINESS DISTRICT) AND
OI (OFFICE INSTITUTIONAL DISTRICT) TO RM-8
(TOWNHOUSE RESIDENTIAL DISTRICT)

PROPOSED DEVELOPMENT: MIXED-USE DEVELOPMENT

DEPARTMENT RECOMMENDATION: **APPROVAL WITH CONDITIONS AS
CMU (COMMUNITY MIXED-USE DISTRICT)**

ZONING HISTORY:

In 1970, the subject properties were zoned RS-120 (Single-Family Residence District); The subject properties have been zoned HSB (Highway Service Business District) and OI (Office Institutional District) since 1985.

PROJECT DATA

The applicant request rezoning of a 15.02-acre parcel assemblage from HSB (Highway Service Business District) and OI (Office Institutional District) to RM-8

(Townhouse Residence District) to allow a mixed-use development consisting of 92 attached and detached dwelling units resulting in a density of 6.12 Units Per Acre (UPA). The property is located at the eastern intersection of West Crogan Street and Gwinnett Drive. The site is developed with multiple buildings consisting of a variety of commercial/retail, multifamily and office related uses. The existing buildings would be demolished, and the property would be redeveloped.

The submitted plan and Letter of Intent proposes 65 townhouse units and 27 single-family dwellings, consisting of two and three-stories, ranging in height from 35 feet to 40 feet, a unit/dwelling width ranging from 18 feet to 25 feet. Additionally the plan proposes 15 of the townhouse units would be constructed with a one-car garage and parking pad, which would be limited to the 18 foot wide sideyard and special townhouse units. The remaining units/dwellings consist of two-car garages. Based on the submitted site plan it appears all unit/dwelling garages would be accessed via a 30 foot wide private alley (rear entry) as measured from building to building (see attached Street Sections). In additions all facades of the proposed units/dwellings would be adjacent to either a 50 foot public right-of-way (see attached Street Sections) or green/common space. In addition, exterior architectural treatments for townhouses and single-family dwellings would be a combination of brick, board and batten, lap siding and stucco materials. Side and rear elevations would consist primarily of siding with a masonry water table.

Project access would be provided from each major street bounding the site: West Pike Street and Gwinnett Drive. An internal street network would be developed with public right-of-way, private drives and alleys (utility easements) serving the single-family homes and townhomes. A total of 315 parking spaces are indicated on the site plan consisting of both garage and on-street parking intended to serve the overall development. Pedestrian connectivity would extend through the entire development, connecting with the required 5 foot sidewalks along West Crogan Street and Gwinnett Drive. As proposed the plan would not only provide pedestrian connectivity within the development, but to the Downtown Entertainment District as well. Additionally, the design would include approximately 13 buildable acres (13.4%) of Green/Common Area, into the overall design as a public green/common space.

The City of Lawrenceville 2040 Comprehensive Plan and Future Development Map indicate the subject property is located within the Downtown Character Area. This Character Area is the highest intensity district in terms of its density and mixture of uses, particularly because it supports a live-work-play lifestyle, with a variety of housing, options within close proximity to employment and entertainment options. The project introducing housing options and density a short distance from the downtown square could be considered to be consistent with the updated City's

Livable Centers Initiative (LCI) Plan, therefore further supporting the requested rezoning.

In conclusion, the requested rezoning is essentially a request to eliminate the minimum standards for the RM-8 and CMU zoning classifications (see attached Letter of Intent). However, the proposal could be considered consistent with the purpose of the CMU Community Mixed-Use District, which is to promote complementary groupings of small-scale mixed-use buildings that are within walking distance and compatible with the surrounding neighborhood. It is the intent of this district to provide for diverse housing options to accommodate multigenerational communities within a range of residential building forms, lot sizes, dwelling sizes and neighborhood-oriented retail, services, and low-intensity office uses that are within convenient walking distances. Given the aforementioned factors, the Planning and Development Department recommends **APPROVAL AS CMU (COMMUNITY MIXED DISTRICT) WITH CONDITIONS** of the requested rezoning.

CITY OF LAWRENCEVILLE DEPARTMENT COMMENTS:

ENGINEERING DEPARTMENT

No comment.

ELECTRIC DEPARTMENT

No comment.

GAS DEPARTMENT

The city has a gas main on the property along W Crogan and Gwinnett Dr. with ample capacity to serve the development.

DAMAGE PREVENTION DEPARTMENT

No comment.

CODE ENFORCEMENT

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 immediate surrounding area includes a commercial, institutional, office and residential developments and zoning. The site is surrounded by developed and undeveloped commercial/retail, institutional and residential properties. A mixed-use development could be suitable in view of the uses and zoning of adjacent and nearby property

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

The Central Block proposal emphasizes the highest design and quality, regardless of cost. As proposed, if properly conditioned with an emphasis on design and quality, regardless of cost the development could potentially have positive impacts on adjacent and nearby properties for years to come.

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.

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;

Impacts on public facilities would be anticipated in the form of traffic, utility demand, stormwater runoff; however, these impacts would be mitigated with appropriate conditions, site development requirements, and planning.

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

Policies of the City are intended to provide a transition from suburban-style development to a more mixed environment of higher density developments. Positive redevelopments with an emphasis on worth could improve the quality of life for those wanting to live near Downtown, as well as the entire community.

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 request represents an opportunity to redevelop a large tract of underutilized land in close proximity to Downtown Entertainment District, in support of the

goals of the 2040 Comprehensive Plan and updated City’s Livable Centers Initiative (LCI) Plan.

PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZM2021-00010_11162021

Approval of a CMU (Community Mixed-Use District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. Mixed-Use residential townhouse units and single-family dwellings at maximum of 92 units/dwellings (65 townhouse and 27 single-family) on approximately 15.02 acres at a density of 6.12 Units Per Acre (UPA).
 - B. The development shall be in general accordance with the site plan titled “The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - C. Townhouse rows consisting of two dwelling units shall be limited to the northeast portion of the site as shown on “The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021.
 - D. The townhouse units and single-family dwelling structures shall be designed in general accordance with the submitted elevations shown in the Plan Book titled “Lawrenceville Central Block Architecture Patterns and Specifications,” dated October 26, 2021, prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021. All townhouse units and single-family dwellings shall be constructed meeting requirements of the City of Lawrenceville Building and Building Regulations and 2018 IRC International Residential Code for One- and Two-Family Dwellings. Building Permits shall require the review and approval of the Director of Planning and Development.
 - E. The front façade of each townhouse unit or single-family dwelling shall be adjacent to a public right-of-way or a green/common space as shown on “The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-

- 21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- F. Townhouse units proposed at an 18 foot minimum width shall be limited to seven townhouse units labeled “22’ Sideyard Townhouse,” and as shown on “The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - G. One-car garages shall be limited to seven townhouse units labeled as “22’ Sideyard Townhouse,” Each unit/dwelling shall be rear loaded and accessed via a private alley (30 foot Utility Easement) as shown on “The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - H. Two-car garages shall be required for townhouse and single-family units/dwellings labeled as “22’x42’ Townhouse, 22’x50’ Townhouse, 25’x35’ Townhouse, “Special Townhouse and Single Family Houses.” Each unit/dwelling shall be rear loaded and accessed via a private alley (30 foot Utility Easement) as shown on “The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - I. A minimum of 13.5% of the net project acreage shall be designated as Green/Common Space.
 - J. Each townhouse unit shall consist of a minimum 200 square foot enclosed Front Yard Outdoor Living Space (courtyard). All courtyards shall have direct access to a public right-of-way, private street or alley (30 foot Utility Easement).

- K. Each Front Yard Outdoor Living Space (courtyard) shall consist of a brick column/pillar installed at or near each front yard property corner adjacent to a public right-of-way, private street (50 foot Utility Easement) or alley (30 foot Utility Easement). Each column/pillar shall be a minimum height of 4 feet and a minimum width of 1 foot on all four sides. Each column/pillar shall be connected to another column/pillar with a brick wall at a minimum height of 2 feet and minimum width of 1 foot.
- L. Front Yard Outdoor Living Spaces (courtyard) adjacent to W. Crogan Street or Gwinnett Drive shall include an ornamental aluminum or wrought-iron fence installed on top of the required brick wall connecting each column/pillar. Fences shall be a minimum height of 2 feet.
- M. All walls shall be constructed meeting requirements of the City of Lawrenceville Building and Building Regulations and 2018 IRC International Residential Code for One- and Two-Family Dwellings. Building Permits shall require the review and approval of the Director of Planning and Development.
- N. Each unit/dwelling shall include a Rear Yard Outdoor Living Space (cantilevered porch) adjacent to a public right-of-way, private street (50 foot Utility Easement) or alley (30 foot Utility Easement).
- O. Townhouse lots shall be range in size from 1,250 square feet to 3,000 square feet).
- P. Townhouse units shall have a Minimum Heated Floor Area of 1,200 square feet for two bedroom units, 1,400 square feet for three bedroom units and 1,600 square feet for four bedroom units.
- Q. Single-Family lots shall be range in size from 3,000 square feet to 8,000 square feet).
- R. Single-Family units shall have a Minimum Heated Floor Area of 2,000 square feet for one-story dwellings and 2,200 square feet for two-story dwellings.
- S. Provide a 25-foot wide building setback/landscape strip adjacent to W. Crogan Street and Gwinnett Drive.
- T. Rear Yard Building Setbacks along the boundary shall be 20 feet as measured from the boundary line.

- U. Side Yard Building Setbacks along boundary shall be 20 feet as measured from the boundary line.
- V. Front Yard Building Setbacks adjacent to internal public right-of-way/private street (50 foot Utility Easement) shall be 15 feet as measured from the property line/right-of-way/private street (50 foot Utility Easement).
- W. Rear Yard Building Setbacks adjacent to an internal private alley (30 foot Utility Easement) shall be 0 feet.
- X. Side Yard Building Setbacks for single-family dwellings within the boundary of the development along internal property lines shall be 5 feet as measured from the property line.
- Y. The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way), and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.

2. To satisfy the following site development considerations:

- A. Public right-of-way access shall be limited to a single curb cut along W. Crogan Street and a single curb cut along Gwinnett Drive as shown on “The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC,” dated received November 8, 2021.
- B. Local Streets internal to the development shall be designed to the minimum standards of the City of Lawrenceville Subdivision

Regulations, Article X, Required Improvements, Design and Construction.

- C. Private Streets (50 foot Utility Easement) and Private Alleys (30 foot Utility Easement) shall be designed in general accordance with the submitted "Street Sections" as shown in the Plan Book titled "Lawrenceville Central Block Architecture Patterns and Specifications," dated October 26, 2021, prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November 8, 2021.
- D. Landscape, Lighting and Streetscape Design plans shall be subject to the review and approval of the Director of Planning and Development prior to issuance of development or building permit.
- E. Provide a 5-foot concrete sidewalk and 5 foot beauty strip adjacent to W. Crogan Street and Gwinnett Drive.
- F. Natural vegetation shall remain on the property until the issuance of a development permit.
- G. Ground signage shall be limited to one monument type sign serving the overall development, and shall be subject to review and approval by the Director of Planning & Development. The sign shall include a minimum two-foot high brick base, and the sign cabinet shall be fully surrounded by the same materials, matching the intent of the exterior architectural treatments of the development.
- H. Billboards or oversized signs shall be prohibited.
- I. Outdoor storage shall be prohibited.
- J. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or rights-of-way.
- K. Owner/Tenant shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

PLANNING COMMISSION

RECOMMENDED CONDITIONS

RZM2021-00010_11302021

Approval of a CMU (Community Mixed-Use District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:
 - A. **A mix of** residential townhouse units and single-family dwellings at maximum of **100** units/dwellings on approximately 15.02 acres at a density of **6.66** Units Per Acre (UPA).
 - B. The development shall be in general accordance with the site plan titled "The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-15-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November ____, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
 - C. Landscape, Lighting and Streetscape Design plans shall be subject to the review and approval of the Director of Planning and Development prior to issuance of development or building permit.
 - D. Townhouse rows consisting of **paired townhouse** dwelling units shall **not exceed three (3) townhouse rows within the project.**
 - E. The townhouse units and single-family dwelling structures shall be designed in general accordance with the submitted elevations shown in the **Pattern** Book titled "Lawrenceville Central Block Architecture Patterns and Specifications," dated **November 15**, 2021, prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November ____, 2021. All townhouse units and single-family dwellings shall be constructed meeting requirements of the City of Lawrenceville Building and Building Regulations and 2018 IRC International Residential Code for One- and Two-Family Dwellings. Building Permits shall require the review and approval of the Director of Planning and Development.

- F. The front façade of each townhouse unit or single-family dwelling shall be adjacent to a public right-of-way or a green/common space as shown on "The Central Block Project, Lawrenceville, Georgia, Conceptual 3-1521 (Revised **11-15-21**), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November _____, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- G. Townhouse units proposed at an 18 foot minimum width shall **not exceed ten percent (10 %) of the total units/dwellings.**
- H. **Each dwelling unit/townhouse unit shall have a garage that accommodates two cars. Tandem garages shall be to no more than ten percent (10%) of the total dwelling units. Minimum parking requirements shall be as follows:**
- (1) Single family lots shall have a two car garage and space available for two cars in the driveway;**
 - (2) Townhouse units shall have a two car garage and one additional space per townhouse within the project for guest parking.**
- I. Each unit/dwelling shall be rear loaded and accessed via a private alley (30 foot Utility Easement) as shown on "The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised **11-15-21**), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November _____, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- J. A minimum of 13.5% of the net project acreage shall be designated as Green/Common Space.
- K. Wall and fence height shall not exceed a height of six feet, including ornamental features. At a minimum walls shall be a width of one foot. All walls shall be constructed meeting requirements of the City of Lawrenceville Building and Building Regulations and 2018 IRC International Residential Code for One- and Two-Family Dwellings. Building Permits shall require the review and approval of the Director of Planning and Development.
- L. Front Yard Building Setbacks along the boundary or adjacent to West Crogan Street and Gwinnett Drive shall be 25 feet as measured from the boundary line/right-of-way.

- M. Rear Yard Building Setbacks along the boundary shall be 20 feet as measured from the boundary line.
- N. Side Yard Building Setbacks along boundary shall be 20 feet as measured from the boundary line.
- O. Front Yard Building Setbacks adjacent to internal public right-of-way shall be **5** feet as measured from the property line/right-of-way.
- P. Rear Yard Building Setbacks adjacent to an internal private alley (30 foot Utility Easement) shall be 0 feet.
- Q. Side Yard Building Setbacks for single-family dwellings within the boundary of the development along internal property lines shall be 5 feet as measured from the property line.
- R. Architectural features such as exterior or enclosed porches, stoops balconies, bay windows, roof overhangs and similar features may encroach into the minimum building setback.**
- S. Townhouse lots shall be range in size from 1,250 square feet to 3,000 square feet).
- T. Townhouse units shall have a Minimum Heated Floor Area of 1,200 square feet for two bedroom units, 1,400 square feet for three bedroom units and 1,600 square feet for four bedroom units.
- U. Single-Family lots shall be range in size from 3,000 square feet to 8,000 square feet).
- V. Single-Family units shall have a Minimum Heated Floor Area of **1,200** square feet. **No more than one third (1/3) of the total single-family units may be fewer than 2,000 square feet.**
- W. The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of landscaping within internal rights-of-way and immediately adjacent external rights-of-way), and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew

every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners

DRAFT



LAWRENCEVILLE

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Southeast Capital Land, LLC, by</u>	NAME: <u>SEE ATTACHED</u>
ADDRESS: <u>2849 Paces Ferry Road., Suite 625</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30339</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Kimball D. Robinson/Jay Clark</u> PHONE: <u>(404) 504-0512</u>	
* 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.	
PRESENT ZONING DISTRICT(S): <u>HSB + OI</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>SEE ATTACHED</u> ACREAGE: <u>15.022 acres</u>	
ADDRESS OF PROPERTY: <u>SEE ATTACHED</u>	

SIGNATURE OF APPLICANT

DATE

Jay Clark

TYPED OR PRINTED NAME



NOTARY PUBLIC

DATE

10-19-21

SIGNATURE OF OWNER

DATE

Chuck Warbington

TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

RZM2021-00010



LAWRENCEVILLE

GEORGIA

REZONING APPLICATION

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>Southeast Capital Land, LLC, by</u>	NAME: <u>SEE ATTACHED</u>
ADDRESS: <u>2849 Paces Ferry Road., Suite 625</u>	ADDRESS: _____
CITY: <u>Atlanta</u>	CITY: _____
STATE: <u>GA</u> ZIP: <u>30339</u>	STATE: _____ ZIP: _____
CONTACT PERSON: <u>Kimball D. Robinson/Jay Clark</u> PHONE: <u>(404) 504-0512</u>	
* 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.	
PRESENT ZONING DISTRICT(S): <u>HSB + OI</u> REQUESTED ZONING DISTRICT: <u>RM-8</u>	
PARCEL NUMBER(S): <u>SEE ATTACHED</u> ACREAGE: <u>15.022 acres</u>	
ADDRESS OF PROPERTY: <u>SEE ATTACHED</u>	

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER

DATE

TYPED OR PRINTED NAME

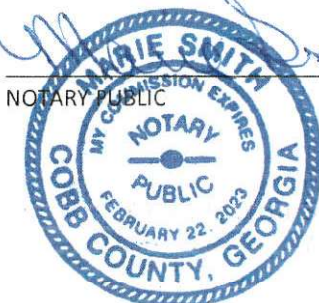
TYPED OR PRINTED NAME

NOTARY PUBLIC

DATE

NOTARY PUBLIC

DATE



Tract	Address	Parcel ID	Owner
1	35 Gwinnett Drive	R5143 188	D H Davis Properties LLC
2	73 Gwinnett Drive	R5143 185	Muskoka Lakes LLC
3	75 Gwinnett Drive	R5143 291	City of Lawrenceville Georgia
4	79 Gwinnett Drive	R5143 184	Crogan Street - JLC LLC
5	503 Gwinnett Drive	R5143 183	Crogan Street - JLC LLC
6	512 West Crogan Street	R5143 176	Downtown Development Authority of TH
7	516 West Crogan Street	R5143 177	City of Lawrenceville
8	534 West Crogan Street	R5143 178	Crogan Street - Clark LLC
9	Gwinnett Drive	R5143 227	City of Lawrenceville Georgia
10	Gwinnett Drive (Nash Ext)	R5142 272	City of Lawrenceville Georgia
11	Fair Street ROW	N/A	City of Lawrenceville, Georgia



LAWRENCEVILLE

GEORGIA

NOTIFICATION REQUIREMENTS

Written Notification

The applicant is required to notify all adjoining property owners (including those across any streets) of their intention to rezone the property. The notification shall be sent by Certified Mail and be postmarked no later than the published deadline contained in the Rezoning Schedule. A sample notification letter is provided at the end of this packet.

The written notice shall include:

1. Rezoning case number
2. Dates, times and place of public hearings
3. Copy of the application
4. Applicant contact information
5. Letter of Intent
6. Site plan
7. Vicinity map

Proof that the notifications were mailed as required must be delivered to the Planning Department as soon as is feasible, but no later than 12:00 p.m. (noon) on the Wednesday prior to the Planning Commission meeting. Failure to submit the required proof of mailing will result in the application being tabled to the next month's meeting.

Notification Sign

The applicant is required to post a notification sign (provided by the Planning Department) in a clearly visible location on the property, at or near the public street, no later than the published deadline contained in the Rezoning Schedule. It is the responsibility of the applicant to insure that the notification sign remain on the property throughout the rezoning proceedings. (COPY TO BE GIVEN TO APPLICANT)

CASE NUMBER

Jay Clark, on behalf of
Southeast Capital Land, LLC

ACKNOWLEDGED BY (PRINT NAME)

11/1/2021

DATE

SIGNATURE

70 S Clayton St • PO Box 2200 • Lawrenceville, Georgia 30046-2200
770.963.2414 • www.lawrencevillega.org

Letter of Intent **Central Block**

I. Project Summary

This application requests the rezoning of an assemblage of properties from the Highway Service Business (HSB) and Office/Institutional (OI) zoning districts to the RM-8 zoning district for redevelopment with a mix of residential uses. This application also asks for several variances from the City of Lawrenceville Zoning Ordinance, as detailed in the attached list of variances. The zoning is intended to be a site specific zoning. Where any architectural standard, building height, minimum lot size, setback/building to line, dimensional standard, sidewalk, parking or signage requirement of the Zoning Ordinance conflicts with the submitted Lawrenceville Central Block Architecture Patterns & Specifications booklet dated October 26, 2021 (the “Pattern Book”) or architectural renderings and elevations, the Pattern Book shall govern, with further review by the Planning and Development Director.

As detailed on the site plan, the development will include 65 townhome dwelling units and 27 single family homes for a total of 92 residential dwelling units. Each home will include a garage for parking and an aggregate of 315 parking spaces are proposed in a combination of garage and guest parking spaces. Vehicular access to the development will be provided from West Crogan Street and Gwinnett Drive.

II. Standards for Rezoning

A. Whether the proposed rezoning will permit a use that is suitable in view of the use and development of the adjacent and nearby property.

Central Gwinnett High School is located immediately across the street from the project. Edward Jones financial planning office and Lawrenceville Dental Associates offices are located immediately adjacent to the project along Gwinnett Drive to the south and east. The Gwinnett Habitat for Humanity and Lawrenceville Co-Op Ministry are also located immediately adjacent to the south and east of the project. Lawrenceville Elementary School is located a bit farther south and east of the project. Immediately across Lawrenceville Highway to the north and west is Randy’s Nursery along with several single family residential uses. Gwinnett County offices, including the Judicial Center, are located in close proximity to the project to the east and north. Additionally, the project is located in close proximity to Lawrenceville’s downtown area that includes a variety of uses. The adjacent and nearby property includes a mix of public education, government, office, institutional, commercial and residential uses. The proposed residential project will be additive to the development fabric and is suitable in view of the use and development of adjacent and nearby property.

B. Whether a proposed rezoning will adversely affect the existing use and usability of adjacent or nearby property.

As mentioned above, the adjacent and nearby properties include various uses including two public schools, several Gwinnett County offices, commercial, office and residential uses. The

proposed rezoning will not adversely affect the existing use and usability of the adjacent and nearby property. To the contrary, the rezoning will facilitate a development that will be complementary to the area.

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

The assemblage of properties are currently zoned HSB and OI and contain varying levels of improvements. While redevelopment may be possible under the current respective zoning districts, development of a different type and scale is more appropriate. Considering the recently completed extension of Nash Street, proximity to Lawrenceville's downtown, other nearby residential developments and the 2017 Downtown Master Plan LCI, the economic use of the property is misaligned with demand. The 2017 Downtown Master Plan LCI has designated the area where the project is located as an area for increased residential density that includes townhomes. Rezoning to accommodate development of the project presents a unique opportunity to add residential uses in an area where there is significant demand and where such uses are planned. As a result, the economics are significantly impaired as currently zoned.

D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

Conversion of the property from HSB and OI zoning will not create an excessive or burdensome use of existing streets, transportation facilities or schools. The zoning change would downzone the property to provide a less intense use than the current zoning of the property permits. By extension, the use of existing streets, transportation facilities and utilities is expected to be less than the current zoning. Although the change from a nonresidential zoning to a residential zoning district will have an impact on schools, the scale of the project is not expected to create an adverse impact.

E. Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.

The project is located in the Downtown Character Area of the 2040 Comprehensive Plan. Various residential uses, including attached and detached homes and townhomes, are considered appropriate land uses in the character area. A stated implementation policy of the character area is to encourage a mixture and concentration of residential, among other uses, at key locations to encourage walking and biking to everyday needs. The project is at a key location between at least two schools and downtown Lawrenceville that includes various Gwinnett County offices and a mix of other everyday uses. The location of the project will allow for pedestrian patronage to many of the uses. The project proposed by this application is in conformity with the policy and intent of the comprehensive plan.

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the proposed rezoning.

The rezoning of the property will enable a housing development within Lawrenceville's core, where housing options are desired and lacking. The change in zoning to allow a residential development supports approval of the proposed rezoning.

List of Variances
Lawrenceville – Central Block Project

I. Variance Requests from RM-8 Standards:

1. Variance from Section 102.5(B) Lot Development Standards:
 - a. Reduce minimum unit width from 20 feet to 18 feet;
 - b. Reduce external minimum front setback from 25 feet to 15 feet;
 - c. Reduce external minimum side setback from 20 feet to 5 feet;
 - d. Increase impervious surface maximum lot coverage from 40% to 100%;
 - e. Increase maximum building height from 35 feet to 40 feet;
 - f. Allow garden walls and hardscape to encroach in setback areas;
 - g. Delete the provision that duplexes are prohibited; and
 - h. Replace the 20 foot double-car garage requirement to allow an 18 foot minimum unit width with a single car garage and parking pad.
2. Variance from Section 102(D) – Architectural Standards: Delete the listed standards and replace with architectural standards provided in the pattern book.
3. Variance from Section 102.5(E) – Development Standards:
 - a. 102.5(E)(1) – Variance to allow vehicles to be parked in guest parking spaces as shown on the master plan instead of on an approved hard surface;
 - b. 102.5(E)(2) – Variance to allow internal yard to be grassed, landscaped or hardscaped and delete the requirement that the internal yard be a 20 foot grassed or landscaped strip;
 - c. 102.5(E)(3) – Variance to reduce the minimum number of units in each row of townhouses from three to two;
 - d. 102.5(E)(4) – Variance to delete the listed private drive requirements and replace with those in the provided street sections;
 - e. 102.5(E)(7) – Variance to delete provision to allow front entry units with the approval of a special use permit and prohibit front entry units in the project;
 - f. 102.5(E)(8) – Variance to reduce the two-car garage requirement to a one-car garage requirement and to add the requirement for an on-lot parking pad;
 - g. 102.5(E)(9)(b) – Variance to delete the 18-foot alley width requirement and replace with the widths as provided on the street sections;
 - h. 102.5(E)(9)(c) – Variance to reduce the 20 feet distance requirement to 5 feet;
 - i. 102.5(E)(9)(d) – Delete the requirement for two external parking spaces and allow off-site guest parking in lieu of driveway parking;
 - j. 102.5(E)(11) – Variance to delete the requirement that the architectural fronts be staggered;
 - k. 102.5(E)(12) – Variance to allow sidewalks per the provided street sections;
 - l. 102.5(E)(14) – Variance to allow driveway access to be provided per the plans to allow all driveways access to alleys or community roads;
 - m. 102.5(E)(15) – Variance to delete the minimum car stacking lane required at mail kiosk; and

- n. 102.5(E)(16) – Variance to delete the requirement that dumpsters are screened from all units and not visible from right of way to allow dumpsters and recycle bins to be located in alleys.
- 4. Section 102.5(G)(2) – Variance to amend the 15% requirement of the net project area for green/common space to allow the percentage of green/common space of net project acreage as shown on the master plan.
- 5. Section 102.5(G)(3) – Variance to delete “from at least three points of entry by sidewalks” and to allow the master plan to control accessibility to the green/common space.
- 6. Section 102.5(G)(4) – Variance to delete provision.
- 7. Section 102.5(G)(4)(a) – Variance to allow the minimum size to be based on the master plan.

II. Variance request from Section 200 - Supplemental and Accessory Use Standards:

- 1. Section 200.3.1.A.2. – Variance to increase maximum height from 18 feet to 25 feet.
- 2. Section 200.3.1.A.3. – Variance to increase maximum coverage from 400 feet to 500 feet and variance to increase special use approval threshold from 400 feet to 500 feet.
- 3. Section 200.3.1.A.5. – Variance to delete provision and permit construction of accessory buildings and structures to comply with the provided architectural pattern book and specifications.
- 4. Section 200.3.33.1 – Variance to increase the wall and fence height from 4 feet to 5 feet.
- 5. Section 200.3.33.4(A) – Variance to delete this provision.

III. Variance Request Section 403 – Buffers Table: Variance to reduce all CMU buffer requirements to 20 feet from adjacent property per the master plan.

IV. Variance Request Section 501 – Vehicle Parking Area:

- 1. Section 501(A)(5) – Variance to include ability to park in guest parking spaces.
- 2. Section 501(A)(7) – Variance to reduce 15 feet requirement to 3 feet.

V. Variance Request Section 503 – Paving of Surfaces: Variance to include the CMU zoning district as one of the districts eligible for gravel parking.

VI. Variance Request Section 504 – Residential Parking and Driveways:

- 1. Section 504(A)(4) – Variance to delete “...and may not extend along the street in a parallel fashion.” and replace “...or as close to perpendicular as practicable.”
- 2. Table 5-3: Number of Off-Street Parking Spaces Required – Variance to reduce the 4 total parking spaces requirement per dwelling unit to the 2 spaces per dwelling unit as otherwise listed in the CMU requirements and to allow on-street and off lot shared guest parking at one space per each dwelling unit.

VII. Variance Request Section 509 – Off-Street Parking Design and Maintenance:

1. Section 509(A)(1) – Variance to delete screening requirements and to permit all off-street guest parking to be located in alley.
2. Section 509(A)(2) – Variance to delete this provision.

VIII. Variance Request Section 601 – Residential Minimum Architectural and Design Standards:

1. Section 601(A)(1)(a) – Variance to delete this provision.
2. Section 601(A)(1)(b) – Variance to delete this provision.
3. Section 601(A)(1)(c) – Variance to add “per pattern book and specifications.”
4. Section 601(A)(2)(a) – Variance to delete “architectural style”, to allow roofing material to be either shingles and/or metal roofing and to add “per pattern book and specifications”.
5. Section 601(A)(2)(c) – Variance to delete provision and replace with the setbacks and encroachments per CMU lot development standards in Section 102.9(C) as written herein.

IX. Variance Requests Section 702.4 – Ground Sign – Residential Subdivision Sign:

1. Section 702.4 – Variance to increase maximum height of sign structures from 6 feet to 8 feet.
2. Section 702.4(A) – Variance to delete provision to permit materials to comply with those provided in the architectural pattern book and specifications.

X. Variance Request from Section 702.6 – Temporary Sign: Section 702.6(A)(3)(b) – Variance to remove the 14 day requirement and replace with allowing temporary signs for real estate marketing to be allowed for the duration of the sales effort until all units are sold in addition to the requirements of Section 704.

CMU Zoning District

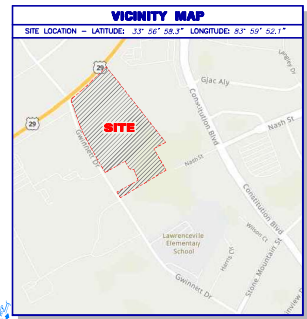
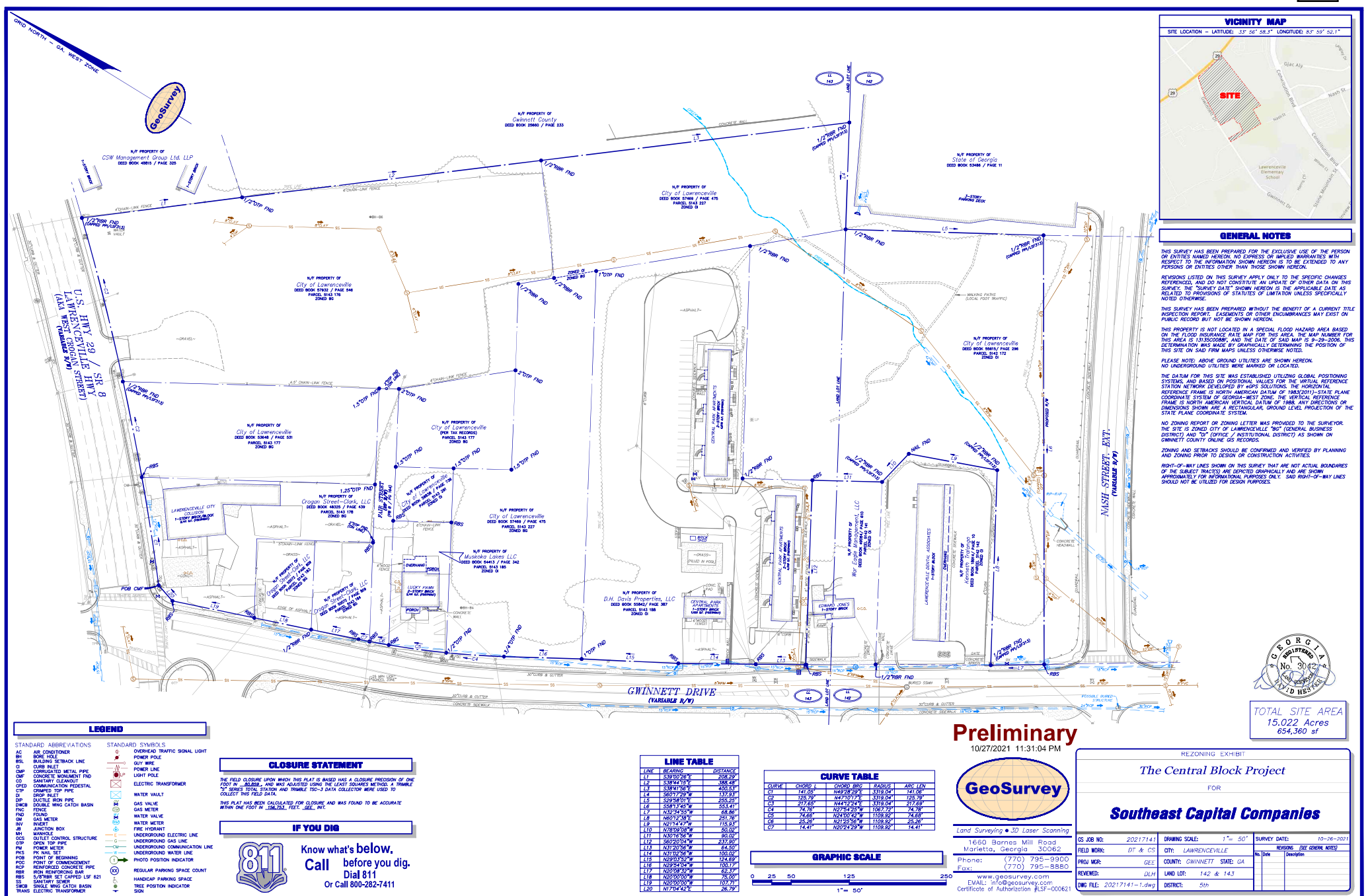
I. Variance requests from CMU Standards:

1. Section 102.9(B)(1) – Variance to allow 100% residential uses as opposed to mixed uses per the table.
2. Section 102.9(B)(2) – Variance to delete the requirement that CMU developments include single-family detached dwellings on the various lot sizes and multifamily housing to instead allow only single-family detached dwellings on 3,000 to 8,000 square foot lots and in accordance with the RM-8 Standards as varied herein.
3. Section 102.9(C) – Variance to delete the Project Area Standards table and replace it with the following:

Front Setback	15 feet
Side Setback	5 feet
Rear Setback	5 feet
Side Corner Lot	15 feet
Porch Encroachment	10 feet
Roof Eave Encroachment	2 feet
Architectural Feature Encroachment	3 feet
Road Frontage	Per the master plan

4. Section 102.9(F) – Variance to allow green/common space to be consistent with what is provided on the master plan as opposed to the listed requirements.
5. Section 102.9(F) – Variance from this section to allow all connectivity to be based upon the master plan.
6. Section 102.9(G)(1) – Variance to allow pervious paving materials such as crushed slate for selected sidewalks.
7. Section 102.9(H) – Variance to allow all access easements and inter-parcel access to be provided per the master plan.
8. Section 102.9(I)(1)(a)(i) – Delete the parking requirements for non-residential uses in the project.
9. Section 102.9(I)(1)(a)(ii) – Variance to increase the number of parking spaces from 1.5 spaces per dwelling unit to two spaces and to allow on-street and off lot shared guest parking at one space for each dwelling unit.
10. Section 102.9(I)(1)(b) – Variance to allow all off-street parking to be based on the master plan.
11. Section 102.9(J)(5) – Variance to allow landscape strips to be based upon the provided street sections.
12. Section 102.9(N)(3)(a) – Variance to delete the requirement that doors and entrances face public sidewalks and replace with the requirement that they are architecturally indicated.

- II. **Variance request from Section 103.2 – Use Table:** Variance to permit Accessory Buildings and Structures in the CMU zoning district.



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1305000000, AND THE DATE OF SAID MAP IS 9-29-2006. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIVE VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM 1988. ANY INTERSECTIONS OF DIMENSIONS SHOWN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED CITY OF LAWRENCEVILLE "B0" (GENERAL BUSINESS DISTRICT) AND "T0" (OFFICE / INSTITUTIONAL DISTRICT) AS SHOWN ON GWINNETT COUNTY ONLINE GIS RECORDS.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACTS ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

LEGEND

STANDARD ABBREVIATIONS

- AC AIR CONDITIONER
- BIL BOW INLET
- BL BOW INLET
- CL CURB INLET
- CMF CONCRETE MONUMENT FND
- CONF COMMUNICATION FND
- CRP CRIPPLED TOP PIPE
- DI DROP INLET
- FACILE FACILE
- FND FOUND
- GM GAS METER
- GV GAS VALVE
- JB JUNCTION BOX
- MANH MANHOLE
- OC OUTLET CONTROL STRUCTURE
- OPN OPEN TOP PIPE
- PM POWER METER
- PM MAIL SET
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- RBR REINFORCED CONCRETE BAY
- RSB REINFORCED CONCRETE BAY
- SS SANITARY SINK
- SS SANITARY SINK
- SS SANITARY SINK
- TRANS ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER METER
- FIRE HYDRANT
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 100,000, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIANGLE OF SIDES TOTAL STATION AND TRIMBLE 760-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE, AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET. SEE, INT.

IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

LINE TABLE

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CURVE TABLE

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GRAPHIC SCALE

0 25 50 125 250

1" = 50'

Preliminary
10/27/2021 11:31:04 PM

GeoSurvey
Land Surveying • 3D Laser Scanning
1650 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-9880
www.geosurvey.com
E-MAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

REZONING EXHIBIT

The Central Block Project

FOR

Southeast Capital Companies

CS JOB NO: 20217141
FIELD WORK: DT & CS
CITY: LAWRENCEVILLE
COUNTY: GWINNETT
STATE: GA
LAND LDR: 142 & 143
DISTRICT: 5th

DRAWING SCALE: 1" = 50'
SURVEY DATE: 10-26-2021
REVISIONS: (SEE GENERAL NOTES)
DATE: 10/26/2021
BY: [Signature]
CHECKED: [Signature]
DATE: 10/26/2021
BY: [Signature]

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DATE: 10/26/2021
BY: [Signature]
CHECKED: [Signature]
DATE: 10/26/2021
BY: [Signature]



Area
Total Area - 15.02 Acres
Buildable Area - 13 Acres +/-
Density - 7 units (All Types) per Acre

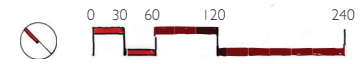
Summary - 92 Total Units	
65 - Townhouse Units (Two-Car Garage, Alley Loaded)	
23 - 22'x42' Townhouse	
17 - 22'x50' Townhouse	
7 - 22' Sideyard Townhouse	
10 - 25'x35' Townhouse	
8 - Special Townhouse	
27 - Single Family Houses (Two-Car Garage, Alley Loaded)	
315 - Parking Spaces	
210 - On Lot (Two-Car Garage)	
105 - Guest Parking (On Street/Off Lot)	

Key:

- | | | | |
|--|--------------------------|--|------------------------|
| | Mailbox Kiosk / Pavilion | | 22' Sideyard Townhouse |
| | Single Family House | | 25' x 35' Townhouse |
| | 22' x 42' Townhouse | | Special Townhouse |
| | 22' x 50' Townhouse | | |



Conceptual 3-15-21 (Revised 11-8-21) **The Central Block Project**
Lawrenceville, Georgia



RZM2021-00010
Received: November 8, 2021
Planning and Development Dep



Lawrenceville
central block
Architecture Patterns
& Specifications

Prepared for
Southeast Capital Companies

Prepared by
Rhinehart Pulliam & Company
Edwin A. Rhinehart, AIA
Robert H. Pulliam

10.26.2021



Rhinehart Pulliam & Company
LLC



Lawrenceville
central block
Architecture Patterns
& Specifications

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Architecture	6
Survey of Styles	10
Best Practices	18
Street Sections	20
Architectural Specifications	22
Notes	26



Lawrenceville Central Block



The neighborhood plan for the Central Block is unique for many reasons. Its most obvious quality centers around its strong community-based design that is intended to serve and appeal to people at all life stages—from single adults to young families to down-sizing seniors. This quality is strengthened by its focus on integrating different housing types throughout the development, whether they be in pocket neighborhoods, around the circle, or on the tree-lined streets.

Learning from Cul-de-sacs

In a National Association of Realtors study of consumer preference, 88% of homebuyers expressed a sentiment that the neighborhood was more important than their potential house when it came to purchasing influence (New Urban News, December 2011, p6). This represents a long developing trend toward disaffection with the largest model of residential development—primarily suburban sprawl, specifically cul-de-sac style development. It represents a growing awareness that neighborhood and community play a key role in domestic life. It represents change. However, it also poses questions concerning what, if anything, can be learned from sprawl or, more appropriately, life in a cul-de-sac.

Communities form regardless of where they are. It's a fact of human nature. In typical suburban subdivisions, the cul-de-sac is the definitive urban design feature. It marks a hub of neighbors. It's not too big, nor is it too small. Most residents in a cul-de-sac's immediate vicinity know each other and rely on each other as neighbors often do. Neighbors may be friends, or they may be mere acquaintances, but the fact that they live in close proximity unites them through the strong bond of common territory. These things are the seeds of community. Neighbors watch over an absent neighbor's house. They do everything from collect mail to call emergency services should something go wrong. They feed the dog. They help in all the million little things that are a part of life.

The problem with conventional development is that contemporary neighborhoods are designed for the car. A moving car is inherently hostile to humans, especially children. The scale

of a road dwarfs that which is required for humans. And asphalt, the paved surface necessary for cars, is alien to what humans find comforting: grass, well-beaten paths, and gardens. Cul-de-sacs make poor human environments; however, the human need for community will attempt to subvert any obstacle thrown in its path. On any given Friday afternoon, neighbors will drag their backyard grills into cul-de-sacs. They bring their camping chairs to the very lip of their driveways. Sometimes tent-like camping pavilions are erected in the center of a cul-de-sac's asphalt circle—all in the name of interacting with the neighbors in an environment that is scaled to the car—an environment that creates concrete gulches between houses and where casual encounters between neighbors is harder than making a purposeful phone call.

This environment is inherently confused. It is scaled for the car but invaded by humans. The irony is that many move to suburbia because of the perceived safety of gated communities and dead-end cul-de-sacs. The awful truth is that more children are killed each year by their own parents backing over them while trying to navigate out of their driveway than are hit by cars in inner city neighborhoods. Suburban roads are built for cars but superimposed over the insatiable human activities of community.

The way forward is the simple proposition that human activities ought to be distinguished from automotive activities; where they intersect, care must be taken to segregate them. An essential corollary is that neighborhoods should be tailored for neighbors to meet and socialize—these places ought to be built in favor of humans over cars. These neighborhoods should not only be scaled appropriately but sized appropriately—not only should the greenways, gardens, and walkways that connect houses be the right scale for humans, but the houses that make up a neighborhood should suit the creation of such a community.

Recent practice suggests that the typical number of houses in a cul-de-sac is, in fact, not a bad thing. It's probable that these collections of neighbors around a concrete circle grow as a sub-community until their essential social function starts to break down—they self-organize until they get too big to be of use. Then they splinter. In most human communities—even across

cultures—this magic number is somewhere between four and sixteen dwellings. The Japanese call it muko sangen ryo donari—three houses across the way and the ones to either side (Chapin, p8). A small self-contained community in the Cotswolds might be called a hamlet. In today's America, we call it our next-door neighbors (even if some are, in fact, as far as two or three doors over). These are the neighbors that you can visually point to from your doorstep.

Creating a built environment that caters to this essential human need is, indeed, a better way to build neighborhoods. Instead of communities forming in neighborhoods built for cars, let's provide neighborhoods built for people. Instead of building neighborhoods populated with a hundred houses or more, let's build next-door neighborhoods that are sized for how we use them. Serendipitous communities will form either way, but one will be safer and offer far more contentment than the other.

Pedestrian-Friendly Design

The Central Block is a walkable neighborhood. Sidewalks, pathways, and trails provide residents the opportunity to traverse the entire development on foot. In scale, the entire neighborhood is designed around the human, not the automobile. Streets are narrow with sidewalks wide enough for a pair of people to walk abreast. The sidewalks are insulated from traffic by landscape strips with street trees and, in many cases, on-street parking. By creating pocket neighborhood areas fronted by common pedestrian greens, the various neighborhoods are scaled to humans. Walkways, garden walls, and shared open spaces all function to serve humans, not cars. With deference to the pedestrian, the neighborhood has ample vehicle circulation and parking within the community's many alleys and alley parking spaces.

With these characteristics, the Central Block Development will strive to provide a more human scale of architecture, hopefully de-emphasizing the car, and thereby more directly connecting the residents and neighbors. This will be accomplished at all levels of the neighborhood's design—from the land planning of the residences and the common spaces to the architectural styles and the smallest detail. The following pages demonstrate our design intent and commitment to quality neighborhoods and thus the human experience.



A typical Traditional Neighborhood Development

Architecture

The purpose of this section of the Master Plan is to help establish a consistent architectural vision for the residential neighborhoods of the Central Block. We have taken care to balance all of the complexities associated with contemporary development with the need to express an architectural point of view. The intent of these guidelines is to set the neighborhood above other developments in design quality and to establish an unmistakable sense of place that will sustain residents' pride in their community and keep drawing visitors to experience this unique place.

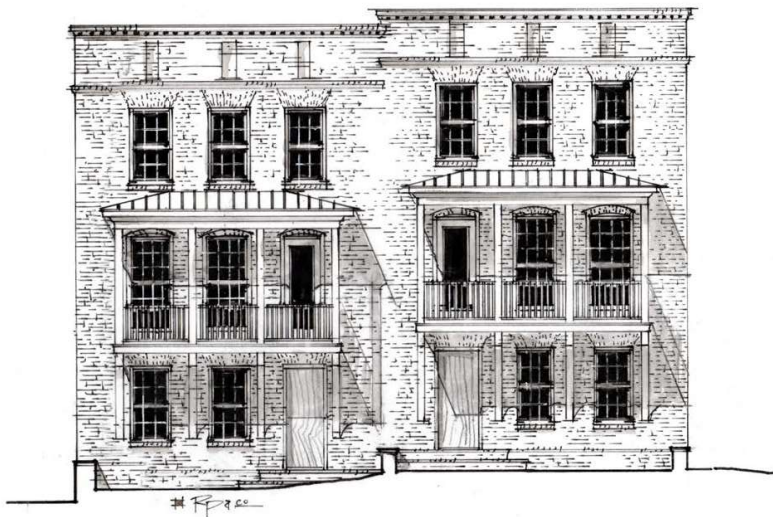
Places over Time

The Central Block is envisioned as a place that is not frozen in a stylistic time period; rather the hope is that it will feel like a place that has been allowed to grow naturally over time. In this light, its architectural styles are varied and diverse, just as a real neighborhood would be after a hundred years of maturity.

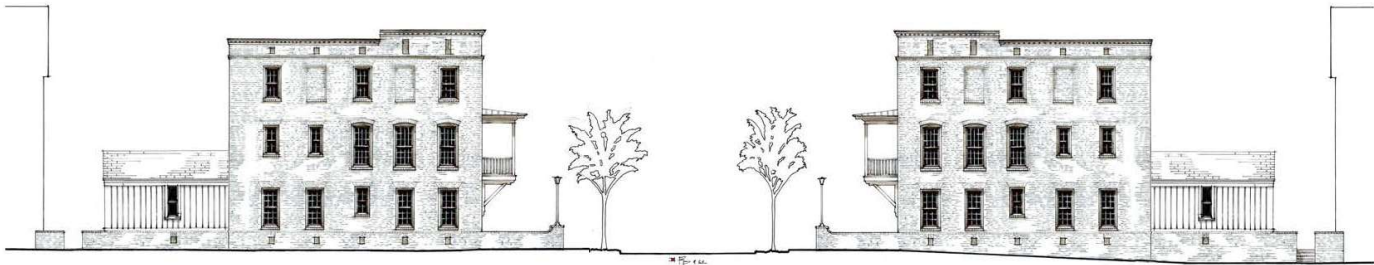
This allowance for evolution is not to say that the neighborhood does not have standards. The guidelines reinforce local stylistic customs typical to the region across the full spectrum of time. House styles and materials common to the area are encouraged. Types that never existed in the area are not available as an option. Creativity is encouraged at all levels. Good, well-considered design is the bell-weather; but where the rules are meant to be explored or interpreted, the result should be an improvement not a blatant shortcut.

Design Quality and Practical Budgets

In all cases, the utmost care is taken to promote the highest design quality, regardless of cost. The position of these guidelines is that superior design quality can be achieved at any budget. But to do so, great care must be taken to design the buildings effectively, both aesthetically and cost-wise. Some styles and materials are more expensive than others, but these guidelines offer a range of solutions so that budgets of all levels can be met effectively.



A paired townhouse design



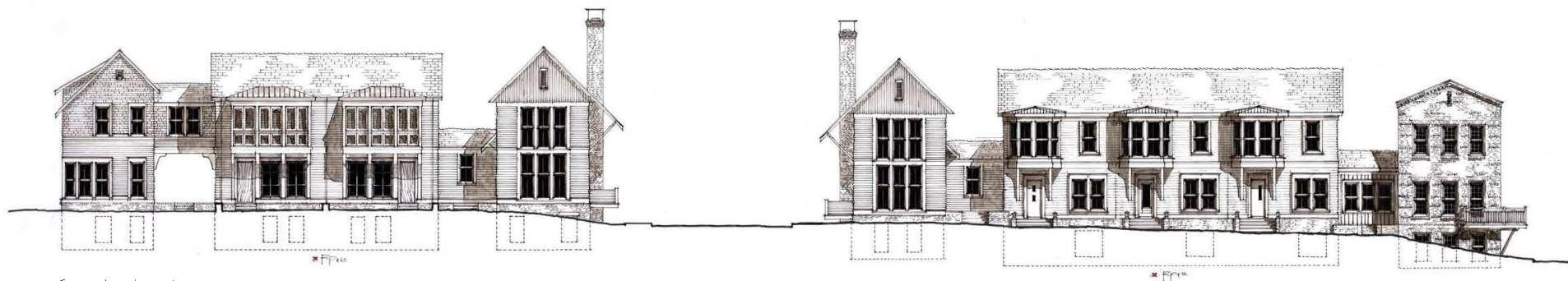
A streetscape showing two paired townhouses



Contemporary vernacular architecture



Courtyard townhouses in a streetscape



Courtyard townhouses in a streetscape



Classical Revival

Survey of Styles

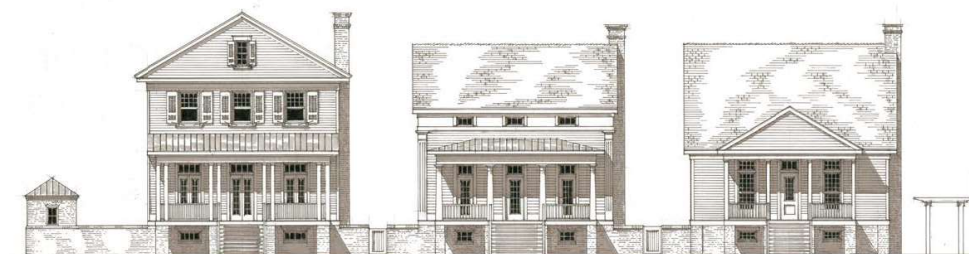
Prominent from 1830 to 1860, the Classical Revival style appeared throughout the rapidly expanding nation, particularly in areas with sudden, large population growth, each region creating subsets of the style to complement its climate and natural materials. American architects trained abroad brought their classical training to the south resulting in Southern Colonial houses (though designed long after Colonialism had ended).

The Classical Revival house is characterized particularly by its classical detailing: classical columns with capitals and bases, decorative cornices used to trim gables, a porch as the entryway dressed with a transom and sidelights, elaborately paneled doors framed in wood or masonry, and recessed doors and windows. This style suggested opulence and social prominence.

The versatility of this higher-style design is evident in its use in urban and rural settings throughout the south. Very common in the southern states, the Classical Revival style and its Greek Revival subset originated as a sign of economic stability, whereas a scaled-down version of the style represented a formal, higher-style design for middle-class residents.

Key Style Features

- Moderately-pitched roof
- Formal entry-door surround with transom and sidelights
- Classical detailing throughout, particularly on columns, pilasters, and cornices
- Limited, light-color palette
- Dark trim features



Streetscape



Lap Siding (Walls): In pre-Victorian styles, lap siding is almost always painted white. Exposure should be 4-1/2" to the weather. Corner boards and certain trim should be 5/4" material to receive the lap.

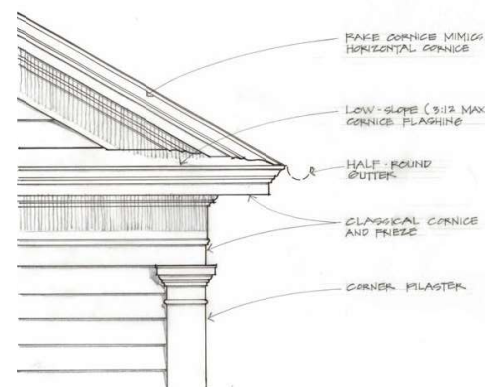


Stucco (Foundations and Chimneys): Traditionally, stucco is a surface treatment on masonry, and all details including perceived wall thickness at fenestrations should be expressed. Stucco should be carefully designed or avoided altogether on wood-framed walls to avoid inauthentic control joints.

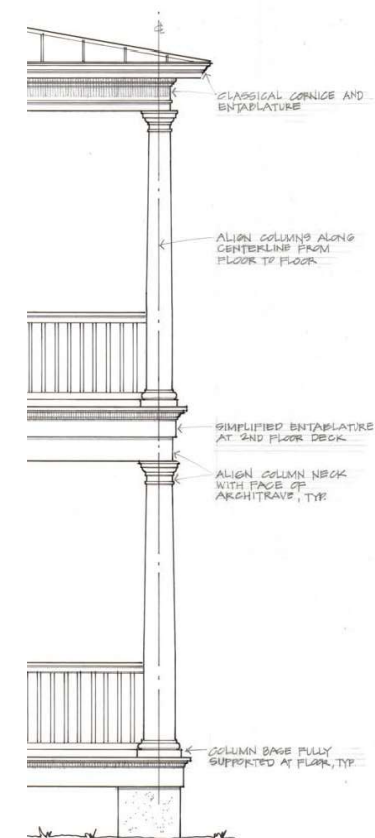


Brick (Foundations, Chimneys, and Walls): Brick should be of running or common bond. In pre-Victorian styles, its color and type should reflect the bricks available locally. In Georgia, a gray-red, wood-molded brick was most common. Designer bricks and colors should be avoided.

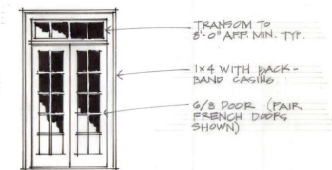
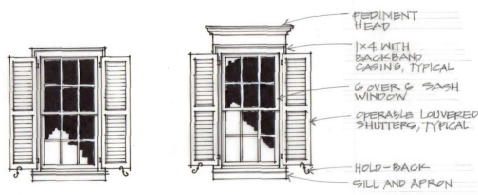
Typical Wall Materials



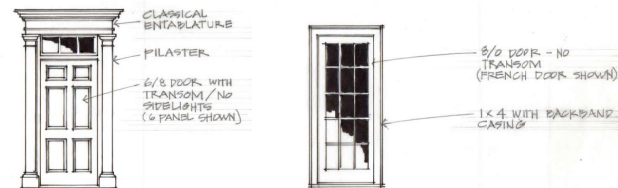
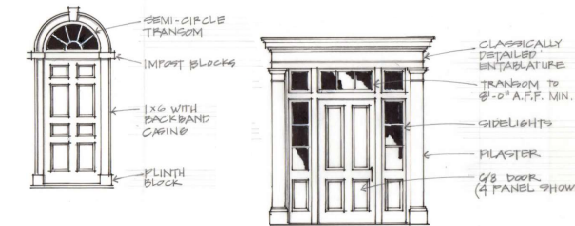
Cornice Detail



Porch Detail



Windows



Doors



Contemporary Vernacular

Survey of Styles

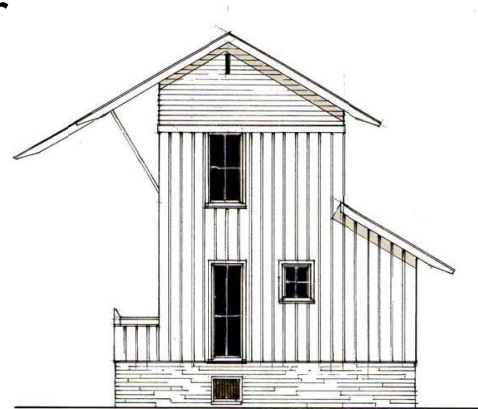
As a form of vernacular architecture, this style blends the ubiquitous and everyday materials of the contemporary world with the design sensibilities of the more traditional or regional styles into a new and fresh interpretation.

Materials common in everyday architectural expression are celebrated. However, these materials are usually used to express contemporary design goals rather than any kind of traditional construction methodology. Board and batten and board and board vertical siding is used extensively on walls, along with lap siding with mitered corners. In addition to asphalt shingles, metal roofs are commonly seen and is often left unpainted expressing a brightly galvanized sheen, or painted in a wide variety of color choices, including dark grays and blacks. Masonry or board formed concrete is typically used in foundation walls and chimneys.

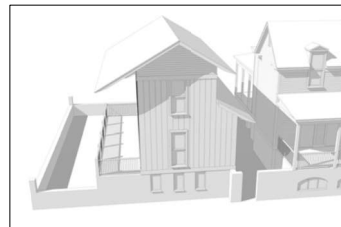
Like most vernacular building forms, massing yields to the practicality of traditional construction. For example, sloped roofs often had wide overhangs to shield the walls and windows from the harsh Southern sun and rain. However, completely abbreviated eaves are very common as well—a testament to simple construction. Overall building shape is driven by simply constructed masses that, if necessary, are assembled into a compound mass. Like its Modern cousin, the style avoids excessive ornamentation of all types.

Key Style Features:

- Simplified building masses
- Function and practicality are guiding principles
- Expression of interior program through massing
- Rejection of architectural ornament
- Use of common materials such as corrugated metal, steel, lap siding, and concrete.
- Sloped roofs, often with wide overhangs, or no overhangs at all.



Front Elevation



Massing



Streetscape (mixed with other styles)



Lap Siding: Lap siding may be used and painted a wide variety of colors as approved, including dark shades. Exposure is often the traditional 4-1/2" but may be much wider as part of the building's overall expression. Flush boards are not uncommon. Corner boards and certain trim should be at 5/4".



Board and Batten Siding: Board and batten is a traditional wall cladding method that is often used in contemporary vernacular interpretations. Board and batten siding may be painted a wide variety of colors as approved.



Brick: Brick should be of running or common bond. In pre-Victorian styles, its color and type should reflect the bricks available locally. In Georgia, a gray-red, wood-molded brick was most common. Designer bricks and colors should be avoided.



Fiber-cement Panels: Fiber-cement panels may be used. In this application, the panels usually express their joints either with a reveal or a separate metal channel. These panels may be painted a wide variety of colors as approved.

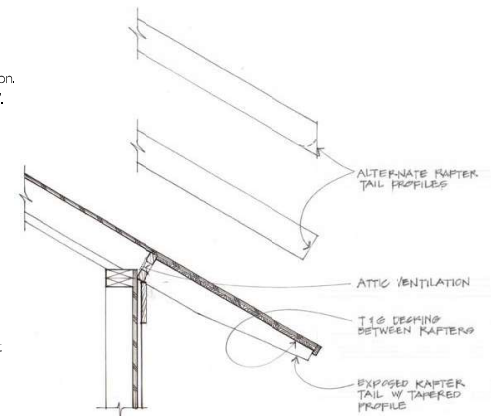


Stucco: Stucco on contemporary structures is often used on wood-framed buildings. This is often an opportunity to design a control joint expression that contributes to a distinctly modern look.

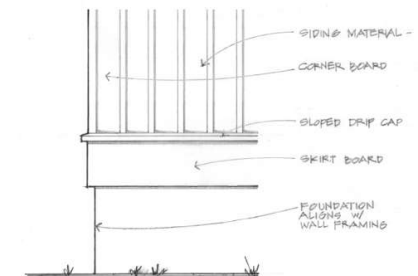


Board/Panel-formed Concrete: Board/panel-formed concrete has both a distinctly utilitarian look and an expressive quality that makes it an ideal material for contemporary architecture. The type and color of aggregate and sand can create a warmer expression or cooler combinations for a more industrial look.

Typical Wall Materials



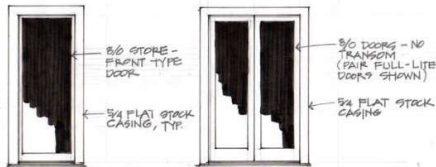
Rafter and Eave Details



Foundation Detail



Windows



Doors



Southern Vernacular

Survey of Styles

Vernacular Architecture is a general term to identify low-style, commonplace houses which exist across the country. Many subsets of vernacular architecture exist, their being distinguished by geographical region and sometimes the economic conditions of their inhabitants. One subset is the Southern Vernacular style, which can be distinguished into even further styles, including the Piedmont Plain and Victorian Vernacular.

Among the earliest styles in Georgia, Southern Vernacular exhibits quality craftsmanship, particularly since those who built the houses were often carpenters and builders who were following work. During the Industrial Period following the Civil War, the house style stayed largely the same with added elements, including porch posts and balustrades. Being southern, many of its features are influenced by climate, including the dog-trot through the middle of the house, the wide porch, and the shed added at the back.

Sophisticated versions of Southern Vernacular are more ornate. This Victorian Vernacular or Victorian Folk style is more decorative than the typical Southern Vernacular style, but it is not nearly as flamboyant as its Queen Anne cousin. Some differences distinguishing the Victorian Vernacular from the more typical Southern Vernacular include a wider range of colors, shingle-siding accents, more ornate shutters and doors, and more slender and often turned columns.

Key Style Features:

- Low-pitched, often a cat-slide roof
- Wide porches and overhangs
- Simplistic detailing
- Lap siding, usually painted white
- Simple shutters and doors, usually painted black, gray, or dark green
- Slender porch columns, often creatively chamfered



Massing



Streetscape



Lap Siding (Walls): In pre-Victorian styles, lap siding is almost always painted white. Exposure should be 4-1/2" to the weather. Corner boards and certain trim should be 5/4" material to receive the lap.



Board and Batten Siding (Walls): Board and batten is a traditional wall cladding method. Typically, the boards were up to 12" in width and the battens were 2". In pre-Victorian times, board and batten was almost universally painted white or tar-stained.



Stucco (Foundations and Chimneys): Traditionally, stucco is a surface treatment on masonry, and all details including perceived wall thickness at fenestrations should be expressed. Stucco should be carefully designed or avoided altogether on wood-framed walls to avoid inauthentic control.



Brick (Foundations, Chimneys, and Walls): Brick should be of running or common bond. In pre-Victorian styles, its color and type should reflect the bricks available locally. In Georgia, a gray-red, wood-molded brick was most common. Designer bricks and colors should be avoided.

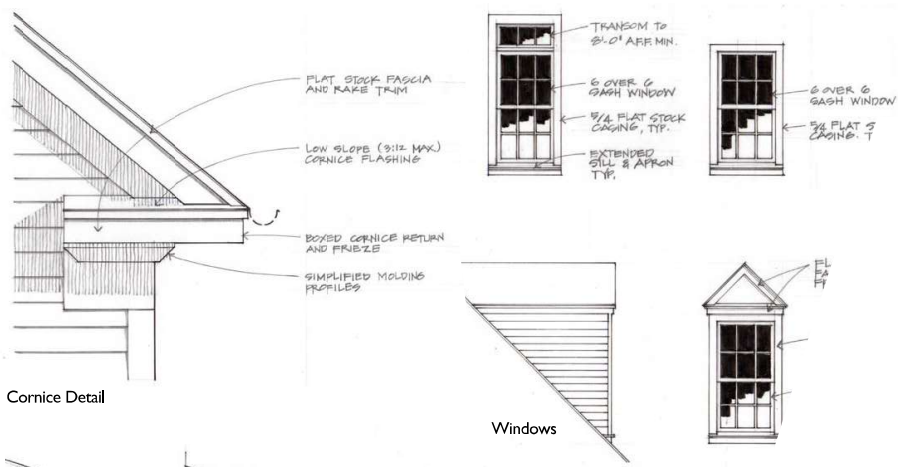


Board-formed Concrete (Foundations): Board-formed concrete has a utilitarian look characteristic of vernacular houses. Aggregate and sand content create an authentic expression.

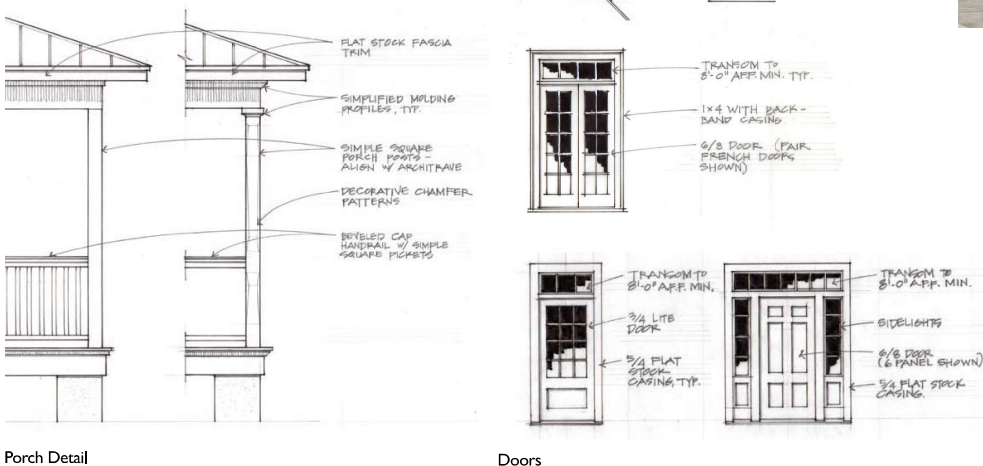


Stone (Foundations and Chimneys): Stone should be locally sourced and derive its character from local traditions. In Georgia, granite and field stone are used extensively. Avoid uncoursed rubble stacking.

Typical Wall Materials



Cornice Detail



Porch Detail

Doors



Craftsman

Survey of Styles

The Craftsman style was inspired by the Gustave Stickley bungalow designs from the early 1900s to the late-1910s. The style quickly spread nationwide, particularly due to its having been published as a pattern in his popular magazine *The Craftsman* from which the style gets its name. Stickley was influenced by the English Arts and Crafts movement and by Asian wooden architecture, combining those elements to create an overall simple design with intricate details. Its fade from popularity was as rapid as its rise, and by the 1930s few Craftsman houses were being built.

The Craftsman style is a simple, hip-roofed box-form with modern details that showcased the art of the builder and construction process. Its roof is typically gabled and low-pitched with overhanging eaves and exposed rafters and beams. With the house at one-story or one-and-a-half stories, the roof may be front-gabled, cross-gabled, or side-gabled. The porch sometimes stretches across the length of the house, and simple columns support the roof and porch and are often set onto pedestals that extend to the ground. Square upper columns often rest upon very large brick, stucco, or stone pillars,

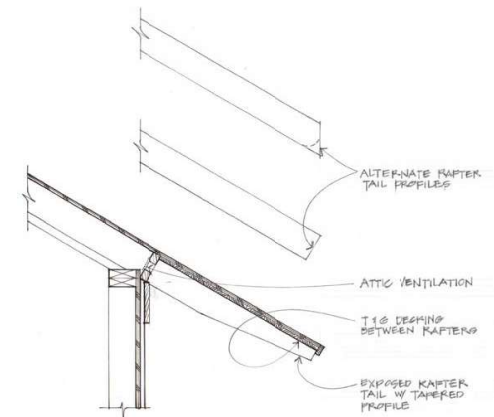
Siding for the Craftsman style is variable with lap-siding, board and batten, and shingles being common. As with the column pedestals, heavy materials such as stone, brick, and stucco are used to create impressive and significant chimneys and foundations. Windows are distinguished by transoms, large glass panes, and groupings of several windows across the façade.

Key Style Features

- One-story or story-and-a-half bungalow style with wide porches and overhangs
- Two-story Four-square style buildings with deep porches
- Open rafter-tails
- Lap-siding and shingle-siding
- Large windows with creative muntin patterns



Massing



Rafter and Eave Details



Lap Siding: Lap siding may be used and painted a wide variety of colors as approved, including dark shades. Exposure is often the traditional 4-1/2" but may be much wider as part of the building's overall expression. Flush boards are not uncommon. Corner boards and certain trim should be at 5/4".



Shingle Siding (Walls): Shingle siding is typically up to 7" exposure to the weather and can be stained or painted. Shingles may be used as accents along with other siding materials, typically lap siding. Shingles are a place for design creativity such as varied course patterns

Typical Wall Materials



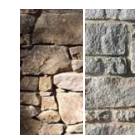
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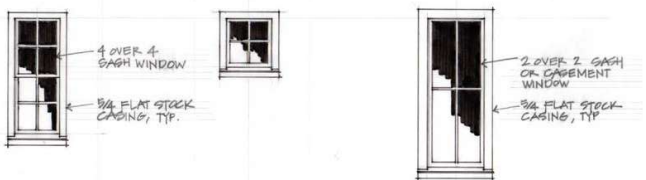
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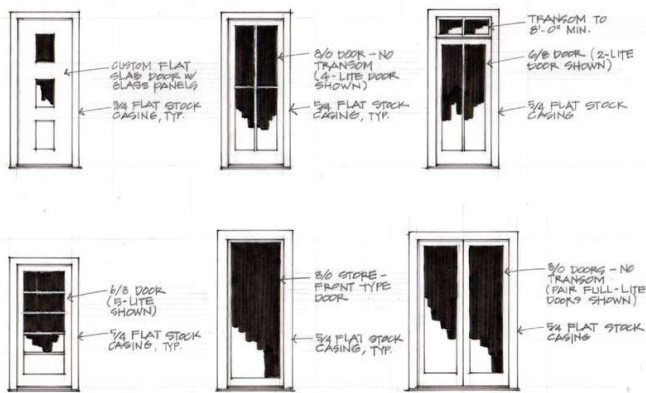
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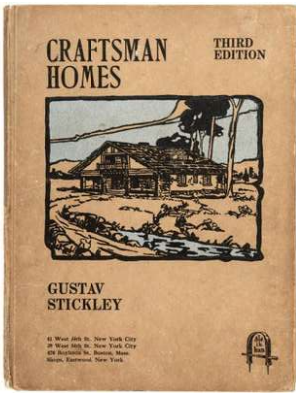
Stone (Foundations and Chimneys): Stone should be locally sourced and derive its character from local traditions. In Georgia, granite and field stone are used extensively. Avoid uncoursed rubble stacking.



Windows

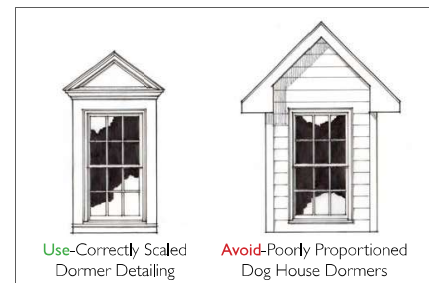
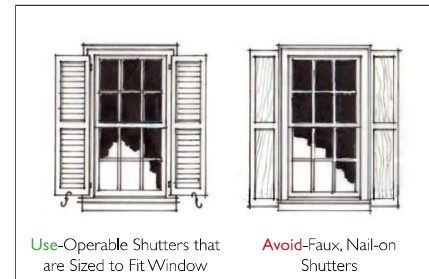
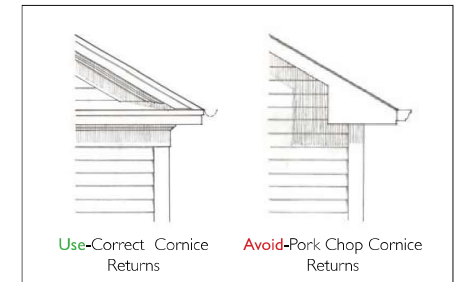
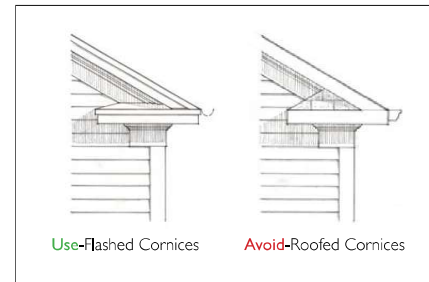


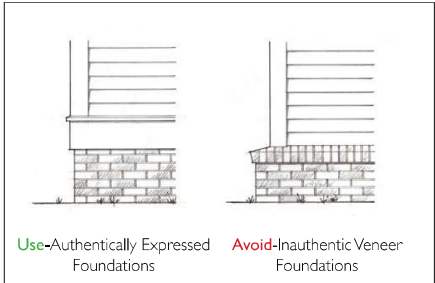
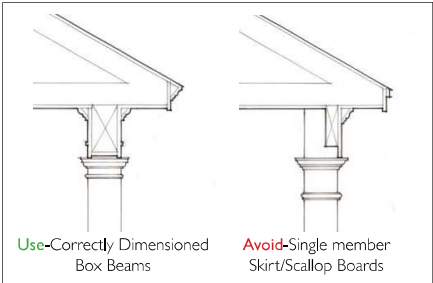
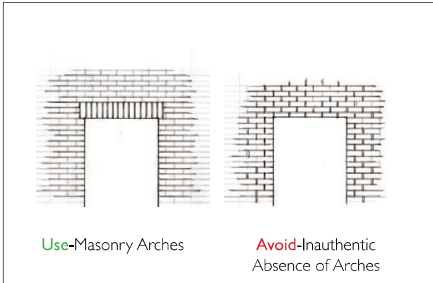
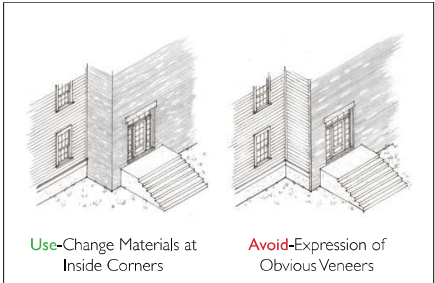
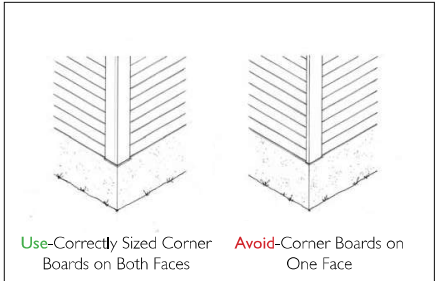
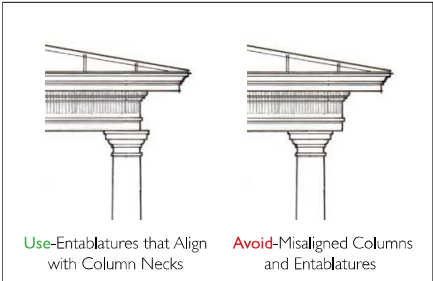
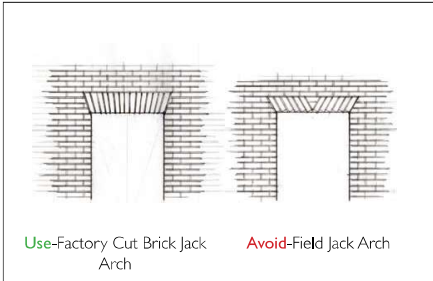
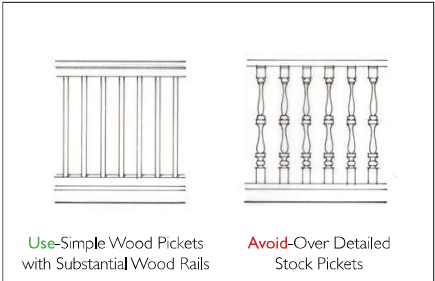
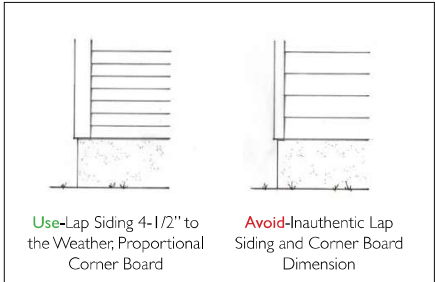
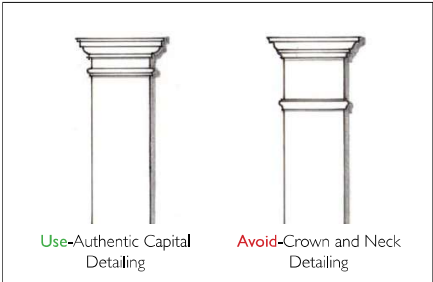
Doors



Best Practices

While there are countless subtleties of architectural detailing that can take a lifetime to master, the most common and glaring mistakes in details can be addressed quickly and easily with little to no impact on the project's budget. Illustrated here are the Best Practices of residential architectural detailing. These illustrations are by no means a comprehensive list, nor are their suggested solutions the only answer to common problems. Furthermore, different architectural styles address these conditions in their own well-considered manner. Shown here are solutions to common design mistakes that are easy to implement and offer a substantial improvement.



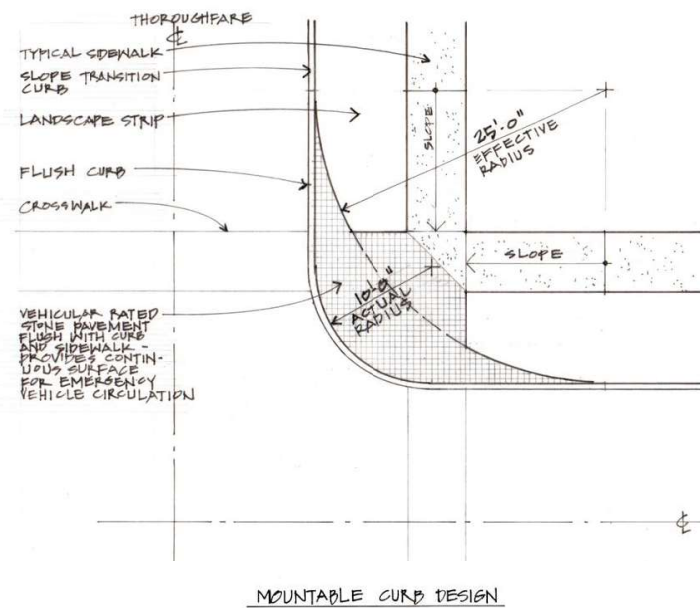
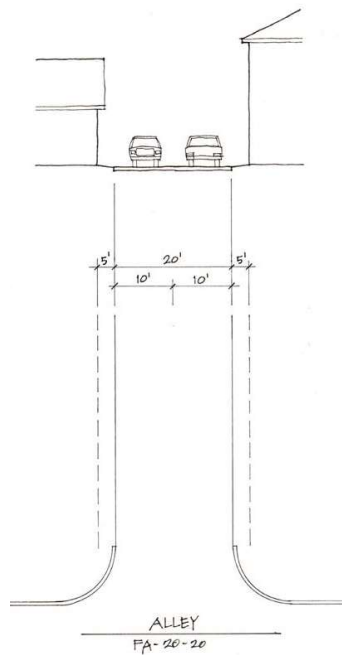
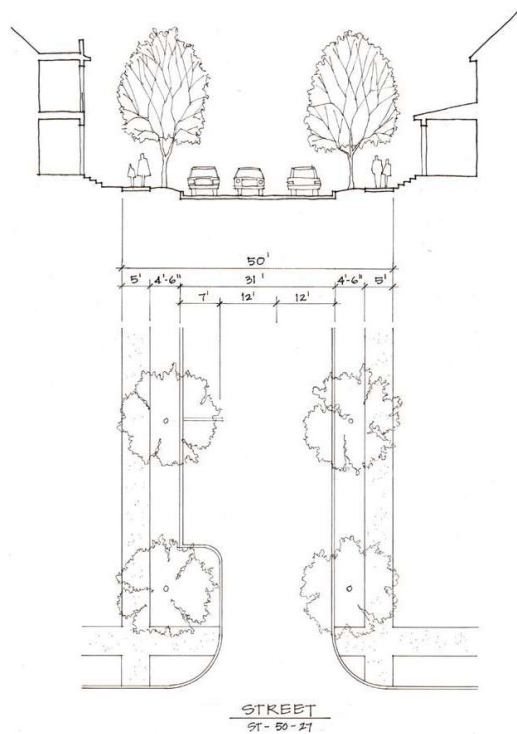


Street Sections

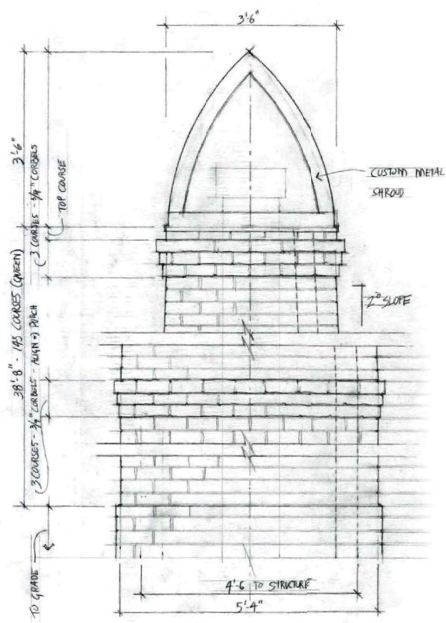
The main vehicular thoroughfares within the Lawrenceville Central Block are built on the premise that relatively narrow streets are safer within a neighborhood setting. This premise is derived from observations that drivers tend to slow down naturally when navigating neighborhood streets in the twenty to twenty-four foot width range, as opposed to streets in the twenty-six to thirty foot width range. The streets in the Central Block are based on twenty-four foot width drive lanes with seven foot, marked parallel parking lanes distinguished from the drive lanes by bulb-outs in the curbs. In addition, a tree planting strip of four and a half feet is provided on both sides of the street. This line of trees further insulates the pedestrians and encourages the walkability of the neighborhood. Pedestrian sidewalks are five feet in width, enough for two adults to walk side-by-side. The complete right-of-way is fifty feet in width.

Alleys within the community are set at twenty foot wide in all cases, allowing them to serve as the principle resident access for all of the residential units.

Additionally, the radius returns at the main street intersections have an effective emergency vehicles radius (indicated by mountable curbs) that is much larger than the actual radius meant to aid pedestrians crossing the street. This allows for emergency vehicles to have free access to the neighborhood while, accordingly, all other traffic must take the tighter turn much slower.



Architectural Specifications



The Architectural Specifications for the residential portion of the Central Block are listed below. The purpose of these criteria is to ensure the level of construction quality within the neighborhood. These criteria encourage a vibrant design and construction environment—an environment that promote creative solutions to design goals. They are not meant to limit design freedoms. They are, however, meant to promote a common baseline standard. As not all high-quality design solutions can be foreseen at the beginning of a project, any solution that differs from these criteria but nonetheless is in the spirit of the neighborhood aesthetics and construction standards should be entertained. In all cases, official building codes overrule these criteria.

Massing and Detail

Building massing is to be designed along historic and / or stylistic principals. In most cases, simplicity in massing is most authentic. "Builder" elevations, often associated with sprawl subdivisions, typically with multiple nested gables and complex massing, are strictly prohibited. All elevations are to be designed according to architectural standards as four-sided structures with each elevation treated with architectural and stylistic intention. Secondary elevations may have simplified detailing according to stylistic and historic standards.

Foundations

Materials

Foundations shall be constructed of poured-in-place concrete slabs, raised slabs, concrete stem walls, or concrete masonry units. Foundation walls must be faced with stucco, brick, stone except as noted below.

Foundations may express a board-formed concrete finish, which may be left exposed if the concrete mix is composed of river washed aggregate and sand.

Foundation walls with a stucco aesthetic are allowed. Stucco must be 3-coat minimum, integral color, applied on brick or concrete block. Stucco on wood framing is allowed with a metal lath underlayment, and control joints must be appropriate to the style.

Foundation walls with a brick aesthetic are allowed. Brick color, brick type, and mortar color must be appropriate to the style.

Natural stone is allowed. Synthetic stone is prohibited.

Lattice infill between masonry piers shall be wood or approved synthetic material.

Techniques

If a foundation is articulated in a masonry veneer, the floor systems must cantilever over the masonry veneer such that the finish wall above is flush with the face of the foundation.

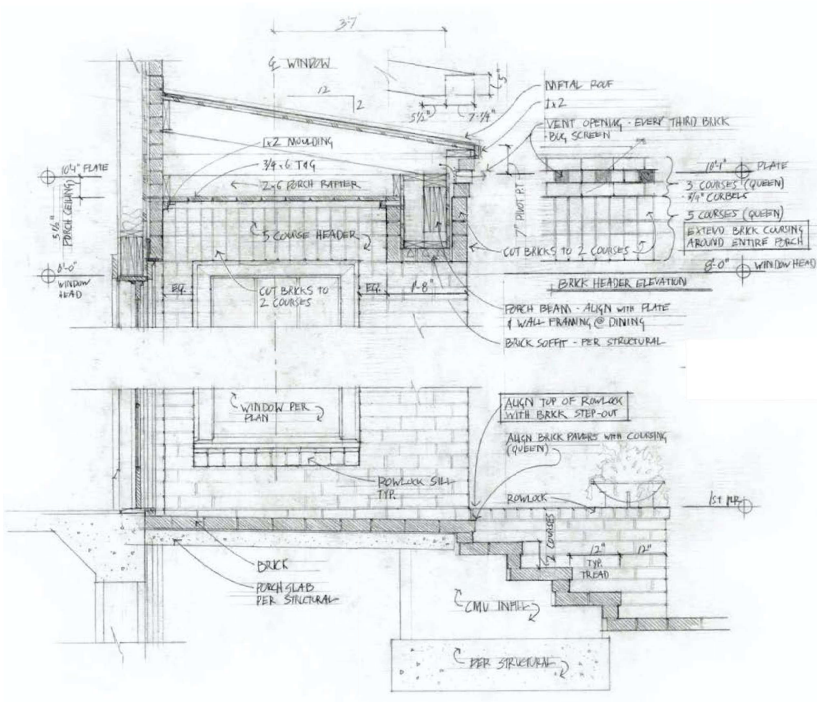
Wooden front porches must be constructed on masonry piers. Piers may be of varying sizes, but the typical sizes conform to horizontal brick coursing with 1'-4", 1'-8", and 2'-0" being the most common.

Finish Floor elevations must have a height above grade by a minimum of 1'-6" at the front of the house or unit. Finish Floors at the rear of the elevations may be more minimal.

	Walls	Doors and Windows	Porches and Balconies
Materials	Walls expressing a wood aesthetic shall be clad in wood lap siding, wood board-and-batten, wood shingles, or wood panels. Cementitious materials may be substituted for natural wood products. An exposure of 4-1/2" to 5-1/2" is required for lap siding in traditional styles. Mitered corners will be used as appropriate to the style. Walls with a stucco aesthetic are allowed. Stucco must be 3-coat minimum, integral color, applied on brick or concrete block. Stucco on wood framing is allowed with a metal lath underlayment; and control joints must be appropriate to the style. Walls with a brick aesthetic are allowed. Brick color, brick type, and mortar color must be appropriate to the style. Walls with a shingle aesthetic are allowed. Shingles must be of wood or cementitious materials and must be installed with a uniform bottom edge. Natural stone is allowed. Synthetic stone is prohibited. Walls may express a board-formed concrete finish, which may be left exposed if the concrete mix is composed of river washed aggregate and sand. Trim shall be constructed of wood, pvc, synthetic composite, or cementitious materials. Lattice shall be wood. Vinyl siding or aluminum siding, including those that mimic traditional profiles, are prohibited.	Exterior residential doors shall be hardwood, fir, or pine. Exterior fiberglass doors are allowable; however, fiberglass doors must be painted. Faux wood grain texturing is not acceptable. Plastic laminated, stamped metal, and leaded/beveled glass doors are not allowed. Stamped metal doors, glass paneled doors, false muntin detailing, and faux wood graining are prohibited on garage doors. Windows may be wood, clad wood, or fiberglass, and must be architecturally correct and appropriate to the style. Materials must be paint grade or pre-finished. Vinyl windows are allowed only when the window design accurately reflects historic profiles or a well considered contemporary expression. In any event, vinyl windows that do not mount within the window frame in the manner of traditional detailing, or that have raised chamfered sashes that give the window an appearance of being surface mounted are prohibited.	Columns shall be built of materials that reflect the character of the style of the house. Columns expressing a wooden character must be wood, fiberglass, or resin material. Columns, or column bases, reflecting a masonry material must be brick, stone, or board-formed concrete. Steel shapes and stucco may be used for contemporary styles. Columns made of foam components are prohibited. Sheet metal columns are prohibited in traditional styles. Porches are to be constructed of wood including wood decking. For traditional styles, porch framing shall be on piers (see foundations). Porches may be constructed of concrete in buildings with contemporary expressions. Stoops may be finished in materials appropriated to the foundation (see foundations). Porch ceilings should be rendered in bead board, flush boards, or tongue and grove boards. Plywood and exterior gypsum board ceilings are prohibited. Metal cable railing systems are allowed when appropriate to the style. Synthetic composition decking material is allowed under limited conditions. Railing systems are to be painted wood, iron, steel, glass, or other materials appropriate to the style. Anodized or pre-finished aluminum railing components are allowable in contemporary building expressions. Square pickets are encouraged for most traditional styles. Tapered and round pickets are acceptable. Avoid over-detailed classical railings and pickets. Prefabricated railing systems either made of polymers or stamped metal are prohibited.
Techniques	Wall finishes and trim design are encouraged to be the same on all sides of a specific building mass. Secondary masses may be designed in a simpler expression than the main building mass. However, such expression must be appropriate to the style. When wall finishes differ, the transition must occur at inside corners or other logical locations that coordinate with the building's massing.	Exterior doors and door trim must be designed as appropriate to the building style. They may be painted or stained. Custom fabricated front doors are strongly encouraged. Door hardware shall be appropriate to the style. Windows must have true divided lites or simulated divided lites. Detachable muntins and grilles between glass are prohibited. Windows must be installed such that the sash sits within the wall framing. In stucco and brick facades, window frames and their casings should appear to be inset into the wall. Installation methodologies that require windows to attach to the front surface of the wall framing are prohibited. Windows and trim, including casings, muntins, and mullions, must be designed as appropriate to the building style. For traditional styles, vertical proportions for the windows, sashes and individual lites are required. Brick mold must not be used in non-brick cladding or stucco conditions. Ganged windows must have a continuous sill. Side and rear windows must compliment their elevations and given all due design consideration as the style requires. Windows on side elevations in zero or near zero-lot line conditions should be designed to protect the privacy of neighboring structures. Windowsills must be 1-1/4" thick. 2" deep sills are encouraged. Sills must slope to the weather and have drip edges. Picture framed window casings below the sill are prohibited. Sills shall project from the surface of the wall or casing.	Porches and balconies are a critical part of a building's architectural expression. Porches and Balconies should be considered essential rooms within the building's program. Porch columns must be designed to the style of the building, classical columns, where used, must be architecturally correct, including entasis. Structural steel shapes may be used in appropriate styles. Railings must be appropriate to the style of the building. Traditional styles should have wood or iron rails with simple pickets and a top and bottom rail. Contemporary styles may have metal pipe, tension cable, or tempered glass panel railing systems. Front and side porches should be designed to the style of the building. 8' deep porches are usually considered to be a minimum. 10' deep porches are encouraged. Wooden front porches must be constructed on masonry piers. Piers may be of varying sizes, but the typical sizes conform to horizontal brick coursing with 1'-4", 1'-8", and 2'-0" being the most common.

Architectural Specifications

Continued



Roofs

Wood shingles and wood shakes are encouraged.
Historically appropriate asphalt shingles must be single-tab or three-tab. Asphalt shingles with a flat color and texture are encouraged for traditional styles.
"Architectural" shingles are not allowed.
Standing-seam metal roofs are allowed but must be paint grip galvanized metal or copper.
"Pre-finished" metal roofs and seamless prefab metal roofs are allowed.
Gutters shall be half-round metal and downspouts shall be round. Ogee gutters are not allowed.

Materials

Roofs are not only one of the critical functions of a building, they are also an important component of the building expression. All roofs are to be considered in terms of the intended architectural style and designed accordingly.
Roofs shall be simple gables or hips with symmetrical pitches about their ridges. Flat roofs are allowed in contemporary styles or styles reflecting a modern or historical industrial character. Roof slopes must be appropriate to the building style.
Nested gables shall only be used when the smaller gable is part of a porch or balcony.
Roof penetrations and equipment shall be located in a manner that minimizes their visual impact. In all cases their color should match the surrounding roof.
Metal Gutters must be half-round with round downspouts or custom designed to be appropriate to the style and must be made of copper or galvanized metal.
Rooftop solar panels are allowed. Size and placement must be carefully considered for minimal visual impact.

Techniques

	Trim, Millwork, and Shutters	Architectural Features	Sitework
Materials	All trim may be of wood, composite, cementitious, or synthetic solid stock materials. Non-wood materials should be of dimensioned material in standard wood profiles so that they may be worked as though wood. Extruded trim profiles are not allowed. Shutters may be constructed of wood or solid polymers. Vinyl shutters are prohibited.	Dormers shall be constructed of the same materials as walls, windows, and roofs. Chimneys must appear to be made of materials that are non-flammable: masonry, material stucco, or metal flues. Siding or other materials that are, or appear to be, flammable are prohibited on chimney masses. Prefabricated chimney caps typically manufactured of stamped metal may be used if their design reflects the character of the style. Standard prefabricated chimney caps are not allowed. Clay flue pots or decorative copper flue caps are strongly encouraged. Window boxes shall be made of wood or composite materials. Exterior light fixtures must be appropriate to the style. The light spectrum of all exterior lights shall be incandescent or equivalent. Each house must provide a light fixture for alley lighting in conditions where an alley exists.	Fences shall be of wood construction. Walls shall be of masonry construction and shall relate to the foundation material of the associated house. Walkways must be surfaced in decorative pavers, brick, stone, or decorative gravel that is contained and on a compacted base. Thick flagstone stepping stones are acceptable. Concrete walkways are acceptable if finished with appropriate surface treatments such as rock salt-finished concrete or exposed aggregate. Masonry banding and edging is acceptable. Drought tolerant plant materials are encouraged for all private lots.
Techniques	Trim and millwork is an important element within a building's architectural expression. A poorly detailed building is understood to be of low quality regardless of its expense. Expertise in millwork detailing and construction is a hallmark of well made buildings. Trim and millwork must be appropriate to the style of the building. Trim should be consistent throughout any given mass of a building. Secondary massing may have simplified trim as appropriate to the style, but in all cases, each building mass should receive an appropriate degree of trim based on the building's style. Molding design should reflect the style of the building. Common trim profiles may be used to complement styles intended to have a degree of sophistication. Flat stock and profiles cut down from flat stock should be used for vernacular styles. Corner boards, band boards, and skirt boards should be made of 5/4" minimum materials to receive the profiles of lap siding. Door and window casing should be appropriate to the style and constructed of 5/4" minimum materials. Picture framed window trim is not allowed. Shutters must be functional in nature. They must be operable, with the ability of closing completely over the window. Shutter design must be appropriate to the style of the building. Shutters that are mechanically fastened to the building are prohibited.	Dormers shall be habitable. In most traditional styles, dormer construction shall be such that the window casing is the entire face of the dormer. Wall dadding is not allowed on the front dormer face, only on the dormer sides. Chimneys are to be proportioned and detailed authentically according to the style. In most cases, Chimneys must contact the ground. Spark arresters must be specified and installed with care not to mar the aesthetic appearance of the building or appear to be out of style. Light fixtures should direct light downwards. Light fixtures must be appropriate to the architectural style. Landscape lighting is encouraged.	Fences, walls, and hedges must be appropriate to the style of house. Fences, walls, and hedges are required along the front property lines of certain streets and other select sites as the site plan directs. Fences, walls, and hedges should provide an enclosure. They should engage with building walls, other fences, hedges, or garden walls. Fences should provide an opening with a gate styled appropriately to the building. Trash and recycling areas shall be located in a permanent location enclosed by a fence, wall or hedge. HVAC Condensers and utility meters shall be likewise enclosed.

Notes

A note on copyright:

All work in this presentation is copyrighted by Rhinehart Pulliam & Company. Any photographs not copyrighted by RP&Co are thought to be in the public domain.

Artists and designers make their livelihood on the intellectual work they produce. Any work worth using is worth buying. It is our belief that ongoing relationships with designers are the best way for all concerned to prosper. In terms of building design, designers gain a livelihood and can continue to produce; builders, developers, and homeowners gain an ongoing source of quality products that are free of legal entanglements. Please help us preserve an industry that can be successful for all involved.

A note on graphic design:

This presentation is set in Gill Sans which was designed by Eric Gill in 1926. Its originating application was on a sign that Gill painted on the fascia over a bookshop owned by Douglas Cleverdon in Bristol, England.

Gill designed the face as a response to the typeface Kabel (named for the transatlantic communications cable), which was designed in Germany and indicative of the technological modernity popular on the continent. Not to be outdone, the Monotype Corporation published the fully-developed Gill San typeface in 1928.

The design was later picked up by the London and North Railroad and used extensively in its publications and signage for many decades. Eventually British Railways adopted the face nationwide. Although British Rail discontinued its use in 1965, it retains its long-time association with rail signage and publications. It is currently the official face of the British government and the BBC, although the BBC has moved away from using it comprehensively in recent years. It also serves as the typeface for the Church of England in their common Worship service books. Gill Sans was the fifth most popular-selling typeface for the Monotype Corporation in the 20th Century.

Eric Gill was an accomplished sculptor and graphic artist and was trained as an architect. We use his typeface here to honor its intimate connection with building signage, from its first application on a bookstore to its use on structures today.





November 1, 2021

VIA EMAIL AND HAND DELIVERY

City of Lawrenceville
Planning and Development Department
70 S Clayton Street
Lawrenceville, Georgia 30026
Attention: Todd Hargrave, Director

Jessica L. Hill
404-504-7754
jhill@mmmlaw.com
www.mmmlaw.com

Re: Central Block Rezoning

Dear Todd:

Enclosed is an application fee check for \$1,920 payable to the City of Lawrenceville for the rezoning of a 15.022 acre assemblage of properties located at the intersection of West Crogan Street and Gwinnett Drive. I have also enclosed an external drive with the application submittal sent via email. Please provide the owner signatures for the application when they are available. The rezoning application requests a rezoning to RM-8 with variances. To the extent necessary to allow the mix of residential uses proposed, the application also includes information regarding any variances needed to rezone to CMU and RM-8. Please advertise the zoning proposal to accommodate either option as appropriate. The applicant will amend the site plan included in the application on or before November 19th to enable the Planning Commission's review.

Best,

Jessica L. Hill

Enclosures

cc: Jay Clark (via email, with enclosures)
Kim Robinson (via email, with enclosures)
Chuck Warbington (via email, with enclosures)

RZC 2021-00031



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

File #: RZM2021-00010

Applicant: Kimball Robinson
(Southeast Capital Land, LLC)



Gwinnett County, GA; City of Lawrenceville, GA; Geographic Technologies Group

Legend

-  Subject Properties
-  Parcels
-  Roads



0 115 230



LAWRENCEVILLE

GEORGIA

*The City of Lawrenceville
Planning & Development*

Location Map and Surrounding Zoning

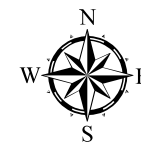
File #: RZM2021-00010

Applicant: Kimball Robinson
(Southeast Capital Land, LLC)



Legend

- Subject Properties
- Parcels
- Roads



0 230 460



LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZM2021-00010

Applicant: Kimball Robinson
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Legend

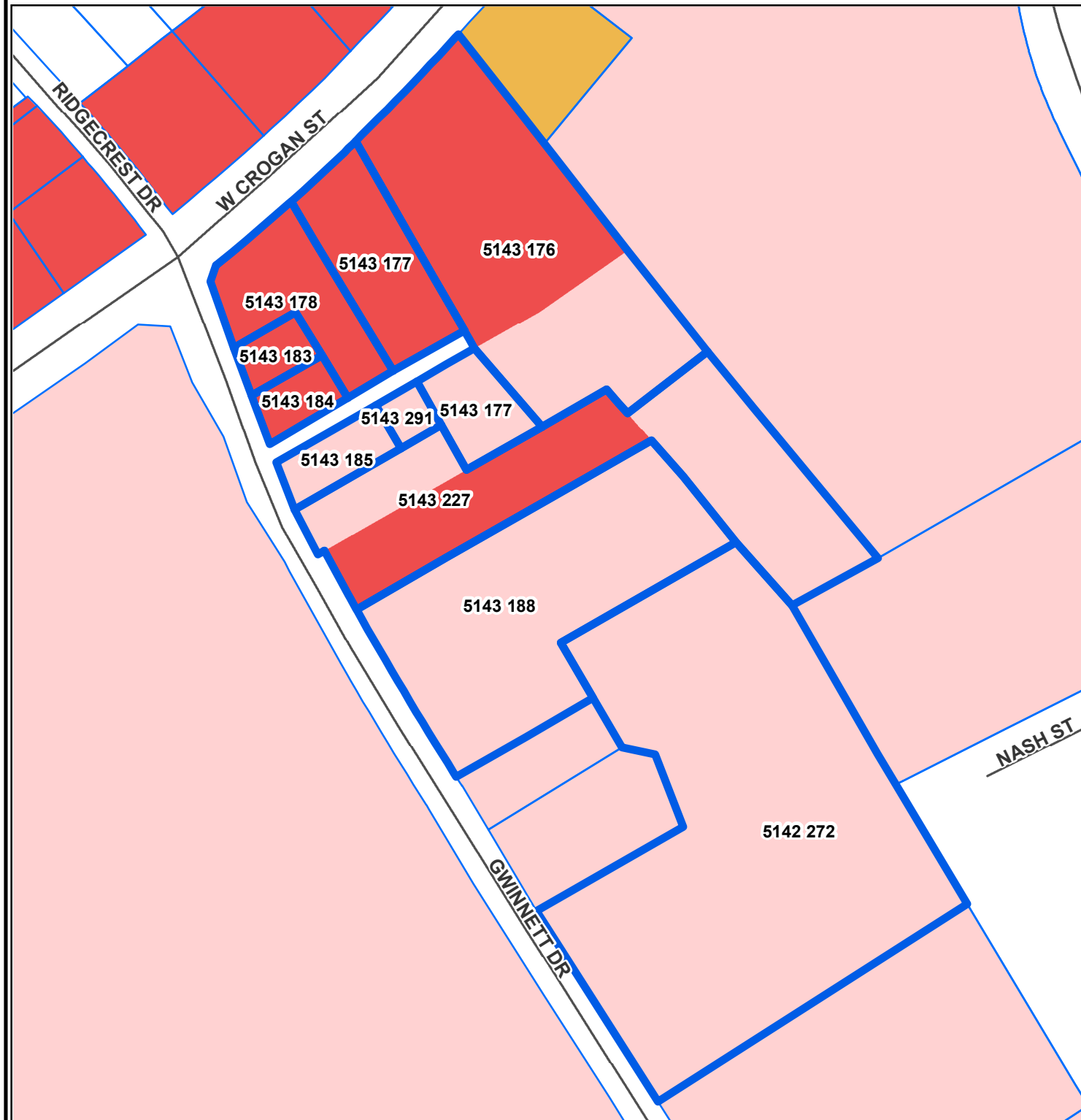
- Subject Properties
- Parcels

Zoning Districts

- HSB Highway Service Business
- OI Office Institutional
- RM-12 General Residence
- Roads



0 115 230





LAWRENCEVILLE

GEORGIA

The City of Lawrenceville
Planning & Development

Location Map and Surrounding Zoning

File #: RZM2021-00010

Applicant: Kimball Robinson
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Legend

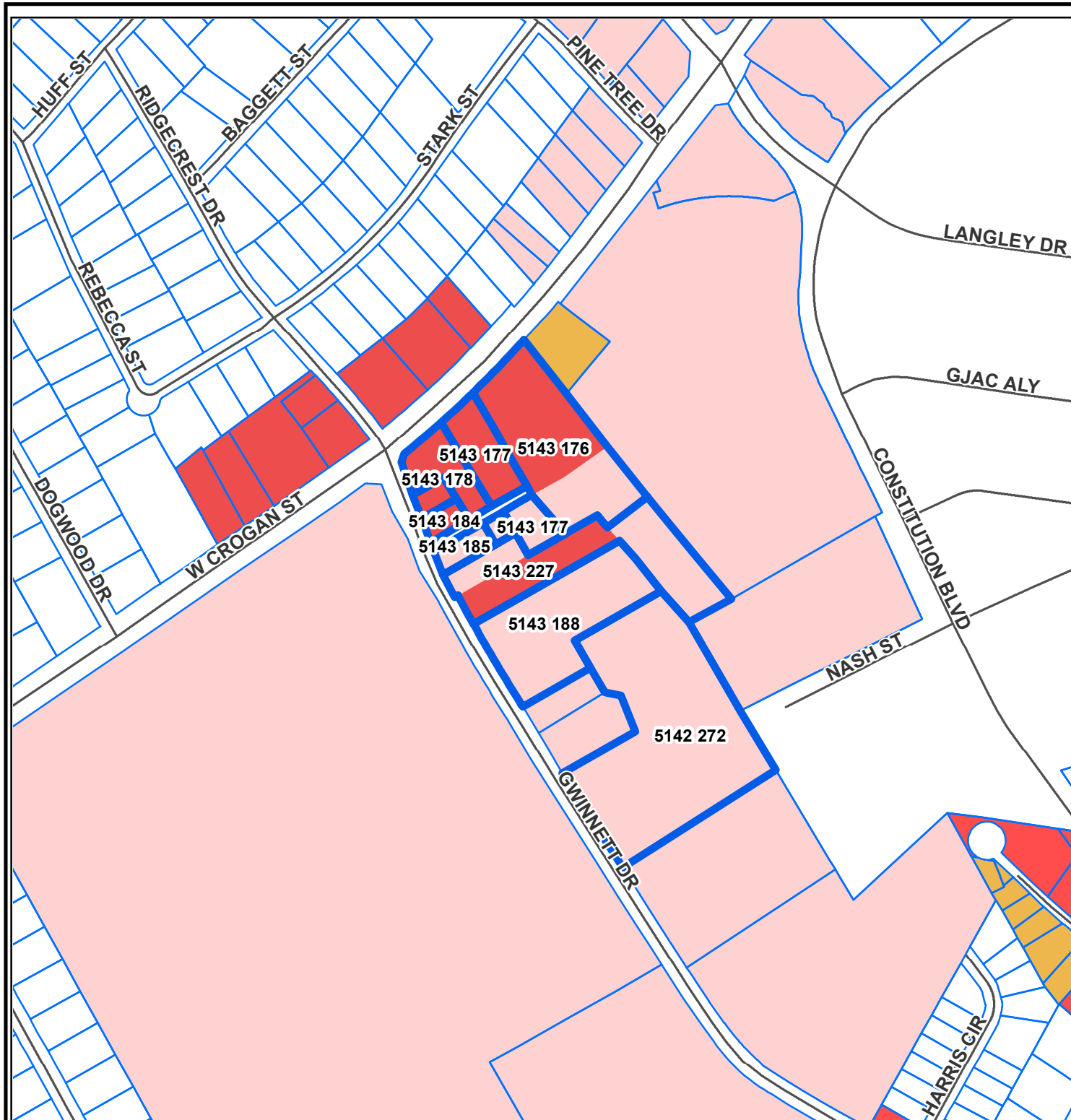
- Subject Properties
- Parcels

Zoning Districts

- BG General Business
- HSB Highway Service Business
- OI Office Institutional
- RM-12 General Residence
- Roads



0 230 460



PLANNING AND DEVELOPMENT DEPARTMENT

RECOMMENDED CONDITIONS

RZM2021-00010_11032021

Approval of a CMU (Community Mixed-Use District), subject to the following enumerated conditions:

1. To restrict the use of the property as follows:

- A. ~~Mixed-Use~~ A mix of residential townhouse units and single-family dwellings at maximum of ~~92~~100 units/dwellings (~~65 townhouse and 27 single-family~~) on approximately 15.02 acres at a density of ~~6.426~~6.66 Units Per Acre (UPA).
- B. The development shall be in general accordance with the site plan titled "The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised ~~11-8-21~~11-15-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November ~~8~~____, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- C. Landscape, Lighting and Streetscape Design plans shall be subject to the review and approval of the Director of Planning and Development prior to issuance of development or building permit.
- D. Townhouse rows consisting of two dwelling units shall ~~be limited to the northeast portion of the site as shown on "The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November 8, 2021.~~ not exceed three (3) townhouse rows within the project.
- E. The townhouse units and single-family dwelling structures shall be designed in general accordance with the submitted elevations shown in the PlanPattern Book titled "Lawrenceville Central Block Architecture Patterns and Specifications," dated ~~October 26~~November 15, 2021, prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November ~~8~~____, 2021. All townhouse units and single-family dwellings shall be constructed meeting requirements of the City of Lawrenceville Building and Building Regulations and 2018 IRC International Residential Code for One- and

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Two-Family Dwellings. Building Permits shall require the review and approval of the Director of Planning and Development.

1

- F. The front façade of each townhouse unit or single-family dwelling shall be adjacent to a public right-of-way or a green/common space as shown on "The Central Block Project, Lawrenceville, Georgia, Conceptual 3-1521 (Revised ~~11-8-21~~11-15-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November 8____, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.
- G. Townhouse units proposed at an 18 foot minimum width shall ~~be limited to seven townhouse units labeled "22' Sideyard Townhouse," and as shown on "The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November 8, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.~~not exceed ten percent (10 %) of the total units/dwellings.
- ~~H. One-car garages shall be limited to seven townhouse units labeled as "22' Sideyard Townhouse," Each unit/dwelling shall be rear loaded and accessed via a private alley (30 foot Utility Easement) as shown on "The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised 11-8-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November 8, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.~~
- H. Each dwelling unit/townhouse unit shall have a garage that accommodates two cars. Minimum parking requirements shall be as follows:
- (1) Single family lots shall have a two car garage and space available for two cars in the driveway;
- (2) Townhouse units shall have a two car garage and one additional space per townhouse within the project for guest parking.
- I. ~~Two-car garages shall be required for townhouse and single-family units/dwellings labeled as "22'x42' Townhouse, 22'x50' Townhouse, 25'x35' Townhouse, "Special Townhouse and Single Family Houses."~~ Each unit/dwelling shall be rear loaded and accessed via a private alley (30 foot Utility Easement) as shown on "The Central Block Project, Lawrenceville, Georgia, Conceptual 3-15-21 (Revised ~~11-8-21~~11-15-21), prepared for Southeast Capital Companies, prepared by Rhinehart Pulliam and Company LLC," dated received November 8____, 2021. Final approval shall be subject to the review and approval of the Director of the Planning and Development Department.

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approval shall be subject to the review and approval of the Director of the Planning and Development Department.

- J. A minimum of 13.5% of the net project acreage shall be designated as Green/Common Space.
- K. Wall and fence height shall not exceed a height of six feet, including ornamental features. At a minimum walls shall be a width of one foot. All walls shall be constructed meeting requirements of the City of

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Lawrenceville Building and Building Regulations and 2018 IRC International Residential Code for One- and Two-Family Dwellings. Building Permits shall require the review and approval of the Director of Planning and Development.

- L. Front Yard Building Setbacks along the boundary or adjacent to West Crogan Street and Gwinnett Drive shall be 25 feet as measured from the boundary line/right-of-way.

2

- M. Rear Yard Building Setbacks along the boundary shall be 20 feet as measured from the boundary line.

- N. Side Yard Building Setbacks along boundary shall be 20 feet as measured from the boundary line.

- O. Front Yard Building Setbacks adjacent to internal public right-of-way shall be ~~15~~5 feet as measured from the property line/right-of-way.

- P. Rear Yard Building Setbacks adjacent to an internal private alley (30 foot Utility Easement) shall be 0 feet.

- Q. Side Yard Building Setbacks for single-family dwellings within the boundary of the development along internal property lines shall be 5 feet as measured from the property line.

- R. Architectural features such as exterior or enclosed porches, stoops balconies, bay windows, roof overhangs and similar features may encroach into the minimum building setback.

- ~~S. R.~~ Townhouse lots shall be range in size from 1,250 square feet to 3,000 square feet).

- ~~T. S.~~ Townhouse units shall have a Minimum Heated Floor Area of 1,200 square feet for two bedroom units, 1,400 square feet for three bedroom units and 1,600 square feet for four bedroom units.

- ~~U. T.~~ Single-Family lots shall be range in size from 3,000 square feet to 8,000 square feet).

- ~~V. U.~~ Single-Family units shall have a Minimum Heated Floor Area of ~~2,000~~1,200 square feet ~~for one-story dwellings and 2,200 square feet for two-story dwellings.~~

- ~~V.~~ The development shall have a mandatory community association(s) to provide maintenance for all common areas (including the maintenance of

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landscaping within internal rights-of-way and immediately adjacent external rights-of-way), and enforce reasonable and customary property maintenance standards through covenants on all residences within the community. The covenants, conditions, and restrictions that will be

3

recorded with the City prior to the issuance of the first building permit. The covenants will run for 20 years and automatically renew

3

every 20 years unless 51% of the persons owning lots in the subdivision vote to terminate the covenants as governed by O.C.G.A. 44-5-60. Subject to applicable City, local, and federal rules, laws, regulations, and rulings of courts having competent jurisdiction over the subject property, said covenants shall include a restriction that no more than 10% of the single-family units (with an additional 5% hardship) may be leased to third parties by individual owners.



4

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Lawrenceville

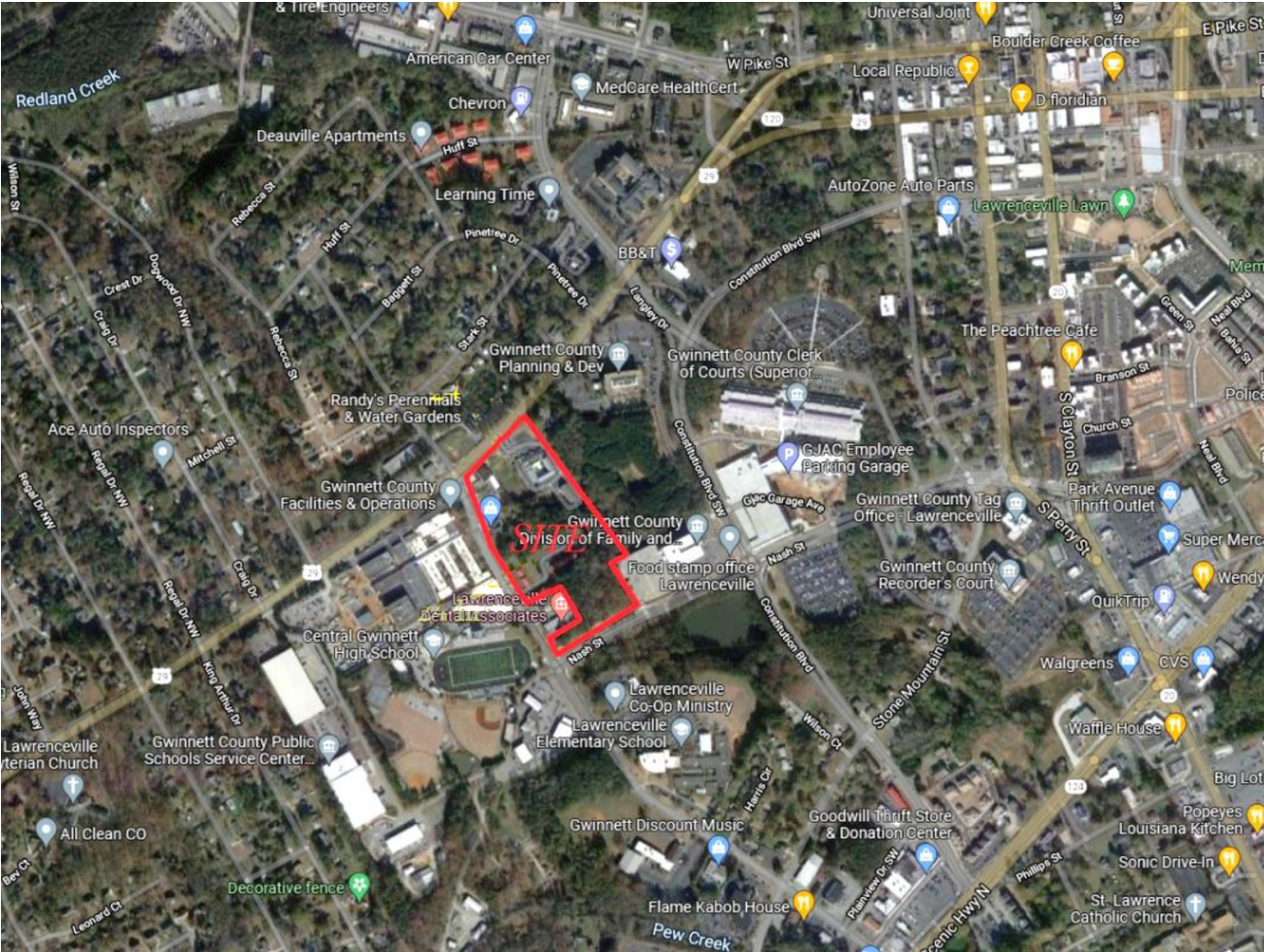
central block

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Rhinehart Pulliam & Company
Architecture and Design

404.308.0439
rhinehart-pulliam.com



Site Location Map:

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Planning and Development Dep.

Total Area - 15.02 Acres
Buildable Area - 13 Acres +/-
Density - 7 units (All Types) per Acre

Up to 100 Total Units
(Two-Car Garage, Alley Loaded)

Minimum Parking Requirements
Single Family - 4 per Unit
Townhouse - 2 per Unit
Townhouse Guest Parking - 1 pr Unit

 Mailbox Kiosk / Pavilion
 Single Family House
 Townhouse



The Central Block Project
Lawrenceville, Georgia



- Traditional Neighborhood Street
- Courtyard Townhouse
- Pocket Neighborhood
- Townhouse Muse
- Paired Townhouse
- Paths and Trails
- Street Sections and Intersections

Planning and Development Dep[



Development Patterns:

Preliminary Site Plan

Traditional Neighborhood Street

Courtyard Townhouse

Pocket Neighborhood

Townhouse Muse

Paired Townhouse

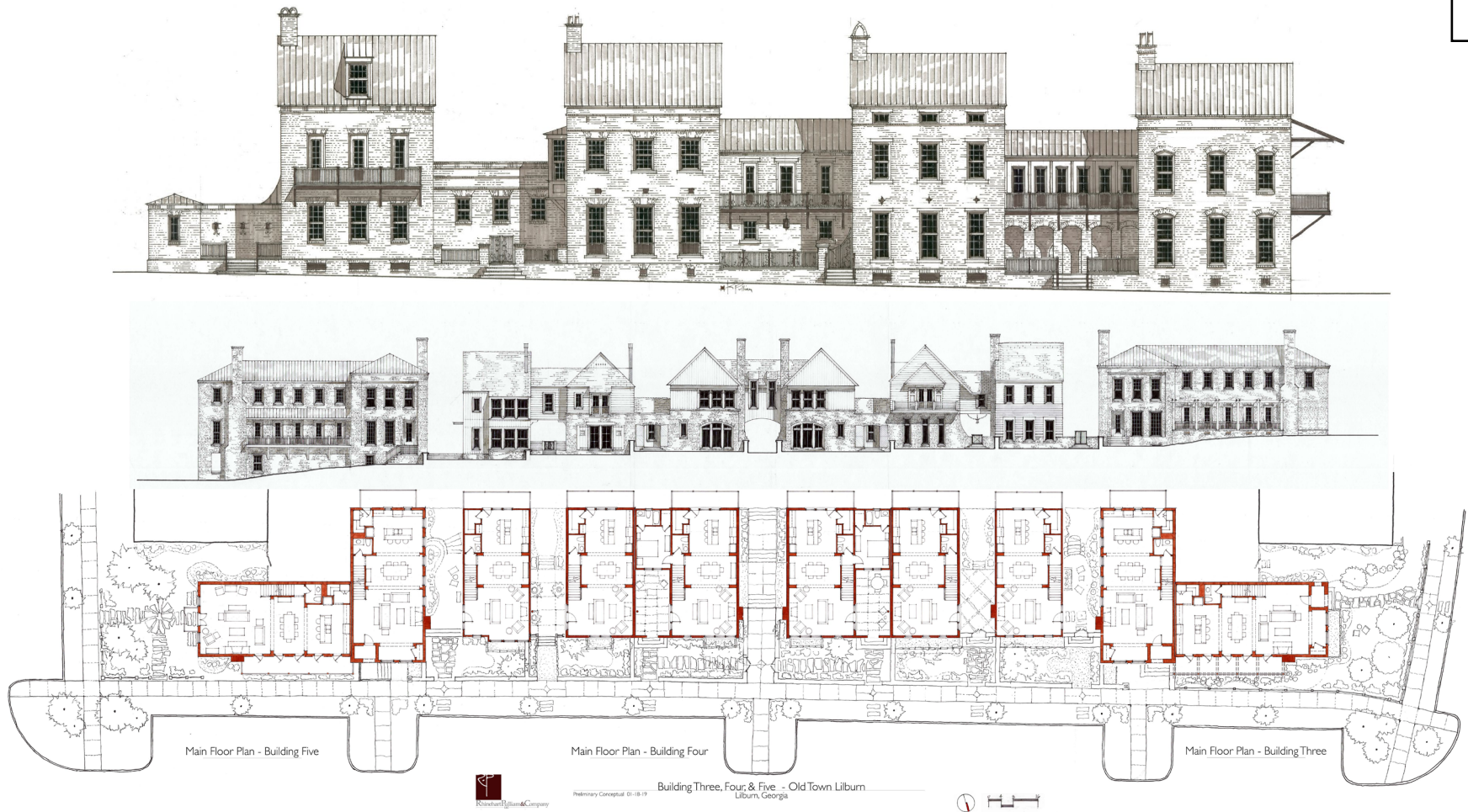
Paths and Trails

Street Sections and Intersections

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Planning and Development Dep



Development Patterns:

Preliminary Site Plan

Traditional Neighborhood Street

Courtyard Townhouse

Pocket Neighborhood

Townhouse Muse

Paired Townhouse

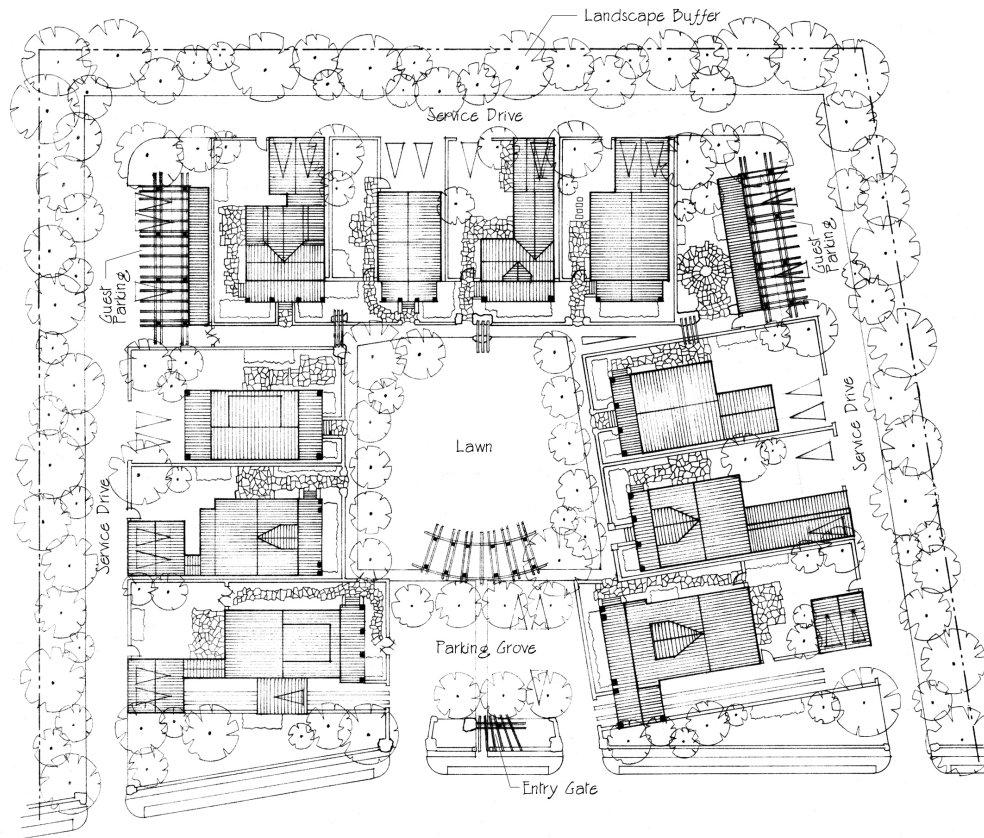
Paths and Trails

Street Sections and Intersections

RZM2021-00010

Received: November 29, 2021

Planning and Development Dep



Development Patterns:

Preliminary Site Plan

Traditional Neighborhood Street

Courtyard Townhouse

Pocket Neighborhood

Townhouse Muse

Paired Townhouse

Paths and Trails

Street Sections and Intersections

RZM2021-00010

Received: November 29, 2021

Planning and Development Dep



Development Patterns:

Preliminary Site Plan

Traditional Neighborhood Street

Courtyard Townhouse

Pocket Neighborhood

Townhouse Muse

Paired Townhouse

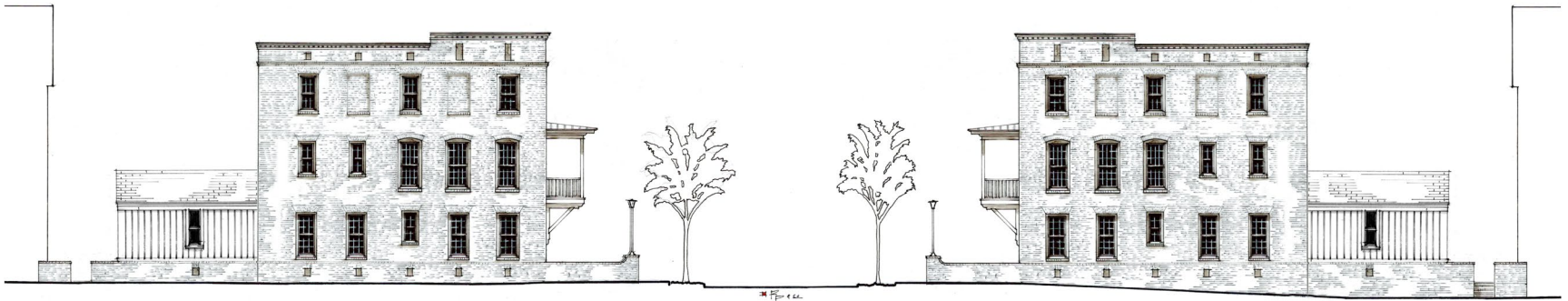
Paths and Trails

Street Sections and Intersections

RZM2021-00010

Received: November 29, 2021

Planning and Development Dep



Development Patterns:

Preliminary Site Plan

Traditional Neighborhood Street

Courtyard Townhouse

Pocket Neighborhood

Townhouse Muse

Paired Townhouse

Paths and Trails

Street Sections and Intersections

RZM2021-00010

Received: November 29, 2021

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Development Patterns:

Preliminary Site Plan

Traditional Neighborhood Street

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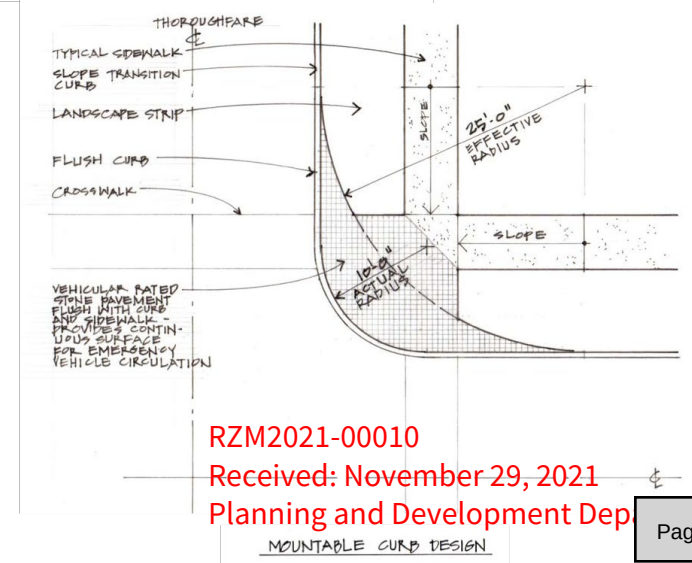
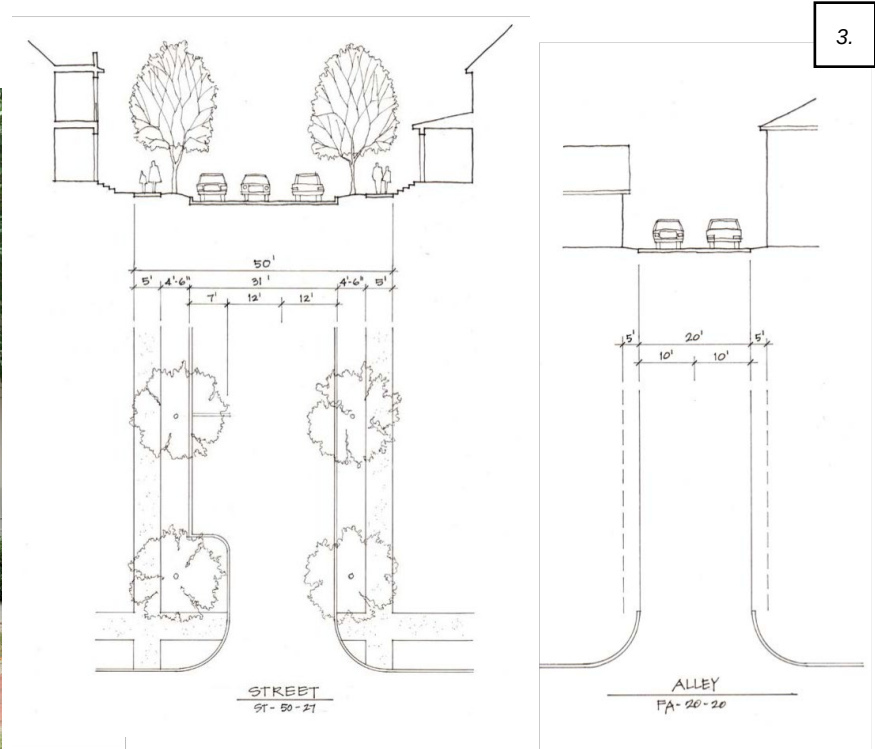
Paths and Trails

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RZM2021-00010

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Architectural Patterns:

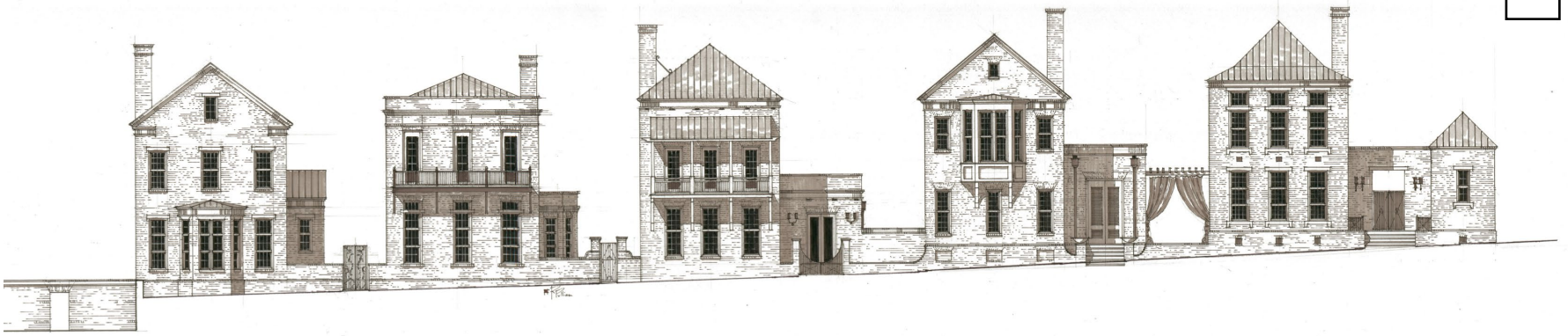
Architectural Styles

Classical Revival
Contemporary Vernacular
Southern Vernacular
Craftsman

RZM2021-00010

Received: November 29, 2021

Planning and Development Dep



Architectural Patterns:

Architectural Styles

Classical Revival

Contemporary Vernacular

Southern Vernacular

Craftsman

RZM2021-00010

Received: November 29, 2021

Planning and Development Department



Architectural Patterns:

Architectural Styles

Classical Revival

Contemporary Vernacular

Southern Vernacular

Craftsman

RZM2021-00010

Received: November 29, 2021

Planning and Development Department



Architectural Patterns:

Architectural Styles

Classical Revival

Contemporary Vernacular

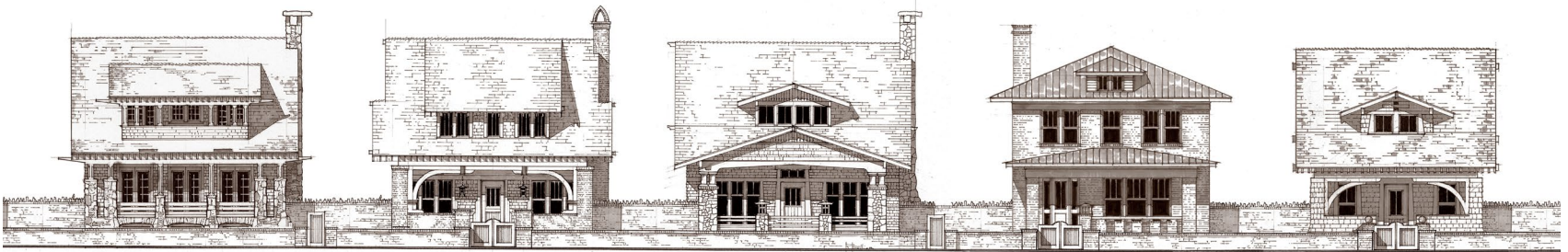
Southern Vernacular

Craftsman

RZM2021-00010

Received: November 29, 2021

Planning and Development Department



Architectural Patterns:

Architectural Styles

Classical Revival

Contemporary Vernacular

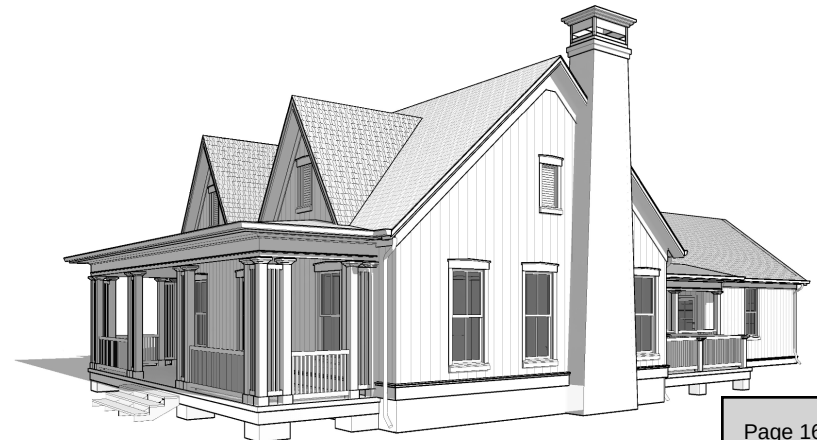
Southern Vernacular

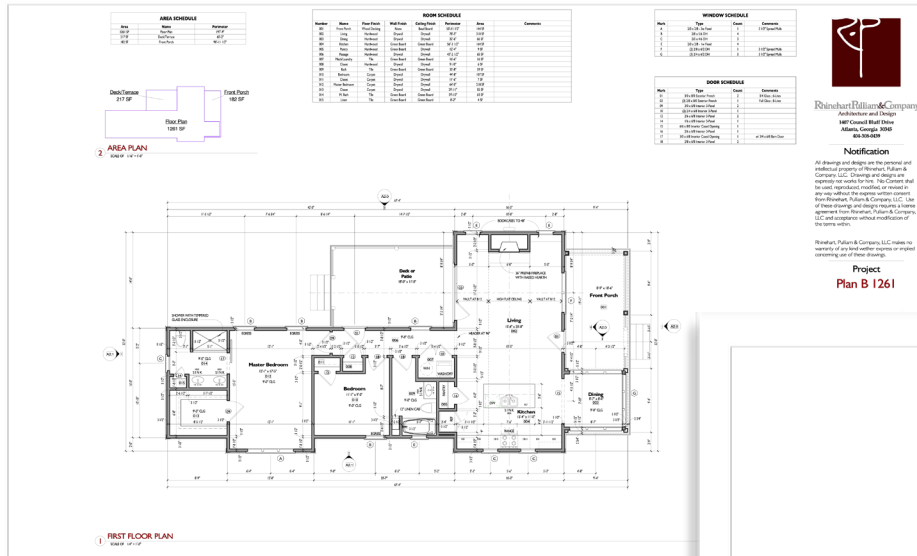
Craftsman

RZM2021-00010

Received: November 29, 2021

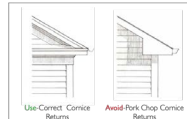
Planning and Development Department



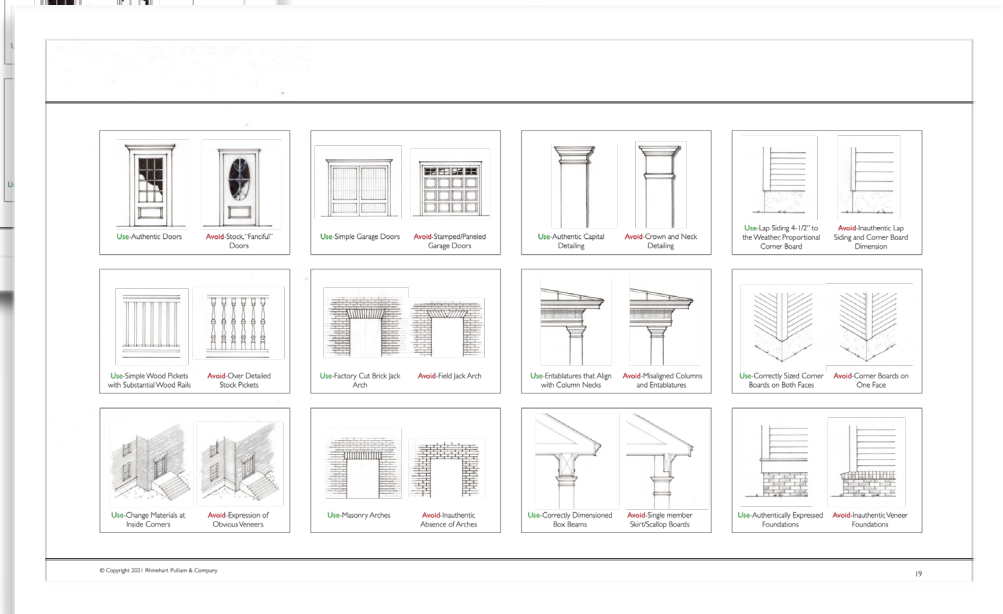


Best Practices

While there are countless subtleties of architectural detailing that can take a lifetime to master, the most common and glaring mistakes in detail can be addressed quickly and easily with little to no impact on the project's budget. Illustrated here are the Best Practices of residential architectural detailing. These illustrations are by no means a comprehensive list, nor are their suggested solutions the only answer to common problems. Furthermore, different architectural styles address these conditions in their own well-considered manner. Shown here are solutions to common design mistakes that are easy to implement and offer a substantial improvement.



18



Construction Quality & Specifications:

Construction Quality

Best Practices

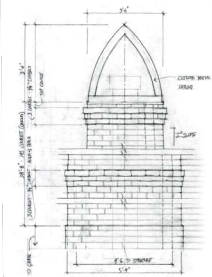
Architectural Specifications

RZM2021-00010

Received: November 29, 2021

Planning and Development Dep

Architectural Specifications



The Architectural Specifications for the residential portion of the Central Block are listed below. The purpose of these criteria is to ensure the level of construction quality within the neighborhood. These criteria encourage a vibrant design and construction environment—an environment that promotes creative solutions to design goals. They are not meant to limit design freedoms. They are, however, meant to promote a common baseline standard. As not all high-quality design solutions are the same at the beginning of a project, any solution that differs from these criteria but nonetheless is in the spirit of the neighborhood aesthetics and construction standards should be entertained. In all cases, official building codes overrule these criteria.

Masonry and Detail
Building masonry is to be designed along historic and / or stylistic principals. In most cases, simplicity in masonry is most authentic. "Builder" elevations, often associated with small subdivisions, typically with multiple nested gables and complex masonry, are strictly prohibited. All elevations are to be designed according to architectural standards as four-sided structures with each elevation treated with architectural and stylistic intention. Secondary elevations may have simplified detailing according to stylistic and historic standards.

Foundations	
Materials	Foundations shall be constructed of poured-in-place concrete slabs, raised slabs, concrete stem walls or concrete masonry walls. Foundation walls must be faced with stucco, brick, stone except as noted below. Foundation may express a board-formed concrete finish , which may be left exposed if the concrete mix is composed of river-washed aggregate and sand. Foundation walls with a stone aesthetic are allowed. Stucco must be 3-coat minimum, integral color applied on brick or concrete block. Stucco on wood framing is allowed with a metal lath underlayment, and corner joints must be appropriate to the style. Foundation walls with a brick aesthetic are allowed. Brick color, brick type, and mortar color must be appropriate to the style. Natural stone is allowed. Synthetic stone is prohibited. Lattice fill between masonry piers shall be wood or approved synthetic material.
	If foundation is visible, the masonry veneer such as brick, stone, or stucco, but the typical uses of being the most common. Finish floor elevations front of the house or unit.
Techniques	
Materials	Walls expressing a wood aesthetic shall be clad in wood lap siding, wood board and batten wood shingles, or wood panels. Cementitious materials may be substituted for natural wood products. An exposure of 4" (102 to 5" (127) is required for lap siding in traditional styles. Masonry corners will be used as appropriate to the style. Walls with a stone aesthetic are allowed. Stucco must be 3-coat minimum, integral color applied on brick or concrete block. Stucco on wood framing is allowed with a metal lath underlayment, and corner joints must be appropriate to the style. Walls with a brick aesthetic are allowed. Brick color, brick type, and mortar color must be appropriate to the style. Walls with a single aesthetic are allowed. Single masonry must be of wood or cementitious materials and must be installed with a uniform bottom edge. Walls with a stone aesthetic are allowed. Synthetic stone is prohibited. Walls may express a board-formed concrete finish , which may be left exposed if the concrete mix is composed of river-washed aggregate and sand. Walls shall be constructed of wood, pvc, synthetic composite or cementitious materials. Lattice fill is allowed. Wood siding or aluminum siding , including those that mimic traditional profiles are prohibited.
	Walls and trim design are encouraged to be the same on all sides of a specific building mass. Secondary masses may be designed in a simpler expression than the main building mass. However, such expression must be appropriate to the style. When wall finishes differ, the transition must occur at made corners or other logical locations that coordinate with the building's massing.
Techniques	
Materials	Exterior doors and door trim must be designed as appropriate to the building style. They may be painted or stained. Custom Mortared front doors are strongly encouraged. Door hardware shall be appropriate to the style. Windows must have true divided lites or simulated divided lites. Detachable muntins and grilles between glass are prohibited. Windows must be installed such that the sash sits within the wall framing. In stucco and brick facades, window frames and their casings should appear to be inset into the wall. Installation methodologies that require windows to attach to the front surface of the wall framing are prohibited. Windows and trim, including casing, muntins, and mullions, must be designed as appropriate to the building style. For traditional styles, vertical proportions for the windows, sashes and individual lites are required. Brick mullion must not be used in no-brick cladding or stucco conditions. Gargled windows must have a continuous sill. Sills and rear windows must complement their elevations and given all due design consideration as the style requires. Windows on side elevations in zero or near zero-lot-line conditions should be designed to project the privacy of neighboring structures. Windows must be 1 1/4", 2", 3" deep sills are encouraged. Sills must slope to the weather and have drip edges. Picture frame window casings below the sill are prohibited. Sills shall project from the surface of the wall or casing.
	Walls expressing a wood aesthetic shall be clad in wood lap siding, wood board and batten wood shingles, or wood panels. Cementitious materials may be substituted for natural wood products. An exposure of 4" (102 to 5" (127) is required for lap siding in traditional styles. Masonry corners will be used as appropriate to the style. Walls with a stone aesthetic are allowed. Stucco must be 3-coat minimum, integral color applied on brick or concrete block. Stucco on wood framing is allowed with a metal lath underlayment, and corner joints must be appropriate to the style. Walls with a brick aesthetic are allowed. Brick color, brick type, and mortar color must be appropriate to the style. Walls with a single aesthetic are allowed. Single masonry must be of wood or cementitious materials and must be installed with a uniform bottom edge. Walls with a stone aesthetic are allowed. Synthetic stone is prohibited. Walls may express a board-formed concrete finish , which may be left exposed if the concrete mix is composed of river-washed aggregate and sand. Walls shall be constructed of wood, pvc, synthetic composite or cementitious materials. Lattice fill is allowed. Wood siding or aluminum siding , including those that mimic traditional profiles are prohibited.

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Construction Quality & Specifications:

Construction Quality Best Practices Architectural Specifications

RZM2021-00010

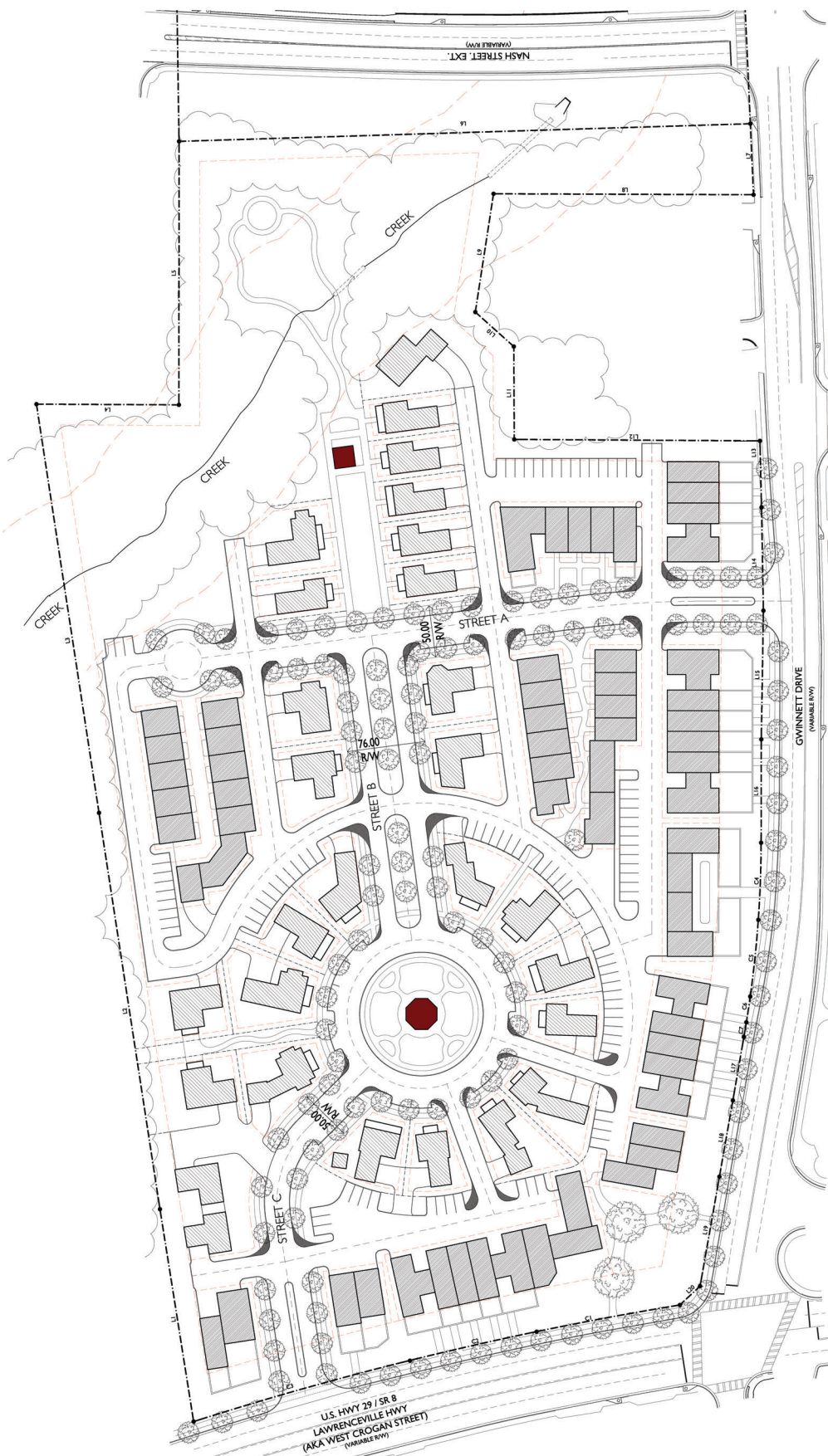
Received: November 29, 2021
Planning and Development Dep



Rhinehart Pulliam
&
Company



RZM2021-00010
Received: November 29, 2021
Planning and Development Department



Key

	Mailbox Kiosk / Pavilion
	Single Family House
	Townhouse

Summary

Up to 100 Total Units (Two-Car Garage, Alley Loaded)
Minimum Parking Requirements Single Family - 4 per Unit Townhouse - 2 per Unit Townhouse Guest Parking - 1 pr Unit

Area

Total Area - 15.02 Acres
Buildable Area - 13 Acres +/-
Density - 7 units (All Types) per Acre



Rhinehart Williams & Company

The Central Block Project Lawrenceville, Georgia

Preliminary Conceptual 11-15-21

RZM2021-00010
Received: November 18, 2021
Planning and Development Department



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Architectural and Engineering Consulting Services on an Annual Contract
Department:	Engineering
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	\$800,000.00
Presented By:	Jim Wright, City Engineer
Action Requested:	Approval to renew Architectural and Engineering Consulting Services on an Annual Contract to the following firms: Atlas Technical Consultants LLC for Civil Engineering, Stormwater Management and Ecological Engineering, Traffic Engineering Services, Geotechnical Engineering, and Surveying Services; CAS Architecture, P.C. for Architectural Services, Mechanical, Electrical, Plumbing (MEP), Civil Engineering, and Landscape Architect Services; CROFT & Associates for Architectural Services and Mechanical, Electrical, Plumbing (MEP); Geo-Hydro Engineers, Inc. for Geotechnical Engineering; Hayes, James & Associates, Inc. for Civil Engineering, Landscape Architect Services, Stormwater Management and Ecological Engineering, Geotechnical Engineering, and Surveying Services; Kimley-Horn and Associates, Inc. for Civil Engineering, Landscape Architect Services, Stormwater Management and Ecological Engineering, and Traffic Engineering Services; Precision Planning, Inc. for Architectural Services, Mechanical, Electrical, Plumbing (MEP), Civil Engineering, Landscape Architect Services, Stormwater Management and Ecological Engineering, and Surveying Services; and Sailors Engineering Assoc., Inc. for Geotechnical Engineering in the amount of \$800,000.00.

Summary: This contract is to provide comprehensive architectural and/or engineering services to include, but not be limited to: consultative and technical guidance; production of individual project scopes, design documents, construction documents, planning documents, specifications, project schedules, and cost estimates; as well as, project management, construction administration,

monitoring and testing, data analysis, permitting and report writing services on an as-needed basis. This is the first of four renewal options. Pricing for Atlas Technical Consultants LLC, Kimley-Horn and Associates, Inc., and Precision Planning, Inc. has increased by 2% as stipulated in the agreement while the other firms' pricing remained unchanged. This is the first of four renewal options.

Fiscal Impact: Amount of \$800,000.00. This contract is funded by multiple funding sources that are dependent upon the specified project.

Attachments/Exhibits:

Cost Tabulation

RP001-21

Architectural and Engineering Consulting Services on an Annual Contract
Engineering Department

	Atlas Technical Consultants LLC	CAS Architecture, P.C.	CROFT & Associates	Geo-Hydro Engineers, Inc.
PERSONNEL POSITION / BILLING CATEGORY	Hourly Billing Rate	Hourly Billing Rate	Hourly Billing Rate	Hourly Billing Rate
Principal-In-Charge	\$0.00	\$126.00	\$200.00	\$115.00
Project Manager	\$168.30	\$96.00	\$175.00	\$85.00
Engineer, Senior	\$153.00	\$96.00	\$150.00	\$95.00
Engineer	\$112.20	\$96.00	\$110.00	\$85.00
Engineer, Associate	\$102.00	\$96.00	\$110.00	\$75.00
Architect, Senior	\$0.00	\$96.00	\$150.00	\$95.00
Architect	\$0.00	\$96.00	\$110.00	\$85.00
Architect, Associate	\$0.00	\$96.00	\$110.00	\$75.00
Technician	\$71.40	\$76.00	\$100.00	\$58.00
CADD Technician	\$76.50	\$56.00	\$100.00	\$75.00
Administrative Support	\$56.10	\$45.00	\$90.00	\$45.00
Landscape Architect, Senior	\$127.50	\$96.00		
Landscape Architect	\$102.00	\$96.00		
Surveyor, Principal	\$153.00			
Surveyor, Senior	\$102.00			
Surveyor, Project	\$91.80			
Survey Crew	\$112.20			
Aerial Survey	\$122.40			
Mobile Scanner	\$0.00			
SUE Crew	\$127.50			
Vacuum Excavation Crew	\$142.80			
Planner, Principal	\$168.30			
Planner, Senior	\$153.00			
Planner	\$102.00			
Scientist, Principal	\$168.30			\$165.00
Scientist, Senior	\$127.50			\$145.00
Scientist	\$102.00			\$95.00
Scientist, Associate	\$91.80			\$85.00
Geotechnical Engineer	\$137.70			\$85.00
Other (may use additional sheet)	Additional Sheet			

	Hayes, James & Associates, Inc.	Kimley-Horn and Associates, Inc.	Precision Planning, Inc.	Sailors Engineering Assoc., Inc.
PERSONNEL POSITION / BILLING CATEGORY	Hourly Billing Rate	Hourly Billing Rate	Hourly Billing Rate	Hourly Billing Rate
Principal-In-Charge	\$160.00	\$204.00	\$188.70	\$150.00
Project Manager	\$150.00	\$198.90	\$153.00	\$99.00
Engineer, Senior	\$150.00	\$204.00	\$137.70	\$99.00
Engineer	\$100.00	\$173.40	\$102.00	\$85.00
Engineer, Associate	\$95.00	\$132.60	\$86.70	
Architect, Senior			\$153.00	
Architect			\$122.40	
Architect, Associate			\$102.00	
Technician	\$70.00	\$102.00	\$66.30	\$59.00
CADD Technician	\$65.00	\$102.00	\$81.60	\$70.00
Administrative Support	\$70.00	\$91.80	\$71.40	\$59.00
Landscape Architect, Senior	\$150.00	\$204.00	\$122.40	
Landscape Architect	\$140.00	\$173.40	\$81.60	
Surveyor, Principal	\$150.00	\$127.50	\$153.00	
Surveyor, Senior	\$120.00	\$112.20	\$102.00	
Surveyor, Project	\$110.00	\$91.80	\$81.60	
Survey Crew	\$130.00	\$137.70	\$137.70	
Aerial Survey			\$1,219.92	
Mobile Scanner	\$130.00		\$902.70	
SUE Crew	\$135.00	\$197.88	\$148.92	
Vacuum Excavation Crew		\$245.82	\$185.64	
Planner, Principal	\$150.00	\$204.00	\$132.60	
Planner, Senior	\$140.00	\$204.00	\$122.40	
Planner	\$110.00	\$173.40	\$76.50	
Scientist, Principal	\$250.00	\$204.00	\$147.90	\$150.00
Scientist, Senior	\$180.00	\$204.00	\$122.40	\$125.00
Scientist	\$115.00	\$173.40		\$99.00
Scientist, Associate	\$105.00	\$132.60		\$85.00
Geotechnical Engineer	\$150.00	\$173.40		\$99.00
Other (may use additional sheet)				

Recommended Vendors:

Atlas Technical Consultants LLC
 2450 Commerce Ave. Suite 100
 Duluth, GA 30096
 P: 770-686-1006
todd.long@oneatlas.com

Geo-Hydro Engineers, Inc.
 1000 Cobb Place Blvd. Suite 290
 Kennesaw, GA 30144
 P: 706-354-1800
mike@geohydro.com

Precision Planning, Inc.
 400 Pike Blvd.
 Lawrenceville, GA 30046
 P: 770-338-8125
063DL@ppi.us

CAS Architecture
 1485 Natchez Way
 Grayson, GA 30017
 P: 678-646-7736
csmith@casarc.com

Hayes, James & Associates, Inc.
 4145 Shackleford Road, Suite 300
 Norcross, GA 30093
 P: 770-923-1600
csims@hayesjames.com

Sailors Engineering Assoc., Inc.
 1675 Spectrum Drive
 Lawrenceville, GA 30043
 P: 770-962-5922
jim@sailors-engineering.com

CROFT & Associates
 3380 Blue Springs Road
 Kennesaw, GA 30144
 P: 770-529-7714
mark@croftae.com

Kimley-Horn and Associates, Inc.
 817 West Peachtree Street, NW, Suite 601
 Atlanta, GA 30308
 P: 678-533-3925
mike.rushing@kimley-horn.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Purchase of Itron Electric Meters
Department:	Electric
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	\$123,240.00
Presented By:	Huston Gillis, Electric Director
Action Requested:	Award Purchase of Itron Electric Meters to sole source supplier, Anixter Utility Power Solutions in the amount of \$123,240.00.

Summary: This purchase is to replenish electric meter inventory. Itron is the City's advanced metering infrastructure solution for gas and electric meters. Anixter Utility Power Solutions is the only distributor for Itron meters in the region.

Fiscal Impact: Amount of \$123,240.00. This project is funded by the Capital Outlay Fund (5114600.541000). Project 06-040.

Attachments/Exhibits:

Quotation

Sole Source Documentation



6525 BEST FRIEND RD SUITE 100
NORCROSS, GA 30071

ITRON QUOTE

www.anixterpowersolutions.com

Phone: 404.691.2605
Fax: 770.798.1309

Quotation: **U00681516.00**

To: **CITY OF LAWRENCEVILLE**

18 SOUTH CLAYTON STREET
LAWRENCEVILLE, GA 30045

Issued Date: **Nov 19, 2021**

Expiration Date: **Dec 19, 2021**

Sales Contact: **Andy Staker**

Attn:
Phone:
Fax:

(P) 404.223.1823
(F) 404.691.4736
andrew.staker@anixter.com

Item	Cost Line	Product and Description	Quantity	Price	Unit	Extended
1	R060511	C1SR- 2S CL200 CENTRON W/ HP ERT DEL: 18-20 WKS ARO	120	55.000	EA	6,600.00
2	R060500	C1SDR3- 2S CL200 DEMAND CENTRON W/ 3 R400	120	250.000	EA	30,000.00
3	R060514	CP3SDR3- 9S CL20 CENTRON POLY 3 R400	80	315.000	EA	25,200.00
4	R060501	CN1SR- 12S CL200 120V CENTRON W/ R400	120	135.000	EA	16,200.00
5	R060516	CP3SDR3- 16S CL200 CENTRON POLY 3 R400	120	315.000	EA	37,800.00
6	R060508	C1SR- 2S CL320 CENTRON W/ R400	16	125.000	EA	2,000.00
7	R060515	CP3SDR3- 16S CL320 CENTRON POLY 3 R400	16	340.000	EA	5,440.00

SECTION TOTAL: \$123,240.00

QUOTE TOTAL: \$123,240.00

Special Notes

- 1) All items are In Stock unless otherwise noted.
- 2) All item pricing on this quote is valid for thirty days unless otherwise specified.
- 3) All applicable taxes apply.



Single / Sole Source / Sole Brand Justification

Requester Name and Title: Keith Davis (Meter Services/Warehouse)

Note: Requester must be able to defend this justification.

Requester Department: Electric

Requested Single/Sole Source Supplier:

Company Name Itron
Contact Name Rusty Agi (Portfolio Account Manager)
Address 2111 North Molter Rd.
City Liberty Lake **State** Washington **Zip Code** 99019
Phone Number (859)806-8661 **E-mail** rusty.agi@itron.com

Is the recommended company the manufacturer? ☒ Yes ☐ No

Does the manufacturer sell the brand item(s) through distributors? ☒ Yes ☐ No

**Description of
Product or Service:**

*(if additional
space is needed,
include them in a
separate page)*

Itron is our AMI meter, software, and technical supplier.
This order is for upcoming project House Meters.

*Describe the full scope of work contemplated including installation if required;
items should include brand, model and part number if applicable;*

Estimated Cost: \$ 45,440.00

Annual ☐ **One Time** ☒

Single / Sole Source / Sole Brand Justification

SINGLE / SOLE SOURCE / BRAND SPECIFIC RATIONALE

Explain why the recommended product/company/brand is the only product/company/brand that can meet the requirement. Address the following: Are there any other products/companies that can do this job? What condition (e.g. technological superiority, or performance risks, etc.) exists so that the recommended product/company has a significant advantage over any other products/company that can do this job?

It is important to sufficiently address the key reason for awarding an order without soliciting competitive bids. The rationale must be clear and convincing, avoiding generalities and unsupported conclusions.

Itron is our AMI meter, software, and technical supplier. They are the only manufacturer and Anixter is the only supplier of the electric metering products we use.

(if additional space is needed, include them in a separate page)

Complete the following checklist

A specific product/company is the only source of the required product/service because (check all that apply):

☒ Must match existing piece of equipment available only from the same source of original equipment. Provide documentation from supplier supporting that no other supplier can supply this.

☒ It is **not possible to obtain** competitive bids for consideration (i.e., only one source is capable of supplying the goods/service or meeting the requirements). I have attached the pertinent documentation showing what market research was conducted to preclude other brands or vendors from consideration. *In a brief explanation, provide supporting evidence for the conclusion; other sources considered should be listed, along with explanation of why they are unable to meet the requirements.*

Anixter is the Sole Source for Itron Meters

(if additional space is needed, include them in a separate page)

Single / Sole Source / Sole Brand Justification

5.

☐ There is a **substantial technical risk** in contracting with any other contractor, (e.g., only one contractor has been successful to date in implementing a difficult manufacturing process). *In a brief explanation, provide supporting evidence of why other contractors are considered to be unable to overcome the substantial technical risk.*

(If additional space is needed, include them in a separate page)

☐ For support effort, there is no reasonable expectation that a meaningful cost or other improvement could be realized over the incumbent contractor's performance (e.g., the chances of another firm winning a competition are clearly remote). *Please provide a brief explanation.*

(If additional space is needed, include them in a separate page)

ACKNOWLEDGEMENT

This section must be completed.

☒ I acknowledge the City's requirements for soliciting competitive bids for purchases and the criteria for justification for Single Source/Sole Source/Sole Brand purchases. I have gathered the required technical information, have made a concerted effort to review comparable/equal products/services (e.g., market research), and further affirm that there is no conflict of interest involved in the selection made.

Signature: Keith Davis

Date: 08/31/2021

Clear Form



Knowledge to Shape Your Future

January 27th, 2021

City of Lawrenceville, GA
Attn: Keith Davis
18 South Clayton St.
Lawrenceville, GA 30045

To Whom It May Concern,

This letter is to inform you that Anixter Power Solutions is the only Electricity Distributor for Itron in Georgia. Anixter is also authorized to sell Itron Gas ERTs. No other Itron Distributors located in Georgia are authorized to sell or quote Itron gas ert products.

From a product perspective, Itron is the only provider of mobile and hand held meter reading equipment which can read SCM+ messages and download interval data from compatible Itron endpoints such as 100G devices with Datalogging.

Please feel free to contact myself if you have any questions or require further information.
Sincerely,

A handwritten signature in blue ink, appearing to read "Rusty Agi".

Rusty Agi
Area Manager



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Purchase of Pad-Mounted and Pole Mounted Transformers
Department:	Electric
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	\$133,100.00
Presented By:	Huston Gillis, Electric Director
Action Requested:	Award Purchase of Pad-Mounted and Pole Mounted Transformers to low bidder, Solomon Transformers, LLC d/b/a Soloman Corporation in the amount of \$133,100.00. Authorization for City Manager to approve price adjustments due to market volatility.

Summary: This purchase is to provide 25 and 37.5 KVA pole mounted and 37.5 KVA pad-mounted transformers to increase inventory for upcoming projects. Due to supply chain constraints, lengthy lead times, and raw material volatility, suppliers can not guarantee firm pricing for more than a few days. Estimated lead times range from 33 to 40 weeks. Some firms are adding the City to waiting lists and will not quote at this time.

Fiscal Impact: Amount of \$133,100.00. This purchase is funded by the Capital Outlay Fund (5114600.541000). Projects 06-038 and 06-039.

Attachments/Exhibits:
Bid Tabulation

**Purchase of Pad Mounted and Pole Mounted Transformers
Electric Department**

				Emerald Transformer		JCL Energy, LLC		Solomon Transformers, LLC d/b/a Soloman Corporation		Stuart C. Irby Co., Inc.		Tri-State Utility Products, Inc.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	37.5 Single Phase Pad Mounted Transformer	25	EA	N/B	N/B	N/B	N/B	\$3,466.00	\$86,650.00	N/B	N/B	N/B	N/B
2	25 KVA Single Phase Pole Mounted Transformer	25	EA	N/B	N/B	N/B	N/B	\$828.00	\$20,700.00	\$868.00	\$21,700.00	\$2,338.00	\$58,450.00
3	37.5 KVA Single Phase Pole Mounted Transformer	25	EA	N/B	N/B	N/B	N/B	\$1,030.00	\$25,750.00	\$1,079.00	\$26,975.00	\$2,830.00	\$70,750.00
	TOTAL			\$0.00		\$0.00		\$133,100.00		\$48,675.00		\$129,200.00	

Recommended vendor:

Solomon Transformers, LLC d/b/a Soloman Corporation
129 W. Main Street
Soloman, KS 67480
ddenis@solomancorp.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Purchase of a Front Load Garbage Truck
Department:	Sanitation
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	\$310,995.51
Presented By:	Barry Mock, Assistant City Manager, Public Works Director
Action Requested:	Ratification of Purchase of a Front Load Garbage Truck using State of Georgia contract 99999-SPD-SPD0000155-0007 to Peach State Truck Centers, LLC in the amount of \$310,995.51.

Summary: This truck will be used as a primary vehicle by the Sanitation Department for the disposal of commercial waste. The addition of this truck will allow the department to have an older front load truck as a spare to prevent a disruption of service when a primary truck is out of service for repair or maintenance. This vehicle was procured using a competitively bid State of Georgia Contract and was available right away. Due to supply chain constraints, lengthy lead times, and raw material volatility, it is estimated that the delivery time for a self-solicited purchase of a front-load garbage truck would be at least a year from the order date.

Fiscal Impact: Amount of \$310,995.51. This purchase is funded by the Capital Outlay Fund for replacement vehicles (3554900-541000). Project 05-007.

Attachments/Exhibits:

Buyers Order

Stock#: 105993	VIN: WYBKASL13MV261129	New 2021 FCCC EL LOW CAB	Price:	\$307,170.56
		1% DOAS STATE CONTRACT FEE		\$3,109.95
			Total Price	\$310,795.51
			Dealer Service Fee	\$200.00
			Total	\$310,995.51
FREIGHTLINER ECONICSD - COE DETROIT DD8 ENGINE - 350HP ALLISON 3300RDS FRONT AXLE - 20,000LBS REAR AXLE - 46,000LBS REAR AXLE RATIO - 5.85				
HEIL 28 YARD FRONT LOADER				
STOCK UNIT READY FOR DELIVERY				
STATE CONTRACT 99999-SPD-SPD0000155-0007				

THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY THE MANAGER.

Purchaser's Signature

Date

Sales Representative

Manager

ADDITIONAL CONDITIONS

7.

The following "Additional Conditions" are an integral part of the Agreement and, together with the terms on the front hereof, constitute binding obligations of the parties hereto.

1. Whenever used in this Agreement: (i) "Seller" shall mean the dealer named as "Seller" on the front page hereof; (ii) "Purchaser" shall mean the party named as "Purchaser" on the front page hereof; (iii) "Purchased Vehicle" shall mean the motor vehicle (or vehicles) described on the front page hereof to be purchased from Seller pursuant to this Agreement; (iv) "Manufacturer" shall mean the corporation that manufactured the Purchased Vehicle **[or chassis]** purchased hereunder; (v) "Lien" shall mean any mortgage, pledge, deed to secure debt, title retention agreement, or other security interest or encumbrance of any kind; and (vi) "Trade-in Vehicle Expenses" shall mean and include (A) all costs that Seller has incurred to **[store]**, insure, repair, condition or advertise any trade-in vehicle and (B) any Lien payoff made by Seller in connection with such trade-in vehicle.
2. Seller hereby sells to Purchaser, and Purchaser hereby purchases from Seller, the Purchased Vehicle for the price set forth on the front page hereof. Purchaser agrees to pay to Seller such purchase price in full in cash on or before the delivery date. Purchaser shall not acquire any right, title or interest in or to the Purchased Vehicle until either **[(i)]** Seller has received in cash the full purchase price of the Purchased Vehicle or **[(ii)] Seller has received a signed deferred payment agreement fully satisfactory to Seller.** If for any reason the Purchase Vehicle is delivered to Purchaser prior to receipt by Seller of such full cash payment, then Purchaser (a) hereby grants to Seller a security interest in the Purchased Vehicle to secure any unpaid portion of such purchase price and (b) authorizes Seller to take such actions and to execute such documents on behalf of Purchaser as may be necessary to enable Seller to obtain a perfected security interest in or Lien on the Purchased Vehicle, (c) appoints Seller as Purchaser's attorney-in-fact to execute, deliver and/or file such documents and (d) agrees that Seller shall have the rights of a secured party with a perfected security interest under the Uniform Commercial Code and/or any applicable state title perfection statute.
3. In the event the price to Seller of new motor vehicles of the series and body type ordered hereunder is increased by Manufacturer prior to delivery of the Purchased Vehicle to Purchaser, Seller reserves the right to increase the price of the Purchased Vehicle to be charged to Purchaser; **provided, however,** that if Purchaser objects to any such price increase, Purchaser may cancel this Agreement. In the event, of any such cancellation, Seller shall return to Purchaser (i) any cash deposit previously received and (ii) any trade-in vehicle previously delivered, provided that Seller may retain any Trade-in Vehicle Expenses previously incurred by Seller; and provided further that if such trade-in vehicle has previously been sold by Seller, Seller shall pay to Purchaser the proceeds of such sale less: (A) a selling commission of **[15%]** of such proceeds; and (B) any Trade-in Vehicle Expenses paid by Seller. No design change by Manufacturer of the Purchased Vehicle or any component thereof shall require Seller to make any modification to the Purchased Vehicle or any component thereof either before or after delivery of the Purchased Vehicle to Purchaser. Purchaser acknowledges (a) that Seller is not the agent of the Manufacturer and shall not be liable for any action or inaction of Manufacturer, and (b) Seller and Purchaser are the sole parties to this Agreement and Seller is unable to bind Manufacturer to any obligation.
4. If the a trade-in vehicle is not to be delivered to Seller until delivery to Purchaser of the Purchased Vehicle, then such trade-in vehicle shall be reappraised at the time of delivery and such reappraised value shall determine the gross trade-in allowance thereof; **provided, however,** that if such reappraised value is more than **[15%]** lower than the original gross-trade allowance shown on the front hereof, Purchaser may cancel this Agreement, provided that such cancellation right is exercised prior to the delivery of the Purchased Vehicle to Purchaser.
5. Purchaser warrants as to any trade-in vehicle delivered hereunder to Seller that (i) Purchaser has good title thereto and (ii) Purchaser will deliver to Seller at the time of delivery thereof to Seller the certificate of title to such vehicle free and clear of all Liens. If a Lien does exist on such vehicle, then, at Seller's option, either (a) Purchaser will pay off such Lien or (b) Seller will deduct the amount of such Lien from the trade-in value, thus increasing the purchase price of the Purchased Vehicle. If there is any difference between the actual Lien payoff of the trade-in vehicle and the "Amount Owed On Trade Vehicle" stated on the front hereof, Purchaser shall be solely responsible for any such difference and Purchaser shall promptly pay Seller any such difference that Seller is required to pay to the lienholder to secure clear title to the trade-in vehicle.
6. Unless this Agreement shall have been cancelled by Purchaser in accordance with either paragraph 3 or 4 above, Seller shall have the right, upon any failure or refusal of Purchaser to accept delivery of the Purchased Vehicle or upon any other breach of this Agreement, (i) to retain (A) any cash deposit previously made by Purchaser and (B) any trade-in vehicle previously traded-in as part of the consideration for the Purchased Vehicle, (ii) to apply any such cash and the proceeds of the sale by Seller of any such trade-in vehicle against the damages that Seller might suffer by reason of such failure, refusal or other breach, and (iii) to avail itself of any remedy available to Seller at law or in equity. In applying any such cash or proceeds, Seller may first deduct therefrom all Trade-in Vehicle Expenses and any other expenses (including attorneys' fees) that Seller may incur as a result of any such failure, refusal or other breach. In the event that Seller is required to have an attorney to enforce this Agreement or to collect sums due hereunder (including by arbitration), Purchaser agrees that Seller shall be entitled to recover, in addition to any sums due hereunder, all costs of collection, including reasonable attorney's fees in the amount of 15% of the sums due to Seller.
7. Seller shall not be liable for either (i) any delay in delivering the Purchased Vehicle or (ii) any failure to deliver the Purchased Vehicle, where such failure is due, in whole or in part, to any cause beyond the reasonable control of Seller.
8. The price of the Purchased Vehicle on the front hereof includes reimbursement for federal excise taxes, but does not include any federal, state or local sales, use or occupational taxes **[based on sales volume]**, unless expressly so stated. Purchaser assumes and agrees to pay, unless prohibited by law, any such sales, use or occupational taxes imposed on or applicable to the transaction covered by this Agreement, regardless of which party may have primary tax liability therefor.
9. **THE ONLY WARRANTIES APPLYING TO THE PURCHASED VEHICLE ARE THOSE, IF ANY, SUPPLIED BY THE MANUFACTURER. SELLER EXPRESSLY DISCLAIMS ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE. PURCHASER SHALL NOT BE ENTITLED TO RECOVER FROM SELLER ANY CONSEQUENTIAL DAMAGES, DAMAGES TO PROPERTY, DAMAGES FOR LOSS OF USE, LOSS OF TIME, LOSS OF PROFITS OR INCOME, OR ANY OTHER CONSEQUENTIAL OR INCIDENTAL DAMAGES, UNLESS A SEPARATE WRITTEN WARRANTY IS PROVIDED TO PURCHASER BY SELLER. A USED VEHICLE SOLD HEREUNDER IS SOLD "AS IS" WITHOUT ANY WARRANTY.**
10. Purchaser warrants to Seller that at the time of delivery of the Purchased Vehicle, Purchaser will have insurance in force, which will provide full collision, theft, comprehensive and liability coverage for the Purchased Vehicle **[and that it will maintain said insurance in force.]** No loss, damage or destruction of the Purchased Vehicle shall release Purchaser from its obligations hereunder. In the event that financing of any deferred balance is not accepted by a finance company acceptable to Seller and said motor vehicle is involved in an accident prior to return of said vehicle to Seller, or in the event any checks which are given in payment for said motor vehicle are not honored by the bank upon which drawn and said motor vehicle shall be involved in an accident, Purchaser hereby assigns to Seller the right to receive proceeds payable to Purchaser under all insurance policies covering said accident and Purchaser hereby authorizes and directs the carriers of all such insurance policies to pay said proceeds directly to Seller alone. Purchaser hereby appoints Seller as Purchaser's attorney-in-fact to endorse Purchaser's name to any checks or drafts issued by such insurance carriers by reason of such accident. Any such proceeds received by Seller shall be applied toward payment of Purchaser's obligations hereunder; and any excess of such proceeds over said obligations shall be remitted to Purchaser.
11. **If Purchaser has delivered to Seller an application for credit, Purchaser represents that all statements made in such credit application are true and correct, and Purchaser acknowledges that Seller will be relying thereon. Any untrue or incorrect statement or any other misrepresentation of Purchaser in the credit application or in any other documents shall entitle Seller immediately to rescind and to repossess the Purchased Vehicle.]**
12. **In the event that any portion of the purchase price is to be financed, Purchaser shall be solely responsible to obtain such financing, even if Seller assists Purchaser to obtain such financing. In the event Seller so assists Purchaser, Seller shall not be deemed to have acted as Purchaser's agent; and Seller may retain or be paid by lender a portion of any finance charge imposed on Purchaser by any lender. In the event that Purchaser has obtained possession of the Purchased Vehicle but is unable within 10 days after so obtaining possession to obtain financing and pay off the balance of the purchase price owed to Seller, Purchaser agrees to return the motor vehicle to Seller immediately upon demand. In the alternative, Seller shall be entitled to immediately repossess the vehicle.]**
13. Purchaser agrees that it will execute and deliver such other agreements, documents or instruments as may be necessary to complete the sale contemplated hereby in accordance with the terms and conditions hereof.
14. This Agreement shall not be assigned by Purchaser without Seller's prior written consent. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and no modification or waiver of any provision hereof shall be valid unless it is in writing and signed by each party hereto. If any provision of this Agreement shall be deemed invalid, illegal or unenforceable under applicable law, such invalidity, illegality or unenforceability shall not adversely affect the validity, legality or enforceability of the remainder of this Agreement. This Agreement shall be governed by the laws of the state in which the Seller is located as shown on the front of this Agreement. Whenever the context of this Agreement requires, all pronouns used herein shall refer to the masculine, feminine or neuter gender and the singular shall refer to the plural and vice versa, as the context may require.
15. Any dispute or controversy arising pursuant to this Agreement shall be resolved by final and binding arbitration in Gwinnett County, Georgia before a single arbitrator appointed and acting pursuant to JAMS' commercial arbitration rules. **[NO CLASS WIDE ARBITRATION CLAIMS ARE ALLOWED.] [Seller and Purchaser shall each bear their own expenses for attorneys, experts, witness fees, regardless of which party prevails in the arbitration.] OR [The arbitrator may award costs and attorney's fees to the prevailing party.] [See Paragraph 6 above]**



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Comprehensive HVAC Services on an Annual Contract
Department:	Facilities and Grounds Maintenance
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	\$180,000.00
Presented By:	Barry Mock, Assistant City Manager, Public Works Director
Action Requested:	Award Comprehensive HVAC Services on an Annual Contract to low responsive bidder, Trane U.S., Inc., amount not to exceed \$180,000.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This contract will cover, but is not limited to, preventative maintenance, service calls, and emergency services for HVAC equipment located at City Hall, Police Headquarters, and Public Works buildings.

Fiscal Impact: Amount of \$180,000.00. This contract is funded by the Service Contracts Fund (1001565.522210).

Attachments/Exhibits:
Bid Tabulation

Comprehensive HVAC Services on an Annual Contract

Facilities Maintenance

SECTION A: CITY HALL					Capital City Mechanical Services, Inc.		Maxair Mechanical, LLC		Star Services Inc.		Trane U.S, Inc.		United Maintenance, INC.	
ITEM #	DESCRIPTION	APPROX. QTY		FREQUENCY OF SERVICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Air Handling Unit, Make-Up Air Unit >15HP Quarterly Maintenance	3	EA	4	N/R	N/R	\$166.00	\$1,992.00	N/R	N/R	\$104.00	\$1,248.00	\$1,034.00	\$12,408.00
2	Air Handling Unit, Make-Up Air Unit >15HP Biannually Maintenance	3	EA	2	N/R	N/R	\$166.00	\$996.00	N/R	N/R	\$30.00	\$180.00	\$267.00	\$1,602.00
3	Air Handling Unit, Make-Up Air Unit >15HP Annually Maintenance	3	EA	1	N/R	N/R	\$166.00	\$498.00	N/R	N/R	\$90.00	\$270.00	\$267.00	\$801.00
4	Air Handling Unit (AHU), Return Air, 15-30 HP, Quarterly Maintenance	7	EA	4	N/R	N/R	\$387.00	\$10,836.00	N/R	N/R	\$104.00	\$2,912.00	\$1,068.00	\$29,904.00
5	Air Handling Unit (AHU), Return Air, 15-30 HP Biannual Maintenance	7	EA	2	N/R	N/R	\$387.00	\$5,418.00	N/R	N/R	\$30.00	\$420.00	\$623.00	\$8,722.00
6	Air Handling Unit (AHU), Return Air, 15-30 HP, Annually Maintenance	7	EA	1	N/R	N/R	\$387.00	\$2,709.00	N/R	N/R	\$90.00	\$630.00	\$623.00	\$4,361.00
7	Chiller, Air Cooled, Screw, 150-250 Tons Quarterly Maintenance	1	EA	4	N/R	N/R	\$272.00	\$1,088.00	N/R	N/R	\$120.00	\$480.00	\$178.00	\$712.00
8	Chiller, Air Cooled, Screw, 150-250 Tons Quarterly Maintenance	1	EA	2	N/R	N/R	\$272.00	\$544.00	N/R	N/R	\$900.00	\$1,800.00	\$1,293.00	\$2,586.00
9	Chiller, Air Cooled, Screw, 150-250 Tons Annually Maintenance	1	EA	1	N/R	N/R	\$272.00	\$272.00	N/R	N/R	\$150.00	\$150.00	\$476.00	\$476.00
10	Exhaust Fan, Ceiling Mounted, 0-5 HP Quarterly	1	EA	4	N/R	N/R	\$20.00	\$80.00	N/R	N/R	\$30.00	\$120.00	\$89.00	\$356.00
11	Exhaust Fan, Ceiling Mounted, 0-5 HP Annually	1	EA	1	N/R	N/R	\$20.00	\$20.00	N/R	N/R	\$45.00	\$45.00	\$109.00	\$109.00
12	Pumps, Chilled Water, 11-50 HP Quarterly	2	EA	4	N/R	N/R	\$36.00	\$288.00	N/R	N/R	\$30.00	\$240.00	\$44.50	\$356.00
13	Pumps, Chilled Water, 11-50 HP Annually	2	EA	1	N/R	N/R	\$36.00	\$72.00	N/R	N/R	\$30.00	\$60.00	\$89.00	\$178.00
14	Split System, Cooling Only, <7.5 Tons Biannually	2	EA	2	N/R	N/R	\$100.00	\$400.00	N/R	N/R	\$75.00	\$300.00	\$89.00	\$356.00
15	Split System, Cooling Only, <7.5 Tons Annually	2	EA	1	N/R	N/R	\$100.00	\$200.00	N/R	N/R	\$75.00	\$150.00	\$89.00	\$178.00
16	Water Heater, Gas, 150-300 GAL Quarterly	2	EA	4	N/R	N/R	\$24.00	\$192.00	N/R	N/R	\$30.00	\$240.00	\$44.50	\$356.00
17	Water Heater, Gas, 150-300 GAL Annually	2	EA	1	N/R	N/R	\$24.00	\$48.00	N/R	N/R	\$30.00	\$60.00	\$89.00	\$178.00
TOTAL SECTION A: CITY HALL					N/R		\$25,653.00		N/R		\$9,305.00		\$63,639.00	

SECTION B: POLICE DEPARTMENT					Capital City Mechanical Services, Inc.		Maxair Mechanical, LLC		Star Services Inc.		Trane U.S, Inc.		United Maintenance, INC.	
ITEM #	DESCRIPTION	APPROX. QTY		FREQUENCY OF SERVICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
18	Air Handling Unit (AHU), Return Air, 15-30 HP Quarterly	2	EA	4	N/R	N/R	\$491.00	\$3,928.00	N/R	N/R	\$170.00	\$1,360.00	\$808.00	\$6,464.00
19	Air Handling Unit (AHU), Return Air, 15-30 HP Annually	2	EA	1	N/R	N/R	\$491.00	\$982.00	N/R	N/R	\$60.00	\$120.00	\$476.00	\$952.00
20	Chiller, Air Cooled, Screw, 150-250 Tons Quarterly Maintenance	2	EA	4	N/R	N/R	\$543.00	\$4,344.00	N/R	N/R	\$120.00	\$960.00	\$712.00	\$5,696.00
21	Chiller, Air Cooled, Screw, 150-250 Tons Quarterly Maintenance	2	EA	2	N/R	N/R	\$543.00	\$2,172.00	N/R	N/R	\$900.00	\$3,600.00	\$712.00	\$2,848.00
22	Chiller, Air Cooled, Screw, 150-250 Tons Annually Maintenance	2	EA	1	N/R	N/R	\$543.00	\$1,086.00	N/R	N/R	\$150.00	\$300.00	\$1,561.00	\$3,122.00
23	Heat Pump, Air Cooled, 0-5 Tons, Quarterly	1	EA	4	N/R	N/R	\$48.00	\$192.00	N/R	N/R	\$70.00	\$280.00	\$44.50	\$178.00
24	Heat Pump, Air Cooled, 0-5 Tons, Annually	1	EA	1	N/R	N/R	\$48.00	\$48.00	N/R	N/R	\$75.00	\$75.00	\$44.50	\$44.50
25	Split System, Cooling Only, <7.5 Tons, Quarterly	3	EA	4	N/R	N/R	\$144.00	\$1,728.00	N/R	N/R	\$75.00	\$900.00	\$133.50	\$1,602.00
26	Split System, Cooling Only, <7.5 Tons, Annually	3	EA	1	N/R	N/R	\$144.00	\$432.00	N/R	N/R	\$75.00	\$225.00	\$133.50	\$400.50
27	Split System, Cooling with Electric Heat, <7.5 Tons, Quarterly	2	EA	4	N/R	N/R	\$96.00	\$768.00	N/R	N/R	\$75.00	\$600.00	\$44.50	\$356.00
28	Split System, Cooling with Electric Heat, <7.5 Tons, Annually	2	EA	1	N/R	N/R	\$96.00	\$192.00	N/R	N/R	\$75.00	\$150.00	\$89.00	\$178.00
29	Water Heater, Gas, 150-300 GAL, Annually	1	EA	1	N/R	N/R	\$60.00	\$60.00	N/R	N/R	\$60.00	\$60.00	\$44.50	\$44.50
TOTAL SECTION B: POLICE DEPARTMENT					N/R		\$15,932.00		N/R		\$8,630.00		\$21,885.50	

SECTION C: PUBLIC WORKS					Capital City Mechanical Services, Inc.		Maxair Mechanical, LLC		Star Services Inc.		Trane U.S., Inc.		United Maintenance, INC.	
ITEM #	DESCRIPTION	APPROX. QTY		FREQUENCY OF SERVICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
30	Ceiling Cassette Unit Biannually	29	EA	2	N/R	N/R	\$870.00	\$50,460.00	N/R	N/R	\$32.00	\$1,856.00	\$1,290.50	\$74,849.00
31	Ceiling Cassette Unit Annually	29	EA	1	N/R	N/R	\$870.00	\$25,230.00	N/R	N/R	\$18.00	\$522.00	\$1,290.50	\$37,424.50
32	Gas Heat Pump Quarterly	4	EA	4	N/R	N/R	\$160.00	\$2,560.00	N/R	N/R	\$250.00	\$4,000.00	\$415.00	\$6,640.00
33	Gas Heat Pump for every 10,000 hours	4	EA	2	N/R	N/R	\$360.00	\$2,880.00	N/R	N/R	\$2,975.00	\$23,800.00	\$915.00	\$7,320.00
34	Split System Biannually	1	EA	2	N/R	N/R	\$410.00	\$820.00	N/R	N/R	\$300.00	\$600.00	\$702.00	\$1,404.00
35	Split System Annually	1	EA	1	N/R	N/R	\$410.00	\$410.00	N/R	N/R	\$530.00	\$530.00	\$534.00	\$534.00
36	Boiler	1	EA	1	N/R	N/R	\$60.00	\$60.00	N/R	N/R	\$120.00	\$120.00	\$89.00	\$89.00
TOTAL SECTION C: PUBLIC WORKS					N/R		\$82,420.00		N/R		\$31,428.00		\$128,260.50	

SECTION D: SOUTH LAWN					Capital City Mechanical Services, Inc.		Maxair Mechanical, LLC		Star Services Inc.		Trane U.S., Inc.		United Maintenance, INC.	
ITEM #	DESCRIPTION	APPROX. QTY		FREQUENCY OF SERVICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
37	Split System Biannually	1	EA	2	N/R	N/R	\$100.00	\$200.00	N/R	N/R	\$75.00	\$150.00	\$208.00	\$416.00
38	Split System Annually	1	EA	1	N/R	N/R	\$100.00	\$100.00	N/R	N/R	\$75.00	\$75.00	\$208.00	\$208.00
TOTAL SECTION D: SOUTH LAWN					N/R		\$300.00		N/R		\$225.00		\$624.00	

SECTION E: ON-CALL REPAIRS AND MAINTENANCE				Capital City Mechanical Services, Inc.		Maxair Mechanical, LLC		Star Services Inc.		Trane U.S, Inc.		United Maintenance, INC.	
ITEM #	DESCRIPTION	APPROX. QTY		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
39	Technician – Repair during normal hours, Monday – Friday, 8:00 a.m. to 5:00 p.m.	160	HR	N/R	N/R	\$92.00	\$14,720.00	N/R	N/R	\$136.00	\$21,760.00	\$89.00	\$14,240.00
40	Technician –Repair after hours, Monday – Friday, After 5:00 PM, Weekends & Holidays	20	HR	N/R	N/R	\$124.00	\$2,480.00	N/R	N/R	\$204.00	\$4,080.00	\$133.50	\$2,670.00
41	Helper – Repair during normal hours, Monday – Friday, 8:00 AM to 5:00 PM	100	HR	N/R	N/R	\$35.00	\$3,500.00	N/R	N/R	\$118.50	\$11,850.00	\$55.00	\$5,500.00
42	Helper – Repair after hours, Monday – Friday, After 5:00 PM, Weekends & Holidays	10	HR	N/R	N/R	\$48.00	\$480.00	N/R	N/R	\$177.75	\$1,777.50	\$82.50	\$825.00
43	Service Call Charge (one-time charge per call)	20	CALLS	N/R	N/R	\$25.00	\$500.00	N/R	N/R	\$272.00	\$5,440.00	\$0.00	\$0.00
44	Service Call Trip Charge	20	EA	N/R	N/R	\$0.00	\$0.00	N/R	N/R	\$67.00	\$1,340.00	\$0.00	\$0.00
45	Mechanic - Ductwork Installer during normal hours, Monday – Friday, 8:00 a.m. to 5:00 p.m.	15	HR	N/R	N/R	\$30.00	\$450.00	N/R	N/R	\$136.00	\$2,040.00	\$80.00	\$1,200.00
46	Mechanic – Ductwork Installer after hours, Monday – Friday, After 5:00 p.m., Weekends & Holidays	5	HR	N/R	N/R	\$40.00	\$200.00	N/R	N/R	\$204.00	\$1,020.00	\$120.00	\$600.00
47	Helper – Ductwork Installer during normal hours, Monday – Friday, 8:00 a.m. to 5:00 p.m.	10	HR	N/R	N/R	\$30.00	\$300.00	N/R	N/R	\$118.50	\$1,185.00	\$45.00	\$450.00
48	Helper – Ductwork Installer after hours, Monday – Friday, After 5:00 p.m., Weekends & Holidays	5	HR	N/R	N/R	\$40.00	\$200.00	N/R	N/R	\$177.75	\$888.75	\$67.50	\$337.50
TOTAL SECTION E: ON-CALL REPAIRS AND MAINTENANCE				N/R		\$22,830.00		N/R		\$51,381.25		\$25,822.50	

SECTION F: PARTS AND EQUIPMENT PLUS PERCENTAGE MARK-UP CHARGE			Capital City Mechanical Services, Inc.		Maxair Mechanical, LLC		Star Services Inc.		Trane U.S, Inc.		United Maintenance, INC.	
ITEM #	DESCRIPTION	APPROX. QTY	PERCENT MARK-UP	TOTAL PRICE	PERCENT MARK-UP	TOTAL PRICE	PERCENT MARK-UP	TOTAL PRICE	PERCENT MARK-UP	TOTAL PRICE	PERCENT MARK-UP	TOTAL PRICE
49	State Percentage Mark-Up Charge above Cost of Parts, Materials and Equipment (Not to Exceed 15% of Actual Costs)	\$50,000.00	N/R	N/R	15%	\$57,500.00	N/R	N/R	15%	\$57,500.00	15%	\$57,500.00
TOTAL SECTION F: PARTS AND EQUIPMENT PLUS PERCENTAGE MARK-UP CHARGE			N/R		\$57,500.00		N/R		\$57,500.00		\$57,500.00	

BID TOTALS	Capital City Mechanical Services, Inc.	Maxair Mechanical, LLC	Star Services Inc.	Trane U.S. Inc.	United Maintenance, INC.
TOTAL SECTION A: CITY HALL	N/R	\$25,653.00	N/R	\$9,305.00	\$63,639.00
TOTAL SECTION B: POLICE DEPARTMENT	N/R	\$15,932.00	N/R	\$8,630.00	\$21,885.50
TOTAL SECTION C: PUBLIC WORKS	N/R	\$82,420.00	N/R	\$31,428.00	\$128,260.50
TOTAL SECTION D: SOUTH LAWN	N/R	\$300.00	N/R	\$225.00	\$624.00
TOTAL SECTION E: ON-CALL REPAIRS AND MAINTENANCE	N/R	\$22,830.00	N/R	\$51,381.25	\$25,822.50
TOTAL SECTION F: PARTS AND EQUIPMENT PLUS PERCENTAGE MARK-UP CHARGE	N/R	\$57,500.00	N/R	\$57,500.00	\$57,500.00
TOTAL	Non- Responsive	\$204,635.00	Non- Responsive	\$158,469.25	\$297,731.50
Will vendor hold pricing firm? Renewal Option 1	0%	0%	0%	3%	0%
Will vendor hold pricing firm? Renewal Option 2	0%	0%	0%	3%	3%
Will vendor hold pricing firm? Renewal Option 3	0%	0%	0%	3%	3%
Will vendor hold pricing firm? Renewal Option 4	0%	0%	0%	3%	3%

Recommended Vendor:

Trane U.S., Inc.
 4000 Dekalb Technology Parkway
 Atlanta, GA 30340
 504-434-3845
jferina@trane.com



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 13, 2021

AGENDA CATEGORY: COUNCIL BUSINESS, NEW BUSINESS

Item:	Approve the Second Amendment to an Intergovernmental Agreement with the Downtown Development Authority of Lawrenceville, GA for the due date for a hotel loan originally approved August 12, 2020 to extend the due date to June 30, 2022.
Department:	City Manager
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	\$2,400,000.00 loan extended until June 30, 2022
Presented By:	Barry Mock, Assitant City Manager
Action Requested:	Approve the Second Amendment to an Intergovernmental Agreement with the Downtown Development Authority of Lawrenceville, GA for the extension of the due date for a hotel loan originally approved August 12, 2020 to extend the due date to June 30, 2022.

Summary: The City entered into an Intergovernmental Agreement with the Downtown Development Authority on August 12, 2020 to provide a loan of \$2,400,000.00 to bridge a gap between the completion of the parking deck under construction within the City and the start of hotel construction by RIO Lawrenceville, LLC. This will extend the due date for this loan from December 31, 2021 until June 30, 2022.

Fiscal Impact: Loan of \$2,400,000.00 with an interest rate of no less than 6% to be paid in full on or before June 30, 2022.

Attachments/Exhibits: IGA – DDA Hotel Loan Due Date Extension

SECOND AMENDMENT TO INTERGOVERNMENTAL AGREEMENT

Hotel Loan

This SECOND AMENDMENT TO INTERGOVERNMENTAL AGREEMENT (“IGA AMENDMENT”) is made and entered into as of the ____ day of _____, 2021, by and between the CITY OF LAWRENCEVILLE, GEORGIA, a Georgia municipal corporation in the State of Georgia (the “City”), and the DOWNTOWN DEVELOPMENT AUTHORITY OF LAWRENCEVILLE, GEORGIA, a public corporation created and existing under the laws of the State of Georgia (the “DDA”).

W I T N E S S E T H:

WHEREAS, the DDA was created pursuant to the provisions of Article IX, Section VI, Paragraph III of the Constitution of the State of Georgia, the Downtown Development Authorities Law of the State of Georgia, O.C.G.A. § 36-42-1, *et seq.*, as amended, and an activating resolution of the Council of the City of Lawrenceville, duly adopted on November 7, 1983, as amended, and is now existing and operating as a public body corporate and politic, and

WHEREAS, in order to encourage the development and revitalization of its downtown business district, the Mayor and Council of the City of Lawrenceville duly adopted the Resolution on November 7, 1983, creating the DDA and designating a geographic area to be known as the Downtown Development Area, which area has since been altered from time to time; and

WHEREAS, the City and the DDA did enter into an Intergovernmental Agreement dated August 17, 2020 (Hotel Loan IGA) which authorized the transfer of certain funds to the DDA subject to certain terms and conditions, which funds were used by the DDA for a loan to finance a redevelopment project; and

WHEREAS, the DDA loaned the funds transferred by the City under the Hotel Loan IGA in accordance with the terms of the Hotel Loan IGA and now desire to modify the terms of the loan in a manner that would be inconsistent with the terms of the Hotel Loan IGA

NOW, THEREFORE, for and in consideration of \$10.00 (Ten Dollars) in hand paid and for the mutual promises and covenants set forth herein, the amounts set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the DDA do hereby agree as follows:

The Hotel Loan IGA is hereby modified by deleting Paragraph 1 of the Hotel Loan IGA and replacing it with the following:

1. The City has transferred to the DDA the amount of Two Million Four Hundred Thousand Dollars (\$2,400,000.00) which was used to finance a loan from the DDA to RIO Lawrenceville, LLC to assist in the construction of a parking deck and infrastructure for a hotel to be developed in the City of Lawrenceville. The original loan earned interest at a rate of no less than three per cent (3%) per annum, and was

due and payable in full on or before June 30, 2021. The DDA is authorized to modify the terms of the original loan as the DDA determines is appropriate provided that any extension of the original loan shall earn interest at a rate of not less than six percent (6%) per annum and that the entire principal and interest on the loan shall be due no later than June 30, 2022. The DDA shall require such security, guaranties, or collateral as it deems appropriate to secure repayment of the loan.

All other provisions of the Hotel Loan IGA shall remain in full force and effect.

CITY OF LAWRENCEVILLE, GEORGIA

Date Signed: _____

By: _____
David R.. Still, Mayor

Attest _____
Karen Pierce, City Clerk

(City Seal)

**DOWNTOWN DEVELOPMENT AUTHORITY
OF LAWRENCEVILLE, GEORGIA**

Date Signed: _____

By _____
Chairman

Attest _____
Secretary

(Authority Seal)



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION

Item:	Ordinance to Create the ReCAST Advisory Board
Department:	Community Relations
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	\$0
Presented By:	Marcus Thorne, Project Manager for Lawrenceville ReCast
Action Requested:	Consider the approval of the Ordinance and determine the constituent categories for the City of Lawrenceville ReCAST Advisory Board.

Summary: The City of Lawrenceville has been awarded the Resiliency in Communities After Stress and Trauma Grant to support the City's vision that leads to improved behavioral health, empowered residents, and reductions in trauma, and sustained community changes. The grant requires an Advisory Board to be created to help advise the projects and programs developed to further engage with youth and their families.

Attachments/Exhibits:

Ordinance to Create the Lawrenceville ReCAST Advisory Board
ReCast Constituent Groups Categories

ORDINANCE _____

AN ORDINANCE TO CREATE THE LAWRENCEVILLE ReCAST Advisory Board

WHEREAS, the Mayor and Council of the City of Lawrenceville recognize the important role of assisting youth and families to promote resiliency, mental wellbeing, and community healing for the City’s residents, and the community of the City of Lawrenceville; and

WHEREAS, the Mayor and Council of the City of Lawrenceville are dedicated to creating community change through community based participatory approaches that strengthen the integration of behavioral health services and other community systems to address social determinants of health, promote community and youth engagement, leadership development, improved governance, and capacity building; and

WHEREAS, the Mayor and City Council desire to form an official entity to support the City’s vision that leads to improved behavioral health, empowered residents, and reductions in trauma, and sustained community changes; and

WHEREAS, the Mayor and City Council will appoint a ReCAST Advisory Board to establish its function as the behavioral health and mental wellbeing advocates for the City governing body; and

NOW THEREFORE, be it ordained and resolved by the Mayor and Council of the City of Lawrenceville as follows:

Section 1. Creation. The City of Lawrenceville Resiliency in Communities After Stress and Trauma Advisory Board, hereinafter known as “ReCAST” is hereby created and established.

Section 2. Purpose and Authority. ReCAST Advisory Board is charged with the following tasks and responsibilities:

1. Increase well-being and community engagement through community-based participatory approaches;
2. Increase youth engagement and youth leadership development;
3. Increase access to trauma informed community behavioral health resources;
4. Increase level of cultural understanding with the City of Lawrenceville’s employees and citizens;
5. Strengthen the integration of community-based services addressing the social determinants of health for high risk youth and their families;
6. Prepare an annual report to the City Council on ReCAST activities;
7. Study, assess, render advice, and as needed make recommendations on specific projects, plans, and City programs related to the ReCAST Grant, and bring forth any issues or concerns to the City’s elected officials about behavioral health services;
8. Assist with the development of the Strategic plan based on the Community Needs Assessment.

Section 3. Membership. ReCAST shall consist of twelve (12) members. All members shall be volunteers and not receive compensation or reimbursement for their time, efforts or personal expense unless specifically approved by the City Council.

One (1) member of ReCAST may be a City Council member. All other members shall represent a broad diversity of experience and backgrounds and shall be selected because of their expertise, involvement or interest in behavioral health, substance and mental health awareness, youth advocacy, minority and ethnic advocacy. All ReCAST members shall be citizens of Lawrenceville or affiliated with a business or organization located within the Greater Lawrenceville/Gwinnett region.

Six (6) ReCAST members shall be appointed by the Mayor and City Council consistent with pre-established policies and procedures by the City of Lawrenceville through the office of the City Clerk and affiliated with a business or organization located within the Greater Lawrenceville/Gwinnett region. In addition, six (6) ReCAST members shall be city residents at large approved by a public online application process, appointed by council. ReCAST Advisory Board members serve at the pleasure of the City Council and may be removed or replaced at any time at the discretion of the City Council.

All appointments to the ReCAST Advisory Board shall be for a two (2) year term with initial appointments staggered so that six (6) of the twelve (12) appointees initially serve a one (1) year term. If a Advisory Board Member is removed or resigns prior to completing their term, the replacement Member shall only serve that remaining term.

Section 4. Officers. The Officers of the ReCAST shall elect one of their members as chairperson and another as vice chairperson and shall also elect a secretary and a treasurer, either of whom may but not need to be a board member. Officers shall be selected by the commissioners of ReCAST and shall serve a one (1) year term from time of appointment. ReCAST shall determine the duties of the Officers.

Section 5. Meetings. ReCAST shall hold regularly scheduled meetings; ReCAST shall determine the time and location of meetings. Additional meetings may be held upon call of the ReCAST Chair or by a vote of at least seven (7) board members of the ReCAST Advisory Board. The ReCAST Advisory Board shall provide notice of all meetings to the Lawrenceville City Clerk a minimum of forty-eight (48) hours prior to the meeting. There must be seven (7) board members present to maintain a quorum.

All meetings shall be open to the public and shall be conducted in accordance with the Georgia Open Meetings Act and any amendments thereto. Meetings shall be held at a location within the corporate limits of Lawrenceville that is open to the public and accessible to persons with disabilities. All minutes and records of the ReCAST shall be public records and kept in the custody of the City Clerk.

Section 6. Conflicts of Interest. All ReCAST Advisory Board members shall comply with the City of

Lawrenceville Code of Ethics, Conflicts of Interest ordinance and related policies.

Section 7. Rules of Procedure. The ReCAST Advisory Board shall make its own rules of procedure, which shall be submitted to the City Council for formal approval.

Section 8. Legal Counsel. Upon written request by the ReCAST Chair, and approval by the City Manager or designee, the ReCAST may seek appropriate legal advice from the City Attorney.

Section 9. City Staff and Resources. The ReCAST Advisory Board bears no oversight authority over any City department, personnel, consultant, budget, or other committee. ReCAST Board recommendations shall be advisory to the City Council and staff.

The City Manager may assign staff to provide support and assistance for the ReCAST. The staff liaison may provide guidance and input to the ReCAST, and may be consulted on an as-needed basis for additional information. Any requests for staff support shall be coordinated with the City Manager or his/her designee.

The ReCAST shall have access to the following City resources for its use:

- Use of meeting rooms in City facilities
- Reasonable use of City office equipment (copier, fax, telephone, Internet access, etc.)
- Copies of publicly available reports maintained by the City that are relevant to ReCAST business
- Any financials held by this board would be subject to annual City Audit

IT IS SO ORDAINED, this 13th day of December, 2021.

David Still, Mayor

Attest:

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

Possible Constituent Groups

Residents (Applicatoin attached)

To be selected by application (sent via social media, website, etc)

Non-profits

Schools

Faith

Public Safety

Internal Departments

Business



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	City of Lawrenceville Depot District Signs Project
Department:	Community Relations
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	\$362,688.00
Presented By:	Jasmine Billings, Community Development Manager
Action Requested:	Award City of Lawrenceville Depot District Signs Project to low bidder, United Signs, LLC, amount not to exceed \$362,688.00. Authorization for Mayor to execute contracts subject to approval by the City Attorney. Contracts to follow award.

Summary: This project consists of the construction of two street signs in the Depot District Area of the City of Lawrenceville. One sign will be located across North Perry Street and the second sign will be located across North Clayton Street. Both signs arch will span the streets and have mosaic lighting. The location of the signs will limit oversized vehicles from entering the downtown square.

Fiscal Impact: Amount not to exceed \$362,688.00. This project is funded by the Capital Outlay Fund (3554100.541000). Project 15-029.

Attachments/Exhibits:

Bid Tabulation
Sign Rendering

BID TABULATION**SB011-22****City of Lawrenceville Depot District Signs Project****Community Relations Department**

	Multiplex, LLC	United Signs, LLC
DESCRIPTION	Total Price	Total Price
Base Bid, Single-Prime (All Trades) Contract for Depot District Signs	\$750,000.00	\$362,688.00

Recommended vendor:

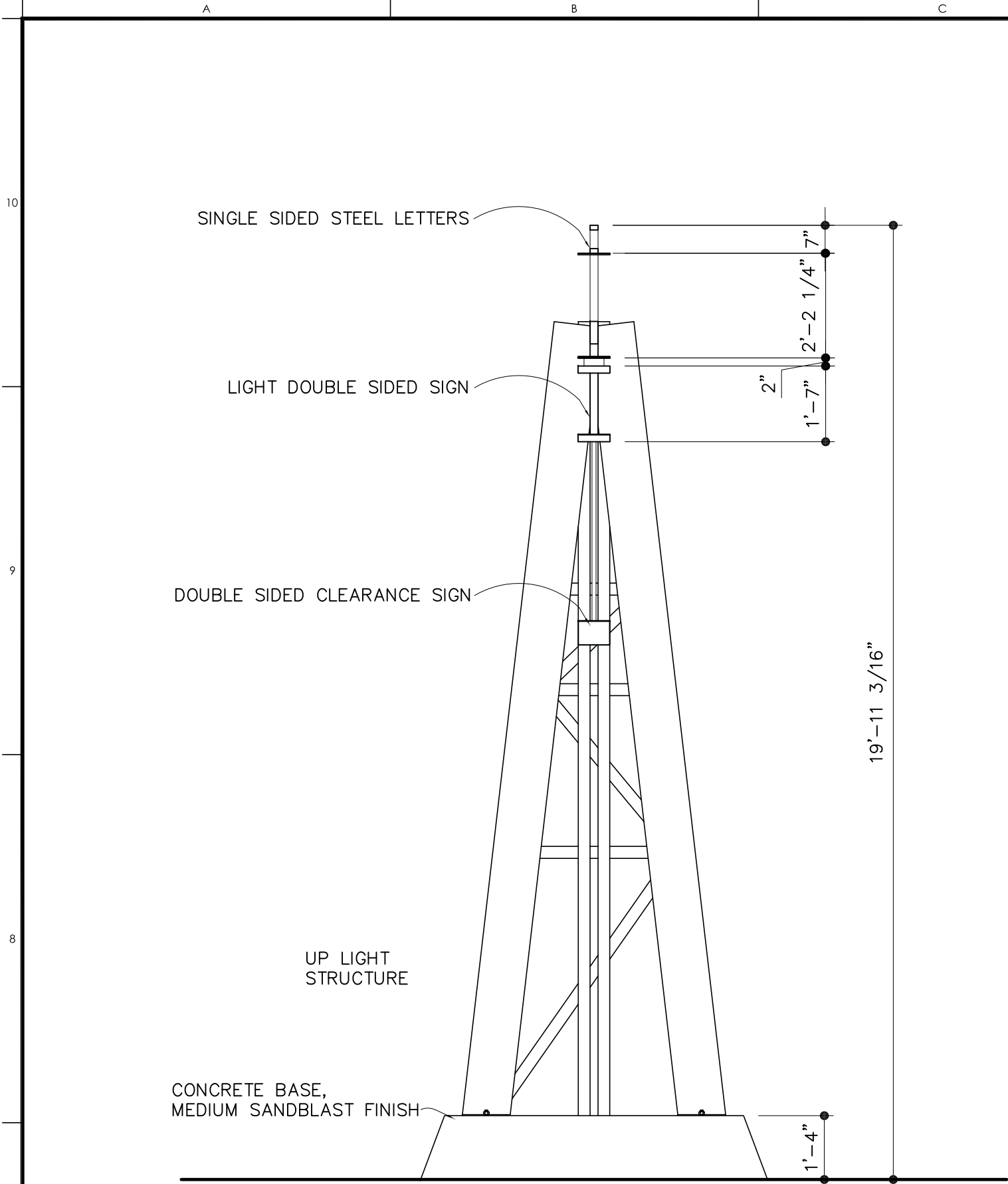
United Signs, LLC

853 S. Peachtree Street

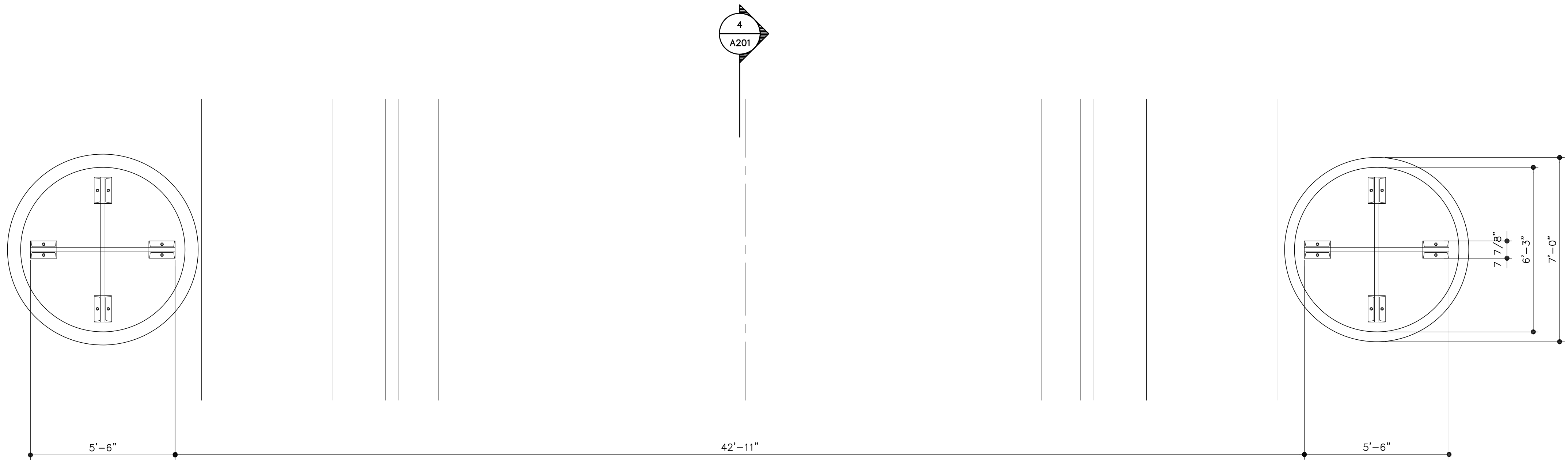
Norcross, GA 30071

P: (678) 203-6044

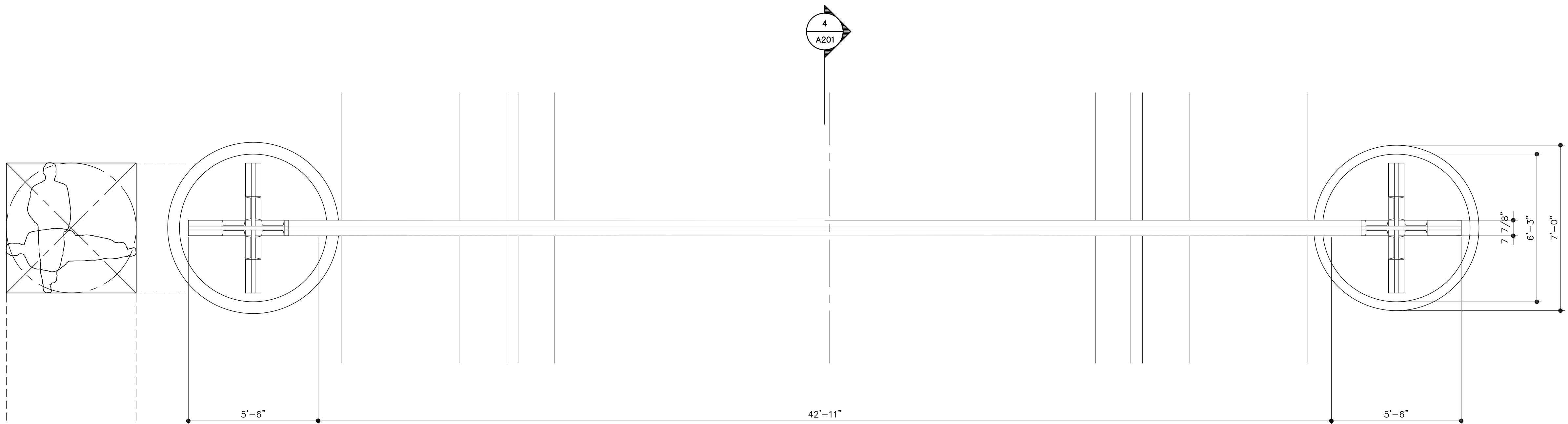
jowens@unitedsignsga.com



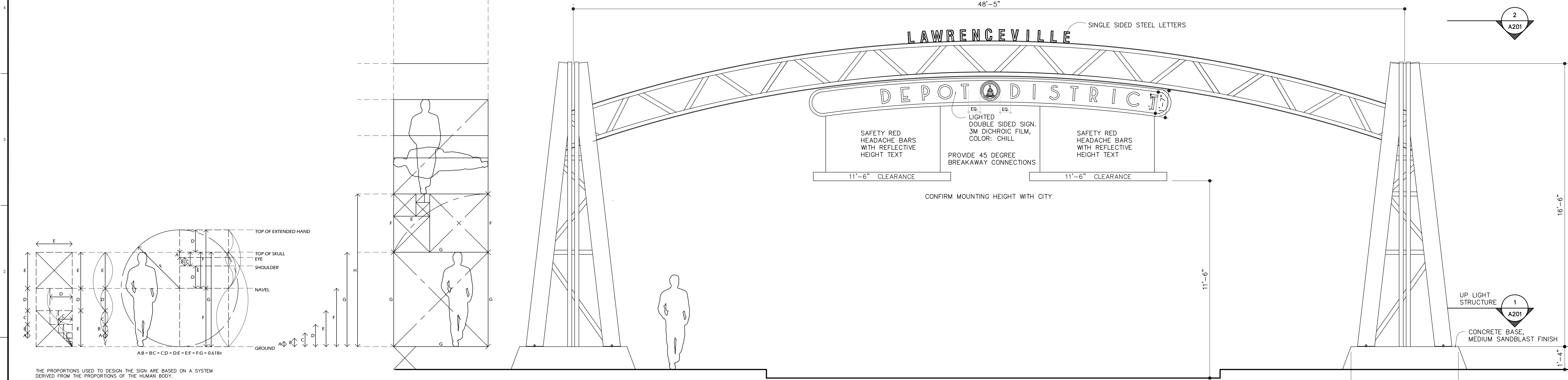
4 NEW DEPOT SIGN SIDE ELEVATION
SCALE: 3/8" = 1'-0" AT 30" X 42"



1 NEW DEPOT SIGN STREET LEVEL PLAN
SCALE: 3/8" = 1'-0" AT 30" X 42"



2 NEW DEPOT SIGN TOP VIEW PLAN
SCALE: 3/8" = 1'-0" AT 30" X 42"



3 NEW DEPOT SIGN FRONT ELEVATION
SCALE: 3/8" = 1'-0" AT 30" X 42"

GENERAL NOTES

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING ALL SAFETY MEASURES REQUIRED TO PROTECT THE GENERAL PUBLIC FROM DEMOLITION AND CONSTRUCTION WORK FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

SHEET SPECIFIC NOTES

- USE OF KAWHAWA FONT BY DAVID KERNHOFF FOR "CITY OF LAWRENCEVILLE" AND "DEPOT DISTRICT" LETTERS.

ARCHITECT

Cos Architecture
183 N Perry St
Lawrenceville, GA
30046
404 806 0556

www.cosarc.com

CONSULTANT

SEAL

IF SEALED, DO NOT COPY

PROJECT

CITY OF LAWRENCEVILLE

Depot District
Signs

LAWRENCEVILLE, GA 30046

STEEL FINISH

- | | |
|-----|--|
| F-1 | MILL FINISHED CARBON STEEL AND SEALED. REMOVE ORANGE RUST STAINS BEFORE APPLICATION. |
| F-2 | BLACKENED 316 STAINLESS STEEL. USE EPA INSTA-BLACK SS-370. PHONE: 252-786-1330. www.epi.com/black-oxide/stainless-steel/room-dry. 01 |

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NO. DATE ISSUANCE / REVISIONS

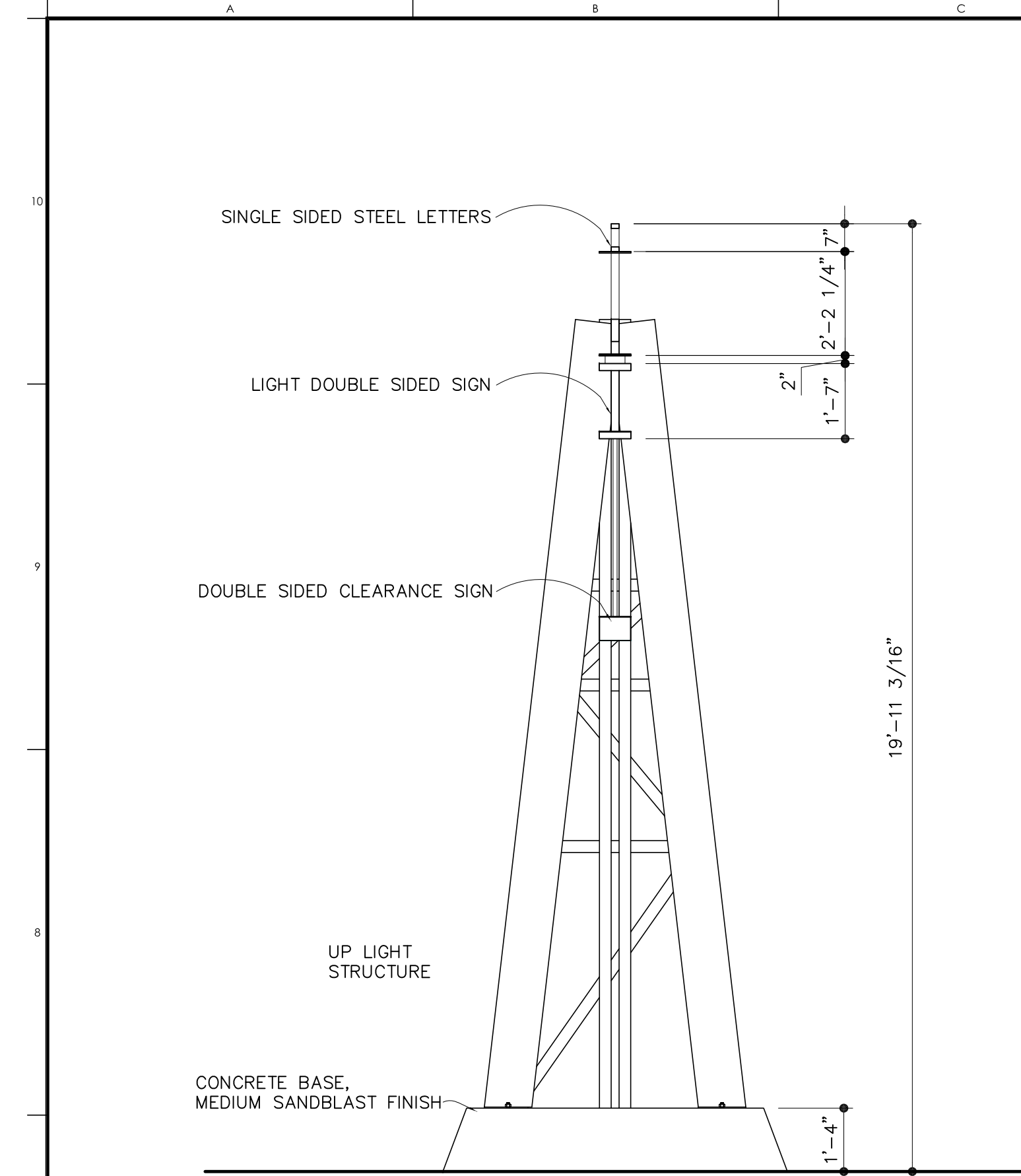
SHEET TITLE
NORTH PERRY STREET
DEPOT SIGN

SHEET NUMBER

A201

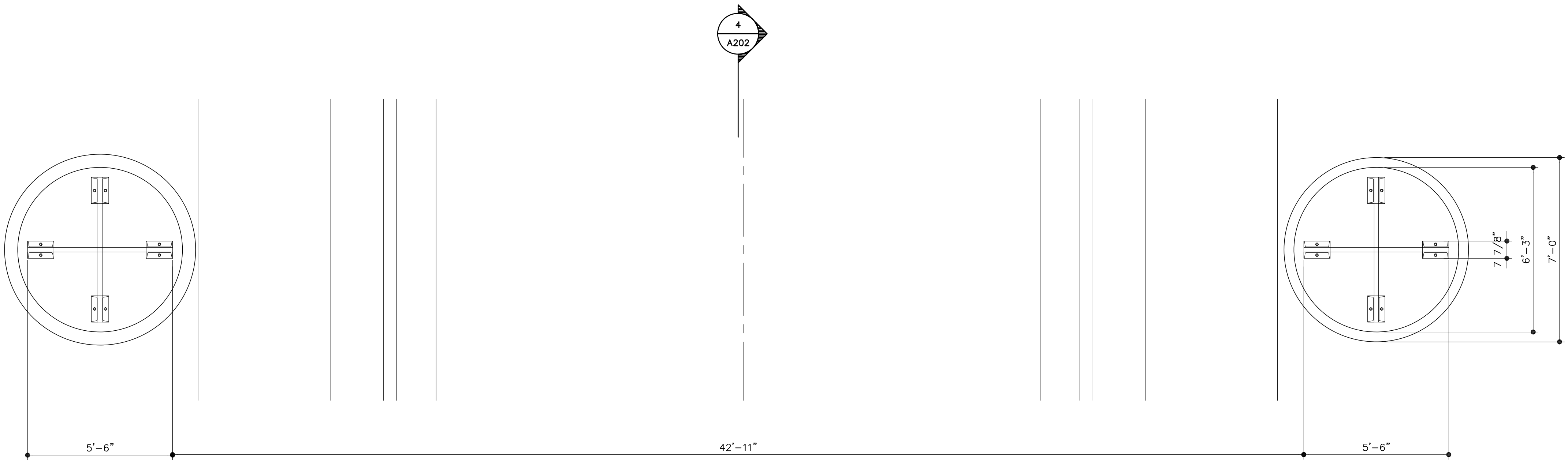
PROJECT DATE DRAWN BY
21119 6.21.21 CAS

FILE
21119_03_A201.dwg



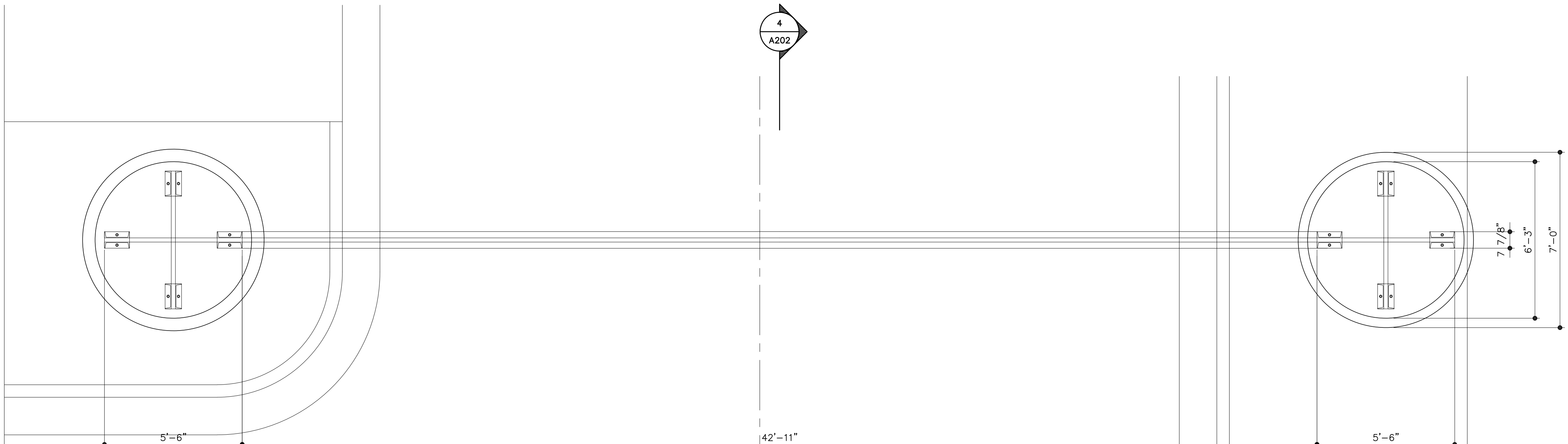
4 NEW DEPOT SIGN SIDE ELEVATION

A201 SCALE: 3/8" = 1'-0" AT 30" X 42"



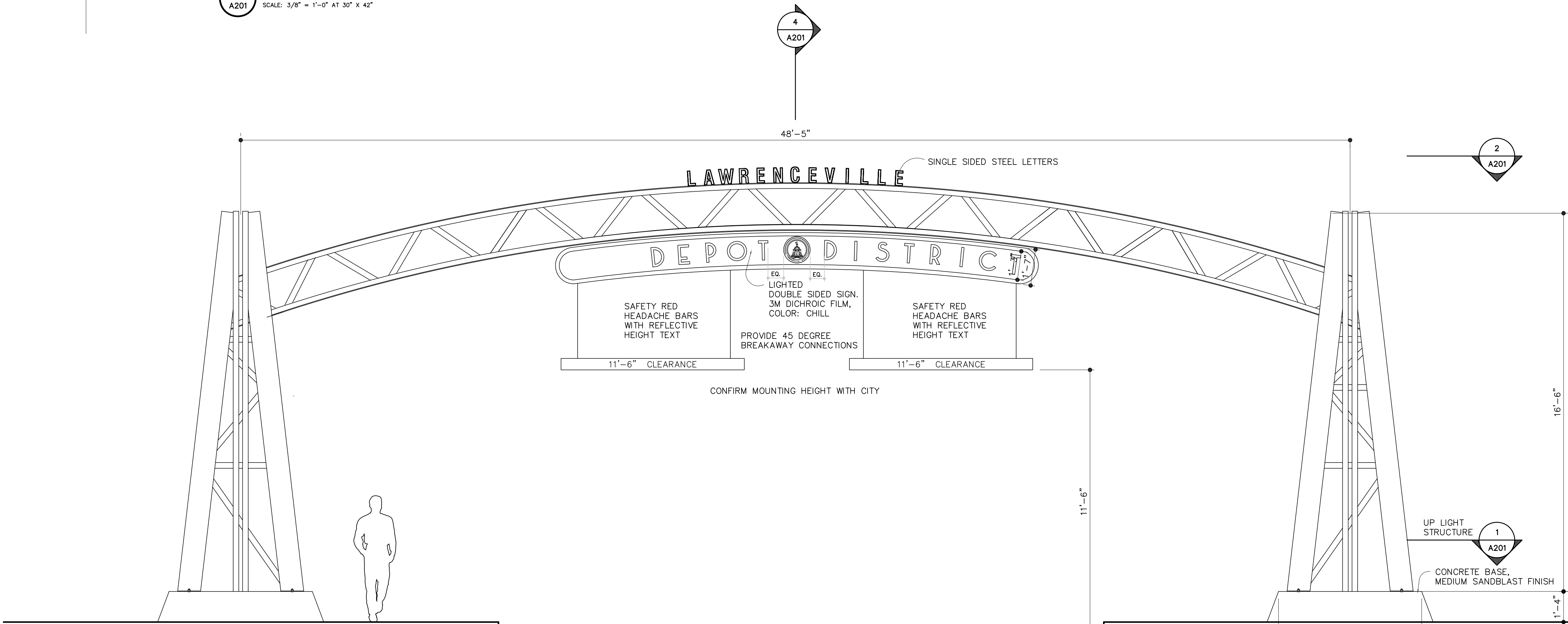
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A201 SCALE: 3/8" = 1'-0" AT 30" X 42"



2 NEW DEPOT SIGN TOP VIEW PLAN

A201 SCALE: 3/8" = 1'-0" AT 30" X 42"



3 NEW DEPOT SIGN FRONT ELEVATION

A201 SCALE: 3/8" = 1'-0" AT 30" X 42"

GENERAL NOTES

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING ALL SAFETY MEASURES REQUIRED TO PROTECT THE GENERAL PUBLIC FROM DEMOLITION AND CONSTRUCTION WORK FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

SHEET SPECIFIC NOTES

- USE OF KAHORUA FONT BY DAVID KERNHOFF FOR "CITY OF LAWRENCEVILLE" AND "DEPOT DISTRICT" LETTERS.

STEEL FINISH

- F-1 MILL FINISHED CARBON STEEL AND SEALED. REMOVE ORANGE RUST STAINS BEFORE APPLICATION.
- F-2 BLACKENED 316 STAINLESS STEEL. USE EPA INSTA-BLAK SS-370 PHONE: 252-786-1330 www.epi.com/black-oxide/stainless-steel/room/ INTER-SIDE-SS-370

ARCHITECT

Cos Architecture
183 N Perry St
Lawrenceville, GA
30046
404 806 0556

www.cosgfc.com

CONSULTANT

SEAL

PROJECT

CITY OF LAWRENCEVILLE

Depot District
Signs

LAWRENCEVILLE, GA 30046

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THESE PLANS ARE COMPLEMENTARY. THEREFORE THE CONTRACTOR SHALL SEE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL PLANS AND SPECIFICATIONS. WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS REQUIRED BY ALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK OF ALL TRADES.

NO. DATE ISSUANCE / REVISIONS

SHEET TITLE
SOUTH CLAYTON STREET
DEPOT SIGN

SHEET NUMBER

A202

PROJECT DATE DRAWN
21119 6.21.21 CAS

FILE
21119_03_A202.dwg



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Amendment to Chapter 36, Section 36-7 for Speed Zone Ordinance
Department:	Police
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	None
Presented By:	Tim Wallis, Police Chief
Action Requested:	Approve An Ordinance To Amend The Code of The City of Lawrenceville, Georgia, Chapter 36, Section 36-7 To Provide for Updated Speed Zones

Summary: Establish Speed Zones and Speed Limits for the City of Lawrenceville and to Replace and Amend Those as Necessary from Time to Time.

Background: The Speed Zones Adopted by the City Council and approved by the Georgia Department of Transportation Numbered 3830-11-2021 Shall be Maintained in the Office of the City Clerk and Shall be Available for Copying or Inspection by any Person.

The Lawrenceville Police Department, Georgia Gwinnett College Police Department, Gwinnett County Sheriff, Gwinnett County Police Department and the Georgia Department of Public Safety are Authorized to use Any Appropriate and Approved Speed Detection Devices, whether Hand-Held or Attached to a Motor Vehicle, to enforce the Duly Adopted Speed Zones.

Concurrences: Georgia Department of Transportation

Attachments/Exhibits:

Ordinance Amendment Chapter 36, Section 36-7
List Number 3830-11-2021

ORDINANCE _____

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA, CHAPTER 36, SECTION 36-7 TO PROVIDE FOR UPDATED SPEED ZONES

The City Council of the City of Lawrenceville, Georgia hereby ordains that Chapter 36 of the Code of the City of Lawrenceville, Georgia is hereby amended by deleting Section 36-7 – Speed Zones in its entirety and replacing it with the following:

Sec. 36-7. - Speed zones.

- (a) *Purpose.* The purpose of this section is to establish speed zones and speed limits for the City of Lawrenceville and to replace and amend those as necessary from time to time.
- (b) *Adoption of speed zones.* The speed zones adopted by the City Council and approved by the Georgia Department of Transportation numbered 3830-11-2021 shall be maintained in the office of the City Clerk and shall be available for copying or inspection by any person.
- (c) *Enforcement.* The Lawrenceville Police Department, Georgia Gwinnett College Police Department, Gwinnett County Sherriff, Gwinnett County Police Department and the Georgia Department of Public Safety are authorized to use any appropriate and approved speed detection devices, whether hand held or attached to a motor vehicle, to enforce the duly adopted speed zones.

Except as amended in this Ordinance, all other provisions of Chapter 36 of the Code of the City of Lawrenceville, Georgia, shall remain in full force and effect.

IT IS SO ORDAINED, this 13th day of December, 2021.

David R. Still, Mayor

Attest:

Karen Pierce, City Clerk

The City of Lawrenceville is hereby requesting that the following roadways be approved for the use of speed detection devices:

LIST OF ROADWAYS
for
CITY OF LAWRENCEVILLE

ON-SYSTEM ROADWAYS

**ALL ON SYSTEM ROUTES HAVE BEEN VERIFIED BY THE GEORGIA DEPARTMENT OF
TRANSPORTATION**

STATE ROUTE	WITHIN THE CITY/TOWN LIMITS OF and/or School Name	FROM	MILE POINT	TO	MILE POINT	LENGTH IN MILES	SPEED LIMIT
SR 8	Lawrenceville	3661' west of Old Norcross Road (West Lawrenceville City Limits)	12.75	1424' west of Professional Drive (East Lawrenceville City Limits)	14.06	01.31	45
SR 8	Lawrenceville	1424' west of Professional Drive (East Lawrenceville City Limits)	14.06	Duluth Hwy/SR 120	14.34	00.28	45
SR 8	Lawrenceville	Duluth Hwy/SR 120	14.34	SR 316	14.68	00.34	45
SR 20	Lawrenceville	148' east of SR 124 (West Lawrenceville City Limits)	14.80	163' west of Born Street	16.85	02.05	45
SR 20	Lawrenceville	163' west of Born Street	16.85	Scenic Highway/New Hope Road	17.64	00.79	35
SR 20	Lawrenceville	Scenic Highway/ New Hope Road	17.64	South Clayton Street/ Grayson Highway	18.06	00.42	45
SR 20	Lawrenceville	South Clayton Street/ Grayson Highway	18.06	558' west of Sugarloaf Pkwy (East Lawrenceville City Limits)	20.16	02.10	45
SR 124	Lawrenceville	1100' south of Sugarloaf Parkway (South Lawrenceville City Limits)	11.72	Poplar Creek Road	13.58	01.60	45
SR 124	Lawrenceville	Poplar Creek Road	13.58	South Clayton Street/ Grayson Highway/ SR 20	14.31	00.73	40
SR 124	Lawrenceville	<i>This section of State Route 124 runs common with State Route 20 from Mile Post 14.31 (South Clayton Street/Grayson Hwy) to Mile Post 17.65 (Braselton Highway/Buford Drive) for a distance of 03.30 miles.</i>					
SR 316	Lawrenceville	1373' west of Riverside Parkway (West Lawrenceville City Limits)	03.40	422' west of Hurricane Shoals Road (East Lawrenceville City Limits)	07.67	04.27	55

SCHOOL ZONES ARE EFFECTIVE

A.M. from 45 minutes prior to commencement time to 15 minutes after commencement time

—
SCHOOL DAYS ONLY.

P.M. from 15 minutes prior to dismissal time to 45 minutes after dismissal time —
SCHOOL DAYS ONLY.

OFF-SYSTEM ROADWAYS

ALL OFF-SYSTEM ROUTES WILL NOT BE VERIFIED BY GEORGIA DEPARTMENT OF TRANSPORTATION

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School</i> Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Agnes Court	Lawrenceville	Daniel Lane	Cul-De-Sac	00.12	25
Alba Boulevard	Lawrenceville	Buford Drive/SR 20	Dead End	00.08	25
Anderson Drive	Lawrenceville	Lakeview Lane	Dead End	00.11	25
Ashton Circle	Lawrenceville	Village Way	Cul-De-Sac	00.06	25
Ashwood Circle	Lawrenceville	Cottonpatch Road	Cul-De-Sac	00.08	25
Atha Street	Lawrenceville	Jackson Street	Bank Street	00.29	25
Austin Court	Lawrenceville	Hanarry Drive	Dead-End	00.16	25
Baggett Street	Lawrenceville	West Crogan Street/SR 8	Ridgecrest Drive	00.34	25
Bailey Avenue	Lawrenceville	Bailey Street	Dead End	00.07	25
Bailey Street	Lawrenceville	Booker Street	Dead End	00.11	25
Bank Street	Lawrenceville	East Crogan Street/SR 8	Atha Street	00.06	25
Bay Lake Pass	Lawrenceville	Darrel Lane	Dead End	00.09	25
Bedford Bay Lane	Lawrenceville	Charter Court	Dead End	00.26	25
Bedford Bay Trail	Lawrenceville	Charter Court	Cul-De-Sac	00.11	25
Bellbrook Court	Lawrenceville	Laurelwood Court	Cul-De-Sac	00.08	25
Bellbrook Lane	Lawrenceville	Sugarloaf Parkway	Dead End	00.16	25
Belmont Drive	Lawrenceville	Hurricane Shoals Road	Dead End	00.19	25
Belmont Lane	Lawrenceville	Village Run	Carithers Road	00.32	25
Benson Street	Lawrenceville	East Pike Street	Lakeview Drive	0.26	25
Bev Court	Lawrenceville	Hanarry Drive	Cul-De-Sac	00.05	25
Blake Court	Lawrenceville	Blake Street	Sarah Lane	00.08	25
Blake Street	Lawrenceville	Hanarry Drive	Cul-De-Sac	00.10	25
Blazing Ridge	Lawrenceville	Johnson Road	Mill Ridge Court	00.35	25
Blazing Ridge Way	Lawrenceville	Blazing Ridge	Cul-De-Sac	00.06	25
Blazing Ridge West	Lawrenceville	Johnson Road	Cul-De-Sac	00.27	25
Booker Street	Lawrenceville	Carver Circle	Neal Boulevard	00.05	25
Born Street	Lawrenceville	North Perry Street	Buford Drive/SR 20	0.25	25
Brady Walk	Lawrenceville	Simonton Road	Cul-De-Sac	00.18	25
Bramden Circle	Lawrenceville	Village Way	Cul-De-Sac	00.08	25
Brandy Court	Lawrenceville	Cedar Ridge Trail	Cul-De-Sac	00.06	25
Brandy Creek Circle	Lawrenceville	Brandy Creek Drive	Cul-De-Sac	00.07	25
Brandy Creek Road	Lawrenceville	Maple Wood Drive	Woodland Valley Road	00.16	25
Branson Street	Lawrenceville	South Clayton Street	Neal Boulevard	0.14	25
Breakwater Court	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.01	25
Brainton Lane	Lawrenceville	Laurelwood Lane	Dead End	00.03	25
Briarwood Cove	Lawrenceville	Cottonpatch Road	Cul-De-Sac	00.11	25
Bristol Court	Lawrenceville	Downing Street	Dead End	00.03	25
Brooks Street	Lawrenceville	Phillips Street	Campbell Street	00.09	25
Buchanan Street	Lawrenceville	West Pike Street	Dead End	0.10	25
Caldwell Road	Lawrenceville	Village Run	Carithers Road	00.05	25
Camden Circle	Lawrenceville	Village Way	Cul-De-Sac	00.09	25
Camden Hill Court	Lawrenceville	Camden Hill Road	Dead End	00.26	25
Camden Hill Road	Lawrenceville	Lawrenceville Highway	Camden Hill Court	0.11	25
Camden Park Drive	Lawrenceville	Thornbush Trace	Cul-De-Sac	00.13	25
Campbell Street	Lawrenceville	Sims Street	Dead End	00.17	25
Candler Court	Lawrenceville	Henry Terrace	Cul-De-Sac	00.05	25

LIST NUMBER 3830-12-2021

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
CanteburyLane	Lawrenceville	New Hope Road	Canterbury lane	00.72	25
Carithers Road	Lawrenceville	Caldwell Road	Village way	00.19	25
Carmen Court	Lawrenceville	Wayside Drive	Cul-De-Sac	00.03	25
Carriage Lake Drive	Lawrenceville	Carriage Station Drive	Cul-De-Sac	00.15	25
Carriage Lane	Lawrenceville	Canterbury Lane	Canterbury Lane	00.10	25
Carriage Post Court	Lawrenceville	Carriage Station Drive	Cul-De-Sac	00.03	25
Carriage Run Court	Lawrenceville	Carriage Station Drive	Cul-De-Sac	00.03	25
Carriage Station Drive	Lawrenceville	Lawrenceville Highway	Cul-De-Sac	0.45	25
Carver Circle	Lawrenceville	Neal Boulevard	Scenic Hwy /SR 124	00.19	25
Cedar Ridge Trail	Lawrenceville	New Hope Road	Dead End	00.63	25
Channel Drive	Lawrenceville	Scenic Highway	Dead End	00.54	25
Channel Lane	Lawrenceville	Channel Drive	Channel Drive	00.10	25
Charleston Court	Lawrenceville	Charleston Lane	Dead End	00.05	25
Charleston Lane	Lawrenceville	Five Forks Trickum Road	Moon Road	00.54	25
Charter Club Court	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.12	25
Charter Club Drive	Lawrenceville	Countyside Place	Dead End	00.62	25
Charter Court	Lawrenceville	Five Forks Trickum Road	Cul-De-Sac	00.22	25
Cherokee Court	Lawrenceville	Stone Mountain Street	Dead End	00.03	25
Cherry Street	Lawrenceville	East Pike Street	Dead End	00.13	25
Cherry Wood Drive	Lawrenceville	Park Place Drive	Cotton Patch Road	00.18	25
Chestnut Court	Lawrenceville	Cedar Ridge Trail	Cul-De-Sac	00.03	25
Chestnut Street	Lawrenceville	Luckie Street	Born Street	00.42	25
Christine Court	Lawrenceville	Leigh Kay Drive	Cul-De-Sac	00.06	25
Church Street	Lawrenceville	South Clayton Street	Neal Boulevard	0.13	25
Coalville drive	Lawrenceville	Pendleton Park Drive	Cul-De-Sac	00.15	25
Colewood Court	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.04	25
Collins Hill Road	Lawrenceville	Hurricane Shoals Road	800' N of Michael Drive	01.02	40
Collins Industrial Way	Lawrenceville	Collins Hill Road	Lawrenceville City Limits	00.70	35
Constitution Boulevard	Lawrenceville	Culver Street	Dead End	1.02	25
Coolwater Lane	Lawrenceville	Green Bridge Court	Britt Drive	00.03	25
Corbin Street	Lawrenceville	East Crogan Street	East Pike Street	0.10	25
Cottonpatch Court	Lawrenceville	Cottonpatch Road	Cul-De-Sac	00.02	25
Cottonpatch Road	Lawrenceville	Creekwood Cove	Cottonpatch Road	00.89	25
Cottonwood Cove	Lawrenceville	Creekwood Cove	Cul-De-Sac	00.05	25
Countryside Place	Lawrenceville	Collins Hill Road	Charter Club Drive	00.11	25
Coventry Drive	Lawrenceville	Windsor Farms Drive	Cul-De-Sac	00.11	25
Crabapple Cove	Lawrenceville	Cottonpatch Road	Cul-De-Sac	00.06	25
Craig Drive	Lawrenceville	Lawrenceville Highway	Dogwood Drive	0.73	25
Cramac Drive	Lawrenceville	Helen Court	Cul-De-Sac	00.14	25
Creek Wood Place	Lawrenceville	Stone Wood Lane	Dead End	00.04	25
Creekwood Cove	Lawrenceville	Park Place Drive	Cottonpatch Road	00.57	25
Cremins Road	Lawrenceville	Curry Court	Cul-De-Sac	00.13	25
Crest Drive	Lawrenceville	Dogwood Lane	Craig Drive	00.07	25
Crest Valley Court	Lawrenceville	Woodland View Road	Cul-De-Sac	00.03	25
Cripple Creek Drive	Lawrenceville	Buford Drive/SR 20/SR 124	Cul-De-Sac	00.42	25
Cross Street	Lawrenceville	Green Bridge Court	Britt Drive	00.03	25
Crosshill Trail	Lawrenceville	Wayside Drive	Wayside Drive	00.12	25
Crownpointe Way	Lawrenceville	Pike Street/SR 120	Dead End	00.04	25
Culver Street	Lawrenceville	Oak Street	Nash Street	00.55	25
Curry Court	Lawrenceville	Five Forks Trickum Road	Dead End	00.20	25
Curtis Road	Lawrenceville	Maltbie Street	Hurricane Shoals Road	00.43	25

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ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Daniel Lane	Lawrenceville	Johnson Road	Johnson Road	00.61	25
Darcee Court	Lawrenceville	Hanarry Drive	Cul-De-Sac	00.17	25
Darnell Terrace	Lawrenceville	Five Forks Trickum Rd	Cul-De-Sac	00.09	25
Darrel Lane	Lawrenceville	Wayside Drive	Cul-De-Sac	00.25	25
David Drive	Lawrenceville	Leigh Kay Drive	Cul-De-Sac	00.09	25
David Lane	Lawrenceville	Leigh Kay Drive	Cul-De-Sac	00.08	25
Davis Road	Lawrenceville	Grayson Highway/SR 20	Lawrenceville City Limits	00.51	35
Deanna Court	Lawrenceville	Johnson Circle	Cul-De-Sac	00.08	25
Dellwood Drive	Lawrenceville	Charter Club Court	Cul-De-Sac	00.06	25
Depot Street	Lawrenceville	North Clayton Street	North Perry Street	00.25	25
Dixie Court	Lawrenceville	Scarlet Way	Dead End	00.06	25
Dogwood Drive	Lawrenceville	Lawrenceville Highway/West Crogan Street	Craig Drive	0.85	25
Dogwood Ferry Court	Lawrenceville	Dogwood Park Drive	Cul-De-Sac	00.04	25
Dogwood Lane	Lawrenceville	Hurricane Shoals Road	Cul-De-Sac	00.32	25
Dogwood Park Drive	Lawrenceville	Johnson Road	Cul-De-Sac	00.53	25
Dogwood Park Trace	Lawrenceville	Dogwood Park Drive	Cul-De-Sac	00.03	25
Downing Street	Lawrenceville	Hurricane Shoals Rd	Curtis Road	00.39	25
Duke Drive	Lawrenceville	Herbert Hayes Drive	Dead End	00.18	25
Duluth Highway	Lawrenceville	SR 316/ University Parkway	Hurricane Shoals Road	0.43	40
Dumbarton Court	Lawrenceville	Charter Club Court	Cul-De-Sac	00.04	25
East Crogan Street	Lawrenceville	Clayton Street	Jackson Street	0.15	25
East Crogan Street	Lawrenceville	Jackson Street	377' east of Stanley Court	0.82	35
East Crogan Street	Lawrenceville	377' east of Stanley Court	Hosea Road (East Lawrenceville City Limits)	0.42	45
East Pike Street	Lawrenceville	Benson Street	Waterworks Road	00.31	25
East Pike Street	Lawrenceville	North Perry Street	East Crogan Street	0.47	25
East Village Way	Lawrenceville	Village Way	Village Run	0.40	25
Eaton Street	Lawrenceville	Born Street	Born Street	00.08	25
Edward Court	Lawrenceville	Helen Court	Cul-De-Sac	00.12	25
Equipment court	Lawrenceville	Hosea Road	Cul-De-Sac	00.20	30
Eugenia Terrace	Lawrenceville	Henry Terrace	Cul-De-Sac	00.52	25
Ezzard Street	Lawrenceville	New Hope Road	1500 Ft north of New Hope Road	00.29	25
Ezzard Street	Lawrenceville	1500 Ft N of New Hope Road	Papermill Road	00.26	30
Farmer Court	Lawrenceville	Grayson Highway/SR 20	Dead End	00.18	25
Firecreek Court	Lawrenceville	Stone Mill Run	Cul-De-Sac	00.06	25
Firecreek Ridge	Lawrenceville	Stone Mill Run	Cul-De-Sac	00.06	25
Firecrest Lane	Lawrenceville	Blazing Ridge West	Dead End	00.21	25
First Street	Lawrenceville	Floyd Street	Cul-De-Sac	00.59	25
C Five Forks Trickum Road	Lawrenceville	1000' N of Sugarloaf Parkway	Longleaf Drive	00.94	45
Floyd Street	Lawrenceville	New Hope Road	Cedar Ridge Trail	00.40	25
Forest Lake Road	Lawrenceville	Maple Wood Drive	Cul-De-Sac	00.26	25
Forest Place	Lawrenceville	Grayson Highway/SR 20	Forest Place	00.89	25
Forest Ridge Court	Lawrenceville	Simonton Road	Cul-De-Sac	00.32	25
Forest Valley Road	Lawrenceville	Maple Wood Drive	Pineview Drive	00.28	25
Fredrix Alley	Lawrenceville	Industrial Park Drive	Dead End	00.16	25
Garden View Court	Lawrenceville	Serenity Point	Cul-De-Sac	00.09	25

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ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Gateview Drive	Lawrenceville	Highgate Drive	Dead End/Dead End	00.08	25
Glenn Edge Drive	Lawrenceville	Forest Place	Dead End	00.35	25
Gordon Street	Lawrenceville	West Pike Street	West Crogan Street	0.10	25
Grassland Court	Lawrenceville	Groveland Parkway	Cul-De-Sac	00.07	25
Grassland Court	Lawrenceville	Groveland Parkway	Cul-De-Sac	00.07	25
Grayland Court	Lawrenceville	Grayland Lane	Cul-De-Sac	00.04	25
Grayland Creek Court	Lawrenceville	Grayland Hills Trail	Cul-De-Sac	00.07	25
Grayland Creek Drive	Lawrenceville	Grayland Hills Trail	Dead End/Cul-De-Sac	00.20	25
Grayland Creek Place	Lawrenceville	Grayland Creek Drive	Cul-De-Sac	00.08	25
Grayland Hills Court	Lawrenceville	Grayland Hills Trail	Cul-De-Sac	00.08	25
Grayland Hills Drive	Lawrenceville	Johnson Road	Cul-De-Sac	00.48	25
Grayland Hills Trail	Lawrenceville	Grayland Creek Drive	Cul-De-Sac	00.41	25
Grayland Lane	Lawrenceville	Grayland Hills Drive	Cul-De-Sac/Dead End	00.18	25
Grayland Place	Lawrenceville	Grayland Hills Trail	Cul-De-Sac	00.05	25
Green Bridge Court	Lawrenceville	Paper Mill Road	Cul-De-Sac	00.25	25
Green Street	Lawrenceville	Scenic Highway/SR 124	Branson Street	00.21	25
Greenview Lane	Lawrenceville	Green Bridge Court	Britt Drive	00.03	25
Griffin Street	Lawrenceville	Carver Circle	Neal Boulevard	00.14	25
Grist Mill Lane	Lawrenceville	Stone Mill Run	Cul-De-Sac	00.11	25
Groveland Parkway	Lawrenceville	Five Forks Trickum Road	Old Snellville Highway	00.20	25
Gwinnett Drive	Lawrenceville	Grayson Highway/SR 20	West Crogan Street	1.20	40
Gwinnett Drive *SCHOOL ZONE* **ATESD**	Lawrenceville Central Gwinnett High	West Crogan Street/ SR 8	500' E of US 29/Crogan St	0.40	25
Gwinnett Drive *SCHOOL ZONE* **ATESD**	Lawrenceville Lawrenceville Elementary	Stone Mountain Street	500' W of Elem School D/W	0.40	25
Hampton Square	Lawrenceville	McDaniel Street	Dead End	00.19	25
Hanarry Drive	Lawrenceville	Lawrenceville Highway	Cul-De-Sac	0.63	25
Harlee Lane	Lawrenceville	Wayside Drive	Cul-De-Sac	00.04	25
Harrington Lane	Lawrenceville	Camden Hill Court	Cul-De-Sac	00.17	25
Harris Circle	Lawrenceville	Gwinnett Drive	Cul-De-Sac	00.13	25
Harris Drive	Lawrenceville	Buford Drive/SR 20/SR 124	Parks Street	00.38	25
Harrowood Lane	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.03	25
Haygood Court	Lawrenceville	Haymarket Lane	Cul-De-Sac	00.04	25
Haymarket Lane	Lawrenceville	Whitehall Lane	Cul-De-Sac	00.21	25
Helen Court	Lawrenceville	Kenyan Court	Cul-De-Sac	00.10	25
Hemlock Circle	Lawrenceville	Cedar Ridge Trail	Cul-De-Sac	00.04	25
Hemlock Drive	Lawrenceville	Cedar Ridge Trail	Cedar Ridge Trail	00.28	25
Henry Terrace	Lawrenceville	Eugenia Terrace	Kenyan Court	00.34	25
Henson Street	Lawrenceville	Victor Street	Waterworks Road	00.20	25
Herbert Hayes Drive	Lawrenceville	New Hope Road	Duke Drive	00.25	25
Hickory Lane	Lawrenceville	Scenic Highway/SR 124	Pi Ne Forest Drive	00.07	25
Hickory View Drive	Lawrenceville	New Hope Road	Dead End	00.36	25
Highgate Drive	Lawrenceville	Five Forks Trickum Road	Gateview Drive	00.05	25
Highgate Place	Lawrenceville	Gateview Drive	Cul-De-Sac	00.04	25
Highland Court	Lawrenceville	Highland Loop	Cul-De-Sac	00.08	25
Highland Loop	Lawrenceville	Moon Road	Dead End	00.16	25
Hillcrest Green Drive	Lawrenceville	Hurricane Shoals Road	Cul-De-Sac	00.48	30
Hillridge Drive	Lawrenceville	Wayside Drive	Wayside Drive	00.12	25
Honest Alley	Lawrenceville	Chestnut Street	Dead End	00.13	25

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ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Honeysuckle Avenue	Lawrenceville	West Pike Street	Honeysuckle Circle	0.03	25
Honeysuckle Circle	Lawrenceville	West Pike Street	Honeysuckle Avenue	0.18	25
Hood Street	Lawrenceville	Buford Drive/SR 20/SR 124	Parks Street	00.07	25
Hosea Road	Lawrenceville	East Crogan Street/Winder Highway	Lawrenceville City Limits	0.79	40
Huff Street	Lawrenceville	Rebecca Street	Langley Drive	00.36	25
Hurricane Shoals Road	Lawrenceville	Old Norcross Road	Duluth Highway	0.50	35
Hurricane Shoals Road	Lawrenceville	Duluth Highway	Airport Road	2.47	45
Industrial Park Circle	Lawrenceville	Buford Drive/SR 20	Industrial Park Drive	00.51	25
Industrial Park Drive	Lawrenceville	Buford Drive/SR 20	Hosea Road	00.73	35
Jackson Street	Lawrenceville	Scenic Highway/SR 124	East Crogan Street/SR 8	00.44	35
James Circle	Lawrenceville	John Way	Cul-De-Sac	00.07	25
Jami Court	Lawrenceville	Cul-De-Sac	Cul-De-Sac	0.15	25
Jarman Street	Lawrenceville	Buford Drive/SR 20/SR 124	McArthur Street	00.07	25
Jessica Court	Lawrenceville	Jami Court	Dead End	00.12	25
Joan's Court	Lawrenceville	Buford Drive/SR 20/SR 124	Cul-De-Sac	00.16	25
John B Wilson Court	Lawrenceville	West Pike Street	Dead End	0.04	25
John Court	Lawrenceville	Hanarry Drive	Dead End	00.08	25
John Way	Lawrenceville	Lawrenceville Highway	Eugenia Terrace	0.12	25
Johnson Circle	Lawrenceville	Johnson Road	Cul-De-Sac	00.28	25
Johnson Road	Lawrenceville	Lawrenceville Highway	Sugarloaf Parkway	1.38	35
Johnson Road *SCHOOL ZONE*	Lawrenceville Moore MS	Lawrenceville Hwy	300' south of Lawrenceville Hwy	0.06	25
Juniper Court	Lawrenceville	Cedar Ridge Trail	Cul-De-Sac	00.04	25
Katharine Oak Court	Lawrenceville	Philip Boulevard	Cul-De-Sac	00.09	25
Keats Court	Lawrenceville	Canterbury Lane	Cul-De-Sac	00.04	25
Kenyan Court	Lawrenceville	Henry Terrace	Cul-De-Sac	00.12	25
King Arthur Drive	Lawrenceville	Lawrenceville Hwy/SR 8	Cul-De-Sac	00.46	25
Kinsey Lane	Lawrenceville	Sarah Lane	Cul-De-Sac/Cul-De-Sac	00.05	25
Kubol Drive	Lawrenceville	Grayson Highway	Cul-De-Sac	00.19	25
Lake Road	Lawrenceville	Waterworks Road	Lakeview Drive	00.03	25
Lake Run	Lawrenceville	New Hope Road	Summer Pond Trail	00.17	25
Lakeview Drive	Lawrenceville	Benson Street	Dead End	00.57	25
Lakeview Lane	Lawrenceville	Reba Road	Anderson Drive	00.07	25
Lamden Court	Lawrenceville	Wallington Way	Cul-De-Sac	00.04	25
Lancelot Way	Lawrenceville	Lawrenceville Highway	Cul-De-Sac	0.42	25
Langley Drive	Lawrenceville	West Pike Street	West Crogan Road	0.30	35
Langley Drive	Lawrenceville	West Crogan Road	Nash Street	0.41	25
Laurelwood Court	Lawrenceville	Bellbrook Lane	Cul-De-Sac	00.17	25
Laurelwood Lane	Lawrenceville	Bellbrook Lane	Dead End	00.06	25
Lauren Kay Court	Lawrenceville	Leigh Kay Drive	Cul-De-Sac /Cul-De-Sac	00.18	25
Lawrenceville Highway	Lawrenceville	52' east of Lawrenceville Suwanee Road (West Lawrenceville City Limits)	1336' east of Lawrenceville Suwanee Road	0.16	45
Lawrenceville Highway	Lawrenceville	1336' east of Lawrenceville Suwanee Road	Dogwood Drive	1.47	40
Lawrenceville Highway *SCHOOL ZONE*	Lawrenceville Moore Middle	405' east of Johnson Road	1260' west of Johnson Road	0.35	35

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ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Lawrenceville Highway/ West Crogan Street *SCHOOL ZONE* **ATESD**	Lawrenceville Central Gwinnett High	705' east of Gwinnett Drive	King Arthur Drive	0.46	25
Lawrenceville Industrial Circle	Lawrenceville	Buford Drive/SR 20	Industrial Park Drive	00.50	35
Leigh Kay Drive	Lawrenceville	Five Forks Trickum Road	Lisa Kay Drive	00.74	25
Leila Court	Lawrenceville	Leila Lane	Cul-De-Sac	00.07	25
Leila Lane	Lawrenceville	Henry Terrace	Eugenia Terrace	00.15	25
Leonard Court	Lawrenceville	Hanarry Drive	Dead End	00.17	25
Lindsey Renee Lane	Lawrenceville	Five Forks Trickum Road	Lisa Kay Drive	00.04	25
Lisa Kay Drive	Lawrenceville	Leigh Kay Drive	Cul-De-Sac	00.19	25
Liverpool Court	Lawrenceville	Livery Circle	Cul-De-Sac	00.05	25
Liverpool Pointe	Lawrenceville	Livery Circle	Cul-De-Sac	00.07	25
Livery Circle	Lawrenceville	Five Forks-Trickum Road	Cul-De-Sac	00.58	25
Longleaf Boulevard	Lawrenceville	Longleaf Drive	Cul-De-Sac	00.02	25
Longleaf Drive	Lawrenceville	Scenic Highway/SR 124	Five Forks Trickum Road	00.21	25
Luckie Street	Lawrenceville	Jackson Street	Culver Street	00.27	25
Lumpkin Street	Lawrenceville	Nash Street	Stone Mountain Street	00.12	25
Lyle Circle	Lawrenceville	Collins Hill Road	Buford Drive/SR 20/SR 124	00.56	25
Maddox Street	Lawrenceville	North Clayton Street	Buford Drive/SR 20	00.18	25
Magnolia Way	Lawrenceville	Cottonpatch Road	Cul-De-Sac	00.05	25
Maltbie Street	Lawrenceville	Hurricane Shoals Road	North Perry Street	01.09	35
Maple Wood Drive	Lawrenceville	Scenic Highway/ SR 124	Pine Forest Drive	00.54	25
Martin Circle	Lawrenceville	Ezzard Street	Ezzard Street	00.21	25
Matthew Court	Lawrenceville	Leigh Kay Drive	Cul-De-Sac	00.04	25
McArthur Street	Lawrenceville	East Crogan Street	Jarman Street	0.18	25
McConnell Drive	Lawrenceville	West Pike Street	Maltbie Street	0.20	25
Meadowbrook Drive	Lawrenceville	Nottingham Drive	Cul-De-Sac	00.11	25
Mediterranean Lane	Lawrenceville	Park Place Drive	Monopoly Drive	00.41	25
Memorial Street	Lawrenceville	Buford Drive/SR 20	Cul-De-Sac	00.06	25
Memorial Street	Lawrenceville	Maddox Street	Cul-De-Sac	00.05	25
Merlin Place	Lawrenceville	Lancelot Way	King Arthur Drive	00.07	25
Mill Ridge Court	Lawrenceville	Stone Mill Run	Cul-De-Sac	00.19	25
Mill Ridge Drive	Lawrenceville	Johnson Road	Cul-De-Sac	00.15	25
Mill Ridge Way	Lawrenceville	Mill Ridge Drive	Dead End	00.14	25
Mill Street	Lawrenceville	Buford Drive/SR 20	Chestnut Street	00.07	25
Mitchell Street	Lawrenceville	Craig Drive	Dogwood Lane	00.07	25
Monopoly Drive	Lawrenceville	Park Place Drive	Cul-De-Sac	00.25	25
Moon Road	Lawrenceville	Old Snellville Highway	Davis Road	00.87	35
Moon Road *SCHOOL ZONE* **ATESD**	Lawrenceville Holt E. S./ Oakland Meadow	Scenic Highway/SR 124	Old Snellville Highway	00.20	25
Nash Street	Lawrenceville	Neal Boulevard	Gwinnett Drive	0.75	25
Neal Boulevard	Lawrenceville	Branson Street	Dead End	00.38	25
New Hope Road	Lawrenceville	Scenic Highway/SR 124	Lawrenceville City Limits	01.70	40
New York Avenue	Lawrenceville	Park Place Drive	Mediterranean Lane	00.10	25
Norhill Court	Lawrenceville	Wayside Drive	Cul-De-Sac	00.03	25

LIST NUMBER 3830-12-2021

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Norhill Lane	Lawrenceville	Wayside Drive	Cul-De-Sac	00.03	25
North Clayton Street	Lawrenceville	East/West Crogan Street	Buford Drive/SR 20/SR 124	0.86	25
North Perry Street	Lawrenceville	West Crogan Street	Depot Street	0.36	25
Northdale Road	Lawrenceville	North Clayton Street	Hurricane Shoals Road	00.60	35
Nottingham Circle	Lawrenceville	Sherwood Drive	Cul-De-Sac	0.04	25
Nottingham Drive	Lawrenceville	Stone Mountain Street	Dead End	00.36	25
Oak Street	Lawrenceville	West Pike Street	Chestnut Street	0.54	25
Oak Terrace	Lawrenceville	Poplar Creek Road	Pine View Drive	00.15	25
Old Norcross Road	Lawrenceville	West Pike Street	Tipton Industrial Drive	02.32	45
Old Snellville Highway *SCHOOL ZONE*	Lawrenceville Holt Elem/ Oakland Meadow	700' S of Groveland Parkway	300' N of Moon Road	0.29	25
Old Timber Road	Lawrenceville	Pine Forest Drive	Maple Wood Drive	00.23	25
Old Towne Circle	Lawrenceville	Floyd Street	Cul-De-Sac	00.05	25
Old Towne Trail	Lawrenceville	Floyd Street	Cul-De-Sac	00.10	25
Omega Street	Lawrenceville	Bailey Street	Dead End	00.04	25
Onyx Court	Lawrenceville	Charleston Lane	Dead End	00.06	25
Pacific Court	Lawrenceville	Park Place Drive	Cul-De-Sac	00.04	25
Paper Creek Court	Lawrenceville	Paper Creek Drive	Dead End	00.05	25
Paper Creek Drive	Lawrenceville	Paper Mill Road	Cul-De-Sac	00.90	25
Paper Mill Drive	Lawrenceville	Paper Mill Road	Cul-De-Sac	00.49	25
Paper Mill Road	Lawrenceville	East Crogan Street	350 west of McCart Road	1.55	30
Paper Ridge Court	Lawrenceville	Paper Mill Drive	Cul-De-Sac	00.04	25
Paper Ridge Lane	Lawrenceville	Paper Mill Drive	Cul-De-Sac	00.12	25
Paper Stream Court	Lawrenceville	Paper Creek Drive	Cul-De-Sac	00.06	25
Paper Woods Drive	Lawrenceville	Paper Creek Drive	Cul-De-Sac	00.18	25
Park Access Drive	Lawrenceville	Collins Hill Road	Cul-De-Sac	00.17	25
Park Place Drive	Lawrenceville	Grayson Highway/SR 20	Simonton Road	00.86	25
Park Street	Lawrenceville	Harris Drive	Hood Street	00.07	25
Patterson Street	Lawrenceville	South Perry Street	Culver Street	0.07	25
Paula Court	Lawrenceville	Daniel Lane	Cul-De-Sac	00.12	25
Pecan Grove Place	Lawrenceville	Groveland Parkway	Cul-De-Sac	00.22	25
Pendleton Park Drive	Lawrenceville	Johnson Road	Takely Drive	00.11	25
Philip Boulevard	Lawrenceville	Duluth Highway	Hurricane Shoals Road	0.45	30
Phillips Street	Lawrenceville	Scenic Highway/SR 124	Grayson Highway/SR 20	00.25	25
Pike Boulevard	Lawrenceville	West Pike Street	Dead End	0.22	25
Pike Park Drive	Lawrenceville	West Pike Street	Cul-De-Sac	0.16	30
Pine Forest Drive	Lawrenceville	Maple Wood Drive	Old Timber Road	00.63	25
Pine Tree Drive	Lawrenceville	West Crogan Street	Rebecca Street	0.36	25
Pineview Drive	Lawrenceville	Scenic Highway/SR 124	Summit Ridge Drive	00.29	25
Plainview Drive	Lawrenceville	Gwinnett Drive	Constitution Boulevard	00.15	25
Poplar Creek Road	Lawrenceville	Forest Valley Road	Scenic Highway/SR 124	00.14	25
Poppy Hill Lane	Lawrenceville	Serenity Point	Cul-De-Sac	00.07	25
Professional Drive	Lawrenceville	Duluth Highway	Lawrenceville-Suwanee Road	0.30	25
Raco Court	Lawrenceville	Raco Drive	Cul-De-Sac	00.15	25
Raco Drive	Lawrenceville	Old Norcross Road	Cul-De-Sac	00.70	25
Raco Place	Lawrenceville	Riverside Parkway	Raco Drive	00.15	25

LIST NUMBER 3830-12-2021

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Radio Court	Lawrenceville	Springlake Drive	Cul-De-Sac	00.04	25
Railroad Street	Lawrenceville	Maltbie Street	Buford Drive/SR 20	00.28	25
Reba Road	Lawrenceville	Joans Court	Dead End	00.11	25
Rebecca Street	Lawrenceville	Pine Tree Drive	Dead End	00.41	25
Redland Creek	Lawrenceville	Kenyan Court	Cul-De-Sac	00.04	25
Regal Drive	Lawrenceville	Lawrenceville Highway	Lawrenceville Highway	0.94	25
Reid Street	Lawrenceville	North Clayton Street	Buford Drive/SR 20	00.17	25
Ridgecrest Drive	Lawrenceville	West Crogan Street	Huff Street	0.27	25
Ridgemont Drive	Lawrenceville	Town Square Court	Cul-De-Sac	00.29	25
Ridgemont Way	Lawrenceville	Stone Ridge Drive	Cul-De-Sac	00.11	25
River Circle Road	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.07	25
River Meadow Court	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.03	25
Riverside Parkway	Lawrenceville	Old Norcross Road	University Parkway/SR 316	00.67	45
Riverside Parkway *SCHOOL ZONE* **ATESD**	Lawrenceville Benefield Elementary	550' West of School Driveway	750' East of School Driveway	0.25	35
Riverside Parkway *SCHOOL ZONE* **ATESD**	Lawrenceville Discovery High	300' west of High School Driveway	1200' east of High School Driveway	0.28	25
Roberts Street	Lawrenceville	Buford Drive/SR 20	Dead End	00.13	25
Ruth Street	Lawrenceville	New Hope Road	Dead End	00.49	25
Saddle Bow Drive	Lawrenceville	First Street	Cul-De-Sac	00.12	25
Saddle Path Bend	Lawrenceville	Shoal Circle	Cul-De-Sac	00.07	25
Saddle Path Way	Lawrenceville	Shoal Circle	Dead End	00.00	25
Saddle Ridge Drive	Lawrenceville	First Street	New Hope Road	00.11	25
Saddle Ridge Drive	Lawrenceville	New Hope Road	First Street	00.09	25
Saddle Shoal Trail	Lawrenceville	Shoal Circle	Cul-De-Sac	00.13	25
Saddle Shoals Drive	Lawrenceville	Springlake Road	Cul-De-Sac	00.31	25
Saddle Trail	Lawrenceville	Maple Wood Drive	Dead End	00.04	25
Saint Charles Court	Lawrenceville	Charleston Lane	Cul-De-Sac	00.16	25
Saint Charles Court	Lawrenceville	Mediterranean Lane	Cul-De-Sac	00.04	25
Saint Charles Place	Lawrenceville	Saint Charles Court	Dead End	00.03	25
Sanderingham Lane	Lawrenceville	Stokesay Drive	Cul-De-Sac	00.09	25
Sarah Lane	Lawrenceville	Blake Court	Kinsey Lane	00.47	25
Sasnett Drive	Lawrenceville	Camden Park Drive	Cul-De-Sac	00.16	25
Scarlet Way	Lawrenceville	Curtis Road	Cul-De-Sac	00.19	25
Scenic Creek Drive	Lawrenceville	Scenic Park Trail	Cul-De-Sac	00.18	25
Scenic Creek Way	Lawrenceville	Scenic Creek Drive	Cul-De-Sac	00.04	25
Scenic Park Trail	Lawrenceville	Scenic Highway	Cul-De-Sac	00.28	25
Seaboard Industrial Drive	Lawrenceville	Hosea Road	Dead End	00.23	25
Seminary Street	Lawrenceville	Perry Street	Clayton Street/SR20	00.06	25
Serenity Court	Lawrenceville	Serenity Point	Cul-De-Sac	00.08	25
Sherwood Drive	Lawrenceville	Sommerset Drive	Nottingham Drive	00.32	25
Shoal Circle	Lawrenceville	Saddle Shoals Drive	Saddle Shoals Drive	00.71	25
Shoal Court	Lawrenceville	Saddle Shoals Drive	Cul-De-Sac	00.18	25
Simmons Circle	Lawrenceville	Buford Drive/SR 20	Simmons Street	00.15	25
Simmons Street	Lawrenceville	North Clayton Street	Dead End	00.20	25
Simonton Road	Lawrenceville	Grayson Highway/SR 20	1000' E of Park Place Drive	01.13	40

LIST NUMBER 3830-12-2021

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or</i> School Name	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Sims Street	Lawrenceville	Phillips Street	Dead End	00.12	25
Sletten Drive	Lawrenceville	Pendleton Park Drive	Cul-De-Sac/Cul-De-Sac	00.18	25
Somerset Drive	Lawrenceville	Five Forks Trickum Road	Dead End	00.24	25
South Clayton Street	Lawrenceville	East/West Crogan Street	340' south of Nash Street	0.47	25
South Clayton Street	Lawrenceville	340' south of Nash Street	Scenic Highway/SR 20 SR 124	0.20	35
South Nash Street	Lawrenceville	South Clayton Street	North Street	00.15	25
South Perry Street	Lawrenceville	340' south of Nash Street	West Crogan Street	0.48	25
Southern Way	Lawrenceville	Curtis Road	Dead End	00.21	25
Southstar Circle	Lawrenceville	Southern Way	Cul-De-Sac	00.04	25
Spring Circle	Lawrenceville	Simmons Circle	Simmons Street	00.12	25
Spring Ridge Drive	Lawrenceville	Summit Ridge Drive	Dead End	00.16	25
Springlake Drive	Lawrenceville	Springlake Road	Radio Court	00.20	25
Springlake Road	Lawrenceville	Paper Mill Road	East Lawrenceville City Limit	00.49	35
Sprucewood Court	Lawrenceville	Five Forks Trickum Road	Dead End	00.09	25
Stanley Court	Lawrenceville	East Crogan Street	Cul-De-Sac	0.14	25
Stark Street	Lawrenceville	Ridgecrest Drive	Baggett Street	00.22	25
Stokesay Drive	Lawrenceville	Coventry Drive	Dead End/Dead End	00.22	25
Stone Hollow Place	Lawrenceville	Waterstone Drive	Cul-De-Sac	00.07	25
Stone Mill Run	Lawrenceville	Johnson Road	Stone Mill Way	00.64	25
Stone Mill Way	Lawrenceville	Stone Mill Run	Dead End/Cul-De-Sac	00.19	25
Stone Mountain Street	Lawrenceville	Longleaf Drive	Gwinnett Drive	00.69	35
Stone Mountain Street	Lawrenceville	Gwinnett Drive	Nash Street	00.48	25
Stone Ridge Drive	Lawrenceville	Mill Ridge Way	Ridgemont Drive	00.16	25
Stone Wood Court	Lawrenceville	Beechwood Circle	Cul-De-Sac	00.03	25
Stone Wood Lane	Lawrenceville	Cherry Wood Drive	Cul-De-Sac	00.33	25
Stone Wood Way	Lawrenceville	Stone Wood Lane	Beechwood Circle	00.08	25
Stoneland Court	Lawrenceville	Waterstone Drive	Cul-De-Sac/Cul-De-Sac	00.08	25
Stoneland Place	Lawrenceville	Waterstone Drive	Cul-De-Sac	00.20	25
Summer Pond Trail	Lawrenceville	Lake Run	Cul-De-Sac	00.31	25
Summit Ridge Court	Lawrenceville	Davis Road	Cul-De-Sac	00.11	25
Summit Ridge Drive	Lawrenceville	Forest Lake Road	Pine View Drive	00.81	25
Summit Ridge Terrace	Lawrenceville	Summit Ridge Drive	Cul-De-Sac	00.03	25
Supreme Court	Lawrenceville	Summer Pond Trail	Cul-De-Sac	00.10	25
Takely Drive	Lawrenceville	Pendleton Park Drive	Cul-De-Sac/Cul-De-Sac	00.19	25
Tall Timber Court	Lawrenceville	Forest Place	Cul-De-Sac	00.05	25
Tanner Street	Lawrenceville	Northdale Road	Dead End	00.07	25
Thatcher Way	Lawrenceville	Canterbury Lane	Dead End	00.02	25
Thornbush Court	Lawrenceville	Thornbush Trace	Cul-De-Sac	00.15	25
Thornbush Cove	Lawrenceville	Thornbush Trace	Cul-De-Sac	00.04	25
Thornbush Lane	Lawrenceville	Thornbush Trail	Cul-De-Sac	00.14	25
Thornbush Trace	Lawrenceville	Camden Hill Court	Cul-De-Sac	00.72	25
Thornbush Trail	Lawrenceville	Thornbush Cove	Dead End	00.32	25
Three Oaks Drive	Lawrenceville	Simonton Road	Cul-De-Sac	00.16	25
Timber Ridge Court	Lawrenceville	Forest Place	Cul-De-Sac	00.12	25
Tipton Industrial Drive	Lawrenceville	Old Norcross Road	Cul-De-Sac	00.13	25
Tower Place	Lawrenceville	Springlake Drive	Cul-De-Sac	00.06	25
Town Square Court	Lawrenceville	Ridgemont Drive	Cul-De-Sac/Cul-De-Sac	00.30	25
Town Square Way	Lawrenceville	Town Square Court	Cul-De-Sac	00.08	25

LIST NUMBER 3830-12-2021

ROAD NAME	WITHIN THE CITY/TOWN LIMITS OF <i>and/or School Name</i>	FROM	TO	LENGTH IN MILES	SPEED LIMIT
Trotter Trail	Lawrenceville	Moon Road	Cul-De-Sac	00.15	25
Turner Drive	Lawrenceville	Simonton Road	Cul-De-Sac	00.19	25
Tybee Court	Lawrenceville	Charter Court	Cul-De-Sac	00.04	25
University Center Lane	Lawrenceville	University Parkway/SR 316	Collins Industrial Way	00.08	35
US Auto Sales Boulevard	Lawrenceville	University Pkwy/SR 316 East	Hurricane Shoals Road	00.30	40
Valley Vista Court	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.02	25
Ventnor Court	Lawrenceville	Monopoly Drive	Cul-De-Sac	00.11	25
Victor Street	Lawrenceville	East Crogan Street	Lakeview Drive	0.39	25
Village Run	Lawrenceville	Village Way	Caldwell Road	00.28	25
Village Way	Lawrenceville	East Crogan Street/Winder Highway	Dead End	0.43	25
Village Way *SCHOOL ZONE*	Lawrenceville Jenkins ES & Jordan MS	East Crogan Street/Winder Highway	Village Run	0.10	25
Wallington Way	Lawrenceville	Canterbury Lane	Canterbury Lane	00.11	25
Walther Road	Lawrenceville	Philip Boulevard	University Parkway/SR 316	00.25	30
Water Works Rd.	Lawrenceville	East Crogan Street/SR 8	Victor Street	00.29	25
Watercourse Way	Lawrenceville	Channel Drive	Watercourse Way	00.36	25
Waterstone Drive	Lawrenceville	Moon Road	Cul-De-Sac	00.47	25
Waverly Drive	Lawrenceville	Park Place Drive	Cul-De-Sac	00.32	25
Wayside Drive	Lawrenceville	New Hope Road	Wayside Drive	01.02	25
Wellness Way	Lawrenceville	Professional Drive	Hurricane Shoals Road	00.02	25
West Crogan Street	Lawrenceville	Dogwood Drive	686' east of Gwinnett Drive	0.31	40
West Crogan Street	Lawrenceville	686' east of Gwinnett Drive	391' west of S. Culver Street	1.35	35
West Crogan Street	Lawrenceville	391' west of S. Culver Street	Clayton Street	0.24	25
West Pike Street	Lawrenceville	Hurricane Shoals Road	504' west of Langley Drive	0.77	40
West Pike Street	Lawrenceville	504' west of Langley Drive	Culver Street	0.46	35
West Pike Street	Lawrenceville	Culver Street	Perry Street	0.10	25
Whitehall Lane	Lawrenceville	Hurricane Shoals Road	Cul-De-Sac	00.13	25
Wildwood Court	Lawrenceville	Wildwood Lane	Cul-De-Sac	00.04	25
Wildwood Lane	Lawrenceville	Stone Mill Run	Dead End	00.22	25
Willow Road	Lawrenceville	Scenic Highway/SR 124	Forest Valley Road	00.07	25
Wilson Court	Lawrenceville	Stone Mountain Street	Cul-De-Sac	00.12	25
Winding Trail	Lawrenceville	Simonton Road	Dead End	00.27	25
Windsor Circle	Lawrenceville	Canterbury Lane	Cul-De-Sac	00.09	25
Windsor Farms Court	Lawrenceville	Pineview Drive	Cul-De-Sac	00.13	25
Windsor Farms Drive	Lawrenceville	Grayson Highway/SR 20	Summit Ridge Drive	00.43	25
Winer Industrial Way	Lawrenceville	Old Norcross Road	Dead End	00.20	25
Wood Leaf Court	Lawrenceville	Hickory View Drive	Cul-De-Sac	00.03	25
Woodland Valley Road	Lawrenceville	Forest Lake Road	Summit Ridge Drive	00.17	25
Woodland View Road	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.14	25
Wyngate Place	Lawrenceville	Charter Club Drive	Cul-De-Sac	00.04	25

SCHOOL ZONES ARE EFFECTIVE

A.M. from 45 minutes prior to commencement time to 15 minutes after commencement time—
SCHOOL DAYS ONLY.

P.M. from 15 minutes prior to dismissal time to 45 minutes after dismissal time –
SCHOOL DAYS ONLY.

****ATESD HOURS ARE EFFECTIVE****

One hour before instructional classes begin until one hour after such instructional classes
have concluded for the dismissal of school-
SCHOOL DAYS ONLY.

ALL LISTS AND PARTS OF LISTS IN CONFLICT WITH THIS LIST ARE HEREBY
REPEALED.

Signature of Governing Authority:

Mayor

City Council Members,

Sworn and Subscribed before me

This _____ day of _____, _____.

Notary Public



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION

Item:	Approval of a Statement of Work for a compensation study by Mercer.
Department:	City Manager
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	Not to exceed \$110,000.00
Presented By:	Steve North, Deputy City Manager
Action Requested:	Approval of a Statement of Work for a compensation study by Mercer and authorize the Mayor and City Manager to execute any necessary documents. Authorize the Finance Director to make a budget transfer from contingency to the HR Department to cover the costs of the project.

Summary: This statement of work outlines the parameters of a salary study to be conducted starting in January 2022. The study will cover all positions within the City and will provide a framework to create a salary structure based on a review of the job architecture and organizational structure. It will include compensation benchmarking based on market compensation data and job surveys.

Fiscal Impact: The study will not exceed \$110,000 and will be complete in time to provide data for the 2023 budget process.

Attachments/Exhibits: Statement of Work



Octavio Rodriguez
Principal

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octavio.rodriguez@mercer.com
www.mercer.com

Annette Crawford, SHRM-CP
Human Resources Director
City of Lawrenceville
70 S. Clayton Street
P.O. Box 2200
Lawrenceville, GA 30046

November 25, 2021

Subject: Statement of Work ("SOW")

Dear Annette:

The objective of this Statement of Work ("SOW") is to confirm the scope of our work and the compensation for this project. This SOW is subject to the terms and conditions contained in the engagement letter with us dated April 28, 2021.

Project Details

1. **Project name:** Compensation Assessment
2. **Description of Mercer responsibilities:** Provided in detail below under "Services to be Provided".
3. **Description of client responsibilities:**
 - Provide existing job and compensation data as appropriate.
 - Coordinate meetings and availability of resources as needed.
 - Actively participate in meetings as requested

4. Period of time over which work will be performed:

We anticipate the completion of this project will be March 31st, 2022 assuming this SOW is signed and executed in December, 2021. This SOW is effective through July, 2022 to allow for additional follow-up after the initial project.

5. **Fee Structure:** Mercer's compensation for the services will be professional fees not exceeding **\$110,000**.
6. **Client Team:** Octavio Rodriguez, a Principal in the Atlanta office, will lead the engagement and be responsible for its overall success. Octavio will work with other associate who will provide analytical and consulting support during the project.

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 Annette Crawford, SHRM-CP
 City of Lawrenceville

Services to be Provided

Phase 1 – Project Planning

- Develop high level project plan, create calendar with tasks and resources
- Conduct project planning meeting to agree on scope, process, time frame, roles and responsibilities, and parameters for success
- Initial Kick-off with the HR Team
- Update City of Lawrenceville Connect Site/ Share point access to communicate documents and assign tasks to HR
- Identify key stakeholders (leaders; ~ 15 departments), prepare project introduction to gain buy-in and facilitate key stakeholder meetings. HR to be present in meetings to support on information needed and HR clarification

INFORMATION/DATA GATHERING

- Develop data request for compensation, titles, job descriptions (or job documentation), organization structure
- Gather and review organization, job, employee, and compensation program information

Phase 1 – Deliverables

- Project plan, defined roles and responsibilities, and success measures
- Mercer's understanding of current state and related challenges

Phase 2 – Build the Job Architecture (run simultaneously with Phase 3)

- Create list of Lawrenceville's job family groups, job families, career streams and levels structure
- Update Lawrenceville job architecture definitions based on Mercer's library as starting point
- Conduct a working session with HR and 15 Directors to:
 - Review key components of job architecture
 - Assess/organize jobs into the logical vertical (job family group/job families structure) and horizontal (levels and career streams) structure utilizing a baseline job architecture that aligns with our survey database
- Facilitate meeting with HR and/or Directors (15) to review and refine placement of jobs in the architecture
- Incorporate feedback from HR Team for a final placement of jobs

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 City of Lawrenceville

Phase 2 – Deliverables

- Definitions of Lawrenceville's job family groups/job families. Definitions of Lawrenceville career level descriptors to ensure consistent career leveling dimensions that define critical differences between job levels
- 15 Directors meetings

Phase 3 – Market Pricing

PREPARE BENCHMARKING DATABASE

- Load published compensation market surveys (public and private sector) from Mercer's survey library into MarketPay
- Load Organization surveys, employee/job data (*scope assumes one Excel file for each survey source & one Excel file of employee/job data*)

CONDUCT COMPENSATION BENCHMARKING

- Identify comparable job matches from multiple survey sources for each benchmark job (scope assume future state job profiles)
- Select the most relevant scope(s) of data based on validated compensation benchmarking strategy
- Review benchmarking results with Lawrenceville HR Project Team only (*scope assumes 3 to 4 one-hour conference calls*)
- Update job matches and survey scope selection, as needed, based on feedback (*assumes two round of revisions*)
- Complete detailed employee-level analysis to understand alignment to market. Summarize results by various segments (e.g., by job family o department)
- Gap Analysis displaying employees' variance to market, as needed

Phase 3 – Deliverables

- Summary report of compensation competitiveness including base pay and target incentive levels (short-term incentives)
- Market match summary report for each benchmark job (market compensation data and survey job capsules). Assume 90 – 100 jobs

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Phase 4 – Salary Structure Design

CREATE SALARY STRUCTURE

- Develop market-based base salary structure design alternatives (two alternatives in scope; e.g. step structure and “broad banding” or typical min/min/max structure), taking into account job family pay line differences
- Slot jobs/employees into structure(s) based on market competitive ranges from Market Pricing Phase (in scope; all employees within the benchmarked jobs)
- Analyse cost impact (e.g., compa-ratio for each employee, cost to 18 Steps and 27 Levels and cost to broad banding scenario)
- Identify advantages/disadvantages of design alternatives
- Develop summary report of design alternatives
- Review summary report with HR Team only
- Select go-forward design alternative
- Update summary report of design alternative, as needed, based on feedback
- High-level recommendations

Phase 4 – Deliverables

- Summary report of go-forward design alternative(s)
- Excel file of salary structure design alternative(s) with benchmark jobs/employees slotted to grade
- Detailed employee- and job-level comparisons to salary structure design alternatives
- HR to review and re-map the employees where applicable, and update on system by job code
- Develop compensation administration guidelines

[Remainder of page left blank intentionally]

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City of Lawrenceville

We appreciate your business and look forward to working with you on this engagement. Please acknowledge your agreement to the terms contained herein by signing below.

Mercer (US) Inc.

By: Octavio Rodriguez

Name: Octavio Rodriguez
(Please Print)

Date: December 1, 2021

Title: Principal

ACCEPTED AND AGREED

City of Lawrenceville

By: _____

Name: _____
(Please Print)

Date: _____

Title: _____



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION

Item:	Approval of an update to the City Code of Ordinances, Chapter 4 Alcoholic Beverages
Department:	City Manager
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	None
Presented By:	Frank Hartley, City Attorney
Action Requested:	Approval of an update to the City Code of Ordinances, Chapter 4 Alcoholic Beverages

Summary: The attached is an update to the City Code of Ordinances, Chapter 4 Alcoholic Beverages to amend regulations dealing with Growlers, Growler Shops, Indoor Special Events Facilities, Outdoor Special Events and adopt or amend regulations related to fixed/movable bars, wine shops and other purposes.

Fiscal Impact: None

Attachments/Exhibits: Draft Ordinance

ORDINANCE _____

AN ORDINANCE TO AMEND CHAPTER 4 (ALCOHOLIC BEVERAGES) OF THE CODE OF THE CITY OF LAWRENCEVILLE, GEORGIA TO ADOPT AND/OR AMEND REGULATIONS RELATED TO GROWLERS / GROWLER SHOPS; TO ADOPT AND/OR AMEND REGULATIONS RELATED TO INDOOR SPECIAL EVENT FACILITIES; TO ADOPT AND/OR AMEND REGULATIONS RELATED TO OUTDOOR SPECIAL EVENTS; TO ADOPT AND/OR AMEND REGULATIONS RELATED TO AND FIXED/MOVABLE BARS; TO ADOPT AND/OR AMEND REGULATIONS RELATED TO WINE SHOPS; AND FOR OTHER PURPOSES

The City Council of the City of Lawrenceville, Georgia hereby ordains that Chapter 4 (Alcoholic Beverages) of the Code of the City of Lawrenceville, Georgia is hereby amended as follows:

Section 1:

That Sec. 4-2 (Definitions) is hereby amended by replacing the definition of the term "growler" with a new definition, which shall read as follows:

Growler means a reusable container used to transport draft beer or wine for off-premises consumption that is not to exceed 68 ounces and not less than 12 ounces and is filled with beer or wine from a keg by a licensee or an employee of a licensee holding a license as a retail dealer of beer sold in original packages for consumption off the premises from the City or holding a license as a growler shop subject to the provisions of section 4-151.

Section 2:

That Sec. 4-2 (Definitions) is hereby amended by adding the definition of "high gravity beer," which shall read as follows:

High gravity beer means any beer or malt beverage containing six (6) percent or more alcohol by volume.

Section 3:

That Sec. 4-2 (Definitions) is hereby amended by deleting the definition of "indoor special event facility" and replacing it to read as follows:

Indoor special event facility means a privately-owned commercial establishment which:

- (1) Provides a gathering space for rental purposes for special events;
- (2) Serves prepared food at every event held at the facility at which alcohol is consumed and has a food or catering preparation area consisting of a sink and warming unit(s), where food is prepared and/or staged;
- (3) Charges a rental fee for use of the event facility for special events;
- (4) Has at least 3,000 square feet of enclosed heated space;
- (5) Has an occupant capacity of at least 200 people;
- (6) May allow professional, live, or musical entertainment to be performed on-site indoors during a private special event or a properly permitted special event; and
- (7) Does not allow sexually related adult entertainment to be performed in the event facility.

The primary activity on the premises of the indoor special event facility shall be family-oriented in nature, generally meaning a use which attracts a range of individuals from all age groups. Uses may specifically include, but are not limited to: corporate events, wedding receptions, birthday parties, holiday parties, and other similar uses. Bingo parlors, dance halls, nightclubs, taverns, billiard parlors, video arcades, skating arenas, adult entertainment and/or sexually related

entertainment activities, and similar uses are specifically excluded from this definition of indoor special event facility.

Section 4:

That Sec. 4-29 (License fees enumerated) is hereby amended by deleting Section 4-29 in its entirety and by replacing it to read as follows:

Sec. 4-29. License fees enumerated.

License fees applicable to this article are set out as follows:

- (1) Retail dealers of distilled spirits to be consumed on the premises, \$2,500.00 per (subject to fixed bar/moveable bar regulations).
- (2) Retail dealers of beer to be consumed on the premises, \$600.00 per year (subject to fixed bar/moveable bar regulations).
- (3) Retail dealers of wine to be consumed on the premises, \$600.00 per year (subject to fixed bar/moveable bar regulations).
- (4) Retail dealers of beer and wine to be consumed on the premises, \$1,200.00 per year (subject to fixed bar/moveable bar regulations).
- (5) Retail dealers of beer sold in original packages for consumption off the premises, \$600.00 per year.
- (6) Retail dealers of wine sold in original packages for consumption off the premises, \$600.00 per year.
- (7) Retail dealers of beer and wine sold in original packages for consumption off the premises, \$1,200.00 per year.
- (8) Wholesale dealers in beer, whose principal place of business is in the City, \$250.00 per year.
- (9) Wholesale dealers in wine, whose principal place of business is in the City, \$250.00 per year.
- (10) Wholesale dealers in beer and wine, whose principal place of business is in the City, \$500.00 per year.
- (11) Any additional fixed bar at any previously licensed location for consumption of alcoholic beverages on the premises, \$500.00 per year.
- (12) Any movable bar at any previously licensed location for consumption of alcoholic beverages on the premises, \$100.00 per year.

- (13) Temporary license for nonprofit civic organizations, \$50.00 per day, maximum five days per year.
- (14) Nonprofit private club beer to be consumed on the premises, \$250.00 per year.
- (15) Nonprofit private club wine to be consumed on the premises, \$250.00 per year.
- (16) Nonprofit private club beer and wine to be consumed on the premises, \$500.00 per year.
- (17) Nonprofit private club distilled spirits to be consumed on the premises, \$1,000.00 per year.
- (18) Hotel-motel in-room service, \$100.00 per year.
- (19) Wholesale dealers in distilled spirits whose principal place of business is in the City, \$1,000.00 per year.
- (20) Retail dealers of distilled spirits, beer and wine by the drink to be consumed outdoors or in a public facility pursuant to a special use permit, \$2,000.00 per event.
- (21) Patio sales, \$200.00 per year
- (22) Catering license, \$200.00 per year.
- (23) Catering permit for out-of-jurisdiction catering licensee, \$50.00 per event.
- (24) Wine shop license, \$2,500.00 per year (subject to fixed bar/moveable bar regulations).
- (25) Performing arts facility license, \$500.00 per year (subject to fixed bar/moveable bar regulations).
- (26) Indoor special events facility license, \$2,000.00 per year.
- (27) Art shop license, \$500.00 per year.
- (28) Brewpub license, \$2,500.00 per year (subject to fixed bar/moveable bar regulations).
- (29) Growler shop license, \$500.00 per year (subject to fixed bar/moveable bar regulations).
- (30) Brewer's license, \$2,500.00 per year (subject to fixed bar/moveable bar regulations).
- (31) Distiller's license, \$2,500.00 per year (subject to fixed bar/moveable bar regulations).

(32) Alcoholic frozen consumables license, \$100.00 per year.

Section 5:

That Sec. 4-70 (Drinking in public; consumption of alcohol on city streets prohibited or limited to certain areas) is hereby amended by deleting Section 4-70 in its entirety and by replacing it to read as follows:

Sec. 4-70. Drinking in public; consumption of alcohol on City streets prohibited or limited in certain areas

(a) Except as provided in subsection (b) of this section or in a licensed establishment, it shall be unlawful for any person to consume any alcoholic beverage in or upon any street, alley, sidewalk or other public way or place in the City or within any public building. Except as provided in subsection (b) of this section, it shall be unlawful for any licensed establishment to dispense any alcoholic beverage in an open container for removal from the premises, and it shall be unlawful for any person to remove from an alcoholic beverage establishment any open container of an alcoholic beverage or to drink or attempt to drink any alcoholic beverage from any open container or to possess in any open container any alcoholic beverage on the streets, sidewalks, rights-of-way, and parking lots, whether public or private, or within any public building within the City limits of Lawrenceville.

(b) Consumption of alcohol in an open container outside of a licensed establishment shall be allowed only in the locations specified below:

(1) Inside the Historic Courthouse Building by a licensed caterer as set forth in section 4-144;

(2) On the patio of a licensed establishment which meets all of the requirements and is specifically licensed for patio sales in accordance with section 4-146;

(3) Outdoor special event permit.

(i) This subsection shall apply to all events except those exempted by (ii) below. Outside in an area clearly marked for identification as an outdoor alcohol drinking area pursuant to a special event permit issued by Mayor and Council to allow consumption outside of a licensed establishment. Only establishments licensed and properly permitted by the State of Georgia shall be eligible for special event permit and license under this subsection. The license shall be granted for a maximum of three consecutive days and shall be governed by all of the other rules and regulations of the City as if the alcohol was being dispensed within an establishment licensed by the City for sale of alcohol for consumption on the premises. A permit fee of \$1.00 per square foot or \$2,000.00, whichever is greater, shall be charged per event payable at the time of issuance of the permit. The applicant shall be required to provide adequate security officers for the event as established by the Mayor and Council at the expense of the

applicant. Security officers shall be off duty Police Officers or Sheriff's deputies from Gwinnett County or one of its municipalities.

(ii) This subsection shall apply only in the case of an event sponsored by the City. Outside in an area clearly marked for identification as an outdoor alcohol drinking area pursuant to a special event permit issued by the City Manager to allow consumption outside of a licensed establishment. Only establishments licensed and properly permitted by the State of Georgia shall be eligible for special event permit and license under this subsection. An application fee of \$100.00 shall be submitted with the special event application. The license shall be granted for a maximum of three consecutive days and shall be governed by all of the other rules and regulations of the City as if the alcohol was being dispensed within an establishment licensed by the City for sale of alcohol for consumption on the premises;

(4) A person may remove an alcoholic beverage purchased from an establishment licensed for consumption on the premises and possess and consume said alcoholic beverage subject to the following requirements:

(i) The alcoholic beverage shall be purchased from an establishment licensed for consumption on the premises and located within the Downtown Entertainment District;

(ii) The alcoholic beverage shall be in a shatterproof or plastic cup no larger than 16 ounces;

(iii) Only one drink at a time per person may be carried out of an establishment;

(iv) The hours of open carry under this paragraph shall be Monday through Sunday from 11:00 a.m. until 11:59 p.m.

(v) The beverage cannot be carried into an establishment that does not serve alcohol unless permitted by the establishment; and

(vi) The area in which this subsection applies shall be known as the Downtown Entertainment District. The boundaries of the Downtown Entertainment District are established by a map adopted by resolution of the City Council and a copy of said map shall be maintained in the office of the City Clerk. If no such resolution and map has been adopted or if such resolution and map are repealed, there shall be no area in the City to which this subsection applies.

Section 6:

That Sec. 4-71 (Special event permit minimum requirements) is hereby amended by deleting Section 4-71 in its entirety and by replacing it to read as follows:

Sec. 4-71. Outdoor special event permit minimum requirements.

(a) The following are minimum special event permit requirements for the exemptions set forth in section 4-70(b)(3).

(1) The applicant shall be required to provide adequate security officers for the event as established by the Mayor and Council at the expense of the applicant; however, there shall be a minimum of one security officer for all events. Security officers used to comply with this section

shall be off-duty police officers or sheriff's deputies from Gwinnett County or one of its municipalities.

(2) An outdoor special event permit shall only be granted within the Downtown Entertainment District.

(3) A separate event application shall be required for any party/person/use seeking to obtain an outdoor special event permit.

(b) The following additional regulations shall apply to dispensing and drinking alcohol pursuant to the exceptions set forth in section 4-70(b)(3) and shall be made conditions of each special event permit issued for such exceptions:

(1) *Two drink limit.* Any establishment licensed to dispense alcoholic beverages by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in a paper or plastic cup or aluminum container, for removal from the premises; provided, however, that no establishment shall dispense to any person more than two such alcoholic beverages at a time and provided the alcohol is consumed in the area specified in the special event permit granted in section 4-70(b)(3).

(2) *Size limitation.* No container in which an alcoholic beverage is dispensed or served pursuant to section 4-70(b)(3) shall exceed 16 fluid ounces in size; provided, however, that beer or a malt beverage may be dispensed or served in a container up to but not exceeding 24 fluid ounces in size. No person shall hold in possession within the defined area any open alcoholic beverage container which exceeds 16 fluid ounces in size, except for a container of beer or a malt beverage which shall not exceed 24 fluid ounces in size.

(3) *Drinking from glass prohibited.* It shall be unlawful for any person to drink or attempt to drink any alcoholic beverage from a glass container or to possess in a glass container any alcoholic beverage outside or in the defined area.

(4) *Drinking outside the designated area.* It shall be a violation of this article to take an alcoholic beverage served in the designated area outside of the designated area for any reason.

(5) *Hours and days.* It shall be unlawful for any person to purchase, distribute, or consume alcoholic beverages outside of the hours of sale provisions contained in this article.

Section 7:

That the Code is amended by adding a new section to be numbered Sec. 4-90, which section shall read as follows:

Sec. 4-90. Fixed bar and moveable bar regulations.

All licensees are entitled to one bar. A licensee may permit additional fixed or moveable bar(s) subject to the fee schedule in this chapter and subject to the regulations set below:

(1) A map showing the location of any additional fixed or moveable bar shall be submitted to the City Clerk for approval.

(2) The City Clerk may limit the number of additional fixed or moveable bars based on the square footage of the licensed establishment.

- (3) A moveable bar shall be a temporary bar that is used occasionally and is not in regular operation.

Section 8:

That Sec. 4-138 (Retail sales of malt beverages and wine for consumption on the premises) is hereby amended by replacing the entire section and all of its subsections, which shall read as follows:

Sec. 4-138. Retail sales of malt beverages and wine for consumption on the premises.

No beer or wine may be sold by the drink for consumption on the premises where sold except pursuant to a license and under one of the following categories:

- (1) In restaurants with a seating capacity of at least 30 people, excluding stools and counter seating, regularly serving prepared food, with a full-service kitchen. A full-service kitchen will consist of a three-compartment pot sink, a stove or grill permanently installed, and a refrigerator, all of which must be approved by the Gwinnett County Health and Fire Departments. Such restaurant shall regularly serve food every hour it is open and derive at least as much gross receipts annually from the sale of prepared meals or food as it derives from the sale of beer and wine.
- (2) In zoning districts where such restaurants are conforming uses or where such establishments are incident to a hotel.
- (3) In indoor commercial recreation establishments.
- (4) In an indoor publicly owned civic and cultural center.
- (5) In a performing arts facility where the facility meets the definition for a performing arts facility set forth in section 4-2 (establishment located in the Downtown Overlay District; operates in a building owned by the City of Lawrenceville or the Lawrenceville Building Authority, has its principal objective or business as the presentation of live music, mainline dramatic arts, plays, theatre productions and stand-up comedy; and does not feature, show, allow, promote or advertise adult businesses as defined and regulated in chapter 10 of this Code, including, but not limited to, adult dancing establishments, adult mini-motion picture theatres, adult motion picture theatres, adult motion picture arcades and erotic dance establishments); provided, however, that a performing arts facility license shall not authorize the licensee to serve or sell alcohol in any location other than the performing arts facility.
 - a. A business meeting the definition of a performing arts facility under this Code shall be eligible to apply for and be considered for an annual license to allow alcohol consumption on the premises from the City Clerk in the same manner as set forth in article II of this chapter.
 - b. A business granted a performing arts facility license for consumption of alcohol on the premises shall be required to obtain all required licenses from the State and to follow all State and local laws, ordinances and rules governing the consumption of alcohol on the premises.
 - c. Alcohol may also be sold and/or dispensed at a performing arts facility as defined in section 4-2 by a licensed caterer in the same manner set forth in section 4-144 without the need for the facility or the caterer to obtain a performing arts facility license.

d. In addition to the hours of sale requirements set out in section 4-139, alcohol may not be dispensed at a performing arts facility earlier than one hour before the start of a performance or later than one hour after the performance has ended.

(6) In a wine shop under the conditions set forth in section 4-147.

(7) In a brewery, provided that only beer is sold and such establishment meets all requirements of O.C.G.A. § 3-5-24.1.

(8) In indoor special event facilities under the conditions set forth in section 4-156.

Section 9:

That Sec. 4-140 (Distilled spirits consumption on the premises) is hereby amended by replacing the entire section and all of its subsections, which shall read as follows:

Sec. 4-140. Distilled spirits consumption on the premises.

(a) No distilled spirits may be sold by the drink for consumption on the premises where sold except:

(1) In restaurants regularly serving prepared food, with a full-service kitchen. A full-service kitchen will consist of a three-compartment pot sink, a stove or grill permanently installed, and a refrigerator, all of which must be approved by the Gwinnett County Health and Fire Departments. Such restaurant shall regularly serve food every hour it is open and derive at least as much gross receipts annually from the sale of prepared meals or food as it derives from the sale of distilled spirits.

(2) In zoning districts where such restaurants are conforming uses or where such establishments are incident to a hotel.

(3) In indoor commercial recreation establishments.

(4) In an indoor publicly owned civic and cultural center.

(5) In a performing arts facility which holds a performing arts facility alcohol license and which meets all of the definitional requirements set forth in this chapter; provided, however, that a performing arts facility license shall not authorize the licensee to serve or sell alcohol in any location other than the performing arts facility.

(6) In a distillery as permitted by O.C.G.A. § 3-4-24.2.

(7) In indoor special event facilities under the conditions set forth in section 4-156.

(b) Any restaurant or indoor commercial recreational establishments where distilled spirits are to be consumed on the premises shall also meet the following requirements:

(1) Such establishments shall have a seating capacity of at least 30 people, excluding stools and counters;

(2) The establishment shall be used, advertised and held out to the public as a place where meals are served and meals are actually served;

(3) Such establishment shall serve two meals per day for at least six days per week, with the exception of holidays, vacations, and periods of redecorating, and the serving of such meals shall be the principal business conducted with the serving of distilled spirits to be consumed on the premises as incidental thereto. Eating establishments serving full course meals during an extended period of not less than six hours per day at least six days per week shall be deemed to be serving two meals per day.

Section 10:

That Sec. 4-144 (Licensed caterers) is hereby amended by deleting Section 4-144 in its entirety and by replacing it to read as follows:

Sec. 4-144. Licensed caterers.

(a) Notwithstanding any other provision of this chapter to the contrary, a licensed caterer shall be permitted to sell alcoholic beverages for consumption on the premises of a duly authorized catered event held at one of the following locations:

- (1) Performing arts facilities as defined in this chapter;
- (2) Indoor publicly owned civic and cultural centers as defined in this chapter (the City-owned DePort building, the City-owned Oakes House, and the Historic Courthouse);
- (3) Indoor special event facilities as defined in this chapter; and
- (4) An authorized outdoor special event which has been granted an outdoor special event permit in accordance with section 4-70(b)(3).

(b) A licensed caterer authorized under this section must be a retail dealer licensed pursuant to State law and must possess the following licenses and permits:

- (1) A license permitting the sale of alcoholic beverages for consumption on the premises issued by the city or another licensing jurisdiction;
- (2) An alcoholic beverage catering license issued by the City or another licensing jurisdiction; and
- (3) An off-premises permit for the specific event being catered pursuant to Sec.4-71 herein.

(c) All licensed alcoholic beverage caterers desiring to engage in activities permitted by this section shall make written application to the City Clerk for the appropriate off-premises permit. The application shall include, but not be limited to, the name, address and telephone number of the applicant; the date, address and time of the proposed catered event and the licensed alcoholic beverage caterer's State license number. All applications shall be sworn to by the applicant before a notary public or other officer authorized to administer oaths. If an applicant has had his license to sell alcohol by the drink for consumption on the premises issued by another jurisdiction, the application shall be accompanied by an off-premises permit fee of \$50.00. If the application is denied, or if the applicant withdraws the application prior to its approval, the license fee (without interest) shall be refunded. If an applicant has had his license to sell alcohol by the drink for consumption on the premises issued by the City, such off-premises permit fee is waived. However, such permit must still be obtained.

(d) The City Clerk shall have authority to prescribe forms for applications. Failure to furnish any requested data shall automatically serve to dismiss the application with prejudice.

(e) Any untrue or misleading information contained in, or material statement omitted from, an original or renewal application for an off-premises permit shall be cause for the denial or revocation thereof.

(f) If such off-premises permit is granted by the City Clerk, it shall be good only for the specific event at the specified address, for the date(s) and time set forth in the application.

(g) Except as set forth in this section, an off-premises permit holder must comply with all other provisions set forth in this chapter.

Section 11:

That Sec. 4-147 (Wine shop) is hereby amended by deleting Section 4-147 in its entirety and by replacing it to read as follows:

Sec. 4-147. Wine shop.

(a) Notwithstanding any other provision of this chapter to the contrary, the City Clerk is authorized to issue a wine shop license to businesses:

(1) Which meet all other license application requirements set forth in this chapter; and

(2) Which operate primarily as a retail package dealer and earn a minimum of 70 percent of annual gross revenue from package sales of wine.

(b) A wine shop established under this section may:

(1) Sell and serve beer and wine by the drink for consumption on the premises except on Sundays; and

(2) Sell wine and beer by the package.

(c) Nothing in this subsection shall prohibit a wine shop from serving food, provided that it meets all of the requirements for restaurants in this Code and is properly permitted by the City.

Section 12:

That Sec. 4-151 (Growler shop) is hereby amended by deleting Section 4-151 in its entirety and by replacing it to read as follows:

Sec. 4-151. - Growler shop.

(a) No person shall be permitted to own or operate a growler shop without first obtaining a growler shop license from the City Clerk pursuant to the same procedures as are set forth in this article, and each growler shop license holder shall comply with all other applicable state and local requirements.

(b) A growler shop shall be located in the Downtown Overlay District. Growlers may not be sold at any establishment engaged in the sale of distilled spirits.

(c) The filling of growlers by means of a tapped keg shall not constitute the breaking of a package as contemplated by O.C.G.A. § 3-3-26 or other provisions of this article, provided that after the growler is filled the growler must be sealed on the licensed premises with a tamper-proof plastic cap and may not thereafter be opened or consumed on the premises. Licensees or employees of the growler shop may fill or refill growlers with draft beer or wine at a growler shop as provided in this section in a growler not smaller than 12 ounces in volume and not to exceed 68 ounces in volume.

(d) A growler shop shall be authorized to sell samples of draft beer or wine to patrons over the age of 21 years. Samples of beer whether under subsection (d) or (e) shall not exceed a total of 32 ounces in volume to any one individual within a 24-hour period, but if a person is sold a sample of high gravity beer the total sample about in a 24-hour period shall be reduced to 20 ounces in volume. Samples of wine whether under subsection (d) or (e) shall not exceed a total of 10 ounces in volume to any one individual within a 24-hour period. A growler shop shall not be permitted to sell 20/32 ounces of beer and 10 ounces of wine to one individual. The intent of this ordinance is that the primary purpose of a growler shop is to be a package off premises operation but may provide samples as an ancillary part of its operations. The intent of this provision is to restrict the amount of the samples sold to one individual to the lowest volume (10, 20 or 32 ounces) based on any combination of alcoholic beverage.

(e) In addition to growlers, a growler shop may sell beer and/or wine in cans, bottles, or other sealed package as a retail dealer. The growler shop shall be authorized to sell samples of beer or wine to patrons over the age of 21 years. Samples of beer whether under subsection (d) or (e) shall not exceed a total of 32 ounces in volume to any one individual within a 24-hour period, but

if a person is sold a sample of high gravity beer the total sample about in a 24-hour period shall be reduced to 20 ounces in volume. Samples of wine whether under subsection (d) or (e) shall not exceed a total of 10 ounces in volume to any one individual within a 24-hour period. A growler shop shall not be permitted to sell 20/32 ounces of beer and 10 ounces of wine to one individual. The intent of this ordinance is that the primary purpose of a growler shop is to be a package off premises operation but may provide samples as an ancillary part of its operations. The intent of this provision is to restrict the amount of the samples sold to one individual to the lowest volume (10, 20 or 32 ounces) based on any combination of alcoholic beverage.

(f) Nothing in this section shall prohibit a growler shop from serving food or other non-alcoholic products, provided that it meets all of the requirements provided in this Code and is properly permitted by the City.

Section 13:

That the Code is amended by adding a new section to be numbered Sec. 4-156, which section shall read as follows:

Sec. 4-156. Indoor Special Event Facility.

In an indoor special event facility pursuant to a license issued by the Mayor and Council setting forth specific operational requirements and restrictions for the facility that control consumption at the facility. An annual permit fee of \$2,000.00 shall be charged for a permit to authorize alcohol consumption and sales at an indoor special event facility. Alcohol may only be served at an indoor special events facility by a licensed caterer under the provisions set forth in section 4-144 or by the owner of the indoor special events facility event facility. An indoor special events facility shall be located in the Downtown Entertainment District (map on file with City Clerk / Department of Planning & Development) in order to obtain an alcohol license.

Section 14:

This ordinance shall become effective on December 15, 2021.

Section 15:

All ordinances, regulations, or parts of the same in conflict with this Ordinance are hereby rescinded to the extent of said conflict and only to the extent of said conflict.

Section 16:

If any section, article, paragraph, sentence, clause, phrase, or word in this ordinance, or application thereto any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

IT IS SO ORDAINED this _____ day of December, 2021.

Attest:

David R. Still, Mayor

Karen Pierce, City Clerk



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION

Item:	Approval of a First Amendment to the Operation Agreement for the Lawrenceville Arts Center with the Aurora Theatre
Department:	City Manager
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	None
Presented By:	Chuck Warbington, City Manager
Action Requested:	Approval of a First Amendment to the Operation Agreement for the Lawrenceville Arts Center with the Aurora Theatre

Summary: Approval of a First Amendment to the Operation Agreement with the Aurora Theatre to extend the time for completion of various plans of operations for the Lawrenceville Arts Center.

Fiscal Impact: None

Attachments/Exhibits: First Amendment to agreement

FIRST AMENDMENT TO OPERATION AGREEMENT

WHEREAS, the **CITY OF LAWRENCEVILLE, GEORGIA** (the “City”) and the **AURORA THEATRE, INC.** (the “Aurora Theatre”) did enter into an Operation Agreement dated July 23, 2021, for the operation of the Lawrenceville Arts Center, as defined in said Operation Agreement; and

WHEREAS, the parties desire to amend certain provisions of said Operation Agreement.

NOW THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree that the Operation Agreement is amended as follows:

Paragraph 2.b. is amended by deleting the original paragraph in its entirety and replacing it with the following:

- b. Five Year Business Plan: A strategic business plan that outlines in detail the approach of scheduling Aurora produced shows and booking of 3rd party rentals and events including projections on revenue and expenses related to the operation of the facility. This plan shall also include staffing requirements and shall be updated one year from the effective date of this Operation Agreement and at least once every two years thereafter. All reports and updates shall be provided to the City on a regular schedule to be developed and agreed upon by the parties. The first three-year strategic plan shall be submitted to the City on or before March 31, 2022. The Business Plan shall include proposals to utilize the following rentable spaces: 250-seat Strickland Family Mainstage, Peach State Federal Credit Union Studio, 500-seat Grand Stage Theatre, Morgan Cabaret, Kistner Gallery, Borders Rehearsal Hall, and the Outdoor Courtyard, and shall include plans for the accrual of capital accounts to fund expected capital expenditures. The first-year business plan shall be submitted to the City on or before April 15, 2022.

Paragraph 2.c. is amended by deleting the original paragraph in its entirety and replacing it with the following:

- c. Annual Marketing Plan of the Complex: A marketing plan that outlines how the Lawrenceville Arts Center including all rentable spaces located within the Premises will be marketed and booked. This plan shall include marketing regionally and locally to ensure maximizing the use of the facility in a manner that meets the goals and objectives for the Lawrenceville Arts Center. The parties agree that the goal of the parties is to have all rentable areas of the Lawrenceville Arts Center used as frequently as reasonably possible in a manner that will draw residents and visitors to the Downtown Lawrenceville Area, provide the community with exposure to a diverse assortment of quality fine arts, provide support for fine arts education at the K-12 level and the college level, and provide a welcoming community place for gathering. The Marketing Plan shall specifically list each space available for rental

within the Premises, proposed uses for each space, the maximum number of events anticipated per year in each space, and the anticipated revenue and expense from the rental of each space, The initial plan should provide rental and revenue projections for at least the first three years of operation and set forth how the Aurora Theatre anticipates obtaining use of or rental of all spaces at a minimum of seventy per cent (70%) occupancy of each space for each year, and how Aurora Theatre plans to increase this occupancy rate on a yearly basis, and how these rentals are accomplishing the goals for the use of the Lawrenceville Arts Center; provided, however, only sixty percent (60%) of occupancy of each space is required for the initial period beginning on the effective date of this Operation Agreement and ending on June 30, 2022. The Marketing Plan shall be submitted to the City on or before March 31, 2022 and shall be updated annually and provided to the City no later than July 1 of each year. For avoidance of doubt, year one shall commence on July 1, 2022, year two on July 1, 2023, and so on.

Paragraph 2.d. is amended by deleting the original paragraph in its entirety and replacing it with the following:

- d. Annual Market Analysis for rental rates: A market analysis shall be performed annually to ensure rental rates are in line with the regional and local market rates as appropriate. This analysis shall include a summary of the cost to operate the Premises, the revenue generated from current rental rates and an analysis of proposed profit and loss at proposed rental rates. The Market Analysis shall be submitted to the City on or before December 31, 2021 and shall be updated annually and provided to the City not later than July 1 of each year.

Paragraph 2.e. is amended by deleting the original paragraph in its entirety and replacing it with the following:

- e. Annual Maintenance Plan: A maintenance plan outlining how Aurora Theatre will manage the maintenance of the Premises. This Plan shall include normal maintenance items and anticipated periodic maintenance items. The Plan shall include anticipated expenditures for normal and periodic maintenance items and a reserve amount for unexpected maintenance items. The plan should also document service contracts maintained on all equipment and operating systems that are the responsibility of the Aurora Theatre under the terms of the Lease. The Annual Maintenance Plan shall be submitted to the City on or before February 28, 2022 and shall be updated annually and provided to the City not later than July 1 of each year.

Paragraph 2.f. is amended by deleting the original paragraph in its entirety and replacing it with the following:

- f. Security Plan: A Security Plan describing how security will be provided for all Aurora Uses and all Third Party Uses. This Plan shall describe the security requirements for each type of event, giving consideration to the number in

attendance, the type of event, whether the event will involve the sale or consumption of alcohol and other relevant factors. This Security Plan shall be submitted to the City on or before February 28, 2022, and shall be updated annually, include a report of any security issues that have arisen in the last year, and be provided to the City no later than July 1 of each year.

Paragraph 2.g. is amended by deleting the original paragraph in its entirety and replacing it with the following:

- g. Food and Beverage Plan: A Food and Beverage Plan describing how food and beverages will be provided for events to be conducted on the Premises. The plan should include how catering of events will be handled, the party or parties that will hold alcohol licenses, when alcohol will be permitted and how alcohol will be provided, and any areas where food and beverages will be restricted or prohibited. This Food and Beverage Plan shall be submitted to the City on or before February 28, 2022 and shall be updated annually and provided to the City not later than July 1 of each year.

Except as specifically amended herein, the remainder of the original Operation Agreement is hereby ratified and reaffirmed by the parties and shall remain in full force and effect with the only modification being the Amendment as set forth herein. This Amendment shall become effective upon the date approved by the last party as shown below.

IN WITNESS WHEREOF, the Parties have executed this First Amendment to Operation Agreement under their hands and seals, the day and year shown below.

CITY OF LAWRENCEVILLE, GEORGIA

Date: _____

BY: _____
Mayor David Still

ATTEST: _____
City Clerk

AURORA THEATRE, INC.

Date: _____

BY: _____

TITLE: _____

ATTEST:

BY: _____

TITLE: _____

Date: _____

Anthony Rodriquez

Date: _____

Ann-Carol Pence



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Approve a Purchase Sale Agreement with CSX Transportation Inc. along Pike Street as indicated on Exhibit A
Department:	City Manager
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	\$250,000.00
Presented By:	Chuck Warbington, City Manager
Action Requested:	Approve a Purchase Sale Agreement with CSX Transportation Inc. along Pike Street as indicated on Exhibit A attached hereto and give the Mayor, Clerk and City Manager the authority to execute the necessary documents once approved by the City Attorney.

Summary: The attached Purchase Sale Agreement with CSX Transportation Inc. is for a parcel from Pike Street as indicated on Exhibit A attached to this agenda item. The City Attorney needs to review and approve the Purchase Sale Agreement document and the Mayor and City Manager will need the authority to execute the necessary documents once approved by the City Attorney. This property is to become part of a trail to connect Pike Street to Rhodes Jordan Park.

Fiscal Impact: \$250,000.00 using SPLOST Greenway Trails System funding

Attachments/Exhibits: Purchase sale agreement, Exhibit A – map of property.

PURCHASE SALE AGREEMENT

THIS AGREEMENT, hereinafter called the "Agreement", made and entered into by and between CSX TRANSPORTATION, INC., a Virginia corporation, whose address is c/o Real Estate and Facilities Management, 500 Water Street, J-180, 12th Floor, Jacksonville, Florida 32202, hereinafter called the "Seller", and _____, a(n) _____, whose address is _____, hereinafter called the "Buyer", provides:

1. PURCHASE AND SALE: For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller agrees to sell and Buyer agrees to buy the Premises, as hereinafter defined, pursuant to and in accordance with the terms and conditions of this Agreement. Buyer hereby agrees to purchase from Seller and Seller agrees to sell to Buyer, the land or property rights shown or identified on Exhibit "A", attached hereto and made a part hereof, hereinafter called the "Premises". The Premises is located at Lawrenceville, County of Gwinnett, State of Georgia, and contains 0.99 acres, more or less.

2. PRICE:

2.1 The purchase price for the Premises is TWO HUNDRED AND FIFTY THOUSAND AND NO/100 U.S. DOLLARS (\$250,000.00) (hereinafter the "Purchase Price").

3. DEPOSIT:

3.1 A non-interest bearing deposit payable to the order of Seller in the amount of TWENTY-FIVE THOUSAND AND NO/100 U.S. DOLLARS (\$25,000.00) (hereinafter the "Deposit") accompanies Buyer's execution of this Agreement. The balance of the Purchase Price shall be paid at settlement or closing of the transaction (hereinafter the "Closing"), in cash, by certified or cashier's check, or by other readily available funds acceptable to Seller.

3.2 The Deposit shall be applied to the Purchase Price at Closing. The Deposit shall be refunded to Buyer only in the event Buyer's Offer (as defined hereinafter) is not accepted by Seller or upon termination as provided for in the Agreement.

3.3 If Buyer fails to close pursuant to Section 9 or perform in accordance with the terms hereof, Buyer agrees and consents that the Deposit shall be forfeited to and retained by Seller.

4. OFFER, ACCEPTANCE, CONTRACT:

4.1 Until accepted by Seller, Buyer's offer to purchase the Premises (hereinafter the "Offer") as evidenced by its execution and delivery of this Agreement shall be a firm offer for a period of THIRTY (30) days from the date of this Agreement. Seller's acceptance of the Offer is to be evidenced by its execution of this Agreement (the "Execution Date"). Failure of Seller to accept the Buyer's Offer and execute this Agreement within the above-mentioned period shall render the Offer null and void, and the Deposit shall be returned to Buyer.

4.2 This Agreement, when accepted by Seller, shall constitute a contract and the entire agreement between the parties hereto, and they shall not be bound by any terms, oral or written conditions, statements or representations not contained herein or attached hereto.

4.3 Neither the Buyer's Offer nor, upon its execution by all parties, this Agreement may be changed, altered or modified except by an instrument in writing signed by Buyer and Seller.

4.4 The Buyer's Offer and this Agreement shall be executed in duplicate, each of which may be treated as an original.

5. CONTINGENCIES:

5.1 This Agreement is contingent upon the following events, if any:

- (a) Sections 8, 10, 13 and 14 herein, and,
- (b) Seller's receipt and approval of the Environmental Assessment at a minimum in conformance with Seller's Minimum Sampling Requirements, attached hereto as Exhibit B.
- (c) Seller's receipt and approval of Buyer's Soil Management Plan and Capping Plan as outlined in Exhibit B.
- (d) Seller being successful in acquiring authority from the Surface Transportation Board (STB) to abandon railroad operations over the premises;
- (e) Buyer must file a Notice Of Interim Trail Use (NITU) with the STB.

5.2 The contingencies listed in Section 5.1 above must be satisfied or complied with within 180 days from the Execution Date (the "Contingency Date"). If the contingencies listed in Section 5.1 are not satisfied or complied with by the Contingency Date, Buyer may, at Buyer's sole option, elect to terminate this Agreement by written notice to Seller given on or before the Contingency Date. If terminated, the Buyer shall be entitled to a refund of the Deposit, and Buyer shall furnish Seller with a copy of all materials and information (including but not limited to any engineering reports, studies, maps, site characterizations and/or zoning related materials) developed by Buyer during the term of this Agreement relating to the potential use or the physical condition of the Premises. If written notice to terminate is not given by Buyer to Seller on or before the Contingency Date, the option to terminate and the contingencies other than 5.1 (a), (b), (c), (d) and (e) which must be met, shall be deemed waived, the Deposit shall not be refunded to the Buyer, and Buyer and Seller will proceed to Closing in accordance with the remaining terms of this Agreement.

6. DEED:

6.1 As early as practicable after execution of this Agreement by all parties, Seller will prepare and submit to Buyer, for Buyer's comments, a form of deed in conformance with the terms of this Agreement to convey the Premises to Buyer. Buyer shall have a period of five (5) calendar days after receipt of said deed to examine same and notify Seller of any comments. If no comments are received within the five (5) day period, Buyer shall be deemed to have approved the deed in the form submitted. Seller shall have no obligation to modify the deed to conform to Buyer's comments if the deed otherwise conforms to the terms of this Agreement.

6.2 The conveyance shall be by quitclaim deed conveying all of Seller's right, title and interest in the Premises, if any, but shall be expressly subject to: all existing roads, fiber optic facilities, public utilities; all matters of record; any applicable zoning ordinances and subdivision regulations and laws; taxes and assessments, both general and special, which become due and payable after the date of conveyance and which Buyer assumes and agrees to pay; all matters that would be revealed by a survey meeting applicable State minimum technical requirements or by an inspection of the Premises; the items or matters identified in Section 10.1 of this Agreement; and all existing occupancies, encroachments, ways and servitudes, howsoever created and whether recorded or not. The provisions of this Section shall survive Closing.

6.3 The deed shall contain one or more restrictive covenants, reading substantially as follows, to run with title to the Premises, and to be binding upon Buyer, Buyer's heirs, legal representatives and assigns, or corporate

successors and assigns, or anyone claiming title to or holding the Premises through Buyer:

Grantee acknowledges that the Premises conveyed hereunder has been historically used for railroad industrial operations and is being conveyed for use only as a recreational trail. Grantee, by acceptance of this deed, hereby covenants that it, its successors, heirs, legal representatives or assigns shall not use the Premises for any purpose other than a recreational trail and that the Premises will not be used for (a) any residential purpose of any kind or nature (residential use shall be defined broadly to include, without limitation, any use of the Premises by individuals or families for purposes of personal living, dwelling, or overnight accommodations, whether such uses are in single family residences, apartments, duplexes, or other multiple residential dwellings, trailers, trailer parks, camping sites, motels, hotels, or any other dwelling use of any kind), (b) any public or private school, day care, or any organized long-term or short-term child care of any kind, or (c) any agricultural purpose that results in, or could potentially result in, the human consumption of crops or livestock raised on the property (agricultural purpose shall be defined broadly to include, without limitation, activities such as food crop production, dairy farming, livestock breeding and keeping, and cultivation of grazing land that would ultimately produce, or lead to the production of, a product that could be consumed by a human). By acceptance of this deed, Grantee further covenants that it, its successors, heirs, legal representatives or assigns shall not use the groundwater underneath the Premises for human consumption, irrigation, or other purposes.

NO ACCESS: Grantee, by acceptance of this deed, covenants and represents that Grantee owns property adjoining the Premises and has access to the Premises through Grantee's adjoining property or through other property not owned by Grantor. Grantee, on its behalf, its heirs, personal representatives, successors and assigns, releases Grantor, its successors and assigns, from any responsibility, obligation or liability to provide access to the Premises through land now owned or subsequently acquired by Grantor. Should Grantee ever convey the Premises, or any portion thereof, to a third party, Grantee will provide access to the Premises through Grantee's adjoining property or through other property not owned by Grantor.

FENCING: Grantee, by the acceptance hereof, hereby covenants and agrees with Grantor that Grantor shall not be required to erect or maintain any fences, railings or guard rails along any boundary lines between the Premises and the adjacent land(s) of Grantor or of any other company affiliated with Grantor; or be liable for or required to pay any part of the cost or expense of erecting or maintaining such fences, railings or guard rails or any part thereof; or be liable for any damage, loss or injury that may result by reason of the non-existence or the condition of any fences, railings or guard rails. Grantee assumes all liability and responsibility respecting fences, railings or guardrails, or the absence thereof.

Prior to commencement of any development or construction on the Premises, Grantee shall construct and maintain, at Grantee's sole cost and expense, an adequate and suitable fence along the NORTHERN line of the Premises which adjoins Grantor's railroad track for so long as a railroad track exists on the adjoining railroad operating property. The fence shall be of a type satisfactory to Grantor and reasonably sufficient to keep persons and vehicles from trespassing on Grantor's adjoining operating property.

DRAINAGE: Grantee, by acceptance of this deed, hereby covenants that it, its successors, heirs, legal representatives or assigns shall maintain the existing drainage on the Premises in such a manner as not to impair adjacent railroad operating property drainage and not to redirect or increase the quantity or velocity of surface water runoff or any streams into Grantor's drainage system or upon the adjacent railroad operating property or other lands and facilities of Grantor. If the Premises or existing drainage are modified or improved, Grantee agrees to construct and maintain, in accordance with all applicable statutes, ordinances, building and subdivision codes, covenants and restrictions, an adequate drainage system from the Premises to the nearest public or non-Grantor owned drainage or storm sewer system, in order to prevent the discharge of roof, surface, stream and other drainage waters upon railroad operating property or other adjacent lands and facilities of Grantor.

Grantee, by acceptance of this deed, hereby covenants that it, its successors, and assigns, shall maintain that portion of the existing slope and toe of slope located on the Premises in such a manner as to insure that the slope does not fall, slide or otherwise undermine Grantor's tracks, operating corridor, roadbed, or other lands and facilities of

Grantor. Grantee further covenants to insure lateral and subjacent support of railroad tracks, the operating corridor, roadbed, and land.

Grantee acknowledges that this deed is made upon Grantee's solicitation and request, and was not in any way initiated by Grantor. Grantor does not represent or warrant to Grantee any ownership or estate in the Premises or any specific title or interest in the Premises, which constituted a strip of Grantor's former railroad operating property; and Grantee hereby releases Grantor, its officers and agents, from any claim or demand resulting from this deed, or from any failure of or defect in Grantee's title to the Premises.

Grantee hereby agrees, as additional consideration for the conveyance of the Premises, to defend, indemnify and hold Grantor harmless from and against any and all liability, loss, cost and/or expense, including reasonable attorney fees, arising out of or in connection with any and all suits or causes of actions instituted by third parties against Grantor or Grantee as a result of the conveyance of the Premises to Grantee or as a result of the failure of title to any portion of the Premises.

NOISE, LIGHT, FUME, VIBRATION ABATEMENT: Grantee, its successors and assigns, by acceptance of this deed, hereby covenants and agrees with Grantor that Grantor shall not be required to erect or maintain any noise, light, fume or vibration abatement or reduction structure along any boundary lines between the Premises and the adjacent land(s) of Grantor or any other company affiliated with Grantor; or be liable for or required to pay any part of the cost or expense of erecting or maintaining such abatement or reduction structures or any part hereof; or be liable for any damage, loss or injury that may result by reason of the non-existence or the condition of any noise, light, fume or vibration abatement or reduction structures. Grantee assumes all liability and responsibility respecting noise, light, fume or vibration abatement or reduction structures and covenants not to sue Grantor, its successors or assigns for existence of the noise, light, fumes and vibrations from Grantor's operations. Grantee acknowledges that the Grantor's adjacent railroad operation is a 24-hour a day, seven day a week continuous operation that may create noise, vibration, light, smoke and other inconveniences.

Grantee and Grantor agree and acknowledge the covenants and easements contained in this Deed shall be covenants "in gross" and easements "in gross" which shall remain binding on Grantee, its successors, heirs, legal representatives and assigns regardless of whether Grantor continues to own property adjacent to the Premises. Grantee acknowledges Grantor will continue to have a substantial interest in enforcement of the said covenants and easements whether or not Grantor retains title to property adjacent to the Premises.

6.4 Seller shall except and reserve unto itself as Grantor, its successors and assigns, the following easements, rights and interests:

EXCEPTING unto Grantor all mineral rights, if any, including but not limited to oil, gas and coal, and the constituents of each, underlying the Premises; and RESERVING the right for Grantor, its successors and assigns, to remove the same; HOWEVER, Grantor will not drill or permit drilling on the surface of the Premises without the prior written consent of Grantee, which consent shall not be unreasonably withheld.

EXCEPTING unto Grantor the ownership in and to all railroad tracks and other track material (including switches, signals and ballast), hereinafter "the Track", within and on the Premises. Grantee shall remove the Track, at its sole cost and expense, within ONE HUNDRED AND TWENTY (120) days after Closing and stockpile same (other than the ballast) for later retrieval by Grantor.

RESERVING unto Grantor, its successors and assigns, a utility easement, hereinafter "the Utility Easement", in, over, and under the Premises for future construction, maintenance, operation, use, replacement, relocation, renewal and removal of utilities including, but not limited to, water, sewer, natural gas, electric, telephone, fiber optics and petroleum products, consisting of cables, lines, pipes or facilities beneath the surface of the Premises and all ancillary equipment or facilities (both underground and surface), and the rights to attach the same to existing bridges or poles

on the Premises, and such surface rights necessary to accomplish the same TOGETHER WITH the further right to assign the Utility Easement, rights and facilities, in whole or in part, and to lease, license or permit third parties to use the Utility Easement, rights and facilities; PROVIDED that the exercise of such rights does not unreasonably interfere with the safe and efficient use of the Premises, or any improvements thereon, by Grantee.

RESERVING unto Grantor, its successors and assigns, an indefinite number of exclusive perpetual utility easements, hereinafter "the Reserved Utility Easements", under the entire width and length of the Premises for future construction, maintenance, operation, use, replacement, relocation, renewal and removal of utilities, which shall include but not be limited to water lines, sewer lines, natural gas lines, electric, telephone, fiber optic communications systems and petroleum products pipelines consisting of cables, lines, pipes or facilities beneath the surface of the Premises and all ancillary equipment or facilities (both underground and surface), and the right to attach same to existing bridges on the Premises, and such surface rights as may be necessary to accomplish the same; TOGETHER with unrestricted access over the Premises to reach the Reserved Utility Easements and with the further right to assign the Reserved Utility Easements, in whole or in part, and to lease, license or to permit third parties to use the Reserved Utility Easements provided that the exercise of such rights does not unreasonably interfere with the safe and efficient use of the Premises for the location and operation of a recreational trail. The right to use the Premises for utilities shall remain with and be exclusive unto Grantor.

6.5 The deed shall contain the following clause:

RESERVING unto Grantor, its successors and assigns, a perpetual exclusive easement, hereinafter the "Occupancy Easement", in, over, under and along those portions of the Premises encumbered by existing occupancies of every type and nature, whether recorded or not, together with the right to maintain, operate, use, replace, relocate, renew and remove such occupancies, TOGETHER WITH the further right to assign the Occupancy Easement, and/or the rights reserved pursuant thereto, in whole or in part, and to lease, license or permit third parties to use the Occupancy Easement and/or the rights reserved pursuant thereto.

FURTHER RESERVING unto Grantor, its successors and assigns, a perpetual exclusive utility easement, hereinafter "the Utility Easement", in, over, under and along the entirety of the Premises for future construction, maintenance, operation, use, replacement, relocation, renewal and removal of utilities including, but not limited to, water, sewer, natural gas, electricity, telephone, internet, fiber optics, communications systems and systems for the transmission of petroleum-based and other liquid and gaseous products, consisting of cables, wires, lines, pipes or other facilities beneath the surface of the Premises and all ancillary equipment and facilities (both underground and surface), and the rights to attach the same to existing bridges or poles on the Premises, and such surface rights as are reasonably necessary to accomplish the same, TOGETHER WITH the further right to assign the Utility Easement, and/or the rights reserved pursuant thereto, in whole or in part, and to lease, license or permit third parties to use the Utility Easement and/or the rights reserved pursuant thereto; PROVIDED that the exercise of such rights does not materially and unreasonably interfere with the safe and efficient use of the Premises, or any improvements thereon, by Grantee.

PROVIDED, that Grantee, its successors and assigns shall not disturb any existing facilities located within the Occupancy Easement or any facilities subsequently placed within the Utility Easement reserved hereunder, nor cause or permit any interference with the enjoyment or use of the rights, interests and privileges created under the Occupancy Easement or the Utility Easement, EXCEPT that Grantee (or any third party claiming through Grantee) may, with the prior written approval of Grantor or its successors or assigns, as the case may be, and the owner of the occupancy in question, which such approval may not be unreasonably withheld, relocate such occupancy within the Premises at the sole risk, cost and expense of Grantee or its successors or assigns, as the case may be.

7. TITLE SEARCH, INSURANCE:

7.1 Buyer has the option of arranging and paying for such examination of title or title insurance on the Premises as Buyer may desire, at Buyer's sole cost.

7.2 Irrespective of whether Buyer obtains a title examination or insurance, Buyer shall, if Buyer closes on the Premises, accept the Premises in its AS-IS, WHERE-IS, WITH ALL FAULTS condition. The provisions of this Section shall survive Closing.

7.3 As information, Seller's source of title to the Premises is believed to be:

<u>GRANTOR</u>	<u>DATE</u>	<u>BOOK/PAGE</u>
Mitchell, T K	04/19/1998	8/521
Barn, W J	04/19/1898	8/556

This information is provided solely to assist Buyer in reviewing title to the Premises and is not intended to, and shall not be relied upon, by Buyer.

8. SURVEY:

8.1 Immediately upon notice of Seller's acceptance of this Agreement, Buyer shall obtain a survey of the Premises conforming to applicable State minimum technical requirements at Buyer's expense.

8.2 Within thirty (30) days of the Execution Date, Buyer shall furnish Seller with a metes and bounds description of the Premises in electronic format, and three (3) prints of a survey plat acceptable to Seller and to the Recorder of Deeds for the County or City in which the Premises is located, certified to Buyer and Seller, for use by Seller in preparation of the deed and other papers. If Seller does not accept Buyer's Offer by executing this Agreement, Seller shall reimburse Buyer for the cost of the survey, and Buyer shall thereupon assign all rights therein and copies thereof to Seller.

9. CLOSING: Closing hereunder shall be held within THIRTY (30) days of the Contingency Date. Seller and Buyer agree that the Closing may occur via delivery of funds and closing documents or at such other place as may be mutually agreeable to Seller and Buyer. The time and date for Closing may be extended only by Seller in writing, time expressly being of the essence in this Agreement.

10. POSSESSION: Buyer shall obtain possession of the Premises at Closing, subject to the limitations, terms and conditions of Section 6 of this Agreement, and such other leases, licenses, easements, occupancies or other limitations which are identified by Section 10.1, or which are discovered by Seller during the term of this Agreement (which may not necessarily be stated in the deed), unless canceled by Seller or otherwise terminated (whether by notice, expiration, nonrenewal or any other reason) prior to Closing.

10.1 Seller believes that the Premises is currently subject to the following leases, licenses, easements, occupancies and/or limitations (which may or may not be of record):

- (i) Leases
 - (a) SAL052643 dated 01/01/1957 with Greens Fuel Co of Georgia Inc.
- (ii) Licenses
 - (a) SAL034173 dated 01/29/1946 with City of Lawrenceville
 - (b) SCL00806520E dated 07/17/1990 with Bellsouth Telecommunications Inc.
 - (c) SCL008065O98 dated 06/13/1973 with Bellsouth Telecommunications Inc.
- (iii) Other Occupancies or Limitations (No Known Other Occupancies or Limitations)
- (iv) Easements (No Known Easements)

During the term of this Agreement, Seller will research its archives for, and shall advise Buyer if Seller discovers, any additional leases, licenses, easements, occupancies and limitations affecting the Premises. Likewise, during the term of this Agreement, should leases or licenses listed in (i) or (ii) above be determined to cover a continuing Seller obligation, said lease or license will be retained by Seller, after notice to Buyer. As to any items discovered as a consequence of such research, Seller may elect, in its sole discretion, to either cancel or otherwise terminate such items or, pursuant to Section 10.3, to assign or to partially assign, if such item is applicable to an area greater than the Premises, to the Buyer at Closing.

Seller shall cancel or terminate, at or prior to Closing the following: SAL034173 dated 01/29/1946

10.2 **INTENTIONALLY OMITTED**

10.3 At Closing, Seller shall assign to Buyer, and Buyer shall assume, Seller's right, title and interest in all items identified by Section 10.1, or which are subsequently discovered by Seller, unless canceled or otherwise terminated, at or prior to Closing. However, if such item is applicable to an area greater than the Premises, the Buyer shall be included as party to a partial assignment of the item(s), which may be executed after Closing.

10.4 If, prior to Closing, all or any portion of the Premises is taken by eminent domain (or is the subject of a pending taking which has not yet been consummated), Seller shall notify Buyer of such fact promptly after obtaining knowledge thereof and either Buyer or Seller shall have the right to terminate this Agreement by giving notice to the other not later than ten (10) days after the giving of Seller's notice. If neither Seller nor Buyer elects to terminate this Agreement as aforesaid, there shall be no abatement of the Purchase Price and Seller shall assign to Buyer (without recourse) at the Closing the rights of Seller to the awards, if any, for the taking, and Buyer shall be entitled to receive and keep all awards for the taking of the Premises or such portion thereof.

11. **ANNUAL TAXES; RENTS; LIENS; CHARGES:**

11.1 All annual or periodic taxes or assessments on the Premises, both general and special, shall be prorated as of the Closing. Any proration shall be based on the taxes assessed against the Seller in the year of the delivery of possession to or entry by Buyer and shall allow the maximum discount permitted by law. If current taxes assessed against the Seller are not available at the time of Closing, Buyer and Seller agree to prorate taxes based upon the latest tax information available to the parties and equitably adjust the proration when taxes for the year of entry or possession become available.

11.2 Any certified governmental assessments or liens for improvements on the Premises which are due and payable at the time of Closing shall be paid in full by Seller, and any pending liens or assessments for improvements not yet due and payable at Closing shall be thereafter paid in full by Buyer.

11.3 Any rents and license fees (individually in excess of \$1,000.00 prorated amount on annual rental) accruing to the Premises shall be prorated at Closing, with rents and fees prior to the date of Closing retained by Seller.

12. **TAXES ON TRANSFER; CLOSING COSTS:**

12.1 Buyer shall pay all transfer taxes, however styled or designated, all documentary stamps, recording costs or fees or any similar expense in connection with this Agreement, the conveyance of the Premises or necessary to record the deed.

12.2 Buyer shall be solely responsible for and shall pay any reassessments or taxes generated by

reclassification of the Premises resulting from conveyance of the Premises.

12.3 If any state or local governmental authority requires, presently or in the future, the payment of any sales, use or similar tax upon the sale, acquisition, use or disposition of any portion of the Premises, (whether under statute, regulation or rule), Buyer assumes all responsibility for and shall pay the same, directly to said authority, and shall hold Seller harmless from such tax(es) and any interest or penalty thereon. Seller shall cooperate (at no expense to Seller) with Buyer in the prosecution of any claim for refund, rebate or abatement of said tax(es).

12.4 Seller shall pay the cost of recording any release of Seller's mortgage(s) or lien(s). In the event Buyer finances any portion of the Purchase Price (whether through third parties or from Seller), Buyer shall pay all costs thereof, including recordation, intangible taxes, etc.

12.5 Buyer represents and warrants that neither it nor its officers, directors or controlling owners are acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person," or for or on behalf of any person, group, entity or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; that neither it nor its officers, directors or controlling owners are engaged in this transaction, directly or indirectly, on behalf of, or facilitating this transaction, directly or indirectly, on behalf of, any such person, group, entity or nation; and that neither it nor its officers, directors or controlling owners are in violation of Presidential Executive Order 13224, the USA Patriot Act, the Bank Secrecy Act, the Money Laundering Control Act or any regulations promulgated pursuant thereto."

12.6 The Foreign Investment in Real Property Tax Act (FIRPTA), IRC 1445, requires that every purchaser of U.S. real property must, unless an exemption applies, deduct and withhold from Seller's proceeds ten percent (10%) of the gross sales price. The primary exemptions which might be applicable are: (a) Seller provides Buyer with an affidavit under penalty of perjury, that Seller is not a "foreign person", as defined in FIRPTA, or (b) Seller provides Buyer with a "qualifying statement", as defined in FIRPTA, issued by the Internal Revenue Service. Seller and Buyer agree to execute and deliver as appropriate any instrument, affidavit and statement, and to perform any acts reasonably necessary to carry out the provisions of FIRPTA and regulations promulgated thereunder. Buyer and Seller shall each indemnify and hold harmless the other with respect to any financial loss caused by the indemnifying party's failure to fulfill its obligations under this Paragraph.

13. BUYER'S RIGHT OF ENTRY, ENVIRONMENTAL AND OTHER INSPECTIONS:

13.1 Subject to and upon compliance with the terms of this Section 13, during the term of this Agreement, Buyer and/or its agents may be permitted to access the Premises, subject to the rights of any tenant, licensee, utility or other third party occupying any portion of the Premises, in order to make surveys, make measurements, conduct engineering tests (including drilling and coring for preconstruction soil analysis), and to inspect the Premises, including the performance of a Phase I Environmental Site Assessment, but NOT including any sampling and/or analysis of air, soil, surface water or groundwater at, in or under the Premises; PROVIDED, however, that Buyer, and/or its agents, hereby assumes all risks of such entry and agrees to defend, indemnify and save Seller harmless from and against any claim, cost or expense resulting from any damage to or destruction of any property (including the Premises or any improvements thereon) and any injury to or death of any person(s), arising from the acts or omissions of Buyer and/or its agents in the exercise of this right-of-entry. Buyer agrees to do no act which would encumber title to the Premises in exercising this right-of-entry. Any drilling and coring holes shall be filled upon completion of testing. All waste, including without limitation drilling waste, ground water and cuttings, shall be promptly handled, characterized and disposed of properly and in accordance with all local, State and Federal requirements, all at Buyer's sole cost.

13.2 Buyer shall give Seller ten (10) days prior written notice of any entry onto the Premises under this

Section 13 and provide Seller with a schedule and scope of work for each of the activities Buyer proposes to undertake during such entry. Upon receipt of the foregoing, Seller reserves the right, in Seller's sole discretion, to terminate this Agreement or if Seller permits the entry, Seller reserves the right to monitor and approve all procedures in the conduct of any assessments, tests, studies, measurements or analyses performed by or for Buyer in, on, to or with respect to the Premises. Buyer shall provide in any contract or bids for site assessment or inspections of the Premises a "confidentiality clause", limiting disclosure of the results and any report only to Buyer (or to Seller, upon request), and an "insurance clause," requiring the company selected by the Buyer to perform the work to produce a certificate of insurance naming the Seller and Buyer as additional insured with the following coverage and limits:

- General Liability (CGL) insurance with coverage of not less than FIVE MILLION DOLLARS (\$5,000,000) Combined Single Limit per occurrence for bodily injury and property damage.
- In addition to the above-described CGL insurance, if Buyer will undertake, or cause to be undertaken, any construction or demolition activity within fifty (50) feet of any Railroad track or any Railroad bridge, trestle or tunnel, then Buyer shall also purchase, or cause to be purchased, a policy of Railroad Protective Liability (RPL) insurance, naming Railroad as the insured, with coverage of not less than FIVE MILLION DOLLARS (\$5,000,000) Combined Single Limit per occurrence, with an aggregate of TEN MILLION DOLLARS (\$10,000,000). Such policy must be written on ISO/RIMA form of Railroad Protective Insurance – Insurance Services Offices Form No. CG 00 35, including Pollution Exclusion Amendment CG 28 31. At Railroad's option, in lieu of purchasing RPL insurance (but not CGL insurance), Buyer may pay Railroad a Construction Risk Fee, currently THREE THOUSAND DOLLARS (\$3,000), and thereby be relieved of any obligation to purchase said RPL insurance.
- Worker's Compensation Insurance as required by the state in which the Work is to be performed. This policy shall include Employers' Liability Insurance with a limit of not less than ONE MILLION DOLLARS (\$1,000,000) per occurrence. Unless prohibited by law, such insurance shall waive subrogation against Railroad.
- Automobile Liability Insurance in an amount not less than ONE MILLION DOLLARS (\$1,000,000) covering all owned, non-owned and hired vehicles.
- Professional Errors and Omissions (E&O) insurance with coverage of not less than ONE MILLION DOLLARS (\$1,000,000) Combined Single Limit per occurrence for professional errors and omissions.

Buyer shall also keep Seller fully apprised of the progress of, and procedures followed with respect to, all engineering work; and fully cooperate with all reasonable requests of Seller in undertaking and carrying out such work. At or before Closing, Buyer shall provide Seller a reliance letter from Buyer's consultant, in form and substance reasonably acceptable to Seller, granting Seller the right to rely on the environmental report(s) generated as part of buyer's environmental due diligence, including without limitation, any Phase I Environmental Site Assessment Reports. The reliance letter shall not impose any additional limitations or restrictions on Seller's reliance on said reports except as may be specified within the report documents themselves.

13.3 Buyer acknowledges that Seller makes no guarantee, representation or warranty regarding the physical or environmental condition of the Premises, and Seller expressly disclaims any and all obligation and liability to Buyer regarding any defects which may exist with respect to the condition of the Premises.

13.4 If Buyer is unwilling to accept the environmental condition of the Premises after assessment, Seller's and Buyer's sole and exclusive remedy shall be to terminate this Agreement and refund the Deposit to the Buyer.

Under no circumstances shall Seller be required to correct, remedy or cure any environmental or other condition of the Premises as a condition to Closing or other performance hereunder.

13.5 Provided Seller does not elect to terminate this Agreement as provided herein, Buyer shall take the Premises "AS IS" at Closing; assume all risks associated with the environmental condition of the Premises, regardless of the cause or date of origin of such condition; and release all rights or claims against Seller relating to such condition or for any costs of remediation or cure of any environmental condition. Buyer further expressly assumes all obligations, liability and responsibility for physical and/or environmental conditions of the Premises up to and including the date of Closing, and agrees to defend, protect, indemnify and hold Seller harmless from any and all loss, damages, suits, penalties, costs, liability, and/or expenses (including, but not limited to reasonable investigative and/or legal expenses, remediation and/or removal costs), arising out of any claim(s), present, past or future, for (a) loss or damage to any property, including the Premises (b) injuries to or death of any person(s), (c) contamination of or adverse effects upon the environment (air, ground or water), or (d) any violation of statutes, ordinances, orders, rules or regulations of any governmental entity or agency, caused by or resulting from presence or existence of any hazardous material, hazardous substance, hazardous waste, pollutant or contaminant (including petroleum products) in, on or under the Premises or any migration, escape or leakage of such materials, substances, wastes, pollutants or contaminants therefrom.

13.6 ***INTENTIONALLY OMITTED***

13.7 ***INTENTIONALLY OMITTED***

13.8 The Buyer's environmental assessment (NOT including any sampling and/or analysis of air, soil, surface water or groundwater at, in or under the Premises) or (as described in Section 13.1) shall be completed within the Contingency Period.

13.9 The provisions of this Article 13 shall survive Closing or termination of this Agreement.

14. SUBDIVISION APPROVAL; ZONING:

14.1 Any subdivision approval needed to complete the transaction herein contemplated shall be obtained by Buyer at Buyer's sole risk, cost, and expense. Seller shall cooperate with Buyer in obtaining said approval, to the extent necessary or required, but Buyer shall reimburse Seller for any and all charges, costs and expenses (including portions of salaries of employees of Seller assigned to such project) which Seller may incur in such cooperation.

14.2 Seller makes no guarantee or warranty that any subdivision approval will be granted and assumes no obligation or liability for any costs or expenses if same is not approved.

14.3 Costs and expenses shall include all fees, costs and expenses, including reasonable attorneys' fees, of obtaining subdivision plats, or filing same with the applicable governmental body(ies), or recordation thereof, including attorneys' fees, and all other related and/or associated items.

14.4 Seller makes no guarantee, warranty or representation as to the permissibility of any use(s) contemplated by Buyer under existing zoning of the Premises or as to any ability to secure any rezoning for Buyer's use.

15. BROKER'S FEES: The Buyer and the Seller each represent and warrant to the other that neither has introduced into this transaction any person, firm or corporation who is entitled to compensation for services as a broker, agent or finder. The Buyer and the Seller each agree to indemnify the other against and hold the other harmless

from any and all commissions, finder's fees, costs, expenses and other charges claimed by real estate brokers or sales persons by, through or under the indemnifying party. Seller shall be under no obligation to pay or be responsible for any broker's or finder's fees, commissions or charges in connection with handling this transaction, or Closing.

16. ASSIGNMENT, LIMITS, SURVIVAL:

16.1 This Agreement may not be assigned by Buyer without the prior written consent of Seller.

16.2 As limited above, this Agreement shall be binding upon the parties, their successors and permitted assigns, or upon their heirs, legal representatives and permitted assigns, as the case may be.

16.3 Any provision calling for obligations continuing after Closing or termination of this Agreement shall survive delivery of the deed and not be deemed merged into or replaced by any deed, whether or not the deed so states.

17. DEFAULT:

17.1 In the event of a default by Buyer under this Agreement (including, but not limited to payment of the Deposit within the time specified), Seller may elect to terminate this Agreement by delivery of notice to Buyer and to retain the Deposit and any other money paid by Buyer to or for the account of Seller, as agreed-upon liquidated damages in full settlement of any and all claims arising under or in any way related to this Agreement.

17.2 In the event of a default by Seller under this Agreement, Buyer's sole and exclusive remedy shall be to terminate this Agreement by delivery of notice to Seller and to receive an immediate return of the Deposit and reimbursement for any reasonable third-party expenses incurred by Buyer pursuant to this Agreement, not to exceed \$10,000, as agreed-upon liquidated damages in full settlement of any and all claims arising under or in any way related to this Agreement. Buyer irrevocably waives any and all right to pursue specific performance of this Agreement or any other legal or equitable remedy otherwise available to Buyer.

17.3 Upon the termination of this Agreement pursuant to this Article 17, Buyer and Seller shall be relieved of all obligations under Agreement, including the duty to close, other than (a) any liability for breach of any of the provisions of Section 13 shall remain as obligations of Buyer and (b) Buyer shall furnish Seller with a copy of all materials and information (including but not limited to any engineering reports, studies, maps, site characterizations and/or zoning related materials) developed by Buyer during the term of this Agreement relating to the potential use or the physical condition of the Premises.

17.4 "Default" shall include not only the failure to make prompt payment of any sums when due under this Agreement, but also the failure to fully and timely perform any other acts required of Buyer under this Agreement.

18. NOTICES:

18.1 Notice under this Agreement shall be in writing and sent by Registered or Certified Mail, Return Receipt Requested, or by courier, express or overnight delivery, and by confirmed e-mail.

18.2 The date such notice shall be deemed to have been given shall be the business day of receipt if received during business hours, the first business day after the business day of receipt if received after business hours on the preceding business day, the first business day after the date sent by courier, express or overnight ("next day delivery") service, or the third business day after the date of the postmark on the envelope if mailed, whichever occurs first.

18.3 Notices to Seller shall be sent to:

CSX Transportation, Inc.
c/o Real Estate and Facilities Management – J180
500 Water Street, 12th Floor
Jacksonville, FL 32202
Attn: Sarah Watson
E-mail: Sarah_Watson@csx.com
Phone: (904) 279-3924

Notices to Buyer shall be sent to:

* _____
Attn: * _____
Email: * _____
Phone: * _____

18.4 Any party hereto may change its address or designate different or other persons or entities to receive copies by notifying the other party in a manner described in this Section.

19. RULES OF CONSTRUCTION:

19.1 In this Agreement, all singular words shall connote the plural number as well as the singular and vice versa, and the masculine shall include the feminine and the neuter.

19.2 All references herein to particular articles, sections, subsections or clauses are references to articles, sections, subsections or clauses of this Agreement.

19.3 The headings contained herein are solely for convenience of reference and shall not constitute a part of this Agreement nor shall they affect its meaning, construction or effect.

19.4 Each party hereto and its counsel have had the opportunity to review and revise (or request revisions of) this Agreement, and therefore any usual rules of construction requiring that ambiguities are to be resolved against a particular party shall not be applicable in the construction and interpretation of this Agreement or any exhibits hereto or amendments hereof.

19.5 This Agreement shall be governed and construed in accordance with the laws of the state in which the Premises is located, without regard to conflict of law rule.

20. TIME OF ESSENCE: Time shall be considered of the essence both to the Buyer and the Seller for all activities undertaken or required pursuant to this Agreement.

21. TRAIL USE:

If the STB imposes Notice of Intended Trail Use, (“NITU”), conditions on the Premises, the following shall constitute the Interim Trail Use Agreement:

21.1 By Decision and Notice of Interim Trail Use or Abandonment served _____

_____, in STB Docket No. _____ (Sub.-No. _____), the Surface Transportation Board ("STB") imposed a 180-day period for Buyer to negotiate an interim trail use/rail banking agreement with Seller for the Premises.

21.2 Buyer agrees that upon acceptance of a quitclaim deed conveying the Premises to Buyer pursuant to the STB's aforementioned order, Buyer or its designee or assignee shall assume full responsibility for management of the Premises; Buyer shall be responsible for any and all taxes that may be levied or assessed against the Premises after Closing; and Buyer shall assume full responsibility for and will indemnify Seller against any potential legal liability arising out of transfer or use of the Premises pursuant to this Agreement. The provisions of this paragraph shall survive the Closing or termination of this Agreement.

21.3 Buyer acknowledges that the Premises remains subject to the jurisdiction of the STB for purposes of reactivating rail service. As an inducement to Buyer to enter into this Agreement, and in the event action is taken to reactivate rail service on the Premises, Seller agrees to compensate Buyer, or assist Buyer as follows:

A.) In the event the STB, or any other entity of the United States Government compels Seller, its successors or assigns, to reactivate rail service on the Premises, or in the event Seller, its successors or assigns, voluntarily takes steps to reactivate rail service on the Premises by seeking to vacate the Notice of Interim Trail Use (the "NITU"), and if the STB approves the vacation of the NITU and reactivation of rail service requiring conveyance of the Premises by the Interim Trail Manager to the Seller, then, in such event, Seller, its successors or assigns, shall pay to the Interim Trail Manager at the time of reactivation a sum equivalent to the Purchase Price as adjusted by the same percentage of increase reflected in the "Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) (1982-84=100) specified for All Items - United States compiled by the Bureau of Labor Statistics of the United States Department of Labor" ("CPI"). The amount to be paid by Seller to the Interim Trail Manager shall be calculated in accordance with the following:

$(\text{Current Price Index}^*/\text{Base Price Index}^{**}) \times \text{Purchase Price} = \text{Amount paid to Interim Trail Manager}$

* Effective average annual CPI for the most recent year ending prior to reactivation.

** Effective average annual CPI for the year of Closing.

In the event the CPI is converted to a different standard reference base or otherwise revised or changed, the calculation of the adjustment shall be made with the use of such conversion factor, formula or table for converting the CPI as may be published by the Bureau of Labor Statistics or, if said Bureau shall not publish the same, then as reasonably determined by Seller and the Interim Trail Manager.

In the event that rail service is reactivated and reimbursement is required by Seller as set out herein, Buyer shall re-convey the Premises together with all improvements located thereon to Seller

B.) In the event a party other than Seller, its successors or assigns, seeks to reactivate rail service by petitioning the STB to vacate the NITU, and the STB in consideration of its decision to reactivate requires a letter of concurrence to be provided by Seller, its successors or assigns, supporting the vacation of the NITU and reactivation of rail service by such third party, then Seller, its successors or assigns, covenants and agrees that it shall withhold such letter of concurrence until it has received a letter from the Interim Trail Manager stating the Interim Trail Manager's support for reactivation of rail service and vacation of the NITU, and that the Interim Trail Manager has reached a satisfactory agreement with such third party petitioning for reactivation of rail service for the depreciated value of trail related improvements and compensation for transfer and conveyance of the Premises, provided that such compensation shall not be greater than the fair market value of the Premises at that time.

21.4 This Agreement shall be deemed to be the interim trail use agreement between Buyer and Seller for

Trail PSA-Page 14
Revised October 4, 2016
SITE ID: GA-135-1098146
PIN: 13135-0027
(LAV)/(10/2021)

purposes of 16 U.S.C. 1247(d) and all STB orders relating to same pertaining to the Premises.

21.5 The provisions of this paragraph shall survive Closing, termination of this Agreement and/or acceptance of the deed by Buyer.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Buyer has caused this Agreement to be signed the _____ day of _____, 20____, in duplicate, each of which shall be considered an original.

WITNESS(ES): BUYER(S): * _____

Print Name: _____
Print Title: _____

Print Name: _____
Print Title: _____

NOTICE OF SELLER'S ACCEPTANCE

Buyer's Offer to purchase the Premises is accepted by Seller this _____ day of _____, 20____.

WITNESS(ES): CSX TRANSPORTATION, INC.

By: _____
Print Name: _____
Print Title: _____

Exhibit B
Minimum Sampling, Soil Management, and Capping Requirements
For Rails-to-Trails Conversion of Rail Corridors

Buyer Agrees to:

I. Sampling

Surface soils should be sampled as follows (please see attachments for typical sampling layout schematics):

- a. Adjacent to any existing or former buildings, bridges, signals, etc.
- b. At former switch or rail-to-rail crossings, collect a minimum of 3 composite samples. One composite sample should be obtained at the switch or crossing location, with additional composite samples obtained at 50-foot intervals in either direction along the corridor as illustrated in Figure 1. Each composite sample should consist of 5 specimens (i.e., each composite sample will consist of 5 discrete samples that are mixed together and analyzed as a single sample).
- c. Along the remaining rail corridor:
 - For corridor less than 0.5-mile long, collect a minimum of 10 composite samples.
 - For corridor 0.5 – 0.75 miles long, collect 15 composite samples.
 - For corridor 0.75 miles to 1 mile long, collect 20 composite samples. Space the sampling points evenly down corridor, i.e., 20 samples in one mile is one sample about every 250 feet.
 - For corridors greater than 1 mile in length, the number of evenly spaced samples to be collected should be calculated as follows:

$$\text{Number of Composite Samples} = 20 + 5x$$

Where x = total corridor length in excess of 1 mile

As an example, given a 4-mile length of corridor, the number of samples to be collected would equal $20 + 5 \times 3$ or 35 composite samples, which would be spaced approximately every 600 feet.

Each composite sample collected along the corridor should consist of 5 specimens. An illustration of the composite sample configuration for a rail corridor is provided in Figure 2.

- d. Samples should be collected from the upper 6 inches of soil taking into consideration State standards concerning direct exposure.
- e. Samples should be analyzed for arsenic (SW 846 Method 6010B), lead (SW 846 Method 6010B) and PAH (SW 846 Method 8270C SIM). If the corridor was utilized for electric rail, the samples should also be analyzed for PCB's using SW 846 Method 8082, Method 608 or appropriate state test method.

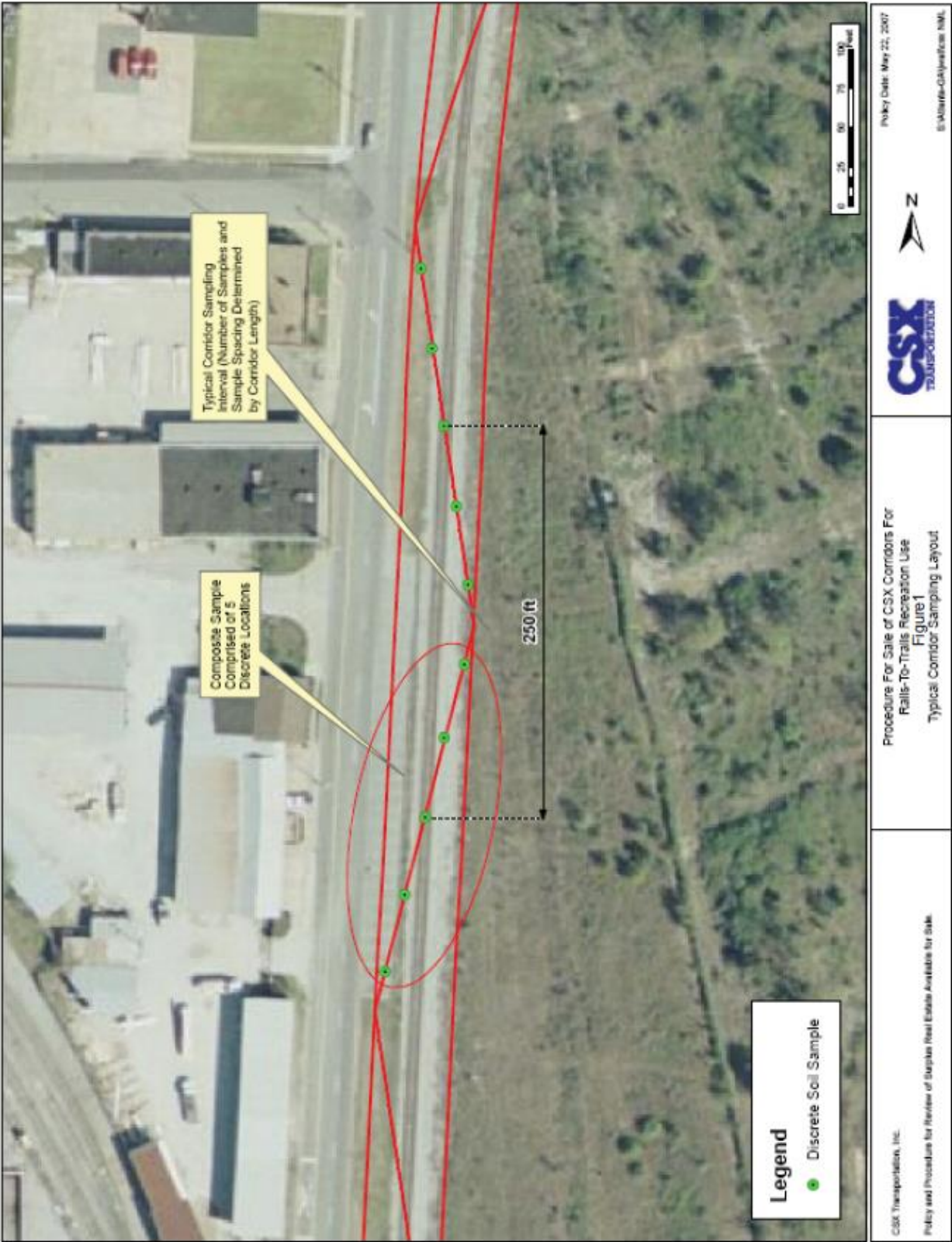
II. Soil Management Plan

The purchase sale agreement shall require buyer to provide a written soil management plan defining procedures for monitoring the corridor to ensure potential exposure pathways are controlled to reduce risk of exposure to the public to acceptable levels. This plan shall include at a minimum:

- A site plan clearly showing “capped” vs. “un-capped” areas of the corridor
- A detailed description of the cap thickness and method of construction (i.e. soil, concrete, asphalt, etc.);
- A detailed description of methods and procedures to be utilized to prevent users from accessing uncapped areas of the corridor and potentially contacting site soils. This section should include a discussion of signage or other methods to be utilized to communicate to the public the past industrial use of the corridor and the potential for impacted soils to be present;
- Defined procedures for the testing and management of soil that is excavated as part of a construction project on the property, such as culvert or underground utility installation;
- A discussion of inspection and reporting procedures to document (at least annually) the condition of the cap and to reaffirm that un-capped areas of the site are not being accessed or utilized by the public. The annual inspection report should identify any deficiencies in the cap and document any changes (including updated site plans) or repairs made to the cap during the inspection period, and any other corrective actions warranted to protect the public from exposure to site soils.

III. Capping

The rail bed, defined as extending from opposite toes-of-slope of the ballast field, if present, or a minimum of 7 feet on either side of the centerline of the former track, shall be graded and capped with pavement or other suitable material to prevent contact with the surface soil. This cap should have a minimum thickness of one to two feet. Actual cap design should be developed on a project-specific basis taking into account specific requirements of State and Local environmental regulation.



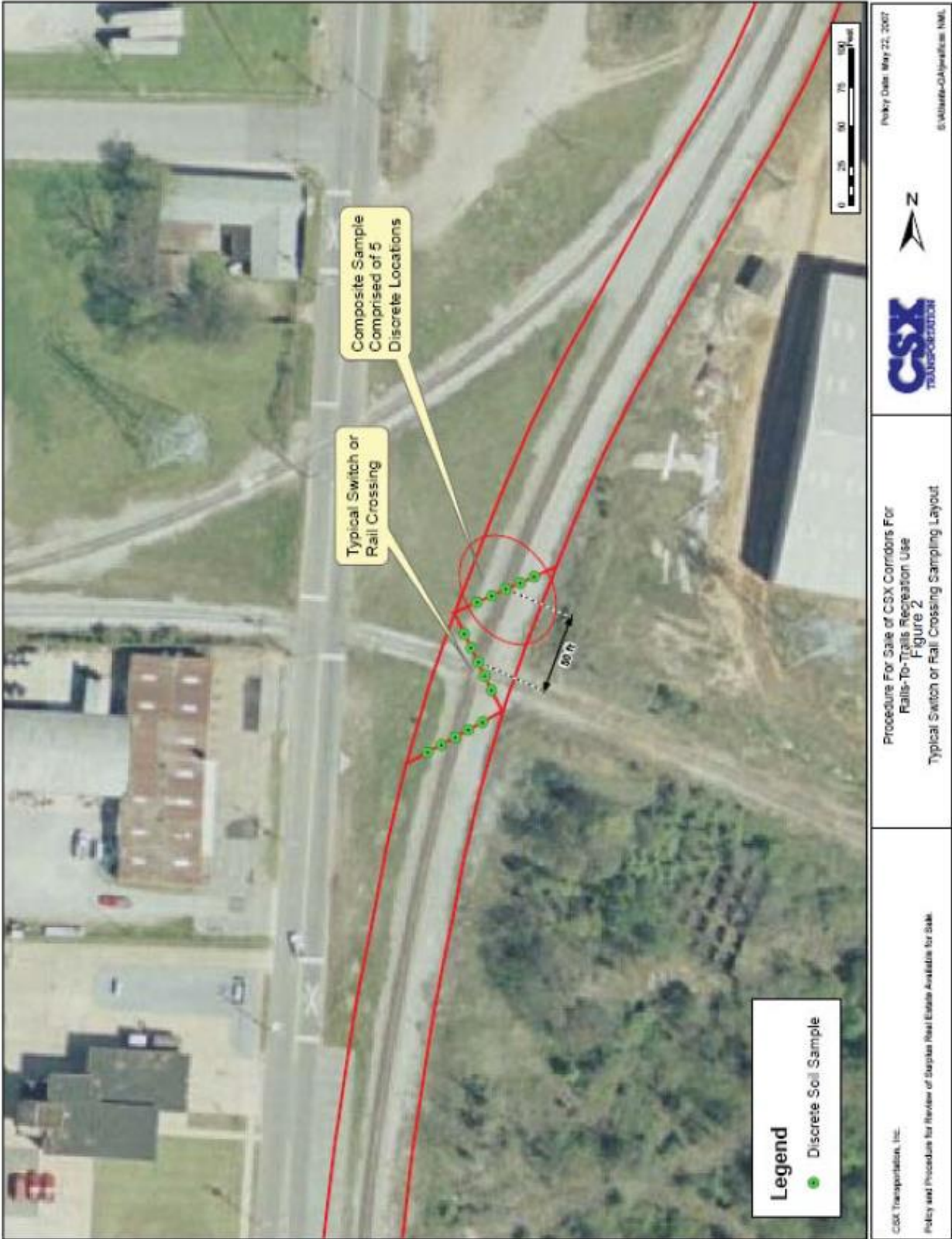


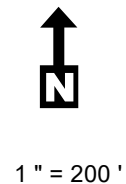
EXHIBIT A

GIS #
05507-001

INTEL #
V5GA/L5/22

PIN #
13135 0027

16.



CSX TRANSPORTATION, INC.
CITY OF LAWRENCEVILLE
SITE: GA-135-1098146
GWINNETT COUNTY - LAWRENCEVILLE, GA
MILEPOST: SG 543.8

REGION: S ZONE: ATLANTA
SUBDIVISION: ABBEVILLE
DATE: 03/16/2021
REVISED: 03/16/2021
DRAWN BY: 07525

Engineering
Milepost
Premises 0.99 ±
Acres

CSX Ownership /
Rights

THIS RAILROAD MAP EXHIBIT GRAPHICALLY REPRESENTS A PROPOSED REAL ESTATE TRANSACTION. IT MAY NOT REFLECT CURRENT "ON THE GROUND" CONDITIONS AND/OR ACTUAL LOCATIONS OF FEATURES. ALL DIMENSIONS, OF AREA CALCULATIONS AND MEASUREMENT NOTED ON THIS EXHIBIT ARE APPROXIMATE.

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LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION

Item:	Resolution for the Abandonment of a portion of the right-of-way of Collins Hill Road
Department:	City Manager
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	None
Presented By:	Chuck Warbington, City Manager
Action Requested:	Approve the Resolution for the abandonment of a portion of the right-of-way of Collins Hill Road

Summary: The attached Resolution authorizes an abandonment of a portion of the right-of-way of Collins Hill Road with a map and a legal description delineating the section to be abandoned.

Fiscal Impact: None

Attachments/Exhibits: Resolution, map and legal description

RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that a portion of the right-of-way of Collins Hill Road that contains 1.345 acres, more or less, has ceased to be used by the public to such an extent that no substantial public purpose is accomplished by leaving the street as part of the municipal street system; and

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that the abandonment and closing of a portion of the right-of-way of Collins Hill Road as shown on the plat which is attached hereto as Exhibit "A" and described on Exhibit "B" is in the best interest of the citizens of the City of Lawrenceville;

NOW THEREFORE, the Council of the City of Lawrenceville hereby resolves and ordains that that portion of the right-of-way of Collins Hill Road containing 1.345 acres, as shown on Exhibit "A" and described on Exhibit "B" which are attached hereto and incorporated herein by reference, is hereby declared to be closed and abandoned as a part of the municipal streets system of the City of Lawrenceville. This action is taken pursuant to O.C.G.A. §32-7-2(c) following proper notice to all property owners located on the portions of the municipal streets system closed and abandoned by this action. This abandonment is subject to any and all previous utility easements conveyed to any public or private entity or franchise holder and these utility easements previously conveyed shall not be extinguished or altered by this action. The City of Lawrenceville specifically reserves an easement for all utilities located within the area abandoned and a forty foot access easement as shown on Exhibit "A" and described on Exhibit "B".

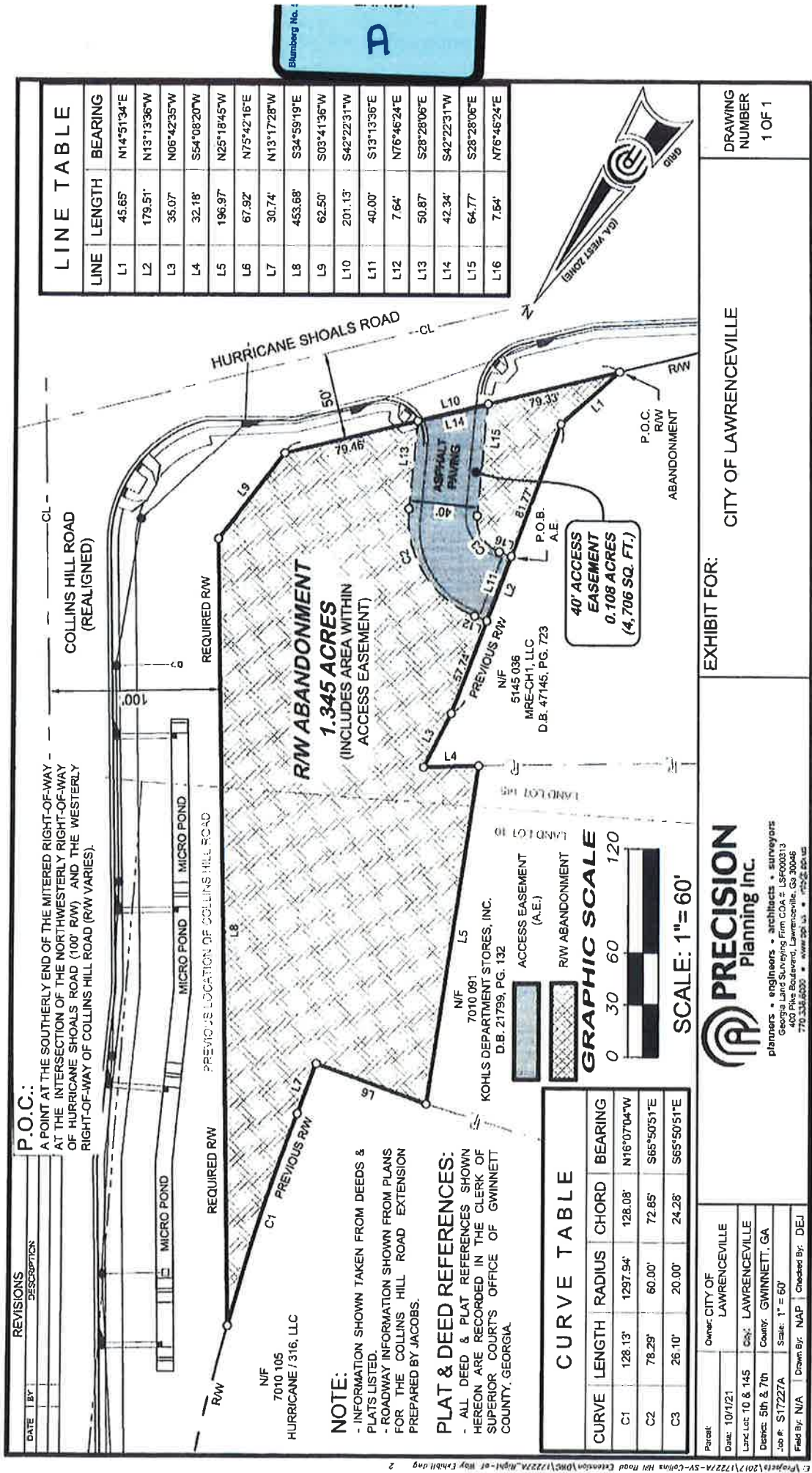
IT IS FURTHER RESOLVED AND ORDAINED that the Council hereby authorizes the Mayor, City Manager, City Clerk, and the City Attorney to take such action and execute such documents as are necessary to dispose of the abandoned property in accordance with the laws of the State of Georgia including, but not limited to, the sale of the abandoned property by sealed bids to the highest bidder. Any deed disposing of said property shall contain a provision that the transfer is subject to all existing utility easements.

IT IS SO RESOLVED AND ORDAINED this _____ day of _____, 2021.

David R. Still, Mayor

ATTEST:

City Clerk - Karen Pierce





LAND DESCRIPTION RIGHT-OF-WAY ABANDONMENT

All that tract or parcel of land lying and being in Land Lots 10 & 145 of the 5th & 7th 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 Southerly end of the mitered Right-of-Way at the intersection of the Westerly Right-of-Way of Collins Hill Road (R/W varies) and the Northwesterly Right-of-Way of Hurricane Shoals Road (100' R/W), said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and continuing along said existing Right-of-Way of Collins Hill Road the following eight (8) courses and distances, North 14 degrees 51 minutes 34 seconds East for a distance of 45.65 feet to a Point; **THENCE** North 13 degrees 13 minutes 36 seconds West for a distance of 179.51 feet to a Point; **THENCE** North 06 degrees 42 minutes 35 seconds West for a distance of 35.07 feet to a Point; **THENCE** South 54 degrees 08 minutes 20 seconds West for a distance of 32.18 feet to a Point; **THENCE** North 25 degrees 18 minutes 45 seconds West for a distance of 196.97 feet to a Point; **THENCE** North 75 degrees 42 minutes 16 seconds East for a distance of 67.92 feet to a Point; **THENCE** North 13 degrees 17 minutes 28 seconds West for a distance of 30.74 feet to a Point; **THENCE** along a curve to the left having a radius of 1297.94 feet and arc length of 128.13 feet being subtended by a chord of North 16 degrees 07 minutes 04 seconds West for a distance of 128.08 feet to a Point; **THENCE** leaving said existing Right-of-Way and continue along said required Right-of-Way of Collins Hill Road (Realigned), South 34 degrees 59 minutes 19 seconds East for a distance of 453.68 feet to a Point at the Northerly end of the mitered Right-of-Way intersection of Collins Hill Road and Hurricane Shoals Road; **THENCE** continuing along said mitered Right-of-Way, South 03 degrees 41 minutes 36 seconds West for a distance of 62.50 feet to a Point at the Southerly end of the aforesaid mitered Right-of-Way intersection; **THENCE** continuing along said Right-of-Way of Hurricane Shoals Road, South 42 degrees 22 minutes 31 seconds West for a distance of 201.13 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 1.345 acres (58,596 square feet) as shown on the Exhibit for the City of Lawrenceville, prepared by Precision Planning, Inc., dated 10/1/21.



LAND DESCRIPTION 40' ACCESS EASEMENT

All that tract or parcel of land lying and being in Land Lots 10 & 145 of the 5th & 7th 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 Southerly end of the mitered Right-of-Way at the intersection of the Westerly Right-of-Way of Collins Hill Road (R/W varies) and the Northwesterly Right-of-Way of Hurricane Shoals Road (100' R/W); THENCE continuing along said existing Right-of-Way the following two (2) courses and distances, North 14 degrees 51 minutes 34 seconds East for a distance of 45.65 feet to a Point; THENCE North 13 degrees 13 minutes 36 seconds West for a distance of 179.51 feet to a Point, said Point being **THE POINT OF BEGINNING**.

THENCE from said Point as thus established and continuing along said existing Right-of-Way, North 13 degrees 13 minutes 36 seconds West for a distance of 40.00 feet to a Point; THENCE leaving said existing Right-of-Way, North 76 degrees 46 minutes 24 seconds East for a distance of 7.64 feet to a Point; THENCE along a curve to the right having a radius of 60.00 feet and arc length of 78.29 feet being subtended by a chord of South 65 degrees 50 minutes 51 seconds East for a distance of 72.85 feet to a Point; THENCE South 28 degrees 28 minutes 06 seconds East for a distance of 50.87 feet to a Point on the aforesaid required Right-of-Way of Hurricane Shoals Road; THENCE continuing along said Right-of-Way, South 42 degrees 22 minutes 31 seconds West for a distance of 42.34 feet to a Point; THENCE leaving said Right-of-Way, North 28 degrees 28 minutes 06 seconds West for a distance of 64.77 feet to a Point; THENCE along a curve to the left having a radius of 20.00 feet and arc length of 26.10 feet being subtended by a chord of North 65 degrees 50 minutes 51 seconds West for a distance of 24.28 feet to a Point; THENCE South 76 degrees 46 minutes 24 seconds West for a distance of 7.64 feet to a Point, said Point being **THE POINT OF BEGINNING**.

Said property contains 0.108 acres (4,706 square feet) as shown on the Exhibit for the City of Lawrenceville, prepared by Precision Planning, Inc., dated 10/1/21.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION

Item:	Resolution for the Abandonment of a portion of the right-of-way of Fair Street
Department:	City Manager
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	None
Presented By:	Chuck Warbington, City Manager
Action Requested:	Approve the Resolution for the abandonment of a portion of the right-of-way of Fair Street

Summary: The attached Resolution authorizes an abandonment of a portion of the right-of-way of Fair Street with a map and a legal description delineating the section to be abandoned.

Fiscal Impact: None

Attachments/Exhibits: Resolution, map and legal description

RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that a portion of the right-of-way of Fair Street from its intersection with Gwinnett Drive to the point that the street dead ends has ceased to be used by the public to such an extent that no substantial public purpose is accomplished by leaving the street as part of the municipal street system; and

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that the abandonment and closing of a portion of the right-of-way of Fair Street as shown on the plat which is attached hereto as Exhibit "A" and described on Exhibit "B" is in the best interest of the citizens of the City of Lawrenceville;

NOW THEREFORE, the Council of the City of Lawrenceville hereby resolves and ordains that that portion of the right-of-way of Fair Street containing 0.190 acres, as shown on Exhibit "A" and described on Exhibit "B" which are attached hereto and incorporated herein by reference, is hereby declared to be closed and abandoned as a part of the municipal streets system of the City of Lawrenceville. This action is taken pursuant to O.C.G.A. §32-7-2(c) following proper notice to all property owners located on the portions of the municipal streets system closed and abandoned by this action. This abandonment is subject to any and all previous utility easements conveyed to any public or private entity or franchise holder and the easements or other property rights previously conveyed shall not be extinguished or altered by this action. The City of Lawrenceville specifically reserves an easement for all utilities located within the area abandoned.

IT IS FURTHER RESOLVED AND ORDAINED that the Council hereby authorizes the Mayor, City Manager, City Clerk, and the City Attorney to take such action and execute such documents as are necessary to dispose of the abandoned property in accordance with the laws of the State of Georgia. Any deed disposing of said property shall contain a provision that the transfer is subject to all existing utility easements.

IT IS SO RESOLVED AND ORDAINED this ____ day of _____, 2021.

David R. Still, Mayor

ATTEST:

City Clerk - Karen Pierce



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTY OR LIABILITY IS MADE BY THE SURVEYOR AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1315000008F AND THE DATE OF SAID MAP IS 9-29-2008. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

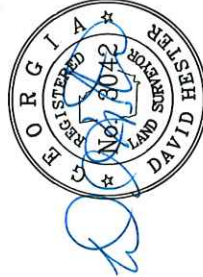
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE NATIONAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS THE NAD 83 DATUM. THE VERTICAL REFERENCE FRAME IS THE NAVD 83 DATUM. ALL DIMENSIONS AND DIRECTIONS OF DIMENSIONS SHOWN ARE IN RECTANGULAR, GROUND LEVEL, PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

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CURVE TABLE				
CURVE	CHORD L	CHORD BEG	BEARINGS	ARC LEN
G1	14.41	520734.29 E	1103.92°	14.41
G2	25.28	N27°25'55" W	1103.92°	25.28

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S207°00'00" E	102.71
L2	S207°00'00" E	75.00
L3	S207°00'00" E	75.00
L4	N62°20'54" E	62.37
L5	N62°20'54" E	127.66
L6	N62°20'54" E	75.00
L7	N62°44'28" E	123.50
L8	S207°00'00" E	102.71
L9	S207°00'00" E	102.71
L10	S207°00'00" E	102.71
L11	S207°00'00" E	102.71
L12	S207°00'00" E	102.71
L13	S207°00'00" E	102.71
L14	S207°00'00" E	102.71
L15	S207°00'00" E	102.71
L16	S207°00'00" E	102.71
L17	S207°00'00" E	102.71



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CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 100,000. THE FIELD DATA WAS COLLECTED USING A TRIMBLE 5600 SERIES TOTAL STATION AND A TRIMBLE SC-3 DATA COLLECTOR. THE FIELD DATA WAS COLLECTED USING THE FOLLOWING METHOD: SQUARES METHOD. A TRIMBLE 5600 SERIES TOTAL STATION AND A TRIMBLE SC-3 DATA COLLECTOR. THE FIELD DATA WAS COLLECTED USING THE FOLLOWING METHOD: SQUARES METHOD.

THIS PLAT HAS BEEN PREPARED BY THE SURVEYOR AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1:100,000. FEET. SEE INT.

RIGHT-OF-WAY ABANDONMENT EXHIBIT	
Southeast Capital Companies	
CS JOB NO:	20217141
DRAWING SCALE:	1" = 50'
FIELD WORK:	DT & CS
CITY:	LAWRENCEVILLE
PROJ MGR:	GEE
COUNTY:	WINNETT
STATE:	GA
REVIEWED:	DLH
LAND LOTS:	143
DISTRICT:	5th
DWG FILE:	7141-1-RWExhibit.dwg
SURVEY DATE:	10-26-2021

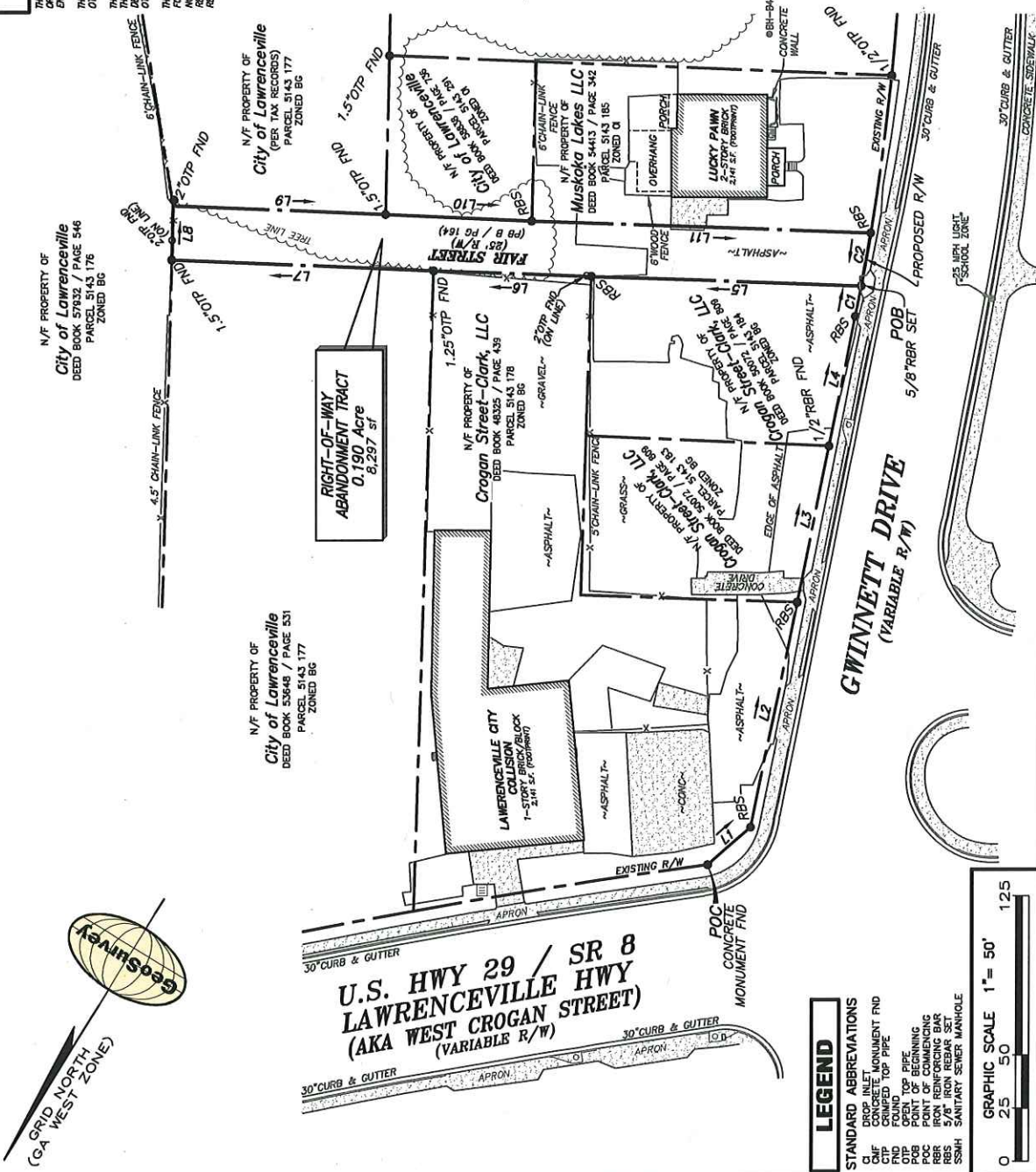


EXHIBIT "B"
Property Description
The Central Block Project
Fair Street – Right-of-Way Abandonment Tract
(12-2-2021)

All that tract or parcel of land lying and being in Land Lot 143 of the 5th District, Gwinnett County, City of Lawrenceville, Georgia, and being more particularly described as follows:

Commencing at a concrete monument found located at the northern end of a miter right-of-way intersection between the southerly right-of-way of West Crogan Street (U.S. Hwy 29 / State Route 8 / Lawrenceville Hwy)(variable right-of-way) and the easterly right-of-way of Gwinnett Drive (variable right-of-way), Thence South 17 degrees 04 minutes 42 seconds West, a distance of 26.79 feet to a 5/8-inch rebar set at the south end of said miter; Thence continuing with said easterly right-of-way of Gwinnett Drive South 20 degrees 00 minutes 00 seconds East, a distance of 107.71 feet to a 5/8-inch rebar set; Thence South 20 degrees 00 minutes 00 seconds East, a distance of 75.00 feet to a 1/2-inch rebar found; Thence South 20 degrees 08 minutes 32 seconds East, a distance of 62.37 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 14.41 feet, with a radius of 1109.92 feet, being subtended by a chord bearing of South 20 degrees 24 minutes 29 seconds East, for a distance of 14.41 feet to a 5/8-inch rebar set at the intersection of easterly right-of-way of Gwinnett Drive and the northwestern right-of-way of Fair Street (25-foot right-of-way), which is the **POINT OF BEGINNING**; Thence departing the right-of-way of Gwinnett Drive and continuing with northwestern right-of-way of Fair Street North 60 degrees 20 minutes 54 seconds East, a distance of 127.66 feet to a 5/8-inch rebar set; Thence North 60 degrees 20 minutes 54 seconds East, a distance of 75.00 feet to a 1.25-inch open top pipe found; Thence North 60 degrees 44 minutes 28 seconds East, a distance of 123.93 feet to a 1.5-inch open top pipe found at the westerly terminus of said right-of-way; Thence South 30 degrees 23 minutes 02 seconds East, a distance of 25.52 feet to a 2-inch open top pipe found at the easterly terminus of said right-of-way; Thence continuing with said southeastern right-of-way of Fair Street South 60 degrees 41 minutes 10 seconds West, a distance of 100.60 feet to a 1.5-inch open top pipe found; Thence South 60 degrees 59 minutes 15 seconds West, a distance of 69.63 feet to a 5/8-inch rebar set; Thence South 60 degrees 20 minutes 54 seconds West, a distance of 160.31 feet to a 5/8-inch rebar set at the intersection of easterly right-of-way of Gwinnett Drive and the southeastern right-of-way of Fair Street; Thence continuing with a proposed easterly right-of-way of Gwinnett Drive along a curve to the right having an arc length of 25.26 feet, with a radius of 1109.92 feet, being subtended by a chord bearing of North 21 degrees 25 minutes 56 seconds West, for a distance of 25.26 feet to a 5/8-inch rebar set, and the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.190 Acre (8297 Square Feet).



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION

Item:	Resolution for the Abandonment of a portion of the right-of-way of McArthur Street
Department:	City Manager
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	None
Presented By:	Chuck Warbington, City Manager
Action Requested:	Approve the Resolution for the abandonment of a portion of the right-of-way of McArthur Street

Summary: The attached Resolution authorizes an abandonment of a portion of the right-of-way of McArthur Street with a map and a legal description delineating the section to be abandoned.

Fiscal Impact: None

Attachments/Exhibits: Resolution, map and legal description

RESOLUTION OF ABANDONMENT OF MUNICIPAL STREET

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that a portion of the right-of-way of McArthur Street that contains 0.09 acres, more or less, has ceased to be used by the public to such an extent that no substantial public purpose is accomplished by leaving the street as part of the municipal street system; and

WHEREAS, the Mayor and Council of the City of Lawrenceville have determined that the abandonment and closing of a portion of the right-of-way of McArthur Street as shown on the plat which is attached hereto as Exhibit "A" and described on Exhibit "B" is in the best interest of the citizens of the City of Lawrenceville;

NOW THEREFORE, the Council of the City of Lawrenceville hereby resolves and ordains that that portion of the right-of-way of McArthur Street containing 0.09 acres, more or less, as shown on Exhibit "A" and described on Exhibit "B" which are attached hereto and incorporated herein by reference, is hereby declared to be closed and abandoned as a part of the municipal streets system of the City of Lawrenceville. This action is taken pursuant to O.C.G.A. §32-7-2(c) following proper notice to all property owners located on the portions of the municipal streets system closed and abandoned by this action. This abandonment is subject to any and all previous utility easements conveyed to any public or private entity or franchise holder and the easements or other property rights previously conveyed shall not be extinguished or altered by this action. The City of Lawrenceville specifically reserves an easement for all utilities located within the area abandoned.

IT IS FURTHER RESOLVED AND ORDAINED that the Council hereby authorizes the Mayor, City Manager, City Clerk, and the City Attorney to take such action and execute such documents as are necessary to dispose of the abandoned property in accordance with the laws of the State of Georgia. Any deed disposing of said property shall contain a provision that the transfer is subject to all existing utility easements.

IT IS SO RESOLVED AND ORDAINED this _____ day of _____, 2021.

David R. Still, Mayor

ATTEST:

City Clerk - Karen Pierce

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATIONN ~ F
EQUITY TRUST COMPANY
D.B. 58310, PG. 353McARTHUR STREET
RIGHT OF WAY
TO BE ABANDONED
0.09 AC.
3848 ft

LIMITS OF PUBLIC R/W

N89°03'17"W
28.22'

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DEAN C. OLSON, RLS
GA RLS NO. 2806
email: dolson@gscsurvey.com

04/28/21

DATE



SCALE IN FEET

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/18,215; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/276,076. MATTERS OF TITLE ARE EXCEPTED.

DRAWN BY: MAN

CHECKED BY: DCO

FILE: 211 & 264 MCARTHUR ST RW EX

FIELD DATE: 4-14-20

OFFICE DATE: 4-15-21

SCALE: 1"=30'

REVISIONS

#1 4-28-21: REVISE PER CLIENT

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Lawrenceville, GA 30046
Phone: (770) 299-1005

Canton Office
147 Reinhardt College Pkwy
Ste. 3 Canton, GA 30114
Phone: (770) 479-9698

Newnan Office
4046 Ga. Hwy. 134, Ste. 109
Newnan, GA 30265
Phone: (770) 424-7168

GPS NOTES:

1.) HORIZONTAL DATUM IS NAD 83.
VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LEGEND

Ø	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊙	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
WM	W.M. - WATER METER
○	RBS - REINFORCING BAR SET
○	RBf - REINFORCING BAR FOUND
○	CTF - CRIMP TOP PIPE FOUND
○	OTF - OPEN TOP PIPE FOUND
---	OVERHEAD POWER LINES
---W---	WATER LINE
---T---	UNDERGROUND TELEPHONE LINE
---G---	GAS LINE
---E---	UNDERGROUND ELECTRICAL LINE

N ~ F
C.E. SMITH
D.B. 7275, PG. 225
P.B. C, PG. 15
P.B. 55, 158-A

N ~ F
DAVID W. TYSON
D.B. 58590, PG. 634
P.B. C, PG. 15
#211

N ~ F
DAVID W. TYSON
D.B. 58590, PG. 634
P.B. C, PG. 15
#264

P.O.B.
N=1440048.05
E=2351804.90
N ~ F

250 MCARTHUR, LLC
D.B. 56773, PG. 357

*NOTE: FORMER RIGHT OF WAY OF MCARTHUR STREET WAS ABANDONED BY MAYOR AND CITY COUNCIL OF THE CITY OF LAWRENCEVILLE BY RESOLUTION NO. RES-2020-28 ON OCTOBER 26, 2020.

Plotted on: Apr 28, 2021 - B: 410m

Drawing name: G:\Survey\BND\GWINNETT\05\05_0146\211 & 264 MCARTHUR STREET\DWG\211 & 264 MCARTHUR ST RW EX.dwg

By: Matt Neall

EXHIBIT "B"

McARTHUR STREET RIGHT OF WAY TO BE ABANDONED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 146, 5TH DISTRICT, CITY OF LAWRENCEVILL, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT #4 REBAR SET ON THE EASTERLY RIGHT OF WAY LINE OF McARTHUR STREET (VARIABLE R/W WIDTH) AT GEORGIA STATE PLAIN COORDINATE OF (NAD83, GEORGIA WEST ZONE) N.1440048.05 AND E. 2351804.90, SAID #4 REBAR SET BEING THE POINT OF BEGINNING

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND FOLLOWING ALONG THE TERMINUS OF THE PUBLIC RIGHT OF WAY OF McARTHUR STREET NORTH 89 DEGREES 03 MINUTES 17 SECONDS WEST A DISTANCE OF 28.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF McARTHUR STREET;

THENCE FOLLOWING ALONG SAID WESTERLY RIGHT OF WAY LINE OF McARTHUR STREET NORTH 03 DEGREES 24 MINUTES 40 SECONDS WEST A DISTANCE OF 134.24 FEET TO A POINT;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF McARTHUR STREET SOUTH 88 DEGREES 41 MINUTES 09 SECONDS EAST A DISTANCE OF 29.34 FEET TO A #4 REBAR SET ON THE EASTERLY RIGHT OF WAY LINE OF McARTHUR STREET;

THENCE FOLLOWING ALONG SAID EASTERLY RIGHT OF WAY LINE OF McARTHUR STREET SOUTH 02 DEGREES 56 MINUTES 24 SECONDS EAST A DISTANCE OF 133.97 FEET TO A #4 REBAR SET, SAID #4 REBAR SET BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 0.09 ACRES (3848 S.F.) MORE OR LESS.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION ITEM

Item:	Purchase of new Fleet Management Software
Department:	Information Technology Department
Date of Meeting:	Monday, December 13, 2021
Fiscal Impact:	First Year Cost - \$95,265 Five Years Cost - \$230,695
Presented By:	Kyle J. Parker, Information Technology Director
Action Requested:	Approval to purchase AssetWorks EAM Software for the Fleet Department for a first-year total of \$95,265 and to authorize the Mayor to execute any necessary agreements pending the City Attorney's review. Prices are from GSA Contract #: GS-35F-317GA

Summary: The Fleet Department needs a software solution to manage assets, work orders, preventive maintenance, inspections, inventory, and reporting.

The Information Technology and Fleet Departments evaluated multiple software solutions – AssetWorks EAM, Fleetio, and Munis EAM. AssetWorks was determined to be the most feature-rich system that could meet all of the City's requirements for a Fleet software solution. AssetWorks provides Fleet asset management, service requests and work order processing, inspections and preventive maintenance tracking, mobile applications for using tablets and smartphones, inventory management, and customized reporting.

Additionally, Gwinnett County utilizes the AssetWorks system which will allow us to automate importing of fuel usage from Gwinnett County regularly to drive inspections and preventive maintenance. AssetWorks has built integrations with Munis to allow information sharing across AssetWorks and our Munis ERP system. The AssetWorks EAM software solution can also be used by our Facilities Department. The system can be implemented for Facilities in the future for the cost of the implementation and training services; there would be no additional cost for the SaaS services.

Fiscal Impact: The first-year costs for AssetWorks totals \$95,264.79. First-year costs are broken down into implementation - \$65,340.39 and SaaS Hosting - \$29,924.40. Additional years require a SaaS hosting fee starting at \$29,924.40 and increasing by 5% each year.

This project is funded by the Capital Outlay Fund (3551535-541000). Project 02-016. Prices are from GSA Contract #: GS-35F-317GA

Attachments/Exhibits:

AssetWorks FleetFocus SOW - Lawrenceville GA 11.10.21.pdf

AssetWorks EAM GSA Order Q-05567-5.pdf



STATEMENT OF WORK

City of Lawrenceville GA

Q-05567



**AssetWorks EAM Asset, Inventory and Maintenance
Management Applications
11.10.21**



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AssetWorks EAM Introduction

AssetWorks is pleased to partner with City of Lawrenceville, Georgia (LAWRENCEVILLE) for a successful implementation of the AssetWorks EAM asset and maintenance management application for its Fleet assets. This Statement of Work (SOW) identifies the tasks required for the implementation of the AssetWorks EAM solution. This SOW is based on AssetWorks' current understanding of the requirements and AssetWorks' previous experience with similar engagements.

AssetWorks recommends LAWRENCEVILLE use AssetWorks' expertise and consulting resources to ensure a timely and cost-effective implementation. AssetWorks offers a variety of services ranging from workflow re-engineering to general business and technical consulting.

To best facilitate the implementation, AssetWorks urges LAWRENCEVILLE to formally identify a core team of members from each of the critical business groups who will participate in or be affected by the project implementation. This involvement must come from all parties. This core team should be both technically qualified and knowledgeable of their groups' business practices. These individuals will be responsible for spearheading the system configuration, data mapping, and workflow tasks to ensure a feasible and effective production rollout.

Circumstances may necessitate changes to the tasks and/or time estimates, at which time AssetWorks and LAWRENCEVILLE will discuss these changes in good faith at their earliest opportunity.

Implementation Approach

In this document, AssetWorks has provided a detailed Statement of Work, which outlines our proposed implementation approach for the initial implementation of the AssetWorks AssetWorks EAM solution for the LAWRENCEVILLE. AssetWorks implementation approach is built around industry and business standards for software implementation and project management. This standards-based approach allows us to focus on implementing the solution and focusing on those aspects of the project that represent the biggest challenges. This flexibility facilitates adjustments to the project implementation to accommodate the nuanced needs of our various customers and has yielded successful implementations for all our current and past customers.

AssetWorks follows a collaborative approach to the implementation effort, engaging LAWRENCEVILLE staff in each step of the process. This approach is built upon a foundation of knowledge transfer. As we work through the implementation together, LAWRENCEVILLE staff will become increasingly knowledgeable and experienced with the product, how and why configuration decisions were made, how the data was organized and loaded, and how to manage and execute workflows within the system. In our experience this approach leads to the quicker adoption of the solution by the organizations staff, and results in a much smoother transition from implementation to operations and enables the customer to take full ownership of the solution.



AssetWorks EAM Project Task Descriptions

WBS A.1.0 Initiation

WBS A.1.1 Project Management Services

Project kick-off and planning

AssetWorks will facilitate a remote project kick-off meeting wherein we will review the project timeline, identify roles and responsibilities and discuss status reporting with LAWRENCEVILLE staff.

AssetWorks recommends LAWRENCEVILLE appoint a core project team for the implementation stage with representatives from all functional or operational areas of LAWRENCEVILLE's business. This core group must have the authority and charter to make appropriate decisions regarding the implementation. The core group representatives should have complete knowledge and familiarity with LAWRENCEVILLE's operations and objectives. They will form most of the roll-out team later in the project. LAWRENCEVILLE project team will define their roles and responsibilities and establish project standards and controls.

LAWRENCEVILLE will appoint a dedicated Project Manager, Subject Matter Project Leads, and supporting personnel from the designated LAWRENCEVILLE functional and operational areas. LAWRENCEVILLE Project Manager will lead the overall LAWRENCEVILLE project team and be responsible for LAWRENCEVILLE personnel and resources on the project. The Project Leads will be responsible for assisting AssetWorks with the configuration and implementation of AssetWorks EAM and for facilitating decisions among the core maintenance group.

Project management and oversight

AssetWorks will provide project management and oversight services to execute the project plan. The AssetWorks project manager will coordinate AssetWorks project activities. AssetWorks will provide the following project management services:

- Serve as the main point of contact for LAWRENCEVILLE Project Manager
- Coordinate of project resources and work so that milestones are met in an efficient manner; tasks will be designed to minimize implementation time and cost while taking into consideration resource and time constraints such as LAWRENCEVILLE staff availability
- Work with LAWRENCEVILLE to manage risks throughout the project
- Present progress to LAWRENCEVILLE Project Manager and/or to LAWRENCEVILLE Project Sponsors (as required)
- Attend project related meetings as needed to ensure timely resolution to open issues and action items
- Develop project deliverables
- Manage approval/sign-off processes
- Manage action items
- Manage scope control
- Maintain project schedule and scheduled meetings



The AssetWorks Project Manager will ensure that sufficient resources are available to implement the system in accordance with the project requirements. The AssetWorks Project Manager will monitor the project resources to ensure quality delivery of services and that the deliverables are completed in accordance with the project requirements.

AssetWorks will assign a Professional Services Manager to provide additional subject matter expertise, monitor the project resources and budget, and ensure quality delivery of services. The Professional Services Manager is LAWRENCEVILLE's first escalation point for any issues arising during the project while the Program Manager will provide executive level communication and support.

Deliverables for Project Management Services

- Complete Project Kick Off
- Update to relevant status reports prior to status meetings
- Manage action items, issues and risks
- Facilitate monthly status meetings

LAWRENCEVILLE is responsible for all deliverables not specifically included above.

WBS A.1.2 Hardware Acquisition

AssetWorks recommends the following hardware configuration and hardware specifications for the LAWRENCEVILLE's implementation. Any recommendations noted in this SOW are subject to change and defer to AssetWorks EAM product documentation available on AssetWorks' customer site, the Community.

Workstation Specifications

A machine that meets the following specifications is recommended:

- 8 GB RAM
- 25 GB available hard disk space
- Mouse and Keyboard
- Minimum 17" Monitor (minimum resolution 1024 X 768)
- 10/100/1000 Mbps Ethernet NIC

Additional Requirements for Any Configuration

In addition to the above, AssetWorks also recommends LAWRENCEVILLE procure the following:

- An appropriate number of printers
- AssetWorks recommends 19" monitors to take better advantage of the AssetWorks EAM screen and window capabilities.

Customers are responsible for any site preparation or construction or communications or cabling infrastructure. This is mainly for customers implementing projects with additional hardware such as for KeyValet, FuelFocus, etc.



If this is the case, further scope will be listed later in the statement of work or supporting AssetWorks Product documentation surrounding those requirements and is available upon request.

WBS A.1.3 Software Installation Services

Database and applications

As part of going SaaS with AssetWorks, we will create the non-production and production AssetWorks EAM environments as well as a reporting environment. AssetWorks Customer Care will work with the AssetWorks Project Manager to schedule the installations and provide updates accordingly for project schedule purposes.

Once installed, the URL and login information to the production and non-production system will be provided to LAWRENCEVILLE. It is recommended, when possible, that the LAWRENCEVILLE have separate workstations and/or tablets for technicians to login to the system to maximize the efficiency of capturing real-time labor and avoid the delays in updating work orders with notes, labor, etc. that would come with shared computers. All workstation and browser recommendations are contained within product documentation and can be provided on request. A chart is listed below, however that is subject to change with new releases and updates from the AssetWorks Product Management team.

The LAWRENCEVILLE will also be provided with the details of the reporting instance's connection information.



Browser Versions

Supported for use of Web Modules on both Desktop and Tablet Operating Systems

	IE 11	Edge Chromium	Chrome
18.0.x	x		x
19.0.x	x		x
19.1.x	x	x	x
20.0.x	x	x	x
20.1.x	x*	x	x
21.0.x		x	x
21.1.x		x	x
Primary certifications performed in Windows-based desktop operating system environments. Other supported operating systems or platforms may have specific limitations per-device based on hardware or software. Internet Explorer compatibility mode is not supported. Firefox has known compatibility issues and is not recommended. *Mapping is not supported if using IE11.			

Deliverables for Software Installation Services

- Installation of AssetWorks software in a production and non-production environment
- Reporting database connection information for use with the Crystal report writer license



WBS A.2.0 Discovery

WBS A.2.1 Current State Discovery

Current State Questionnaires & System Overview

Shortly after the project kick off meeting, AssetWorks will send to LAWRENCEVILLE a series of current state questionnaires for LAWRENCEVILLE to fill out and return to AssetWorks. These questionnaires cover topics such as work order management, materials management, fuel and financial tracking and billing.

Once returned, AssetWorks will schedule sessions to review these with the customer and ask further questions. These documents are critical to understanding LAWRENCEVILLE's daily operations, key drivers and project expectations and serves as the baseline for completing the system design and setup consulting sessions.

AssetWorks will also conduct, post kick-off meeting, a short "Day in the Life" overview session of the basic portals for work management solutions and user-role based workflows commonly used in a maintenance organization to assist in the facilitation of change management for the core project team to the AssetWorks EAM system.



<CUSTOMER>

Understanding the Financial Tracking and Billing "As-Is"

General Questions

1. Describe the staff currently involved in the financial tracking process. Please include any accounting staff and any fleet staff and their responsibilities.

Respondent(s):	
Answer:	
2. Are transactions tied to a General Ledger (GL)? What system is used for GL tracking?

Respondent(s):	
Answer:	
3. Is there an interface involved from any system (Fleet, Access database, etc.) to the financial system for GL transactions?

Respondent(s):	
Answer:	
4. Are there approval/review processes in place that are followed before the GL transactions are processed?

Respondent(s):	
Answer:	
5. What determines what GL will be used for the type transaction? Does each equipment have its own GL account tied to it or is some other method of accounting used to identify maintenance costs?

Respondent(s):	
Answer:	
6. Provide an example of the GL account structure.

Respondent(s):	
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WBS A.3.0 Design

WBS A.3.1 System Design Services

System Design & Setup Consulting

After the discovery session, AssetWorks will lead system setup sessions to complete the coding conventions for equipment numbering, equipment classes, repair codes, PM schedules, PM parameters, PM checklists, and other items. AssetWorks will also review the setup for all the modules being implemented as part of this project.

LAWRENCEVILLE's preparation for this engagement includes the assimilation and distribution of relevant inventory, purchasing, operations, and maintenance data prior to the meeting. The goal for these meetings is to achieve at least 90% of the standard coding schemes and business practices required for system roll-out. The coding schemes listed on the agenda will be defined based on best practices with AssetWorks making recommendations as we better understand the LAWRENCEVILLE's standards (e.g., tasks (6-9 digit), work accomplished codes, condition ratings, position, etc.) and with maintenance classes like NAFA or AWPA.

One of the strategies for success during this project that AssetWorks uses is to actively utilize the AssetWorks EAM Starter Database. The AssetWorks Professional Services team has jointly architected this based on the experience of hundreds of past deployments and it is consistently refined each product release to be optimized for an asset maintenance organization. It contains many industry-standard coding schemas, user groups with baseline security setup, best practice workflow settings and pre-configured portals designed for the LAWRENCEVILLE to review and make modifications to versus creating brand new coding structures.

This approach ensures that customers get up and running more quickly and allows for a greater engagement on making informed decisions and facilitates stronger change management to new processes as workflows can be quickly demonstrated. The starter database will be installed in the Production and Test environment with the test version containing sample assets, classes, parts, etc. This is intentional so that post each setup session a customer can login to practice and learn the system allowing for an easier transition time to the new application and processes along the way. AssetWorks has found to create a stronger user adoption for the core project team who then extend that knowledge more easily down to the end users at go live.

Deliverables for System Setup Consulting Services

- Conduct multiple remote sessions (12 setup sessions) to review core codes, starter database and discuss initial workflow design conversations; services are fulfilled at the conclusion of the sessions with the understanding additional follow-up is to occur during the System Configuration Services phase.

System Setup Session Topics by User Role – see <i>Application Design Guide</i> for topic breakdown		
Session #	AssetWorks EAM System Setup Meeting	Customer User Role(s)
1	AssetWorks EAM Application Overview & New User Orientation	Core Project Team



2	Organization Structure	Core Project Team Program Office Manager Finance Manager
3	Application Security & Equipment Management - Part 1	Core Project Team Asset Manager IT / Network Administrator
4	Equipment Management - Part 2	Core Project Team Asset Manager Program Office Manager
5	Work Management – Part 1	Core Project Team Supervisor Lead / Technician Lead
6	CHECKPOINT – Progress Review	Core Project Team
7	Work Management – Part 2	Core Project Team Supervisor Lead / Technician Lead
8	Warranty & Fuel	Core Project Team Fuel Manager Warranty Administrator
9	Materials Management	Core Project Team Storekeeper Lead
10	Purchasing	Core Project Team Storekeeper Lead
11	Financial Tracking	Core Project Team Finance Manager
12	Portals and Options	Core Project Team

Finalize data definition and workflows

LAWRENCEVILLE will take “action items” from the System Set-up Consulting sessions to finalize the definition of all relevant AssetWorks EAM data elements and work processes, including maintenance, parts management, procurement, and other job functions. LAWRENCEVILLE’s deliverable for this task is to complete documentation of LAWRENCEVILLE’s definitions for all applicable AssetWorks EAM data elements. This deliverable is a critical prerequisite to the configuration of the system. AssetWorks will work with LAWRENCEVILLE to prepare this documentation. It is recommended to work on these items as soon as possible following setup overview sessions to ensure a more complete comprehension of the material being covered.



During the data definition process, LAWRENCEVILLE will also be asked to start collecting certain data as the items are covered during the system setup consulting sessions. This data may be converted and loaded to the application based on the project timeline in conjunction with the other setup tasks for the various modules licensed.

AssetWorks will also work with LAWRENCEVILLE team to configure AssetWorks EAM per the discussed workflow in the system setup consulting sessions. This configuration will build on the setup defined with LAWRENCEVILLE core team and will focus on specific decisions, such as location options, department settings, etc. LAWRENCEVILLE will be required to perform setup tasks as assigned by AssetWorks.

WBS A.4.0 Build

WBS A.4.1 System Configuration Services

Configure and Review Pre-Setup Starter Database Modules and Portals

AssetWorks will review settings to setup desired workflow and provide an orientation for the following modules:

- Enterprise Portal – The Enterprise Portal module is a web-based alternate end user interface to the base application logic. The module provides a familiar look-and-feel to grid and tabs, function buttons, and screen menus, while removing the need for a client-side (GUI) installation. Users have access to all the same screens and functions as through a GUI but now access the screens through a standard web browser. It is primarily used for application setup and system administration management of AssetWorks AssetWorks EAM FA in complement to the Shop Activity web portals.
- Shop Activity Module – The Shop Activity module manages workflow driven portals for activity happening in a shop or out in the field and with an external customer.
 - Work Management Module - The Shop Activity Work Management Portal is designed to provide supervisors with access to all the screens and functions required during their workday. Supervisors can use the portal to do the following: view and assign work, view current status of employees on the shop floor, view equipment repair history, service requests, and messages, request or post parts for work orders, create and update test results related to work orders, complete PM checklists for PM and inspection services, enter complaint, cause, and correction detail for repairs performed, add comments and notes to work orders, create new work orders, create new service requests, and assign employees to existing work orders.
 - Technician Module - The Shop Activity Technician Portal is designed to provide technicians with access to all the screens and functions required during their workday. Technicians can use the portal to do the following: view work assigned to them, log on and off of tasks, view equipment repair history, service requests, and messages, request or post parts for work orders and view status of past requests and postings, add comments and notes to work orders, create and update test results related to work orders, complete PM checklists for PM and inspection services, enter complaint, cause, and correction detail for repairs performed, create new work orders, manage service requests, and print work orders.
 - Storekeeper Module - The Shop Activity Storekeeper Portal is designed to provide storekeepers with access to all the screens and functions required during their workday. Storekeepers can use the portal to perform the following functions: manage part requests or requisitions, order parts, and create new parts.
 - Service Request Module - The Service Request Portal is designed for deploying and displaying Service Request entries. It gives your organization the option to relieve the burden on shops or call centers that record requests from employees and operators for asset maintenance or vehicle



- service by allowing individuals to log the requests themselves. Using the kiosk feature eliminates the need for each operator to have a login for entering and displaying vehicle service requests.
- Notification Module – The Notifications module provides instant alerts of important information and scenarios for better communication and tracking. A collection of out-of-the-box notification scenarios are provided. AssetWorks will assist in the configuration of up to 3 “out of the box” notifications for customer use. This module is included in base AssetWorks EAM FA.
 - Ad Hoc Query Module - The Ad Hoc Query Module provides secure ad hoc query capabilities. It allows users to build their own queries, format the display of the results, export the results, and save queries for future use and sharing with others. AssetWorks will review a sampling (3) of the created, out of the box ad hoc queries. AssetWorks will not create new customer specific custom reports. AssetWorks will show LAWRENCEVILLE how to adapt one report and in addition, how to setup permissions for reports. This module is included in base AssetWorks EAM FA.
 - Reporting Module – The Reporting Module takes data stored in your database and reformats it into information that can assist in effectively managing operations. At the same time, it opens visibility into your operations by publishing professional reports over a zero-client, browser interface. The Reporting Module will provide standardized reports as well as accessibility to real-time data and report automation using Crystal Reports; training on Crystal Designer is not included and modification of out of the box Crystal reports by AssetWorks is not included in this scope of work.
 - KPI/Dashboards Module - The Dashboard Module provides real-time access to your database through easy-to-interpret, out-of-the-box gauges and charts. Dashboard elements provide instant insight into your maintenance key performance indicators via a standard web browser. You may provide access to dashboards to anyone in your organization with an authenticated login, without the need to install any software on their machines. AssetWorks will review and make the following dashboards available for use:
 - Fleet Availability
 - Work Order Aging (WO's by # of Days Opened)
 - Direct vs Indirect Labor last 7 days
 - Pending Service Request's by Session Location (*uses the logged in User's location to filter SRs)
 - MobileFocus Enterprise - MobileFocus is a suite of software applications that allows integration of system applications with mobile devices. This makes the applications portable, enabling employees to access and update data related to work orders, asset meter readings, asset main records, part transactions, PMs and inspections and submit service requests from where the work occurs rather than “tied” to a PC or kiosk.
 - Billing Module - The Billing Module is designed for review, adjustment and editing of transactions, for the purpose of billing out work order transactions, fuel transactions, end of the month charges, special fees, motor pool usage and more. A short overview will be given on this module. However, there are no services included in this statement of work to set this up as it requires further discussion with the customer to decide if this is needed as part of the implementation. If it is decided that it will be used, a change order will be required.

Module system orientation sessions are approximately each 2 hours in length covering one or more of the topics listed above. AssetWorks maintains an “Application Design Guide (ADG)” checklist covering System Setup and various configuration tasks and which also documents business decisions and application setup and configuration decisions for all in scope to be utilized. Utilizing that guide, AssetWorks will schedule sessions with LAWRENCEVILLE and recommend the types of resources required. An example screenshot of this document is located below.

Application Design Guide (ADG)



AssetWORKS				FleetFocus FA Project Implementation Guide Customer: <INSERT NAME>												
System Setup	Data Load Sequence	Session Number (2.4 Weeks)	Session Number (2.4 Month)	Functional Group	Screen Name	Key/Import	Current Business Process	FleetFocus FA Setup/Decisions	Assignment Detail	Use Starter Database Values? (As-Is, Modify, Remove, No Values)	Example Data in Starter Database? (Y/N)	Assignment Status	Responsible Resource	Baseline Due Date	Current Due Date	Data Load Import Template Number
1	16	1	1	Organization Structure	Locations	Key/Import					Y					
2	11	1	1	Organization Structure	Addresses	Key/Import				No Values	N					
3	13	1	1	Organization Structure	Departments	Import					Y					
4	10	1	1	Organization Structure	Calendars	Key					Y					
5	9	1	1	Organization Structure	Accounts	Import					Y					
6	19	2	4	Organization Structure	Employee - Primary Information	Key/Import				No Values	N					
7	26	2	4	Organization Structure	Operators - Primary Information	Import				No Values	N					

In addition, AssetWorks will consult with LAWRENCEVILLE to configure the modules to facilitate the workflows for the maintenance and back-office functions. Configuration includes:

- Assigning user groups for specific functions
- Initializing (out of box) notifications to facilitate business processes
- Creating custom menus for specific user groups

Deliverables for System Configuration Services

- Setup configuration completed in the production database
- Production database available to re-fresh (database restore) the non-production database for customer review.
- Overview of all customer purchased modules and setup of those modules with decided workflows and processes from system setup consulting sessions.

WBS A.4.2 Data Conversion Services

Data Loading

AssetWorks will provide a training session for data loading for LAWRENCEVILLE administrators. A user with a solid understanding of Microsoft Excel will likely be able to grasp this tool and process very quickly. LAWRENCEVILLE staff will use the AssetWorks Data Loader tool to load its data into AssetWorks EAM. Data loading tasks occur during the System Design and Configuration Services phase so that the project progresses naturally with items being taught and configured to encourage customer retention and engagement to meet project schedules.

Assist with Data Loads for Equipment, Parts and Summary Cost History



LAWRENCEVILLE will extract the agreed-upon data from its current systems and files (paper, PDFs, XLS, etc.) where it stores data to be converted. AssetWorks will consult with LAWRENCEVILLE on data “scrubbing” or “cleansing” legacy LAWRENCEVILLE data but will not be responsible for the final cleansed data. LAWRENCEVILLE will be responsible for populating AssetWorks EAM with approved and “clean” LAWRENCEVILLE data.

AssetWorks will provide Microsoft Excel™ templates to assist in loading data into AssetWorks EAM.

LAWRENCEVILLE will convert only the data that maps into AssetWorks EAM. Data that does not map into AssetWorks EAM will not be converted. Further, only data elements that can be entered on a AssetWorks EAM screen are part of this conversion. LAWRENCEVILLE, with assistance from AssetWorks, will use AssetWorks EAM’ data loading processing feature to load the data on these screens.

LAWRENCEVILLE will provide the data in the properly formatted spreadsheets (per AssetWorks’ specification) for loading into AssetWorks EAM. AssetWorks makes the following assumptions about the data from LAWRENCEVILLE’s legacy system(s):

- The data files to be loaded into AssetWorks EAM will be text-based flat files with one row of data per asset or per part.
- AssetWorks will not provide services to manipulate or move data from LAWRENCEVILLE files into AssetWorks provided data templates.
- LAWRENCEVILLE will provide the data to load into in the format of the data load files provided
- LAWRENCEVILLE will provide each test data file and each production data file in the same format.
- LAWRENCEVILLE will use default values for any data element that AssetWorks EAM requires that is not in the data file.
- LAWRENCEVILLE will convert only master equipment records, master part records and summary cost history (summed totals of data by year and month) records. If some of this data is not available, the project hours can be utilized for further items such as training.
- AssetWorks will convert only these fields for summary cost history:
 - Fuel Quantity and Cost
 - Alternative Fuel and Cost
 - Repair Labor
 - Repair Parts
 - Repair Commercial Labor
 - Repair Commercial Parts
 - PM Labor
 - PM Parts
 - PM Commercial Labor
 - PM Commercial Parts
 - Meter Readings
 - Equipment Downtime hours
 - Fixed Monthly Costs – broken out to 7 fields
- AssetWorks will not provide services to load historical work order detail.
- AssetWorks will provide services to load the next PM due date and last meter PM performed information as part of this scope of work, shortly before going live.



- AssetWorks will not provide services to convert current open or historical purchase order or receipt detail from a legacy system.
- AssetWorks will assist in the form of troubleshooting errors in data load runs and providing direction in the mapping of legacy data elements to AssetWorks EAM fields.
- AssetWorks will load a maximum of 300 fleet active assets as well as defined active components; active defined as the ability to write a work order for the asset or component.
- AssetWorks will load a maximum of 2 inventory locations with a maximum of 15,000 parts per inventory location. AssetWorks will review the 2 inventory location's data prior to load for data integrity purposes to ensure it supports application functionality however, the customer is responsible for the accuracy of the data such as descriptions, part numbers and prior to go live, the quantity on hand and current part price. After the initial 2 inventory locations are loaded, AssetWorks will train the customer on how to load additional inventory locations. The customer will be responsible for ensuring all parts in the data loads were loaded fully into the application and AssetWorks will assist in training on how to verify this using the application and various out of the box reports or ad hoc queries as required.
- All data loads by AssetWorks indicates a one-time load. After initial load data is to be updated manually in the AssetWorks EAM system by the customer for incremental changes up to go live and cutover into a Production system. These data loads are typically done towards the end of the project and shortly before testing, training and go live to minimize any manual updates that might need to be done.
- There will be other data required to load as part of the project such as accounts, departments, operators, equipment classes, etc. and these will be loaded by LAWRENCEVILLE but with guidance from AssetWorks and after receiving data loader training from AssetWorks. This will help to ensure the LAWRENCEVILLE continues to learn the system and how the data loading process occurs for future system maintenance and updates.
- All data loads are to be reviewed by AssetWorks to ensure data is optimal before being loaded to the Production system before the go live cutover, even if LAWRENCEVILLE is loading the data.

Conversion of Specific Data

AssetWorks and LAWRENCEVILLE will jointly resolve issues arising out of the data translation, including codes (if any) to be changed. AssetWorks will help LAWRENCEVILLE finalize the data mapping and identify the sources for each data element. LAWRENCEVILLE will be responsible for mapping old codes into new codes (i.e., translating) within the data set to be converted. All converted data must map to an existing data field in AssetWorks EAM and adhere to the validation of that field and the overall AssetWorks EAM application, as all data loaded goes through the application interface or authorized tool to ensure data integrity in the customer's new system.

Data Conversion Testing and Validation

After AssetWorks and LAWRENCEVILLE have jointly documented the data mapping and data load process, LAWRENCEVILLE will test the results from the data extractions. This process will require involvement from LAWRENCEVILLE Information Technology personnel supporting the existing systems.

Deliverables for Data Conversion Services

- One-time load of Fleet Equipment and Component data (adheres to limits listed above)
- One-time load of Parts Inventory data (adheres to limits listed above)
- One-time load of Summary Cost History (adheres to limits listed above)
- Delivery of data load training to customer system administration staff.



WBS A.4.3 Technical Services**Configure Fueling System Import**

To provide a very straightforward and flexible solution, AssetWorks proposes that LAWRENCEVILLE use AssetWorks EAM' Automated Fuel Systems screen to define its fuel import. The base application includes this screen, with which end users can create fuel import definitions for use with the Automated Fuel Tickets screen. Using this screen, LAWRENCEVILLE could build its own import for processing fuel transactions from its 3rd party fuel system. This process does require a manual step to import the file. The file must be located on and run from the application server; this can be done with a mapped drive to the user's local desktop or a shared folder. It is the responsibility of the LAWRENCEVILLE to setup up the mapping of a local drive or permissions for the user to access the application server to run the file or if the customer is installed on AssetWorks' servers than they will need to use the FTP credentials and locations provided by AssetWorks to place the fuel file for upload.

AssetWorks will assist LAWRENCEVILLE in defining one fuel import from the 3rd party fuel system using AssetWorks EAM' fueling system import feature. LAWRENCEVILLE will provide AssetWorks a sample fuel file with appropriate data layout definition documentation for the fuel system's data file. The files shall be fixed width or comma separated.

The below fields are available for import to the Automated Fuel Ticket screen in AssetWorks EAM. Many of these fields use validated lists which must be populated by LAWRENCEVILLE. The data in the import file must match the data available in AssetWorks EAM. This process does not allow for data translation, for example, translating differing fuel types between the 3rd party system and AssetWorks EAM.

- Equipment Identifier
- Date/Time
- Account ID
- Employee ID
- Site/Pump/Tank ID
- Product ID
- Reversal Indicator (must be Y or N)
- Transaction Code (for limiting the type of transaction to be processed)
- State/Province (hardcoded list)
- Vendor ID
- Meter 1/2 readings
- Fuel or Fluid Quantity
- Fuel or Fluid Price (or Fuel or Fluid Total Cost)
- Miscellaneous Cost

Deliverables for Configure Fueling System Import

- Setup one 3rd party fueling system in the AssetWorks EAM Automated Fuel Screen as a template in both production and non-production.
- Run in a test file in the non-production setup and confirm any necessary changes for production.



Existing AssetWorks EAM Integrations and Initiatives

AssetWorks will provide services to implement the following existing AssetWorks EAM integrations. Services are to include setup in AssetWorks EAM, installation of the integration, configuration in MAXQueue (proprietary middleware), testing in a non-production environment and rollout in a production environment. The following existing integrations have been included:

Existing Integration / Initiative Name	Functional Description
MobileFocus SmartApps	MobileFocus SmartApps Scope AssetWorks will provide services to install SmartApps and perform base AssetWorks EAM configuration to support the apps used by the customer as well as test the configuration. • Scope to include setting up two smart apps with up to 16 hours available. • The Inspections App will provide for one “test results” setup and be conducted as a train the trainer for the Customer to complete any additional test results needed. • All end users must have a AssetWorks EAM user account (password required on user account) created with an attached operator account. • SmartApps does not support single sign on (SSO). • Where applicable, standard training materials will be utilized; scope does not include customized training materials. • Training is delivered as “train the trainer” for system administrators; end user training is not included unless otherwise noted. • Customer may be required to upgrade if new features are available for the module that are considered necessary for the project success. • Customer will be responsible for working with the AssetWorks’ Professional Services to move the module into a production environment.
MobileFocus FleetConnect	MobileFocus FleetConnect Scope <u>Install / Configure</u> • Install the MobileFocus licenses for the AssetWorks EAM application. • Configure the data services on the server for use of the mobile solution. • Configure the AssetWorks EAM application for MobileFocus FleetConnect use on tablet devices. This will include the review and setup of users for using FleetConnect on tablet devices and the setup of the program security options to designate user groups who will have access to the specific MobileFocus modules. <u>Training</u> • AssetWorks will provide a structured training session to the users of the FleetConnect solution to include preparation and delivery of standard training materials to facilitate learning the FleetConnect workflows, and a guided walk-



Existing Integration / Initiative Name	Functional Description
	through of the solution to facilitate users learning to use the FleetConnect functionality. • Training will be oriented both towards system administrators and end users; includes a maximum of 10 trainees. MobileFocus Fleet Connect Assumptions • Up to 24 hours are available for this task. • AssetWorks will train up to 10 users to use the FleetConnect mobile application. • Where applicable, standard training materials will be utilized; scope does not include customized training materials. • Customer may be required to upgrade if new features are available for the module that are considered necessary for the project success. • Customer will be responsible for working with the AssetWorks' Professional Services to move the module into a production environment.

WBS A.5.0 Train & Test

WBS A.5.1 Pre-Training Testing Services

Prepare Standard Test Plan

AssetWorks will first provide its standard AssetWorks EAM test plan. LAWRENCEVILLE is responsible for any changes to the test plan. The test plan will consist of but not be limited to the following functional and data validation test cases:

- Add and modify equipment primary information
- Add and modify parts primary information
- Open a repair order and a PM order for an equipment unit
- Charge labor to the work orders and verify the charges of hours and costs
- Charge inventory parts to the work orders and verify the charges of quantity and cost as well as proper inventory relief
- Charge commercial charges to the work orders and verify the charges of labor and parts
- Close the repair and PM orders
- Verify work order charges (labor, parts and/or commercial services)
- Adjust parts inventory both upward and downward
- Click on and generate a standard Crystal reports
- Verify a sample of asset master records
- Verify a sample of part master records



Testing Methodology

AssetWorks organizes its user testing into functional groups and works with LAWRENCEVILLE to identify the appropriate internal group to participate in testing for their designated functional group(s). Prior to the testing session, AssetWorks will verify the security and access control functions for User Groups with LAWRENCEVILLE. Each group will work through all test cases for a functional group in a single session and document the results. At the end of the testing session, all results are to be submitted to AssetWorks to review with LAWRENCEVILLE.

If a test case was unable to be completed, the cause will be determined, whether it is further training and/or additional configuration needed. If the failed result is not related to training or configuration, it will be submitted to AssetWorks Customer Care to be reviewed and resolved or passed to AssetWorks Product Management for further analysis. Depending on those results, it may require the customer to either upgrade immediately or in a future release and/or decide if the item is critical for the initial go live phase. The core LAWRENCEVILLE project team will make this decision with AssetWorks acting in an advisory role.

The test cases will be repeated until all cases are documented as passed, by each designated group at LAWRENCEVILLE for each relevant functional group as determined by project needs. Note that a project team may opt to not elect to use all core system functionality for the initial project launch. As such, the group will discuss, document, and agree to remove specific test cases in this even from the standard test plan.

All core functional groups are listed below but not limited to these example topics in associated testing areas:

1. Purchasing - replenishment, purchase orders, receipts
2. Asset Management - campaign/recalls, adding/modify equipment
3. Work Management - work orders, service requests, logging time, part requests
4. Materials Management - issuing parts, adding parts, inventory counts, inventory transfers

Testing Document Example:





Add and Modify Equipment Primary Information The following tests will all be performed in the Enterprise Portal Screens				
Test #	Test & Expected Result	Pass/ Fail	Comments	Tester
1	Add and Modify Equipment Primary records Add records 1. Click Screens 2. Search for Fleet Equipment, Component or Stationary Equipment 3. Click New icon 4. Enter the following required fields: • Basic Info - Equipment ID • Basic Info - Model year • Basic Info - Manufacturer ID • Basic Info - Model ID • Basic Info - Equipment type • Basic Info - Description • Basic Info - Serial number • Meter Info - Equipment class for meter types • Classes - Equipment class for: Maintenance • Classes - Equipment class for: PM Program • Classes - Equipment class for: Standards • Classes - Equipment class for: Rental rates • Classes - Equipment class for: Resources • Classes - Asset category ID • Locations - Location type: Assigned PM • Locations - Location type: Assigned Repair • Assignments - Department ID • Assignments - Department to notify for PM • Accounts - Account ID for Assignment/WO (depends on option) • Status - Life cycle status code ID • Authorization – Work orders (set to Y as needed) • Authorization – Usage tickets (set to Y as needed) • Authorization – Fuel tickets (set to Y as needed)			

Support System Test Plan Execution

AssetWorks will support the core LAWRENCEVILLE team as they test the AssetWorks EAM system features to display the converted data in the test environment, according to the above standard test plan and methodology. The objective is to be able to run through the various testing scenarios, validate the data and system configuration, identify areas for adjustments, and facilitate retesting where needed.

This test plan will be executed according to the schedule agreed upon by LAWRENCEVILLE and AssetWorks during the project. AssetWorks will provide remote support for system testing for up to 4 hours. LAWRENCEVILLE will perform and document the test results within 30 days of receiving the standard test scripts.

Deliverable for Testing Services

- Deliver AssetWorks EAM out of the box user test scripts to the customer
- Support the customer with questions as customer performs and documents test results



WBS A.5.2 Training Services

The training will be role-based and will differ for trainees from the various organizational and functional areas. Each LAWRENCEVILLE trainee will have the basic skills in the overall use of AssetWorks EAM and strong knowledge of how to use the application in his or her specific job function or area of expertise. The deliverables will not include remedial training for computer skills or any computer-based training.

Training Overview

AssetWorks will provide up to 24 hours of system administration and training in the configured base application and add-on modules for the roll-out of AssetWorks EAM (according to the project plan) for up to ten users per class (assuming LAWRENCEVILLE's training facility has enough workstations for these training sessions). All training will be held at one central location or remotely as determined by the final agenda and project needs. The topics and workflows included in the training will be those finalized by LAWRENCEVILLE team during the system setup and follow-up tasks. However, LAWRENCEVILLE should remain especially sensitive to necessary last-minute procedural changes or clarifications based on trainee feedback.

Training Preparation

AssetWorks will provide its standard training plan, standard training materials and begin scheduling and planning for the training. LAWRENCEVILLE is authorized to tailor the standard training materials to apply branding and match workflows specific to LAWRENCEVILLE. AssetWorks training materials assume all users are familiar with a Windows environment; the AssetWorks training will not include any Windows or remedial computer training.

The training will cover work order functions; parts and labor posting functions; and other common features and transactions. The topics and workflows included in the training will be those finalized by LAWRENCEVILLE team during the system setup and follow-up tasks. Any deviations in the defined and agreed upon workflow will cause delays and added costs to the training.

AssetWorks will provide a master electronic version for LAWRENCEVILLE Project Manager. LAWRENCEVILLE will produce and provide copies (across all roles) of the final training materials for use during the training sessions. LAWRENCEVILLE will be authorized to reproduce and use any training materials for ongoing training within LAWRENCEVILLE.

Training Courses

FF101 - Work Management Portal – Part 1

In this course, participants will learn how to use the AssetWorks EAM Work Management portal to manage the daily operations within the maintenance areas. In hands-on exercises, participants will practice creating repair and PM work orders, directing employee assignments, accessing equipment work order history, managing service requests, generating shop schedules and multi-unit work orders, and executing reports. Training will cover the areas below and additional areas necessary to answer questions regarding shop operations.



- Work Management Portal overview
- Gadgets & Layout options
- Work Orders – Repair
- Equipment Due for PM/Inspection
- Work Orders – PM
- Work Order assignment
- Work Orders – Posting Charges (*after the fact*)
- Work Orders – Reviewing Charges
- Work Orders – Finishing/Closing
- Work Orders – Printing
- Work Order Summary
- Commercial Charges
- Parts Requests

FF102 - Work Management Portal – Part 2

In this course, participants will learn how to use the AssetWorks EAM Work Management portal to manage the daily operations within the maintenance areas. In hands-on exercises, participants will practice creating repair and PM work orders, directing employee assignments, accessing equipment work order history, managing service requests, generating shop schedules and multi-unit work orders, and executing reports. Training will cover the areas below and additional areas necessary to answer questions regarding shop operations.

- Review of Maintenance Coding structures
 - PM class codes
 - PM checklist items
 - Task codes, etc.
- Filtering in the Work Management Portal
- Using the Asset Viewer
- Shop Calendar
- Employee Management
- Time Sheets
- Historical Costs
- Service Requests/Defects
- Generating Work Management Portal reports
- Work Order – Multi-unit (*as needed*)

FF103 - Technician Portal

In this course, participants will learn how to use the AssetWorks EAM Technician portal as a maintenance tool to manage tasks they perform on a day-to-basis. In hands-on exercises, participants will practice accessing the system, clocking in and out, viewing work status and assignments, managing individual time reporting, posting time to work order tasks, changing/adding tasks to work orders, requesting parts, completing PM checklists, and creating service requests.

- Technician Portal overview



- Review of Critical Coding structures
 - Task codes
 - Work Accomplished Codes
 - Work Delay Codes
 - Priority Codes
- Technician Portal – Work Orders
 - Clock in and out
 - Using the Asset Viewer
 - View work status and assignments
 - Job on and off tasks (*real-time*)
 - View work order history
 - Find existing work orders
 - Putting work orders in delay
 - Work Order Main page and action buttons
 - Modify tasks
 - Request parts and commercial services
 - Add notes to work orders and tasks
 - Search for existing work orders
 - Work order postings (*after the fact*)
 - Complete PM checklist items (*as needed*)
 - Finish work order
 - View personal daily timesheet
 - Generating technical portal reports
- Technician Portal – Indirect time tracking

FF104 - Storekeeper Portal

In this course, participants will learn how to use the AssetWorks EAM Storekeeper Portal as a tool to manage part transactions coming from the shop daily. In hands-on exercises, participants will practice issuing parts, cancelling part requests, creating new parts, ordering parts on a requisition or purchase order, receiving parts, and returning parts to stock and a vendor.

- Enterprise Portal
 - System Operation & Navigation
 - Using the Filter to Search for Data
 - Part Primary
 - Part Location
 - Vendor/Part Information
- Storekeeper Portal
 - Overview
 - Part request management
 - Part request detail
 - Set Notify flag



- Issue parts
- Ordering from part requests
- Purchase order management
- Updating purchase orders
- Creating purchase orders
- Line-item overview
- Receiving parts
- Deleting lines on a purchase order
- Returning parts to a vendor
- Creating a new part
- Editing an existing part
- Direct Issues
- Generating Storekeeper Portal reports

FF105 - Enterprise Purchasing and Inventory Management

In this course, participants will learn how to use AssetWorks EAM to manage more complex areas of inventory management including enterprise purchasing setup, enterprise purchasing flows and replenishment management and inventory counts.

- Enterprise Purchasing Workflow
- Enterprise Purchasing codes
- Enterprise Portal
 - Inventory Replenishment
 - Cross References
 - Vendor Contracts
 - Historical Costs
 - Inventory Counts
- Generating Enterprise Purchasing reports

FF107 - Fleet Administrator and Equipment Management

In this course, participants will learn how to use AssetWorks EAM for managing the master equipment records, defining technical specifications/subsystems and recording fuel information. In hands-on exercises, participants will practice entering new assets, entering, and updating subsystems and properties information, campaign management, accident tracking, and posting fuel records.

- Intro to AssetWorks EAM
 - Enterprise Portal introduction
 - System Operation & Navigation
 - Using the Filter to Search for Data
- Fleet Equipment – Adding & Disposing assets



- Component - Adding/Disposing assets
- Component Relationships
- Assignment History
- Subsystems and Parts / Equipment Attributes
- Accident tracking
- Multi-Unit Projects & Recall Campaigns
- Historical Costs
- Equipment Renumbering
- Equipment Warranty
- Meter Readings – Assignments – Usage
- Fuel Management
 - Setting up assets for fueling
 - Internal Fuel Tickets
 - External Fuel Tickets
 - Automated Fuel Tickets
 - Generating Equipment Management reports

FF108 - Reporting Portal

In this course, participants will learn the basics of reporting in the AssetWorks EAM system. It will cover both how to run existing Crystal reports, add them to favorites, set filters, and schedule them. This training does not cover creating or modifying out of the box Crystal reports or any SQL language queries.

- Running Crystal Reports
- Scheduling Reports
- Exporting Reports

FF109 - Ad Hoc Query Portal

In this course, participants will learn the basics of reporting in the AssetWorks EAM system. This session will cover the basics of the AssetWorks EAM Ad Hoc Query module that allows an end user to create simple queries of data from the system. AssetWorks will review a sampling (3) of the created, out of the box ad hoc queries. AssetWorks will not create new customer specific custom reports during the class.

- Running Ad Hoc Reports
- Building Ad Hoc Reports

FF110 - Application Administrator

In this course, participants will learn the basics of managing the AssetWorks EAM system from an application administrator perspective. It will cover adding and deactivating users, creating user groups, setting up UI controls, applying screen rights and viewing logs, setting up portals and general system admin rights as well as many other features.

- Admin Mode



- UI Controls
 - Bulk Edit
- Control Rights
- Screen Rights
- Report Rights
- User Security
 - Options
 - Users
 - User Groups
- Employee & Operator – adding and disabling
- Table Management
- End of Period
- Activity Log
- Web Administration
 - Confirm Version
 - Health Check
 - System Logs
 - View Database Model
 - Adding and managing tabs / module types
 - Quick Links
 - Welcome
 - Announcements
 - Events
 - Contacts
- Web Modules Configuration
 - Web Module - Gadgets & Layout options (i.e., Work Management Portal, etc.)
 - Asset Profiles
- MAXQueue Designer Overview (*optional – pending project requirements*)

LAWRENCEVILLE will identify at least one “key user” on each shift to closely support the cutover, particularly after the training concludes. This individual will be responsible for answering initial end user questions and, most importantly, implementing subsequent changes or alterations to the documented procedures. AssetWorks recommends that these “key users” be those that attended the core team training sessions described above.

Deliverables for Training Services

- Deliver AssetWorks EAM standard training agenda
- Deliver AssetWorks EAM electronic standard training material; not customized
- Deliver AssetWorks EAM training classes
 - FF101 - Work Management Portal – Part 1
 - FF102 – Work Management Portal – Part 2
 - FF103 – Technician Portal
 - FF104 – Storekeeper Portal
 - FF105 – Enterprise Purchasing and Inventory Management
 - FF107 – Fleet Administrator and Equipment Management
 - FF108 – Reporting Portal



- FF109 – Ad Hoc Query Portal
- FF110 – Application Administrator



WBS A.6.0 Deployment

WBS A.6.1 Production Cut Over

LAWRENCEVILLE will commence live operations using AssetWorks EAM. AssetWorks staff will provide up to 24 hours of go live preparation, on-site and remote “go live” assistance for LAWRENCEVILLE operation. This step is critical to success.

During the post-implementation period, AssetWorks will provide support during normal working hours. When possible and agreed, AssetWorks will provide support to multiple shifts on a given day (e.g., by covering the last four hours of one shift and the first four hours of a second shift).

AssetWorks will remain closely involved during this very critical period. AssetWorks will have one resources on-site for the go live week. Of course, additional on-site and off-site support is available to LAWRENCEVILLE under a separate Statement of Work.

After this first week of go live AssetWorks will begin to transition LAWRENCEVILLE to our Customer Care department for follow up support and ticket management.

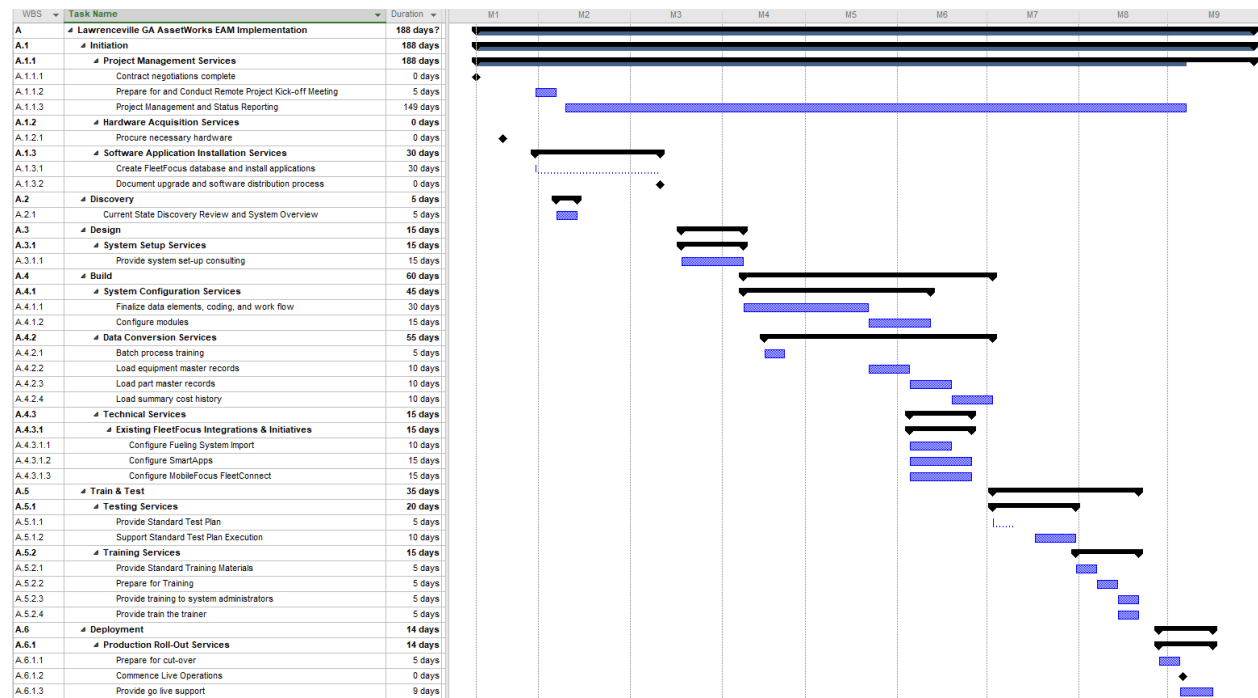
Deliverable for Deployment Services

- Customer begins use of AssetWorks EAM in a live production operation



AssetWorks EAM Preliminary Schedule

AssetWorks proposes the following schedule to accomplish the tasks described below. This schedule is subject to change and dependent upon individual conditions and circumstances encountered during the project. AssetWorks will work with LAWRENCEVILLE's project team during project kick-off to finalize the project schedule, which might extend or reduce the timeline below.



Project Initiation Timeline

Below is an outline of what to expect following an executed contract with AssetWorks for a AssetWorks EAM project. Named AssetWorks resources are assigned after contract execution.

- Project assigned to an AssetWorks Project Manager – within one week after contract execution
- Installation of AssetWorks EAM initiated - within one week after contract execution; earlier when possible.
- Project hand off call between AssetWorks Account Manager, LAWRENCEVILLE and AssetWorks Project Manager – within two weeks of PM assignment
- Project kick off meeting scheduled between AssetWorks Project Manager, Implementation Consultant and LAWRENCEVILLE - within two weeks after project hand off call.
- Initial system setup meeting between Implementation Consultant and LAWRENCEVILLE - within two weeks after project kick-off meeting or at a time mutually agreed upon by both parties.
- All other project execution activities follow the system setup sessions and will provided between the project plan and the Project Implementation Guide managed by AssetWorks.

AssetWorks EAM Optional Services

Any items listed as optional in the AssetWorks Order Form and not noted in the above Statement of Work can be



added upon request. A full scope, deliverables and pricing will be appended into this SOW and presented back to the customer for review and prior to any final contract signatures.



AssetWorks EAM Standard Assumptions

The following general assumptions apply to this proposal:

General

- Professional services other than custom interfaces and enhancements will be provided on a **Time & Materials** basis.
- All professional services delivered will be invoiced at the beginning of each month following their delivery.
- For all time and materials work provided in this Scope of Work as noted above, a signed change order and/or other legally approved amendment must be provided from the customer in order to proceed with the billing of additional costs not contained in this scope of work. The only exception being travel costs as that is variable and travel is provided as an estimate.
- Any onsite services provided are done so as a minimum of three (3) days onsite and require a minimum of eight (8) hours a day to be billed by an AssetWorks' resource or four (4) hours if the resource is available for an additional half day.
- Only those modules identified in the accompanying license agreement are to be implemented and are included in this Statement of Work.
- Optional modules purchased after implementation has begun will require a change order or separate statement of work for services related to installation, configuration and training.
- Where applicable, standard training materials will be utilized; scope does not include customized training materials.
- Travel expenses will be reimbursed as incurred. Expenses include actual costs for lodging, air and ground travel and per diem rates for meal expenses (corporate rate/government agreement).
- This Statement of Work does not include any costs associated with third party vendors or software not already provided by AssetWorks that may be needed to complete the implementation.
- AssetWorks is the author, owner, distributor and sole source provider of fleet management software, professional services and maintenance services for the FleetFocus™ family of products which includes FleetFocus, FA, AssetWorks EAM, M5, MCMS, M4 and FleetFocus™. Use of the products is subject to the Software License Agreement.
- If this order is abandoned/paused by the LAWRENCEVILLE for any reason mid-effort, the LAWRENCEVILLE will be billed for all of AssetWorks time incurred at the current contracted labor rate.

Project Delays

- When Professional Service days are contracted, they are removed from AssetWorks' capacity and considered sold to the customer, and as a result AssetWorks makes financial plans based upon the revenues it expects to achieve from the full performance of the contract. It is impossible for AssetWorks to know in advance whether or under what circumstances it would be able to resell the service days if the customer does not use them, either as the result of delaying or canceling meetings, tasks or deliverables. In most instances, when customers do not use the contracted time, AssetWorks is unable to resell those days or services. Even when days or services may be resold, it is costly to re-market the services, and such efforts divert effort to do so. While customer days have been held out of AssetWorks' capacity planning, AssetWorks may have turned away or delayed the start of other customers in order to meet AssetWorks' commitment to the customer. For these reasons, AssetWorks and the customer agree that in the event of delay or cancellation of scheduled project tasks and meetings at the customer's request within two weeks of execution, AssetWorks shall be due compensation equal to the contracted amount to deliver the services cancelled including any travel expenses incurred in preparation for the delayed or cancelled services.



Customer Resources

- All functional and operational groups who will be using and/or impacted by the new system should participate in all the sessions which will be conducted once. Repeating previously run sessions may require a change order for additional project budget.
- LAWRENCEVILLE will provide the resources described in this Statement of Work to insure a successful implementation of the products.
- LAWRENCEVILLE will appoint a single point of contact for the duration of the project. This person should have project management responsibilities and decision-making authority. This person will be the focal point of contact for AssetWorks' Customer Support department.
- All key LAWRENCEVILLE project team resources will be committed to the project as of the project start date.
- LAWRENCEVILLE commits to training appropriate functional and technical resources as required.
- LAWRENCEVILLE is responsible for all manual data entry.
- LAWRENCEVILLE will have all of the necessary and appropriate personnel at all of the meetings for the purpose of defining the requirements of the system. If additional meetings are required to repeat discussions due to the unavailability of LAWRENCEVILLE resources, additional cost will be invoiced.
- AssetWorks will provide onsite training to LAWRENCEVILLE (as outlined above) in a classroom environment suitable for training. AssetWorks recommends class size to not exceed 10 users to ensure proper attention can be given to individual users and maintain the needed pace to ensure training sessions are completed in a timely manner consistent with the training schedule. If training is proposed as all remote, then web conferencing tools will be used in place but the customer is still encouraged to not exceed 10 users to allow for effective training.
- LAWRENCEVILLE will be responsible for preparing the training facility. The training facility should include hardware comparable to that found in the actual work place. Some end-user training can take directly in the storerooms or on the shop
- All training sessions will be based on standard application training materials. LAWRENCEVILLE will be responsible for customizing training materials to meet its implementation requirements.
- LAWRENCEVILLE will make appropriate technical resources available to AssetWorks' consultants.
- In the event that LAWRENCEVILLE schedules on-site services and due to circumstances within LAWRENCEVILLE's control AssetWorks' scheduled personnel are unable to perform such services, AssetWorks will be entitled to payment for each such scheduled personnel on the basis of an 8-hour day.
- AssetWorks will need assistance from LAWRENCEVILLE to coordinate training and roll-out schedules, communications with field personnel and setting up training sites.

Infrastructure

- LAWRENCEVILLE will provide a project work area and infrastructure at the centralized implementation location appropriate for the size of the combined LAWRENCEVILLE/AssetWorks project team. This infrastructure should include desks, chairs, telephones, and workstations with network access to printers and to the applications and implementation databases.
- AssetWorks' consulting estimates do not include installation and/or configuration of any computer hardware and peripheral equipment.
- LAWRENCEVILLE will be responsible for installing and configuring computer hardware and peripheral equipment such as printers and bar code equipment (if applicable).
- LAWRENCEVILLE is responsible for providing browser access to the AssetWorks EAM™ application.
- LAWRENCEVILLE is responsible for providing and maintaining TCP/IP connectivity with sufficient bandwidth from all user workstations to the AssetWorks EAM™ servers.



- LAWRENCEVILLE will receive all standard, out-of-the-box reports with the purchase of the reporting module; the reporting module leverages the Crystal Reports Server OEM Edition license. A non-production and production reporting environment will be implemented.
- LAWRENCEVILLE will utilize a single production AssetWorks EAM™ database. A test database instance will also be implemented.
- The following information technology services are not included in this Statement of Work: network connections; telecommunications network(s); operating system, network and database administration; disaster recovery planning; the acquisition, installation, testing and tuning of any required hardware, operating software, peripherals and communications infrastructure.

Project Management and Risk Factors

- LAWRENCEVILLE and AssetWorks will agree on scope, services, and deliverables for optional modules and services prior to the Notice to Proceed.
- LAWRENCEVILLE project manager will be responsible for obtaining any required authorizations, approvals and/or signoffs by LAWRENCEVILLE related to project deliverables and project progression in a timeframe in alignment with the project work plan. Delays to this process as well as any LAWRENCEVILLE tasks not completed within the work plan timeframe will be subject to the Change Order Management process, delayed deadlines, and increased services fees.
- This Statement of Work does not include the expenses associated with LAWRENCEVILLE or LAWRENCEVILLE resources assigned to the project.
- LAWRENCEVILLE remains responsible for all integration effort not described in this Statement of Work
- The project schedule is contingent upon the timely attainment of several external milestones that are outside the control of AssetWorks. Examples include but are not limited to the acquisition of the requisite software licenses and hardware and the approval of requisite capital appropriation requests as required.
- Circumstances may necessitate changes to the tasks and/or time estimates, at which time AssetWorks and LAWRENCEVILLE will discuss these changes in good faith at their earliest opportunity.
- This proposed Statement of Work includes implementation support for only those optional modules, interfaces, and modifications listed in the task list. Any change to the proposed Statement of Work, particularly the implementation services, data conversion, interfaces, and application modifications, will be documented and follow the same procedures for new enhancements or change orders.
- Unless otherwise noted, all integration, enhancement and report development effort quoted in this proposed Statement of Work are an estimate based on AssetWorks' experience providing similar services for other clients based on our current understanding of the requirements. AssetWorks will develop a detailed Development Specification for all services before proceeding with any development.
- This Statement of Work includes services to determine LAWRENCEVILLE's requirements and preparing the development specifications and quotes for only those development items identified in this Statement of Work. Any requirement analysis and specification work for additional items not identified in this Statement of Work would be done on a time and materials basis.

Technical Services / Interfaces

Custom Reports Standard Terms

- All custom reports require a licensed and installed Reporting Module in a non-production and production environment for reports to be run from the AssetWorks EAM web portal.
- If AssetWorks is contracted to make modifications to a customer created report and identifies areas with incorrect design and/or data, AssetWorks will notify the customer immediately. If the customer requires AssetWorks to resolve the issue, it will require a change order.
- Customer is responsible for working with AssetWorks' Professional Services to provide their business process and identify specific system data mapping/elements requirements for the purposes of



developing an approved functional and technical specifications for AssetWorks' Development to proceed with building a custom report.

Product Enhancements Standard Terms

- For all product enhancements, full and final design details will be determined by AssetWorks Product Management during the internal scoping process and discussed with the customer. Exact naming conventions and fields are subject to change upon creation of the specification document and final design by AssetWorks.
- For all product enhancements, if the quoted design details are requested to change, all other noted scope and assumptions are negated and a re-quote or change order will be required.
- All technical services must be re-quoted if not signed with 30 days of delivery of the quote.
- AssetWorks reserves the right to adjust the above quoted delivery version and standard delivery timeline if this quote is not signed within 30 days of initial delivery or earlier if noted above.

Custom Notifications Standard Terms

- The custom notifications(s) assume usage of all AssetWorks EAM settings out of the box, no additional rules outside of standard application logic are to be used such as advanced lookups or data transformations unless noted above in the scope and assumptions.
- The custom notifications(s) assume that only fields currently available within AssetWorks EAM are available to be sent and all fields utilized adhere to the AssetWorks EAM data type and field length of the specific field, unless noted above in the scope and assumptions.
- Notifications(s) is quoted for only supported versions and only for a specific version if noted above in the scope and assumptions.
- This notification(s) will be delivered in a future release if specified above or a custom package for customer's current version, as determined by AssetWorks during development phase. Notifications are quoted for only supported versions and assumed logic is quoted utilizing the latest major build release.
- All custom notification(s) require a licensed and installed MAXQueue Integration Module in a non-production and production environment.

Custom Interfaces Standard Terms

- The custom interface(s) assumes usage of all AssetWorks EAM settings out of the box (i.e., user security rights by screen level, no PMs on repair orders, requirement of work accomplish codes on tasks, etc.), no additional rules outside of standard application logic are to be used such as advanced lookups or data transformations unless noted above in the scope and assumptions.
- The custom interface(s) assumes that only fields currently available within AssetWorks EAM are available to be sent and all fields utilized adhere to the AssetWorks EAM data type and field length of the specific field, unless noted above in the scope and assumptions.
- Interface is quoted for only supported versions and only for a specific version if noted above in the scope and assumptions.
- This interface will be delivered in a future release if specified above or a custom package for customer's current version, as determined by AssetWorks during development phase. Interfaces are quoted for only supported versions and assumed logic is quoted utilizing the latest major build release.
- Interface errors or rejects will be sent to the MAXQueue error handler to review/reprocess. Customer is responsible for the management of errors/rejects; standard error processing rules and logic of AssetWorks EAM will apply.



- Unless noted above in the specified interface scope and assumptions, all custom interfaces quoted only allow for all errors to be directed to a single MAXQueue error portal for review and re-processing. If as an example, multiple groups within an organization need to see separate errors based on variable criteria or by their group in different MAXQueue error portals, it would be considered a change request.
- Customer is responsible for any errors outside of AssetWorks EAM from any external system, and these will not be processed through AssetWorks EAM.
- Customer is responsible for working with AssetWorks' Professional Services to provide their business process and identify the external system data mapping/elements requirements (i.e., web services, XML, APIs, etc.) for the purposes of developing an approved functional and technical specifications for AssetWorks' Development to proceed with building a custom one-time integration.
- Customer is responsible for coordinating and sending requested sample data files, web services schemas, coordinating FTP file transfers and any other technical information such as the required external system mapping of data elements and/or files requested by AssetWorks for functional and technical specification(s) creation, development and/or quality assurance purposes.
- Customer is responsible for building their side of the interface(s) for the external system(s) to push and pull data based on the direction specified as part of the interface; customer is also responsible for resolving any firewall issues related to accepting or sending data on their side.
- If using web services or APIs, the customer must provide a fully maintained web service and API from the external system. The interface assumes the 3rd party technology is available within the AssetWorks EAM standards to be able to access these methods and services. The customer's system must be capable of providing AssetWorks with the proper services and/or connections so that AssetWorks EAM can distinguish data updates such as "INSERT" and "UPDATE" data and send items using triggers rather than timers. AssetWorks EAM will process each change in this method specified, as it is received. AssetWorks EAM assumes no call backs from 3rd party system web services or APIs that require additional data transformations.
- If the integration is scoped to accept attachment transfers, the customer must send one file per transaction and must send them in the AssetWorks EAM supported format.
- All custom interface(s) require a licensed and installed MAXQueue Integration Module in a non-production and production environment and to be specified and built by AssetWorks.

Custom Deliverable(s) Standard Terms

- All technical services must be re-quoted if not signed with 60 days of delivery of the quote.
- AssetWorks reserves the right to adjust the above quoted delivery version and standard delivery timeline if this quote is not signed within 60 days of initial delivery or earlier if noted above.
- Signed functional and technical specification(s) take precedence on all design and development.
- Development delivery timelines will be set upon signature of the specification by the customer; average scheduling is within a 90-day delivery window post-signature, though can vary based on date of signature. These dates will be coordinated as part of the project plan once specifications are signed.
- For AssetWorks to begin development, a customer approved custom deliverable specification(s) with data mapping to the AssetWorks EAM database must be reviewed, approved, and signed by the customer; this includes any iterations after the initial approval.
- Approval of all functional and technical specifications are required by the customer within 45 days of delivery by AssetWorks or AssetWorks reserves the right to adjust the delivery version and delivery timeline.
- Testing is the customer's responsibility and expected to be completed within 30 days of delivery of the custom deliverable(s) by AssetWorks, unless otherwise noted. If the custom deliverable(s) is a



product enhancement, the Customer will be required to complete testing in the first available version containing the product enhancement, including an early delivery release if made available.

- All services will be performed remotely using web teleconferencing, unless otherwise noted.
- Non-production and production are required to be on a generally available (GA) release and the supported version(s) per assumptions noted above for custom deliverable(s).
- Customer may be required to upgrade, if AssetWorks EAM business logic changes in future releases that impacts the dependencies for the custom deliverable(s). Upgrade services for AssetWorks EAM are not included, unless otherwise noted.
- If customer changes their database type after signing design specifications a change order will be required.
- If a customer's internal systems (i.e., ERP) require any additional analysis, configuration and/or development to support the proposed custom deliverable(s), AssetWorks assumes the customer will provide internal resources to immediately resolve any work and/or process resolution needed to support the agreed upon project timeline. If AssetWorks is required to assist, a change order will be necessary.
- Customer will make appropriate technical resources available to AssetWorks' consultants and have all of the necessary and appropriate personnel at meetings for the purpose of defining the requirements of the system and project.
- Customer will appoint a single point of contact for the duration of the project. This person should have project management responsibilities and decision-making authority. This person will be the focal point of contact for the AssetWorks' Professional Services and Customer Care team.
- Customer is responsible for the setup of all AssetWorks EAM data that is required to support the custom deliverable(s), unless otherwise noted.
- AssetWorks assumes customer utilizes an internal system administrator to maintain all aspects of AssetWorks EAM configuration, user training and system administrator duties as required to support this custom deliverable(s).
- Customer will be responsible for working with the AssetWorks' Professional Services and Customer Care teams to move the custom deliverable(s) into a production environment.

Logistical and Scheduling Support

AssetWorks will need assistance from LAWRENCEVILLE to coordinate training and roll-out schedules, communications with field personnel and setting up training sites.

Procedures for Handling Change Orders

If there is a change to the scope, or additional requirements to the project, these will be documented in the project change log, and the AssetWorks PM will review these potential changes with the LAWRENCEVILLE PM to determine the need and priority for the change. If the change is something that will be required, then the next determination would be who will be responsible for executing the change, if the change will result in a change of scope requiring additional support or effort from AssetWorks a formal change order request will be developed and provided to LAWRENCEVILLE for review and approval to be added to the scope of work. Any changes to the scope of work will be reflected in the project decision log and will result in updates to the project scope of work, schedule, and budget, including the addition of any additional milestones. Only after all parties agree on the need for the change, and the plan for integrating the change into the overall implementation project plan, would AssetWorks begin work on this change.



Confidentiality

This proposed Statement of Work (SOW) contains CONFIDENTIAL INFORMATION of AssetWorks LLC. In consideration of the receipt of this document, LAWRENCEVILLE agrees to not reproduce or disclose this information except to LAWRENCEVILLE employees directly involved on a “Need to Know” basis.





GSA Order

AssetWorks LLC

998 Old Eagle School Road, Suite 1215
Wayne, PA 19087

Order #: Q-05567-6

Date: 11/11/2021

Expires On: 12/30/2021

Ship To

City of Lawrenceville
Lawrenceville, Georgia
United States

Bill To

City of Lawrenceville
Lawrenceville, Georgia
United States

This Quote is issued pursuant to GSA Contract #: GS-35F-317GA and SOW Q-05567 between AssetWorks and the above named Customer. A detailed Statement of Work will be included with Order Form.

SaaS Annual Subscription Fees			
Description	QTY	UNIT PRICE	ANNUAL TOTAL
EAM Monthly Fee for City	12	\$2,493.70	\$29,924.40
EAM Standard Base License (Enterprise License)	1		Included
Reporting Module (Ad-Hoc Query Tool)	1		Included
Work and Inventory Management (Shop Activity)	1		Included
KPI/Dashboards Module	1		Included
MobileFocus / Smart Apps, Enterprise License	1		Included
Crystal Reports Server - with 1x report writer	1		Included
Asset Management	1	*Implementation Services Not Included	
Capital Planning	1	*Implementation Services Not Included	
Asset Performance Assessment Tool	1	*Implementation Services Not Included	
Mapping Functionality	1	*Implementation Services Not Included	
Esri GIS Integration	1	*Implementation Services Not Included	
Customer Access	1	*Implementation Services Not Included	
MAXQueue Integration Engine	1	*Implementation Services Not Included	
Motor Pool and Reservations	1	*Implementation Services Not Included	
Year 1 SaaS Fees			\$29,924.40
Year 2 SaaS Fees			\$31,420.62
Year 3 SaaS Fees			\$32,991.66
Year 4 SaaS Fees			\$34,641.25
Year 5 SaaS Fees			\$36,373.32

EAM SaaS Services *One-time Cost

Description	Line Total
SaaS - Server Setup Fee	USD 4,911.84
SaaS - Reporting Database Setup Fee	USD 2,455.92
Total:	USD 7,367.76

Fleet Implementation Services *One-time Cost

Description	Line Total
Project Management Services	USD 8,861.18
Project Kickoff & Orientation	USD 1,611.12
System Setup Services	USD 5,638.93
MobileFocus (FleetConnect) Implementation Services	USD 4,833.37
SmartApps Implementation Services	USD 3,222.25
System Configuration Services	USD 8,055.62
Configure Fueling System Import	USD 1,611.12
Data Conversion Services	USD 9,666.74
Testing Services	USD 805.56
Training Services	USD 4,833.37
Go Live Support Services	USD 4,833.37
Estimated Travel Costs	USD 4,000.00
Total:	USD 57,972.63

Total Year One:	USD 95,264.79
Total Year Two:	USD 31,420.62
Total Year Three:	USD 32,991.66
Total Year Four:	USD 34,641.25
Total Year Five:	USD 36,373.32
Total Cost Five Years:	USD 230,691.64

In the event Customer's business practices require that Customer issue a purchase order number prior to payment of any AssetWorks invoices issued under this Agreement, then such purchase order number must be entered below. Customer's execution of the Order Form without designating a purchase order number shall be deemed Customer's acknowledgement that no purchase order number is required for payment of invoices hereunder.

Purchase Order Number: _____

Accepted by Customer:

Signature: _____

Name (Print): _____

Title: _____

Date: _____

Accepted by AssetWorks:

Signature: _____

Name (Print): _____

Title: _____

Date: _____

Please sign and email to John Crane at john.crane@assetworks.com.



LAWRENCEVILLE

GEORGIA

AGENDA REPORT

MEETING: WORK SESSION, DECEMBER 13, 2021

AGENDA CATEGORY: GENERAL DISCUSSION

Item: Metro Relocation Project Presentation

Department: City Council

Date of Meeting: Monday, December 13, 2021

Fiscal Impact: N/A

Presented By: Jen Young, Impact 46

Action Requested: No action needed

Attachments/Exhibits:

Metro Relocation Project – City Council Presentation 12.13.2021



Metro Extended Stay Relocation Project



EXTENDED STAY RELOCATION PROJECT

Agenda:

- I. Research to support approach
- II. Intake statistics and insights
- III. Rehousing statistics
- IV. Barrier elimination opportunities
- V. Final observations and opportunities



Background and local research: Gwinnett Housing Corporation
2018 Extended Stay study (175 Full surveys) in Norcross, Ga.

WHY DO PEOPLE LIVE IN AN EXTENDED STAY HOTEL?

Reported barriers to permanent housing:

- **Savings for deposit and 1st/last months' rent**

Average cost is between \$1300-\$1600 a month and people cannot save money

- Credit and Criminal History

Most apartments require at least 600 credit score and no criminal history for approval

- Income

Apartments require 3x rent for approval

- Lack of affordable housing units




EXTENDED STAY RELOCATION PROJECT

Partnering with cities to assist families living in extended stays with the pathway to permanent housing through barrier elimination and community support

Metro Extended Stay Project Approach

Barrier Elimination:

- a. Provide financial assistance for housing costs- \$3900 (down payment and moving expenses) 3 months rent at \$1200 + moving expenses
- b. Provide access to livable wage employment: Resumé and Ready to Hire Job Fair w/ transportation

Social Support and Education:

- a. Resource packet with permanent housing criteria and direct connections
 - b. Intensive case management
 - c. Relocation navigators
- d. Weekly communication with resources and reminders

Appropriate Time Frame:

- a. July 22- November 5



EXTENDED STAY
RELOCATION PROJECT

July 19: Metro
Project approved by
council

Metro Intake: July
22-Aug 5; Guests
are made aware
of timeline and
given resources

Aug. 9 and 19: Barrier
Elimination
opportunities: Resumé
and Ready to Hire
Events

September 20-November 5th
relocation w/ \$3900 stipend; Case
Management and SVDP relocation
Navigators

**Relocations
Complete!**



WHAT DID WE DISCOVER?

An unconventional and 2nd chance housing source that concentrated crime and poverty for the precariously housed in Lawrenceville.

Interviewed 115 guests, 96 rooms

Demographics: 51 (54% Caucasian), 42(44%) African American, 1(1%) mixed race, 1(1%)American Indian

Gender: Male 66(69%), Female 29(31%)

Average Age: 48

Single: 83 HH(87%), Family: 13 HH(14%) *at least 1 child under 18*

Barriers to permanent housing:

- Could have multiple barriers present*

58/96 Income (60%)

56/96 Credit Score (58%)

51/96 Criminal History (53%)

16/96 Previous Eviction (20 had an eviction on their record) (17%)

31/96 Other (32%)



WHAT DID WE DISCOVER?

An unconventional and 2nd chance housing source that concentrated crime and poverty for the precariously housed in Lawrenceville.

Concentration of Crime:

- 53% of guests had a criminal record
- 224 police calls to Metro between Jan. 1-October 16 2021 (22.4/ month); 17 arrests; multiple calls a day to Metro

Concentration of Poverty:

- The average wage was \$11.75/hr, \$24,000.00/year
- The average cost per week \$296.01 or \$1310.90/month- Considered affordable by those working
 - 20 guests had a previous eviction
- 40% of guests were receiving some form of social service to assist them



Extended \$tay

“Individuals or families whose primary residence is a single room occupancy (SRO) in a boarding room or hotel/motel.”

According to VP of Revenue at Extended Stay America:

- ¼ of the clientele staying in an extended stay is a business traveler staying 5+ nights- Only 25% are for business
- In 2016-2017 Extended Stays added 30k new rooms and maintained 77% occupancy during the pandemic

*“Despite much greater supply growth than the overall hotel industry, maintaining high occupancy has enabled extended stays to **INCREASE** average daily rates faster than hotels.”*

- Mark Skinner, The Highland Group-Atlanta Based Hotel Investment Advisory Group

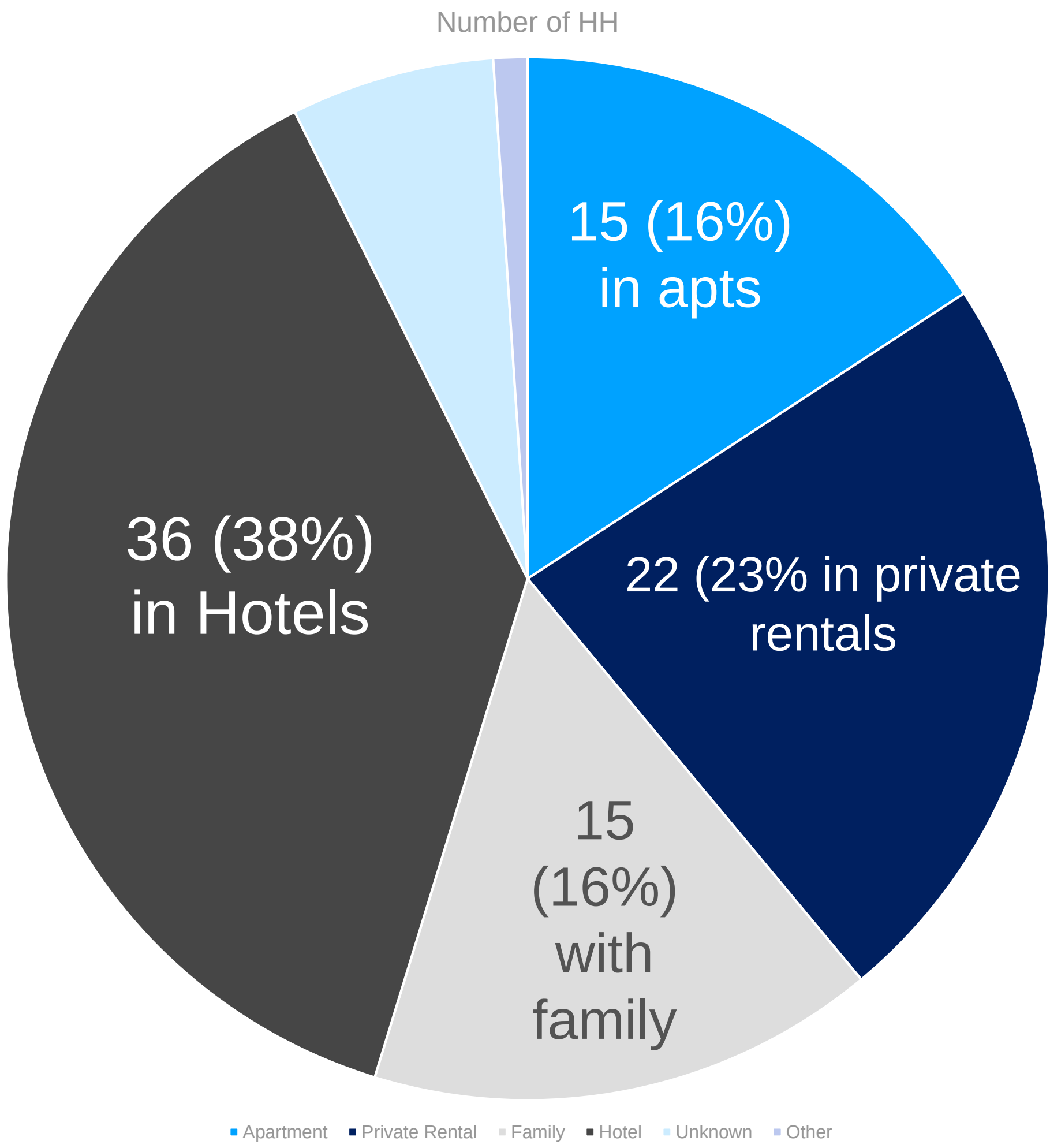
Used as a Home: The lengths of stay ranged from 12 years to 1 month with the average weekly cost \$296.01 or \$1300/month

- For a family at Metro making \$24k/year they would need to pay \$600/month (30% of income) for a rental in order to not be cost burdened- **THAT DOESN'T EXIST!**
 - Metro guests were paying 60% of their income

What were the outcomes for rehousing?



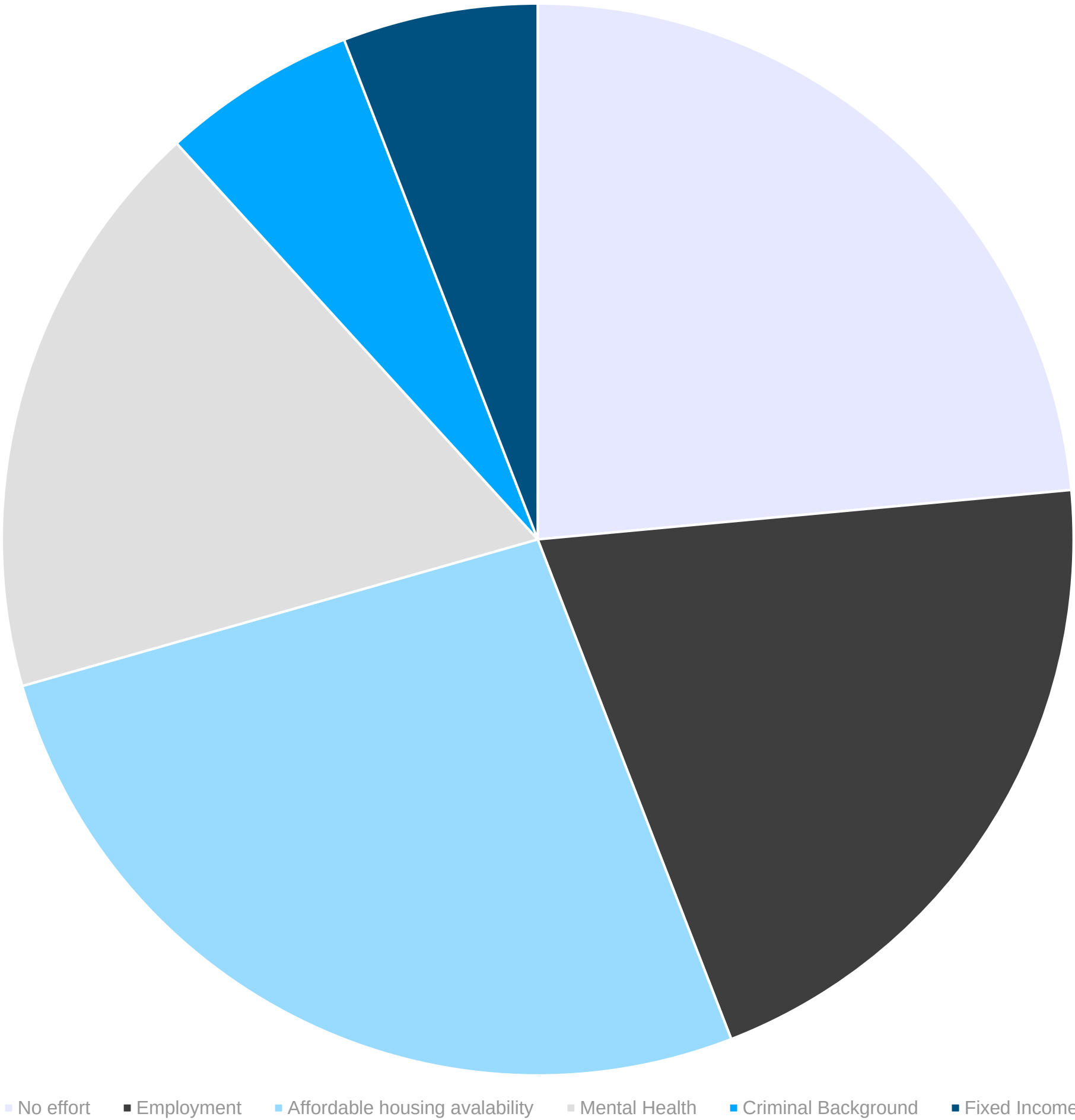
55% of those living in a hotel are now living in an actual home:
-Apartments
-Private Rentals
-Family





What were the reasons for those that weren't rehoused?

Barriers to Housing



37 residents indicated they wanted permanent housing but were unable to attain:

- 8(24%): No effort from metro guest
- 7(20%): Employment
- 9(26%): Affordable Housing Availability
- 6(18%): Mental Health/Substance Abuse
- 2(6%): Criminal Background
- 2(6%): Fixed Income



Barrier Elimination thru Employment

Apartment Rental Approval:

- Security deposit, first and last months rent
 - **3x monthly income**
 - No prior evictions
 - No criminal record
- Private Rentals often don't do a background check (criminal or financial)

***The LRC referred 29 guests to GCO to work one-on-one with guests**

- 5(17%): applied for jobs/following leads
 - 2(7%) in progress
- 10(34%): unresponsive to assistance from GCO program specialist
- 9(31%): Checked out- employment unknown
- 2(7%): keeping their current employment
- 1(3%): found another job on their own

11 guests who were still unemployed at checkout:

- 6(55%) went to another hotel
- 3(27%): living with family
- 1(9%): Didn't respond
- 1(9%): living with a friend

18/96 Metro attained better employment (19%)

9/96 attended the Resumè event

- Provided dinner, technology, one-on-one coaching, and transportation

- 12/96 attended the Ready to Hire Employment Fair

- 9 Ready to Hire Employees with wages starting at \$16/hr FT employment
 - Provided transportation and dinner



Barrier Assessment: Resiliency

We used the FFRNS-14 screening to assess resiliency in 3 key areas: Access, Connectedness, and Future and Goal Orientation (1-56)

Composite Resiliency Score: 33

The participant's score indicates current moderate ability and/or skills to recover from social/emotional crisis. The level of needs for professional assistance is at risk of becoming urgent and follow up should not exceed 72 hours.

The FFRNS-14 targets three areas of psychosocial resiliency - Access, Connectedness, and Future & Goal Orientation.

The following are the participant's core scores:

Access: 7

The participant scored within the urgent needs level and will need urgent attention.

Connectedness: 12

The participant has a healthy protective mechanism. Reinforcement in social skills and/or social growth will help maintain and enhance the participant's protective factors.

Future & Goal Orientation: 14

The participant's score indicates low abilities and skills that will help sustain social/emotional resiliency. Can use professional assistance the enhance the ability to see themselves in a positive future.

The participant's scores indicate that has high potential to be able to obtain the skills and abilities to enhance social/emotional resiliency.

Pre-screening: Day of intake (July 22-August 5)

Post Screening: Day of check-out

Average pre-screening resiliency score: 39.65

Average post-screening resiliency score: 46.10

Barrier elimination thru Food Assistance



During intake interviews, the LRC asked every resident if they were in need of food assistance and whether or not they had transportation:

39/96 indicated they were in need of food assistance; 17/39 were without transportation

- 2/22 with transportation went to the Lawrenceville Co-op between August and October
- 17/39 without transportation: Food assistance was provided/tracked by the Lawrenceville Co-op and delivered by Village of Hope volunteers every two weeks
- We became aware of at least 5 other nonprofits/churches who were also duplicating the food services on the weekends

Barrier Assessment: Financial Management Assistance

Personal Finances:

- During intake 20/96 guests indicated they would like a bank account
- Renasant Bank was offering Metro residents a free checking account with no minimum balance or fees; no required amount to open the account
 - 1 person opened a bank account
- Money Management International came to the Hiring Event and offered their Credit Repair services- 3 people showed interest



Barrier Assessment: Case Management and SVDP Navigator

- Every resident was offered a case manager or SVDP navigator
- Every resident received a rehousing resource manual at intake
- 11/21 who were offered case management accepted case management-required weekly participation
- 15/96 (16%) were unresponsive to any case management/SVDP volunteer
 - 60/75 (80%) made at least one connection with their navigator

What insights did we gain?

Self selection and Responsibility were the greatest rehousing success indicators

- We found that those who were responsible, listened, and who saw this as an opportunity were the most successful with achieving a bridge job, permanent housing, and barrier elimination leading towards self-sufficiency
- Those that waited to the very last minute did not improve the criteria needed for permanent housing, ie. Wage increase, etc. (4 months)
- Income defines affordable housing and we don't have a large stock for the working poor or those with fixed incomes
- Lawrenceville needs 2nd chance housing options or a small percentage will have to resort to a hotel
 - Many guests just needed the relocation stipend to assist them financially
- Duplication of services can harm the trajectory of a client's pathway (ie. 5 different nonprofits dropping off food on the weekends)
- Resources aren't always the answer: 9/96 attended the Resumé workshop; 12/96 attended the Ready to Hire Job Fair; those that indicated they needed food only 9% used the resource for food

Opportunities for the future.....

Less than 1% want to live in a hotel but are often trapped by the lack of options for those without a livable wage job, have a criminal background, have an eviction on their record, or do not have adequate savings to be approved for an apartment

Community partners working towards the same goal:

There is a strong need for more collaboration of organizations/partners who provide complimentary services instead of competing services

Housing and Employment must be discussed together:

We must continue to meet the demand for affordable housing while increasing the access to livable wage jobs

Community Improvement data tracking:

The need to better understand how social services are being used for the benefit of residents long-term and the impact on the city

Community Response Team:

Mental Health services are needed

Housing Study and Policy consideration:

The extended stays in Lawrenceville are make shift apartments that are partially funded by community nonprofits/churches while trapping the working poor due to increasing weekly costs



THANK YOU