CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – AGENDA

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, October 26, 2026 at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 ***Vacant - District 2***

Council Member Alecia Washington - District 3 ***Council Member George Turner - District 4***

Council Member Karmesha W. Smith - District 5

Citizen Access: Stonecrest YouTube Live Channel

I. CALL TO ORDER: Tara Graves, Mayor Pro-Tem

II. ROLL CALL: Sonya Isom, City Clerk

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE: Alecia Washington, District 3 Councilmember

V. APPROVAL OF THE AGENDA

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval of Meeting Minutes - Special Called Meeting, July 2, 2026

b. Approval of Meeting Minutes - City Council Meeting, July 27, 2026

c. Approval of Meeting Minutes - City Council Meeting - August 24, 2026

d. Approval of Meeting Minutes - City Council Meeting - September 28, 2026

VII. PUBLIC COMMENTS

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City

Council. There is a three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to those established time limits.

VIII. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you upon your request.

When it is your turn to speak, please state your name, address and relationship to the case.. There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

a. **Public Hearing** - ZM 26-002 1455 Rogers Lake Road - *Shawanna Qawiy, Division Director Community Development*

b. **For Decision** - Ordinance for ZM 26-002 1455 Rogers Lake Road - *Shawanna Qawiy, Division Director Community Development*

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

XI. REPORTS & PRESENTATIONS

XII. OLD BUSINESS

XIII. NEW BUSINESS

a. **For Discussion** - August Monthly Financial Update - *Keisha Franklin, Finance Director*

b. **For Discussion** - FY27 Proposed Budget - *Cathy Turner, City Manager*

c. **For Decision** - 2027 Flexible Spending Account (FSA) Benefit - *Myrlene Thomas, HR Analyst & Ericka McKeever, Relations Insurance Services*

d. **For Decision** - Resolution and Agreement for Lighting Up Turner Hill - *Reginald Powell, Facilities Operations Manager*

e. **For Discussion** - Intersection Improvement Design Update - *Hari Karikaran, City Engineer*

f. **For Discussion** - Sidewalk Design and Construction Update - *Hari KariKaran, City Engineer*

g. **For Decision** - Vendor Recommendation for 2026 Sidewalk Design Services - *Hari Karikaran, City Engineer & Cheryl Davis, Procurement Manager*

h. **For Decision** - Vendor Recommendation for Everett Park Parking Lot Improvements - *Hari Karikaran, City Engineer & Cheryl Davis, Procurement Manager*

XIV. CITY ATTORNEY COMMENTS

XV. CITY MANAGER UPDATE

XVI. MAYOR AND COUNCIL COMMENTS

XVII. EXECUTIVE SESSION

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

XVIII. ADJOURNMENT

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.

CITY OF STONECREST, GEORGIA

CITY COUNCIL SPECIAL CALLED MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Thursday, July 02, 2026 at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 ***Vacant - District 2***

Council Member Alecia Washington - District 3 ***Council Member George Turner - District 4***

Council Member Karmesha W. Smith - District 5

Citizen Access: Stonecrest YouTube Live Channel

I. **CALL TO ORDER**: Tara Graves, Mayor Pro-Tem

The meeting began at 6:16pm.

II. **ROLL CALL**: Sonya Isom, City Clerk

All members were present with District 2 seat vacant.

Ground rules were established for today's meeting. In an effort to conduct an effective and orderly meeting, all comments and responses to each item will be limited to five minutes per person. This time limit will apply to everyone including council, mayor, staff and anyone responding to questions. If a speaker would like another individual to speak and respond to questions, they must first ask for permission from Mayor Pro Tem before yielding the floor or inviting another person to speak.

Motion – made by Councilmember Karmesha Smith to allocate a maximum of five minutes to speak, per person, per agenda item. Second by Councilmember Alecia Washington.
Motion passed 4-0 with District 2 being vacant.
It was confirmed these rules are for this Special Called Meeting only.

III. **AGENDA ITEMS**

a. **For Decision** - Execution of the City Manager Employment Agreement and Authorization of Signatory - *Tara Graves, Mayor Pro Tem*

There was an overview by Mayor Pro Tem Graves stating the city's governing body has approved the appointment of the City Manager. This item is to ensure that the employment agreement is properly carried out so that the city can move forward. Attorney Thompson

confirmed the employment agreement has not been signed, stating it was presented to the mayor for signature. The mayor spoke of discrepancies in the agreement and stated the charter references a ceremonial mayor and that the contract is valid as the council voted and approved of it. Attorney Thompson read the section of the charter referencing this matter. It was stated the mayor's signature is a requirement.

Motion – made by Councilmember Alecia Washington to authorize the Mayor Pro Tem to execute the City Manager Employment Agreement and any related documents necessary to implement the council's previously approved appointment of the City Manager based on the mayor's refusal to execute the agreement. Second by Councilmember Karmesha Smith.
Motion passed 4-0 with District 2 being vacant.

b. **For Decision** - Resolution Ratifying Emergency Actions Taken by Council Prior to the City Manager Appointment - *Tara Graves, Mayor Pro Tem*

The purpose of this resolution is to formally acknowledge the actions that council took during the declared state of emergency to ensure the continued operations of the city government, including the uninterrupted delivery of essential services. These actions were put in place while the City Manager position remained vacant. The resolution was read by Councilman Turner, giving examples of some of the emergency declarations. It was noted the mayor attempted to make an Acting City Manager appointment, however, the recommendation was denied by way of vote of council. The mayor requested a correction to the resolution stating the date and time of mayor's appointment, as well as the votes.

The City Attorney read the preamble.

Motion – made by Councilmember George Turner to approve the resolution by the City Council for the City of Stonecrest, Georgia, to acknowledge and ratify certain actions taken to preserve the continuity of Municipal Government. Second by Councilmember Alecia Washington.
Motion passed 4-0 with District 2 being vacant.

c. **For Discussion** - Supplemental Pay Policy - *Keisha Franklin, Finance Director, Myrlene Thomas, Human Resources Analyst & Robin Jackson, Human Resources Generalist*

The presentation was given by Myrlene Thomas, HR Analyst, giving the definition of supplemental pay and stating this is when an employee is placed in acting status, when they are temporarily reassigned to a position that is different from their hired position or they are assigned significantly to greater duties and responsibilities than those assigned. This pay will come in at 5% or an amount that appropriately reflects the additional duties and responsibilities and will only remain in effect during the duration of the acting assignment. The employee placed in this status must meet the minimum requirements of the position before the reassignment begins. The acting assignment may not exceed 12 consecutive months unless the City Manager provides written approval for an extension. The City Manager may also approve supplemental pay for employees with additional or specialized degrees and/or certifications when recommended by the Department Director. There were a series of questions from council to be answered at a later date due to the HR Director being out of the office.

d. For Discussion - The Consideration of a Resolution to Censure the Mayor - *Tara Graves, Mayor Pro Tem*

The discussion was led by Mayor Pro Tem Graves stating this resolution to censure is a formal expression of the council's disapproval regarding conduct. It does not remove an elected official from office, nor does it oppose legal penalties. The purpose of this agenda item is to allow the council to consider the proposed resolution, review the facts, and hear from those involved, engage in discussion and determine whether the proposed action is warranted. The proposed resolution stems from an incident that occurred on Thursday, June 25th, involving an elected official and an appointed staff member. Because this matter involved the conduct of an elected official, the council is considering it during the open public meeting to ensure transparency and to provide all parties with an opportunity to be heard.

The appointed staff member voluntarily submitted a written statement to council regarding the incident. The statement was not requested by council. It was sent via email at 12:00 approximately 12:15 a.m. on June 26. I myself did not prepare or submit a written statement although I went to City Hall after being notified of the incident around 9:55 a.m. on June 25th. As of today's meeting, no written statement has been submitted by the mayor. This agenda item is for discussion and consideration only. We do have the appointed staff member, which is our Director of Finance, online, but we're having a hard time hearing her. So, she wanted us to read the letter that she forwarded to council the day after, which is on the 26th, that is going to be read by our City Manager.

City Manager Turner proceeded with reading the statement from Director Franklin. Notice of Incident, June 25, 2026. Council, I'm writing to formally notify you of a workplace incident that occurred on June 25th at approximately 10 a.m. at City Hall. This note is from Director Keisha Franklin. I apologize. Upon my arrival at City Hall, I observed that Mayor Jazzmin Cobble had positioned a chair directly in front of my office door and was sitting there waiting for my arrival. As I approached my office, the mayor immediately confronted me regarding the payment of her hotel accommodation for the upcoming conference and directed me to print her check immediately. I advised the mayor that I do not print checks on demand, and the city follows established financial processes for ensuring payments. During the exchange, the mayor repeatedly yelled, "Print the check or find another" and out of respect, I'm just going to put an initial, "m f'ing job. She also stated that I printed the check on demand before, which I advised was not true. The mayor further stated words to the effect that she could do whatever she wanted because she was the mayor, that it was "her city" that she "ran the city". This interaction occurred in presence of city staff. Because the situation continued to escalate, I attempted to end interaction by closing my office door. As the door was nearly closed, the mayor pushed the door toward me, in an apparent effort to prevent it from closing. I pushed the door completely closed, and it automatically locked. Immediately after, the mayor repeatedly manipulated the lock, door handle, while continuing to yell outside of my office. I remained inside my office as an effort to separate myself from the confrontation and de-escalate the situation. While inside my office, I heard the mayor state that I had called the police, and that she did not care because the police could not do anything to her because it was her city and she ran the city. A responding police officer who identified himself as Officer Keene arrived at my office door shortly thereafter because the mayor continued yelling nearby. I advised the officer that I intended to leave the building to remove myself from the situation. After I exited my

office, the mayor stated that her check was the only check that had not been paid, and that she could not leave for the conference without it. I responded that the statement was false and that it was a lie. I further advised that her hotel reservations remained active, had not been canceled or otherwise affected, and that she was free to travel to check into her hotel. I then left City Hall to remove myself from the situation. I remained in my vehicle because I was visibly shaken by the incident. Shortly thereafter, I was instructed that I could return home for the remaining of the day. As a result of this incident, I was unable to continue to perform my duties that morning. I believe that it is important that the governing body be informed of these events that they be documented as part of the city's official record. Director Keisha Franklin.

Mayor Pro Tem Graves asked Mayor Cobble if she would like to respond. Mayor Cobble responded, “absolutely.” Actually, I'd like my attorney to respond. Attorney Tyson, would you please come to the podium? As he's coming, I would also like to mention that the statement that you heard just read by the city manager was only in the words of one individual. As we know, one side of the story is only that. So, you'll hear from my attorney, who will not only explain the procedural violations that this council and the city manager just violated. but also, the continuation of the incorrect and in factually stated events that occurred, which we actually have evidence and proof of. Attorney Tyson, would you please? Mayor Pro Tem Graves interrupted and stated, excuse me, Mayor Cobble. I actually gave you the floor. Are you asking for your city attorney to come add some content, or would you like to respond? Mayor Cobble responded, my city attorney is going to respond on my behalf. Mayor Cobble asked Mayor Pro Tem, are you refusing to let me share my side of the story through my legal counsel? Mayor Pro Tem responded, No, absolutely not. Mayor Cobble stated, ok, Attorney Tyson will speak on my behalf. Mayor Pro Tem stated that the question is: before you invite anybody to speak, I gave you the floor. Mayor Cobble stated, yes, you gave me the floor and in you giving me the floor, I am having my attorney to speak. Mayor Pro Tem Graves asked, so are you having your attorney speak? Mayor Cobble stated that if the floor is hers, then I may proceed with having the floor and having the floor includes having my attorney speak. Mayor Cobble asked Mayor Pro Tem Graves if she would like for her to request from her personally. Councilmember Alecia Washington asked if we could ask legal, is that the right procedure, that he can speak on her behalf? Mayor Cobble also asked legal to explain if she has permission to indulge in the floor in a meeting where I’m rightfully a member of the governing body.

City Attorney Thompson stated that she would recommend, if the mayor wants to give a statement or if she wants to speak right now to address the matter that’s on the floor, that you directly speak because we have not opened the floor for a public comment of any sort. So right now, we are having a meeting for the members of this body. Mayor Cobble stated, we’re having a meeting for members of this body of which I am a part of. And so, there’s no law that says that a part of my own discussion, I cannot bring others into it. As a matter of fact, you just had more than one person speaking on another item right before this with the body. I am a part of this body and there are no stipulations in law that state that as I have the floor, I may not involve multiple parties in my presentation. As a matter of fact, council just involved multiple parties in their presentation. So, if you can find law that says that I must get permission when I have the floor to include multiple parties, then we may have a legal argument. Otherwise, if the Mayor Pro Tem would like me to ask for personal permission for my attorney to speak on a personnel matter on my behalf, I will oblige. The

City Attorney added that she will leave the approval to the body to decide whether a member from the public can speak on this agenda item. Mayor Cobble stated that this is not a member of the public, this is my legal counsel. You're talking about a legal matter, a personnel matter in which you've allowed the city manager to read one statement from one person, to create the theme of this meeting a misrepresentation and now you are trying to take the right from me to give my side of the story, so that at least the representation is equitable. This is not a member of the public. This is my legal counsel. The council has already gone into a personnel matter publicly, which violates our charter, our human resources policies and many others. So now you want to add to that by restricting the mayor from allowing her legal counsel to speak when I have the floor. Council, please. Mayor Pro Tem Graves asked Mayor Cobble if she was referring to herself as personnel? Mayor Cobble stated that absolutely, I am personnel per your personnel policy and your charter. Mayor Pro Tem Graves asked Mayor Cobble if she remembered the instructions. Mayor Cobble responded, yes absolutely. Just because you said it doesn't make it lawful. Just because you said it, doesn't mean there is law to support what you said. Just because you said it doesn't mean you get to take the rights from the mayor to have the floor. You gave me the floor. You do not get to dictate how I use said floor. I am part of this governing body as everyone else is. You have invited multiple people in all of your items before this to have participation in you having the floor. But if you'd like me to ask you, may I invite someone to the floor you've given me, I certainly shall.

Councilmember Karmesha Smith stated that according to Robert's Rule, can a person give the floor to someone else? They may yield to ask to allow them to make a comment. They may briefly yield for them to provide a bit of clarity, but I don't think they can actually give the floor to someone else. Mayor Cobble responded, would you like for me to use the word yield versus give? Councilmember Smith replied, yield for a question or comment. Mayor Cobble's response, would you like for me to use the words yield for a comment? Councilmember Smith stated, not for a statement and I would like to find out according to Robert's Rule, that we utilize here, if that is allowed. To my understanding, it is not. The city attorney stated that Councilmember Smith is correct as the mayor's attorney is acting as her proxy and we haven't established that. Mayor Cobble asked, "A proxy to what? Attorney Thompson replied, to speak on your behalf. Mayor Cobble stated she has never had to have permission to bring anyone to the podium to speak on an item. Never. Not one council meeting, not one work session, not one community meeting, not one commission meeting, not a single one has the city council had the authority under no circumstances to dictate how any member of council which includes me, uses the opportunity in front of the microphone. Never, not one time. But, have no fear. Attorney Tyson, please stand there. I will read. As the city manager read, I will read. I would like to make note before I begin reading this, that we find it not coincidental at all that the city council would allow the statement of the staff member to be read with no interruption. To misrepresent an event and then find ways using its legal counsel to suppress my abilities and my authority. Certainly, this is newsworthy. I'll read.

I understand that one or more of the members of the city council intends to bring forward a resolution or a proposal to censure Mayor Cobble, in connection with an alleged incident involving the city's finance director. As of this writing, no one has spoken with the mayor about the matter. No written complaint has been furnished to her and no factual inquiry of any kind appears to have occurred. I am writing to raise three specific concerns under the charter. Raise one under its personnel policy and request that your office advise the council

accordingly. Clearly, they did not. First, the charter supplies the appropriate mechanism for examining a matter of this kind, and it has not been invoked. Section 2.08 authorizes the council to make inquiries and investigations into the affairs of the city, including the power to take testimony and require the production of evidence. No such inquiry has been undertaken. The mayor has not been interviewed, asked to respond, or even shown one what is alleged. In fact, the mayor and her staff possess relevant information, including a recording. It has not been requested or reviewed. Not only does the council proceeding with this censure without conducting an investigation violate basic principles of due process, it cannot withstand the slightest scrutiny. Second, because the city council's failure to invoke the formal investigative process in the charter, the council is already in violation of Section 3.03b6, which provides the mayor and the council shall not discuss in public the performance of or complaints against any city officer or employee unless acting pursuant to a duly authorized investigation. It is our understanding that members of council discussed the alleged incident between mayor and the finance director in an open council meeting in Savannah on June 28th. Further, it is our understanding that the open discussion led to an open records request, an open records request that contains specific information about the incident based on public comment. As you know, without a properly authorized Section 2.08 inquiry, a public airing of this matter violates Section 3.03b6 and is also inconsistent with the city's broader obligations in regarding confidential personnel information in its personnel policy manual.

If the council continues with a public discussion at the meeting tomorrow evening, it will further violate the terms of the charter and the policy. Third, I note the posture in which this situation presents your office. Section 3.08b of the city charter provides that in a conflict between the mayor and council, the city attorney shall arrange separate outside representation for each and shall not represent the interest of one against the other. The course the council appears poised to take would create precisely such a conflict. I've raised this not to be adversarial, but so that your office can take steps, take the steps the charter requires and provide counsel to the council on the proper path forward before an action is taken. We are prepared to be appointed as the mayor's representative. Finally, it also appears the city's personnel policies have not been followed. We are unaware of any complaint filed against the mayor under those policies, and even if a complaint has been filed, it must be kept confidential. Further, to the extent any witness statements exist, the mayor has not been provided with them. Although we are aware that one report, although we are aware of one report that includes information only from the finance director, that is inconsistent with the evidence in the possession of the mayor. If the city wishes to pursue complaints against the mayor or anyone else, it should follow its own personnel policy manual rather than proceeding with the censure resolution without all of the facts. On behalf of the mayor, I respectfully request that any resolution or proposal related to the alleged incident not be presented, discussed publicly or brought to a vote unless until one, the specific allegation are reduced to writing and provided to the mayor. Two, the council determines through a proper section 2.08 process, where the factual basis for any action exists and three the mayor is afforded a meaningful notice and opportunity to be heard. The mayor is prepared to participate fully and in good faith. I welcome the opportunity to discuss with you directly. Please contact me by email. All of the mayor's rights under the charter and applicable law are expressly reserved. So, seeing that some of these things have already taken place and have already been violated, my attorney’s office is prepared to represent the mayor's office in these egregious violations. Also, because you have refused to allow him to even speak. Thank you.

Mayor Pro Tem asked council, “Do you have any other questions?”
Councilmember George Turner responded this item is listed for discussion only. No decision has been made nor are we opposing to make a decision this evening. That being the case, what was read to us, I cannot imagine this happened without there being other witnesses and their statements would be important for us to make a decision as to whether we go forward with this suggested resolution. This is not a hearing but us responding to a letter we got that will not be ignored as the accusations are very serious. We will not be intimidated by lawyers coming before us, which was part of the accusations, intimidation, which has not been validated but would take a hearing to get to the bottom of it. Is there enough evidence to raise it to the next level? In my opinion, it is and I am going to suggest that at some point we conduct an investigation to see if this is warranted to offer a censure. Our conduct speaks volumes about how we treat our staff and constituents, which must be with due respect at all times and if it gets out of control, we must pull ourselves in line.

Mayor Cobble asked, Mayor Pro Tem, may I comment? Mayor Pro Tem commented yes. Mayor stated, I first want to say that as much as we have to protect our staff and our constituents, the elected officials are also included in the respect and treatment, just as the staff and the constituents. Elected officials should not be verbally abused or physically assaulted. It is not just the responsibility of the elected to ensure that there is respect only given, there also should be respect given back to the elected. I'm sure that through your investigation, you will see that respect is mutual. Violations happen when multiple people decide to disrespect or even physically interact with both the elected and the staff. It would be irresponsible for the city council to simply take the word of one and to not openly discuss with the, all people involved, including the mayor. There’s some kind of theme here that I am excluded from rightful treatment. But in fact, when I am disrespected, when I am physically assaulted, I also have rights. It is imperative that respect is mutual. But it's also imperative that action on both sides are taken, not just on the side of the elected. It's also actions to be taken on the side of the staff. When staff is incorrect, and when elected are incorrect, each one should have, first of all, its due process, and second of all, meaningful action to correct the behavior. So, I do not want anyone to leave here believing that I am not a victim, because I am. It will come out through this investigation and I hope the council does take it very seriously, as I also have rights, not just as an elected official, but also as a citizen.

Mayor Pro Tem asked council if there were any other questions. City Manager Turner stated, Mayor Pro Tem, I have a statement. Mayor Pro Tem replied, yes, Madame City Manager. City Manager proceeded, this is a statement as occurred at City Hall on Wednesday, June 24th. On Wednesday, June 24th, about 4:30p.m., I was approached by the Executive Assistant of the mayor regarding she was waiting for the hotel that was booked by the GMA conference on the mayor's personal credit card to receive a city check to pay for her room versus her using her personal credit card to pay for her travels. She stated the mayor would not be willing to allow the charges to her personal credit card. Without clear assurance that the check had been applied to her reservation, she would remain in Stonecrest. She was also checking with the hotel to see if the check had been posted to her account. I did remind her of the travel policy, where the city of Stonecrest reimburses travel for reasonable and necessary expenses that actually occur in connection with approved travel. We went back and forth from Wednesday afternoon, about 4:30 p.m., until about 12:42 a.m. Thursday morning, and again from 9:19 a.m. to 2:26 p.m. on

Thursday. We pretty much went back and forth on the same issue that the room had not received the check to pay for the mayor's room and that what we were going to do about it. On Thursday morning, the day of traveling to the GMA conference, I received a voicemail from my Executive Assistant, saying the mayor wanted me to call her. Because I couldn't call her, she called me back again, saying the mayor was going off on Director Franklin, and that Franklin, Director Franklin, was calling security, and that I needed to call her, and if she didn't have her check, she was going to go off on people. I texted my Executive Assistant that I was on a call right then, but I was working on a solution with Director Franklin and would call her back. I also called Mayor Pro Tem to make her aware of what was going on with the check on the room payment, and also what was going on at City Hall. While I was talking with Director Franklin, I heard the mayor in the background yelling. And Director Franklin said the mayor had blocked her door with a chair and threatened her. Because I heard the word "threaten," I told her to hang up the phone and call security and the police. I called Mayor Pro Tem back to alert her of the employee threat, and that security was alerted. Mayor Pro Tem stated she was headed to City Hall. I called back to see if City Director Franklin was okay, and she was very shaken up and emotional, and was told by Mayor Pro Tem to go home. I tried to calm her down and asked her, did she have someone who could be with her, or did I need to come where she was located because she appeared to be a nervous wreck on the phone. She told me no, she would be okay. She was really shaken up. I asked her was she okay to drive? And she said yes, she was. I immediately changed my attire because I was headed and headed to City Hall because I was originally getting ready to head to Savannah for the GMA conference.

I called the mayor back, and she stated Finance walked out the building without giving her her check for her hotel room, and she was not putting it on her credit card. A solution was, she said, to use the p-card, which is what was done in the past. She stated she did not harass Director Franklin or touch her. She did put a chair in the front of her door. She said Director Franklin could use the credit card authorization form, and she said y'all can have the city. The check should have been sent via UPS or FedEx. Who puts a check in the f'ing mail where you can where you can track it, where you can't track it? My apologies if this word was used inappropriately. This is what I'm saying to say in front of everybody in this meeting. She said her room was not paid. I told her mine was not either. She said so, you are new. I said it's the same policies and procedures. I asked her let me get a solution, and I would circle back. Once I arrived at city hall, I was told by employees and security of the various profanity that was used by the mayor, such as f'ing check, or Director Franklin would be fired if she didn't bring her check, she was overheated, find a solution or find another job, and why did they bring your stupid a back, with a chair blocking Director Franklin's door. One employee stated no one came and checked on them until the city manager came and addressed the issues and she considered the incident to be extremely hostile, and she was upset. I asked the employees of Stonecrest from the Finance Department to come into the conference room. I did apologize on behalf of the mayor for what this what they had just witnessed and observed. They reminded me just the day before at our all staff meeting that I told them that we would not tolerate people being disrespected, unprofessionalism, or unacceptable conduct at City Hall by anyone, including myself. I again apologized for what they experienced. I asked them while it was fresh on their mind if they would put a statement in writing of what they observed. I told them it would not be used against them nor would it impact their jobs. I was told by the Director of Finance that they would not put a statement in writing as they had been previously managed by fear and intimidation. But I asked for her permission if it was okay to talk to

her employees and ask them to do so. Director Franklin told me yes. Some of the employees asked if they could go in their work area and type their statement and date it. I need to, I apologize but others have been given, can I finish? They asked if they could go in their work

Mayor Cobble stated, I was interrupted and was not able to finish mine, so. City Manager stated, I'm almost finished. Mayor stated, I was almost, that is, I was interrupted. Mayor Pro Tem stated. Madame City Manager, you, time, you reached the limit but thank you for your statement. Council, do you have any other questions? This agenda has been. Mayor Cobble stated, I have more to say, I would like the floor. Mayor Pro Tem stated, are you asking? Mayor Cobble replied, yes, I would like the floor. Mayor Pro Tem replied, Mayor Cobble.

Mayor Cobble proceeded, again, what you're hearing are statements, one that I have not been given, two that are coming from a one-sided story that I have proof and evidence is actually not true. Through an investigation, you will come to find that there are some people who will speak with integrity and some who will not. As you can see, right, we're a smart city. This has been crafted so that one side of the story is what's prevalent, and you can see that there is an attempt to suppress the other side. I do want to really quickly, in my short period of time, state that my Executive Assistant, who was also in, not only in the City Manager's statement, but also on, on the telephone with me, as supposedly the city manager was on the telephone with the deputy, with the Finance Director. My assistant was on the phone with me, and yet she has not been asked for a statement, and yet no one has given her an opportunity to speak. So, you can see the theory and the theme that's going on here. Additionally, the reason why there was even a discussion is because both the City Manager and the Finance Director lied to my assistant and to me the day before. I have, which will come out, this is not a hearing apparently, well, the city council has planted statements throughout this evening. Where on Wednesday, the city manager tells my assistant that the finance director had spoken with the hotel directly, and that the check for my hotel had been delivered. Then the next day, sends a text message saying the check for your hotel arrived today, Thursday, at noon. So Wednesday, the city manager says the check is there, we've confirmed it with the hotel. My assistant calls the hotel, the hotel says absolutely not, we have nothing. The next day at noon, the city manager says your check arrived today. Well, how did it arrive yesterday and also today? So in between yesterday and the next day is when I approached the finance director to inquire about a payment solution. Again, we have all the evidence that we need that included audio of the verbal exchanges. So all of these words that the city manager is choosing not to share, that is making it seem like I used all kind of explicative, the audio will prove that the conversation, I was not the aggressor. The audio and the video will also prove that I was physically assaulted, that I was the victim of insubordination. But you cannot forget that up until now, only the people who support one side has been asked for statements, haven't, and those statements were collected by the city manager and in her possession only. The statements of those who were taken don't even have a copy of it themselves. Our HR policy states that the HR department conducts these kind of statements. We have staff members willing to actually say that they were demanded to give statements and could not leave their workspace until doing so, and that they were told not to email it to themselves or anyone else, but to simply print it and hand it to the city manager. And the city manager today is still in possession of those, solely. So yes, an investigation needs to happen. Process and procedure, charters and policies, all of which need to be had. Y'all, this was a

heated debate, a heated argument between the mayor and a staff member who reports to mayor and council. Whom, when the city manager and the finance director did not tell the truth, I sought the answer so that I could attend a conference like everyone else. This will come out. It's unfortunate that it has to play out here, but this is the choice the city council took. So, Attorney Tyson, who will represent me in this investigation, I'm sure will prevail again as we have with Stonecrest three times in the past. Yet, another black city, in public.

Councilmember Smith stated, Mayor Pro Tem. Mayor Pro Tem replied, Councilwoman Smith. Councilmember Smith proceeded, I would just like to state for the record, something that is incorrect that the mayor just stated. City council has planted statements. I, Karmesha Washington Smith, am a part of the city council, and I have planted no statements. That is untrue.

Councilmember Turner said, Mayor Pro Tem. Mayor Pro Tem replied, councilman Turner. Councilmember Turner stated, just to be clear, we are going to direct the city manager to initiate the investigation, just so we can get all questions answered before we address this question, or possible censure or not to censure. So, just wanted to be clear that is the direction we are going in. Mayor Cobble replied, Councilman Turner, asking the City Manager to initiate the investigation is a policy and charter violation. The charter and the policy dictates whom shall conduct the investigation. If you are recommending someone outside of the policy. Councilmember Turner replied, Mayor Pro Tem. Mayor Pro Tem responded, yes, Councilman Turner. Councilmember Turner stated that the question is still there. Are we going to direct the City Manager or whomever to initiate this investigation, just so that we can get all questions answered before moving forward with this idea of a censure?

Mayor Pro Tem Graves stated our conclusion is to have it investigated, but I believe we are going to ask for assistance from GMA because our Finance, our HR Director is currently, will not be in the office so we are going to ask for GMA to come in and assist with this matter. And I also want to make a comment. Nothing here was planted from city council. I was actually at the building myself that day and I can say I experienced some of that as well. I did not make a statement. Actually, doing this agenda item was difficult because we are a team, we're supposed to work together as a team. So when I entered City Hall, my goal was to see if I can get some type of resolution to the matter. But at the end of the day, we have to make sure we respect our staff, we respect our colleagues, and it's not about a check. Let me be clear. If the check wasn't at the location, that was okay because when you go to, anybody know when you check in a hotel, you do not pay for it up front. You just pay for it when you check out. And we were expecting our director to actually be in Savannah also at the retreat, so if all failed, and the payment was not there, she could have taken care of it in Savannah. So let me be clear, this situation and what we're talking about is not about a check and the date that it arrived. It's about making sure that we show our colleagues, our staff members, because we are the leaders of the city. We shouldn't come up here going back and forth. We should be able to talk to each other with respect. But because we are elected officials, we were trying to be transparent with our city and let them know what is currently going on, because I received a lot of calls that day in regards to the incident. Of course, I didn't make any comment because, again, I think this is a situation that I thought we could control among ourselves. I tried to reach out to talk to Mayor Cobble, you called me that day, we talked, you asked me not to call you back. So

at the end of the day, we are a team. We should work as such. But we wanted to come and discuss.

IV. EXECUTIVE SESSION

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

V. ADJOURNMENT

The meeting was adjourned at 7:49pm.

Americans with Disabilities Act

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

CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, July 27, 2026, at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 ***Vacant - District 2***

Council Member Alecia Washington - District 3 ***Council Member George Turner - District 4***

Council Member Karmesha W. Smith - District 5

Citizen Access: Stonecrest YouTube Live Channel

I. CALL TO ORDER: Tara Graves, Mayor Pro-Tem

The meeting began at 6:17pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present with Councilmember Alecia Washington participating via zoom.

III. INVOCATION: Jeremy Reid, City of Stonecrest Communications Department

IV. PLEDGE OF ALLEGIANCE: George Turner, District 4 Councilmember

V. APPROVAL OF THE AGENDA

There was a request:

1. Move item *b.* from Old Business to the next Work Session
2. Move item *e.* from Old Business to the next Work Session
3. Move the Executive Session before the Public Hearing and following Public Comments

Motion – made by Councilmember George Turner to approve the agenda with the stated changes. Second by Councilmember Karmesha Smith.
Motion passed 4-0 with District 2 being vacant.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval of Meeting Minutes - Special Called Meeting, June 8, 2026

Motion – made by Councilmember George Turner to approve the 11:30am Special Called Meeting Minutes from June 8, 2026, with attendance verification. Second by Councilmember Karmesha Smith.
Motion passed 4-0 with District 2 being vacant.

b. Approval of Meeting Minutes - Work Session, June 8, 2026

Motion – made by Councilmember George Turner to approve the 6:00pm Work Session Meeting Minutes from June 8, 2026. Second by Councilmember Karmesha Smith.
Motion passed 4-0 with District 2 being vacant.

c. Approval of Meeting Minutes - City Council Meeting, June 22, 2026

Motion – made by Councilmember George Turner to defer the June 22, 2026, City Council Meeting Minutes to the next city council meeting. Second by Councilmember Karmesha Smith.
Motion passed 3-1 with Mayor Pro Tem T. Graves voting Nay and District 2 being vacant.

VII. PUBLIC COMMENTS

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council. There is a three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to those established time limits.

Chandra Cates – Has concerns about a neighbor with cars on his front yard that has not been moved in years, as well as other issues and she is asking what can be done about this situation.

Deborah Tayliam – Has concerns about the house next door to her which has been vacant for about 8 years. There is excessive growth of grass, trees, and poison ivy, in addition to other issues. Code Enforcement has come to the house and fined the owner, but after paying the fines, the house remains the same.

Dave Marcus – Spoke of his restoration of confidence in financing, stating council is moving towards a responsible government. He also made comments on past audits as well as the break-in that took place at City Hall, stating he would like facts on the incident.

Angella Green – Stated she lives next door to a hoarder, and has concerns about her health, safety, and property value. She provided photos of a collapsed deck, remnants on the front porch and 2 broken-down cars and she is asking for help.

Bernard Knight – Thanked the council for voting to create the CID and reported that on June 23rd, the CID held its first elections and board meeting. At that meeting, 5 members were elected to serve, including Mr. Knight. A month ago, the CID submitted their draft cooperation agreement as the first step in negotiating the terms of the agreement to the council and assistant city attorney Alicia Thompson and are looking forward to receiving a response.

VIII. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you upon your request.

When it is your turn to speak, please state your name, address and relationship to the case. There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

a. Public Hearing - RZ 26-004 7224 & 7226 Maddox Road - *Shawanna Qawiy, Division Director Community Development*

The presentation was given by Director Qawiy stating this is a city-initiated application requesting the rezoning and future land use of approximately 92.19 acres from M-Light Industrial to M2- Heavy Industrial to allow various heavy industrial uses. There was review of the background, public participation, zoning map, future land use map, property location map, aerial map and site photos. By way of legal, the staff recommendation is neither approval nor denial and should be left up to the council's discretion. There is no recommendation from staff.

Motion – made by Councilmember Karmesha Smith to open public hearing for RZ 26-004 7224 & 7226 Maddox Road. Second by Councilmember George Turner.
Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

There was additional review and background information shared by the applicant stating the requested information has been provided to staff and is in the agenda packet. It was stated the Planning Commission no longer recommends denial. There was an additional review of the rezoning factors, economic use under the current zoning and the benefits, stating it is not a landfill.

In Favor
None
In Opposition
Linda Miller
Dave Marcus
Renee Cail – Email
Jennifer Wilson – Email
Pyper Bunch - Email

Motion – made by Councilmember George Turner to close public hearing for RZ 26-004 7224 & 7226 Maddox Road. Second by Councilmember Karmesha Smith.
Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

To have a rezoning, the city will need an amendment to the comprehensive plan. It was stated there will be no burning on site and the uses will be confined within three parcels, in

which special use applications have been submitted for both parcels.

b. For Decision - Ordinance for RZ 26-004 7224 & 7226 Maddox Road - *Shawanna Qawiy, Division Director Community Development*

Motion – made by Councilmember George Turner to approve the Ordinance for RZ 26-004 7224 & 7226 Maddox Road. Second by Mayor Pro Tem Tara Graves.
Motion tied 2-2 with Mayor Pro Tem T. Graves and Councilmember K. Smith voting Nay and District 2 being vacant. Mayor Cobble abstained from casting a vote as the tie breaker due to the council legislative authority to make decisions.
The motion failed.

Mayor Cobble stated that her pleasure is to offer a substitute motion for deferral. Mayor Pro Tem Graves stated there is a motion on the floor. In response, Mayor Cobble stated that there is a motion that did not receive an affirmative in either one way or another. So, I am inserting parliamentary procedure to request a substitute motion because you did not achieve an affirmative on either side. Mayor Pro Tem Graves consulted with legal stating to her understanding Mayor Cobble would vote to break the tie and asked for some content on this topic. Attorney Thompson stated that if there's a vote on the table and if Madame Mayor is to break the tie, she requests that she provide that tiebreaking vote. A substitute motion would be proper before the vote actually takes place, but we're in the middle of a vote right now.

Mayor Cobble responded, "You cannot make a substitute motion before a vote takes place in a tie. Then asked if legal would like to recess so we can research Robert's Rules?" Assuming you are the parliamentarian. Attorney Thompson asked if Mayor Cobble could repeat her question. Mayor Cobble stated, do you think we should recess so we can look at the parliamentary procedure under Robert's Rules? You did not answer the question. You advised me to vote but you did not answer the question about rather I can offer a substitute motion or not. So, I am asking, do we need to look at Robert's Rule of Order to decide if or when a vote does not receive affirmative either way or on either side if a substitute motion can be offered?

Legal responded, I would ask Madame Mayor Pro Tem, I think the mayor should place the tiebreaking vote. Mayor Pro Tem Tara Graves mentioned to Mayor Cobble according to our charter we have a tie vote so when we have a tie vote you're the tiebreaking vote. In response Mayor Cobble stated that she is well aware of the procedure for when the mayor votes and stated I'm just asking if the City Attorney would like to take some time to review Robert's Rules of Order and the parliamentary procedure to determine whether or not the request for a substitute motion can be honored. If not, no problem. But I am asking for you all to take time to research that and make that decision based on fact.

Legal stated, I am sorry mayor is the question on the table for me? Mayor Cobble stated yes. Legal suggested in this instance she would say that you all need to have a tiebreaking vote and as you are the tiebreaker I would ask that you place your vote. Mayor Cobble responded by saying all right, I will abstain. The City Council is the legislative body of this city. The City Council are the five voting members of this city council. The City Council's legislative authority is to make decisions on behalf of the five districts that it represents. The City Council should be able to come to a majority vote seeing as the City Council has the majority influence. So, I see no reason why the City Council cannot come to a majority agreement and then put it in the hands of the non-voting member. I have no influence or decision-making powers in any other items not only presented today but in any other of the agenda items. So, the City Council should be able to get a consensus on a vote considering that it represents all five districts to use to weaponize the chair

for this particular vote. I will abstain from that.

Councilmember Karmesha Smith stated according to our charter, the mayor shall cast the deciding vote if there is a tie. Our charter trumps Robert's Rules. So, in this instance, the mayor is to vote. The mayor does not have the option to abstain. Mayor Cobble responded, why wouldn't the mayor have the option to abstain? That is a vote. You can either vote yes, vote no or you can abstain. So, you are correct, the charter does give me that authority and I have cast a vote. I have voted to abstain. Just as that is offered to you as a voting member, it is also offered to me. There is nowhere in the law that says that I only have 2 options in which everyone else has 3. There are 3 options. You also have had the choice to abstain. You cast an affirmative vote.

Councilmember George Turner stated that the option to abstain has to be accompanied by a written rationale for such and after that, I believe the charter is clear that we cannot abstain. We are obligated to vote. I question whether or not we have legitimate tie because when that was written, it was assumed that it would be a tie to approve or deny. Since we never received it was 3, 3, that's when we had 6 members, 6 voting members and we have not achieved that. That is the only question I would have but otherwise, the mayor is obligated to vote according to the charter and that's where we stand.

Mayor Cobble stated that she would like to read the statement that he is referring to in the charter section 2.10 The Council Member. No council member to abstain from voting on a matter properly brought before the city council for official action except when the city council member has a reason which is disclosed in writing prior to or at the meeting and made a part of the minutes. I have disclosed here at this meeting my rationale and it is a part of the minutes. It is not exclusive to at the meeting. It includes or at the meeting. So yes, obviously someone who can only vote in the event of a tie would not be able to provide in writing prior to a meeting. Absolutely impossible. I would only have the opportunity to abstain at a meeting in person being made apart of the minutes in which I have given my position, my reasoning and it is apart of the minutes.

Councilmember Karmesha Smith asked Mayor Cobble was her reason legitimate, because it has to be a legitimate reason. Mayor Cobble responded, I'm sorry, no councilmember to abstain from voting on a matter properly brought before the city council for official action except when the city council member, which by the way it refers to a city council member. Councilmember being 1 word. I am not a city council member. I am a part of the city council, 2 separate words. I am by definition not a city council member, when city councilmember is 1. However, the word legitimate, 1-is obviously arguable and 2-not in the charter. The words legitimate reason is not listed here and that is obviously at the discretion of the person who was evaluating legitimate. So, I have given my rationale. I have done it in the meeting. It is in the records. This refers to a council member and again I am not a council member, I am a member of the city council. Two separate and distinct definitions which is also in the charter. If you go to the beginning of the charter, the charter describes the definition of a councilmember in which it lists five members voted as a city councilmember. It then mentions the mayor separately and the six of us together collectively are the city council. This particular section is referring to a councilmember in which I have not only complied with although the definition of that role is not me. I have given said answer and rationale in person and recorded in the minutes. The word legitimate is nowhere in this section.

Councilmember Smith asked the mayor if she can scroll down to the section since she is in the charter that says when there is a tie then the mayor must break that tie. The mayor responded, I

did. I cast a vote. My vote was to abstain. The mayor shall vote in the event of a tie of the councilmembers. I did that. The mayor shall vote. Shall only vote in the event of a tie. The mayor voted. Legal added that it seems that either way this motion has failed. If the council does accept the abstention of the mayor, the motion that was on the table is not going forward. If there is an amendment to the motion and if the council agrees to have the amendment to the motion, then maybe at this time the mayor can make that amendment. For clarity, Councilmember Smith stated that an abstention does not constitute as a vote. The mayor asked under what facts an abstention does not constitute as a vote? The city has adopted Robert's Rule of Order as its parliamentary procedure, of which by the way at the last special called meeting, I believe you gave guidance and instruction to the mayor pro tem to actually read some language about the Robert's Rule of Order being used in the city's adoption of its parliamentary procedures. So, not only is abstaining a vote, the charter says that when you abstain ,which means it recognizes the abstention as a vote. You shall either do it in writing prior to or in the meeting with rationale. So, how can abstaining not be a voting action and yet, the charter outlines the specifics on how an abstaining vote shall be captured. How can two things exist at the same time?

Councilmember Smith stated that under Robert's Rules of Order and Georgia Practice abstentions do not count as a yes or no. A vote is a yes or no. That's where we are right now. A yes or a no. Mayor Cobble answered that is slightly correct. Yes, but abstention is not a yes or a no. It is by definition its own category. It is an abstention. It is not a yes or no. You are reading that correctly. Although your interpretation is trying to imply something else. The charter even gives instructions on how to abstain. Not only does it gives instructions, other council members have abstained for a vote in the past. Councilmember George Turner added, by definition itself, abstention is refusing to comply. Mayor Cobble asked, where did you read that? He responded, its to abstain. Mayor Cobble then asked what is it that we all of a sudden possess and don't have anything in front of us that says that an abstaining vote is now not valid except for when you all use it then all of a sudden it becomes valid. Again, the charter clearly outlines how an abstention should be achieved which means it recognizes abstain as an actual action allowable to be taken. I have done so.

City Attorney Thompson stated if we're looking at 2-348, it does say disclose in writing to or at the meeting and made apart of the minutes. Can you state for the record your reason for it. Mayor Cobble replied, "I've already stated that for the record." The meeting is being recorded. The clerk is taking minutes. I have stated it for the record. If you'd like for it to go back then maybe someone in the Communications can replay, but I have already given that. Attorney Thompson asked the clerk, do she know the reason for the mayor's abstention? The clerk replied yes. Mayor Cobble replied, to your point City Attorney, either way the motion did not achieve an affirmative either an approval or denial. Which then gives the council the opportunity to offer another motion. My recommendation was to defer. That way they can have a discussion. I think one of the public comments was actually a recommendation and I'm not sure, Director Q what the August meeting is for maybe their Special Land Use Permits for uses, but it certainly gives the council an opportunity to get back together to discuss and come to a decision between the four of them on rather or not to move forward with this rezoning. So I asked and offered the council to do a deferral to give them an opportunity to come back, talk with each other flush out all the differences and come to a consensus, a majority consensus.

Mayor Pro Tem Tara Graves thanked Mayor Cobble for her comment. We were asking you to break the tie, not offer recommendations. Mayor Cobble replied that surely her freedom of speech allows her to offer any type of verbiage when the microphone is on. So, I don't need your permission to offer a recommendation. Mayor Pro Tem Graves responded with I didn't say you needed my permission. Mayor Cobble said, you said you weren't asking me for what I said."

Mayor Pro Tem Graves said, I was stating what I wasn't asking you. Mayor Cobble responded with yeah, but I don't need your permission. Mayor Pro Tem Graves asked was she going to break the tie. Mayor Cobble stated, I casted a vote. Mayor Pro Tem Graves stated in response the Mayor refused to break the tie. Mayor Cobble cited that it says the mayor shall only vote in the event of a tie. I voted. It doesn't say the mayor shall and must break the tie by saying yay or nay. I am allowed to abstain like you are. So, I have cast a vote.

Attorney Thompson said that she thinks as it stands right now, we have 2 votes for yay and 2 votes for nay. The mayor has cast her vote for abstention, I might have missed it, so I apologize if she's stated the reason for her abstention on the record, so it can be made apart of the minutes that seem to be sufficient per section 2-348. So, I just want to make sure that we have that reasoning recorded in the minutes. The city council is free to put another vote on the table for decision.

Councilmember George Turner stated that considering we only have 4 seating council members until December, possibly elections in November and a runoff will be in December if there should be one. So this matter could be unresolved until January is what we are possible looking at. This is perplexing. Mayor Cobble added, no, the council with the four of you as you have passed many other items and have more today on the agenda and have voted with four members of the council prior to today, can achieve three votes either in the affirmative or in the decline. You can assume that from now to December every item will go to a vote, well obviously is not true. You voted in the special called meeting. You voted in other meetings since the resignation of District 2 and you have achieved three votes either to defer, deny or to approve. So no, there's nothing that says that because there are four council members that this will go on till December. You all, matter of fact, today, right now, can still achieve three votes one way or another. There's nothing that prevents you all from coming to three votes, either in the affirmative or not.

Mayor Pro Tem Graves stated, "so you recommend to change your vote?" Mayor Cobble replied, no, no, no I didn't say that at all. I didn't say that at all, Those are words you're using. I said, "like you have done in other items. You all can come to a 3-1 or 4-0." Mayor Pro Tem Graves added, "Or you can break the tie." Mayor Cobble replied, "I have voted." Mayor Pro Tem Graves replied, "I have voted too." Mayor Cobble stated, "Wonderful you should as you are a voting member of the city council." Mayor Pro Tem Graves stated and you are the tie breaker of the City of Stonecrest. Mayor Cobble reiterated that in the event of a tie I vote, difference. I vote in the event of a tie. There is no language that says I must vote only in yay or nay. There's no language that says I am a tiebreaking vote of which I have to vote yay or nay. It says the mayor only votes in the event of a tie. If it's in the event of a tie, I voted. The same rights you have, so do I.

Councilmember Karmesha Smith added that it's clear that the mayor has decided not to vote and we had a tie in the past and she voted in that instance. So, it's clear that she's choosing not to fulfill this particular tie. She chooses not to vote. Mayor Cobble interjected, I have voted today as I voted any other day. I chose to abstain. Councilmember Smith replied, "I think I have the floor." Mayor Cobble added, "You do and I'm going to correct you every time you make an association that is untrue with what I said or what I did." Mayor Pro Tem Graves asked for order or the meeting. Mayor Cobble stated, "We do, so don't lie on the microphone". Mayor Pro Tem Graves said that works both ways. Mayor Cobble stated that she has voted as I have in every other meeting. Mayor Pro Tem Graves stated that it is not considered. Mayor Cobble replied, "It is a vote." Mayor Pro Tem Graves reminded Councilmember Smith that she has the floor. Councilmember Smith stated that we should determine what it is that we need to do to move forward in the event that we have a tie and there is a choice made not to break the tie. That's

where we are. Councilmember George Turner added that the precedent has been set. We have had this happen in the past. When we failed to get three votes and having three votes being required to deny or approve, the item rolled to the next council meeting for a decision. That's how it has been handled in the past and we have been here before, but for different reasons but we've been here before. When we didn't get the charter required three votes, the item neither failed nor passed, it rolled to the next council meeting. That's been the precedent that has been set.

Mayor Pro Tem Graves asked the council do we have a failed motion due to the mayor not breaking the tie? Is that correct? Attorney Thompson answered, "yes at this time the matter has not moved in the affirmative or the negative." Mayor Pro Tem Graves confirmed that the motion failed and will entertain another motion.

Motion – made by Mayor Pro Tem Tara Graves to defer RZ 26-004 7224 7 7226 Maddox Road to the next council meeting. Second by Councilmember George Turner.

Councilmember George Turner stated unreadiness for understanding. As in the past, if the motion fails to get the three requisite votes for approval or denial, in the past the item rolled automatically to the next council meeting. So, I am not sure if we want to follow that or just go ahead and vote to defer it to the next meeting. Mayor Pro Tem Graves stated that she would recommend to move it to the next council meeting, but we will have the same problem because I know my vote is not going to change. Councilmember George Turner stated that he will support the motion.

Mayor Cobble asked Mayor Pro Tem Graves if she voted no on her own motion. Mayor Pro Tem Graves responded absolutely. So, what is your pleasure? Mayor Cobble asked the City Clerk to restate the motion. The City Clerk answered with defer to the next council meeting. Mayor Cobble then asked the Clerk to do a roll call of the votes. The City Clerk responded, District 3 – nay, District 4 – yay, District 5 – yay and District 1 – nay. Mayor Cobble stated that considering that it was my recommendation to defer the motion, I will agree and vote yay to defer to the next council meeting.

Motion tied 2-2 with Mayor Pro Tem T. Graves and Councilmember A. Washington voting Nay and District 2 being vacant. Mayor Cobble cast a vote as the tie breaker, voting Yay for the deferral.
Motion passed.

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

XI. REPORTS & PRESENTATIONS

XII. OLD BUSINESS

a. For Discussion - Supplemental Pay Policy - *Robin Jackson, HR Generalist*

The presentation was led by Ms. Jackson, responding to each question asked by Councilmember Smith at a previous meeting. There were also some examples given in regard to city positions that have received supplemental pay. It was stated the percentage of the supplemental pay is based on the level of responsibility. It was suggested this item is discussed at another council meeting.

b. **For Decision** - Resolution for the Matrix Fee Study - *Shawanna Qawiy, Division Director Community Development & Keisha Franklin, Finance Director*

Moved to the August Work Session.

c. **For Decision** - Ordinance to Amend Section 2-180 - Authority to Execute Checks, Written Orders and Financial Instruments, 2nd Read - *Tara Graves, Mayor Pro Tem & Alicia Thompson, City Attorney*

An overview was given by Attorney Thompson stating this is the second read for the ordinance to amend section 2-180 that will remove the Deputy City Manager and Deputy Finance Director from the list of individuals who are authorized to execute checks and written orders.

The preamble was read by the City Clerk as the 2nd Read.

Attorney Thompson stated check signing is duty assigned to the City Manager and council has the authority to assign to others in the city. Checks over $25,000 should have two signatures.

Motion – made by Councilmember George Turner to defer the Ordinance to Amend Section 2-180 – Authority to execute Checks, Written Orders and Financial Instruments, 2nd Read to allow for a meeting with legal. Second by Councilmember Karmesha Smith. **Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.**

d. **For Decision** - Contract for Auditor Services - *Catherine Turner, City Manager & Keisha Franklin, Finance Director*

A presentation was given by City Manager Turner stating the contract for Mauldin & Jenkins has already been approved and submitted with the mayor signing the first version. There were changes from the vendor after the mayor signed. It was stated the contract in the packet does reflect the noted changes by Mauldin & Jenkins. The timelines have been provided, and Mauldin & Jenkins is ready for engagement.

Motion – made by Councilmember George Turner to approve the Contract for Auditor Services as outlined in the packet. Second by Councilmember Karmesha Smith. **Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.**

e. **For Decision** - Cooperation Agreement with SLIP CID - *George Turner, District 4 Councilmember*

Moved to the August Work Session.

XIII. NEW BUSINESS

a. **For Discussion** - Stonecrest Development Authority (SDA) Update - *Mayor Jazzmin Cobble*

Mayor Cobble stated she will get with the Economic Development Director to prepare and present for this item at a future meeting.
This item will be moved to the August Work Session.

b. For Discussion - Urban Redevelopment Authority (URA) Update - *Mayor Jazzmin Cobble*

This item will be moved to the August Work Session.

c. For Decision - Contract for Vendor Recommendation for Pour-In-Place Playground Surface Project - *Tanisha Boynton, Procurement Manager and Hari Karikaran, City Engineer*

The presentation was given by Director Karikaran stating that the scope of work for this project is to replace the existing Fairington Park play area. The Procurement Division solicited bids from vendors and received 5 responses and recommended Lanier Plans Inc. dba KorKat to be awarded $76,037 along with a program grant for $134,940. The grant money will fund this project. Once approved, a notice to proceed will be issued. It was confirmed that wood chips will be replaced with upgraded material. Construction should take approximately three days.

Motion – made by Councilmember Karmesha Smith to approve the Contract for Vendor Recommendation for Pour-In-Place Playground Surface Project. Second by Councilmember George Turner.
Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

d. For Decision - Purchase and Installation of Safety Equipment for City Hall - *Tanisha Boynton, Procurement Manager and Reginald Powell, Facilities Operations Manager*

The presentation was given by Mr. Powell stating City Hall is in need of two metal detectors and x-ray machines to enhance the security currently in place. The request is for approval to purchase the detectors, machines and accessories from Mallory Safety and Supply, Inc. through a cooperative purchase under Omnia Contract No. 159498. The city is receiving a discount on the safety equipment which includes installation, training, state required certification and a 4-year warranty. The total for the safety equipment is $95,044.84. The funding account is 100-1565-542500 – Other Equipment and Facilities.

When asked if this item needs to be on a future URA meeting agenda, Attorney Thompson stated only if the equipment impacts the building or causes need for renovation. She was asked to follow up and let the URA know if the agreement has been reviewed and require landlord approval. It was stated there is a need to review the URA and city's IGA. It was also stated there is a need for a URA meeting.

Motion – made by Councilmember George Turner to approve the Purchase and Installation of Safety Equipment for City Hall with amendments to verify the fund source. Second by Councilmember Karmesha Smith.
Motion withdrawn.

Motion – made by Councilmember George Turner to approve the Purchase and Installation of Safety Equipment for City Hall. Second by Councilmember Karmesha Smith.
Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

e. For Decision - Resolution for Mid-Year Budget Adjustment - *Keisha Franklin, Finance Director*

The presentation was given by Director Franklin stating there were amendments made to the original budget that was submitted. There is zero impact from this amendment. There was also an adjustment made to the FICA account. There was a review of the original spreadsheet, including reasons for amendments, fund balance use by fund and the effect of the changes from the two items mentioned. It was stated council has the presentation without two changes that were made.

The preamble was read by the City Clerk.

Motion – made by Councilmember George Turner to approve the Resolution for Mid-Year Budget Adjustment with the stated changes and updated documents. Second by Councilmember Karmesha Smith.
Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

XIV. CITY ATTORNEY COMMENTS

No Comments

XV. CITY MANAGER UPDATE

The City Manager stated that the leadership team updates have been sent to council prior to this meeting. There was recognition given to Myrlene Thomas, Human Resources Analyst as Employee of the Month, stating her professionalism, dedication and collaborating spirit have had a meaningful impact, and her positive energy is contagious.

XVI. MAYOR AND COUNCIL COMMENTS

Mayor Jazzmin Cobble – No comments

District 1 – Mayor Pro Tem Tara Graves – No Comments

District 3 – Alecia Washington – Absent

District 4 – George Turner – Mentioned streets that are getting paved in District 4, a gazebo at Salem Park, and improvements at Browns Mill. Also, Fairington Park looks really good. There have been some calls on the feral hogs. The feral hog program is down to trapping but can only be put on public property. The city has been working with DeKalb County to help accelerate this.

District 5 – Karmesha Smith – Thank you to the staff who stayed late with us this evening. Would like to highlight paving currently going on in District 5 and also give kudos to the staff for who assisted with the Back-to-School Backpack Giveaway.

XVII. EXECUTIVE SESSION

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

Moved to take place before the Public Hearing section of the agenda.

Motion – made by Councilmember George Turner to enter Executive Session for Personnel, Litigation, Real Estate and Cyber Security. Second by Councilmember Karmesha Smith.
Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

Motion – made by Councilmember George Turner to exit Executive Session and return to the regular scheduled meeting. Second by Councilmember Karmesha Smith.

Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

Motion – made by Councilmember George Turner to approve the minutes from Executive Session. Second by Councilmember Karmesha Smith.
Motion passed 3-0 with District 2 being vacant and Councilmember A. Washington being absent during the vote.

XVIII. ADJOURNMENT

The meeting was adjourned at 11:26pm.

Americans with Disabilities Act

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

CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, August 24, 2026, at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 ***Vacant - District 2***

Council Member Alecia Washington - District 3 ***Council Member George Turner - District 4***

Council Member Karmesha W. Smith - District 5

Citizen Access: Stonecrest YouTube Live Channel

I. CALL TO ORDER: Tara Graves, Mayor Pro-Tem

The meeting began at 6:04pm.

II. ROLL CALL: Sonya Isom, City Clerk

Mayor Pro Tem Tara Graves, Councilmember Alecia Washington, Councilmember George Turner and Councilmember Karmesha Smith were present during roll call. Mayor Cobble arrived at the dais during Old Business, agenda item c.

III. INVOCATION: Pastor Aaron Jones III, Mt. Nebo Baptist Church

IV. PLEDGE OF ALLEGIANCE: Alecia Washington, District 3 Councilmember

V. APPROVAL OF THE AGENDA

Motion – made by Councilmember George Turner to approve the agenda as written. Second by Councilmember Alecia Washington.
Motion was amended.

There was a request to add: Approval of Power of Attorney for Mauldin & Jenkins as item c, under New Business.

Motion – made by Councilmember George Turner to approve the agenda with the one stated addition. Second by Councilmember Alecia Washington.
Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval of Meeting Minutes - City Council Meeting, June 22, 2026

Motion – made by Councilmember Alecia Washington to approve the meeting minutes from the June 22, 2026, City Council Meeting with the stated changes. Second by Councilmember George Turner.
Motion passed unanimously.

b. Approval of Meeting Minutes - Special Called Meeting, July 2, 2026

Motion – made by Councilmember George Turner to defer the meeting minutes from the July 2, 2026, Special Called Meeting. Second by Councilmember Karmesha Smith.
Motion passed unanimously.

c. Approval of Meeting Minutes - Work Session, July 13, 2026

Motion – made by Councilmember Alecia Washington to defer the meeting minutes from the July 13, 2026, Work Session. Second by Mayor Pro Tem Tara Graves.
Motion tied with D1 & D5 voting Nay and D3 & D4 voting Yay.
Motion failed due to Mayor being absent and unable to break the tie.

Motion – made by Councilmember Karmesha Smith to approve the meeting minutes from the July 13, 2026, Work Session. Second by Councilmember George Turner.
Motion tied with D1 & D3 voting Nay and D4 & D5 voting Yay.
Motion failed due to Mayor being absent and unable to break the tie.

Motion – made by Councilmember George Turner to defer the meeting minutes from the July 13, 2026, Work Session. Second by Councilmember Alecia Washington.
Motion passed unanimously.

d. Approval of Meeting Minutes - City Council Meeting, July 27, 2026

Motion – made by Councilmember George Turner to approve the meeting minutes from the July 27, 2026, City Council Meeting. Second by Councilmember Alecia Washington.
Motion failed 3-1 with D1, D4 & D5 voting Nay and D3 voting Yay.

Motion – made by Councilmember Karmesha Smith to defer the meeting minutes from the July 27, 2026, City Council Meeting. Second by Councilmember George Turner.
Motion passed unanimously.

VII. PUBLIC COMMENTS

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council. There is a three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to those established time limits.

In Person

Bernard Knight – gave 3rd status report on the Stonecrest CID, sharing an update on the progress they are making.

Faye Coffield – stated it is time for the City of Stonecrest to be dissolved. Also shared her disapproval with Metro Green.

Alisa Clark – asked if the city can define who is responsible for what? Need traffic light at Thompson Mill and Miller Road. Stated the city is lagging behind on amenities.

Diane Adoma – concerns on the Metro Green settlement and agreement. Shared some key concerns and her requested call to action. Had questions on SLUPS undergoing public routing.

Ruth Johnson-Floyd – disappointed at what's going on with Metro Green and would like council to make the best decisions for the city.

Dave Marcus – shared reasons to reject Metro Green's rezoning, including research done on concrete recycling.

Raymond Randle – discussed blight in Stonecrest, speaking of the broken window theory, the condition of the Stonecrest Mill Apartments, trash, and the effect on families and children.

Dwania McGhee – wanted to know how Metro Geen would affect the lives and health of Stonecrest residents, mentioning more traffic, the ozone, real estate issues, and future developments. Asked what can legally operate there today.

Serena Thornton – concerns about Metro Green and asked city to revoke their certificate of occupancy.

Juanita Sheppard – opposing any rezoning on Maddox Road and has concerns about District 2 and its vacant seat.

Sharee Scott – asked council to think about what is in the best interest of Stonecrest. Opposed to the rezoning on Maddox Road for Metro Green.

Chandra Cates – Thanked Code Officer Frank Austin for assistance. Spoke of neighbor hoarding garbage in front yard, which is creating a rodent infestation. She has concerns with homeowners not cutting their grass, abandoned houses and its appearance, and broken fences in a common area that she would like removed.

Stephanie Grain – asked council to do a study on the pollution that will come with Metro Green.

Mesha Hardin – asked how the rezoning will benefit the community's air pollution and property value. Spoke of shaking that has affected wiring in her home and asked council not to rezone.

CA Nation – concerns about gentrification of his home and spoke of rezonings and failed businesses.

Linda Miller – Would like to see signs and something coming into the city, asking to bring in developers.

Renee Cail – comments on rezoning of 7224 and 7226 Maddox Road and spoke on the effect of pollutions to the lungs.

State Representative Doreen Carter – spoke of families being affected by Metro Green, resident concerns, air quality, noise, quality of life and industrial development. Asked council to decline the request for rezoning and to consider the families who this will affect.

Public Comments Sent Via Email

Pyper Bunch – opposition to Metro Green operating anywhere in Stonecrest

Ann Rogers – against proposed rezoning of 7224 and 7226 Maddox Road

A. Sabrena Farmer – does not want any part of Metro Green in community

Kathy Andrews – concerns about environment and health impacts of rezoning

Lequvia Ousley- say no to rezoning of Metro Green properties

Gayle Andrews – please vote no to proposed rezoning of 7226 Maddox Road

Bola Tolase – vote no to Metro Green

VIII. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you upon your request.

When it is your turn to speak, please state your name, address and relationship to the case.. There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

XI. REPORTS & PRESENTATIONS

XII. OLD BUSINESS

a. **For Decision** - Ordinance for RZ 26-004 7224 & 7226 Maddox Road - *Shawanna Qawiy, Division Director Community Development*

There was a comment from Councilmember Turner stating a decision must be made on scientific facts.

Motion – made by Councilmember Alecia Washington to deny the Ordinance for RZ 26-004 7224 & 7226 Maddox Road. Second by Councilmember Karmesha Smith.
Motion passed unanimously.

b. **For Decision** - Ordinance to Amend Section 2-180 - Execution of Checks or Financial Instruments, 2nd Read - *Tara Graves, Mayor Pro Tem and Alicia Thompson, City Attorney*

Mayor Pro Tem Tara Graves stated that the ordinance that is in the packet is not the correct ordinance, but the City Attorney has the correct ordinance. The updated ordinance was read by Attorney Thonmpson, stating there are no major changes. It was confirmed the cap is $25,000.

The preamble was read by the City Attorney.

Motion – made by Councilmember George Turner to approve the Ordinance to Amend Section 2-180 – Execution of Checks or Financial Instruments, 2nd Read. Second by Councilmember Karmesha Smith.
Motion passed unanimously.

c. For Decision - Resolution to Censure the Mayor - *Tara Graves, Mayor Pro Tem*

Presentation led by Mayor Pro Tem Tara Graves asking the city attorney to define censure. Attorney Denmark proceeded to explain that a censure is not a measure that removes an individual from office or carries any specific penalty but power to express displeasure of actions. It is a public reprimand of one member by majority of the governing body and does not carry any other consequence. Mayor Pro Tem mentioned an incident that took place at City Hall during the month of June and stated the censure does not require an investigation. She stated this is an administrative matter, and council did not request or complete an investigation and does not require any public funds to investigate this matter.

The resolution preamble and findings were read by the City Clerk.

Motion – made by Councilmember Karmesha Smith to approve the Resolution to Censure the Mayor. Second by Councilmember Alecia Washington.
Motion passed unanimously.

Mayor Cobble asked about the attorneys role in the language of the resolution and it was stated it was modified to be placed in legal format and that council drafted the language.

XIII. NEW BUSINESS

a. For Decision - Resolution for SDL 26-004 7132 Hayden Quarry Road - 3 Lots Combination/Lot Division/Boundary Adjustment - *Shawanna Qawiy, Division Director Community Development*

The presentation was given by Director Qawiy stating this is a three Lot Combination Lot Division – Boundary Agreement of 7132, 7124 and 7150 Hayden Quarry Road to be known as 7132 Hayden Quarry Road. There was a review of the major plat and instructions on how to apply for a major plat, which has the same procedures of a preliminary plat and final. The applicant must submit an application and preliminary plat for approval prior to the issuance of a building permit. The major plat certifies that the preliminary and final plats all comply with zoning environmental regulations. An adjustment was made to remove the property lines as they are combining three lots to build a single-family home.

Motion – made by Councilmember George Turner to approve the Resolution for SDL

26-004 7132 Hayden Quarry Road – 3 Lots Combination/Lot Division/Boundary Adjustment. Second by Councilmember Alecia Washington.
Motion passed unanimously.

b. For Decision - Supplemental Security Services - Independent Contractor Agreement - *Michael McCoy, Deputy City Manager*

The presentation was given by Deputy City Manager McCoy, stating this item is administrative housekeeping and a request to address the pay disparity between the two entities that are providing security services to the city. The city's off duty sheriff deputies are currently being paid $45 per hour, while the DeKalb Police Officers are being paid $70 per hour. There is a correction in the document presented that shows $75 per hour should be $70 per hour. This request is to increase the Sheriff Deputies pay from $45 to $70 per hour so that all providing security are being compensated at the same rate.

Motion – made by Councilmember George Turner to approve the Supplemental Security Services – Independent Contractor Agreement. Second by Councilmember Karmesha Smith.
Motion passed unanimously.

c. For Decision – Approval of Power of Attorney for Mauldin & Jenkins **–** *Catherine Turner, City Manager*

The presentation was given by City Manager Turner asking for approval to move forward with Mauldin Jenkins as the city's Power of Attorney, authorizing them to represent the City of Stonecrest before the IRS in any tax matters. Having Mauldin & Jenkins as the city's Power of Attorney could possibly reduce fees and penalties. If the mayor is unable to execute the Power of Attorney for Mauldin & Jenkins, council would allow the City Manager to move forward and execute the request on behalf of the city.

Motion – made by Councilmember Karmesha Smith to approve the Approval of Power of Attorney with Mauldin & Jenkins for the city to move forward with tax related items. Second by Councilmember Alecia Washington.
Motion withdrawn.

Motion – made by Councilmember Karmesha Smith to authorize the City Manager to execute the Power of Attorney for Mauldin & Jenkins for tax related matters. Second by Councilmember Alecia Washington.
Motion passed unanimously.

XIV. CITY ATTORNEY COMMENTS

It was good to see everyone in Savannah.

XV. CITY MANAGER UPDATE

The city has partnered with an external firm for a payroll audit. An update will be given to the Mayor, Mayor Pro Tem and Council once the final results are received. The audit with Mauldin & Jenkins is on schedule. There was discussion of events taking place in city hall, staffing needs, new restaurants and expansions, and details on current projects, and beautification in the city.

XVI. MAYOR AND COUNCIL COMMENTS

Mayor Cobble – No comments

District 1 – Mayor Pro Tem Tara Graves – No comments

District 3 – Alecia Washington – Thanks to the organizations, Stonecrest staff and volunteers for assisting with the events that have taken place the last three weeks, and thanks to everyone that participated.

District 4 – George Turner – Gave an update on the trapping of the feral hogs. We have identified some hot spots and can hopefully eliminate them soon.

District 5 – Karmesha Smith – Thanks to everyone who came out this evening. She is open to receiving feedback and noted council cannot do this without the citizens of Stonecrest. You are appreciated.

XVII. EXECUTIVE SESSION

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

XVIII. ADJOURNMENT

The meeting was adjourned at 8:34pm.

Americans with Disabilities Act

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CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, September 28, 2026, at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 ***Vacant - District 2***

Council Member Alecia Washington - District 3 ***Council Member George Turner - District 4***

Council Member Karmesha W. Smith - District 5

Citizen Access: Stonecrest YouTube Live Channel

I. **CALL TO ORDER**: Tara Graves, Mayor Pro-Tem

The meeting began at 6:06pm.

II. **ROLL CALL**: Sonya Isom, City Clerk

All members were present.

III. **INVOCATION:** Jeremy Reid, City of Stonecrest Communications Department

IV. **PLEDGE OF ALLEGIANCE:** Alecia Washington, District 3 Councilmember

Motion – made by Councilmember George Turner to move to recess and allow Communications time to fix the audio issue. Second by Councilmember Karmesha Smith.
Motion passed 4-0 with District 2 being vacant.

Motion – made by Councilmember George Turner to resume our regular scheduled meeting. Second by Councilmember Karmesha Smith.
Motion passed 4-0 with District 2 being vacant.

V. **APPROVAL OF THE AGENDA**

Motion – made by Councilmember George Turner to approve the agenda as published. Second by Councilmember Alecia Washington.
Motion passed 4-0 with District 2 being vacant.

VI. **REVIEW AND APPROVAL OF MINUTES**

a. 2026 Strategic Planning Retreat Minutes

Motion – made by Councilmember George Turner to approve the 2026 Strategic Planning Retreat Minutes. Second by Councilmember Kamesha Smith.
Motion passed 3-1 with District 1 voting Nay and District 2 being vacant.

b. Approval of Meeting Minutes - Special Called Meeting, July 2, 2026

Motion – made by Councilmember George Turner to defer the meeting minutes from the July 2, 2026, Special Called Meeting. Second by Councilmember Karmesha Smith.
Motion passed 4-0 with District 2 being vacant.

c. Approval of Meeting Minutes - Work Session, July 13, 2026

Motion – made by Councilmember Alecia Washington to set forth the approval of the meeting minutes for the Work Session for July 13, 2026. Second by Councilmember George Turner.

Motion – made by Councilmember Alecia Washington to move that the approval of the meeting minutes for the Work Session, July 13. Second by Councilmember George Turner.
Motion passed 3-1 with District 5 voting Nay and District 2 being vacant.

d. Approval of Meeting Minutes - City Council Meeting, July 27, 2026

Motion – made by Councilmember George Turner to defer the meeting minutes from the City Council Meeting, July 27, 2026. Second by Councilmember Alecia Washington.
Motion passed 4-0 with District 2 being vacant.

e. Approval of Meeting Minutes - City Council Meeting, August 24, 2026

Motion – made by Councilmember George Turner to defer the approval of the meeting minutes from the City Council Meeting, August 24, 2026. Second by Councilmember Karmesha Smith.
Motion passed 4-0 with District 2 being vacant.

VII. PUBLIC COMMENTS

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council. There is a three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to those established time limits.

C.A. Nation
Retired US Marine, disabled, and in pain every day but it is worth it to see Council sitting here. He wants to be proud of the City of Stonecrest, however, the city is trying to condemn his property, and stated he will see you in court.

Faye Coffield
Stated this is a public building and would like to know why there is no public restroom. Mentioned having signs letting people know they are in Stonecrest. Also expressed concerns about $100,000 that she states is missing.

Chandra Cates
Asking council to vote on a proposal to arrest violators who were summoned to appear in court and did not. Expressed gratitude to Officer Frank Austin for helping with the upkeep of the community. Request for fencing in the community to be removed and replaced, as it is an eyesore.

Bernard Knight
Gave the 4th status report on the CID. The next meeting is scheduled for Wednesday, October 21, 2026, at 9 am.

Angela Green
Currently living next door to a hoarder and is requesting advice and/or resources regarding this matter. She is a resident of District 1.

VIII. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you upon your request.

When it is your turn to speak, please state your name, address and relationship to the case. There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

XI. REPORTS & PRESENTATIONS

a. Proclamation - Annie Smith Raines, *George Turner, District 4 Councilmember*

Presentation by Councilmember Turner to Stonecrest resident Annie Smith Raines, a Stonecrest citizen who turned 101 years old, declaring September 3, 2026, as Annie Smith Reigns Day in the City of Stonecrest.

XII. OLD BUSINESS

a. For Decision - Resolution for the Matrix Fee Study - *Shawanna Qawiy, Division Director Community Development, Keisha Franklin, Finance Director & Catherine Turner, City Manager*

Presentation was given by Director Qawiy stating that this item has been discussed on numerous occasions. The sliding scale for the matrix was provided. City Manager Turner

stated all proposed fees were updated, and nothing should be blank. The resolution has 2 parts, to accept the study and to adopt the fees. There were recommendations to adopt the study without adopting the fee schedule. Staff have recommended a phrasing approach. There was a request to go line by line for fees over $1500. Director Qawiy reminded the council that some numbers were rounded up to the nearest whole number. The packet is not updated and will not be what is being approved as the most recent version was placed on the dais for council. The recommended time for adjustment should be between 5-7 years but can be reevaluated before the 5 years.

Motion – made by Councilmember George Turner to move for the approval of the Fee Schedule Study and proposed fees by city matrix. Second by Councilmember Alecia Washington.
Motion passed 4-0 with District being vacant.

b. For Decision - Cooperation Agreement for the SLIP CID - *George Turner, District 4 Councilmember*

Presentation was given by Councilmember Turner stating that this has been before council a few times, with lengthy discussions and adjustments. It was mentioned that when one agency overlaps with another agency or operates within an agency, there must be some understanding or ground rules on the cooperation. The East Metro CID was in operation within Stonecrest city limits before we became a city and without an agreement. As an update, there was an agreement made on what they can and cannot do within the city limits. The clause to get out of an agreement is either party can give a 30-day notice and exit the agreement. The city is not obligated to provide funds for the projects and has an understanding that the CID is also governed by the open meetings act. The CID has agreed to have an initial meeting and give updates at the TIPS and Work Session meetings.

Motion – made by Councilmember George Turner to move for the approval of the Cooperation Agreement for the SLIP CID. Second by Councilmember Alecia Washington.

Motion – made by Councilmember George Turner to move for the approval of the Cooperation Agreement for the SLIP CID with the stated alterations that are available to our City Attorney and the City Manager. Second by Councilmember Alecia Washington.
Motion passed 4-0 with District 2 being vacant.

XIII. NEW BUSINESS

a. For Decision - Appointment of Ethics Officer - *Sonya Isom, City Clerk*

Presentation was given by City Clerk Isom stating this is a request to approve the appointment of an Ethics Officer for the City of Stonecrest. The suggested attorney is Gregory D. Jay with Chandler Britt and Jay, LLC.

Motion – made by Councilmember George Turner to move to approve Attorney Gregory D. Jay with Chandler Britt & Jay, LLC as our Ethics Officer. Second by Councilmember Karmesha Smith.
Motion passed 4-0 with District 2 being vacant.

b. For Decision - FY 2027 Budget Calendar - *Catherine Turner, City Manager*

Presentation was given by City Manager Turner stating this item is for approval of the FY 2027 Budget Calendar. On October 19th, there will be a proposed schedule of the budget that is being proposed for presentation on October 26th. It will be advertised on October 19th with the legal organ as well as for the public hearing on November 9th. The budget will be presented to council for adoption on November 23rd. On December 14th the budget will be published and on January 1st we will be in a new fiscal year. Asking for approval of the budget that is posted in the agenda packet and not the internal schedule.

Motion – made by Councilmember Karmesha Smith to approve the Budget Calendar that has been presented by the City Manager. Second by Councilmember Alecia Washington. **Motion passed 4-0 with District 2 being vacant.**

XIV. CITY ATTORNEY COMMENTS

No comments

XV. CITY MANAGER UPDATE

City Manager and Staff are currently working on the audit and are about 20% complete. Working alongside the Code Enforcement Department on beautification. Starting a tracking system to provide timeline of projects and show what contracts the city has. Searching for a consultant to review our organizational structure including improving communication technology. Stated we had a successful Screen on the Green and are planning for our Fall Festival in October. It was also stated the audit schedule is going as planned.

XVI. MAYOR AND COUNCIL COMMENTS

Mayor Jazzmin Cobble – No comment

Mayor Pro Tem Tara Graves – Thanks to everyone who came to the council townhall. The next one will possibly be the 2nd Saturday in December. Recommends that citizens continue to come out and voice concerns as council is working to be transparent. Continue to support local businesses and share beautification moments within the city. Please check our city website for all upcoming events and join in the festivities. If you have any questions for council, you can email constituentservices@stonecrestga.gov. Public comments have been heard and will be addressed.

District 3 – Alecia Washington – Excited about the upcoming Citizens Academy. For information on how to get engaged, please contact Nicholas Ivey, Community Engagement Coordinator. Fairington Park has had some upgrades such as a new way-finding sign, new parking lot, new play equipment and gazebo.

District 4 – George Turner – The townhall was a great event and he enjoyed the council doing it all together.

District 5 – Karmesha Smith – Thank you to everyone who came to the all council townhall this past weekend. She can be reached at ksmith@stonecrestga.gov. Happy birthday to Annie Smith Raines on celebrating 101 years of life.

XVII. EXECUTIVE SESSION

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

Motion – made by Councilmember George Turner to enter Executive Session for Personnel, Litigation, Real Estate and Cyber Security. Second by Councilmember Alecia Washington.
Motion passed 4-0 with District 2 being vacant.

Motion – made by Councilmember Karmesha Smith to exit Executive Session and return to our regular scheduled meeting. Second by Councilmember George Turner.
Motion passed 4-0 with District 2 being vacant.

Motion – made by Councilmember Karmesha Smith to approve the minutes from the Executive Session. Second by Councilmember George Turner.
Motion passed 4-0 with District 2 being vacant.

XVIII. ADJOURNMENT

The meeting was adjourned at 9:04pm.

Americans with Disabilities Act

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

CITY COUNCIL AGENDA ITEM

SUBJECT: Ordinance for ZM 26-002 1455 Rogers Lake Road

AGENDA SECTION: (*check all that apply*)

☐ **PRESENTATION** ☒ **PUBLIC HEARING** ☐ **CONSENT AGENDA** ☐ **OLD BUSINESS**

☐ **NEW BUSINESS** ☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: (*check all that apply*)

☒ **ORDINANCE** ☐ **RESOLUTION** ☐ **CONTRACT** ☐ **POLICY** ☐ **STATUS REPORT**

☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

ACTION REQUESTED: ☒ **DECISION** ☐ **DISCUSSION,** ☐ **REVIEW, or** ☐ **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap here to enter text.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 26, 2026

SUBMITTED BY: Shawanna Qawiy, Division Director Community Development

PRESENTER: Shawanna Qawiy, Division Director Community Development

PURPOSE: The applicant is seeking to remove four (4) of the approved zoning conditions listed from case number RZ 25 001.

FACTS: The applicant is seeking to amend the approved conditions established by case RZ 25 001 by amending conditions numbered 4, 5a, 5b, and 7 of the listed approved conditions for the property to be constructed as single family residential community.

OPTIONS: Approve, Approve with Modifications, Table, Deny, or Defer Approve with modifications

RECOMMENDED ACTION: Approve with Modifications Click or tap here to enter text.

ATTACHMENTS:

(1) Attachment 1 - Ordinance
(2) Attachment 2 - Staff Report
(3) Attachment 3 - Application
(4) Attachment 4 - Meeting Minutes

CITY COUNCIL AGENDA ITEM

(5) Attachment 5 - Click or tap here to enter text.

STATE OF GEORGIA

CITY OF STONECREST

ORDINANCE NO. ____-_____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA TO AMEND THE APPROVED CONDITIONS OF PROPERTY LOCATED AT 1455 ROGERS LAKE ROAD (PARCEL ID 16 131 03 012) AS DEFINED IN RZ25-001; TO PROVIDE GREATER FLEXIBILITY IN THE DEVELOPMENT OF THE PROPERTY, INCLUDING THE INCORPORATION OF REQUIRED BUFFER AREAS INTO INDIVIDUAL RESIDENTIAL LOTS, MODIFICATIONS TO ARCHITECTURAL VARIATION REQUIREMENTS, AND REDUCED FRONT AND SIDE SETBACKS; TO PROVIDE SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Stonecrest ("City") is the Mayor and City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the City received a request to amend the approved conditions placed on the site for a proposed development of property located at 1455 Rogers Lake Road (PARCEL ID 16 131 03 012) FROM RZ25-001; and

WHEREAS, pursuant to Sec. Sec. 7.3.5. of the City's Zoning Code proposed amendments to the official zoning map shall require an application and public hearings before the planning commission and the Mayor and City Council; and

WHEREAS, from time-to-time amendments may be proposed for public necessity, general welfare, or sound zoning practice that justify such action; and

WHEREAS, the Planning and Zoning Department recommends approval, with conditions.; and

WHEREAS, the matter was heard in the City's Community Planning Information Meeting pursuant to the provisions of the City's Zoning Procedures Law; and

WHEREAS, a public hearing and recommendation pursuant to the provisions of the City's Zoning Procedures Law has been provided by the Planning Commission; and

WHEREAS, a public hearing pursuant to the provisions of Georgia's Zoning Procedures Law has been properly held by the City Council prior to the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof:

Section 1. That ZM26-002, requesting a zoning modification to amend the approved conditions of property located at 1455 Rogers Lake Road (Parcel ID 16 131 03 012) as defined in ZM26-002 is approved with conditions.

Section 2. That the existing conditions shall be amended to read as follows:

4. To allow a 20-foot buffer to be incorporated into individual residential lots, provided that the overall intent and function of the required buffer is maintained along adjoining properties. Any portion of the required buffer located within an individual residential lot shall remain protected as a buffer area and shall not be removed, encroached upon, developed, or

substantially altered except as permitted by the approved site, landscape, and buffer plans and applicable City regulations.

5(a). Distinctly different front façade designs shall be utilized within each phase of the development. The term 'distinctly different' shall mean that each front for a single-family dwelling must differ from adjacent single-family dwelling front facades in at least three of the following six ways.

5(b). No single-family dwelling shall be of the same front façade design as any other single-family dwelling along the same block face within six lots of the subject dwelling. Mirror images of the same configuration are permitted within six lots along the same block face.

8. Access and Emergency Services. The final development plan shall provide adequate vehicular, pedestrian, utility, and emergency access in accordance with applicable City and fire-safety requirements.

9. Final Site Plan. Revised site plans associated with the approved modifications shall be submitted to and approved by the appropriate City departments prior to issuance of development or building permits. The final site plans shall demonstrate compliance with these conditions and all applicable City regulations.

10. Remaining Conditions. All conditions previously approved under RZ25-001 shall remain.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 8. It is the intention of the governing body, and it is hereby ordained that the

provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2026.

CITY OF STONECREST, GEORGIA

_____

Jazzmin Cobble, Mayor

ATTEST:

_____

City Clerk

APPROVED AS TO FORM:

_____

City Attorney

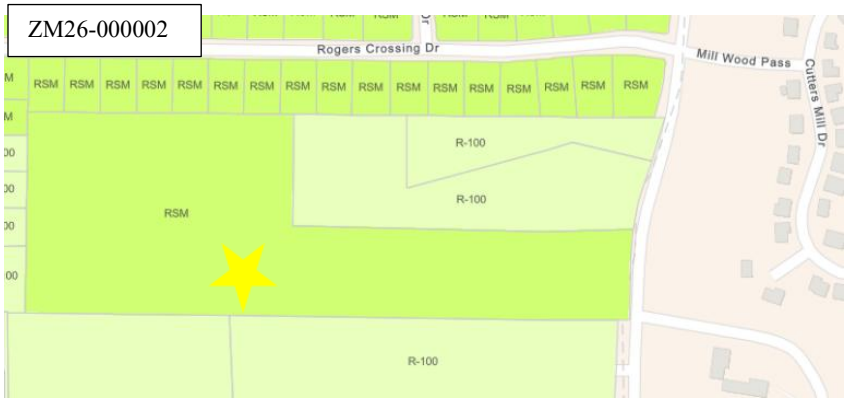
ZONING MODIFICATION

Prepared By:	Ramona Eversley, Senior Planner
Petition Number:	ZM26-002
Applicant:	Bobby Bullard of Bullard Land Planning blpbobby@bellsouth.net
Property Owner:	BESAY BORIS BESAY MICHELLE T
Project Location:	1455 Rogers Lake Road Parcel ID **16 131 03 012**
District:	1 – Councilwoman Tara Graves
Acreage:	+/- 14.79 acres
Existing Zoning:	RSM- Small Lot Residential Mix
Proposed Zoning:	N/A
Overlay:	N/A
Future Land Use:	SUB - Suburban
Proposed Development/Request:	The applicant is requesting to modify the conditions placed on the application RZ25-001 for the development of a residential community. Conditions #4,#5(a), #5(b)& #7 to provide greater flexibility in the development of the property, including the incorporation of required buffer areas into individual residential lots, modifications to architectural variation requirements, and reduced front and side setbacks.
CPIM:	August 13, 2026
Planning Commission:	October 6, 2026
Mayor & City Council:	October 26, 2026
Sign Posted/ Legal Ad(s) submitted:	
Staff Recommendations:	**Approval with Condition**
Planning Commission:	**TBD**

PROJECT OVERVIEW

Location

The subject property is located at 1455 Rogers Lake Road, Stonecrest, Georgia 30058, and is identified as Parcel **16 131 03 012**. The property contains approximately 14.79 acres and is situated along Rogers Lake Road in the northern portion of the City of Stonecrest. The subject property was cleared a few years ago and currently has some samplings on it. The property abuts RSM Districts to the north, R-100 Districts to the west and south and unincorporated Dekalb County to the east.



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	RSM (Small Lot Residential Mix)	Rogers Crossing Phase- 1
Adjacent: West	R-100 (Residential Med Lot) District	Rogers Crossing Phase- 2
Adjacent: East	unincorporated Dekalb County	Cutters Mill Subdivision
Adjacent: South	R-100 (Residential Med Lot) District	Rogers Lakes Estates

Background

The subject property, located at 1455 Rogers Lake Road in the City of Stonecrest, consists of approximately 14.79 acres and is currently undeveloped. The property was previously zoned R-100 (Residential Medium Lot). The property was the subject of Rezoning Case RZ25-001, which requested a change in zoning to RSM (Small Lot Residential Mix) to facilitate residential development. The rezoning was approved by the City Council with conditions limiting development to single-family detached dwellings and establishing a maximum of 62 residential lots.





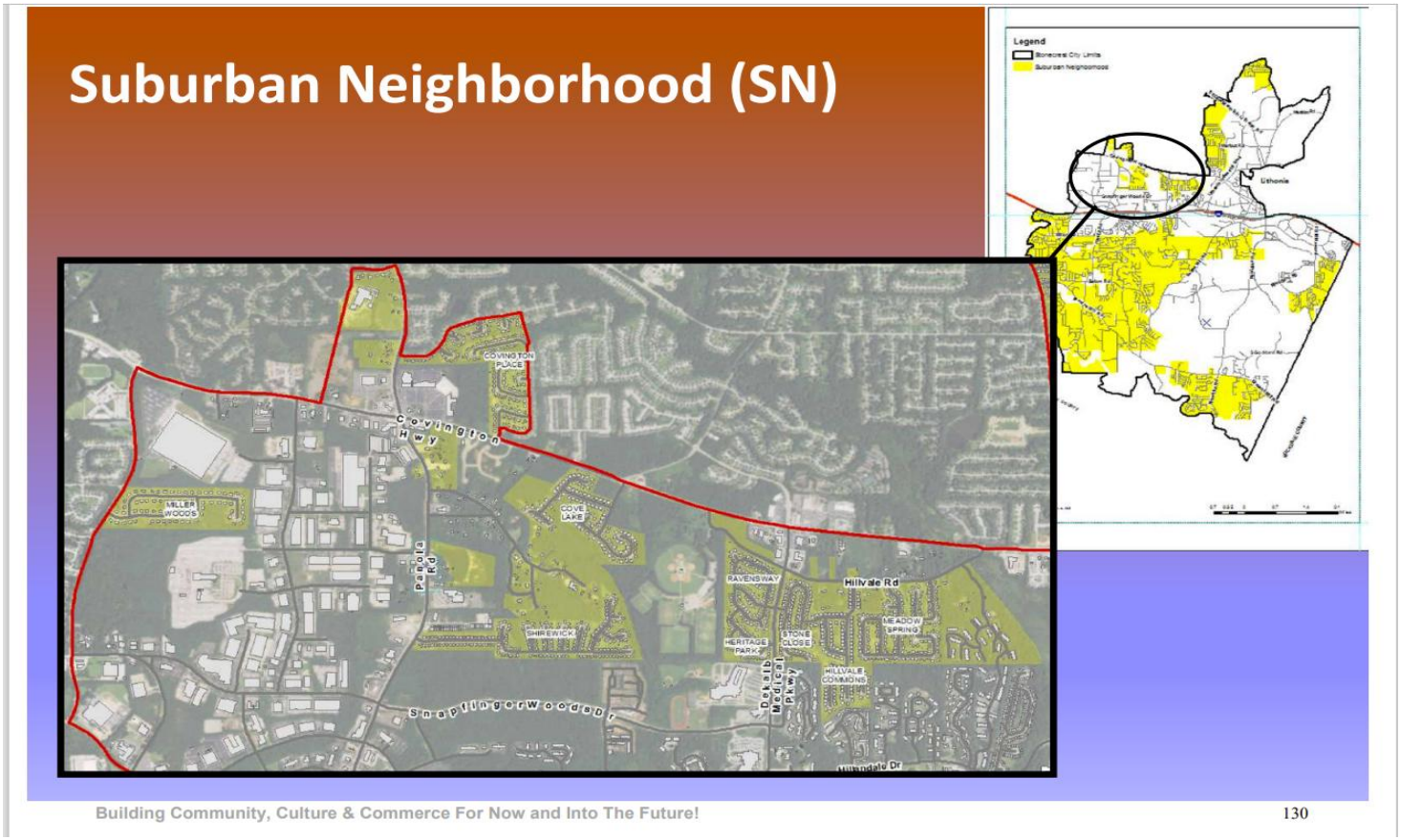
Caption: *An example Suburban Neighborhood Land Use in Stonecrest, GA*

Suburban Neighborhood (SN): The Suburban Neighborhood area recognizes those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those already developed and those under development pressures. Suburban Neighborhood areas are characterized by low-pedestrian orientation, limited transit access, scattered civic buildings, and curvilinear street patterns. The desired density for areas of this type is from 4 to 8 dwelling units per acre.

Use Descriptions: SF detached; Townhomes; Assisted Living facilities; Neighborhood Retail; Schools; Libraries; Parks and Related; Health Care, Civic

Maximum Density, Units/Acre: 4 to 8 du/ac

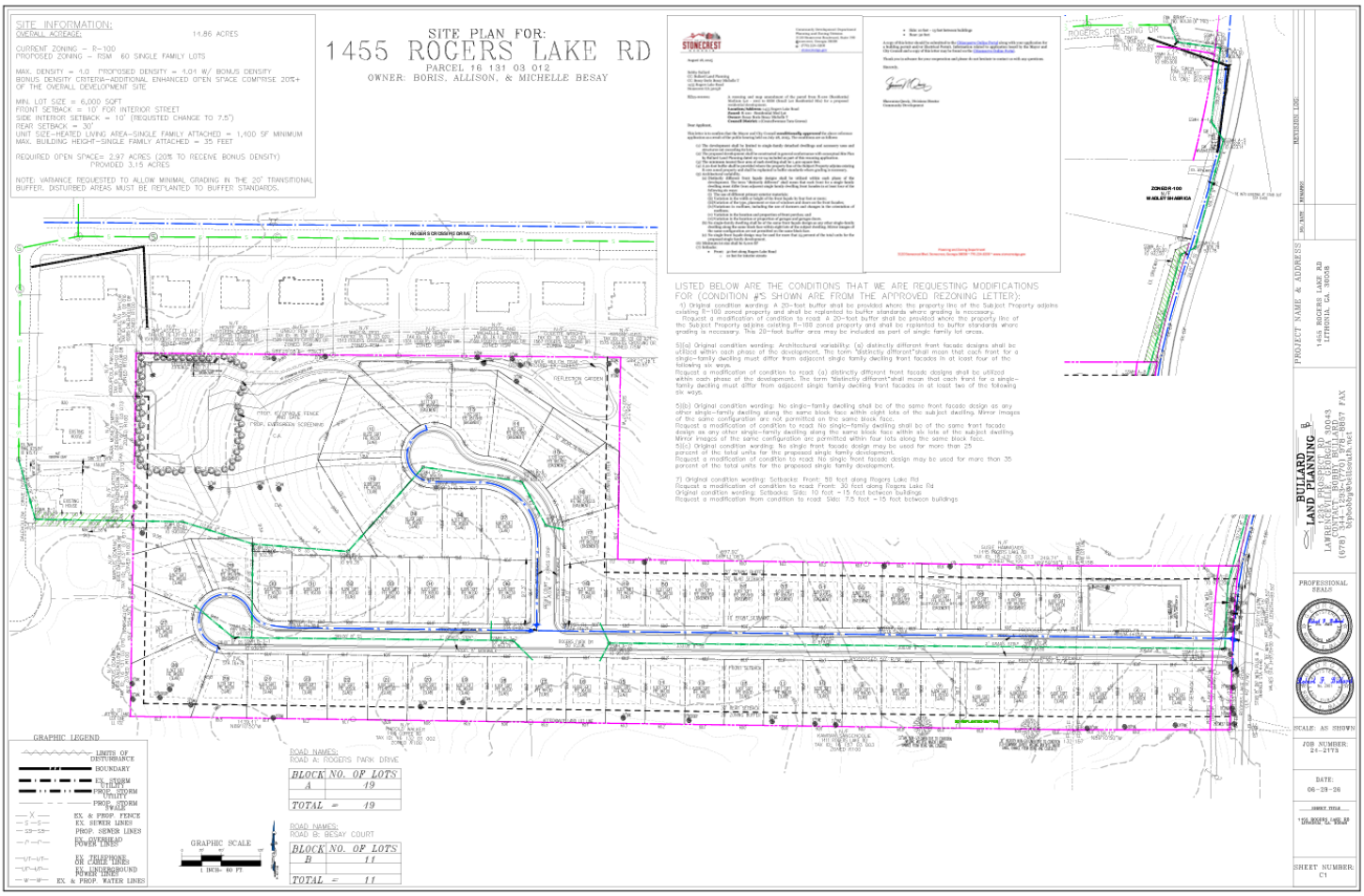
Permitted Districts: OI, OIT, NS, RSM, R100, R85, R75, R60, RNC



Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in August. There was a Community Planning Information Meeting (CPIM) held on August 13, at 6:00 p.m. at city hall. There were approximately 5 attendees to make a comment. The residents raised several questions and concerns regarding the proposed development. One resident expressed concern regarding the proposed 15-foot separation between homes, while another asked why the number of proposed homes had been reduced from 62 to 60 units. Residents also inquired about the proposed homes' garage configurations, including whether the homes would feature single- or double-car garages. Questions were also raised regarding the proximity of the development to a landfill and whether the landfill remains operational. Additionally, a resident requested information regarding the anticipated home prices and the number of bedrooms proposed for the development.

Existing Site Plan (May 15, 2025)



ZM26- 002

ADDRESS: **1455 Rogers Lake Road**

CURRENT ZONING: **RSM- Small Lot Residential Mix**

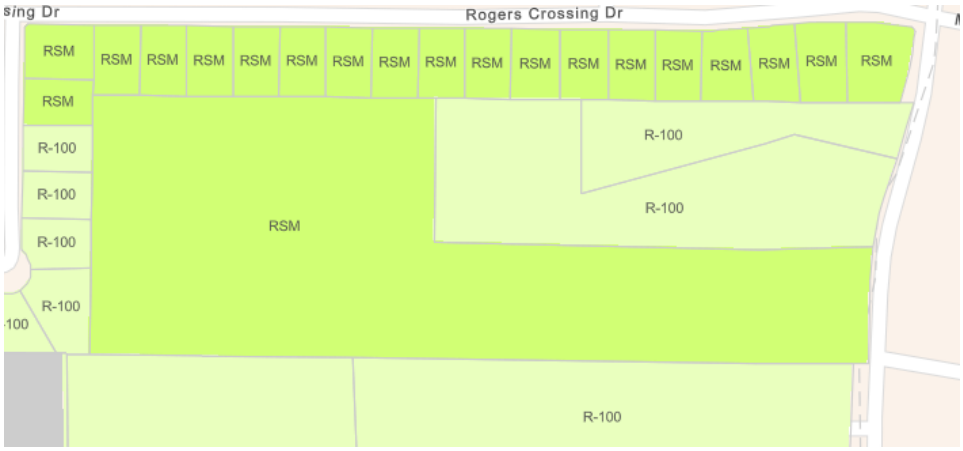
FUTURE LAND USE: **SUBURBAN (SUB)**

Aerial Map

Subject Property



Zoning Map

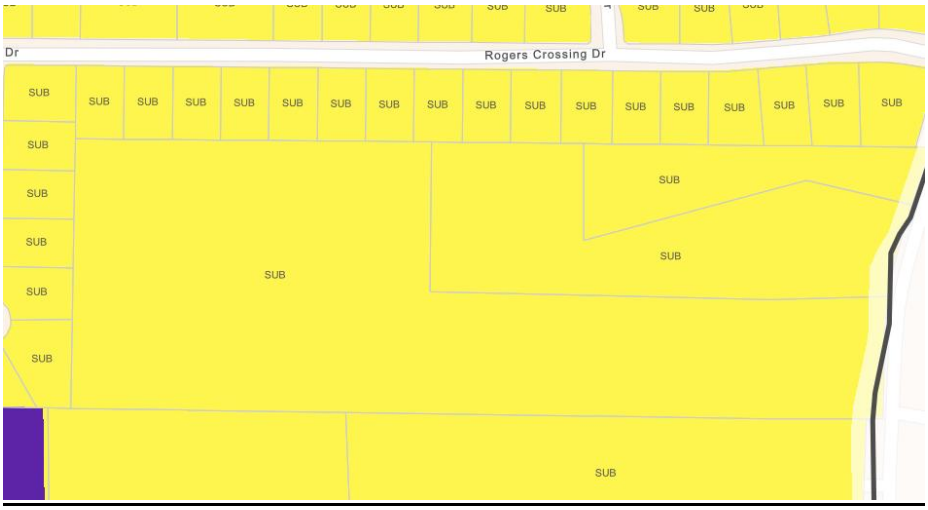


Legend

R-100 - Residential Med Lot

RSM - Small Lot Residential Mix

Future Land Use Map



Legend

Suburban

STANDARDS OF REZONING REVIEW

Section 7.3.5 *of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.*

- **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

  The proposed modifications primarily address buffer treatment, architectural variation, building placement, and setbacks and are intended to provide greater flexibility in implementing the previously approved residential development. The proposed development remains residential in character and is generally compatible with the surrounding residential land uses. Therefore, the requested modifications are consistent with the policy and intent of the Comprehensive Plan.

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

  Although the applicant is requesting modifications to the required buffer, building separation, setbacks, and architectural variation, the proposed changes primarily affect the configuration and layout of the development rather than the underlying residential use. Therefore, the zoning proposal would permit a use that is suitable in view of the use and development of adjacent and nearby properties.

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

  The property has a reasonable economic use under its existing RSM zoning, which permits the approved single-family residential development. The requested modifications are not necessary to establish an economic use but are intended to provide greater flexibility in site layout, lot configuration, and development design.

- **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

  The requested modifications primarily involve the buffer, architectural design, and building setbacks and do not change the approved residential use of the property. The development will continue to be limited to the residential use approved under RZ25-000001 and will not adversely affect the existing use or usability of adjacent or nearby properties.

- **Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.**

  The property was previously rezoned from R-100 to RSM under RZ25-000001 for residential development, and the current request is limited to modifications of specific conditions of that approval. The requested changes address buffer treatment, architectural variation, and building setbacks and are intended to provide greater flexibility in implementing the previously approved residential development.

Given the existing residential character of the surrounding area and the continued use of the property for residential development, Staff finds that the requested modifications are supported by existing site-planning and development considerations.

- **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

  The proposed rezoning site is not situated within a designated historic district or known archaeological site**.**

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

  The requested modifications are not anticipated to create excessive impacts on existing streets, transportation facilities, utilities, or schools. The changes are limited to site design and do not increase the approved residential intensity. Therefore, impacts are expected to remain consistent with the previously approved development, subject to compliance with applicable infrastructure requirements.

- **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

  The requested modifications are not anticipated to significantly impact the environment or surrounding natural resources. While the changes may affect the location and amount of landscaped or vegetated areas, the development will remain subject to applicable City requirements for tree preservation, landscaping, buffers, stormwater management, and erosion control. Therefore, with compliance with these requirements, no significant adverse environmental impacts are expected**.**

STAFF RECOMMENDATION

Staff recommend **APPROVAL WITH CONDITIONS** of the applicant's request to modify Conditions #4, #5(a), #5(b) & #7 associated with Rezoning Case RZ25-001 for the development of a residential community at 1455 Rogers Lake Road. to provide greater flexibility in the development of the property, including the incorporation of required buffer areas into individual residential lots, modifications to architectural variation requirements, and reduced front and side setbacks. The proposed changes are intended to provide flexibility in the site layout while maintaining the overall residential development concept.

1. **Modification of Condition #4 –** Buffer. Condition #4 is modified to allow the required buffer area to be incorporated into individual residential lots, provided that the overall intent and function of the required buffer are maintained along adjoining properties.

2. **Modification of Condition #5(a) –** Architectural Variability. Condition #5(a) is modified to read: "Distinctly different front façade designs shall be utilized within each phase of the development. The term 'distinctly different' shall mean that each front for a single-family dwelling must differ from adjacent single-family dwelling front facades in at least three of the following six ways."

3. **Modification of Condition #5(b)** – Architectural Variability. Condition #5(b) is modified to read:

"No single-family dwelling shall be of the same front façade design as any other single-family dwelling along the same block face within six lots of the subject dwelling. Mirror images of the same configuration are permitted within six lots along the same block face."

4. **Modification of Condition #7 –** Building Separation and Setbacks. Condition #7 is modified to provide flexibility in building placement and separation as generally contemplated by the revised site plan, provided that all applicable minimum setbacks, building code requirements, fire-safety requirements, access requirements, and other applicable regulations are satisfied.

5. **Buffer Protection.** Any portion of the required buffer located within an individual residential lot shall remain protected as a buffer area and shall not be removed, encroached upon, developed, or substantially altered except as permitted by the approved site, landscape, and buffer plans and applicable City regulations.

6. **Access and Emergency Services.** The final development plan shall provide adequate vehicular, pedestrian, utility, and emergency access in accordance with applicable City and fire-safety requirements.

7. **Final Site Plan.** Revised site plans associated with the approved modifications shall be submitted to and approved by the appropriate City departments prior to issuance of development or building permits. The final site plans shall demonstrate compliance with these conditions and all applicable City regulations.

8. **Remaining Conditions.** All conditions previously approved under RZ25-001 shall remain.

PLANNING COMMISSION RECOMMENDATION – Octoer 6, 2026

APPROVED, with staff conditions.

Attachment(s): ZM25-002 Application and Supporting Documents

Attachment(s): Ordinance(s)

Attachment(s): Community Planning Information Meeting (CPIM) Summary Minutes

Community Development D
Planning and Zoning Division
3120 Stonecrest Boulevard, Suite 190
Stonecrest, Georgia 30038
: (770) 224-0200
: stonecrestga.gov

August 18, 2025

Bobby Bullard
CC: Bullard Land Planning
CC: Besay Boris Besay Michelle T
1455 Rogers Lake Road
Stonecrest GA 30058

RZ25-000001 A rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed residential development.
Location/Address: 1455 Rogers Lake Road
Zoned: R-100 - Residential Med Lot
Owner: Besay Boris Besay Michelle T
Council District: 1 (Councilwoman Tara Graves)

Dear Applicant,

This letter is to confirm that the Mayor and City Council ***conditionally approved*** the above reference application as a result of the public hearing held on July 28, 2025. The conditions are as follows:

(1) The development shall be limited to single-family detached dwellings and accessory uses and structures not exceeding 62 lots.
(2) The proposed development shall be constructed in general conformance with conceptual Site Plan by Bullard Land Planning dated 09-10-24 included as part of this rezoning application.
(3) The minimum heated floor area of each dwelling shall be 1,400 square feet.
(4) A 20-foot buffer shall be provided where the property line of the Subject Property adjoins existing R-100 zoned property and shall be replanted to buffer standards where grading is necessary.
(5) Architectural variability.
  (a) Distinctly different front façade designs shall be utilized within each phase of the development. The term "distinctly different" shall mean that each front for a single family dwelling must differ from adjacent single family dwelling front facades in at least four of the following six ways:
    (i) The use of different primary exterior materials;
    (ii) Variation in the width or height of the front façade by four feet or more;
    (iii) Variation of the type, placement or size of windows and doors on the front facades;
    (iv) Variations in rooflines, including the use of dormers and changes in the orientation of rooflines;
    (v) Variation in the location and proportion of front porches; and
    (vi) Variation in the location or proportion of garages and garages doors.
  (b) No single-family dwelling shall be of the same front façade design as any other single-family dwelling along the same block face within eight lots of the subject dwelling. Mirror images of the same configuration are not permitted on the same block face.
  (c) No single front façade design may be used for more that 25 percent of the total units for the proposed single family development.
(6) Minimum lot size shall be 6,000 SF
(7) Setbacks:
  - Front: 50 feet along Rogers Lake Road
    - 10 feet for interior streets

- Side: 10 feet – 15 feet between buildings
- Rear: 30 feet

A copy of this letter should be submitted to the Citizenserve Online Portal along with your application for a building permit and/or Electrical Permit. Information related to application heard by the Mayor and City Council and a copy of this letter may be found on the Citizenserve Online Portal.

Thank you in advance for your cooperation and please do not hesitate to contact us with any questions.

Sincerely,



Shawanna Qawiy, Divisions Director
Community Development

Sec. 7.3.9. Conditions of zoning.

Conditions of zoning may be requested by an applicant, recommended by the planning department or planning commission, or imposed by the city council, as a part of any proposed change to the official zoning map, in accordance with the following requirements:

A. Conditions of zoning may be imposed so as to ameliorate the effects of the proposed developmental change for the protection or benefit of neighboring persons or properties consistent with the purpose and intent of the zoning districts involved, and the goals and objectives of the comprehensive plan and state law. No condition shall be imposed which reduces the requirements of the zoning districts involved, except as stipulated in section 8.1.12 of this chapter. All conditions shall be of sufficient specificity to allow lawful and consistent application and enforcement. All conditions shall be supported by a record that evidences the relationship between the condition and the impact of the developmental change. No condition in the form of a development exaction for other than a project improvement shall be imposed within the meaning of the Georgia Development Impact Fee Act, as amended.

B. Once imposed, conditions of zoning shall become an integral part of the approved amendment and shall be enforced as such. Changes to approved conditions shall be authorized only pursuant to section 7.3.10.

C. Site plans referenced in the conditions of zoning are conceptual only unless specific aspects of the site plan or the site plan itself are approved as a separate zoning condition. Development shall meet or exceed the imposed zoning conditions and all other applicable law, standards and regulations of the City. Compliance with the conditions of zoning shall be demonstrated prior to the issuance of a land disturbance permit or building permit and conditional improvements shall be in place prior to the issuance of the first certificate of occupancy.

(Ord. of 8-2-2017, § 1(7.3.9))

CITY COUNCIL AGENDA ITEM

SUBJECT: August Monthly Financial Update

AGENDA SECTION: (*check all that apply*)

☒ **PRESENTATION** ☐ **PUBLIC HEARING** ☐ **CONSENT AGENDA** ☐ **OLD BUSINESS**
☐ **NEW BUSINESS** ☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: (*check all that apply*)

☐ **ORDINANCE** ☐ **RESOLUTION** ☐ **CONTRACT** ☐ **POLICY** ☒ **STATUS REPORT**

☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

ACTION REQUESTED: ☐ **DECISION** ☒ **DISCUSSION,** ☐ **REVIEW, or** ☐ **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 26, 2026

SUBMITTED BY: Keisha Franklin, Finance Director

PRESENTER: Keisha Franklin, Finance Director

PURPOSE: August Monthly Update

FACTS: Click or tap here to enter text.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Choose an item. Click or tap here to enter text.

ATTACHMENTS:

(1) Attachment 1 - August Monthly Financial Update Summary
(2) Attachment 2 - Click or tap here to enter text.
(3) Attachment 3 - Click or tap here to enter text.
(4) Attachment 4 - Click or tap here to enter text.
(5) Attachment 5 - Click or tap here to enter text.

AUGUST 2026 FINANCIAL REPORT SUMMARY

Executive Highlights

• Major utility-related revenues remain strong, while Insurance Premium Tax and current-year property taxes are affected by normal collection timing.

• Legal spending is above the expected 67% year-to-date spending level. Code Enforcement is near the expected level and should continue to be monitored.

Through August 31, 2026, the General Fund remains in a positive year-to-date operating position. Year-to-date revenues total approximately **$9.91 million** and expenditures total approximately **$9.61 million**, resulting in a surplus of approximately **$298,594**.

General Fund Overview (Fund 100)

Description	Amount
Year-to-Date Revenues	$9,911,688
Year-to-Date Expenditures	$9,613,094
Year-to-Date Surplus	**$298,594**

Management Attention

• **Legal:** Year-to-date spending is approximately 74% of the current budget, above the straight-line 67% benchmark through August.

• **Parks & Recreation:** Buildings & Improvements reflects approximately $166,877 YTD against a $35,000 current budget and should be reviewed for coding, reclassification, or budget amendment as appropriate.

• **Revenue timing:** Insurance Premium Tax and current-year property tax collections remain timing-sensitive and should continue to be monitored.

Preliminary Data Disclaimer: August financial results are preliminary and remain subject to month-end and year-end closing adjustments, reconciliations, and external audit.

Other Major Funds

ARPA Fund (Fund 230)

The current FY2026 ARPA budget totals approximately **$2.76 million**. Year-to-date expenditures total approximately **$1.11 million**, leaving approximately **$1.65 million** of current budget authority remaining. August expenditures were approximately **$112,732**.

Allowable use: Funds may be used only for eligible State and Local Fiscal Recovery Fund purposes and previously obligated projects, including eligible government services/revenue replacement, responses to public-health or economic impacts, qualifying infrastructure, and other uses permitted under federal ARPA rules. The remaining budget authority should not be interpreted as unrestricted funding available for new projects.

Hotel/Motel Fund (Fund 275)

Hotel/Motel revenues total approximately **$617,927** through August, with year-to-date expenditures of approximately **$325,811** and a reported surplus of approximately **$292,117**.

Allowable use: Hotel/motel tax proceeds must be used in accordance with Georgia law and the City's hotel/motel tax ordinance. Stonecrest's levy requires a portion of collections to support tourism promotion and related eligible tourism purposes; any remaining amounts must be used only as authorized by the governing statute and ordinance.

Tree Bank Fund (Fund 260)

The Tree Bank Fund reports approximately **$334,080** in year-to-date revenues, **$1,000** in expenditures, and a year-to-date surplus of approximately **$333,080**.

Allowable use: Tree Bank resources are restricted to eligible tree-replacement, tree-canopy, planting, preservation, maintenance, and related environmental enhancement purposes under the City's tree protection program. These resources are not intended for unrelated general operating expenses.

SPLOST II Fund (Fund 321)

SPLOST II reports approximately **$5.58 million** in year-to-date revenue. The August budget report does not reflect expenditures in Fund 321.

How to read this with capital projects: Fund 321 reports SPLOST II receipts, while capital project costs may be accounted for in Fund 300 or other project funds depending on the project and authorized funding structure. The August budget report itself does not show a Fund 321 expenditure or a transfer from Fund 321 to Fund 300, so Fund 300 spending should not automatically be attributed to SPLOST II without the related project or transfer schedule. **Allowable use:** SPLOST proceeds may be used only for voter-approved capital outlay projects and related authorized project costs.

Capital Projects Fund (Fund 300)

The Capital Projects Fund reports approximately **$1.96 million in actual revenue received to date** and approximately **$2.71 million in actual expenditures incurred to date**, resulting in a temporary year-to-date deficit of approximately **$757,749**. The **current FY2026 Capital Projects Fund budget is approximately $17.01 million**.

Deficit explanation: The reported deficit does not mean the fund is over budget or financially depleted. It reflects the timing difference between when capital project costs are incurred and when related transfers, reimbursements, grant proceeds, SPLOST proceeds, or other financing sources are received. The amounts shown are only the actual revenues and expenditures recorded through August 31, 2026 and represent a small portion of the total budgeted capital project activity. **Allowable use:** This fund is used for approved capital projects and eligible project-related costs, subject to the restrictions of each funding source and project authorization.

Use restriction note

The descriptions above are high-level summaries. Individual expenditures must also comply with the specific enabling law, ordinance, referendum, grant/award terms, project budget, and Council authorization applicable to the funding source.

ANNUAL FINANCIAL AUDIT UPDATE

FY2023 Audit - Detailed Breakdown

FY2023 uses the audit portal request states: **Fulfilled** = submitted/under review; **Returned** = additional documents requested; **Outstanding** = outstanding/not due; and **Accepted** = approved/accepted.

FY2023 Status	Count
Fulfilled / Submitted-Under Review	51
Returned / Additional Documents Requested	8
Outstanding / Not Due	4
Accepted / Approved	3
Total Requests	**66**



51 Fulfilled | 8 Returned | 4 Outstanding | 3 Accepted

FY2023 Audit Area	Fulfilled	Returned	Outstanding	Accepted	Total
Accounts Payable and Other Liabilities	6	2	0	0	8
Capital Assets	11	1	0	0	12
Cash and Investments	3	0	1	1	5
General	9	1	2	0	12
Long Term Debt	3	1	0	0	4
Net Position and Fund Balances	1	0	0	0	1
Open and Ongoing Items	0	0	0	1	1
Other Assets and Liabilities	2	0	1	1	4
Planning	7	3	0	0	10
Revenues and Receivables	8	0	0	0	8
Single Audit / SEFA	1	0	0	0	1

FY2024-FY2025 Annual Financial Audit Status

Fiscal Year	Outstanding / Not Due	Submitted / Under Review	Additional Docs Requested	Approved / Accepted	Total
FY2024	62	2	0	0	64
FY2025	60	3	0	0	63

Audit Recovery Timeline

FY2023	FY2024	FY2025	FY2026
Dec 2026	Feb 2027	Jun 2027	Sep 2027

FY2024-FY2025 PAYROLL AUDIT STATUS

The payroll audit is a separate workstream from the City's annual financial statement audits. The request statuses below apply only to the FY2024-FY2025 Payroll Audit.

Payroll Request Status	Count	% of Total
Open	14	40.0%
Complete	5	14.3%
Under Review by Firm	8	22.9%
Draft	8	22.9%
Total	**35**	**100.0%**



14 Open | 5 Complete | 8 Under Review by Firm | 8 Draft

Payroll Audit Next Steps

- Complete the **8 draft** requests so they can move into the formal submission process.
- Address the **14 open** requests and assemble the documentation needed for submission.
- Respond promptly to reviewer questions or follow-up requests on the **8 items under review by the firm**.
- Continue moving completed items through the review process while keeping the payroll audit separate from the annual financial audit status reporting.

Overall Audit Outlook

Finance is managing the annual financial audits and the FY2024-FY2025 Payroll Audit as separate workstreams. Priority remains on clearing FY2023 reviewer follow-up, advancing FY2024 and FY2025 documentation, and moving payroll-audit requests from draft/open status through firm review and completion.

AUGUST 2026 GENERAL FUND REVENUE DETAIL (FUND 100)

Note: The approved midyear budget adjustment is posted and reflected in the current budget figures.

Section	Description	Current Budget	August Activity	YTD Activity	Variance	% Collected
Revenue	Real Property - Current Year	$2,500,000	$151	$5,926	$-2,494,074	0.2%
Revenue	Public Utility Tax	$48,000	$0	$59,765	$11,765	124.5%
Revenue	Real Property - Prior Year	$108,000	$8,820	$254,479	$146,479	235.6%
Revenue	Personal Property - Current Year	$283,000	$0	$4,217	$-278,783	1.5%
Revenue	Motor Vehicle Tax	$8,500	$289	$4,115	$-4,385	48.4%
Revenue	Title Ad Valorem Tax	$1,400,000	$129,461	$912,289	$-487,711	65.2%
Revenue	Intangible Tax Revenue	$111,000	$1,431	$12,497	$-98,503	11.3%
Revenue	Real Estate Transfer Tax	$50,000	$444	$6,039	$-43,961	12.1%
Revenue	Atlanta Gas Light (Southern Co.)	$450,000	$0	$250,662	$-199,338	55.7%
Revenue	Snapping Shoals EMC	$575,000	$0	$588,134	$13,134	102.3%
Revenue	Xfinity/Comcast	$340,000	$0	$209,062	$-130,938	61.5%
Revenue	AT&T	$70,000	$0	$10,778	$-59,222	15.4%
Revenue	Georgia Power	$2,700,000	$0	$2,606,443	$-93,557	96.5%
Revenue	Personal Property - Prior Year	$9,800	$1,017	$14,483	$4,683	147.8%
Revenue	Business & Occupation Taxes	$2,200,000	$12,331	$1,019,214	$-1,180,786	46.3%
Revenue	Insurance Premium Tax	$6,100,000	$0	$0	$-6,100,000	0.0%
Revenue	Financial Institutions Taxes	$45,000	$0	$40,067	$-4,933	89.0%
Revenue	Election Qualifying Fee	$0	$1,350	$1,350	$1,350	0.0%
Revenue	Alcoholic Beverages Current Year	$400,000	$0	$44,045	$-355,955	11.0%
Revenue	Insurance License Fee	$36,000	$0	$27,144	$-8,856	75.4%
Revenue	Other Licenses/Permits	$0	$0	$167	$167	0.0%
Revenue	Building Permits	$460,000	$16,079	$212,219	$-247,781	46.1%
Revenue	Development Permits	$50,000	$0	$387,444	$337,444	774.9%
Revenue	Zoning Applications	$13,000	$1,080	$6,195	$-6,805	47.7%
Revenue	Other	$1,000	$0	$0	$-1,000	0.0%
Revenue	Penalty & Interest - Delinquent Tax	$9,000	$756	$10,523	$1,523	116.9%
Revenue	Penalty & Interest - Delinquent Property	$5,000	$0	$0	$-5,000	0.0%
Revenue	Fees, Charges	$15,000	$0	$0	$-15,000	0.0%
Revenue	Film Permitting	$10,000	$410	$1,630	$-8,370	16.3%
Revenue	Planning and Development Fees	$500	$0	$400	$-100	80.0%
Revenue	Alcoholic Beverage Excise Tax	$130,500	$15,224	$111,883	$-18,617	85.7%
Revenue	Local Option Mixed Drink	$200,000	$11,200	$146,819	$-53,181	73.4%
Revenue	Telecommunications	$0	$2	$22	$22	0.0%
Revenue	Activity Fees	$75,000	$4,285	$29,180	$-45,820	38.9%
Revenue	Program Fees	$25,000	$1,230	$37,230	$12,230	148.9%
Revenue	Municipal Court	$35,000	$0	$15,068	$-19,932	43.1%
Revenue	Interest	$200,000	$12,146	$77,887	$-122,113	38.9%
Revenue	Reimbursement for Damaged Property	$0	$1,065	$1,065	$1,065	0.0%
Revenue	Other Miscellaneous Revenue	$0	$273	$2,802,588	$2,802,588	0.0%
Revenue	Transfer From Hotel	$450,000	$0	$0	$-450,000	0.0%
Revenue	Open Records Fees	$0	$0	$660	$660	0.0%

AUGUST 2026 GENERAL FUND EXPENSE DETAIL (FUND 100)

Note: The approved midyear budget adjustment is posted and reflected in the current budget figures.

Section	Department	Description	Current Budget	August Activity	YTD Activity	Variance	% Remaining
Operating	Mayor & Council	Operating Expenses	$283,998	$2,234	$66,978	$217,020	76.4%
Personnel	Mayor & Council	Personnel Expenses	$227,765	$15,717	$140,834	$86,931	38.2%
Operating	City Manager	Operating Expenses	$181,500	$8,695	$58,285	$123,215	67.9%
Personnel	City Manager	Personnel Expenses	$759,860	$55,988	$470,129	$289,731	38.1%
Operating	City Clerk	Operating Expenses	$149,000	$1,810	$74,615	$74,385	49.9%
Personnel	City Clerk	Personnel Expenses	$403,160	$22,011	$255,557	$147,603	36.6%
Operating	Finance	Operating Expenses	$739,500	$16,662	$97,012	$642,488	86.9%
Personnel	Finance	Personnel Expenses	$1,547,360	$65,899	$791,792	$755,568	48.8%
Operating	Legal	Operating Expenses	$1,010,194	$233,684	$745,348	$264,846	26.2%
Operating	ITS/GIS	Operating Expenses	$835,000	$62,277	$496,248	$338,752	40.6%
Operating	Human Resources	Operating Expenses	$183,500	$349	$28,592	$154,908	84.4%
Personnel	Human Resources	Personnel Expenses	$557,845	$23,081	$269,273	$288,572	51.7%
Operating	Internal Audit	Operating Expenses	$65,000	$4,309	$6,464	$58,536	90.1%
Personnel	Internal Audit	Personnel Expenses	$65,000	$2,444	$3,581	$61,419	94.5%
Operating	Facilities	Operating Expenses	$1,435,300	$80,072	$562,300	$873,000	60.8%
Personnel	Facilities	Personnel Expenses	$1,247,310	$43,838	$554,048	$693,262	55.6%
Operating	Communications	Operating Expenses	$393,500	$4,029	$104,054	$289,446	73.6%
Personnel	Communications	Personnel Expenses	$646,630	$49,754	$442,772	$203,858	31.5%

Department Spending Notes

• **Legal:** Year-to-date operating expenditures are approximately 73.8% of the current budget, above the 66.7% straight-line benchmark through August.

• **ITS/GIS:** Year-to-date operating expenditures are approximately 59.4% of the current budget and remain below the straight-line benchmark.

• **Communications:** Personnel expenditures are approximately 68.5% used, slightly above the straight-line benchmark and should continue to be monitored.

AUGUST 2026 GENERAL FUND EXPENSE DETAIL (FUND 100)

Note: The approved midyear budget adjustment is posted and reflected in the current budget figures.

Section	Department	Description	Current Budget	August Activity	YTD Activity	Variance	% Remaining
Operating	Engineering	Operating Expenses	$573,160	$0	$0	$573,160	100.0%
Personnel	Engineering	Personnel Expenses	$414,805	$3,015	$73,774	$341,031	82.2%
Operating	General Admin.	Operating Expenses	$890,475	$9,759	$450,955	$439,520	49.4%
Operating	Municipal Court	Operating Expenses	$48,000	$1,373	$2,707	$45,293	94.4%
Personnel	Municipal Court	Personnel Expenses	$287,790	$12,549	$90,313	$197,477	68.6%
Operating	Public Safety	Operating Expenses	$126,575	$0	$0	$126,575	100.0%
Personnel	Public Safety	Personnel Expenses	$308,000	$0	$0	$308,000	100.0%
Operating	Parks & Recreation	Operating Expenses	$1,996,880	$133,244	$1,080,689	$916,191	45.9%
Personnel	Parks & Recreation	Personnel Expenses	$1,299,805	$79,743	$642,896	$656,909	50.5%
Operating	Building	Operating Expenses	$290,700	$17,484	$159,158	$131,542	45.3%
Personnel	Building	Personnel Expenses	$383,625	$12,350	$103,781	$279,844	72.9%
Operating	Planning & Zoning	Operating Expenses	$293,500	$6,046	$104,729	$188,771	64.3%
Personnel	Planning & Zoning	Personnel Expenses	$1,286,040	$89,080	$803,421	$482,619	37.5%
Operating	Code Enforcement	Operating Expenses	$64,800	$6,673	$13,683	$51,117	78.9%
Personnel	Code Enforcement	Personnel Expenses	$964,640	$70,277	$670,622	$294,018	30.5%
Operating	Economic. Develop.	Operating Expenses	$215,200	$7,986	$38,521	$176,679	82.1%
Personnel	Economic. Develop.	Personnel Expenses	$404,255	$23,559	$209,962	$194,293	48.1%

Department Spending Notes

• **Code Enforcement:** Personnel expenditures are approximately 69.5% used, slightly above the straight-line benchmark through August.

• **Planning & Zoning:** Personnel expenditures are approximately 62.5% used and remain below the straight-line benchmark.

• **Parks & Recreation:** Operating expenditures are approximately 54.1% used and personnel expenditures approximately 49.5% used through August.

CITY COUNCIL AGENDA ITEM

SUBJECT: FY2027 Proposed Budget

AGENDA SECTION: (*check all that apply*)

☐ **PRESENTATION** ☐ **PUBLIC HEARING** ☐ **CONSENT AGENDA** ☐ **OLD BUSINESS**

☒ **NEW BUSINESS** ☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: (*check all that apply*)

☐ **ORDINANCE** ☐ **RESOLUTION** ☐ **CONTRACT** ☐ **POLICY** ☐ **STATUS REPORT**

☒ **OTHER, PLEASE STATE: Review and Discuss FY2027 Proposed Budget**

ACTION REQUESTED: ☐ **DECISION** ☒ **DISCUSSION,** ☐ **REVIEW, or** ☐ **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 26, 2026

SUBMITTED BY: Catherine Turner, City Manager

PRESENTER: Catherine Turner, City Manager

PURPOSE: To provide a review and discussion of the FY2027 Proposed Budget

FACTS: Click or tap here to enter text.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Choose an item. Click or tap here to enter text.

ATTACHMENTS:

(1) Attachment 1 - Click or tap here to enter text.
(2) Attachment 2 - Click or tap here to enter text.
(3) Attachment 3 - Click or tap here to enter text.
(4) Attachment 4 - Click or tap here to enter text.
(5) Attachment 5 - Click or tap here to enter text.

City of Stonecrest FY2027 Proposed Budget

https://www.stonecrestga.gov/DocumentCenter/View/2033/FY27-Proposed-Budget?bidId=

CITY COUNCIL AGENDA ITEM

SUBJECT: 2027 Flexible Spending Account (FSA) Benefit

AGENDA SECTION: (*check all that apply*)

☐ **PRESENTATION** ☐ **PUBLIC HEARING** ☐ **CONSENT AGENDA** ☐ **OLD BUSINESS**

☒ **NEW BUSINESS** ☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: (*check all that apply*)

☐ **ORDINANCE** ☐ **RESOLUTION** ☐ **CONTRACT** ☐ **POLICY** ☒ **STATUS REPORT**

☐ **OTHER, PLEASE STATE:**

ACTION REQUESTED: ☒ **DECISION** ☐ **DISCUSSION,** ☐ **REVIEW, or** ☐ **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 26, 2026

SUBMITTED BY: Myrlene Thomas, HR Analyst

PRESENTER: Myrlene Thomas, HR Analyst & Ericka McKeever, Relations Insurance Services

PURPOSE: To present the addition of a Flexible Spending Account (FSA) benefit for employees beginning with the 2027 benefit plan year.

FACTS: The FSA is a voluntary benefit that allows eligible employees to set aside pre-tax dollars for qualified healthcare and dependent care expenses. Employees elect their contribution amount during open enrollment, and the benefit would supplement the City's existing medical, dental, and vision coverage.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Choose an item. Click or tap here to enter text.

ATTACHMENTS:

(1) Attachment 1 - Presentation
(2) Attachment 2 - Click or tap here to enter text.
(3) Attachment 3 - Click or tap here to enter text.

CITY COUNCIL AGENDA ITEM

(4) Attachment 4 - Click or tap here to enter text.
(5) Attachment 5 - Click or tap here to enter text.

Flexible Spending Account (FSA) Presentation

THE CITY OF STONECREST GEORGIA

CITY OF CIVILITY

Certified City of Ethics

Relation™

Relationships Matter

Flexible Spending Account (FSA): the essentials

A tax-advantaged account employees can use for eligible out-of-pocket expenses.

WHAT IT IS

- A Flexible Spending Account (FSA, also called a "flexible spending arrangement") is a special account you put money into that you use to pay for certain out-of-pocket health care costs
- You don't pay taxes on this money. This means you'll save an amount equal to the taxes you would have paid on the money you set aside.
- Health FSA funds reimburse eligible medical, dental, vision and certain OTC expenses.
- Eligible dependent health expenses may also qualify.

2 Accounts: Health FSA and Dependent Care Account (DCA)

- Health FSA: qualified health care expenses.
- DCA: qualifying dependent day/elder care expenses so the employee (and spouse, if applicable) can work or seek work.
- Funds and rules are separate.

WHY IT HELPS

• Reduces taxable income and can lower the employee's cost of eligible care. Federal, State and FICA taxes are not taken on the amount you contribute to your Health HSA. This could represent a 25% - 40% savings on your "out-of –pocket" cost.

• Health FSA elected funds are frontloaded at the start of the plan year.

• Can pay expenses not covered by insurance, such as deductibles and copays.

• Can rollover up to $680 in unused funds to the next year. One Debit card for both plans

Important: the plan document and IRS rules control eligibility, annual limits, rollover/grace-period provisions, and claims deadlines.

Flexible Spending Account (FSA): Advantages

Medcom Benefit Solutions offers professional administration with a variety of FSA plan designs and dependent care assistance:

Medcom Benefit Solutions offers a single, fully integrated, and easy-to-use platform for all fringe benefits administration.
All employers will have a dedicated Account Manager to ensure your complete satisfaction.
Electronic communications are available to keep participants actively informed about their accounts, including monthly account statements, “card mailed” notifications, card transaction denial notifications, and more.

Employee Advantages

- Larger paycheck by reducing their taxable income
- Medical savings on eligible expenses
- May be used on eligible expenses not covered by insurance
- Immediate availability of funds
- Debit card capabilities to make transactions smoother
- Potential to assist in becoming healthier and cutting down annual medical expense
- Medcom online portal and mobile app for balances, claims and document upload
- 24/7 IVR for balance checks, recent activity, PIN access and card replacement
- FSA Store resource to identify eligible products and services

Employer Advantages

- Reduces the tax burden of the employer
- Enhances benefit offerings and improves employee morale
- Increases employee engagement in managing costs through consumer-driven healthcare
- Attracts higher quality employees
- Potential to assist employees in becoming healthier and reducing medical costs
-

How a Health FSA works

Employees choose an annual election during enrollment; payroll deductions throughout the year fund the account pre-tax and repay the employer.

1

ENROLL

Elect an annual amount based on expected eligible expenses.

2

CONTRIBUTE

The election is generally taken from paychecks before applicable taxes.

3

INCUR

Receive eligible care or buy an eligible item during the plan year.

4

PAY / CLAIM

Use the debit card where accepted or submit a reimbursement claim.

5

SUBSTANTIATE

Keep receipts/EOBs and respond promptly if documentation is requested.

Health FSA advantage: the full annual election is generally available for eligible expenses at the beginning of the coverage period, even though payroll deductions occur over the year.

Using Health FSA funds

Eligible expenses must be for the employee, spouse, or eligible tax dependent and cannot be reimbursed elsewhere.

COMMONLY ELIGIBLE

- Medical, dental and vision deductibles, copays and coinsurance
- Prescription medications
- Many OTC health items and medicines
- Medical equipment and supplies, such as bandages, braces, blood glucose supplies, crutches and wheelchairs
- Certain diagnostic, pregnancy/fertility and breast-pump items

- First Aid Kits
- Sunscreen
- Athletic Braces & Supports
- Blood Glucose Monitors & Test Strips
- Diabetes Care Accessories
- Wheelchairs & Accessories
- Pregnancy & Fertility Tests
- Nasal Spray
- Blood Pressure Monitor
- Breast Pumps & Accessories
- Pain Relievers
- Feminine Personal Care Treatments
- Cough, Cold, & Flu Medicine
- Acne Treatments
- Nicotine Gum & Patches
- Sleep Aids
- Children's Fever & Pain Relievers
- Stomach & Digestive Aids
- Anti-Fungal Treatments

NOT ELIGIBLE / DO NOT DOUBLE-DIP

- Insurance premiums
- Expenses reimbursed by the medical plan, another account or another source
- General health, cosmetic or personal expenses that are not qualified medical care
- Expenses for services not yet received
- Use the eligibility guide or FSA Store for item-level guidance

WAYS TO ACCESS FUNDS

- Pay a qualified merchant with the Medcom debit card
- Submit a claim through the online portal or mobile app
- Submit supporting documentation for direct reimbursement
- Direct deposit may be available for approved claims
- Keep itemized receipts and EOBs even when the card transaction is approved

The Medcom/FSA Store resources are helpful shopping tools; employees should verify an item's eligibility before purchase.

How the Medcom debit card works



Use at eligible medical, pharmacy, dental, vision and qualifying dependent-care merchants that accept Mastercard and have the appropriate merchant coding.

CARD BASICS

- Mailed after enrollment is processed; within 7–10 business days.
- Card is valid for 3 years.
- Additional cards may be requested for eligible dependents
- Not for ATM withdrawals.
- Card can be used wherever Mastercard is accepted.

IF THERE IS A PROBLEM

- Lost/stolen: use the portal or APP to deactivate and request replacement.
- A transaction may decline when merchant coding or eligibility cannot be confirmed.
- Use another payment method and submit a claim if appropriate.

BEST PRACTICES

- Check the balance before using the card.
- Use only for eligible expenses incurred during the applicable plan period.
- Save all itemized receipts and EOBs.
- Submit receipts through the mobile app or online portal
- The card can be deactivated if requested substantiation is not provided or an ineligible expense is not repaid.
- Must re-enroll each year for funds to rollover

Receipts Request Timeline

IRS rules require the plan to verify that FSA reimbursements are eligible.

WHAT A RECEIPT / EOB NEEDS

- Provider or merchant name
- Date of service (not simply the payment date)
- Patient name
- Itemized services or products
- Total charge
- Insurance payment, if any, and the participant responsibility
- An EOB may satisfy the requirement when it contains the needed details

WHEN A RECEIPT MAY BE REQUESTED

- Many pharmacy purchases and matching copay transactions can auto-substantiate.
- Other card purchases may require documentation.
- Recurring expenses may be registered with Medcom after initial documentation, where available.
- Employees can upload through the portal/mobile app

RECEIPT REQUEST TIMELINE

- You will receive a letter informing you that the transaction is ineligible and asking you to respond within 20 days. At this point, you have the option of submitting additional documentation or repaying the plan for the expense(s).
- If no sufficient receipt is processed after 20 days, the card may be deactivated.
- Insufficient documentation can result in an expense being classified as ineligible.
- The employee must provide additional documentation or repay the plan; future claims may be offset or handled under the plan's correction process.

Dependent Care Assistance Account (DCA)

A Dependent Care Assistance Plan (DCAP) is a tax-exempt benefit you can use to pay your out-of-pocket expenses for the custodial care of dependents claimed on your federal income tax return. Your account in the Plan is funded by tax-free dollars that you set aside from your paycheck to use as payment for eligible day care type services.

WHO / WHAT IT CAN HELP COVER

• Children ages 12 and under (including stepchildren, grandchildren, adopted or foster children, and children related to you who are eligible for a tax exemption on your federal tax return).

Tax dependents residing with you and incapable of self-care (this could include your spouse, a child aged 13 and over, and elderly parents).

• Daycare, before-/after-school care, preschool/nursery school before kindergarten, babysitters, nannies, summer day camp and qualifying eldercare.

• Care must generally enable the employee (and spouse, when applicable) to work or look for work.

DIFFERENCES FROM HEALTH FSA

• Reimbursements are limited to the balance accumulated through payroll deductions. You can use your debit card if the Daycare provider accepts mastercard. If not, you can file a manual claim and get reimbursed within 3 days.

• Health FSA and DCA balances are not interchangeable.

• $7,500 annual election limit; or $3750 is married

• Any unused funds in your DCAP account when the Plan Year ends may be used up to 2 ½ months following the end of the Plan Year. Any unused funds after the grace period and claims run-out period end will be forfeited

NOT COVERED / CAUTIONS

• Overnight camps, educational/tuition costs, food, clothing, entertainment and household services.

• Care paid to a child of the participant.

• Care while on vacation, sick leave, maternity/medical leave or certain other leave may not qualify.

• Provider information and tax reporting requirements apply; confirm eligibility before electing.

You cannot be reimbursed for day care expenses that exceed the available balance that has accumulated through payroll deductions.

FSA Recap

Area	Medcom Benefit Solutions
Administration fee	Health FSA / DCAP: $4.50 per participant per month; $50 monthly minimum. Setup and renewal fees waived.
Funding / payroll	Daily or weekly funding report. ACH returns: $25 each; wire: $15 each. Additional employer bank account fees may apply.
Participant experience	WealthCare portal and mobile app; participants can view transactions, update information and order cards. Electronic account and card notices.
Debit card	All-inclusive card for FSA, Limited Purpose FSA, HSA, HRA, transit/parking and DCAP. One participant card included; dependent/replacement card $7.50 (waived during OE or IVR request).
Reporting / eligibility	EDI feed, Excel template or online enrollment portal; custom reporting, secure file transfer, month-end and year-end reports.
Claims / reimbursements	Claims processed and paid daily; stated 2–3 business-day turnaround. Direct deposit for manual claims at no added cost.
Account options / design	Health FSA, Dependent Care FSA and Limited Purpose FSA. Administers grace period or rollover, if applicable.
Implementation / support	Dedicated account manager; employer portal training; 24/7 IVR; toll-free customer service Mon–Fri, 8:30 a.m.–5:00 p.m. ET.

- Key HSA/FSA coordination point: employees enrolled in a general-purpose Health FSA generally are not eligible to contribute to an HSA; a Limited Purpose FSA can preserve HSA eligibility.

CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution and Agreement for Lighting Up Turner Hill

AGENDA SECTION: (*check all that apply*)

☐ **PRESENTATION** ☐ **PUBLIC HEARING** ☐ **CONSENT AGENDA** ☐ **OLD BUSINESS**

☒ **NEW BUSINESS** ☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: (*check all that apply*)

☐ **ORDINANCE** ☒ **RESOLUTION** ☐ **CONTRACT** ☐ **POLICY** ☐ **STATUS REPORT**

☒ **OTHER, PLEASE STATE: Agreement**

ACTION REQUESTED: ☒ **DECISION** ☐ **DISCUSSION,** ☐ **REVIEW, or** ☐ **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 26, 2026

SUBMITTED BY: Reginald Powell, Facilities Operrations Manager

PRESENTER: Reginald Powell, Facilities Operations Manager

PURPOSE: Ga. Power Project to install new Light Poles along Turner Hill Rd

FACTS: Ga. Power has agreed to install 8 new light poles with power access on the mall sided of Turner Hill Rd. With the acceptance and payment of the contract for service. These poles also come with power receptacles and brackets that can be used to have Christmas lights and banner decorations installed in this area as well.

OPTIONS: Approve, Deny, Defer Approve payment of $92,685.71 for install payment.

RECOMMENDED ACTION: Choose an item. Click or tap here to enter text.

ATTACHMENTS:

(1) Attachment 1 - Resolution
(2) Attachment 2 - Lighting Services Agreement
(3) Attachment 3 - Click or tap here to enter text.

CITY COUNCIL AGENDA ITEM

(4) Attachment 4 - Click or tap here to enter text.
(5) Attachment 5 - Click or tap here to enter text.

CITY OF STONECREST

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, APPROVING A LIGHTING SERVICES AGREEMENT WITH GEORGIA POWER COMPANY FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF ELECTRIC UTILITY POLES AND RELATED FACILITIES ON CITY-OWNED PROPERTY; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Stonecrest, Georgia (the "City"), is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the City is authorized under its Charter and applicable Georgia law to enter into agreements necessary to carry out municipal functions and provide services for the benefit of the public; and

WHEREAS, Georgia Power Company ("Georgia Power") provides lighting and, if applicable, related electric service to the City; and

WHEREAS, the City desires to obtain electric utility services for a City-owned facility located at 3120 Stonecrest Blvd Stonecrest, Georgia 30038 (the "Premises"); and

WHEREAS, Georgia Power has proposed an agreement for the installation, update, modification, or replacement of any GPC-owned pole, bases, wiring, conduit, fixture, control, equipment, device, or related item at the Premises (the "Agreement"); and

WHEREAS, the Agreement is intended to address the installation and maintenance of specified electric utility infrastructure serving the Premises and is not intended to grant, renew, or extend a general utility franchise; and

WHEREAS, the Mayor and City Council have determined that the installation and maintenance of the proposed electric utility facilities will support municipal operations and serve a legitimate public purpose; and

WHEREAS, the Mayor and City Council desire to approve the Agreement and authorize its execution in accordance with the terms and conditions set forth therein.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, AS FOLLOWS: The Mayor and City Council hereby approve the Agreement between the City of Stonecrest and Georgia Power Company to provide lighting and related electric service at the Premises, substantially in the form attached hereto as **Exhibit A** and incorporated herein by reference.

BE IT FURTHER RESOLVED, The City Manager is hereby authorized to execute the Agreement on behalf of the City and to take all actions reasonably necessary to implement its terms, subject to review by the City Attorney and compliance with applicable law. Any material amendment to the Agreement that substantially expands the scope of the City's obligations or grants additional property rights shall require further approval by the Mayor and City Council.

BE IT FURTHER RESOLVED, Approval of the Agreement is limited to the terms of the Agreement. Nothing in this Resolution shall be construed as granting, renewing, or extending a utility franchise or authorizing the conveyance of an easement or other property interest beyond those expressly permitted by applicable law and approved through the required municipal procedures.

BE IT FURTHER RESOLVED, The installation, operation, maintenance, and repair of the electric utility facilities shall comply with applicable federal, state, and local laws and regulations. Nothing in this Resolution shall be construed as waiving the City's sovereign or governmental immunity or authorizing an indemnification obligation beyond that permitted by Georgia law.

BE IT FINALLY RESOLVED, This Resolution shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stonecrest, Georgia.

SO RESOLVED AND ADOPTED, this _____ day of _____, 2026.

CITY OF STONECREST, GEORGIA

_____

Jazzmin Cobble, Mayor

ATTEST:

_____

City Clerk

APPROVED AS TO FORM:

_____

City Attorney

EXHIBIT A

Lighting Services Agreement

Georgia

Project # LP154148

Customer Legal Name CITY OF STONECREST DBA

Service Address 3120 STONECREST BLVD LITHONIA GA 30038 County Dekalb - GA

Mailing Address 3120 STONECREST BLVD LITHONIA GA 30038

Email rpowell@stonecrestga.gov Tel # 470-552-7275 Alt Tel # 470-464-3460

Tax ID# 4890 Business Description

Existing Customer Yes ☑ No ☐ If Yes (and if possible), does customer want the Service added to an existing account? Yes ☐ No ☑ If Yes, which Account Number?

Selected Components

Action	Qty	Wattage	Type	Description
INS	8	160	LED	Roadway

Service Cost ($)	Regulated Cost ($)*	Monthly Cost ($)*
$296.00	$0.00	$296.00

Term (Months)	1

* The actual Regulated Cost will be calculated using the tariffs approved by Georgia Public Service Commission at the time of billing. The estimate is based on Summer Rates in effect at the time of this proposal. Excludes applicable sales tax.

Project Notes:

Customer agrees to this Lighting Services Agreement with Georgia Power Company under the attached terms and conditions and authorizes all actions noted on this agreement.

Customer also agrees to allow removal of existing lights. Yes ☐ N/A ☐

Type	Customer	Tariff	Content
NEC	Gov	Metered	NLC

Pre-Payment ($)
$92,685.71

Customer recognizes that the individual signing this Agreement on its behalf has authority to do so.

Customer Authorization

Signature

Print Name

Print Title

Date

Georgia Power Authorization

Signature

Print Name LaRhonda Dukes

Print Title Account Executive

Date

TERMS and CONDITIONS *(Lighting Services – Governmental)*

1. **Agreement Scope.** These Terms and Conditions incorporate by reference the terms set forth in the attached transaction overview (the "**Transaction Overview**"), which collectively constitute the Lighting Services Agreement (the "**Agreement**"). The Agreement establishes the terms and conditions under which Georgia Power Company ("**GPC**") will provide lighting and, if applicable, related electric service (collectively, the "Service") to **Customer** at the Service Address (the "**Premises**"). GPC may at any time and from time to time, install, update, modify, or replace any GPC-owned pole, bases, wiring, conduit, fixture, control, equipment, device, or related item at the Premises (collectively, the "**GPC Assets**") for any reason related to the Service or the GPC Assets. GPC and Customer are each a "**Party**," and, collectively, the "**Parties**." The Parties may exchange counterparts of the Agreement as a scanned image (e.g., .pdf or .tiff file extension) as an attachment to email; an electronic or scanned signature is an original signature for all purposes.

2. **Intent and Title.** This Agreement governs GPC's provision of the Service to Customer by GPC and is not a sale, lease, or licensing of goods, equipment, property, or assets of any kind. GPC retains the sole and exclusive right, title, and interest in and to all GPC Assets. Customer acknowledges that GPC Assets, although attached to real property, will always remain the exclusive personal property of GPC and that GPC may remove GPC Assets upon a Customer Default or Agreement termination. **GPC makes no representation or warranty regarding treatment of this transaction by the Internal Revenue Service or the status of this Agreement under any federal or state tax law. Customer enters into this Agreement in sole reliance upon Customer's own advisors**.

3. **Term and Termination.** The initial Term of the Agreement, as stated in the Transaction Terms section, is calculated from the date of the first monthly bill. After the initial term, this Agreement automatically renews on a month-to-month basis until terminated by either party by providing written notice of intent to terminate to the other party (in accordance with the notice provisions of the Miscellaneous section below) at least 30 calendar days before the desired termination date. The initial term and any renewal term or terms are collectively, the "**Term**."

4. **Payment.** GPC will invoice Customer in accordance with this Section 4 and the Transaction Overview, subject to any change in the electric service charge approved by the Georgia Public Service Commission. Customer acknowledges that the Monthly Cost set forth in the Transaction Overview may vary from month to month due to changes in the number of days in a billing month and modifications to the Georgia Public Service Commission-approved tariffs or regulatory charges. Customer agrees to pay the amount billed by the due date. If a balance is outstanding past the due date, Customer will pay to GPC an amount equal to the lesser of 1.5% per month of such unpaid sum or the maximum amount permitted by applicable law to defray the expenses incurred by GPC in handling and processing the delinquent payment (the "**Late Charge**"). The Late Charge will be: (i) computed from the occurrence of Customer's payment Default until the earlier of the date upon which all delinquent payments are paid in full; and (ii) added to the Service Cost portion of the Monthly Cost, as described in the Transaction Overview. The terms and conditions of this Section 4 will not be construed as an agreement or privilege to extend the date of payments or the Monthly Cost, nor as a waiver of any other right or remedy accruing to GPC by reason of the occurrence of any payment Default by Customer. GPC may require Customer to pay a deposit of up to two times the Estimated Monthly Charge in order to continue service. If applicable, Customer must provide a copy of its Georgia sales tax exemption certificate. Customer will be required to pay all costs associated with Customer initiated changes to the Service after the effective date of this Agreement.

5. **Premises Activity.** Customer hereby grants to GPC and its contractors, agents, and representatives, the right and license to enter the Premises at any time and from time to time to perform any activity related to the Service, including the right to: (i) access the Premises with vehicles and other tools or equipment, to survey, dig, and excavate for the sole purpose of installing and connecting the GPC Assets, or to provide, suspend, or disconnect Service; (ii) remove and disconnect pre-existing equipment where necessary or convenient for the Service; (iii) inspect, maintain, test, replace, repair, and remove GPC Assets; (iv) provide electric energy in relation to the Service where GPC deems necessary; and (v) conduct any other activities reasonably related to the Service, including surveying, digging and excavation with tools, mechanized equipment, and other machinery (activity items (i) – (v) collectively, the "GPC Activity"). Customer represents and warrants that it has the right to permit GPC to provide the Service and perform the GPC Activity upon the Premises and, where applicable, has obtained the express authority and any required permissions from all Premises owners (and any other party with rights in the Premises) to enter into this Agreement and to authorize the GPC Activity and Service. Customer is solely responsible for the safety and security of the Premises and agrees that GPC has no obligation to ensure the safety of the Premises. Customer agrees that GPC has no obligation to ensure the safety or security of the Premises and that, except to the extent determined to have been caused by GPC's gross negligence or willful misconduct, GPC has no liability for any personal injury, real or personal property damage or loss, or negative impact to Customer or any third-party that occurs at the Premises.

6. **Installation.** Customer acknowledges that providing the Service may require the installation of GPC Assets. Customer represents that: (i) the Premises' final grade will vary no more than 6 inches from the grade existing at the time of Installation; and (ii) if applicable and required for proper Installation, the Premises' property lines will be clearly marked before Installation of GPC Assets.

   A. **Customer Work.** If GPC permits Customer, either directly or through a third-party, to carry out any part of the activities for the GPC Assets at the Premises (including trenching), Customer warrants that the work will meet GPC's installation specifications, which GPC will provide to Customer upon request and are incorporated by this reference. Customer must provide GPC with at least 10 calendar days' prior written notice of its schedule for Customer Work, to allow GPC to plan its installation work accordingly. Customer is responsible for all additional costs resulting from Customer's non-compliance with GPC's specifications, failing to inform GPC in advance that installation and connection of GPC Assets can begin. If the Customer Work impacts the performance or schedule of the Service performed by GPC, Customer is fully responsible for all resulting costs, expenses, losses, or damages arising directly or indirectly from such impact, including but not limited to additional labor, materials, equipment, or administrative expenses.

   B. **Underground Facility/Obstruction Not Subject to Dig Law.** Because GPC Activity may require excavation not subject to the Georgia Utility Facility Protection Act (O.C.G.A. §§25- 9-1 – 25-9-13) (**"Dig Law")**, **Customer must mark any private utility or facility (e.g., gas/water/sewer line; irrigation facility; low voltage/fiber/data/communication line) or other underground obstruction at the Premises that is not subject to the Dig Law**. If GPC causes or incurs damage due to Customer's failure to mark a private facility or obstruction before GPC commences any GPC Activity, Customer is responsible for all damages and any damages arising from or related to any such delay.

   C. **Unforeseen Condition.** The charges shown in the Transaction Overview include no allowance for any subsurface rock, wetland, underground stream, buried waste, unsuitable soil, underground obstruction, archeological artifact, burial ground, threatened or endangered species, hazardous substance, or similar condition encountered during the GPC Activity ("**Unforeseen Condition**"). If GPC encounters an Unforeseen Condition, GPC, in its sole discretion, may stop all GPC Activity until Customer either remedies the condition or agrees to reimburse GPC for all costs arising from the condition. Customer is responsible for all costs of modification or change to the GPC Assets requested by Customer or arising from an Unforeseen Condition or circumstance outside GPC's control. Customer is responsible for addressing any Unforeseen Conditions by either entering into a Change Order with GPC or contracting with a third party. Provided the Unforeseen Condition is not caused by GPC, GPC is entitled to adjustments in both the contract time and the contract sum.

7. **GPC Asset Protection and Damage.** During the term of this Agreement, if Customer intends to perform any work or digging near the Customer (or any person or entity working on behalf of Customer) must: (i) provide notices and submit locate requests to the Georgia Utilities Protection Center ("**UPC**") and other utility owners or operators as required by the then current Dig Law; (ii) coordinate with UPC and all utility facility owners or operators as required by the Dig Law; and (iii) comply with the High-voltage Safety Act (O.C.G.A. §§46- 3-30 -- 46-3-40). Customer is responsible for all damages arising from failure to comply with applicable law or for damage to the GPC Assets caused by Customer or any person or entity working on behalf of Customer, other than GPC or a GPC contractor, agent, or representative.

8. **Interruption of Service.** Customer understands that Service is provided on an "as is" and "as available" basis and may be interrupted. If there is a Service interruption, Customer must notify GPC. Following notice, unless Customer is in Default, GPC will restore Service at no cost to Customer. Customer is responsible for providing any necessary or desired interim standalone lighting not attached or connected to any GPC Assets, until GPC can restore Service. No restoration timeline can or will be guaranteed, and any estimated timeline provided by GPC is subject to change in GPC's sole discretion. Customer must notify GPC of any outage by either calling 1-888-660-5890 or visiting https://www.georgiapower.com/community/outages-and-stormcenter/power-outage-overview/street-light-outage.html.

9. **Pole Attachments.** This Agreement does not grant Customer any right to attach or affix anything to any GPC Asset. Customer agrees that it will not, and will not permit others to, rearrange, disconnect, remove, relocate, repair, alter, tamper with, or otherwise interfere with any GPC Asset. If Customer desires to attach or affix anything to a GPC Asset, Customer must first obtain GPC's written consent, which may be withheld, conditioned, or delayed in GPC's sole discretion, and will be evidenced through a separate work authorization. Customer must contact GPC in writing at 241 Ralph McGill Boulevard, BIN 10210, Atlanta, Georgia 30308, to request consent.

10. **Disclaimer; Limitation of Liability. GPC makes no covenant, warranty, or representation of any kind (including warranty of fitness for a particular purpose or of merchantability, or noninfringement) regarding the Service, GPC Assets, any GPC Activity, or otherwise.** Customer also acknowledges that, due to the unique characteristics of the Premises, Customer's needs, or selection of GPC Assets, the Service may not comply with IESNA guidelines. With respect to the portion of the Service relating to the Service Cost (but not the Regulated Cost), GPC warrants that it has the appropriate technical skills necessary to provide the Service and will perform the Service in a workmanlike manner and in accordance with applicable industry standards. As Customer's sole and exclusive remedy for a breach of the foregoing warranty, GPC will re-perform or repair any work that does not conform with the foregoing warranty. **To the fullest extent permitted by law, each Party waives any right to consequential, special, indirect, treble, exemplary, incidental, punitive, loss of business reputation, or loss of use (including loss of revenue, profits, or capital costs) damages in connection with the Service, GPC Assets or this Agreement, or arising from damage, hindrance, or delay involving the Service or this Agreement, whether or not reasonable, foreseeable, contemplated, or avoidable, and whether arising in tort, contract, or under any other theory of liability. Additionally, to the extent GPC is liable under this Agreement, and except to the extent determined to have been caused by GPC's gross negligence or willful misconduct, GPC's liability under this Agreement, whether arising in tort, contract, or under any other theory of liability, is expressly limited to the annual recurring service fees (excluding any pre-payment amount) paid by Customer for the year of Service during which GPC's liability arose**.

11. **Risk Allocation.** Each party will be responsible for its own acts and the results of its acts, except as otherwise described in this Agreement.

12. **Georgia Security, Immigration, and Compliance Act.** Customer is a "public employer" as defined by O.C.G.A. § 13-10-91, and this is a contract for physical performance of services in Georgia. Compliance with O.C.G.A. § 13-10-91 is a condition of this Agreement and is mandatory. GPC will provide to Customer a contractor's affidavit for installation services as required by O.C.G.A. § 13-10-91. If GPC employs any subcontractor in connection with installation under this Agreement, GPC also will secure from each subcontractor an affidavit attesting to compliance with O.C.G.A. § 13-10-91.

13. **Default.** Customer is in "Default" if: (i) Customer does not pay any amount to GPC, which remains unpaid 45 calendar days after the bill date: (ii) terminates this Agreement without proper written notice and prior to the end of the then current term of this Agreement; or (iii) breaches any material term, warranty, covenant, or representation of this Agreement. GPC's waiver of a past or concurrent Default will not waive any other Default. If a Default occurs, GPC may select one or more of the following remedies: (a) immediately terminate this Agreement; (b) remove any GPC Asset and anything attached or affixed to any GPC Asset from the Premises (including, without limitation, disconnect electric lighting service or removing Equipment) and to assess a reconnection charge; (c) without terminating this Agreement or removing any GPC Asset from the Premises, suspend or discontinue providing all or any portion of the Service to the Customer at the Premises (including, without limitation, disconnecting electric lighting service or removing Equipment) and to assess a reconnection charge; and (d) seek any available remedy provided under this Agreement or by law, including, the right to require a deposit, increase the amount of an existing deposit, or collect any past due amount, late payment charge, or amount due for the Service during the remaining term of the Agreement.

14. **Miscellaneous.** This Agreement, as amended or modified in writing by both parties from time to time, contains the parties' entire agreement relating to the Service, GPC Assets, and GPC Activity, and merges with and supersedes all prior discussions, proposals, representations, or agreements regarding this Agreement. GPC may modify the terms of this Agreement to comply with any regulatory changes during the term of this Agreement, or as otherwise required by law, by providing 30 calendar days' prior written notice to Customer of such modification, which will become effective on the date specified in the notice provided to Customer ("Modification Effective Date"). Continued performance under, or failure to object to the Agreement prior to the Modification Effective Date, will constitute acceptance of the Agreement as amended or modified. If Customer does not agree with the amended or modified terms of the Agreement, Customer must provide written notice of objection before the Modification Effected Date, or the amendments and modifications will be deemed accepted and binding. GPC's address for notice is 241 Ralph McGill Boulevard, BIN 10210, Atlanta, Georgia 30308; Customer's address for notice is as stated in the Transaction Overview. Either party may update administrative or contact information (e.g., address, phone, website) at any time by written notice to the other party. Customer will not assign, in whole or in part, this Agreement or any right or obligation it has under this Agreement; In this Agreement: (i) "include(ing)" means "include, but are not limited to" or "including, without limitation"; (ii) "or" means "either or both" ("A or B" means "A or B or both A and B"); (iii) "e.g." means "for example, including, without limitation"; and (iv) "written" or "in writing" includes email communication. Georgia law governs this Agreement. If a court rules an Agreement provision unenforceable to any extent, the rest of that provision and all other provisions remain effective. The Sections titled Disclaimer; Limitation of Liability, Safety, Indemnity, Risk Allocation, and Miscellaneous will survive the expiration or termination of this Agreement. Additionally, the provisions of this Agreement will remain in effect to the extent necessary: (i) to provide for final billings and adjustments related to the period before termination with respect to the service provided to Customer before the date on which termination of this Agreement is effective, and (ii) payment of any money due and owing any party pursuant to this Agreement, in each case in accordance with the provisions of this Agreement.

CITY COUNCIL AGENDA ITEM

SUBJECT: Intersection Improvement Design Update

AGENDA SECTION: (*check all that apply*)

☒ **PRESENTATION** ☐ **PUBLIC HEARING** ☐ **CONSENT AGENDA** ☐ **OLD BUSINESS**
☐ **NEW BUSINESS** ☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: (*check all that apply*)

☐ **ORDINANCE** ☐ **RESOLUTION** ☐ **CONTRACT** ☐ **POLICY** ☒ **STATUS REPORT**

☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

ACTION REQUESTED: ☐ **DECISION** ☒ **DISCUSSION,** ☐ **REVIEW, or** ☐ **UPDATE ONLY**

Previously Heard Date(s): Click or tap here to enter text. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 26, 2026

SUBMITTED BY: Hari Karikaran, City Engineer

PRESENTER: Hari Karikaran, City Engineer

PURPOSE: Provide status update on Intersection Improvement Design Projects

FACTS: Click or tap here to enter text.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Approve No Action Required

ATTACHMENTS:

(1) Attachment 1 - Presentation
(2) Attachment 2 - Click or tap here to enter text.
(3) Attachment 3 - Click or tap here to enter text.
(4) Attachment 4 - Click or tap here to enter text.
(5) Attachment 5 - Click or tap here to enter text.

Council Meeting Presentation

Engineering Department
10/26/2026

Intersection Improvement Design

Klondike Road/S Goddard Road

- Concept Design completed: 11/22/24
- Final Design contract awarded: 12/23/24
- Notice to Proceed issued: 07/25/25
- Status: Survey database completed - 100%
  Preliminary Plans - 100%
  Right-of-Way Plans - 85% (08/23/26)
  Final Plans - 100%

- Next Step: Hire a Right-of-way consultant to Acquire Rights-of-way

Intersection Improvement Design

Klondike Road/S Goddard Road

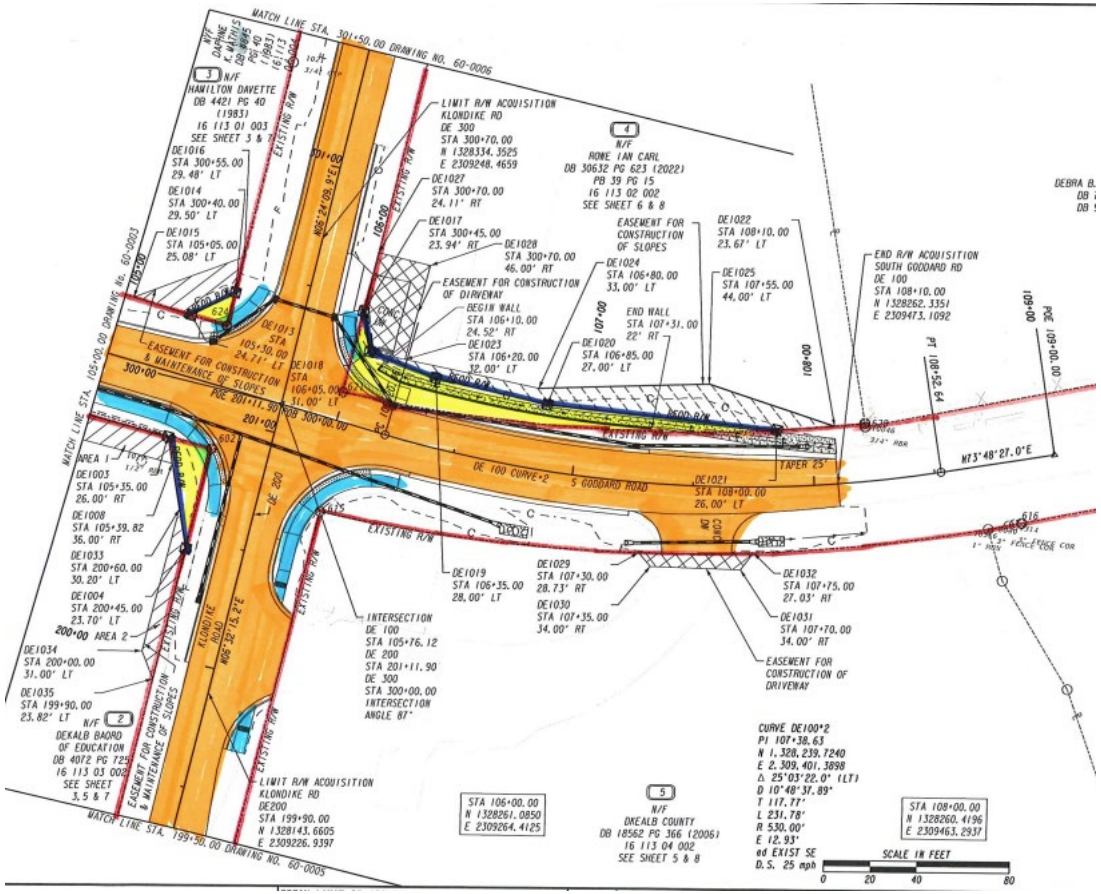
- Submitted application for GDOT Congestion Mitigation and Air Quality improvement (CMAQ) Program Grant (20% City Match)

- GDOT Competitive Funding Proposal Email received: 08/18/26
- Application submitted: 08/18/26
- Additional information requested: 10/02/26
- Additional information submitted: 10/05/26

Intersection Improvement Design

Klondike Road/S Goddard Road

- **Fully Signalized**



Intersection Improvement Design

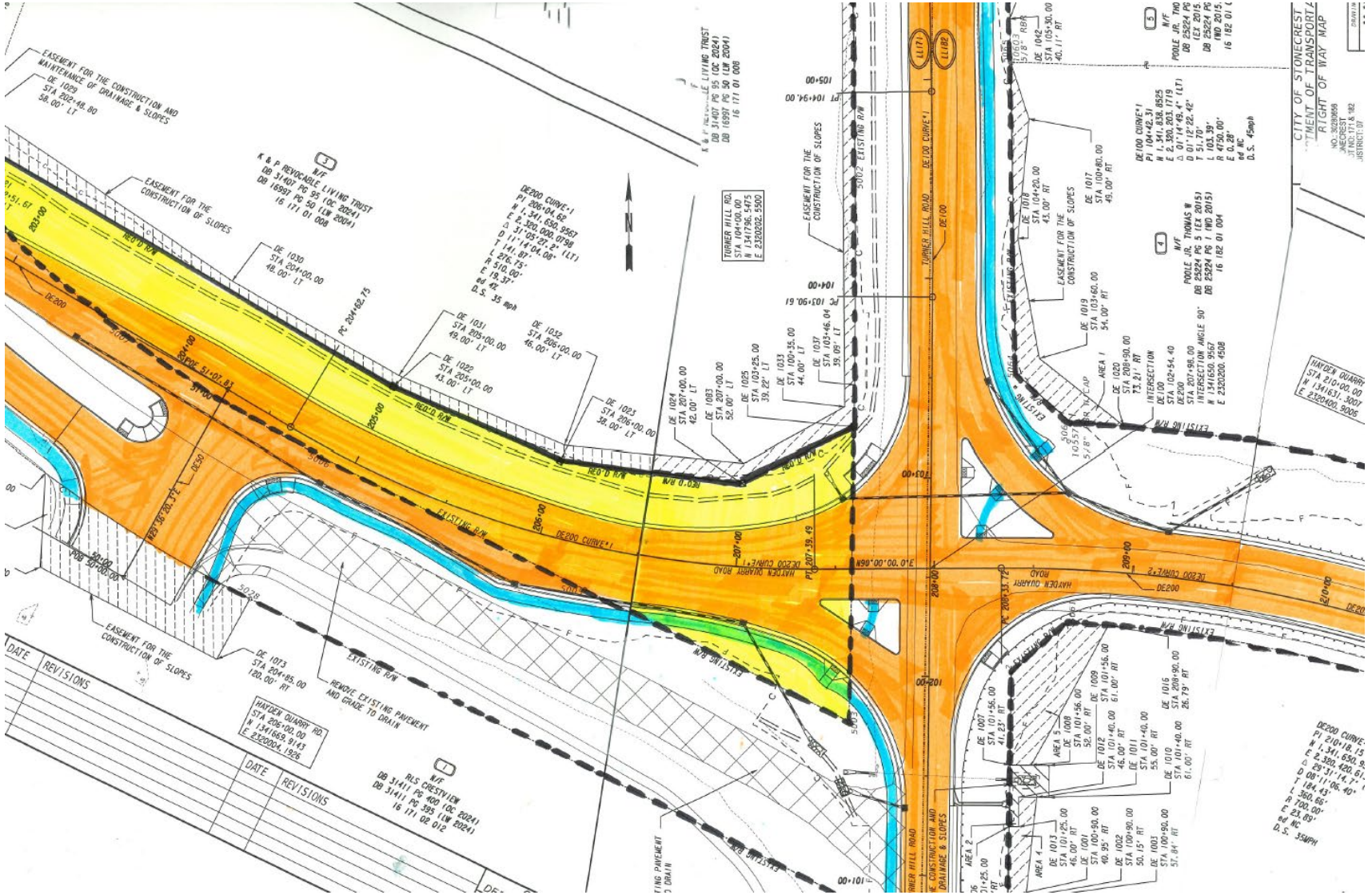
Turner Hill Road/Hayden Quarry Road

- Concept Design completed: 11/22/24
- Final Design contract awarded: 12/23/24
- Notice to Proceed issued: 07/25/25
- Status: Survey database - 100%
  Preliminary Plans - 100%
  Right-of-Way Plans - 57% (09/20/26)
  Final Plans - 13% (09/20/26)

- Next Step: Complete Right-of-way plan and Final plan

Intersection Improvement Design

Turner Hill Road/Hayden Quarry Road



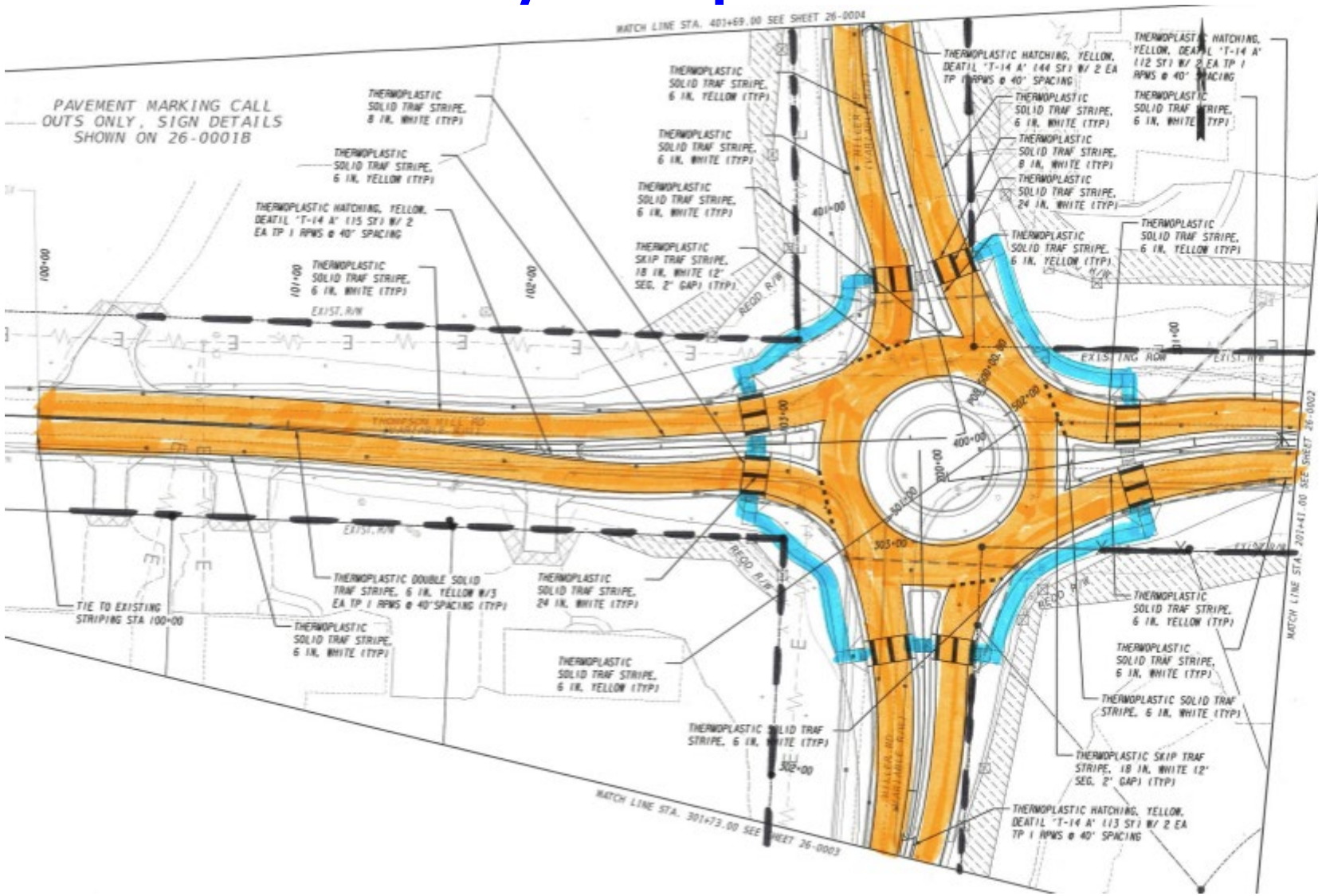
Intersection Improvement Design

Miller Road/Thompson Mill Road

- Concept Design completed: 11/22/24
- Final Design contract awarded: 12/23/24
- Notice to Proceed issued: 07/25/25
- Status: Survey database completed - 100%
  Preliminary Plans - 100%
  Right-of-Way Plans - 36% (09/20/26)
  Final Plans - 54% (09/20/26)
- Next Step: complete rights-of-way plan & Final Plans

Intersection Improvement Design

Miller Road/Thompson Mill Road



Intersection Improvement Design

Hayden Quarry Road Extension

- Concept Design contract awarded: 12/23/24
- Notice to Proceed issued: 07/25/25
- Status: Survey database - 100%
  Concept Roadway Design – 100%
  Concept Bridge Hydraulics – 100%
  Concept Bridge Design – 100%
  Environmental Screening – 100%

Questions:

Hari Karikaran, PE, City Engineer
(770) 316-1076

CITY COUNCIL AGENDA ITEM

SUBJECT: Sidewalk Design and Construction Update

AGENDA SECTION: (*check all that apply*)

☒ **PRESENTATION** ☐ **PUBLIC HEARING** ☐ **CONSENT AGENDA** ☐ **OLD BUSINESS**
☐ **NEW BUSINESS** ☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: (*check all that apply*)

☐ **ORDINANCE** ☐ **RESOLUTION** ☐ **CONTRACT** ☐ **POLICY** ☒ **STATUS REPORT**
☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

ACTION REQUESTED: ☐ **DECISION** ☒ **DISCUSSION,** ☐ **REVIEW, or** ☐ **UPDATE ONLY**

Previously Heard Date(s): Click or tap here to enter text. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 26, 2026

SUBMITTED BY: Hari Karikaran, City Engineer

PRESENTER: Hari Karikaran, City Engineer

PURPOSE: Provide status update on various Sidewalk Design and Construction Projects

FACTS: Click or tap here to enter text.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Approve No Action Required

ATTACHMENTS:

(1) Attachment 1 - Presentation
(2) Attachment 2 - Click or tap here to enter text.
(3) Attachment 3 - Click or tap here to enter text.
(4) Attachment 4 - Click or tap here to enter text.
(5) Attachment 5 - Click or tap here to enter text.

Council Meeting Presentation

Engineering Department
10/26/2026

Sidewalk Update

- **2025 Design Projects**
  - Iris Drive - GDOT Permit pending
  - Phillips Road - Complete (08/07/26)
  - Salem Road - Complete (06/24/26)
  - Fairington Road Phase II - GDOT Permit underway

- **2026 Design Projects – Bid closed, to Council on 10/26/26**
  - Fairington Drive
  - Chupp Way
  - Panola Road (2 sections)
  - Klondike Road

Sidewalk Update – Construction Phase

- **ARPA Funded Sidewalks**

• Evans Mill Road	-	Completed
• Turner Hill Road	-	Completed
• Rock Springs Road	-	Construction underway
• Fairington Parkway	-	Completed
• Chupp Road	-	Purchase Order pending
• Ottawa Trail	-	Purchase Order pending
• Fairington Park	-	Purchase Order pending
• Panola Road	-	Purchase Order pending

Sidewalk Update – Construction Phase

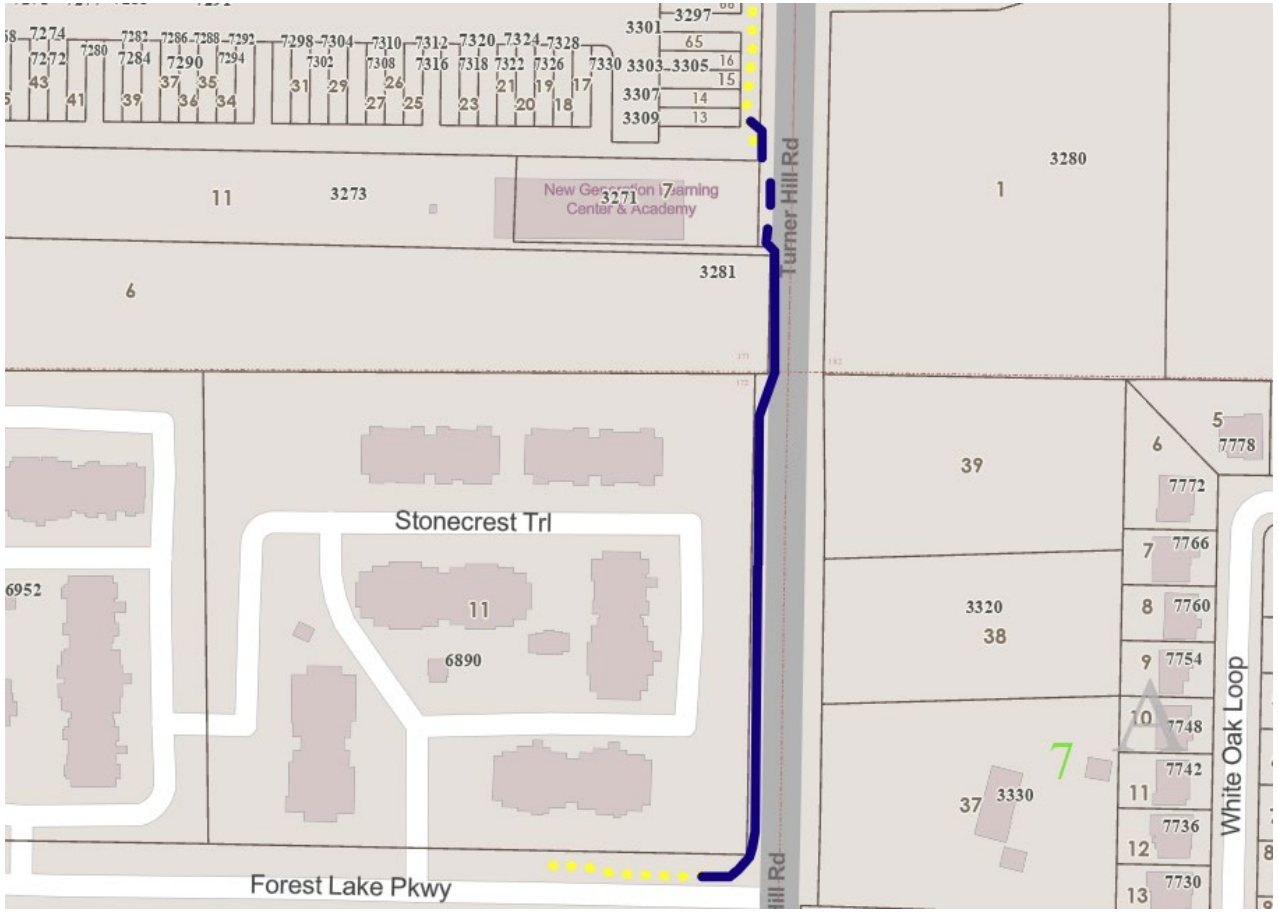






Evans Mill Road - Completed

Sidewalk Update – Construction Phase







Turner Hill Road - Completed

Sidewalk Update – Construction Phase

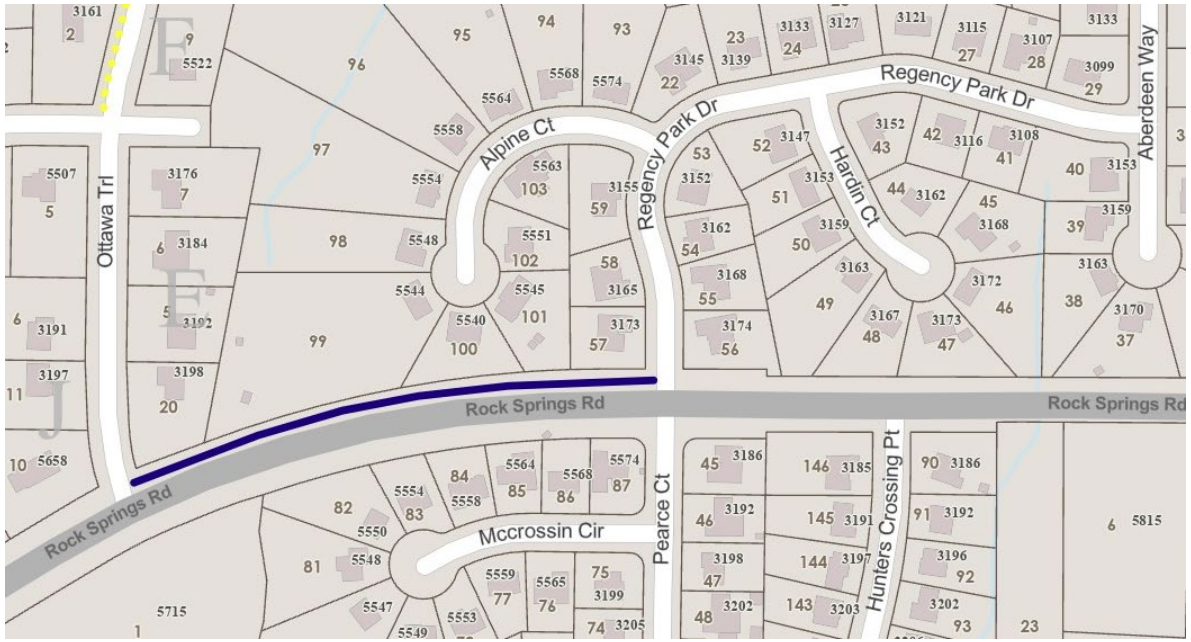




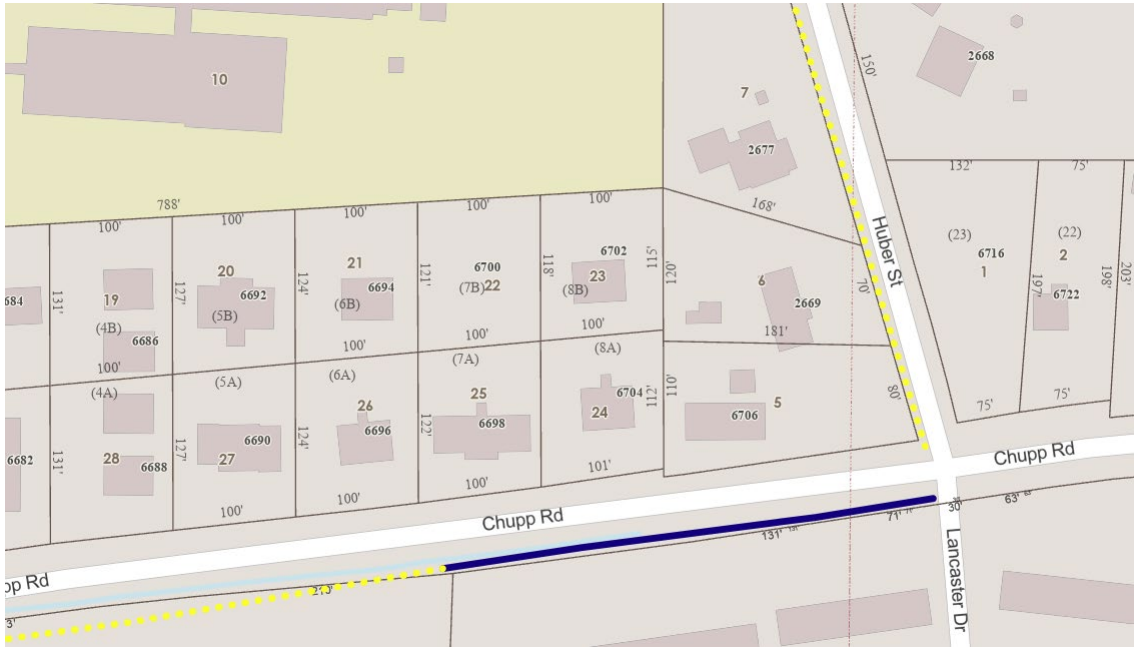


Fairington Parkway - Completed

Sidewalk Update – Construction Phase

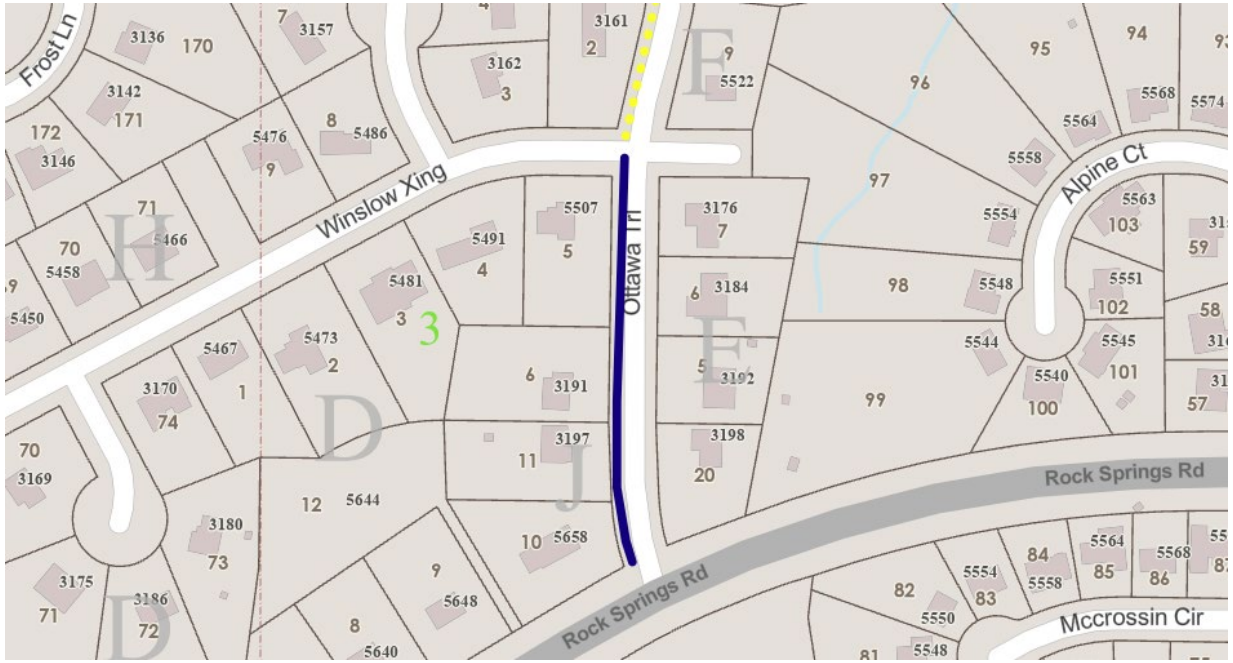


Rock Springs Road - Underway

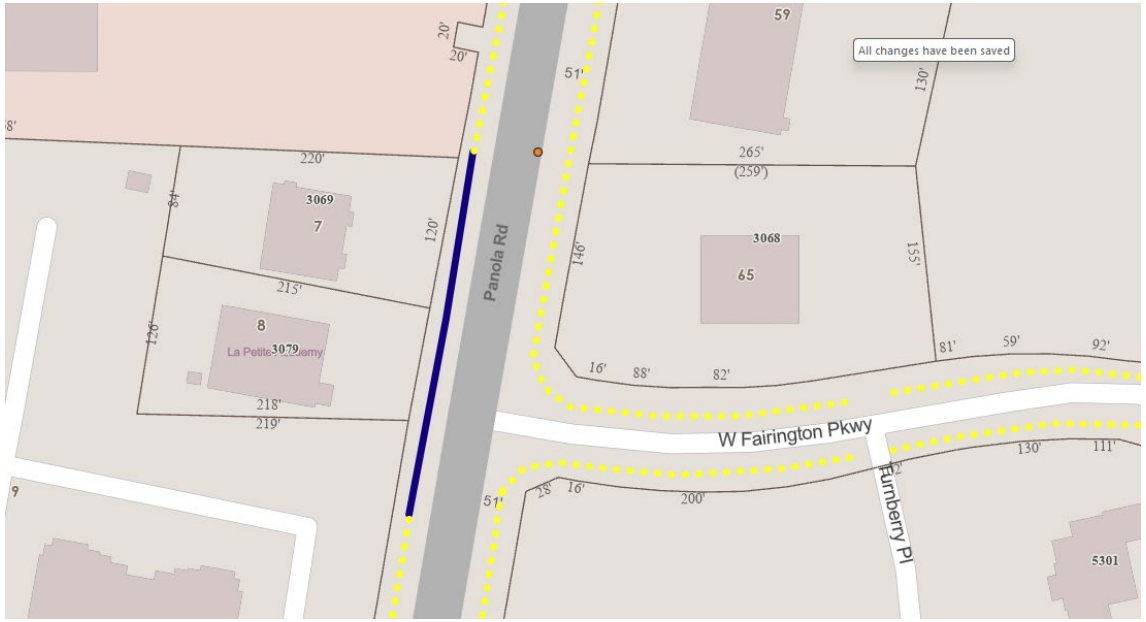


Chupp Road – PO Pending

Sidewalk Update – Construction Phase



Ottawa Trail – PO Pending



Panola Road – PO Pending

Sidewalk Update – Construction Phase



Fairington Park – PO Pending

Questions:

Hari Karikaran, PE, City Engineer
(770) 316-1076

CITY COUNCIL AGENDA ITEM

SUBJECT: Vendor Recommendation for 2026 Sidewalk Design Services

AGENDA SECTION: (*check all that apply*)

☐ **PRESENTATION** ☐ **PUBLIC HEARING** ☐ **CONSENT AGENDA** ☐ **OLD BUSINESS**

☒ **NEW BUSINESS** ☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: (*check all that apply*)

☐ **ORDINANCE** ☐ **RESOLUTION** ☐ **CONTRACT** ☐ **POLICY** ☐ **STATUS REPORT**

☒ **OTHER, PLEASE STATE:** PROCUREMENT / REQUEST FOR PROPOSALS

ACTION REQUESTED: ☒ **DECISION** ☐ **DISCUSSION,** ☐ **REVIEW, or** ☐ **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 26, 2026

SUBMITTED BY: Keisha Franklin, Finance Director

PRESENTER: Hari Karikaran, City Engineer & Cheryl Davis, Procurement Manager

PURPOSE: To request City Council approval to award **RFP-0009-26, 2026 Sidewalk Design Services**, to **[Axis Infrastructure]** for an amount not to exceed **$[$212,500]**, and to authorize execution of the resulting professional services agreement..

FACTS: The City of Stonecrest issued **RFP-0009-26, 2026 Sidewalk Design Services**, on **July 6, 2026**, seeking qualified engineering firms to provide civil engineering design services for sidewalk improvements within the City. Proposals were due and opened on **August 19, 2026, at 3:00 p.m.** The solicitation includes professional engineering and design services for sidewalk projects at the following locations: **Chupp Way Fairington Drive Panola Road Klondike Road** The scope is structured so that the projects may be designed under one professional services contract while maintaining separate project deliverables to allow the City to bid and construct individual sidewalk segments based upon funding availability, permitting, project readiness, and City priorities. The required professional services include, as applicable, field investigation and surveying, sidewalk and civil engineering design, preparation of construction plans and specifications, construction cost estimates, utility coordination, drainage considerations, permitting and coordination with

CITY COUNCIL AGENDA ITEM

the Georgia Department of Transportation, preparation of bid documents, bidding assistance, and limited design support during construction. A total of **ten (10) firms submitted proposals** in response to the solicitation. In accordance with the RFP, Procurement conducted an initial review of the proposals for compliance with the solicitation requirements. Responsive proposals were then evaluated in accordance with the evaluation criteria established in the RFP. The solicitation requires proposers to attain an average technical proposal score of at least **70 points** to continue through the evaluation process. Price proposals are considered for firms meeting the required technical threshold, after which the evaluation process is used to establish the highest-ranked proposer. The RFP provides for negotiations with the highest-ranked qualified firm and presentation of an award recommendation to City Council. Following completion of the evaluation and selection process, **[Axis Infrasrtucture]** was identified as the highest-ranked proposer. The proposed contract amount is **not to exceed $[212,500]** for the professional sidewalk design services described in RFP-0009-26.

OPTIONS: Approve, Deny, Defer **Approve** – Approve the award of RFP-0009-26 to **[Axis Infrastructure]** for an amount not to exceed **$[212,500]**. **Deny** – Deny the recommended award. **Defer** – Defer consideration and request additional information.

RECOMMENDED ACTION: Approve **Approve.** Staff recommends that the City Council approve the award of **RFP-0009-26, 2026 Sidewalk Design Services**, to **[Axis Infrastructure]** for an amount not to exceed **$[212,500]**, and authorize the Mayor and City Clerk to execute the Professional Services Agreement, subject to final review and approval as to form by the City Attorney. Staff further recommends authorization for the City Manager and Finance Director to issue purchase orders and make payments from the applicable approved project accounts in accordance with the contract, approved budget, and availability of funds.

ATTACHMENTS:

(1) Attachment 1 - RFP-0009-26 – 2026 Sidewalk Design Services Solicitation
(2) Attachment 2 - Proposal Submittal/Bid Opening List
(3) Attachment 3 - Procurement Responsiveness Review
(4) Attachment 4 - Recommended Firm Proposal and Price Proposal
(5) Attachment 5 - Click or tap here to enter text.

PROFESSIONAL SERVICES AGREEMENT FOR

SIDEWALK DESIGN SERVICES

This Professional Services Agreement ("Agreement") is made and entered into this ____day of _____, 20__, by and between the **CITY OF STONECREST, GEORGIA** ("City"), and **AXIS INFRASTRUCTURE** ("Contractor").

WITNESSETH:

WHEREAS, Contractor is engaged in the business of providing a fixed (one-time) project to provide Sidewalk Design Services for Chupp Way, Fairington Drive, Panola Road (Two Sections) and Klondike Road., and specifications contained in Exhibit A - Scope Work ("Project"); and

WHEREAS, the City of Stonecrest sought proposals from qualified vendors for RFP 0009-26 – 2026 - SIDEWALK DESIGN SERVICES; and

WHEREAS, the City desires to engage **Contractor** and **Contractor** agrees to render certain services for Project to the City pursuant to the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the mutual terms, conditions and covenants set forth herein, the parties hereto agree as follows:

1. **SERVICES.** Contractor agrees to provide professional services to the City as detailed in **Exhibit A** ("Services"). If any services to be performed are not specifically listed in Exhibit A or herein but are reasonably necessary to accomplish the purpose of this Agreement, Contractor agrees to perform such services at the direction and approval of the City Manager or his/her designee. In the event of any conflict between the terms of Exhibit A and this Agreement, the terms of this Agreement shall control.

2. **COMPENSATION.** In consideration for Services, the City shall pay to Contractor a fee not to exceed the amounts indicated in **Exhibit B** ("Services"). The City agrees to pay Contractor's invoices within thirty (30) days of receiving same. As the City is a local government entity and thus exempt from sales taxation, notwithstanding the terms of the proposal, Contractor acknowledges that the City shall not be responsible for payment of any sales taxes on any invoices submitted for the services provided under this Agreement.

3. **TERM.** This Agreement shall commence on the date of execution by the last party ("Effective Date") and shall remain in effect for twenty-four (24) months, unless earlier terminated pursuant to the terms of this Agreement. The Agreement shall terminate absolutely without further obligation on the part of the City at the end of each year.

4. **RELATIONSHIP OF THE PARTIES.**

(a) Independent Contractors. Nothing contained herein shall be deemed to create any relationship other than that of independent contractor between the City and Contractor. This Agreement shall not constitute, create, or otherwise imply an employment, joint venture, partnership, agency or similar arrangement between the City and Contractor. It is expressly agreed that Contractor is acting as an independent contractor and not as an employee in providing the Services under this Agreement.

(b) Employee Benefits. Contractor shall not be eligible for any benefit available to employees of the City including, but not limited to, workers' compensation insurance, state disability insurance, unemployment insurance, group health and life insurance, vacation pay, sick pay, severance pay, bonus plans, pension plans, or savings plans.

(c) Payroll Taxes. No income, social security, state disability or other federal or state payroll tax will be deducted from payments made to Contractor under this Agreement. Contractor shall be responsible for all FICA, federal and state

withholding taxes and workers' compensation coverage for any individuals assigned to perform the S the City.

5. **WARRANTY ON SERVICES RENDERED.** The Contractor warrants its Services and workmanship shall be (i) free from defects; (ii) performed as stipulated in the bid/proposal documents and conform to all specifications; (iii) performed by skilled personnel experienced in and capable of doing the kind of work assigned to them; and (iv) performed in accordance to all applicable federal, state, and local laws, regulations, rules and policies. Upon receipt of written notice of a defect, the Contractor shall repair the defect in a timely manner at no expense to the City.

6. **TERMINATION FOR DEFAULT.**

(a) The City may, subject to the provisions of subparagraph (c) below, by written notice of default to the Contractor, terminate the whole or any part of this Agreement in any one of the following circumstances; (i) if the Contractor fails to perform this Agreement within the time specified herein or any extension thereof; or (ii) if the Contractor fails to perform any of the other provisions of this Agreement, or so fails to make progress as to endanger performance of this Agreement in accordance with its terms, and does not cure such failure within a period of ten (10) days after receipt of notice from the City specifying such failure.

(b) In the event the City terminates this Agreement in whole or in part as provided in subparagraph (a) above, the City may procure, upon such terms and in such manner as the City may deem appropriate, services, similar to those so terminated, and the Contractor shall be liable to the City for any excess costs for the same, including without limitation all cost and expenses of the type specified in the "WARRANTY" paragraph of this Agreement; provided, that the Contractor shall continue the performance of this Agreement to the extent not terminated hereunder.

(c) Except with regard to defaults of subcontractors, the Contractor shall not be liable for any excess costs if the failure to perform this Agreement arises out of causes beyond the control and without the fault of negligence of the Contractor; such causes may include, but are not limited to, acts of God, or of the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, flood, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather, but in every case the failure to perform must be beyond the control and without the fault or negligence of the Contractor. If the failure to perform is caused by the default of a subcontractor, and if such default arises out of causes beyond the control of both the Contractor and the subcontractor, and without the fault or negligence of either of them, the Contractor shall not be liable for any excess costs for failure to perform, unless the services to be furnished by the subcontractor were obtainable from other sources in sufficient time to permit the Contractor to meet the required delivery schedule. The term "subcontractor" shall mean subcontractor at any tier.

(d) If, after notice of termination of this Agreement under the provisions of this paragraph, it is determined for any reason that the Contractor was not in default under the provisions above or that the default was excusable under the provisions of this paragraph, the rights and obligations of the parties shall be the same as if the notice of termination has been issued pursuant to the "Termination for Convenience" paragraph of this Agreement.

(e) The rights and remedies of the City provided in this paragraph shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

7. **TERMINATION FOR CONVENIENCE.** The City may at any time by written notice terminate all or any part of this Agreement for the City's convenience. If this Agreement is terminated, in whole or in part, for the City's convenience, the Contractor shall be paid an amount, to be mutually agreed upon, which shall be adequate to cover the actual and reasonable cost paid by the Contractor for the actual goods and labor reasonably used by the Contractor to perform the work under this Agreement to the effective date of termination, plus a reasonable profit thereon; provided that no amount shall be paid to the Contractor for (i) any anticipatory profits related to work under this Agreement not yet performed, or (ii) costs incurred due to the Contractor's failure to terminate work as ordered on the effective

date of termination. In no event shall the total amount paid under the provisions of this paragraph exceed set forth in this Agreement for the work terminated.

8. **DISPUTES.** Pending resolution of any dispute hereunder, the Contractor shall proceed diligently with the performance of work in accordance with the City's direction.

9. **INDEMNIFICATION.** To the fullest extent permitted by law, Contractor agrees to indemnify and hold harmless the City and its governing officials, agents, employees, and representatives (collectively, the "City Indemnitees") from and against any and all liabilities, demands, losses, damages, fines, penalties, costs or expenses (including reasonable attorney's fees and costs), incurred by any City Indemnitee as a result of or arising out of (i) the wrongful misconduct or negligence (including fraud) of Contractor or its employees, agents, and representatives in performing this Agreement; (ii) a material breach by Contractor of its covenants; or (iii) failure by Contractor or its employees, agents, and representatives to comply with all applicable federal, state, or local law, rule or regulation in connection with services provided under this Agreement. These obligations shall survive termination.

10. **RISK MANAGEMENT REQUIREMENTS.** The Contractor shall abide by the City's applicable Risk Management Requirements, attached to this Agreement as **Exhibit C** and incorporated herein by reference.

11. **STANDARD OF PERFORMANCE AND COMPLIANCE WITH APPLICABLE LAWS.**

(a) Contractor warrants and represents that it possesses the special skill and professional competence, expertise, and experience to undertake the obligations imposed by this Agreement.

(b) Contractor agrees to perform in a diligent, efficient, competent, and skillful manner commensurate with the highest standards of the profession, and to otherwise perform as is necessary to undertake the Services required by this Agreement, including the requirements set forth in the Certification of Sponsor Drug Free Workplace, attached hereto as **Exhibit D** and the Purchasing Policy Addendum attached hereto as **Exhibit E.**

(c) Contractor warrants and represents that it will, at all times, observe and comply with all federal, state, local and municipal laws, ordinances, rules, and regulations, relating to the provision of the Services to be provided by Contractor hereunder or which in any manner affect this Agreement.

12. **GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT:** Pursuant to O.C.G.A. Section 13-10-91, for as long as this Agreement remains in effect, Contractor will be registered with and participate in the federal work authorization program to verify the immigration status of newly hired employees ("e-Verify"). Contractor will execute the O.C.G.A. Section 13-10-91 compliance affidavit on **Exhibit F,** attached hereto and incorporated herein.

13. **THE CITY'S ASSISTANCE AND COOPERATION.** During the Contractor's performance of this Agreement, the City may, but has no obligation to, provide assistance to, or cooperate with, the Contractor in activities that facilitate the proper performance and completion of this Agreement by the Contractor. Such assistance and cooperation may include without limitation: (i) providing engineering or other analysis or advice on correcting problems; (ii) refraining from strict enforcement of time schedule requirements under this Agreement; (iii) permitting use of test materials or documentation not performed or produced under this Agreement. Such assistance or cooperation by the City shall not be construed, and the Contractor agrees that it will not claim that any such assistance or cooperation operates, to relieve the Contractor from complete, proper and punctual performance of all the Contractor's obligations under this Agreement.

14. **WORK ON THE CITY'S DESIGNATED PREMISES.** In the event that the Contractor, the Contractor's employees or agents or the Contractor's subcontractors enter the City's designated premises for any reason in connection with this Agreement, the Contractor and such other parties shall observe all security requirements and all safety regulations.

15. **CONFLICTS OF INTEREST.** Contractor warrants and represents that:

(a) The Services to be performed hereunder will not create an actual or apparent conflict of interest with any other work it is currently performing;

(b) Contractor is not presently subject to any agreement with a competitor or with any other party that will prevent Contractor from performing in full accord with this Agreement; and

(c) Contractor is not subject to any statute, regulation, ordinance or rule that will limit its ability to perform its obligations under this Agreement. The parties agree that Contractor shall be free to accept other work during the term hereof; provided, however, that such other work shall not interfere with the provision of Services hereunder.

16. **CONFIDENTIAL INFORMATION.** Contractor acknowledges that it may have access to and become acquainted with confidential information, including, but not limited to, any information the disclosure of which is limited by state or federal law. Unless approved in advance in writing or is required to be disclosed by court order, subpoena or by law, neither Contractor nor any of its employees, will disclose, transfer, distribute or allow access to any confidential information of the other party to third parties. These obligations shall survive termination.

17. **ASSIGNMENT AND SUBCONTRACTING.** The Contractor shall not assign this Agreement or any portion of this Agreement, nor shall the Contractor subcontract for goods or completed or substantially completed services purchased hereunder without the prior express written consent of the City. No assignment or subcontract by the Contractor, including any assignment or subcontract to which the City consents, shall in any way relieve the Contractor from complete and punctual performance of this Agreement, including without limitation all of the Contractor's obligations under the warranty provisions of this Agreement.

18. **ATTORNEYS' FEES.** Both parties agree to pay reasonable attorneys' fees to the other party should either party be required to incur attorneys' fees in enforcing the provisions of this Agreement or in the collection of any monies herein required to be paid by the other party.

19. **GOVERNING LAW AND CONSENT TO JURISDICTION.** This Agreement is made and entered into in the State of Georgia, and this Agreement and the rights and obligations of the parties hereto shall be governed by and construed according to the laws of the State of Georgia without giving effect to the principles of conflicts of laws. The jurisdiction for resolution of any disputes arising from this Agreement shall be in the State Courts of DeKalb County, Georgia.

20. **NOTICES.** All notices or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given when delivered personally in hand, or when mailed by certified or registered mail, return receipt requested with proper postage prepaid, addressed to the appropriate party at the following address or such other address as may be given in writing to the parties:

If to the City:

City Manager
City of Stonecrest
3120 Stonecrest Blvd. Ste. 100
Stonecrest, Georgia 30038
Email: c.turner@stonecrestga.gov

With copies to:

City Attorney
Denmark Ashby Matricardi, LLC
100 Hartsfield Centre Pkwy, Ste. 400
Atlanta, Georgia 30354
Email: wdenmark@dam.law

If to the Contractor:

Axis Infrastructure
70 Mansell Court Suite 200
Roswell, Georgia 30076
Email: deancollins@axiscompanies.com

21. **NON-WAIVER.** The failure by either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict performance with every provision of this Agreement.

22. **SEVERABILITY.** If any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.

23. **INTERPRETATION.** The Parties acknowledge that this Agreement and all the terms and conditions herein have been fully reviewed and negotiated by the Parties. Having acknowledged the foregoing, the Parties agree that any principle of construction or rule of law that provides that, in the event of any inconsistency or ambiguity, an agreement shall be construed against the drafter of the agreement shall have no application to the terms and conditions of this Agreement.

24. **AMENDMENTS.** Any and all modifications or changes to this Agreement must be in writing and signed by the parties to this Agreement.

25. **COUNTERPARTS.** This Agreement may be executed in multiple counterparts, each of which shall constitute the original, but all of which taken together shall constitute one and the same Agreement. PDF signatures shall constitute original signatures.

26. **ENTIRE AGREEMENT.** This Agreement, which includes the exhibits attached hereto, contains the entire agreement and understanding of the parties with respect to the subject matter hereof, and supersedes and replaces any and all prior discussions, representations and understandings, whether oral or written. In case of conflict between any term of the Contractor's Bid/Proposal and this Agreement, the terms of this Agreement shall control unless otherwise stated herein.

27. **CAPTIONS.** The captions appearing herein are for convenience of reference only and shall not affect the meaning or interpretation of this Agreement or any clause or provision hereof.

IN WITNESS WHEREOF, said parties have hereunto set their seals the day and year written below.

Executed on behalf of:

CITY OF STONECREST, GEORGIA,

BY:

TITLE:

[Seal]

ATTEST (sign here):
Name (print):

DATE:

APPROVED AS TO FORM:

City Attorney

[SIGNATURES CONTINUED ON NEXT PAGE]

Executed on behalf of:

CONTRACTOR,

BY (sign here): _____
Name (print): _____
Title: _____

[Corporate Seal]

ATTEST (sign here): _____

Name (print): _____
Title: _____

DATE: _____

EXHIBIT A

III. SCOPE OF SERVICES

A. Introduction:

The engineering Firm will design sidewalks on Chupp Way, Fairington Drive, Panola Road (Two Sections) and Klondike Road. The Firm will work with staff in ensuring sidewalks are designed in accordance with Georgia Department of Transportation (GDOT), State and Federal rules and regulations.

B. Scope of Services:

Design services shall include field survey, engineering design, utility coordination, and obtaining Georgia Department of transportation (GDOT) encroachment permit (where applicable). The Firm shall prepare scope of work for construction bid documents, bid schedule, engineering cost estimate, attendance at pre-bid meeting and site visit, responding to questions from potential bidders on construction documents, and responding to requests for information (RFIs) during construction. The City will be providing construction inspection and construction management services.

Note: The City reserves the right to exclude the design of a particular location if it is in the best interest of the City.

Please refer to the GDOT Design Policy Manual for design guidance, see link below:
https://www.dot.ga.gov/partnersmart/designmanuals/designpolicy/gdot-dpm.pdf

C. Deliverables:

1. Construction plans for bid (including plan views, profile views, cross sections, erosion control details, utility plans, and construction details);
2. Specifications;
3. Scope of work for bid document;
4. Engineering cost estimate;
5. GDOT Encroachment Permit (where applicable); and
6. Utility coordination before and during construction.

D. Chupp Way Sidewalk:

The City of Stonecrest is proposing to construct sidewalk along a section of southwest side and south side of Chupp Way. Sidewalk begins at Fairington Road at the end of existing sidewalk and ends at Athena Lane. The parcel view and areal image below show the proposed sidewalk location.

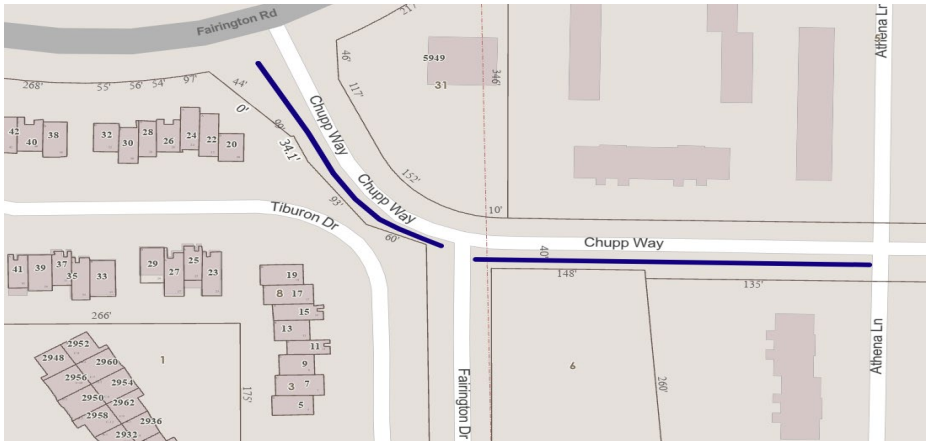


FIGURE 1 – CHUPP ROAD SIDEWALK (PARCEL VIEW)



FIGURE 2 – CHUPP ROAD SIDEWALK (AREAL VIEW)
(Purple – Existing, Blue-proposed)



SIDWALK ENDS (RIGHT SIDE OF ATHENA LANE)

1 <u>Sidewalk Specifications:</u>

a. Sidewalk Length: +/- 642 Linear Feet (LF)
b. Sidewalk Width: 5 feet - wheelchair accessible with Americans With Disabilities Act (ADA) compliant ramps
c. Starts: Existing sidewalk at Fairington Road
d. Ends: Athena Lane
e. Please consult the GDOT Design Policy Manual for guidance on grades, slopes, and offset from edge of existing pavement.
f. Design should preserve drainage of the roadway shoulder area.

E. <u>Fairington Drive Sidewalk:</u>

The City of Stonecrest is proposing to construct a sidewalk along a section of the west side of Fairington Drive. Sidewalk

begins at Chupp Way, where proposed sidewalk on Chupp Way ends, and ends at Trent Walk Drive. The parcel v image below show the proposed sidewalk location.



FIGURE 3 – FAIRINGTON DRIVE SIDEWALK



FIGURE 3 – FAIRINGTON DRIVE SIDEWALK
(Purple – Existing, Blue-proposed)

1 Sidewalk Specifications:

a. Sidewalk Length: +/- 768 Linear Feet (LF)
b. Sidewalk Width: 5 feet - wheelchair accessible with Americans With Disabilities Act (ADA) compliant ramps
c. Starts: existing sidewalk at Chupp Way
d. Ends: existing sidewalk at Trent Walk Dr
e. Please consult the GDOT Design Policy Manual for guidance on grades, slopes, and offset from edge of existing pavement.
f. Design should preserve drainage of the roadway shoulder area.



SIDWALK BEGINS (RIGHT SIDE OF ROAD, LOOKING SOUTH)



SIDWALK ENDS (RIGHT SIDE OF ROAD, LOOKING SOUTH)

F. Panola Road Sidewalk:

The City of Stonecrest is proposing to construct a sidewalk along a section of the west side of Panola Road. Sidewalk begins at 2661 Panola Road where existing sidewalk ends and ends at 2637 Panola Road. The parcel view and areal image below show the proposed sidewalk location. Beginning and end of new sidewalk will join existing sidewalks.

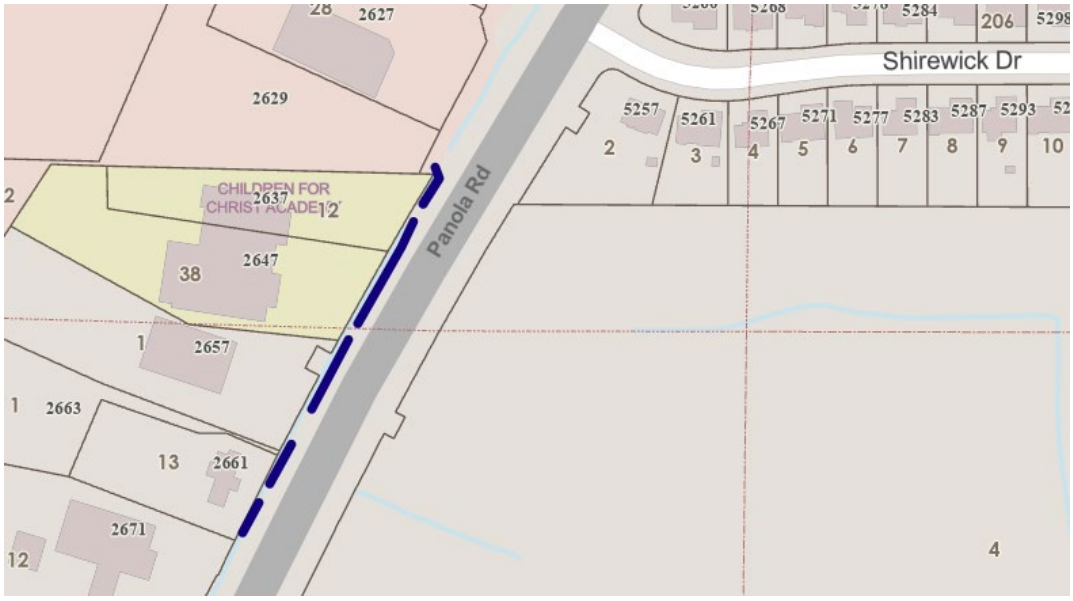


FIGURE 4 – PANOLA ROAD SIDEWALK



FIGURE 5 – PANOLA ROAD SIDEWALK
(Purple – Existing, Blue-proposed)

1. Sidewalk Specifications:
   a. Sidewalk Length: +/- 300 Linear Feet (LF)
   b. Sidewalk Width: 5 feet - wheelchair accessible with Americans With Disabilities Act (ADA) compliant ramps
   c. Starts: existing sidewalk at 2661 Panola Road
   d. Ends: existing sidewalk at 2637 Panola Road
   e. Please consult the GDOT Design Policy Manual for guidance on grades, slopes, and offset from edge of existing pavement.
   f. Design should preserve drainage of the roadway shoulder area.



SIDWALK BEGINS (LEFT SIDE OF ROAD, LO
OKING NORTH)



SIDWALK ENDS (LEFT SIDE OF ROAD, LOOKING NORTH)

G. <u>Panola Road Sidewalk (Shirewick Drive):</u>
The City of Stonecrest is proposing to construct a sidewalk along a section of the east side of Panola Road. Sidewalk begins at Shirewick Drive and ends at 2576 Panola Road. The parcel view and areal image below show the proposed sidewalk location.

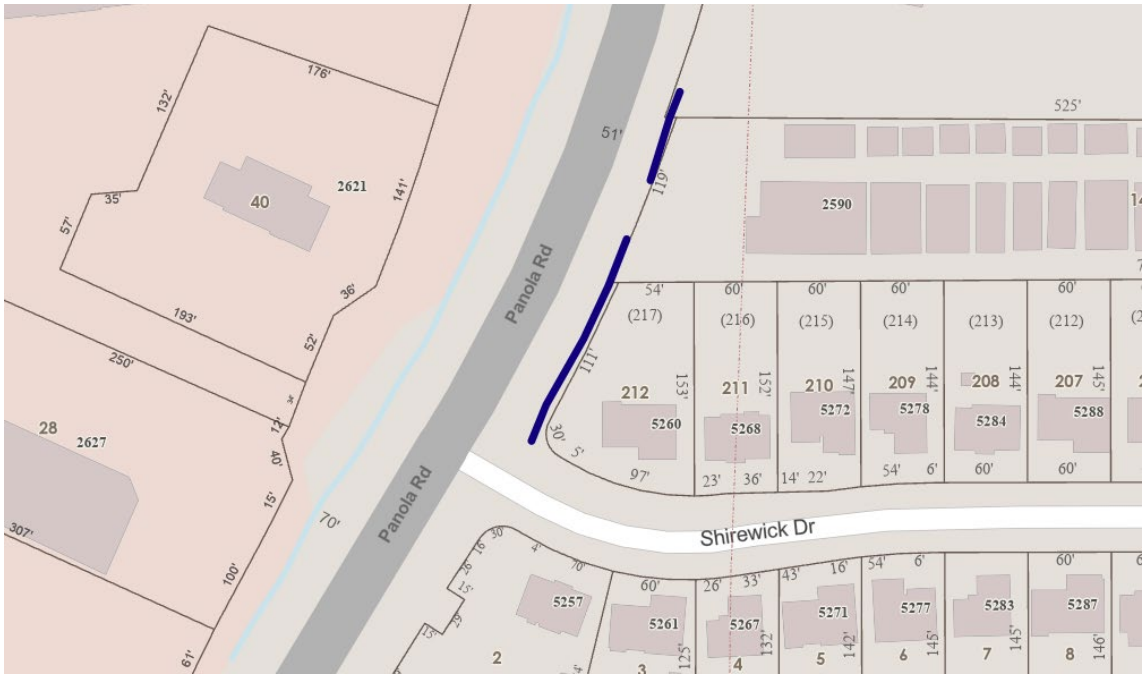


FIGURE 6 – PANOLA ROAD SIDEWALK

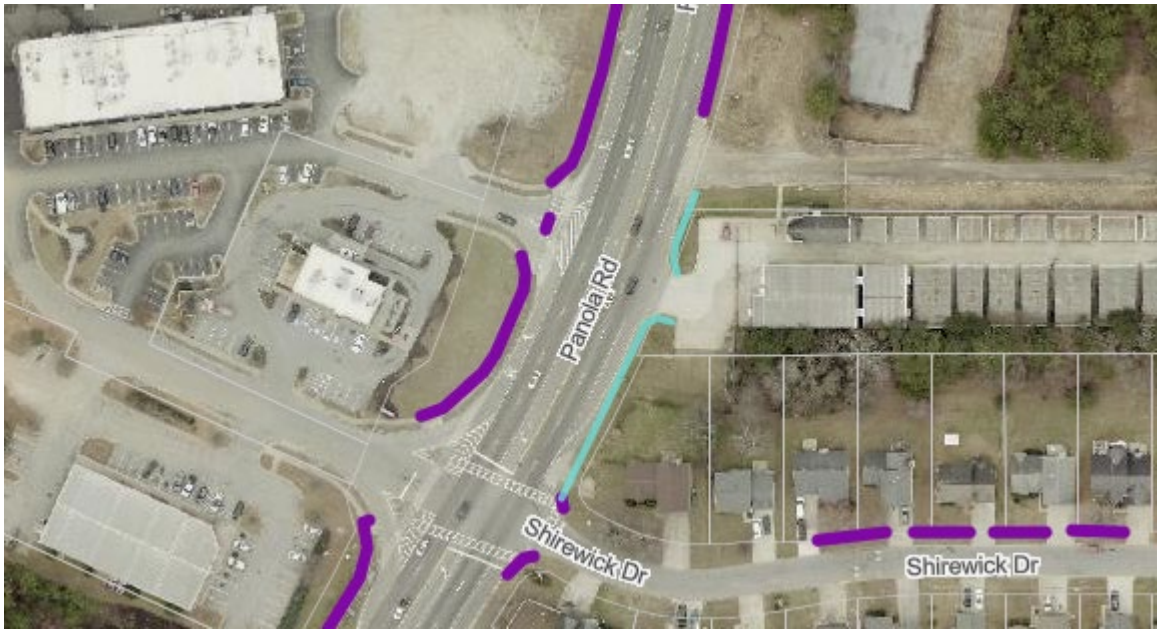
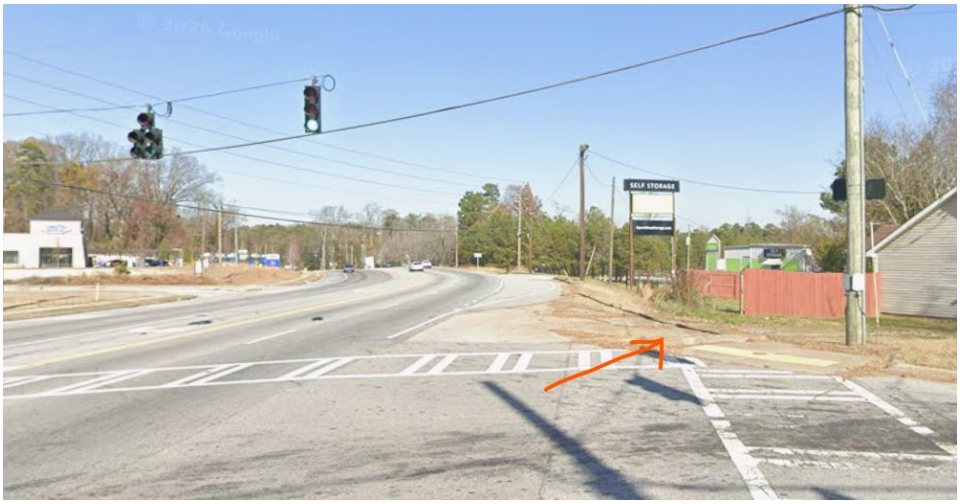


FIGURE 7 – PANOLA ROAD SIDEWALK
(Purple – Existing, Blue-proposed)

1. Sidewalk Specifications:
   a. Sidewalk Length: +/- 230 Linear Feet (LF)
   b. Sidewalk Width: 5 feet - wheelchair accessible with Americans With Disabilities Act (ADA) compliant ramps
   c. Starts: existing sidewalk ramp at Shirewick Drive
   d. Ends: existing sidewalk at 2576 Panola Road

Please consult the GDOT Design Policy Manual for guidance on grades, slopes, and offset from edge of existing pavement.
Design should preserve drainage of the roadway shoulder area.



PANOLA ROAD SIDWALK BEGINS (RIGHT SIDE OF ROAD, LOOKING NORTH)



SIDWALK ENDS (RIGHT SIDE OF ROAD, LOOKING NORTH)

H. Klondike Road Sidewalk:

The City of Stonecrest is proposing to construct a sidewalk along sections of the west side of Klondike Road. The image below shows parcel view and aerial view of the new sidewalk. Sidewalk begins at Klondike River Road and ends at 4947 Klondike Road. The parcel view and areal image below show the proposed sidewalk location.



FIGURE 4 – KLONDIKE ROAD SIDEWALK, AERIAL VIEW

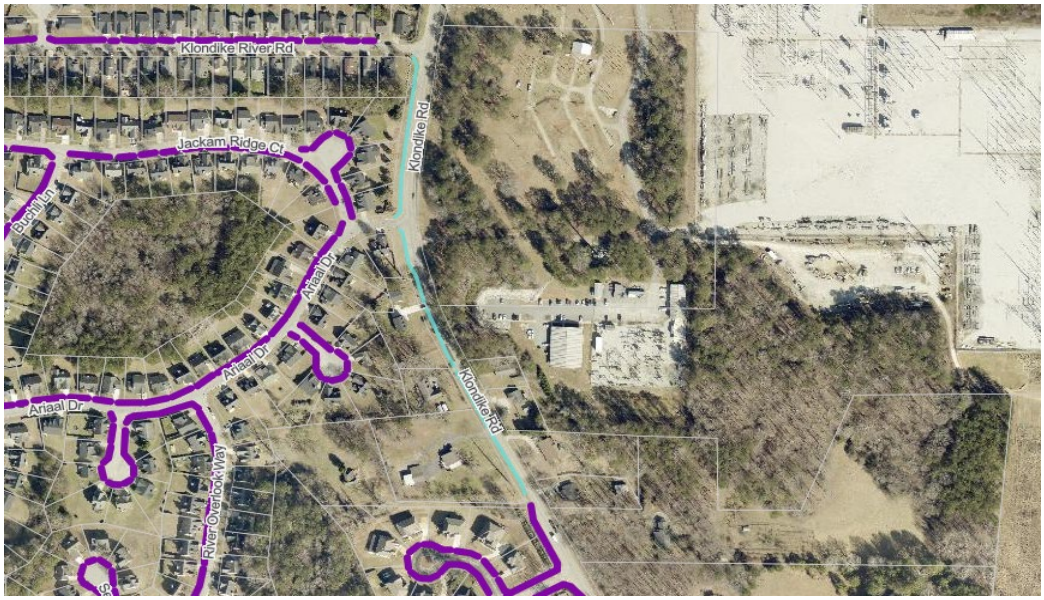


FIGURE 4 – KLONDIKE ROAD SIDEWALK, AERIAL VIEW
(Purple – Existing, Blue-proposed)

1 Sidewalk Specifications:

a. Sidewalk Length: +/- 1,345 Linear Feet (LF)
b. Sidewalk Width: 5 feet - wheelchair accessible with Americans With Disabilities Act (ADA) compliant ramps
c. Starts: Klondike River Road
d. Ends: 4947 Klondike Road
e. Please consult the GDOT Design Policy Manual for guidance on grades, slopes, and offset from edge of existing pavement.
f. Design should preserve drainage of the roadway shoulder area.



SIDWALK BEGINS (RIGHT SIDE OF ROAD, LOOKING SOUTH)



SIDEWALK ENDS (RIGHT SIDE OF ROAD, LOOKING SOUTH

EXHIBIT B

COST PROPOSAL

ATTACHMENT "B"
PROJECT NO. 1
CHUPP WAY ROAD

PRICE PROPOSAL FORM
ALL PRICES SHALL REMAIN VALID FOR ONE HUNDRED AND TWENTY (120)
DAYS AFTER BID OPENING.

RFP NO.: RFP-0006-26, 2026 Sidewalk Design Services

Prices shall contain all costs to include labor, equipment, supplies, tools, transportation, overhead, general and administrative, incidental expenses, operating margin and sub consultant costs (if any).

The price(s) will apply for the entire term of the agreement. The price(s) provided must be stated specifically in dollars and cents, NOT a percentage increase. If a "0" (zero) is entered, then that is the fee that the Proposer will receive if awarded this agreement. If a space is left blank, or a space is marked N/A, or the Department's Attachment "B" - Price Proposal Form is not utilized by the Bidder, the bid shall be considered non-responsive.

- **Do Not Re-Create, Modify or Replace the Department's Attachment "B" – Price Proposal Form with your own version.**

ACKNOWLEDGEMENT: I certify that I have read and agree to abide by all terms and conditions of this solicitation and that I am authorized to sign for the bidder. I certify that the Price Proposal submitted is made in conformance with all requirements of the solicitation. In submitting a response, the proposer acknowledges they have read and agree to the solicitation terms and conditions and their submission is made in conformance with those terms and conditions.

Company Name: AXIS INFRASTRUCTURE

FEID #: 81-2651071

Address: 70 Mansell Court. Suite 200. Roswell, GA 30076

Authorized Signature: J. Dean Collins

Printed / Typed: Dean Collins Title: President

E-mail: deancollins@axiscompanies.com

Date: 8/17/2026 Phone: 404,275.7487 Fax: _____

This section of the Proposal should contain all pricing information related to performing design services as described in this Request for Proposal (RFP).

Cost shall include staffing rates, all required, equipment, tools, machines, software, and out-of-pocket expenses as defined in the Scope of Services. Expenses are considered job overhead costs and are not billable.

CHUPP WAY ROAD SIDEWALK DESIGN PROJECT: Sidewalk Length – +/- 642 Linear Feet (LF), Sidewalk Width: 5 feet - wheelchair accessible with Americans With Disabilities Act (ADA) compliant ramps

DELIVERABLES	TOTAL COST
1. Construction Plans for Bid (Including plan views, profile views, cross sections, erosion control details, utility plans, and construction details	**$** 32,000.00
2. Specifications	**$** 1,500.00
3. Scope of Work of Bid	**$** 6,800.00
4. Engineering Cost Estimate	**$** 1,200.00
5. Utility Coordination before and during construction	**$** 2,500.00
TOTAL COST:	**$** 44,000.00

ATTACHMENT "B"
PROJECT NO. 2
FAIRINGTON DRIVE

PRICE PROPOSAL FORM
ALL PRICES SHALL REMAIN VALID FOR ONE HUNDRED AND TWENTY (120)
DAYS AFTER BID OPENING.

RFP NO.: RFP-0009-26, 2026 Sidewalk Design Services

Prices shall contain all costs to include labor, equipment, supplies, tools, transportation, overhead, general and administrative, incidental expenses, operating margin and sub consultant costs (if any).

The price(s) will apply for the entire term of the agreement. The price(s) provided must be stated specifically in dollars and cents, NOT a percentage increase. If a "0" (zero) is entered, then that is the fee that the Proposer will receive if awarded this agreement. If a space is left blank, or a space is marked N/A, or the Department's Attachment "B" - Price Proposal Form is not utilized by the Bidder, the bid shall be considered non-responsive.

- **Do Not Re-Create, Modify or Replace the Department's Attachment "B" – Price Proposal Form with your own version.**

ACKNOWLEDGEMENT: I certify that I have read and agree to abide by all terms and conditions of this solicitation and that I am authorized to sign for the bidder. I certify that the Price Proposal submitted is made in conformance with all requirements of the solicitation. In submitting a response, the proposer acknowledges they have read and agree to the solicitation terms and conditions and their submission is made in conformance with those terms and conditions.

Company Name: Axis Infrastructure

FEID #: 81-2651071

Address: 70 Mansell Court. Suite 200. Roswell, GA 30076

Authorized Signature: J. Dean Collins

Printed / Typed: Dean Collins Title: President

E-mail: deancollins@axiscompanies.com

Date: 8/17/2026 Phone: 404,275.7487 Fax: _____

This section of the Proposal should contain all pricing information related to performing design services as described in this Request for Proposal (RFP).

Cost shall include staffing rates, all required equipment, tools, machines, software, and out-of-pocket expenses as defined in the Scope of Services. Expenses are considered job overhead costs and are not billable.

FAIRINGTON DRIVE SIDEWALK DESIGN PROJECT: Sidewalk Length: +/- 768 Linear Feet (LF)	
DELIVERABLES	**TOTAL COST**
1. Design Services, including survey, engineering design, standard specifications	**$** 17,000.00
2. Utility coordination before and during construction (as needed)	**$** 2,500.00
3. Bidding Assistance (scope of work for construction bid, Engineering cost estimate, responding to questions from potential contractors during the bid process)	**$** 4,500.00
4. GDOT Encroachment Permit	**$** 7,500.00
5. Engineering of Record Services during construction: Respond to RI, resolve design conflicts	**$** 4,000.00
TOTAL COST:	**$** 35,500.00

ATTACHMENT "B"
PROJECT NO. 3
PANOLA ROAD

PRICE PROPOSAL FORM
ALL PRICES SHALL REMAIN VALID FOR ONE HUNDRED AND TWENTY (120)
DAYS AFTER BID OPENING.

RFP NO.: RFP-0009-22, 2026 Sidewalk Design Services

Prices shall contain all costs to include labor, equipment, supplies, tools, transportation, overhead, general and administrative, incidental expenses, operating margin and sub consultant costs (if any).

The price(s) will apply for the entire term of the agreement. The price(s) provided must be stated specifically in dollars and cents, NOT a percentage increase. If a "0" (zero) is entered, then that is the fee that the Proposer will receive if awarded this agreement. If a space is left blank, or a space is marked N/A, or the Department's Attachment "B" - Price Proposal Form is not utilized by the Bidder, the bid shall be considered non-responsive.

- **Do Not Re-Create, Modify or Replace the Department's Attachment "B" – Price Proposal Form with your own version.**

ACKNOWLEDGEMENT: I certify that I have read and agree to abide by all terms and conditions of this solicitation and that I am authorized to sign for the bidder. I certify that the Price Proposal submitted is made in conformance with all requirements of the solicitation. In submitting a response, the proposer acknowledges they have read and agree to the solicitation terms and conditions and their submission is made in conformance with those terms and conditions.

Company Name: AXIS INFRASTRUCTURE

FEID #: 81-2651071

Address: 70 Mansell Court. Suite 200. Roswell, GA 30076

Authorized Signature: J. Dean Collins

Printed / Typed: Dean Collins Title: President

E-mail: deancollins@axiscompanies.com

Date: 8/17/2026 Phone: 404,275.7487 Fax: _____

This section of the Proposal should contain all pricing information related to performing design services as described in this Request for Proposal (RFP).

Costs shall include staffing rates, all required equipment, tools, machines, software, and out-of-pocket expenses as defined in the Scope of Services. Expenses are considered job overhead costs and are not billable.

PANOLA ROAD SIDEWALK DESIGN PROJECT: Sidewalk Length: +/- 300 Linear Feet (LF) Sidewalk Width: 5 feet - wheelchair accessible with Americans With Disabilities Act (ADA) compliant ramps.

AND

PANOLA ROAD SIDEWALK (SHIREWICK DRIVE): Sidewalk Length: +/- 230 Linear Feet (LF) Sidewalk Width: 5 feet - wheelchair accessible with Americans With Disabilities Act (ADA) compliant ramps.

DELIVERABLES	TOTAL COST
1. Construction Plans for Bid (Including plan views, profile views, cross sections, erosion control details, utility plans, and construction details	$ 58,000.00
2. Specifications	$1,500.00
3. Scope of Work of Bid	$ 4,500.00
4. Engineering Cost Estimate	$2,000.00
5. Utility Coordination before and during construction	$ 4,000.00
TOTAL COST:	$ 70,000.00

ATTACHMENT "B"
PROJECT NO. 4
KLONDIKE ROAD

PRICE PROPOSAL FORM
ALL PRICES SHALL REMAIN VALID FOR ONE HUNDRED AND TWENTY (120)
DAYS AFTER BID OPENING.

RFP NO.: RFP-0009-26, 2026 Sidewalk Design Services

Prices shall contain all costs to include labor, equipment, supplies, tools, transportation, overhead, general and administrative, incidental expenses, operating margin and sub consultant costs (if any).

The price(s) will apply for the entire term of the agreement. The price(s) provided must be stated specifically in dollars and cents, NOT a percentage increase. If a "0" (zero) is entered, then that is the fee that the Proposer will receive if awarded this agreement. If a space is left blank, or a space is marked N/A, or the Department's Attachment "B" - Price Proposal Form is not utilized by the Bidder, the bid shall be considered non-responsive.

- **Do Not Re-Create, Modify or Replace the Department's Attachment "B" – Price Proposal Form with your own version.**

ACKNOWLEDGEMENT: I certify that I have read and agree to abide by all terms and conditions of this solicitation and that I am authorized to sign for the bidder. I certify that the Price Proposal submitted is made in conformance with all requirements of the solicitation. In submitting a response, the proposer acknowledges they have read and agree to the solicitation terms and conditions and their submission is made in conformance with those terms and conditions.

Company Name: AXIS INFRASTRUCTURE

FEID #: 81-2651071

Address: 70 Mansell Court, Suite 200, Roswell, GA 30076

Authorized Signature: J. Dean Collins

Printed / Typed: Dean Collins Title: President

E-mail: deancollins@axiscompanies.com

Date: 8/17/2026 Phone: 404,275.7487 Fax: _____

This section of the Proposal should contain all pricing information related to performing design services as described in this Request for Proposal (RFP).

Costs shall include staffing rates, all required equipment, tools, machines, software, and out-of-pocket expenses as defined in the Scope of Services. Expenses are considered job overhead costs and are not billable.

KLONDIKE ROAD SIDEWALK DESIGN PROJECT: Sidewalk Length: +/- 1,345 Linear Feet (LF) Sidewalk Width: 5 feet - wheelchair accessible with Americans With Disabilities Act (ADA) compliant ramps.

DELIVERABLES	TOTAL COST
1. Construction Plans for Bid (Including plan views, profile views, cross sections, erosion control details, utility plans, and construction details	**$** 52,300.00
2. Specifications	**$**1,500.00
3. Scope of Work of Bid	**$** 4,500.00
4. Engineering Cost Estimate	**$** 1,200.00
5. Utility Coordination before and during construction	**$** 3,500.00
TOTAL COST:	**$** 63,000.00

EXHIBIT C

RISK MANAGEMENT REQUIREMENTS

The Contractor shall provide minimum insurance coverage and limits as per the following: The Contractor shall file with the City Certificates of Insurance, certifying the required insurance coverage and stating that each policy has been endorsed to provide thirty (30) day notice to the City in the event that coverage is cancelled, non-renewed or the types of coverage or limits of liability are reduced below those required. All bonds and insurance coverage must be placed with an insurance company approved by City Management, admitted to do business in the State of Georgia, and rated Secure ("B+" or better) by A.M. Best Company in the latest edition of Property and Casualty Ratings, or rated by Standard & Poors Insurance Ratings, latest edition as Secure ("BBB" or better). Worker's Compensation self-insurance for individual Contractors must be approved by the Worker's Compensation Board, State of Georgia and/or Self-Insurance pools approved by the Insurance Commissioner, State of Georgia.

A. CONTRACTS FOR UP TO $50,000

Worker's Compensation – Worker's Compensation coverage on a statutory basis for the State of Georgia with an Employer's Liability limit of $100,000 each Accident, Disease $100,000 each employee, $500,000 Disease policy limit.

Automobile Liability – Automobile liability coverage for owned, hired and non-owned vehicles in the amount of $500,000 combined single limit.

Commercial General Liability – Coverage to be provided on "occurrence" not "claims made" basis. The coverage is to include Contractual liability, Per Project Limit of Liability, losses caused by Explosion, Collapse and Underground ("xcu") perils, the "City of Stonecrest" is to be added as an Additional Insured and Products and Completed Operations coverage is to be maintained for three (3) years following completion of work.

B. CONTRACTS FOR MORE THAN $50,000

Worker's Compensation – Worker's Compensation coverage on a statutory basis for the State of Georgia with an Employer's Liability limit of $1,000,000. The increased Employer's Liability limit may be provided by an Umbrella or Excess Liability policy.

Automobile Liability - Automobile liability coverage for owned, hired and non-owned vehicles in the amount of $1,000,000 combined single limit.

Commercial General Liability – Coverage to be provided on "occurrence" not "claims made" basis. The coverage is to include Contractual liability, Per Project Limit of Liability, losses caused by Explosion, Collapse and Underground ("xcu") perils, the "City of Stonecrest" is to be added as an Additional Insured and Products and Completed Operations coverage is to be maintained for three (3) years following completion of work.

EXHIBIT C

RISK MANAGEMENT REQUIREMENTS (Cont'd)

CONTRACTS FOR UP TO $50,000	CONTRACTS FOR MORE THAN $50,000

LIMITS OF LIABILITY:

$1,000,000	Per Occurrence
$1,000,000	Personal and Advertising
$50,000	Fire Damage*
$5,000	Medical Payments*
$1,000,000	General Aggregate
$1,000,000	Products/Completed Operations per Occurrence and Aggregate

**These are automatic minimums*

Owner's Protective Liability – The City's Management may, in its discretion, require Owner's Protective Liability in some situations.

Umbrella and/or Excess Liability – The umbrella or Excess Liability Policy may be used to combine with underlying policies to obtain the limits required. The Management of the City may elect to require higher limits.

Owner's Protective Liability – The City's Management may, in its discretion, require Owner's Protective Liability in some situations.

EXHIBIT D

DRUG FREE WORKPLACE

I hereby certify that I am a principal and duly authorized representative of _____, ("Contractor"), whose address is _____

_____, and I further certify that:

(1) The provisions of Section 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the "Drug-Free Workplace Act" have been complied with in full; and

(2) A drug-free workplace will be provided for Contractor's employees during the performance of the Agreement; and

(3) Each Subcontractor hired by Contractor shall be required to ensure that the subcontractor's employees are provided a drug-free workplace. Contractor shall secure from that subcontractor the following written certification: "As part of the subcontracting agreement with Contractor, _____ certifies to Contractor that a drug-free workplace will be provided for the Subcontractor's employees during the performance of this Agreement pursuant to paragraph (7) of subsection (b) of the Official Code of Georgia Annotated, Section 50-24-3"; and

(4) The undersigned will not engage in unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Agreement.

CONTRACTOR: _____

_____ _____

BY: Authorized Officer or Agent Date
(Contractor Signature)

_____
Title of Authorized Officer or Agent of Contractor

_____
Printed Name of Authorized Officer or Agent

EXHIBIT E

PURCHASING POLICY ADDENDUM

I, _____, hereby certify that I have received a copy of the City of Stonecrest, GA, Financial Management Policies Purchasing Policy and agree to comply with all requirements of the City of Stonecrest, GA Financial Management Policies Purchasing Policy to the extent the policy is applicable to the undersigned.

_____

BY: Authorized Officer or Agent Date
(Contractor Signature)

_____

Title of Authorized Officer or Agent of Contractor

_____

Printed Name of Authorized Officer or Agent

_____

Date

EXHIBIT F

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Name**:** _____

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation has registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify***** in accordance with the applicable provisions and deadlines.

The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.GA. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stonecrest within five (5) business days after any subcontractor(s) is/are retained to perform such service.

_____
EEV/Basic Pilot Program* User Identification Number

_____ _____
BY: Authorized Officer or Agent Date
(Contractor Name)

_____
Title of Authorized Officer or Agent of Contractor

_____
Printed Name of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME ON
THIS ____ DAY OF _____, 20____

_____
Notary Public
My Commission Expires: _____

* As of the effective date of O.C.G.A. 13-10-91, the applicable federal work authorization program is the "EEV/Basic Pilot Program" operated by the U. S. Citizenship and Immigration Services Bureau of the U.S. Department of Homeland Security, in conjunction with the Social Security Administration (SSA).

CITY COUNCIL AGENDA ITEM

SUBJECT: Vendor Recommendation for Everette Park Parking Lot Improvements

AGENDA SECTION: (*check all that apply*)

☐ **PRESENTATION** ☐ **PUBLIC HEARING** ☐ **CONSENT AGENDA** ☐ **OLD BUSINESS**

☒ **NEW BUSINESS** ☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: (*check all that apply*)

☐ **ORDINANCE** ☐ **RESOLUTION** ☐ **CONTRACT** ☐ **POLICY** ☐ **STATUS REPORT**

☒ **OTHER, PLEASE STATE:** PROCUREMENT / REQUEST FOR PROPOSALS

ACTION REQUESTED: ☒ **DECISION** ☐ **DISCUSSION,** ☐ **REVIEW, or** ☐ **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, October 26, 2026

SUBMITTED BY: Keisha Franklin, Finance Director

PRESENTER: Hari Karikaran, City Engineer & Cheryl Davis, Procurement Manager

PURPOSE: To request City Council approval to award **CITB-0011-26, Everett Park Parking Lot Improvements**, to **Tajrishi General Contracting LLC** in an amount not to exceed **$503,876.85**, and to authorize execution of the resulting construction contract.

FACTS: At the request of the Engineering Department, the City issued **Construction Invitation to Bid No. CITB-0011-26** for improvements to the Everett Park parking lot. The solicitation was advertised on the City's website and BidNet beginning **June 22, 2026**, was broadcast to **476 vendors**, and bids were due **August 25, 2026**. The City received **seven bids**. The bids received were: **Bidder Bid Amount / Status** Beam Team $766,155.94 CGS Waterproofing Non-Responsive Concrete Constructors Non-Responsive Hasbun Construction $1,322,507.32 Lagniappe Development $1,058,882.18 **Tajrishi General Contracting LLC $503,876.85** The M. Mitchell Group Non-Responsive Procurement determined that **CGS Waterproofing, Concrete Constructors, and The M. Mitchell Group were non-responsive** because required solicitation documentation was not submitted. The memorandum specifically identifies missing general contractor licenses and other required forms as the basis for the responsiveness determinations. The procurement

CITY COUNCIL AGENDA ITEM

review further documents that Tajrishi submitted the required contractor license, bid forms, bid bond, proof of ability to obtain performance and payment bonds, required affidavits, insurance documentation, references, and other required solicitation materials. Based on the review of the bids, Procurement recommends **Tajrishi General Contracting LLC as the lowest responsive and responsible bidder** for the Everett Park Parking Lot Improvements project. The City's bid tabulation reflects a total bid amount of **$503,876.85** for Tajrishi General Contracting LLC.

OPTIONS: Approve, Deny, Defer **Approve** – Award CITB-0011-26 to Tajrishi General Contracting LLC for $503,876.85. **Deny** – Deny the recommended award. **Defer** – Defer consideration and request additional informatio

RECOMMENDED ACTION: Approve Staff recommends that the City Council approve the award of **CITB-0011-26, Everett Park Parking Lot Improvements**, to **Tajrishi General Contracting LLC** as the lowest responsive and responsible bidder for an amount not to exceed **$503,876.85**, and authorize the Mayor and City Clerk to execute the resulting construction agreement, subject to final review and approval as to form by the City Attorney. Staff further recommends authorization for the City Manager and Finance Director to issue the appropriate purchase order and make payments from the approved project funding source in accordance with the contract and approved budget.

ATTACHMENTS:

(1) Attachment 1 - Recommendation for Award Memorandum – CITB-0011-26
(2) Attachment 2 - Bid Tabulation Sheet
(3) Attachment 3 - Procurement/Finance Agenda Checklist
(4) Attachment 4 - Tajrishi General Contracting LLC Bid Responsel
(5) Attachment 5 - Performance and Payment Bond Documentation

THE CITY OF STONECREST, GEORGIA

CONTRACT FOR
THE EVERETT PARK PARKING LOT IMPROVEMENT AND INSTALLATION OF A KAYAK LAUNCH DOCK PROJECT

Execution Date: _____

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EXHIBIT G PERFORMANCE BOND
EXHIBIT H PAYMENT BOND

CONTRACT FOR THE EVERETT PARK PARKING LOT IMPROVEMENT AND KAYAK LAUCH DOCK PROJECT AND INCORPORATED GENERAL CONDITIONS

This Agreement is made by and between the **CITY OF STONECREST, GEORGIA**, a municipal corporation of the State of Georgia (the "Owner"), and **TAJRISHI GENERAL CONTRACTING LLC**, a corporation created and existing under the laws of the State of Georgia (the "Contractor"), to furnish all labor, materials, equipment, personnel, tools, supervision, transportation, machinery and other incidentals for construction and installation of a floating kayak launch system, asphalt driveway and permeable interlocking concrete pavement system at Everett Park within the City of Stonecrest (the "Project"). For and in consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner and the Contractor hereby agree as follows:

ARTICLE I
THE CONTRACT AND THE CONTRACT DOCUMENTS

1.1 The Contract

1.1.1 The Contract between the Owner and the Contractor, of which this Agreement is a part, consists of the Contract Documents. It shall be effective on the date this Agreement is executed by the last party to execute it.

1.2 The Contract Documents

1.2.1 The Contract Documents consist of this Agreement, any and all Exhibits attached hereto, the Specifications, the Drawings, all Change Orders and Task Orders issued hereafter, any other amendments hereto executed by the parties hereafter, together with the following (if any):

a. EXHIBIT ASCOPE OF WORK
b. EXHIBIT BSITE PLANS
c. EXHIBIT CCOST ESTIMATE
d. EXHIBIT DE-VERIFY AFFIDAVIT
e. EXHIBIT ECERTIFICATE OF INSURANCE
f. EXHIBIT F BID BOND
g. EXHIBIT G PERFORMANCE BOND
h. EXHIBIT HPAYMENT BOND

Documents not enumerated in this Paragraph 1.2 or not otherwise incorporated by reference hereunder are not Contract Documents and do not form part of this Contract.

1.3 Entire Agreement

1.3.1 This Contract, together with the Contractor's performance and payment bonds for the Project, Contract Documents, constitute the entire and exclusive agreement between the Owner and the Contractor with reference to the Project. Specifically, but without limitation, this Contract supersedes any bid documents and all prior written or oral communications, representations and negotiations, if any, between the Owner and Contractor.

1.4 No Privity with Others

1.4.1 Nothing contained in this Contract shall create or be interpreted to create privity or any other contractual agreement between the Owner and any person or entity other than the Contractor.

1.5 Intent and Interpretation

1.5.1 The intent of this Contract is to require complete, correct and timely execution of the Work. Any Work that may be required, implied or inferred by the Contract Documents, or any one or more of them, as necessary to produce the intended result shall be provided by the Contractor for the Contract Price.

1.5.2 This Contract is intended to be an integral whole and shall be interpreted as internally consistent. What is required by any one Contract Document shall be considered as required by the Contract.

1.5.3 When a word, term or phrase is used in this Contract, it shall be interpreted or construed, first, as defined herein; second, if not defined, according to its generally accepted meaning in the construction industry; and third, if there is no generally accepted meaning in the construction industry, according to its common and customary usage.

1.5.4 The words "include", "includes", or "including", as used in this Contract, shall be deemed to be followed by the phrase, "without limitation."

1.5.5 The specification herein of any act, failure, refusal, omission, event, occurrence or condition as constituting a material breach of this Contract shall not imply that any other non-specified act, failure, refusal, omission, event, occurrence or condition shall be deemed not to constitute a material breach of this Contract.

1.5.6 Words or terms used as nouns in this Contract shall be inclusive of their singular and plural forms unless the context of their usage clearly requires a contrary meaning.

1.5.7 The Contractor shall have a continuing duty to read, carefully study and compare each of the Contract Documents, the Shop Drawings and the Product Data and shall give written notice to the Owner of any inconsistency, ambiguity, error or omission which the Contractor may discover with respect to these documents before proceeding with the affected Work. The issuance, or the express or implied approval by the Owner or the Engineer of the Contract Documents, Shop Drawings or Product Data shall not relieve the Contractor of the continuing duties imposed hereby, nor shall any such approval be evidence of the Contractor's compliance with this Contract. The Owner has requested the Engineer to only prepare documents for the Project, including the Drawings and Specifications for the Project, which are accurate, adequate, consistent, coordinated and sufficient for construction. HOWEVER, THE OWNER MAKES NO REPRESENTATION OR WARRANTY OF ANY NATURE WHATSOEVER TO THE CONTRACTOR CONCERNING SUCH DOCUMENTS. By the execution hereof, the Contractor acknowledges and represents that it has received, reviewed and carefully examined such documents, has found them to be complete, accurate, adequate, consistent, coordinated and sufficient for construction, and that the Contractor has not, does not, and will not rely upon any representation or warranties by the Owner concerning such documents as no such representation or warranties have been or are hereby made.

1.5.8 Neither the organization of any of the Contract Documents into divisions, sections, paragraphs, articles, (or other categories), nor the organization or arrangement of the Design, shall control the Contractor in dividing the Work or in establishing the extent or scope of the Work to be performed by Subcontractors.

1.6 Ownership of Contract Documents

1.6.1 The Contract Documents, and each of them, shall remain the property of the Owner. The Contractor shall have the right to keep one record set of the Contract Documents upon completion of the Project; provided, however, that in no event shall Contractor use, or permit to be used, any or all of such Contract Documents on other projects without the Owner's prior written authorization.

1.7 Hierarchy of Contract Documents

1.7.1 In the event of any conflict, discrepancy, or inconsistency among any of the Contract Documents, the following hierarchy shall control: (a) as between figures given on drawings and the scaled measurements, the figures shall govern; (b) as between large scale drawings and small scale drawings, the large scale shall govern; (c) as between drawings and specifications, the requirements of the specifications shall govern; (d) as between the Contract for Construction and the specifications, the requirements of the Contract for Construction shall govern. As set forth hereinabove, any and all conflicts, discrepancies, or inconsistencies shall be immediately reported to the Engineer in writing by the Contractor.

ARTICLE II
THE WORK

2.1 The Contractor shall perform all of the Work required, implied or reasonably inferable from, this Contract.

2.2 The term "Work" shall mean whatever is done by or required of the Contractor to perform and complete its duties under this Contract, including the following: construction of the whole or a designated part of the Project; furnishing of any required surety bonds and insurance; and the provision or furnishing of labor, supervision, services, materials, supplies, equipment, fixtures, appliances, facilities, tools, transportation, storage, power, permits and licenses required of the Contractor, fuel, heat, light, cooling and all other utilities as required by this Contract. The Work to be performed by the Contractor is generally described as follows: See **Exhibit A**, which is attached hereto and is incorporated herein by reference.

ARTICLE III
CONTRACT TERM

3.1 Contract Term

3.1.1 The Contractor must complete all services no less than **One Hundred and Eighty (180)** days from receipt of Purchase Order and Notice to Proceed (NTP).

Time is of the essence for the Contractor’s performance of the work. The Contractor is expected to complete this project as expeditiously as possible. The work to be performed under this contract shall commence upon issuance of a Purchase Order (PO) and in conjunction with a Notice to Proceed (NTP). Contract Time extensions will not be allowed for holidays or vacations.

3.2 Time and Liquidated Damages

3.2.1 The Contractor shall commence the Work under this Agreement on the date established by a written Notice to Proceed given by the Owner to the Contractor fixing the date on which the Contract time will commence to run. The Contractor shall achieve Substantial Completion of the Work within One Hundred and Eighty (180) calendar days from receipt of the Notice to Proceed (NTP) and Purchase Order (PO)**,** unless another date is provided within the written Notice to Proceed. The number of consecutive calendar days from the date on which the Work is permitted to proceed, through the date set forth for Substantial Completion, shall constitute the "Contract Time."

3.2.2 The Contractor shall pay the Owner the sum of two hundred and fifty dollars ($250.00) per day for each and every business day of unexcused delay in achieving Substantial Completion beyond the date set forth herein for Substantial Completion of the Work. Any sums due and payable hereunder by the Contractor shall be payable, not as a penalty, but as liquidated damages representing an estimate of delay damages likely to be sustained by the Owner, estimated at or before the time of executing this Contract. When the Owner reasonably believes that Substantial Completion will be inexcusably delayed, the Owner shall be entitled, but not required, to withhold from any amounts otherwise due the Contractor an amount then believed by the Owner to be adequate to recover liquidated damages applicable to such delays. If and when the Contractor overcomes the delay in achieving Substantial Completion, or any part thereof, for which the Owner has withheld payment, the Owner shall promptly release to the Contractor those funds withheld, but no longer applicable, as liquidated damages.

3.3 Substantial Completion

3.3.1 "Substantial Completion" shall mean that stage in the progression of the Work when the Work is sufficiently complete in accordance with this Contract that the Owner can enjoy beneficial use and occupancy of the Work and can utilize the Work for its intended purpose. Partial use or occupancy of the Project shall not result in the Project being deemed substantially complete, and such partial use or occupancy shall not be evidence of Substantial completion.

3.4 Time is of the Essence

3.4.1 All limitations of time set forth in the Contract Documents are of the essence of this Contract.

ARTICLE IV
CONTRACT PRICE

4.1 The Contract Price

4.1.1 The Owner shall pay, and the Contractor shall accept, as full and complete payment for the Contractor's timely and full performance of its obligations hereunder, the total lump sum amount set forth in Paragraph 4.1.2. The lump sum amount set forth in Paragraph 4.1.2 shall not be modified except by Change Order(s) as provided in this Agreement.

4.1.2 The total lump sum amount to be paid by the Owner to the Contractor for the Contractor's limitedly and full performance of its obligations under the Agreement shall not exceed **FIVE HUNDRED AND THREE THOUSAND, EIGHT HUNDRED AND SEVENTY-SIX DOLARS AND EIGHTY-FIVE CENTS ($503,876.85)**. See **Exhibit B** (Cost Proposal) attached hereto and incorporated by reference herein.

ARTICLE V
PAYMENT OF THE CONTRACT PRICE

5.1 Schedule of Values

Invoices shall be submitted as follows:

a. Initial: Upon Completion of 50% of the project.
b. Final: Upon Completion and City's Acceptance of Work.

Note: Payment Retainage is applicable to this agreement at a rate of **5%** and will be withheld until it has been determined that the Contractor has complied with DBRA requirements.

5.3 Withheld Payment

5.3.1 To the extent permitted by Georgia law, the Owner may decline to make payment, may withhold funds, and, if necessary, may demand the return of some or all of the amounts previously paid to the Contractor, to protect the Owner from loss because of:

(a) defective Work not remedied by the Contractor nor, in the opinion of the Owner, likely to be remedied by the Contractor;

(b) claims of third parties against the Owner or the Owner's property;

(c) failure by the Contractor to pay Subcontractors or others in a prompt and proper fashion;

(d) evidence that the balance of the Work cannot be completed in accordance with the Contract for the unpaid balance of the Contract Price;

(e) evidence that the Work will not be completed in the time required for substantial or final completion;

(f) persistent failure to carry out the Work in accordance with the Contract;

(g) damage to the Owner or third party to whom the Owner is, or may be, liable.

In the event that the Owner makes written demand upon the Contractor for amounts previously paid by the Owner as contemplated in this Subparagraph 5.3.1, the Contractor shall promptly comply with such demand.

5.4 Unexcused Failure to Pay

5.4.1 If within forty-five (45) days after the date established herein for payment to the contractor by the Owner, the Owner, without cause or basis hereunder, fails to pay the Contractor any amount then due and payable to the Contractor, then the Contractor may, after seven (7) additional days' written notice to the Owner and Engineer, and without prejudice to any other available rights or remedies it may have, stop the Work until payment of those amounts due from the Owner has been received. Any payment not made within forty-five (45) days after the date due shall bear interest at the rate of three percent (3%) per annum.

5.5 Substantial Completion

5.5.1 When the Contractor believes that the Work is substantially complete, the Contractor shall submit to the Engineer and Owner notice that it believes the project has been completed. The Engineer shall then cause the project to be inspected and provide the Contractor with either (1) a list of items to be completed or corrected by the Contractor, or (2) a Certificate of Substantial Completion. When the Engineer on the basis of an inspection determines that the Work is in fact substantially complete, it will prepare a Certificate of Substantial Completion which shall establish the date of Substantial Completion, shall state the responsibilities of the Owner and the Contractor for Project security, maintenance, heat, utilities, damage to the Work, and insurance, and shall fix the time within which the Contractor shall complete the items listed therein. The Certificate of Substantial Completion shall be submitted to the Contractor for its written acceptance of the responsibilities assigned to it in such certificate. Upon Substantial Completion of the Work, and execution by both the Owner and Contractor of the Certificate of Substantial Completion, the Owner shall pay the Contractor an amount sufficient to increase total payment to the Contractor to one hundred percent (100%) of the Contract Price less two hundred percent (200%) of the reasonable cost as determined by the Owner for completing all incomplete Work, correcting and bringing into conformance all defective and nonconforming Work, and handling all unsettled claims.

5.6 Completion and Final Payment

5.6.1 When all of the Work is finally complete, and the Contractor is ready for a final inspection, it shall notify the Owner and the Engineer thereof in writing. Thereupon, the Engineer will make final inspection of the Work and, if the Work is complete in full accordance with this Contract and all Contract Documents, and this Contract has been fully performed, the Engineer will promptly issue a final Certificate for Payment certifying to the Owner that the Project is complete and the Contractor is entitled to the remainder of the unpaid Contract Price, less any amount withheld pursuant to this Contract. Guarantees required by the Contract shall commence on the date of Final Completion of the Work. If the Engineer is unable to issue its final Certificate for Payment and is required to repeat its final inspection of the Work, the Contractor shall bear the cost of such repeat final inspection(s) which cost may be deducted by the Owner from the Contractor's final payment.

5.6.1.1 If the Contractor fails to achieve final completion within the time fixed therefore by the Engineer in its Certificate of Substantial Completion, the Contractor shall pay the Owner the sum of One Hundred Dollars ($100.00) per day for each and every calendar day of unexcused delay in achieving final completion beyond the date set forth herein for final completion of the Work. Any sums due and payable hereunder by the Contractor shall be payable, not as penalty, but as liquidated damages representing an estimate of delay damages likely to be sustained by the Owner, estimated at or before the time of executing this Contract. When the Owner reasonably believes that final completion will be inexcusably delayed, the Owner shall be entitled, but not required, to withhold from any amounts otherwise due the Contractor an amount then believed by the Owner to be adequate to recover liquidated damages applicable to such delays. If and when the Contractor overcomes the delay in achieving final completion, or any part thereof, for which the Owner has withheld payment, the Owner shall promptly release to the Contractor those funds withheld, but no longer applicable, as liquidated damages.

5.6.2 The Contractor shall not be entitled to final payment unless and until it submits to the Engineer and Owner all documents required by the Contract, including, but not limited to, its affidavit that all payrolls, invoices for materials and equipment, and other liabilities connected with the Work for which the Owner, or the Owner's property might be responsible, have been fully paid or otherwise satisfied; releases and waivers of lien from all Subcontractors of the Contractor and of any and all other parties required by the Engineer or the Owner; consent

of Surety, if any, to final payment. If any third party fails or refuses to provide a relea claim or waiver of lien as required by the Owner, the Contractor shall furnish a bond satisfactory to the Owner to discharge any such lien or indemnify the Owner from liability.

5.6.3 The Owner shall make final payment of all sums due the Contractor within thirty (30) days of the Engineer's execution of a final Certificate for Payment.

5.6.4 Acceptance of final payment shall constitute a waiver of all claims against the Owner by the Contractor except for those claims previously made in writing against the Owner by the Contractor, pending at the time of final payment, and identified in writing by the Contractor as unsettled at the time of its request for final payment.

5.6.5 The Owner and Contractor expressly agree that the terms of payment, payment periods, and rates of interest herein shall control to the exclusion of any provisions set forth in the Georgia Prompt Pay Act, O.C.G.A. Section 13-11-1 *et al*., and the provisions of said Act are herein waived.

ARTICLE VI
THE OWNER

6.1 Information, Services and Things Required from Owner

6.1.1 If the Contractor requests in writing, the Owner shall furnish to the Contractor, prior to the execution of this Contract, any and all written and tangible material in its possession concerning conditions below ground at the site of the Project. Such written and tangible material is furnished to the Contractor only in order to make complete disclosure of such material and for no other purpose. By furnishing such material, the Owner does not represent, warrant, or guarantee its accuracy either in whole, in part, implicitly or explicitly, or at all, and shall have no liability, therefore. The Owner shall also furnish surveys, legal limitations and utility locations (if known), and a legal description of the Project site.

6.1.2 Excluding permits and fees normally the responsibility of the Contractor, the Owner shall obtain all approvals, easements, and the like required for construction and shall pay for necessary assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

6.1.3 The Owner shall furnish the Contractor, free of charge, three (3) copies of the Contract Documents for execution of the Work (if applicable). The Contractor will be charged, and shall pay the Owner, Fifty Dollars ($50.00) per additional set of Contract Documents which it may require.

6.2 Right to Stop Work

6.2.1 If the Contractor persistently fails or refuses to perform the Work in accordance with this Contract, the Owner may order the Contractor to stop the Work, or any described portion thereof, until the cause for stoppage has been corrected, no longer exists, or the Owner orders that Work be resumed. In such event, the Contractor shall immediately obey such order.

6.3 Owner's Right to Perform Work

6.3.1 If the Contractor's Work is stopped by the Owner under Paragraph 6.2, and the Contractor fails within seven (7) days of such stoppage to provide adequate assurance to the Owner that the cause of such stoppage will be eliminated or corrected, then the Owner may, without prejudice to any other rights or remedies the Owner may have against the Contractor, proceed to carry out the subject Work. In such a situation, an appropriate Change Order shall be issued deducting from the Contract Price the cost of correcting of the subject deficiencies, plus compensation for the Engineer's additional services and expenses necessitated thereby, if any. If the unpaid portion of the Contract Price is insufficient to cover the amount due to the Owner, the Contractor shall pay the difference to the Owner.

ARTICLE VII
THE CONTRACTOR

7.1 The Contractor

7.1.1 The Contractor is again reminded of its continuing duty set forth in Subparagraph 1.5.7. The Contractor shall perform no part of the Work at any time without adequate Contract Documents or, as appropriate, approved shop Drawings, Product Data or Samples for such portion of the Work. If the Contractor performs any of the Work knowing it involves a recognized error, inconsistency, or omission in the Contract Documents without such notice to the Engineer, the Contractor shall bear responsibility for such performance and shall bear the cost of correction.

7.2 Compliance with Contract

7.2.1 The Contractor shall perform the work strictly in accordance with this Contract.

7.3 Reasonable Care and Skill

7.3.1 The Contractor shall supervise and direct the Work and warrants that it will perform all services or Work using reasonable care and skill and in workmanlike manner consistent with industry standards. The Contractor shall be responsible to the Owner for any and all acts or omissions of the Contractor, its employees and others engaged in the Work on behalf of the Contractor.

7.4 Warranty

7.4.1 The Contractor warrants to the Owner that all labor furnished to progress the Work under this Contract will be competent to perform the tasks undertaken, that the product of such labor will yield only first-class results, that materials and equipment furnished will be of good quality and new unless otherwise permitted by this Contract, and that the Work will be of good quality free from faults and defects and in strict conformance with this Contract. All Work not conforming to these requirements may be considered defective.

7.4.2 The standard of care applicable to the Contractor's services shall be the standard of skill and diligence normally employed by businesses performing the same or similar services at the time the Contractor's services are performed. For a twelve (12) month period commencing with the completion of the Work, the Contractor shall re-perform, solely at its own cost and without additional compensation due from the Owner, any services not meeting this standard. The Contractor further warrants that any service it undertakes in the performance of the Work will be adequate and sufficient to accomplish the purposes for which they are performed, and no review or approval thereof by the City shall be deemed to diminish this warranty in any way.

7.5 Permits

7.5.1 The Contractor shall obtain and pay for all permits, inspections, fees and licenses necessary and ordinary for the Work. The Contractor shall comply with all lawful requirements applicable to the Work and shall give and maintain any and all notices required by applicable law, ordinance, or regulation pertaining to the Work.

7.6 Supervision

7.6.1 The Contractor shall employ and maintain at the Project site only competent supervisory personnel. Absent written instruction from the Contractor to the contrary, the superintendent shall be deemed the Contractor's authorized representative at the site and shall be authorized to receive and accept any and all communications from the Owner or the Engineer.

7.6.2 Key supervisory personnel assigned by the Contractor to this Project are as follows:

Name	**Function**
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

So long as the individuals named above remain actively employed or retained by the Contractor, they shall perform the functions indicated next to their names unless the Owner agrees to the contrary in writing. In the event one or more individuals not listed above subsequently assumes one or more of those functions listed above, the Contractor shall be bound by the provisions of this Subparagraph 7.6.2 as though such individuals had been listed above.

7.7 Schedules

7.7.1 The Contractor, within fifteen (15) days of commencing the Work, shall submit to the Owner for their information the Contractor's schedule for completing the Work. Additionally, within fifteen (15) days of commencing the Work, the Contractor shall submit to the Owner and the Engineer a separate shop drawing and submittal schedule detailing the schedule for the submission to the Engineer of all shop drawings (if applicable) submittals, product data and other similar documents. Each of the schedules required herein shall be revised no less frequently than monthly (unless the parties otherwise agree in writing) and shall be revised to reflect conditions encountered from time-to time and shall be related to the entire Project. Each such revision shall be furnished to the Owner and the Engineer. The schedules, and

all revisions, shall be in such form, and shall contain such detail, as the Owner or the Engineer may require. THE PARTIES SPECIFICALLY AGREE THAT ANY FLOAT CONTAINED IN THE SCHEDULES SHALL BELONG TO THE PROJECT AND IN NO EVENT SHALL THE CONTRACTOR MAKE CLAIM FOR ANY ALLEGED DELAY, ACCELERATION, OR EARLY COMPLETION SO LONG AS THE PROJECT IS COMPLETED WITHIN THE CONTRACT TIME. Strict compliance with the requirements of this Paragraph is condition precedent for payment to the Contractor, and failure by the Contractor to strictly comply with said requirements shall constitute a material breach of this Contract.

7.8 Required Documents at the Site

7.8.1 The Contractor shall continuously maintain at the site, for the benefit of the Owner and the Engineer, one record copy of this Contract marked to record on a current basis changes, selections and modifications made during construction. Additionally, the Contractor shall maintain at the site for the Owner and the Engineer the approved Shop Drawings (if applicable), Product Data, Samples, and other similar required submittals. Upon final completion of the Work, all of these record documents shall be delivered to the Owner.

7.9 Shop Drawings, Product Data and Samples

7.9.1 Shop Drawings (if applicable), Product Data, Samples and other submittals from the Contractor do not constitute Contract Documents. Their purpose is merely to demonstrate the manner in which the Contractor intends to implement the Work in conformance with information received from the Contract Documents.

7.9.2 The Contractor shall not perform any portion of the Work requiring submittal and review of Shop Drawings (if applicable), Product Data or Samples unless and until such submittal shall have been approved by the Engineer. Approval by the Engineer, however, shall not be evidence that Work installed pursuant thereto conforms with the requirements of this Contract.

7.10 Cleaning the Site and the Project

7.10.1 The Contractor shall keep the site reasonably clean during performance of the Work. Upon final completion of the Work, the Contractor shall clean the site and the Project and remove all waste, together with all of the Contractor's property therefrom.

7.11 Access to Work

7.11.1 The Owner and the Engineer shall have access to the Work at all times from commencement of the Work through final completion. The Contractor shall take whatever steps necessary to provide access when requested.

7.12 Indemnity

7.12.1 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, its officials, officers, employees, agents and representatives from and against liability, claims, damages, losses and expenses, including attorneys' fees, arising out of or resulting from performance of the Work, provided that such liability, claims, damage, loss or expense is attributable to injury, bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent or willful acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for

whose acts they may be liable, regardless of whether or not such liability, claim, dam loss or expense is caused in part by a party indemnified hereunder.

7.12.2 For any claim against any person or entity indemnified under this Paragraph 7.12 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under this Paragraph 7.12 shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefits acts or other employee benefits acts.

7.13 Means, Methods, Techniques, Sequences, Procedures and Safety

7.13.1 The Contractor is fully responsible for, and shall have control over, all construction means, methods, techniques, sequences, procedures and safety, and shall coordinate all portions of the work required by the Contract Documents. Nothing contained herein, however, shall in any manner whatsoever relieve, release or discharge the Engineer from any of its duties, responsibilities, obligations, or liabilities as set forth in its contract with the Owner, or as provided by law.

7.14 Separate Contracts

7.14.1 The Owner reserves the right to perform work on the premises with its own forces or by the use of other Contractors. In such event, the Contractor shall fully cooperate with the Owner and such other Contractors and shall coordinate, schedule and manage its work so as not to hinder, delay or otherwise interfere with the separate work of the Owner or other Contractors.

ARTICLE VIII

CONTRACT ADMINISTRATION

8.1 Engineer's Administration

8.2.1 The Engineer, unless otherwise directed by the Owner in writing, will perform those duties and discharge those responsibilities allocated to the Engineer as set forth in this Contract. The Engineer shall be the Owner's representative from the effective date of this Contract until final payment has been made. The Engineer shall be authorized to act on behalf of the Owner only to the extent provided in this Contract.

8.2.2 The Owner and the Contractor shall communicate with each other in the first instance through the Engineer.

8.2.3 The Engineer shall be the initial interpreter of the requirements of the drawings and specifications and the judge of the performance thereunder by the Contractor. The Engineer shall render written or graphic interpretations necessary for the proper execution or progress of the Work with reasonable promptness on request of the Contractor.

8.2.4 The Engineer will review the Contractor's Applications for Payment and will certify to the Owner for payment to the Contractor, those amounts then due the Contractor as provided in this Contract.

8.2.5 The Engineer shall have authority to reject Work which is defective or does not conform to the requirements of this Contract. If the Engineer deems it necessary or advisable, the Engineer shall have authority to require additional inspection or testing of the Work for compliance with Contract requirements.

8.2.6 The Engineer will review and approve, or take other appropriate action as necessary, concerning the Contractor's submittals including Shop Drawings, Product Data and Samples. Such review, approval or other action shall be for the sole purpose of determining conformance with the design concept and information given through the Contract Documents.

8.2.7 The Engineer will prepare Change Orders and may authorize minor changes in the Work by Field Order as provided elsewhere herein.

8.2.8 The Engineer shall, upon written request from the Contractor, conduct inspections to determine the date of Substantial Completion and the date of Final Completion, will receive and forward to the Owner for the Owner's review and records, written warranties and related documents required by this Contract and will issue a final Certificate for Payment upon compliance with the requirements of this Contract.

8.2.9 The Engineer's decisions in matters relating to aesthetic effect shall be final if consistent with the intent of this Contract.

8.2.10 THE DUTIES, OBLIGATIONS AND RESPONSIBILITIES OF THE CONTRACTOR UNDER THIS AGREEMENT SHALL IN NO MANNER WHATSOEVER BE CHANGED, ALTERED, DISCHARGED, RELEASED, OR SATISFIED BY ANY DUTY, OBLIGATION OR RESPONSIBILITY OF THE ENGINEER. THE CONTRACTOR IS NOT A THIRD-PARTY BENEFICIARY OF ANY AGREEMENT BY AND BETWEEN THE OWNER AND THE ENGINEER. IT IS EXPRESSLY ACKNOWLEDGED AND AGREED THAT THE DUTIES OF THE CONTRACTOR TO THE OWNER ARE INDEPENDENT OF, AND ARE NOT DIMINISHED BY, ANY DUTIES OF THE ENGINEER TO THE OWNER.

8.3 Claims by the Contractor

8.3.1 All Contractor claims shall be initiated by written notice and claim to the Owner and Engineer. Such written notice and claim must be furnished within seven (7) days after occurrence of the event, or the first appearance of the condition, giving rise to the claim.

8.3.2 Pending final resolution of any claim of the Contractor, the Contractor shall diligently proceed with performance of this Contract and the Owner shall continue to make payments to the Contractor in accordance with this Contract. The resolution of any claim under this Paragraph 8.3 shall be reflected by a Change Order executed by the Owner, the Engineer, and the Contractor.

8.3.3 *Claims for Concealed and Unknown Conditions* -- Should concealed and unknown conditions encountered in the performance of the Work (a) below the surface of the ground or (b) in an existing structure be at variance with the conditions indicated by this Contract, or should unknown conditions of an unusual nature differing materially from those ordinarily encountered in the area and generally recognized as inherent in Work of the character provided for in this Contract, be encountered, the Contract Price shall be equitably adjusted by Change Order upon the written notice and claim by either party made within seven (7) days after the first observance of the condition. As a condition precedent to the Owner having any liability to the Contractor for concealed or unknown conditions, the Contractor must give the Owner and the Engineer written notice of, and an opportunity to observe, the condition prior to disturbing it. The failure by the Contractor to make the written notice and claim as provided in this Subparagraph shall constitute a waiver by the Contractor of any claim arising out of or relating to such concealed or unknown condition.

8.3.4 *Claims for Additional Costs* -- If the Contractor wishes to make a claim for an increase i Contract Price, as a condition precedent to any liability of the Owner therefore, the Contractor shall give the Engineer written notice of such claim within seven (7) days after the occurrence of the event, or the first appearance of the condition, giving rise to such claim. Such notice shall be given by the Contractor before proceeding to execute any additional or changed Work. The failure by the Contractor to give such notice and to give such notice prior to executing the Work shall constitute a waiver of any claim for additional compensation.

8.3.4.1 In connection with any claim by the Contractor against the Owner for completion in excess of the Contract Price, any liability of the Owner shall be strictly limited to direct costs incurred by the Contractor and shall in no event include indirect costs or consequential damages of the Contractor. The Owner shall not be liable to the Contractor for claims of third parties, including Subcontractors, unless and until liability of the Contractor has been established therefore in a court of competent jurisdiction.

8.3.5 *Claims for Additional Time* -- If the Contractor is delayed in progressing any task which at the time of the delay is then critical or which during the delay becomes critical, as the sole result of any act or neglect to act by the Owner or someone acting in the Owner's behalf, or by Changes Ordered in the Work, unusual delay in transportation, unusually adverse weather conditions not reasonably anticipatable, fire or any causes beyond the Contractor's control, then the date for achieving Substantial completion of the Work shall be extended upon the written notice and claim of the Contractor to the Owner and the Engineer, for such reasonable time as the Engineer may determine. Any notice and claim for an extension of time by the Contractor shall be made not more than seven (7) days after the occurrence of the event or the first appearance of the condition giving rise to the claim and shall set forth in detail the Contractor's basis for requiring additional time in which to complete the Project. In the event the delay to the Contractor is continuing, only one notice and claim for additional time shall be necessary. If the Contractor fails to make such claim as required in this Subparagraph, any claim for an extension of time shall be waived.

8.4 Extension of Contract Time for Unusually Adverse Weather Conditions not Reasonably Anticipated

8.4.1 Pursuant to the provisions of subparagraph 8.3.5 of this Contract, the contract time may be extended upon written notice and claim of the Contractor to the Owner and the Engineer as set forth in such subparagraph and as further set forth herein. It is, however, expressly agreed that the time for completion as stated in the Contract Documents includes due allowance for calendar days on which work cannot be performed out-of-doors.

8.4.2 In addition to the notice requirements set forth in the aforesaid subparagraph 8.3.5, the Contractor agrees that it shall provide written notice to the Owner and the Engineer on the day of any adverse weather not anticipated and for which a request for a time extension has been, or will be, made. Said notice shall state with particularity a description of the adverse weather as well as a description of the nature and extent of any delay caused by such weather. Receipt of this notice by the Owner and the Engineer is a condition precedent to the submission of any claim for an extension of time as provided by subparagraph 8.3.5. Furthermore, as required by subparagraph 8.3.5, the Contractor shall submit a written claim for extension of time within seven (7) days after the occurrence of the adverse weather and such claim shall be supported by such documentation including, but not limited to, official weather reports, as the Owner or the Engineer may be required. To the extent that any of the terms and conditions set forth in this paragraph are in conflict with any of the terms and conditions of subparagraph 8.3.5 as identified herein, the terms and conditions of this paragraph shall govern and control.

ARTICLE IX
SUBCONTRACTORS

9.1 Definition

9.1.1 A Subcontractor is an entity, which has a direct contract with the Contractor to perform a portion of the Work.

9.2 Award of Subcontracts

9.2.1 Upon execution of the Contract, the Contractor shall furnish the Owner, in writing, the names of persons or entities proposed by the Contractor to act as a Subcontractor on the Project. The Owner shall promptly reply to the Contractor, in writing, stating any objections the Owner may have to such proposed Subcontractor. The Contractor shall not enter into a Subcontract with a proposed Subcontractor with reference to whom the Owner has made timely objection. The Contractor shall not be required to Subcontract with any party to whom the Contractor has objection.

9.2.2 All Subcontracts shall afford the Contractor rights against the Subcontractor which correspond to those rights afforded to the Owner against the Contractor herein, including those rights afforded to the Owner by Subparagraph 12.2.1 below.

ARTICLE X
CHANGES IN THE WORK

10.1 Changes Permitted

10.1.1 Changes in the Work within the general scope of this Contract, consisting of additions, deletions, revisions, or any combination thereof, may be ordered without invalidating this Contract, by Change Order or by Task/Field Order.

10.1.2 Changes in the Work shall be performed under applicable provisions of this Contract and the Contractor shall proceed promptly with such changes.

10.2 Change Order Defined

10.2.1 Change Order shall mean a written order to the Contractor executed by the Owner and Engineer, issued after execution of this Contract, authorizing, and directing a change in the Work or an adjustment in the Contract Price or the Contract Time, or any combination thereof. The Contract Price and the Contract Time may be changed only by Change Order.

10.3 Changes in the Contract Price

10.3.1 Any change in the Contract Price resulting from a Change Order shall be determined as follows: (a) by mutual agreement between the Owner and the Contractor as evidenced by (1) the change in the Contract Price being set forth in the Change Order, (2) such change in the Contract Price, together with any conditions or requirements related thereto, being initialed by both parties and (3) the Contractor's execution of the Change Order, or (b) if no mutual agreement occurs between the Owner and the Contractor, then, as provided in Subparagraph 10.3.2 below.

10.3.2 If no mutual agreement occurs between the Owner and the Contractor as contemplated in the Subparagraph 10.3.1 above, the change in the Contract Price, if any, shall then be determined by the Engineer on the basis of the reasonable expenditures or savings of those performing, deleting or revising the Work attributable to the change, including, in the case of an increase or decrease in the Contract Price, a reasonable allowance for direct job site overhead and profit. In such case, the Contractor shall present, in such form and with such content as the Owner or Engineer requires, an itemized accounting of such expenditures or savings, plus appropriate supporting data for inclusion in a Change Order. Reasonable expenditures or savings shall be limited to the following: reasonable costs of materials, supplies, or equipment including delivery costs, reasonable costs of labor, including social security, old age and unemployment insurance, fringe benefits required by agreement or custom, and workers' compensation insurance, reasonable rental costs of machinery and equipment exclusive of hand tools whether rented from the contractor or others, reasonable costs of premiums for all bonds and insurance, permit fees, and sales, use or other taxes related to the Work, and reasonable cost of direct supervision and jobsite field office overhead directly attributable to the change. In the event the Contractor performs the Work required by Change Order with its own forces, and not the forces of a Subcontractor, the overhead and profit due the Contractor for such work shall be twenty (20) percent. In the event the Change Order Work is performed by one or more Subcontractors, the Contractor's overhead and profit shall be seven and one-half (7-½) percent. In no event shall any expenditure or savings associated with the Contractor's home office or other non-jobsite overhead expense be included in any change in the Contract Price. Pending final determination of reasonable expenditures or savings to the Owner, payments on account shall be made to the Contractor on the Engineer's Certificate for Payment.

10.3.3 If unit prices are provided in the Contract, and if the quantities contemplated are so changed in a proposed Change Order that application of such unit prices to the quantities of Work proposed will cause substantial inequity to the Owner, the applicable unit prices shall be equitably adjusted.

10.4 Effect of Executed Change Order

10.4.1 The execution of a Change Order by the Contractor shall constitute conclusive evidence of the Contractor's agreement to the ordered changes in the Work, this Contract as thus amended, the Contract Price and the Contract Time. The Contractor by executing the Change Order waives and forever releases any claim against the Owner for additional time or compensation for matters relating to or arising out of or resulting from the Work included within or affected by the executed Change Order.

10.5 Notice to Surety; Consent

10.5.1 The Contractor shall notify and obtain the consent and approval of the Contractor's surety with reference to all Change Orders if such notice, consent or approval is required by the Contractor's

surety or by law. The Contractor's execution of the Change Order shall constitute the Co warranty to the Owner that the surety has been notified of and consents to, such Change Order and the surety shall be conclusively deemed to have been notified of such Change Order and to have expressly consented thereto.

ARTICLE XI
UNCOVERING AND CORRECTING WORK

11.1 Uncovering Work

11.1.1 If any of the Work is covered contrary to the Engineer's request or to any provisions of this Contract, it shall, if required by the Engineer or Owner, be uncovered for the Engineer's inspection, and shall be properly replaced at the Contractor's expense without change in the Contract Time.

11.1.2 If any of the Work is covered in a manner not inconsistent with Subparagraph 11.1.1 above, it shall, if required by the Engineer or Owner, be uncovered for the Engineer's inspection. If such Work conforms strictly to this Contract, costs of uncovering and proper replacement shall by Change Order be charged to the Owner. If such Work does not strictly conform to this Contract, the Contractor shall pay the costs of uncovering and proper replacement.

11.2 Correcting Work

11.2.1 The Contractor shall immediately proceed to correct Work rejected by the Owner as defective or failing to conform to this Contract. The Contractor shall pay all costs and expenses associated with correcting such rejected Work, including any additional testing and inspections, and reimbursement to the Owner for any outside contracted services and expenses made necessary thereby.

11.2.2 If within one (1) year after Substantial Completion of the Work any of the Work is found to be defective or not in accordance with this Contract, the Contractor shall correct it promptly upon receipt of written notice from the Owner. This obligation shall survive final payment by the Owner and termination of this Contract. With respect to Work first performed and completed after Substantial Completion, this one-year obligation to specifically correct defective and nonconforming Work shall be extended by the period of time which elapses between Substantial Completion and completion of the subject Work.

11.2.3 Nothing contained in this Paragraph 11.2 shall establish any period of limitation with respect to other obligations which the Contractor has under this Contract. Establishment of the one-year time period in Subparagraph 11.2.2 relates only to the duty of the Contractor to specifically correct the Work.

11.3 Owner May Accept Defective or Nonconforming Work

11.3.1 If the Owner chooses to accept defective or nonconforming Work, the Owner may do so. In such event, the Contract Price shall be reduced by the greater of (a) the reasonable cost of removing and correcting the defective or nonconforming Work, and (b) the difference between the fair market value of the Project as constructed and the fair market value of the Project had it not been constructed in such a manner as to include defective or nonconforming Work. If the remaining portion of the unpaid Contract Price, if any, is insufficient to compensate the Owner for its acceptance of defective or nonconforming Work, the Contractor shall, upon written demand from the Owner, pay the Owner such remaining compensation for accepting defective or nonconforming Work.

ARTICLE XII
CONTRACT TERMINATION

12.1 Termination by the Contractor

12.1.1 If the Work is stopped for a period of ninety (90) days by an order of any court or other public authority, or as a result of an act of the Government, through no fault of the Contractor or any person or entity working directly or indirectly for the Contractor, the Contractor may, upon ten (10) days' written notice to the Owner and the Engineer, terminate performance under this Contract and recover from the Owner payment for the actual reasonable expenditures of the Contractor (as limited in Subparagraph 10.3.2 above) for all Work executed and for materials, equipment, tools, construction equipment and machinery actually purchased or rented solely for the Work, less any salvage value of any such items.

12.1.2 If the Owner shall persistently or repeatedly fail to perform any material obligation to the Contractor for a period of fifteen (15) days after receiving written notice from the Contractor of its intent to terminate hereunder, the Contractor may terminate performance under this Contract by written notice to the Engineer and the Owner. In such event, the Contractor shall be entitled to recover from the Owner as though the Owner had terminated the Contractor's performance under this Contract for convenience pursuant to Subparagraph 12.2.1 hereunder.

12.2 Termination by the Owner

12.2.1 *For Convenience*

12.2.1.1 The Owner may for any reason whatsoever terminate performance under this Contract by the Contractor for convenience. The Owner shall give written notice of such termination to the Contractor specifying when termination becomes effective.

12.2.1.2 The Contractor shall incur no further obligations in connection with the Work and the Contractor shall stop Work when such termination becomes effective. The Contractor shall also terminate outstanding orders and subcontracts. The Contractor shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The Owner may direct the Contractor to assign the Contractor's right, title and interest under terminated orders or subcontracts to the Owner or its designee.

12.2.1.3 The Contractor shall transfer title and deliver to the Owner such completed or partially completed Work and materials, equipment, parts, fixtures, information and Contract rights as the Contractor has.

12.2.1.4

(a) The Contractor shall submit a termination claim to the Owner and the Engineer specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the Engineer. If the Contractor fails to file a termination claim within six (6) months from the effective date of the termination, the Owner shall pay the Contractor, an amount derived in accordance with sub-paragraph (c) below.

(b) The Owner and the Contractor may agree to the compensation, if any, due to the Contractor hereunder.

(c) Absent Agreement to the amount due to the Contractor, the Owner shall pay the Contr the following amounts:

(i) Contract prices for labor, materials, equipment and other services provided under this Contract;

(ii) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the Work, and in terminating the Contractor's performance, plus a fair and reasonable allowance for overhead and profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it appears the Contractor would have not profited or would have sustained a loss if the entire Contract would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

(iii) Reasonable costs of settling and paying claims arising out of the termination of subcontracts or orders pursuant to Subparagraph 12.2.1.2 of this Paragraph. These costs shall not include amounts paid in accordance with other provisions hereof.

The total sum to be paid the Contractor under this Subparagraph 12.2.1 shall not exceed the total Contract Price, as properly adjusted, reduced by the number of payments otherwise made, and shall in no event include duplication of payment.

12.2.2 *For Cause*

12.2.2.1 If the Contractor persistently or repeatedly refuses or fails to prosecute the Work in a timely manner, supply enough properly skilled workers, supervisory personnel or proper equipment or materials, or if it fails to make prompt payment to Subcontractors for materials or labor, or persistently disregards laws, ordinances, rules, regulations or orders of any public authority that has jurisdiction, or otherwise is guilty of a substantial violation of a material provision of this Contract, then the Owner may by written notice to the Contractor, without prejudice to any other right or remedy, terminate the employment of the Contractor and take possession of the site and of all materials, equipment, tools, construction equipment and machinery thereon owned by the Contractor and may finish the Work by whatever methods it may deem expedient. In such case, the Contractor shall not be entitled to receive any further payment until the Work is finished.

12.2.2.2 If the unpaid balance of the Contract Price exceeds the cost of finishing the work, including compensation for the Engineer's additional services and expenses made necessary thereby, such excess shall be paid to the Contractor. If such costs exceed the unpaid balance, the Contractor shall pay the difference to the Owner. This obligation for payment shall survive the termination of the Contract.

12.2.2.3 In the event the employment of the Contractor is terminated by the Owner for cause pursuant to Subparagraph 12.2.2 and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under Subparagraph 12.2.1 and the provisions of Subparagraph 12.2.1 shall apply.

12.3 Renewal

12.3.1 Pursuant to O.C.G.A. § 36-60-13, this Agreement shall commence on the effective date of this Agreement and shall terminate absolutely and without further obligation on the part of the Owner at the close of the calendar year in which it was executed, and at the close of each

succeeding calendar year for which it may be renewed following the process outlined in subsection 12.2.3.2 below.

12.3.2 The Owner shall determine no less than forty-five (45) days prior to the end of the calendar year in which the Agreement was executed whether or not said contract shall be renewed for the following calendar year. Such determination shall be made at the sole discretion of the Owner and may depend on factors such as budgeted funding for the following calendar year, performance of the Contractor under the Agreement during the current calendar year, or any other such factors the Owner may choose to consider. The Owner shall notify the Contractor in writing of the Owner's decision to either renew or not renew this Agreement no less than thirty (30) calendar days before the end of the current calendar year.

12.3.3 Notwithstanding anything contained in subsection 12.2.3.2 above, this Agreement shall terminate immediately and absolutely at such time as appropriated and otherwise unobligated funds are no longer available to satisfy the obligations of the Owner under the Agreement.

12.3.4 This Agreement is not deemed to create a debt of the Owner for the payment of any sum beyond the calendar year of execution or, in the event of renewal, beyond each calendar year of renewal.

ARTICLE XIII
OWNER'S RIGHT TO SUSPEND CONTRACTOR'S PERFORMANCE

13.1 The Owner shall have the right at any time to direct the Contractor to suspend its performance, or any designated part thereof, for any reason whatsoever, or without reason, for a cumulative period of up to sixty (60) calendar days. If any such suspension is directed by the Owner, the Contractor shall immediately comply with same.

13.2 In the event the Owner directs a suspension of performance under Paragraph 13.1 through no fault of the Contractor, the Owner shall pay the Contractor as full compensation for such suspension the Contractor's reasonable costs, actually incurred and paid, of;

(i) demobilization and remobilization, including such costs paid to Subcontractors;

(ii) preserving and protecting work in place;

(iii) storage of materials or equipment purchased for the Project, including insurance thereon;

(iv) performing in a later, or during a longer time frame than contemplated by this Contract.

ARTICLE XIV
INSURANCE

14.1 Insurance

14.1.1 The Contractor will provide minimum insurance coverage and limits as per the following:

14.1.1 The Contractor shall provide coverage for not less than the following amounts or greater where required by laws and regulations:

Workers' Compensation

State and Other Employer's Liability	Statutory
Each Accident	$500,000
Disease Policy Limit	$500,000
Disease – Each Employee	$500,000
Commercial General Liability General Aggregate	
Each Occurrence	$1,000,000
Annual Aggregate	$1,000,000
Products and Completed Operations	
Each Occurrence	$1,000,000
Annual Aggregate	$1,000,000
Personal Injury	
Annual Aggregate	$5,000,000
Automobile Liability (any vehicle) Bodily Injury	
Each Person	$1,000,000
Each Occurrence	$1,000,000
Property Damage	
Each Occurrence	$1,000,000
Property Insurance Boiler & Machinery	$950,000

14.1.2 The Contractor will file with the Owner Certificates of Insurance, certifying the required insurance coverage below and stating that each policy has been endorsed to provide thirty (30) day notice to the Owner in the event that coverage is cancelled, non-renewed or the types of coverage or limits of liability are reduced below those required. All bonds and insurance coverage must be placed with an insurance company approved by the Owner, admitted to do business in the State of Georgia, and rated Secure ("B+" or better) by A.M. Best Company in the latest edition of Property and Casualty Ratings, or rated by Standard & Poors Insurance Ratings, latest edition as Secure ("BBB" or better). Worker's Compensation self-insurance for individual Contractors must be approved by the Worker's Compensation Board, State of Georgia and/or Self-Insurance pools approved by the Insurance Commissioner, State of Georgia.

ARTICLE XV
MISCELLANEOUS

15.1 Governing Law

15.1.1 The Contract shall be governed by the law of the State of Georgia, exclusive of its choice of law provisions. In the event of any litigation arising from this Contract, venue shall be in any court of competent jurisdiction of the County of DeKalb, Georgia.

15.2 Successors and Assigns

15.2.1 The Owner and the Contractor bind themselves, their successors, assigns and representatives to the other party hereto and to successors, assigns and legal representatives of such other party in respect to covenants, agreements and obligations contained in this Contract. The Contractor shall not assign this Contract without written consent of the Owner.

15.3 Interpretation

15.3.1 The Parties acknowledge that this Agreement and all the terms and conditions herein have been fully reviewed and negotiated by the Parties. Having acknowledged the foregoing, the Parties agree that any principle of construction or rule of law that provides that, in the event of any inconsistency or ambiguity, an agreement shall be construed against the drafter of the agreement shall have no application to the terms and conditions of this Agreement.

15.4 Severability

15.4.1 If any provision of this Contract shall be deemed invalid or unenforceable by a court of competent jurisdiction, such provision shall be modified to the extent necessary to cure such invalidity or unenforceability; provided, however, if such modification is not possible without creating a material conflict with another provision of this Contract, such invalid or unenforceable provision shall be deemed stricken from this Contract.

15.5 Amendment and Waiver

15.5.1 This Contract may not be amended, modified, or waived except by a writing signed by an authorized representative of each part. No waiver of or any failure or omission to enforce any of the provisions hereof by the Owner shall be construed to be a waiver of the Owner to enforce any such provisions or any other provision(s) of this Contract.

15.6 Notice

15.6.1 Notices. Where a party is required or permitted to give notice to the other pursuant to this Contract, such notice is deemed given: (i) when delivered in hand; (ii) three (3) days after it is mailed by registered or certified United States mail, return receipt requested, postage prepaid to the address listed below; or (iii) one (1) day after it is sent by courier or facsimile transmission if receipt is verified by the receiving party and such notice is addressed to the Party to receive such notice. Any notice required to be given by or on behalf of either party to the other shall be sent to the address specified below, or as such other address as may be specified, from time to time, by notice in the manner herein set forth.

If to the Owner/City:
City Manager
Cathy Turner
City of Stonecrest
3120 Stonecrest Blvd.
Stonecrest, Georgia 30038
Email: cyturner@stonecrestga.gov

With copies to:
City Attorney
Denmark Ashby Marticardi
100 Hartsfield Centre Pkwy.
Ste. 400
Atlanta, Georgia 30354
Email: wdenmark@dam.law

If to the Contractor:
Tajrishi General Contracting, LLC
470 Dacula Rd
Dacula, Georgia 30019
Email: mtajrishi@tajgc.com

15.7 Time is of the Essence

15.7.1 Time is of the essence for this Contract, the Contract Documents, and all supporting documents.

15.8 Participation in Federal Work Authorization Program

15.8.1 The Contractor shall participate in the federal work authorization program throughout the contract period, as provided in O.C.G.A. §13-10-91. The Contractor shall be required to, at the time of the contract, provide a signed, notarized affidavit, attesting that it has registered with, is authorized to use, and uses the federal work authorization program; it will continue to use the federal work authorization program throughout the contract period; and it will contract for the physical performance of services in satisfaction of such contract only with Subcontractors who present an affidavit containing the above information. Further, to the extent that a Subcontractor is utilized, the Subcontractor's federal work authorization program user identification number and the date of authorization shall be included in the affidavit. Said affidavit shall be attached hereto and incorporated by reference herein as **Exhibit C**.

15.9 Counterparts

15.9.1 This Agreement may be executed in multiple counterparts, each of which shall constitut original, but all of which taken together shall constitute one and the same Agreement. PDF signatures shall constitute original signatures.

15.10 Captions

15.10.1 The captions appearing herein are for convenience of reference only and shall not affect the meaning or interpretation of this Agreement or any clause or provision hereof.

15.11 Surety

15.11.1 The Contractor shall furnish separate performance and payment bonds to the Owner. Each bond shall set forth a penal sum in an amount not less than the Contract Price. Each bond furnished by the Contractor shall incorporate by reference the terms of this Contract as fully as though they were set forth verbatim in such bonds. In the event the Contract Price is adjusted by Change Order executed by the Contractor, the penal sum of both the performance bond and the payment bond shall be deemed increased automatically by like amount. The performance and payment bonds furnished by the Contractor shall be in form suitable to the Owner and Owner's legal counsel and shall be executed by a surety, or sureties, reasonably suitable to the Owner.

15.12 Interpretation

15.12.1 The Parties acknowledge that this Agreement and all the terms and conditions herein have been fully reviewed and negotiated by the Parties. Having acknowledged the foregoing, the Parties agree that any principle of construction or rule of law that provides that, in the event of any inconsistency or ambiguity, an agreement shall be construed against the drafter of the agreement shall have no application to the terms and conditions of this Agreement.

[SIGNATURES CONTAINED ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Contract has been signed and delivered by a duly authorized representative of each party as of the last date indicated below.

CITY OF STONECREST, GEORGIA

By: _____
(Signature)

_____
(Printed Name and Title)

_____
(Date of Execution)

Attest: _____
(SEAL)

TAJRISHI GENERAL CONTRACTING, LLC

By: _____
(Signature)

_____
(Printed Name and Title)

_____
(Date of Execution)

Attest: _____
(SEAL)

REVIEWED AS TO FORM

_____

CITY ATTORNEY

EXHIBIT A

SCOPE OF WORK

1. PURPOSE:
The City of Stonecrest ("City") is seeking qualified and experienced Bidder, herein after referred to as ("**Contractor**") to respond to a fixed (one-time) project to provide recreational access to South River located at Everett Park. Work shall be performed in accordance with the terms, conditions, and specifications contained in this Construction Invitation to Bid ("CITB").

The Contractor shall furnish all labor, materials, equipment, personnel, tools, supervision, transportation, machinery and other incidentals necessary to perform the work requested herein and typical of these types of projects.

Prices offered on the ***Attachment "B"*** - Bid Cost Proposal Form (Bid Sheet) are all inclusive and shall constitute complete compensation. Note: Bid Line Items may not be fully disbursed. Please incorporate the cost within the provided bid line items in ***Attachment "B".***

2. BACKGROUND:
Stonecrest is a community of approximately 60,000 people that was incorporated in 2017. The City is located along Interstate 20 roughly three miles east of I-285 ("The Perimeter") and 20 miles east of Downtown Atlanta. Stonecrest is in the southeastern portion of Dekalb County and is bordered by Rockdale County to the east, Henry County to the south, and the City of Lithonia and unincorporated Dekalb County to the north and west. I-20 separates the City into a northern area which includes residential neighborhoods, commercial development along Covington Highway, industrial parks that date to the 1960s and active quarries that predate incorporation by 130 years. South of I-20 features regional retail and lodging, suburban neighborhoods, and substantial outdoor recreation areas.

3. CONTRACT ADMINISTRATOR/DESIGNEE/PROJECT MANAGER:
The designated Contract Administrator for this project is Hari Karikaran, P.E., City Engineer, he can be reached at hkarikaran@stonecrestga.gov or (770) 224-0200. The Contractor will work with the Contract Administrator / Designee to complete this project.

4. GOVERNING REGULATIONS:
The Contractor shall perform services requested herein in accordance with all State, Federal, Local, and City rules, regulations, policies, procedures and requirements herein but not limited to:

a. Georgia Department of Transportation (GDOT) Section 150 - Traffic Control, as amended;
b. Georgia Department of Transportation (GDOT) Section 400 – Hot Mix Asphaltic Concrete Construction, as amended;
c. Georgia Department of Transportation (GDOT) Section 828 – Hot Mix Asphaltic Concrete Mixtures, as amended;
d. Georgia Department of Natural Resources standards, as amended;
e. Provisions of O.C.G.A. § 12-7-6(b)(15), as amended;
f. Pursuant to Ga. Comp. R. and Regs. 391-3-7-.05(2)(a), as amended;
g. US Army Corps of Engineers (Corps) PRDs, Section 10, Rivers and Harbors Act (Navigation) regulations, as amended;
h. Clean Water Act, Section 404, as amended;
i. The Americans with Disabilities Act (ADA), as amended;
j. City of Stonecrest ordinances and regulations;
k. OSHA standards and guidelines
l. All other applicable State, Federal, and Local laws, codes, and regulations applicable to perform the work requested herein.

Note: Failure to follow governing regulations may lead to project delays and stoppage of work as deemed necessary by the Contract Administrator / Designee.

A. PROJECT LOCATION AND CONDITION: (See ***Figure 1***):
Everett Park is located along South River at 5106 Klondike Road, Stonecrest, Georgia 30038. Park will be closed during construction.

Link to Google Streetview map of Everett Park: https://maps.app.goo.gl/dvEyg3RbWSMRSC3r6

FIGURE 1 – Parking Lot Entrance



B. WORK TO BE PERFORMED: (See ***Attachment "C"*** – Everett Park Design Drawings)
The Contractor shall furnish all materials, equipment, tools, and the performance of all necessary labor necessary to complete the scope of work requested herein. Work shall include but is not limited to; construction and installation of a floating kayak launch system, asphalt driveway and permeable interlocking concrete pavement system. Additional scope of work and related requirements can be found in ***Attachment "C"*** – Everett Park Design Drawings. This is a turnkey project.

1. Measurements:
   Prior to ordering materials or commencement of any work, the Contractor shall verify all dimensions and quantities for each location in which work is to be performed. The Contractor shall notify the City of any discrepancies in the measurements provided herein. The Contractor shall provide the adjusted measurements to the Contract Administrator / Designee for review and approval prior to ordering materials and commencement of any work.

2. Drainage Improvements:
   The Contractor shall perform drainage improvements along Klondike Road, provide necessary landscaping to stabilize the disturbed area(s) and ensure restoration of the natural environment. Work shall be performed in accordance with ***Attachment "C"*** – Everett Park Design Drawings.

3. Additional Site Improvements:
   The Contractor shall perform additional site improvements consisting of demolition, grading, concrete curb and gutter, landscaping, fencing and erosion control measures. Work shall be performed in accordance with ***Attachment "C"*** – Everett Park Design Drawings.

4. Erosion Control:
   The Contractor shall address erosion control in accordance with ***Attachment "C"*** – Everett Park Design Drawings.

5. Product Specifications:
   The Contactor shall use and provide products in accordance with ***Attachment "C"*** – Everett Park Design Drawings or an ***Approved Equal To*** where permissible.

6. Silt Fence:
   The Contractor shall provide silt fencing in accordance with ***Attachment "C"*** – Everett Park Design Drawings.

7. Tree Protection:
   The location in which the work is to be performed is in a heavily wooded area. The Contractor shall take care and necessary precautions by providing protection to surrounding trees in accordance with ***Attachment "C"*** – Everett Park Design Drawings.

8. Disturbed Area Stabilization:
   The location in which the work is to be performed is in a highly vegetive area. The Contractor shall take care and necessary steps to ensure area is stabilized at the completion of this project in accordance with ***Attachment "C"*** – Everett Park Design Drawings.

9. Outlet Protection:
   The Contractor shall preform outlet protection work in accordance with ***Attachment "C"*** – Everett Park Design Drawings.

10. Concrete and Pavement:
    The Contractor shall perform all concrete and pavement work in accordance with ***Attachment "C"*** – Everett Park Design Drawings.

11. Asphalt Drive:
    The Contractor shall construct and install an asphalt drive in accordance with ***Attachment "C"*** – Everett Park Design Drawings.

12. ADA Ramp and Kayak Launch Dock:
    The Contractor shall construct and install a ADA compliant ramp and new kayak launch dock in accordance with ***Attachment "C"*** – Everett Park Design Drawings.

13. Parking Lot:
    The Contractor shall construct a parking lot in accordance with ***Attachment "C"*** – Everett Park Design Drawings.

14. Signage:
    The Contractor shall supply and install signage in accordance with ***Attachment "C"*** – Everett Park Design Drawings.

15. Trees and Shrubs:
    The Contractor shall supply and install trees and shrubs in accordance with ***Attachment "C"*** – Everett Park Design Drawings and in accordance with American Nursery standards.

C. MATERIALS AND METHODS:
Materials and methods to complete this project shall be in accordance with GDOT requirements and regulations.

1. Materials:
   Materials must be certified, were required and come from GDOT approved sources and product list, were required. The Contractor will be required to submit in writing a list of proposed sources of materials. Upon request, the Contractor shall provide certificates from manufacturers for products and materials used to complete this project.

2. Testing:
   When required, representative samples will be taken for examination and testing prior to approval. The materials used in the work shall meet all quality requirements of the contract. Materials will not be considered as finally accepted until all tests, including any to be taken from the finished work which has been completed and evaluated. All materials will be tested according to the GDOT Sampling, Testing, and Inspection Manual by an approved consultant/lab hired by the City.

D. MAINTENANCE OF TRAFFIC (MOT):
The Contractor shall closely follow the directions provided throughout this document and shall be in conformance with the applicable sections of the GDOT Section 104.05, 107.09 and 150. Temporary speed limit reductions in Work zones must comply with Georgia Law (Code Section 40-6-188).

1. The Contractor shall provide a comprehensive MOT Plan to the Contract Administrator / Designee for review and approval.

2. The Contractor shall conduct operations that shall not close any thoroughfare, nor interfere in any way with any traffic on roadways without the written consent of the proper authorities within the City.

3. The Contractor shall confine operations of all equipment, workers and storage of materials and equipment to areas permitted by law, ordinances, permits or the requirements of the contract and shall not unreasonably encumber the premises with material or equipment.

4. NO WORK shall be performed as denoted under herein, without the appropriate and a maintenance of traffic signs, barricades, flashers and ALL other applicable Maintenance of Traffic (MOT) items being in place per the approved written MOT plan(s).

5. In addition to the Maintenance of Traffic (MOT), driveways and entrances must be kept open, with a minimum disturbance to the adjacent property owner(s). However, by agreement with each owner the Contractor may obtain permission to close such accesses for a short period of time. Any such agreement must be obtained in writing from the applicable property owner(s).

6. The flow of traffic will be maintained at all times during construction by permitting at least one lane of traffic to move through the construction site. All flagmen, warning signs, barricades and lights necessary to control the traffic and protect the public shall be furnished by the Contractor. All traffic control devices will be in accordance with the GDOT "Manual on Uniform Traffic Control Devices for Streets and Highways 2009 Edition.

7. Traffic, whose origin and destination are within the limits of the project shall be provided ingress and egress at all times unless otherwise specified by the City. The ingress and egress include entrances and exits via driveways at various properties, and access to the intersecting roads and streets. The Contractor shall maintain sufficient personnel and equipment (including flaggers and traffic control signage) on the project sites at all times, particularly during inclement weather, to ensure that the ingress and egress are safely provided when and where needed.

8. Two-way traffic shall be maintained at all times, unless otherwise specified or approved by the City. In the event of an emergency, the Contractor shall provide access to emergency vehicles and/or emergency personnel through or around the construction area. Any pavement damaged by such an occurrence will be repaired by the Contractor at no additional cost to the City.

9. The Contractor shall furnish, install and maintain all necessary and required barricades, signs and other traffic control devices in accordance with the MUTCD and GDOT specifications, and take all necessary precautions for the protection of the workers and safety of the public.

10. All existing signs, markers and other traffic control devices removed or damaged during construction operations will be reinstalled or replaced at the contractor’s expense, except as otherwise called for in the plans. At no time will Contractor remove regulatory signing which may cause a hazard to the public.

11. The Contractor shall contact MARTA at least three weeks prior to commencement of any work to coordinate construction and rest of the signs.

12. **Public Notification**: The Contractor shall be responsible for installing signs at the entrance of the location one week prior to commencement of work requiring lane closure. Payment for this will be included in the item for Traffic Control. The contractor shall be responsible for all applicable construction signage per MUTCD guidelines. Payment for this will be included in the item for Traffic Control.

9. WORK SCHEDULE:
Regular work Hours: 7:00 am to 7:00 pm, Monday through Friday. The City will consider extended workdays, workweeks and hours upon written request by the Contractor on a case-by-case basis. No work will be allowed on national holidays and City Holidays (i.e. Memorial Day, July 4th, Labor Day, etc.). Lane closures, if required, are limited to the hours of 9:00 AM to 4:00PM.

10. PROJECT MEETINGS & PROJECT PROGRESS MEETINGS:
After the contract is awarded and prior to commencement of any work, a pre-construction conference will be held between the Contractor, City representative, Utility Providers and others affected by this work. The time and place of the meeting will be arranged by the City Contract Administrator/Project Manager. The project schedule and dates for completion will be established during this meeting.

a. At the pre-construction conference, the Contractor shall identify his designated project manager, foreman, site supervisor and any additional personnel representing the Contractor and their respective roles and responsibilities for the work. The designated project manager shall represent the Contractor, and communications given to the project manager shall be as binding as if given to the Contractor. Important communications shall be confirmed in writing. Other communications shall be similarly confirmed in written requests in each case.

b. At the pre-construction conference, the Contractor shall furnish in writing to the City's Contract Administrator the names of person(s) or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for each principal portion of the work.

c. The City will promptly reply to the Contractor in writing stating whether or not, after due investigation, has reasonable objection to any such proposed person or entity.

d. The Contractor shall not contract with a proposed person or entity to whom the City has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

e. The Contractor shall hold bi-weekly progress meetings at the site, including City and subcontractor representatives. The Contractor shall record meeting minutes and distribute them to attendees prior to the next progress meeting.

11. CONTRACTOR RESPONSIBILITIES:
Unless otherwise specified, Contractor will be responsible for the provision and performance of all equipment, materials, work, etc. offered in their response.

a. Person of Contact (POC):
The Contractor shall provide contact information for Primary and Secondary staff within the company who will be responsible for providing a response to City request for support work during the term of this agreement. Contact information shall include: Name of Contact(s), E-mail address. Website Information, Phone Number, and Fax Number.

b. The Contractor shall conform to all applicable OSHA, NEPA, Americans with Disabilities Act (ADA), State and Federal safety requirements, rules, regulations, policies, and procedures to perform the work requested herein.

c. The Contractor shall maintain all certifications, licenses, bonds, and certificate of insurance for the duration of this project until receipt of final acceptance.

d. The Contractor shall supervise and oversee all work performed under this contract.

e. The Contractor shall provide and maintain a Punch list throughout the entire project.

f. The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and provide reasonable protection to prevent damage to properties surrounding the work site, injury or loss to employees, materials, and equipment in connection with the performance of the work herein.

g. The Contractor shall be responsible for protecting all existing utilities, irrigation, drainage structures, pipes and signs within the limits of this project site shall remain in place and be in working condition during and after the completion of this project.

h. The Contractor shall assess the conditions at this site, notify the designated Contract Administrator / Designee in writing of any discrepancies, conflicts, or omissions promptly upon discovery, and make necessary recommendations to resolve identified issues.

i. The Contractor shall be responsible for the appearance of all working personnel assigned to the projects (clean and appropriately always dressed), and their compliance with City Policies and Rules prohibiting smoking and consumption of alcohol and illegal drugs while on City projects.

j. The Contractor shall enforce strict disciple and good order amongst its employees and other persons carrying out work under this contract.

k. The Contractor shall be responsible to the City of acts and omissions of its employees, subcontractors, and other agents performing portions of the work for or on the behalf of the Contractor or any of its subcontractors.

l. The Contractor shall have an English-speaking supervisor/representative on the work site at all times, who shall be thoroughly knowledgeable of all plans, specifications, and other contract documents and has the authority to act on the contractor's behalf.

m. The Contractor shall be solely responsible for the safety of its employees and subcontractors hired to perform the work requested herein.

n. The Contractor shall ensure all employees and subcontractors assigned to perform work under this contract are properly licensed, trained and certified.

o. The Contractor shall restore all trees, shrubbery, and sodding if all areas disturbed while performing the work herein (as applicable).

p. <u>Reporting Dangerous Conditions / Situations</u>:
The Contractor shall notify the Contract Administrator / Designee of any and all encounters with unsafe and dangerous conditions and/or unusual situations occurring at work sites while working on this project.

12. ISSUANCE OF NOTICE TO PROCEED AND PURCHASE ORDER (PO):
The Contractor shall not commence any work until receipt of a Notice to Proceed (NTP) from the Contract Administrator / Designee and receipt of a Purchase Order (PO). Upon receipt of the NTP and PO, the Contractor shall commence work upon the direction of the Contract Administrator / Designee.

13. PROJECT DURATION:
The Contractor shall complete all services no less than **One Hundred and Eighty (180)** days from receipt of Purchase Order and Notice to Proceed (NTP).

Time is of the essence for the Contractor's performance of the work. The Contractor is expected to complete this project as expeditiously as possible. The work to be performed under this contract shall commence upon issuance of a Purchase Order (PO) and in conjunction with a Notice to Proceed (NTP). Contract Time extensions will not be allowed for holidays or vacations. At a minimum, the selected Contractor must adhere to the following schedule as set by the City:

a. The Contractor recognizes that TIME IS OF THE ESSENCE. The Work shall commence within **10** calendar days of the date of the Notice to Proceed.

b. Preliminary Project Schedule:
Within Ten **10** days after notice of award and as a condition precedent to executing the Contract, prior to commencement of any work, the Contractor shall submit their preliminary project schedule to the City for review and approval. The schedule shall be written in sufficient detail to show the chronical relationship of all major aspects of the project (in the form of tabulation, chart/graphic), procurement of materials, scheduling of equipment, construction, phases of each work site, estimated start and completion dates of the various project activities.

c. The Work shall be Substantially Completed within **60** calendar days, after the date when the Contract Time commences to run as provided in the Notice to Proceed.

d. The Work shall be finally completed on the Final Completion Date and ready for final payment in accordance with this Agreement within **180** calendar days, after the date when the Contract Time commences to run as provided in the Notice to Proceed.

14. LIQUIDATED DAMAGES:
Upon failure of the Contractor to complete the Work within the time specified for completion, the Contractor shall pay to the City the sum of Two Hundred and Fifty Dollars **($250.00)** for each and every calendar day that the completion of the Work is delayed beyond the time specified in this Agreement for completion, as fixed and agreed liquidated damages and not as a penalty, so long as the delay is caused by the Contractor.

15. WEATHER:
The Time of Completion for this project has been calculated assuming that the weather conditions will be average to moderate. If in the opinion of the City's Contract Administrator / Designee / Project Manager that the weather escalates to a point where the work delays on the project more than the Contractor could have reasonably anticipated or controlled, the Contract Administrator / Designee will make arrangements for extending the time of completion for each individual work order package, once the request has been made for such extensions by the Contractor.

a. If adverse weather conditions are the basis of a Claim(s) for additional time, such Claim(s) shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated and had an adverse effect on the project scheduled activities.

b. The Contractor will be required to promptly notify the City's Contract Administrator / Designee / Project Manager in writing of any such delays to the work, explaining its efforts to mitigate the effects of such delays. Any such notification received by the Contract Administrator / Designee / Project Manager, more than five business days after the delay has occurred will not be considered. No extension of time shall be granted for delay(s) resulting from typical weather conditions prevailing in the applicable area(s) as defined by the average of the last ten (10) years of weather data recorded with the City and the applicable jurisdiction(s).

16. DELIVERY, STORAGE, AND HANDLING:
The Contractor shall coordinate delivery and arrange storage of materials (if needed). Storage space may be limited. Components sensitive to damage in a harsh environment shall be stored off-site and delivered as needed. The Contractor shall provide all necessary protective covering needed to prevent damage to surround work areas. The Contractor shall be responsible for on-site security of tools, equipment and materials. The Contractor shall be responsible for securing all equipment and materials stored during this agreement period.

17. RESPONSE TIME:
The Contractor shall respond to request for services within twenty-four (24) hours of notification by the City.

18. RESTORATION OF PROPERTY:
Property - whether public or private - if damaged during construction or removed for the convenience of the work; ALL such property shall be repaired and/or replaced by the Contractor at his/her own expense in a manner acceptable to the City's Contract Administrator, prior to final acceptance of the work. Restoration of certain items (such as benches, sod, etc.) shall be performed promptly for reasons of public safety, health, and welfare.

19. DISPOSAL OF EXCESS MATERIAL:
All excavated and excess material(s) which is not required for the work shall be promptly removed from site and safely disposed of by the Contractor; such removal and disposal of the applicable material(s) shall be the sole responsibility of the Contractor and conducted at his/her expense. Disposal of all materials shall be carried out in accordance with State, Local, Federal rules and regulations. No stockpiling of removed materials shall be allowed on site.

20. CONTRACTOR AND SUBCONTRACTOR UNIFORM/BADGING:
The Contractor employees assigned to this contract must wear a professional uniform with the company name permanently affixed to the uniform. Uniforms shall comply with all safety provisions from the Georgia Department of transportation, OSHA, and the City.

21. CONTRACTOR AND SUBCONTRACTOR VEHICLES:
The Contractor's company vehicles shall be distinctly labeled with the company name; and shall only be parked in designated spaces provided by the City.

22. DAMAGE REIMBURSEMENT:
The Contractor shall be solely responsible for, and shall reimburse the City, any and all costs and/or expense of any kind or nature relating to the correction of any damage to any City property resulting from the installation, maintenance, replacement of mounted equipment and infrastructure.

23. WARRANTY:
The Contractor shall furnish all pertinent warranty information including manufacturers' warranties, effective dates, as they become available, for all new equipment. All materials, components and labor work performed shall be fully warranted and guaranteed for a minimum of One (1) year from date of completion of services

and acceptance by the City and City Engineer. Repair or replacement defects occurring in labor or pr within the warranty period shall be performed and provided at no additional cost to the City.

24. CLEAN UP:
All usable materials and debris shall be removed from the premises at the end of each workday and disposed of in an appropriate manner. Upon final completion, the Contractor shall thoroughly clean up all areas where work has been involved as mutually agreed with the associated location Contract Administrator / Designee.

25. WORK ACCEPTANCE:
a. Services performed under this agreement will be inspected by an authorized representative of the Engineering Department. This inspection shall be performed to determine acceptance of work, appropriate invoicing and warranty conditions.

b. The City shall provide written notice of acceptance or rejection within five (5) business days of completion of final inspection.

26. FINAL INSPECTION AND WORK ACCEPTANCE:
The Contractor shall perform a joint inspection with the City's authorized representative for each project upon the completion of all work. The Contractor shall notify the City when the work is complete and ready for the City's final inspection. After final inspection, the City's authorized representative for the project will accept the work if the Contractor has satisfactorily:

a. Corrected all deficiencies observed during the final inspection and no new deficiencies have been observed;

b. Submitted all other required contract deliverables

c. The Contractor shall correct work rejected by the City or work failing to conform to the requirements of the contract documents, whether or not fabricated, installed or completed. This shall occur within at least five (5) business days of notice to the Contractor, unless otherwise agreed upon with City staff. The Contractor bears the costs of correcting such rejected work, including additional testing, inspections required and compensation for City services and expenses made necessary thereby.

d. The Contractor shall provide the following upon completion of the project

27. REPORTING REQUIREMENTS:
The Contractor shall submit a two (2) week projected schedule each Friday by 3:00pm.

28. INVOICING AND PAYMENT:
The Contractor shall submit a detailed "itemized" invoice list of equipment, labor, parts, and appurtenances used under this agreement. All one-time and reoccurring charges shall be identified on the invoice. Installation services fees shall be submitted and paid as a one-time charge to the City.

Invoices shall be submitted as follows:

c. Initial: Upon Completion of 50% of the project.
d. Final: Upon Completion and City's Acceptance of Work.

Note: Payment Retainage is applicable to this agreement at a rate of **5%** and will be withheld until it has been determined that the Contractor has complied with DBRA requirements.

ATTACHMENT "B"
BID COST PROPOSAL FORM
(BID SHEET)

ALL PRICES SHALL REMAIN VALID FOR ONE HUNDRED AND TWENTY (120) DAYS AFTER BID OPENING.

CITB NO. : CITB-00011-26, Everett Park Parking Lot Improvement and Installation of a Kayak Lauch Dock

*** NOTE:** BASES OF AWARD: The City will award the contract to the lowest priced responsive, responsible Bidders, in the aggregate. To be considered for award, the Bidder must submit an offer on all items listed in the Solicitation. If a Bidder fails to submit an offer on all items, its overall offer may be rejected. Contractor will be Selected Based on the TOTAL COST.

Prices shall contain all costs to include labor, equipment, supplies, tools, transportation, overhead, general and administrative, incidental expenses, operating margin and sub consultant costs (if any).

The bid price(s) will apply through the term of this project. The bid price(s) provided must be stated specifically in dollars and cents, NOT a percentage increase. If a "0" (zero) is entered, then that is the fee that the Bidder will receive if awarded this agreement. If a space is left blank, or a space is marked N/A, or the Department's Attachment "B", Bid Cost Proposal (Bid Sheet) is not utilized by the Bidder, the bid shall be considered non-responsive.

The quantities are estimated for bidding purposes only and are not necessarily a representation of the actual quantities that will be authorized under this Agreement.

- **Do Not Re-Create, Modify or Replace the Department's Attachment "B" – Bid Cost Proposal (Bid Sheet) with your own version**
- **Do Not Change the Department's Estimated Quantity**
- **Do Not Change the Unit Type**
- **The Bidder MUST BID ON ALL ITEMS listed**

ACKNOWLEDGEMENT: I certify that I have read and agree to abide by all terms and conditions of this solicitation and that I am authorized to sign for the bidder. I certify that the Bid Response submitted is made in conformance with all requirements of the solicitation. In submitting a response, the bidder acknowledges they have read and agree to the solicitation terms and conditions and their submission is made in conformance with those terms and conditions.

Bidder Company Name: Tajrishi General Contracting LLC

FEID #: 41-5051740

Address: 4930 Sierra Creek Dr, Hoschton, Ga 30548

Authorized Signature: _____ Date: Aug 25, 2026 Phone: 404-649-7473 Fax: _____

E-mail: mtajrishi@tajgc.com Printed / Typed: Masoud Tajrishi Title: Owner

ATTACHMENT "B"
BID COST PROPOSAL FORM
(BID SHEET)

ITEM NO.	ITEM	UNIT OF MEASUREMENT	QUANTITY	UNIT PRICE	TOTAL PRICE
Demolition, Grading and Erosion Control					
1	Mobilization (MOT) (100-0000)	LS	1	$16,000.45	$ 16,000.45
2	Grading Complete (150-1001)	LS	1	$ 47,680.00	$ 47,680.00
3	Construction Erosion Control Items (163-1000)	LS	1	$27,874.95	$27,874.95
4	Maintenance of Temporary Erosion and Sedimentation Control Devices (165-1000)	LS	1	$4,000.00	$4,000.00
5	Clearing and Grubbing (201-0100)	LS	1	$ 27,915.00	$ 27,915.00
Drainage					
6	Storm Drain Pipe (18") (550-1150)	LF	*51 LF460	$95.00	$4,845.00
7	Flared End Section 18 IN, Storm Drain (550-4218)	EA	*1 EA 5	$2,600.00	$2,600.00
8	Catch Basin, GP 1 (668-1100)	EA	3	$1.00	$3.00
9	Drop Inlet, GP 1 (668-2100)	EA	*1 EA 3	$4,500.00	$4,500.00
10	San Sewer Manhole, TP 1 (668-3300)	EA	1	$ 1.00	$1.00
11	Storm Sewere Manhole, TP 1 (668-4300)	EA	1	$1.00	$1.00
12	STN Plain Rip Rap, 24 IN (603-1024)	SY	4	$185.00	$740.00
Marking and Signage					
13	Pavement Marking, Handicap Symbol (652-0095)	EA	1	$125.00	$125.00
14	Pavement Marking, Arrow, TP 1 (652-0110)	EA	7	$ 150.00	$1,050.00
15	Solid Traffic Stripe, 5 IN, White (652-5451)	LF	450	$ 0.75	$337.50
16	Traffic Stripe, White (652-9002)	SY	95	$ 1.25	$ 118.75
17	Pavement Marking, Arrow, TP 2 (653-0120)	EA	9	$225.00	$2,025.00
18	Solid Traffic Stripe, 24 IN White (653-1701)	LF	12	$10.00	$120.00

19	REM Highway Sign – Standard Sign R4-7 (KEEP RIGHT SIGN) (610-6515)	EA	1	$ 450.00	$ 450.00
20	REM Highway Sign – Standard Sign R1-1 (OCTAGON STOP SIGN) (610-6515)	EA	1	$ 450.00	$ 450.00
21	REM Highway Sign – Standard Sign R7-8-GA (Handicap Sign Detail) (610-6515)	EA	1	$ 500.00	$ 500.00
22	Thermoplastic Solid Traffic Stripe, 24 IN, White (STOP BAR) (653-1704)	LF	12	$ 10.00	$ 120.00
23	Solid Traffic Stripe, 5 IN, Yellow (652-5452)	LF	140	$ 0.75	$ 105.00
Landscape					
24	Landscaping: Trees & Shrubs etc. (702-1000)	LS	1	$ 31,255.00	$ 31,255.00
Pavement					
25	Recycled Asphalt Conc 9.5 MM Superpave, Type 1, Blend 1, Include Bitum Material & H Lime (402-3101)	TN	15	$ 645.00	$ 9,675.00
26	Recycled Asphalt Conc 19 MM Superpave, GP 1 or 2, Include Bitum Material & H Lime (402-3192)	TN	40	$ 305.00	$ 12,200.00
27	GR AGG Base CRS, 6 IN, Include Material (310-5070)	SY	232	$ 30.00	$ 6,960.00
28	Tack Coat (413-0750)	GL	40	$ 8.00	$ 320.00
29	Bituminous Prime Coat (412-0000)	GL	15	$ 15.00	$ 225.00
30	Permeable Pavers	LS	1	$ 124,875.00	$ 124,875.00
Ramp and Launch Dock					
31	ADA Ramp and Kayak Launch Dock	EA	1	$ 161,804.20	$ 161,804.20
Other					
32	Split Fencing	LS	1	$ 1.00	$ 1.00
33	**Pass Through Allowance**: Engineer's Field Allowance	LS	1	**$15,000.00**	**$15,000.00**

TOTAL COST:	$ 503,876.85

TOTAL COST IN WORDS:

Five hundred three thousand, eight hundred seventy-six dollars and eighty-five cents

* Per Keisha Franklin, Director of Finance, City of Stonecrest, the storm drain quantity is corrected to 51 linear feet, with one drop inlet and one concrete headwall. Additionally, the split rail fencing is no longer part of the project scope.

SITE DEVELOPMENT PLANS
Everett Park Parking Lot And Kayak Launch
5106 Klondike Road, Stonecrest, GA 30038

EVERETT PARK PARKING LOT IMPROVEMENTS
CERM PROJECT NO. 2023-1468A-001A

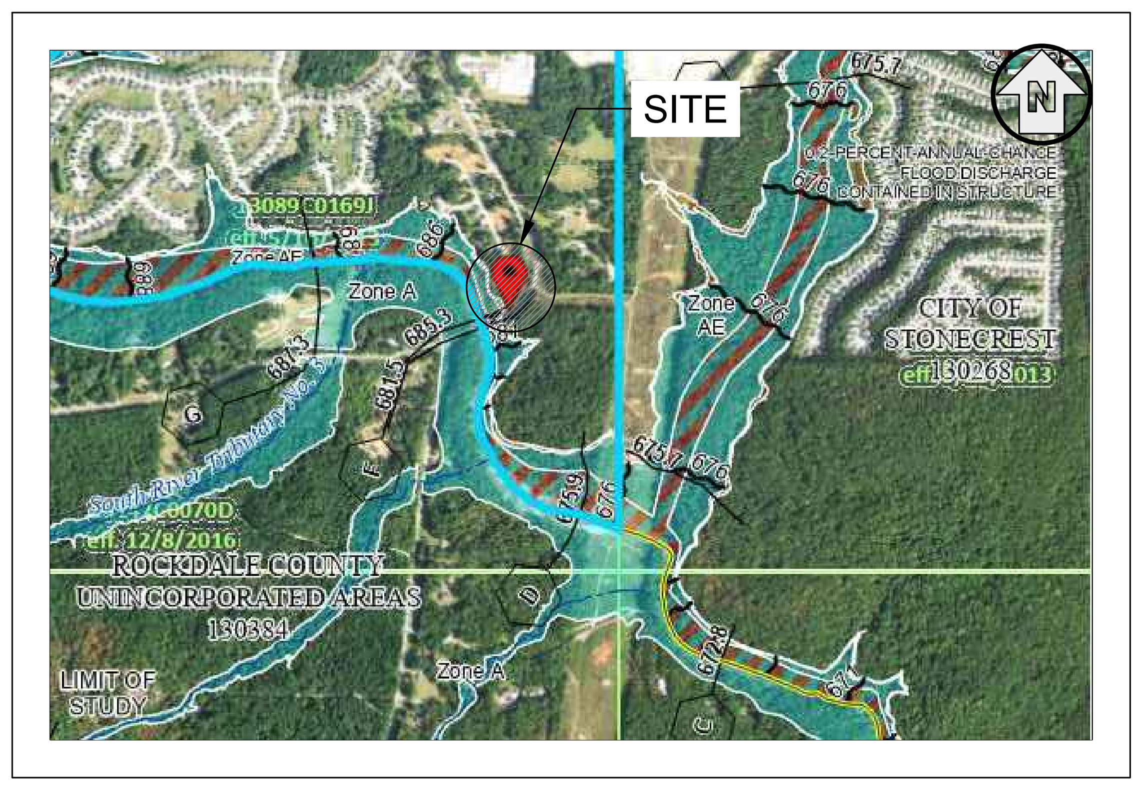
100% CONSTRUCTION DOCUMENTS

PROJECT DESCRIPTION

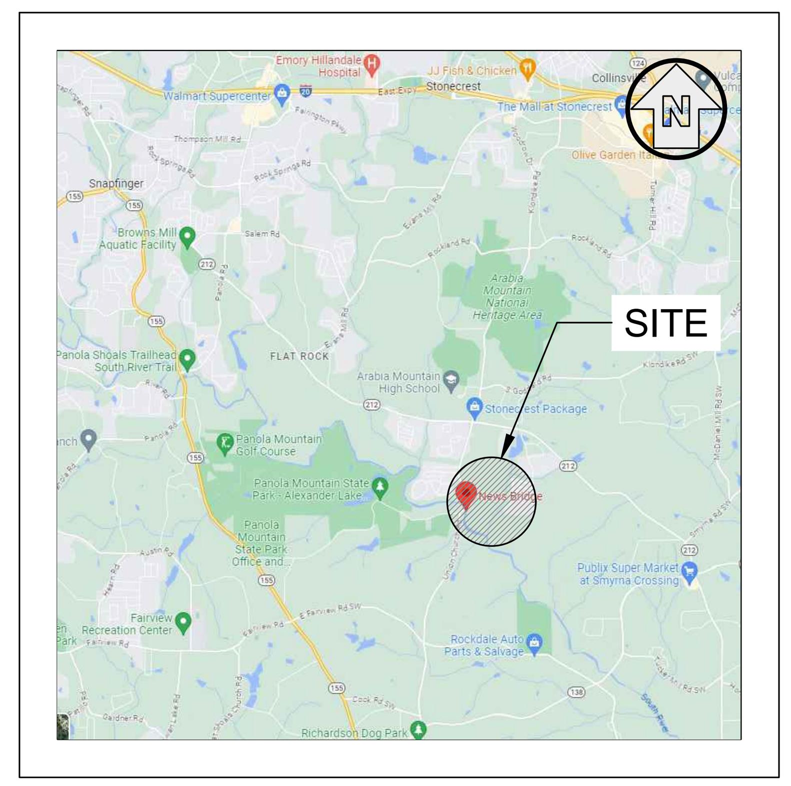
THIS PROJECT PROVIDES RECREATIONAL ACCESS TO THE SOUTH RIVER BY CONSTRUCTING A FLOATING KAYAK LAUNCH, ASPHALT DRIVE AND PAVERED PARKING LOT. IT ALSO ENTAILS DRAINAGE IMPROVEMENTS ALONG KLONDIKE ROAD NEAR THE DRIVEWAY TIE-IN TO EVERETT PARK AS WELL AS THE INSTALLATION OF A PERMEABLE PAVEMENT SYSTEM FOR THE PARKING AREA TO MINIMIZE IMPACT TO THE NATURAL ENVIRONMENT. THIS PROJECT ALSO INCLUDES THE NECESSARY LANDSCAPING TO STABILIZE THE DISTURBED AREA AND RESTORE THE NATURAL ENVIRONMENT.

OWNER / DEVELOPER
CITY OF STONECREST
3120 STONECREST BLVD.
STONECREST, GA 30038
TEL: 770.224.0200
CONTACT: HARI KARIKARAN
EMAIL: hkarikaran@stonecrestga.gov
www.stonecrestga.gov

ENGINEER
CERM
2800 CENTURY PARKWAY, STE 750
ATLANTA, GA
TEL: 678-999-0173
CONTACT: YASMIN MORENO, P.E.
EMAIL: ymoreno@cerm.com
www.cerm.com



FEMA MAP
SCALE: NTS

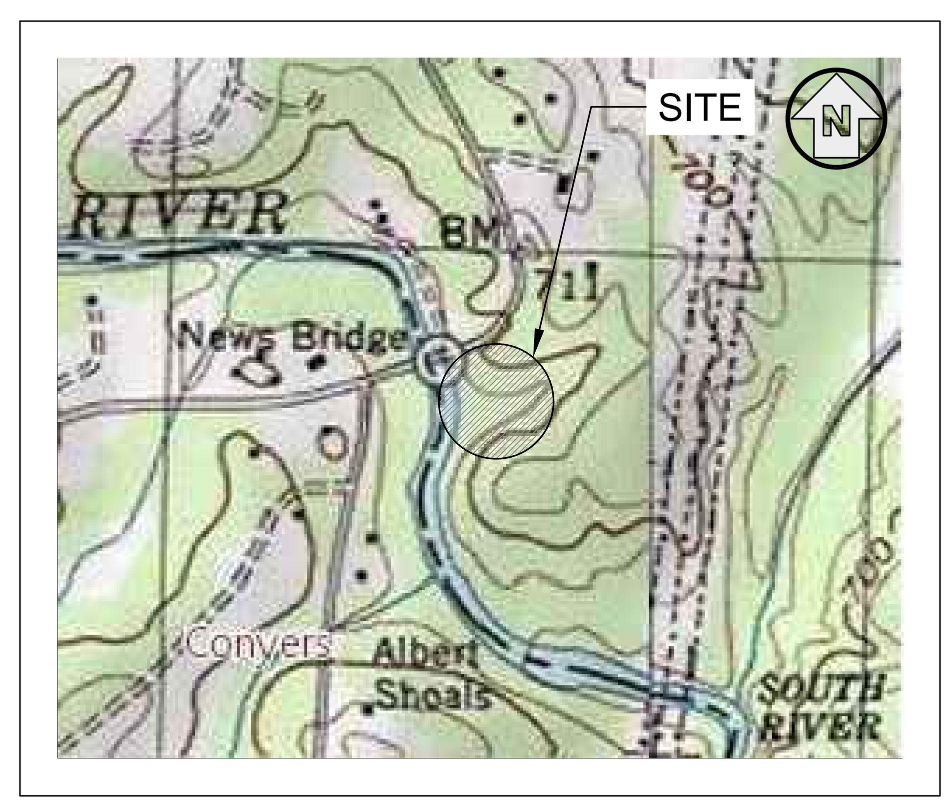


LOCATION MAP
SCALE: NTS



VICINITY MAP
SCALE: NTS

MAP REFERENCE: GOOGLE MAPS



USGS TOPO MAP
SCALE: NTS

SHEET INDEX

NUMBER	TITLE
C01-01	COVER SHEET
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C04-01	CLEARING AND DEMO
C05-01	SITE PLAN
C05-02	CON-COORDINATE-PNTS
C06-01	GRADING AND DRAINAGE PLAN
C06-02	DRAINAGE PROFILES
C07-01	NDPES CHECKLIST
C07-02	NDPES POLLUTION PREVENTION PLAN
C07-03	EROSION CONTROL NOTES AND LEGEND
C07-04	EROSION CONTROL NOTES AND LEGEND
C07-05	EROSION CONTROL PLAN - INITIAL
C07-06	EROSION CONTROL PLAN - INTERMEDIATE
C07-07	EROSION CONTROL PLAN - FINAL
C07-08	EROSION CONTROL DETAILS
C07-09	EROSION CONTROL DETAILS
C08-01	CONSTRUCTION DETAILS
C08-02	CONSTRUCTION DETAILS
C08-03	CONSTRUCTION DETAILS
C08-04	CONSTRUCTION DETAILS
LA01	LANDSCAPE PLAN
LA02	LANDSCAPE DETALS

72 HRS NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY PLANNED DIGGING
http: //www.georgia811com

LIMIT OF DISTURBANCE = 0.43 ACRES

2800 Century Pkwy, Suite 750
Atlanta, GA 30345
O: 678.999.0173
F : 678.999.0186
www.cerm.com

CLIENT

CITY OF STONECREST
3120 Stonecrest Blvd.
Stonecrest GA, 30038

PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: N.T.S.
PROJECT #: 2023-1468A-001A

SHEET TITLE

COVER SHEET

SHEET NUMBER

C01-01

ISSUED FOR CONSTRUCTION

FILE PATH: G:\PROJECT OPERATIONS\PROJECTS_ACTIVE PROJECTS\1468 CITY OF STONECREST\1468A-001A CITY OF STONECREST-EVERETT PARK PARKING LOT\40 - DESIGN DOCUMENTS\02 PLANS\C01-01.DWG PLOTTED BY: ALI IFTIKHAR

GENERAL NOTES

1. WORK TO BE PERFORMED ON THIS PROJECT INCLUDES IMPROVING APPROXIMATELY A 10,000 SF NATURALLY WOODED AREA WITH A PARKING AREA MADE OF A PERMEABLE PAVEMENT SYSTEM AND INSTALLING A FLOATING KAYAK LAUNCHING PAD. THIS PROJECT ALSO ENTAILS THE INSTALLATION OF AN ASPHALT DRIVE FROM KLONDIKE ROAD TO THE PARKING AREA, AS WELL AS DRAINAGE IMPROVEMENT ALONG KLONDIKE ROAD AT THE EVERETT PARK DRIVE.
2. PROJECT IS LOCATED IN THE CITY OF STONECREST, ALONG A PUBLIC PARK AND RECREATION AREA. THE GENERAL PUBLIC AND NEARBY RESIDENTIAL HOMEOWNERS SHALL BE NOTIFIED AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION.
3. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT BETWEEN 7AM TO 7PM MONDAY TO FRIDAY. WORK OUTSIDE OF THESE HOURS MUST BE PRE-APPROVED BY THE CITY OF STONECREST.
4. NOTIFY THE CITY OF STONECREST AT LEAST 72 HOURS PRIOR TO BEGINNING LAND DISTURBANCE.
5. THE EXISTENCE AND LOCATIONS OF ALL BOUNDARIES, PROPERTY LINES, AND RIGHT-OF-WAY LINES REPRESENTED WITHIN THESE CONSTRUCTION DOCUMENTS ARE APPARENT, AND ARE BASED ON FIELD INVESTIGATION. CONTRACTOR IS TO VERIFY EACH, AS APPROPRIATE, PRIOR TO LAND DISTURBANCE OR CONSTRUCTION ACTIVITY.
6. ALL CONSTRUCTION MATERIALS, DETAILS AND METHODS SHALL CONFORM TO GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, LATEST EDITION UNLESS OTHERWISE NOTED ON THE PLANS.
7. ALL WORK PERFORMED AND/OR RELATED CONSTRUCTION WITHIN THE ROW SHALL BE RETURNED TO PRE-EXISTING CONDITIONS OR BETTER PER CITY OF STONECREST STANDARDS.
8. ALL WORK PERFORMED AND/OR RELATED TO THE CONSTRUCTION ON PRIVATE PROPERTY SHALL BE RETURNED TO PRE-EXISTING CONDITIONS OR BETTER TO THE SATISFACTION OF THE ENGINEER AND/OR PROPERTY OWNER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH EROSION CONTROL REQUIREMENTS OF THE LOCAL LAND DISTURBANCE PERMIT AND NPDES PERMIT.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF ALL CONSTRUCTION DEBRIS IN A LAWFUL MANNER.
11. ALL FILL MATERIAL TO BE COMPACTED TO 95% MAXIMUM DRY DENSITY, STANDARD PROCTOR (COMPACT FILL MATERIAL IN 6" LOOSE LIFTS)
12. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE BASED UPON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL NOTIFY GA 811 ONE CALL CENTER AT LEAST 72 HOURS BEFORE EXCAVATING. CONTRACTOR TO NOTIFY UTILITY LOCATOR SERVICES FIVE (5) DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL OUTLINE THE LIMITS OF EXCAVATION WITH WHITE PAINT PRIOR TO THE ARRIVAL OF THE UTILITY LOCATOR.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND CITY OF STONECREST REQUIREMENTS.
15. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS WITHOUT APPROPRIATE PERMITS OR GOVERNMENT APPROVAL.
16. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE INDICATED.
17. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE AS SOON AS PRACTICABLE.
18. IN THE EVENT THAT SUSPECTED CONTAMINATED SOILS ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
19. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS. CONTRACTOR SHALL DISPOSE OF DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND STATUTES.
20. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CITY OF STONECREST.
21. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO THE CITY. ALL PAVEMENT, DITCHES, CURB AND GUTTER, UTILITIES, DRIVEWAYS, SIDEWALKS, SIGNS, FENCES, ETC. DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR RESTORED TO THE SATISFACTION OF THE ENGINEER.
22. ALL ON SITE VEHICLE TRANSPORTATION ROUTES SHALL BE TEMPORARILY STABILIZED WITH STONE IMMEDIATELY AFTER GRADING TO PROVIDE READY ACCESS FOR EMERGENCY VEHICLES TO TRAVEL THROUGH AND AROUND CONSTRUCTION SITE DURING BOTH DRY AND WET WEATHER.
23. EXCESS EXCAVATION MATERIAL SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE CONTRACTOR. NO SPOILS SHALL BE STORED ON SITE BEYOND SUBSTANTIAL COMPLETION.
24. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND SEQUENCING OF DEMOLITION AS DESCRIBED BY THESE DOCUMENTS AND SPECIFICATIONS. CONTRACTOR IS TO OBTAIN ALL PERMITS.
25. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF DEMOLITION OR RELOCATION WITH APPLICABLE UTILITY COMPANIES, I.E., GAS, CABLE, POWER, TELEPHONE, WATER, SEWER, ETC.
26. EQUIPMENT OPERATION, ACTIVITIES, OR PROCESSES PERFORMED BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH ALL FEDERAL AND STATE AIR EMISSION AND PERFORMANCE LAWS AND STANDARDS.
27. SOLID WASTES (EXCLUDING CLEARING DEBRIS) SHALL BE PLACED IN CONTAINERS WHICH ARE EMPTIED ON A REGULAR SCHEDULE. HANDLING, STORAGE, AND DISPOSAL SHALL BE CONDUCTED TO PREVENT CONTAMINATION. SEGREGATION MEASURES SHALL BE EMPLOYED SO THAT NO HAZARDOUS OR TOXIC WASTE WILL BECOME CO-MINGLED WITH SOLID WASTE. THE CONTRACTOR SHALL TRANSPORT SOLID WASTE OFF GOVERNMENT PROPERTY AND DISPOSE OF IT IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REQUIREMENTS FOR SOLID WASTE DISPOSAL. A SUBTITLE D RCRA PERMITTED LANDFILL SHALL BE THE MINIMUM ACCEPTABLE OFF-SITE SOLID WASTE DISPOSAL OPTION. THE CONTRACTOR SHALL VERIFY THAT THE SELECTED TRANSPORTERS AND DISPOSAL FACILITIES HAVE THE NECESSARY PERMITS AND LICENSES TO OPERATE. THE CONTRACTOR SHALL COMPLY WITH FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS PERTAINING TO THE USE OF LANDFILL AREAS.
28. PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL MARK THE PROJECT LIMITS AS SHOWN ON THE PLANS. ISOLATED AREAS WITHIN THE GENERAL WORK AREA WHICH ARE NOT TO BE DISTURBED SHALL BE MARKED OR FENCED. MONUMENTS AND MARKERS SHALL BE PROTECTED BEFORE CONSTRUCTION OPERATIONS COMMENCE.
29. THE CONTRACTOR SHALL MONITOR CONSTRUCTION ACTIVITIES TO PREVENT POLLUTION OF SURFACE AND GROUND WATERS AND SHALL COMPLY WITH THE CLEAN WATER ACT SECTION 404 REGULATIONS.
30. CONTRACTOR SHALL ESTABLISH AND VERIFY POINT OF BEGINNING (P.O.B) AND STAKE SITE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
31. ALL EXCAVATIONS MUST BE PERFORMED SO THAT THE SITE AND THE AREA IMMEDIATELY SURROUNDING THE SITE WHICH AFFECTS CONSTRUCTION OPERATIONS WILL BE CONTINUALLY AND EFFECTIVELY DRAINED. THE CONTRACTOR MUST PROVIDE DRAINAGE AND DEWATERING AS REQUIRED TO ENSURE THAT ALL FOOTING EXCAVATIONS ARE ACCOMPLISHED WITH THE SUBGRADE SOILS REMAINING DRY AND FIRM UNTIL AFTER FOOTINGS ARE PLACED AND BACKFILLED. REMOVAL OF SURFACE WATER, GROUNDWATER, AND ANY PERCHED WATER CONDITIONS, WHICH MIGHT BE ENCOUNTERED DURING EXCAVATIONS, SHALL BE ACCOMPLISHED BY APPROVED MEANS. REFER TO GDOT STANDARD SPECIFICATIONS - EARTHWORK FOR ADDITIONAL REQUIREMENTS.
32. CONTRACTOR SHALL FIELD-VERIFY ALL DIMENSIONS SHOWN ON PLANS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR OWNER FOR CORRECTION.

STORMWATER MANAGEMENT NOTES

1. THIS PROJECT IS WITHIN A REGULATORY FLOODWAY. BASE FLOOD ELEVATION IS 681.

LAYOUT NOTES

1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
2. SYMBOLS AND LEGENDS OF PROJECT ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S LITERATURE, SHOP DRAWINGS, AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
3. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS AND PERMIT STAMPED BY THE CITY OF STONECREST.

TRAFFIC CONTROL AND PHASING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE ENGINEER FOR APPROVAL AT LEAST TWO WEEKS BEFORE COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL INSTALL CAUTION SIGNS AS NEEDED DURING CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
3. CONTRACTOR SHALL SEEK TO MINIMIZE TRAFFIC DISRUPTION TO GENERAL PUBLIC AND RESIDENTS
4. ACCESS TO PUBLIC PARK & RECREATION AREAS AND RESIDENTIAL PROPERTIES MUST BE MAINTAINED AT ALL TIMES.

EROSION CONTROL NOTES:

1) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, LAND DISTURBING ACTIVITIES.
2) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3) SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES INDICATING THE ½ FULL VOLUME.
4) MAINTENANCE OF ALL SOIL EROSION AND SEDEMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.
5) A 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT IMPERVIOUS SETBACK IS TO BE MAINTAINED ADJACENT TO ALL STREAMS
6) WHERE APPLICABLE, DETENTION POND, DETENTION OUTLET STRUCTURES, AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
7) DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH IF LAND DISTURBING ACTIVITIESCEASE FOR MORE THAN 14 CALENDAR DAYS
8) ALL FILL SLOPES SHALL HAVE SILT FENCE PLACED AT THE SLOPE'S TOE.
9) CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 WITH A HEIGHT OF 10 FEET OR GREATER SHAL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET.
10) THE PROFESSIONAL WHO SEALS THIS PLAN CERTIFIES UNDER PENALTY OF LAW THAT THE THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY THE PROFESSIONAL'S AUTHORIZED AGENT, UNDER THE PROFESSIONAL'S SUPERVISION
11) UPON NOTIFICATION AND AUTHORIZATION OF THE OWNER, THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS RESPONSIBLE FOR INSPECTING THE INSTALLATION OF THE BMP'S WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITIES BEGINS.
12) GaSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION NUMBER IS 24059 AND SIGNATURE IS ATTACHED.
13) THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICLE 4 SECTION 4.3 PARAGRAPH 15). AN EXCEPTIONIS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, AND MAINTENANCE WORK (ARTICLE 3, SECTION3.1, PARAGRAPH 3).
14) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA")
15) CONSTRUCTION ACTIVITIES WILL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES, AND REGULATIONS.
16) TEMPORARY EROSION CONTROL DEVICES MUST BE IN PLACE AND OPERATIONAL PRIOR TO CLEARING AND GRADING OPERATIONS.
17) REPLACE CLOGGED SECTIONS OF SILT FENCES AS NECESSARY TO MAINTAIN WATER PASSAGE.
18) STABILIZE ALL SLOPES AND BARE AREAS AS SOON AS POSSIBLE AFTER GRADING OPERATIONS ARE COMPLETE.
19) SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY. ANY DAMAGES OBSERVED WILL BE REPAIRED BY END OF THE DAY.
20) STONE FOR CONSTRUCTION EXIT TO BE A.S.T.M.D 448 SIZE#1 (1-½" TO 3-½" IN DIAMETER). THE EXIT MUST BE MAINTAINED IN CONDITION TO PREVENT TRACKING OR FLOW OF MUD FROM GRADING OPERATIONS. CONTRACTOR TO APPLY PERIODIC DRESSING TO CONSTRUCTION EXIT WITH #1 STONE AS REQUIRED.
21) PERMANENT EROSION CONTROL MUST BE ACHIEVED PRIOR TO REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.
22) EROSION CONTROL DEVICES SHOWN HEREON ARE TO BE CONSIDERED A MINIMUM. ADDITIONAL MEASURES ARE TO BE INSTALLED IF DEEMED NECESSARY BY AN ON-SITE INSPECTION.
23) THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO LAND DISTURBING ACTIVITIES.
24) CONTRACTOR TO PROVIDE WHEEL WASH AREA CLOSE TO THE CONSTRUCTION EXIT TO REMOVE EXCESS DIRT FROM CONSTRUCTION VEHICLES BEFORE ENTERING THE PUBLIC ROADWAY. (C-08-07)
25) THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATERS AND OUTFALL(S). RECEIVING WATERS MUST HAVE AN UPSTREAM AND A DOWNSTREAM SAMPLE LOCATION.
26) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

INSPECTIONS

1) EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
2) MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
3) CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (a) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
4) CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).
5) BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.
6) A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT.

ABBREVIATIONS

APN	Assessor parcel number
BOW	Bottom of wall
C/L	Center line
CB	Catch basin
CLF	Chain link fence
CMP	Corrugated metal pipe
CONC.	Concrete
DI	Drain inlet
DIA.	Diameter
DB	Deed book
Exist.	Existing
FFE	Finish floor elevation
HDPE	High density polyethylene pipe
Hor.	Horizontal
IE	Invert elevation
L.F.	Linear feet
MH	Manhole
Min.	Minimum
N/F	Now or formerly
No.	Number
N.T.S	Not to scale
OCS	Outlet control structure
OH	Over head
PG	Page
PI	Pine
Prop.	Proposed
PVC	Polyvinyl chloride pipe
R/W	Right of way
S.F	Square feet
SS	Sanitary sewer
TOW	Top of wall
Typ.	Typical
Vert.	Vertical
WC	Water Closet
NWI	NATIONAL WETLAND INVENTORY

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CLIENT

CITY OF STONECREST
3120 Stonecrest Blvd.
Stonecrest GA, 30038

PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: N.T.S.
PROJECT #: 2023-1468A-001A

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

C02-01

ISSUED FOR CONSTRUCTION

FILE PATH: G:\PROJECT OPERATIONS\PROJECTS_ACTIVE PROJECTS\1468 CITY OF STONECREST\1468A-001A CITY OF STONECREST-EVERETT PARK PARKING LOT\40 - DESIGN DOCUMENTS\02 PLANS\C02-01.DWG PLOTTED BY: ALI IFTIKHAR

N/F
BROADMOOR PROPERTIES LLC
5046 LYNNONHALL COURT
DEED BOOK 30181 PAGE 137

TAX ID: 11 231 01 241

APPROXIMATE LOCATION PER THE COLLABORATIVE SURVEY DRAWING #A158-001-S-1

SSMH TOP 681.86(APPROX.)
IE(IN) 668.86(APPROX.)

PT #2
TRAV GPS
N 1320557.72
E 2308313.68
EL.682.05

100-YR FLOOD LINE

DITCH

CONCRETE SIDEWALK

ARABIA MOUNTAIN

KLONDIKE RD
(VARIABLE R/W)

EDGE OF PAVEMENT

CAUTION WEIGHT LIMIT 30

IPF-.5" RB

SOUTH RIVER

EDGE OF WATER (WETLAND BOUNDARY)

CONCRETE BRIDGE

N/F
MYERS, MA
5090 KLONDIKE ROAD
DEED BOOK 7754 PAGE 755

TAX ID: 11 231 02 006

25' IMPERVIOUS BUFFER

50' UNDISTURBED COUNTY BUFFER

25' STATE BUFFER

GATE

EVERETT PROPERTY

WETLAND DELINEATED BY UNITED CONSULTING DATED 04/03/2025

WETTED VEGETATION LINE

DIRT ROAD

CHAIN LINK FENCE 4'

SSMH
TOP 684.40
IE(IN) 669.47
IE(OUT) 669.35

N/F
STONECREST CITY OF
5106 KLONDIKE RD
DEED BOOK 29057 PAGE 514

TAX ID: 11 231 02 005

SSMH
TOP 683.02
IE(IN) 669.69
IE(OUT) 669.55

30" RCP

EDGE OF GRAVEL -SS-

P/L

20 0 20 40FT.
20'

LEGEND

- SS — SANITARY SEWER LINE
- EXISTING CHAIN LINK FENCE
- (S) SANITARY SEWER MANHOLE (SSMH)
- (CO) CLEAN OUT (CO)
- SIGN
- (ST) STORM DRAIN MANHOLE (STMH)
- ASPHALT
- CONCRETE
- GRAVEL
- GATE — EXISTING GATE
- LOD — LIMIT OF DISTURBANCE
- EXISTING TREES
- MINOR CONTOUR
- 395 — MAJOR CONTOUR
- EXISTING GRAVEL PATH TO BE REMOVED
- EXISTING TREES TO BE REMOVED
- NWI – WETLANDS

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MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: 1"=20'
PROJECT #: 2023-1468A-001A

SHEET TITLE

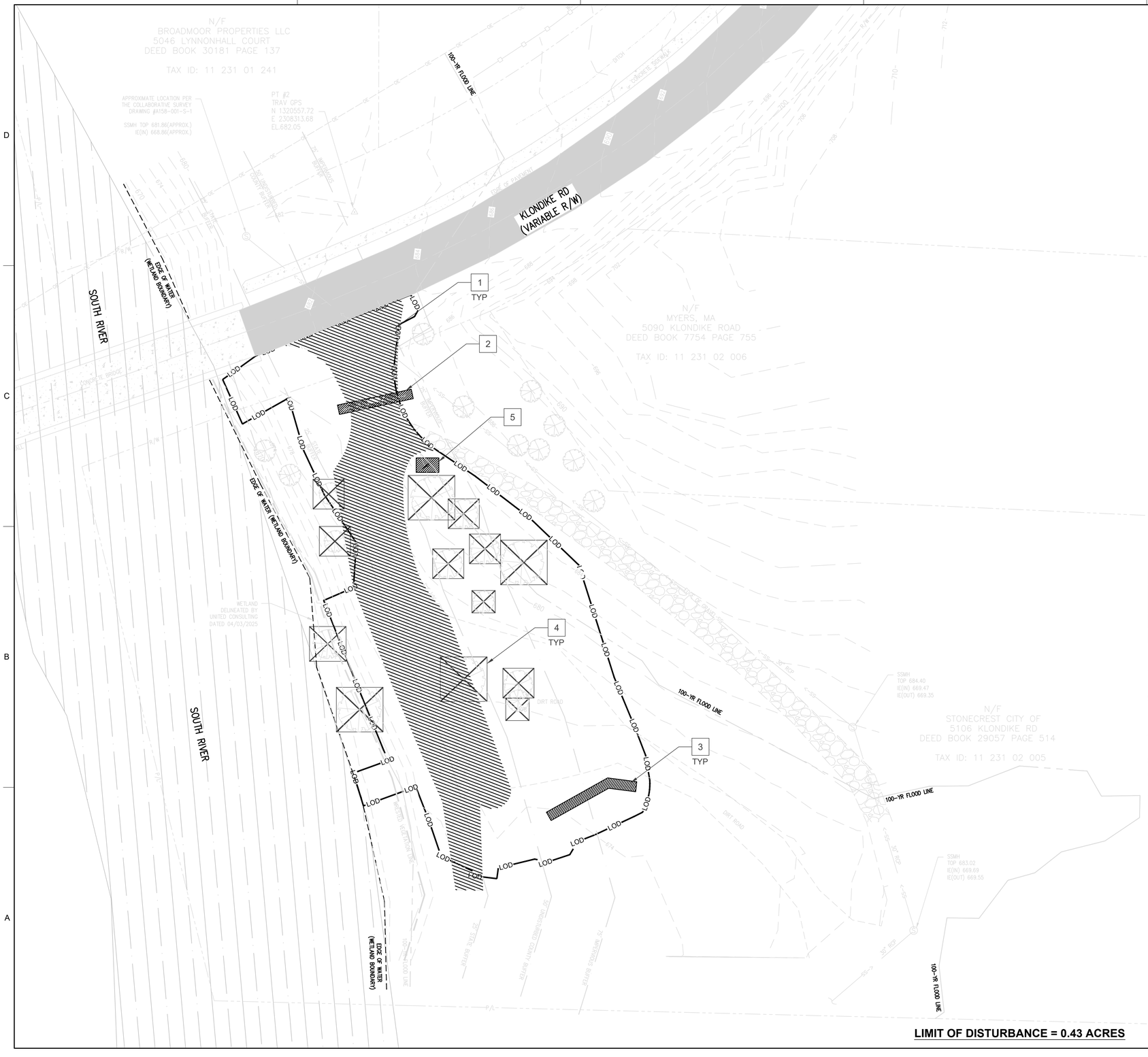
EXISTING CONDITIONS AND LEGEND

SHEET NUMBER

C03-01

ISSUED FOR CONSTRUCTION

FILE PATH: G:\PROJECT OPERATIONS\PROJECTS_ACTIVE PROJECTS\1468 CITY OF STONECREST\1468A-001A CITY OF STONECREST-EVERETT PARK PARKING LOT\40 - DESIGN DOCUMENTS\02 PLANS\C03-01.DWG PLOTTED BY: ALI IFTIKHAR



LEGEND

- SS — SANITARY SEWER LINE
- EXISTING CHAIN LINK FENCE
- (S) SANITARY SEWER MANHOLE (SSMH)
- (CO) CLEAN OUT (CO)
- SIGN
- (ST) STORM DRAIN MANHOLE (STMH)
- ASPHALT
- CONCRETE
- GRAVEL
- GATE — EXISTING GATE
- LOD — LIMIT OF DISTURBANCE
- EXISTING TREES
- MINOR CONTOUR
- 395 — MAJOR CONTOUR
- EXISTING GRAVEL PATH TO BE REMOVED
- EXISTING TREES TO BE REMOVED
- NWI – WETLANDS

DEMOLITION KEYNOTES:

1. REMOVE GRAVEL PATH
2. REMOVE GATE
3. REMOVE FENCE
4. REMOVE TREE
5. REMOVE SIGN

DEMOLITION GENERAL NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND FEDERAL REGULATIONS FOR DISPOSING OF ITEMS REMOVED FROM SITE.
2. CONTRACTOR SHALL LOCATE, IDENTIFY AND COORDINATE THE DISCONNECTION OF ALL UTILITIES (WHERE REQUIRED) WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO DEMOLITION.
4. EROSION CONTROL BMPS ARE TO BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
5. EXCAVATE WITHIN LANDSCAPE AREA ONLY
6. EXISTING SIGNS OUTSIDE OF CONSTRUCTION LIMITS SHALL BE PROTECTED AND REMAIN IN PLACE.
7. EXISTING SIGNS WITHIN CONSTRUCTION LIMITS SHALL BE REMOVED OR REPLACED.
8. SEE SPECIFICATIONS FOR UTILITY ABANDONMENT PROCEDURES AND REQUIREMENTS FOR COMPLETE REMOVAL.
9. SEE GRADING, DRAINAGE AND PAVING PLAN SHEETS FOR LIMITS OF GRADING AND LIMITS OF CONSTRUCTION .

LIMIT OF DISTURBANCE = 0.43 ACRES

20' 20 0 20 40FT.

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PROJECT #: 2023-1468A-001A

SHEET TITLE

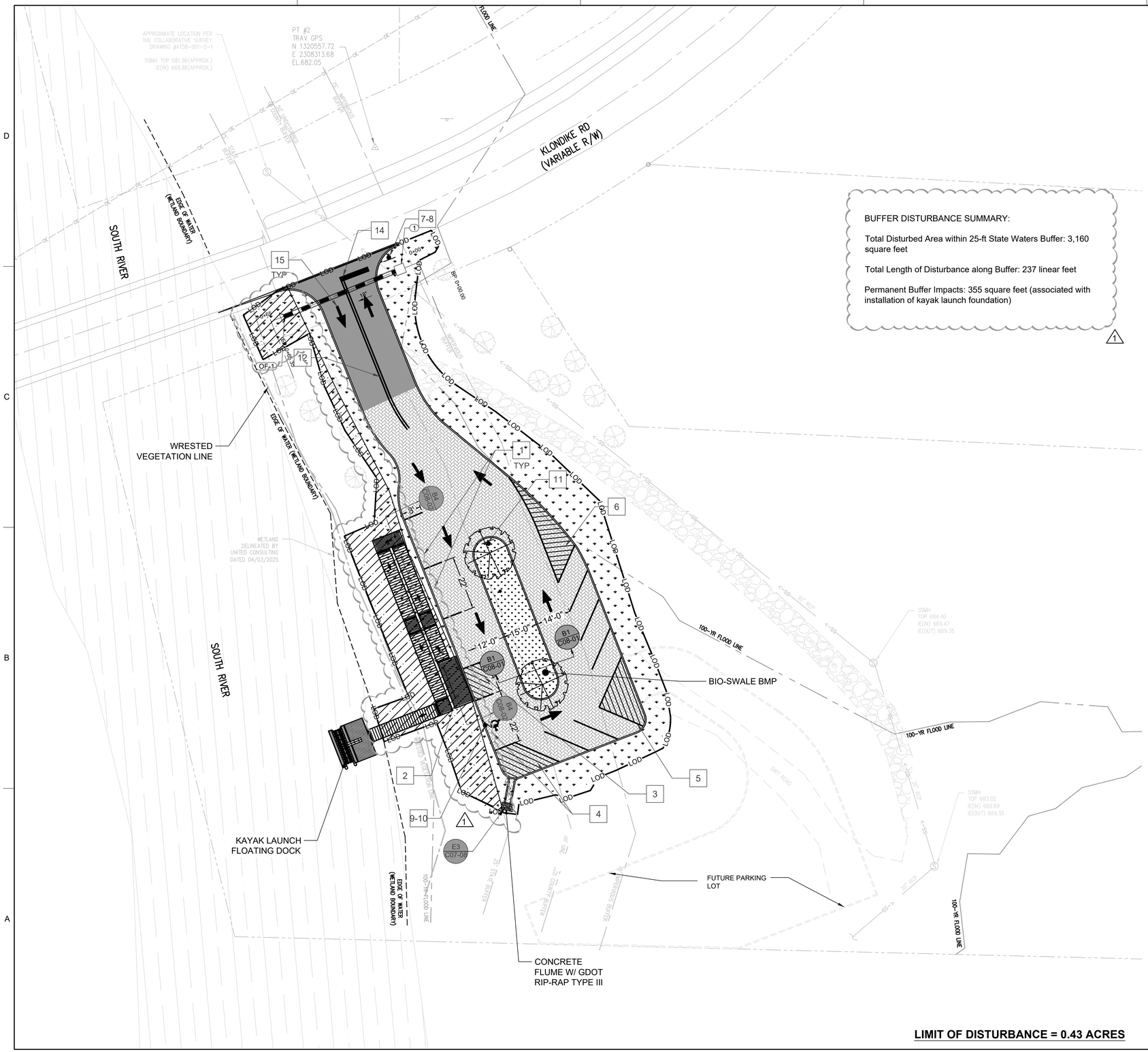
CLEARING AND DEMOLITION PLAN

SHEET NUMBER

C04-01

ISSUED FOR CONSTRUCTION

FILE PATH: G:\PROJECT OPERATIONS\PROJECTS_ACTIVE PROJECTS\1468 CITY OF STONECREST\1468A-001A CITY OF STONECREST-EVERETT PARK PARKING LOT\40 - DESIGN DOCUMENTS\02 PLANS\C04-01.DWG PLOTTED BY: ALI IFTIKHAR



BUFFER DISTURBANCE SUMMARY:

Total Disturbed Area within 25-ft State Waters Buffer: 3,160 square feet

Total Length of Disturbance along Buffer: 237 linear feet

Permanent Buffer Impacts: 355 square feet (associated with installation of kayak launch foundation)

1

LEGEND

- LIMIT OF DISTURBANCE
- PROPOSED ASPHALT MARKING
- FUTURE PARKING LOT
- EXISTING GATE TO BE DEMO
- PROPOSED TREES
- PROPOSED SURFACE STRIPING
- PROPOSED GREEN AREA
- EXISTING WALKWAY
- PROPOSED KAYAK LAUNCH
- PROPOSED PERMEABLE PAVERS
- PROPOSED ASPHALT
- PROPOSED HEADWALL
- PROPOSED STORM PIPE
- PROPOSED TRAFFIC STOP BAR
- PROPOSED SIGN
- PROPOSED RIP-RAP
- PROPOSED TRAFFIC ARROW
- NWI WETLAND

KEYNOTES:

1. TYPICAL PARKING SPACES DIMENSIONS (SEE C08-03)
2. HANDICAP AND CHEVRON PAINT STRIPING (SEE C08-03)
3. HANDICAP PAINT STRIPING (SEE C08-03)
4. CORNER PAINT STRIPING - 1 (SEE C08-03)
5. CORNER PAINT STRIPING - 2 (SEE C08-03)
6. PAINT STRIPING (SEE C08-03)
7. TRAFFIC STOP SIGN PLACEMENT(SEE C08-04)
8. TRAFFIC STOP SIGN (SEE C08-04)
9. HANDICAP SIGN DETAIL (SEE C08-04)
10. HANDICAP SIGN PLACEMENT DETAIL (SEE 08-04)
11. TRAFFIC "KEEP RIGHT" SIGN (SEE C08-04)
12. CENTER LANE DOUBLE STRIPE MARKING (SEE C08-04)
13. TYPICAL STRIPING
14. STOP BAR STRIPE (SEE C08-04)
15. TYPICAL TRAFFIC ARROW STRIPE (SEE C08-04)

NOTE:

EXISTING WETLANDS ARE PRESENT ON THE SUBJECT SITE. PORTIONS OF THE PROPOSED PROJECT ENCROACH UPON WETLANDS AND/OR WATERS OF THE UNITED STATES. THE APPLICANT HAS COORDINATED WITH THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE) AND THE APPROPRIATE STATE REGULATORY AGENCY AND HAS RECEIVED A NO OBJECTION CONFIRMATION (NOC) AND ALL REQUIRED PERMITS. ALL WORK WITHIN REGULATED AREAS SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PERMITS AND AGENCY REQUIREMENTS.

2

LIMIT OF DISTURBANCE = 0.43 ACRES

20 0 20 40FT.
20'

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CLIENT

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3120 Stonecrest Blvd.
Stonecrest GA, 30038

PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.
1	GA EPD Strambuffer Variance Permit	08/12/2025	
2	STONECREST LDP COMMENTS	02/16/2025	

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: 1"=20'
PROJECT #: 2023-1468A-001A

SHEET TITLE

SITE PLAN

SHEET NUMBER

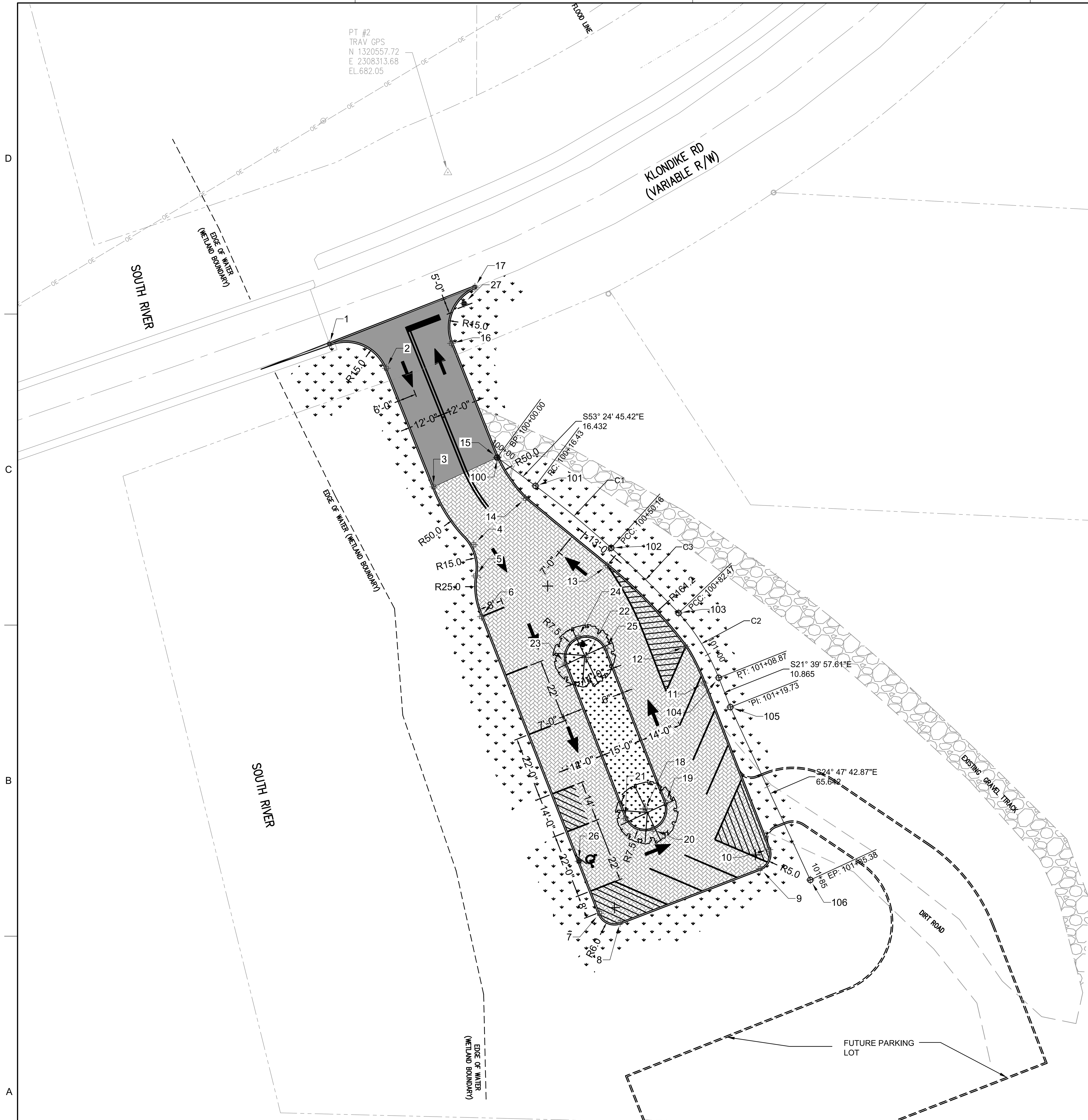
C05-01

ISSUED FOR CONSTRUCTION

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1 2 3 4 5

D C B A



Ditch Curve Table			
Curve #	Radius	Length	Chord Direction
C1	361.366	33.724	S50° 40' 52.92"E
C2	74.885	26.398	S31° 45' 52.59"E
C3	371.110	32.314	S45° 56' 49.13"E

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
1	Face of Curb Start	681.15	1320498.60	2308272.94
2	Face of Curb	681.26	1320490.23	2308292.49
3	End Asphalt	680.48	1320449.36	2308308.81
4	Face of Curb	679.90	1320429.45	2308322.65
5	Face of Curb	0.00	1320418.65	2308323.18
6	Face of Curb	0.00	1320404.61	2308325.27
7	Face of Curb	0.00	1320302.31	2308365.93
8	Face of Curb	0.00	1320299.18	2308373.03
9	Face of Curb	675.04	1320317.79	2308421.30
10	Face of Curb	677.53	1320324.32	2308424.29
11	Face of Curb	678.84	1320381.73	2308401.93
12	Face of Curb	679.04	1320394.29	2308395.58
13	Face of Curb	680.01	1320422.22	2308368.62
14	Face of Curb	680.55	1320445.37	2308340.47
15	End Asphalt	680.73	1320459.48	2308330.69
16	Face of Curb	682.01	1320498.80	2308314.91
17	Face of Curb End	863.08	1320518.18	2308323.01
18	Center of RG Curb	676.76	1320338.33	2308381.63
19	Face of Curb	677.41	1320340.56	2308388.81
20	Face of Curb	677.22	1320331.32	2308384.36
21	Face of Curb	677.32	1320335.11	2308374.84
22	Center of RG Curb	674.51	1320390.53	2308361.32
23	Face of Curb	678.48	1320388.27	2308354.14
24	Face of Curb	678.70	1320397.50	2308358.59
25	Face of Curb	678.60	1320393.72	2308368.11
26	HANDICAP SIGN	0.00	1320320.28	2308358.88
27	STOP SIGN	683.28	1320512.55	2308319.27

Ditch Control Points				
Point #	Station	Description	Northing	Easting
100	STA: 100+00.00	BEGIN	1320459.48	2308330.69
101	STA: 100+16.43	PC CURVE	1320449.69	2308343.88
102	STA: 100+50.16	PCC CURVE - 1	1320428.33	2308369.96
103	STA: 100+82.47	PCC CURVE - 2	1320405.87	2308393.18
104	STA: 101+08.87	PT CURVE	1320383.54	2308407.01
105	STA: 101+19.73	PI CURVE	1320373.44	2308411.02
106	STA: 101+85.38	END DITCH	1320313.85	2308438.55

LEGEND

- PROPOSED ASPHALT MARKING
- PROPOSED CURB
- PROPOSED SURFACE STRIPING
- PROPOSED TRAFFIC STOP BAR
- PROPOSED SIGN
- PROPOSED TRAFFIC CENTER-LINE
- PROPOSED TRAFFIC ARROW
- PROPOSED COORDINATE POINT

LIMIT OF DISTURBANCE = 0.43 ACRES

20 0 20 40FT.
20'

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Stonecrest GA, 30038

PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: 1"=20'
PROJECT #: 2023-1468A-001A

SHEET TITLE

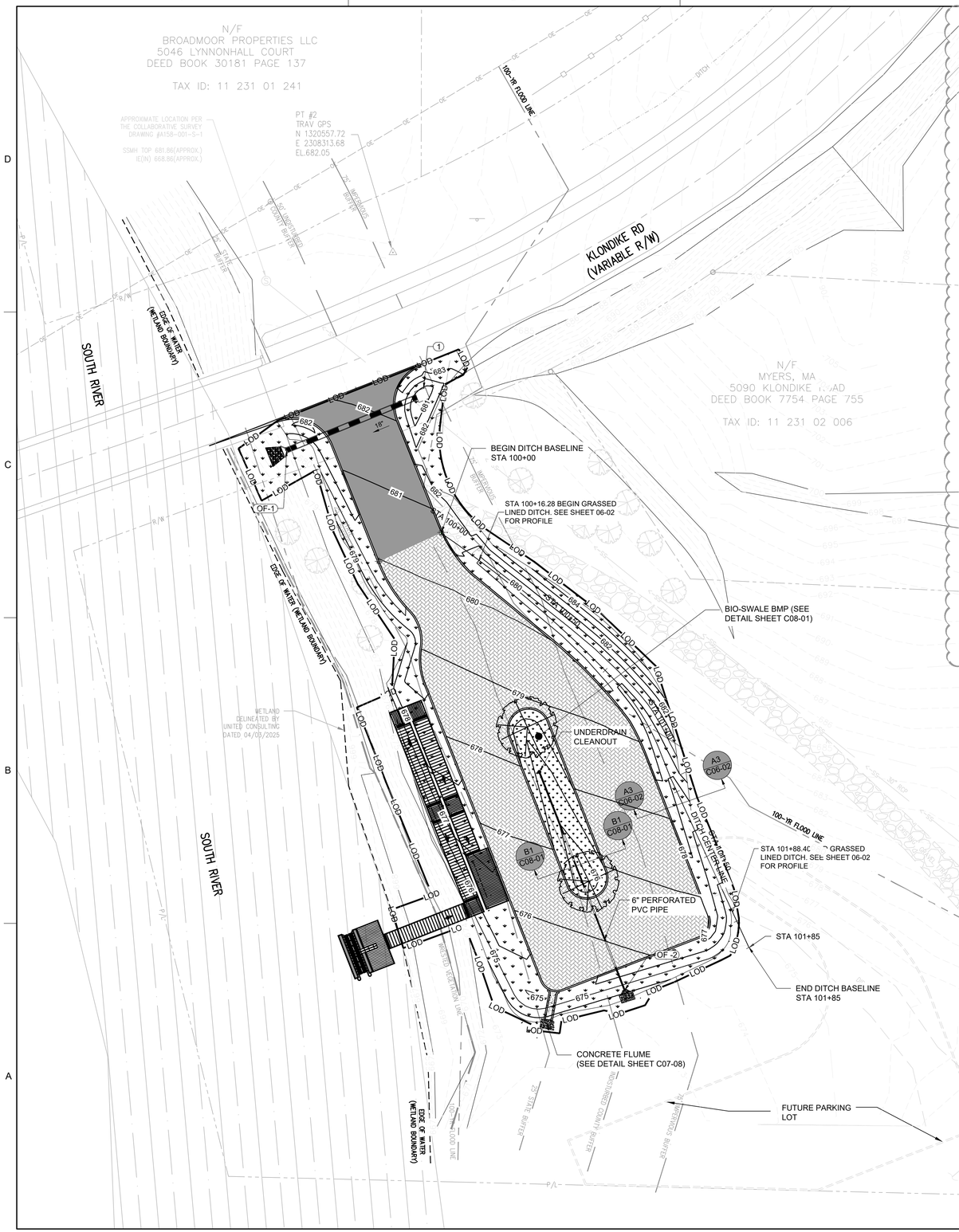
CONSTRUCTION COORDINATES

SHEET NUMBER

C05-02

ISSUED FOR CONSTRUCTION

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NOTE:

1. PORTIONS OF THIS PROJECT MAY ENCROACH ON WATERS OF THE U.S. IT IS THE RESPONSIBILITY OF THE APPLICANT TO SPEAK WITH THE UNITED STATES ARMY CORPS OF ENGINEERS ABOUT ACQUIRING PERMITS FOR THIS ACTIVITY.
2. CITY OF STONECREST ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENTION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. THE CITY OF STONECREST DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.
3. STRUCTURES ARE NOT ALLOWED IN DRAINAGE EASEMENTS.
4. MAXIMUM CUT OR FILL SLOPES IS 2H:IV
5. DETENTION POND, DETENTION OUTLET STRUCTURES AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.
6. DEVELOPER TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
7. PROVIDE DETENTION POND POST-CONSTRUCTION (RECORD) DRAWINGS WITH THE SUBMITTAL OF THE FINAL PLAT OR ONE WEEK PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY SO THAT THE POST-CONSTRUCTION CONDITIONS MAY BE VERIFIED AND APPROVED.CERTIFIED RECORD DRAWINGS SHALL INCLUDE TOPO OF POND AND OUTLET STRUCTURE DETAIL USING POST-CONSTRUCTION SURVEY DATA. USING RECORD DRAWINGS, PROVIDE A CERTIFIED HYDROLOGY REPORT VERIFYING POND VOLUMES AND PEAK OUTFLOWS FROM REGULATED STORM EVENTS.
8. ALL RCP PIPE JOINTS SHALL BE BELL & SPIGOT TYPE WITH A RUBBER GASKET CONFORMING TO ASTM C-433. THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AASHTO M-170 AND /OR ASTM-76. CLASS OF PIPE AND WALL THICKNESS SHALL BE IN ACCORDANCE WITH 1030-D, GEORGIA DOT SPECIFICATIONS, CONSTRUCTION OF ROADS AND BRIDGES.

LIMIT OF DISTURBANCE = 0.43 ACRES

LEGEND

- LOD — LIMIT OF DISTURBANCE
- PROPOSED ASPHALT MARKING
- FUTURE PARKING LOT
- GATE — EXISTING GATE TO BE DEMO
- PROPOSED TREES
- PROPOSED SURFACE STRIPING
- PROPOSED GREEN AREA
- EXISTING WALKWAY
- PROPOSED RIP-RAP
- PROPOSED KAYAK LAUNCH
- PROPOSED PERMEABLE PAVERS
- PROPOSED ASPHALT
- PROPOSED RIP-RAP
- PROPOSED INLET
- PROPOSED HEADWALL
- PROPOSED STORM PIPE
- EXISTING SANITARY MANHOLE
- PROPOSED TRAFFIC STOP BAR
- PROPOSED SIGN
- 395 — EXISTING CONTOUR
- 395 — PROPOSED CONTOUR
- NWI WETLAND

20 0 20 40FT.
20'

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Stonecrest GA, 30038

PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.
1	STONECREST LDP COMMENTS	02/16/2025	

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: 1"=20'
PROJECT #: 2023-1468A-001A

SHEET TITLE

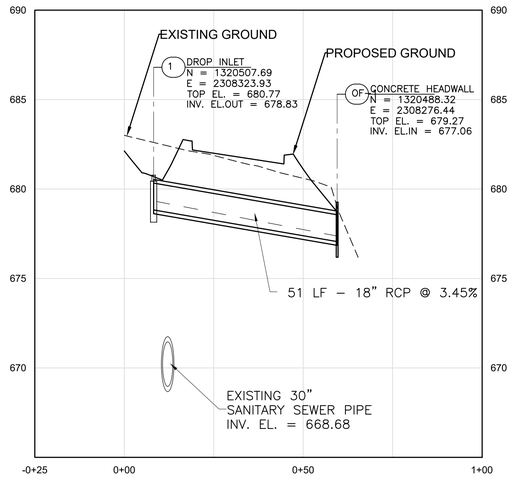
GRADING AND DRAINAGE PLAN

SHEET NUMBER

C06-01

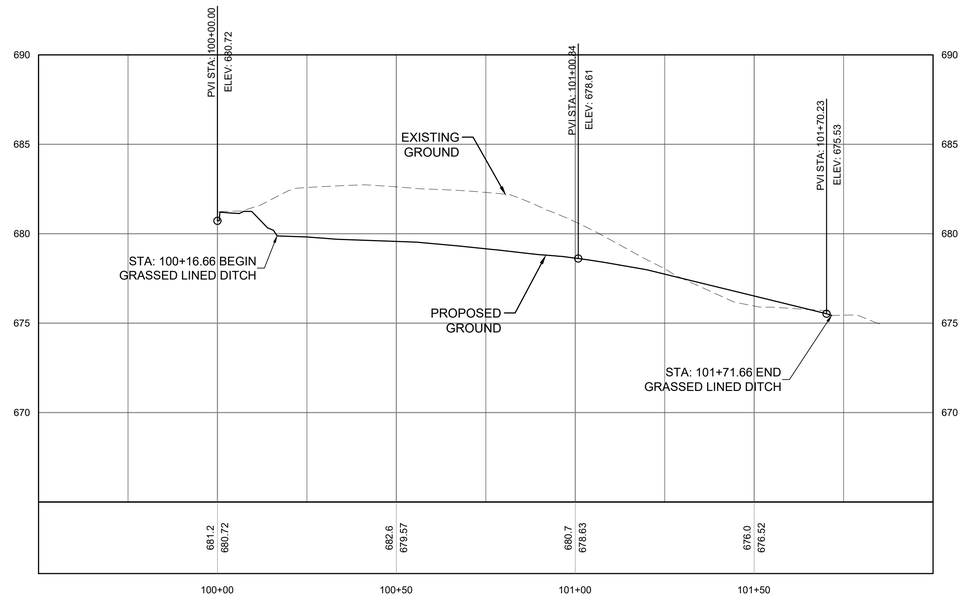
ISSUED FOR CONSTRUCTION

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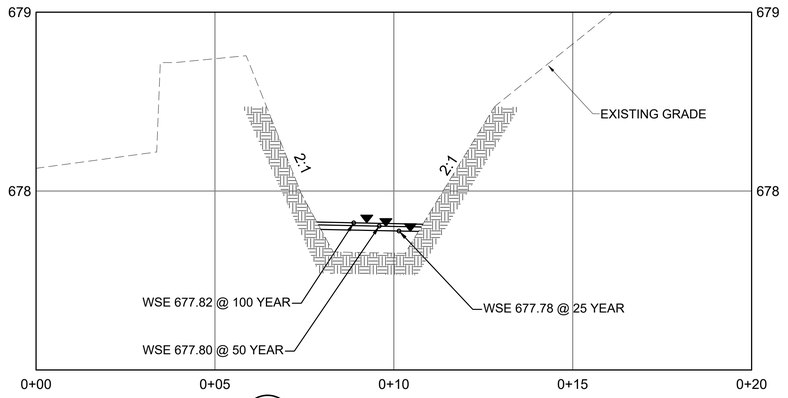


PIPE UNDER DRIVE - PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'

PIPE CHART	
PIPE #	1
PIPE SIZE	18"
PIPE LENGTH	51 FT
PIPE SLOPE	3.45%
DRAINAGE AREA	0.93 AC
DESIGN DISCHARGE	1.43 CFS
PIPE CAPACITY	9.5 CFS
RUNOFF COEFFICIENT	0.2
PIPE MATERIAL	RCP
VELOCITY V25	5.41 FT/S



BOTTOM OF CHANNEL - PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 4'



A3 / C06–02 DITCH CROSS SECTION
NOT TO SCALE

DITCH DATA

Return Period	Q (cfs)	V (ft/s)	D (ft)
10-Years	1.208	2.67	0.21
25-Years	1.427	2.97	0.24
50-Years	1.597	2.98	0.25
100-Years	1.760	3.11	0.27

20 0 20 40FT.
20'

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Stonecrest GA, 30038

PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025

PROJECT #: 2023-1468A-001A

SHEET TITLE

DRAINAGE PROFILES

SHEET NUMBER

C06-02

ISSUED FOR CONSTRUCTION

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EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST
COMMON DEVELOPMENT CONSTRUCTION PROJECTS (Primary and Tertiary Permittees) GAR100003

SWCD: DEKALB COUNTY

Project Name: EVERETT PARK PARKING LOT AND KAYAK LAUNCH **Address:** 5106 KLONDIKE ROAD

Local Issuing Authority: STONECREST, GA **Date on Plans:** 5/12/2025

Name & Email of person filling out checklist: YASMIN MORENO, ymoreno@cerm.com

Plan Page #	Included Y/N		TO BE SHOWN ON ES&PC PLAN
C07-01	Y	1	The applicable Erosion, Sedimentation and Pollution Control Plan Checklist established by the Commission as of January 1 of the year in which the land-disturbing activity was permitted. The completed Checklist must be submitted with the ES&PC Plan or the Plan will not be reviewed. **Permit IV.D.1. pg 28**
C07-01 C07-05	Y	2	Level II certification number issued by the Commission, signature and seal of the certified design professional. (Signature, seal and Level II number must be on each sheet pertaining to ES&PC Plan or the Plan will not be reviewed)
N/A	N	3	Limit of disturbance shall be **less than** 50 acres at any one time without prior written authorization from the GAEPD District Office. If GAEPD approves the request to disturb 50 acres or more at any one time, the Plan must include the GAEPD approval letter and completed Appendix 1 of this checklist with at least 4 of the chosen BMPs. * (A copy of the written approval by GAEPD must be attached to the Plan for the Plan to be reviewed.)
C07-02	Y	4	The name and phone number of the 24-hour contact responsible for erosion, sedimentation and pollution controls.
C07-02	Y	5	Provide the name, address, email address, and phone number of the Primary Permittee or Tertiary Permittee.
C07-02	Y	6	Note total and disturbed acreages of the project or phase under construction.
C07-02	Y	7	Provide the GPS location of the construction exit for the site. Give the Latitude and Longitude in decimal degrees.
C07-01	Y	8	Initial date of the Plan and the dates of any revisions made to the Plan including the entity who requested the revisions.
C07-02	Y	9	Descriptions of the nature of construction activity and existing site conditions.
C01-01	Y	10	Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
C07-01	Y	11	Identify the project receiving waters and describe all sensitive adjacent areas including streams, lakes, residential areas, wetlands, marshlands, etc. which may be affected.
C07-01	Y	12	Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan as stated on **Part IV page 22** of the permit.
C07-01	Y	13	Design professional's certification statement and signature that the Permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMPs and sampling to meet permit requirements as stated on **Part IV page 22** of the permit.
C07-01	Y	14	Clearly note the statement that "The design professional who prepared the ES&PC Plan is to inspect **and certify** the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation." *
C07-05	Y	15	Clearly note the statement that "Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits."
C07-01	Y	16	Provide a description of any buffer encroachments and indicate whether a buffer variance is required.
N/A	N	17	Clearly note the statement that "Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional." *
N/A	N	18	Clearly note the statement that "Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit." *
C07-01	Y	19	Clearly note statement that "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities."
C07-01	Y	20	Clearly note statement that "Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
C07-01	Y	21	Clearly note the statement "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
N/A	N	22-A	Prior to a Secondary Permittee conducting any construction activity, the applicable portion of the Primary Permittee's ES&PC Plan is to be provided. The Plan shall include a section for each Secondary Permittee to sign the Secondary Permittee Certification Statement and include the information required by **Part II.B.2.** *
N/A	N	22-B	For all Secondary Permittees, a Final Stabilization Certification must be signed when final stabilization has been achieved, stormwater discharge for activities has ceased, and temporary BMPs have been removed for their portion of the site. The Plan shall include a section for each Secondary Permittee to sign the Final Stabilization Certification and include the information required by **Part VI.D.** *
N/A	N	23	Any construction activity which discharges storm water into a Biota Impaired Stream Segment, or within 1 linear mile upstream of and within the same watershed as any portion of a Biota Impaired Stream Segment, must comply with **Part III.C.** of the permit. Include the completed Appendix 1 of this checklist with at least 4 of the chosen BMPs that will be used for those areas of the site which discharge to the Impaired Stream Segment. *
N/A	N	24	If a TMDL Implementation Plan for sediment has been finalized for the Biota Impaired Stream Segment (identified in Item 23 above) at least six months prior to submittal of NOI, the ES&PC Plan must address any site-specific conditions or requirements included in the TMDL Implementation Plan. *
N/A	Y	25	BMPs for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Include statement that washout of the drum at the construction site is prohibited.
C07-01	Y	26	Provide BMPs for the remediation of all petroleum spills and leaks.
C07-01	Y	27	Description of practices to provide cover for building materials and building products on site. *
C07-01	Y	28	Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.
C07-01	Y	29	Description of the practices that will be used to reduce the pollutants in storm water discharges.
C07-01	Y	30	Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site (i.e., initial perimeter and sediment storage BMPs, clearing and grubbing activities, excavation activities, utility activities, grading, infrastructure, temporary and final stabilization). *
C07-01	Y	31	Provide complete requirements of Inspections and record keeping by the Primary or Tertiary Permittee.
C07-01	Y	32	Provide complete requirements of Sampling Frequency and Reporting of sampling results. *
C07-01	Y	33	Provide complete details for Retention of Records as per **Part IV.F.** of the permit.
C07-01	Y	34	Description of analytical methods to be used to collect and analyze the samples from each location. *
C07-01	Y	35	Appendix B rationale for NTU values at all outfall sampling points where applicable. *
C07-01	Y	36	Delineate all sampling locations on **all phases of** the Plan, and perennial and intermittent streams and other water bodies into which storm water is discharged. *
C07-01	Y	37	A description of appropriate controls and measures that will be implemented at the construction site including: (1) initial sediment storage requirements and perimeter control BMPs, (2) intermediate grading and drainage BMPs, and (3) final BMPs. For construction sites where there will be no mass grading and the initial sediment storage requirements and initial perimeter control BMPs, intermediate grading and drainage BMPs, and final BMPs are the same, the Plan may combine all BMPs into a single phase plan.
C07-01	Y	38	Plan addresses BMPs for all phases of common development, including individual building lots and out-parcels, etc. regardless of who owns or operates the individual sites. Include typical and any applicable situational lot plans
C07-01	Y	39	Graphic scale and North arrow.
C07-01	Y	40	Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:
N/A	N	41	Use of Alternative BMPs whose performance has been documented to be equivalent to or superior to conventional BMPs as certified by a Design Professional (unless disapproved by GAEPD or the Georgia Soil and Water Conservation Commission). Refer to the Alternative BMP Guidance Document found at www.gaswcc.georgia.gov.
N/A	N	42	Use of Alternative BMP for application to the Equivalent BMP List. Refer to Appendix A-2 of the Manual for Erosion & Sediment Control in Georgia 2016 Edition.
C07-05	Y	43	Delineation of the applicable 25-foot or 50-foot undisturbed buffers adjacent to State Waters and any additional buffers as required by the Local Issuing Authority. Clearly note and delineate all areas of impact.
C07-05	Y	44	Delineation of all State Waters and wetlands located on or within 200 feet of the project site.
C06-01	Y	45	Delineation and acreage of contributing drainage basins on the project site.
C06-01	Y	46	Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions. *
C07-01	Y	47	Estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed. *
C06-01	Y	48	Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Identify/Delineate at all storm water discharge points.
C06-01	Y	49	Soil series for the project site and their delineation.
C07-02	Y	50	The limits of disturbance for each phase of construction.
C07-02	Y	51	Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written justification explaining the decision to use equivalent controls when a sediment basin is not attainable must be included in the Plan for each common drainage location in which a sediment basin is not provided. A written justification as to why 67 cubic yards of storage is not attainable must also be given. Worksheets from the Manual must be included for structural BMPs and all calculations used by the design professional to obtain the required sediment storage when using equivalent controls. When discharging from sediment basins and impoundments, Permittees are required to utilize outlet structures that withdraw water from the surface, unless infeasible. If outlet structures that withdraw water from the surface are not feasible, a written justification explaining this decision must be included in the Plan.
C07-05	Y	52	Location of Best Management Practices that are consistent with, and no less stringent than, the Manual for Erosion and Sediment Control in Georgia. Use uniform coding symbols from the Manual Chapter 6, with legend.
C07-08 C-07-09	Y	53	Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
C07-08 C-07-09	Y	54	Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.

Map Scale	Ground Slope	Contour Intervals, ft.
1 inch = 100ft or larger scale	Flat 0 - 2% Rolling 2 - 8% Steep 8% +	0.5 or 1 1 or 2 2, 5 or 10

* This requirement of the Common Development permit is not applicable to Tertiary Permittees with a Plan(s) for a typical individual lot(s), if the total land disturbance within the construction site is less than five (5) acres and the total land disturbance within each individual lot is less than one (1) acre. If applicable, the * checklist item would be N/A.

Effective January 1, 2025

GSWCC Georgia Soil and Water Conservation Commission

Yasmin Moreno
Level II Certified Design Professional

Certification Number 0000029509
Issued: 06/28/2024 Expires: 08/11/2027

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PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025

PROJECT #: 2023-1468A-001A

SHEET TITLE

NPDES CHECKLIST

SHEET NUMBER

C07-01

ISSUED FOR CONSTRUCTION

FILE PATH: G:\PROJECT OPERATIONS\PROJECTS_ACTIVE PROJECTS\1468 CITY OF STONECREST\1468A-001A CITY OF STONECREST-EVERETT PARK PARKING LOT\40 - DESIGN DOCUMENTS\02 PLANS\C07-01.DWG PLOTTED BY: ALI IFTIKHAR

1. The applicable erosion, sedimentation and pollution control plan checklist is provided on this plan.
2. Level II certificate for Yasmin Moreno is provided on sheet . Cert. # 0000029509, Exp. 08/11/2027
3. The 24-hour local contact responsible for erosion, sedimentation and pollution controls is:
   Hari Karikaran, Tel: 770-224-0200
4. Primary permittee is Hari Karikaran, (hkarikaran@stonecrest.com)
5. Total area = 0.43 ac / Disturbed area = 0.43 ac
6. GPS location of the site construction exit = 33.63024556N, -84.12583333W
7. Initial date of the plan is MAY 12, 2025
8. Description of the nature of construction activity:
   1) Installation od sediment control measures & Tree protection
   2) Clearing and Grading
   3) Storm pipes and Final Grading
   4) Landscaping and Irrigation
   5) Project Closeout and Restoration

19. Vicinity map provided on sheet C01-01

10. The receiving water is the South River that runs through the site close to the southern property line. There are sensitive features on or near the site that will be impacted by runoff from the site.

11. EROSION CONTROL CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

BY _____
YASMIN MORENO REGISTERED ENGINEER No. PE 26734
LEVEL II CERTIFIED DESIGN PROFESIONAL - CERTIFCATION NUMBER 0000029509

12. STATEMENT

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

_____ SIGNATURE

_____ DATE

13. The design professional who prepared the ES&PC Plan is to inspect the installation of the initial sediment storage requirements and perimeter control BMPs within 7 days after installation.

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION

DATE OF INSPECTION _____

I CERTIFY THE SITE WAS IN COMPLIANCE WITH THE ES&PC PLAN ON THE DATE OF INSPECTION

_____
CSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION #

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN.

_____
_____
_____
_____
_____

THESE DEFICIENCIES MUST BE ADDRESSED IMMEDIATELY AND A RE-INSPECTION SCHEDULED. WORK SHALL NOT PROCEED ON THE SITE UNTIL DESIGN PROFESSIONAL CERTIFICATION IS OBTAINED.

14. Non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wrested vegetation or within 25-feet of the coastal marshland buffer as measured from the Jurisdictional Determination Line without first acquiring the necessary variances and permits.
15. There is a buffer encroachment from the proposed activities and a stream buffer variance is required.
16. Amendments/revisions to the ES&PC Plan which have a significant effect on BMPs with a hydraulic component must be certified by the design professional.
17. Waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit.
18. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to land disturbing activities.
19. Erosion control measures will be maintained at all times. If full implementation of the approved Plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
20. Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.
21. This site will not discharges storm water into an impaired stream.
22. A TMDL implementation plan is note required for this site.
23. ES&PC Plan indicates an area is designated for concrete washdown of tools, concrete mixer chutes, hoppers and the rear of the vehicles. Washout of the drum at the construction site is prohibited.
24. Remediation of all petroleum spills and leaks:

    * Local, state and manufacturer's recommended methods for spill cleanup will be clearly posted and procedures will be made available to site personnel.

    * Material and equipment necessary for spill cleanup will be kept in the material storage areas. Typical materials and equipment include, but is not limited to, brooms, dustpans, maps, rags, gloves, goggles, cat litter, sand, sawdust and properly labeled plastic and metal waste containers.

    * Spill prevention practices and procedures will be reviewed after a spill and adjusted as necessary to prevent future spills.

    * All spills will be cleaned up immediately upon discovery. All spills will be reported as required by local, state and federal regulations.

    * For spills that impact surface water (leave a sheen on surface water), the National Response Center (NRC) will be contacted within 24 hours at 1-800-426-8802.

    * For spills of an unknown amount, the National Response Center (NRC) will be contacted within 24 hours at 1-800-426-8802.

    * For spills greater than 25 gallons and no surface water impacts, the Georgia EPD will be contacted within 24 hours.

    * For spills less than 25 gallons and no surface water impacts, the spill will be cleaned up and local agencies will be contacted as required.

    The contractor shall notify the licensed professional who prepared this plan if more than 1320 gallons of petroleum is stored onsite (this includes capacities of equipment) or if any one piece of equipment has a capacity greater than 660 gallons. The Contractor will need a Spill Prevention Containment and Countermeasures Plan prepared by that licensed professional.

25. After construction is completed, several ES&PC BMPs installed during construction will continue to control pollutants in the storm water runoff from the site though-out the lifetime of the project. Storm water runoff will flow mainly as sheet flow across the site and will pass through grassed swales and open areas, which will help to slow down the velocity and trap sediments. The water quality bioretention area will also continue to intercept and treat the initial runoff from the site.
26. Plastic sheeting or temporary roofs shall be provided to cover building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste, and other materials in order to minimize exposure to precipitation and to stormwater.
27. Potential sources of pollution include site grading, from construction equipments and concrete material.

    The practices that will be used to reduce the pollutants in storm water discharges includes:

    1) Silt fence installed along the perimeter of the site and in strategic interior areas to prevent migration of sediments from the active construction zone into non-construction zones that will continue to be use by the facility.
    2) Rock check dams will be installed along the proposed swales to prevent movement of soil through the swales. They will remain in place until permanent vegetation is established.
    3) Sediment traps will be installed around exposed storm inlets to prevent sediment from washing into the underground storm system.
    4) All disturbed areas will be covered with permanent grassing.

28. Construction timeline:

APPROXIMATE ACTIVITY SCHEDULE
ANTICIPATED START DATE: TBD
ANTICIPATED COMPLETION DATE: TBD

DESCRIPTION	MONTH-1	MONTH-2	MONTH-3	MONTH-4	MONTH-5	MONTH-6	MONTH-7	MONTH-8
INSTALLATION OF SEDIMENT CONTROL MEASURES & TREE PROTECTION								
MAINTENANCE OF BMP'S								
CLEARING AND GRUBBING								
STORM PIPES AND FINAL GRADING								
CURB INSTALLATION AND PAVING								
KAYAK LAUNCH INSTALLATION AND LANDSCAPING								
PROJECT CLOSEOUT AND RESTORATION								

29. Inspections and record keeping:

    1) Each primary permittee shall retain a copy of the erosion, sedimentation and pollution control plan required by this permit at the construction site or the plan shall be readily available at a designated alternate location from the date of project initiation to the date of final stabilization. primary permittees are encouraged to post copies of their NOI, erosion, sedimentation & pollution control plan, sampling results, inspection reports, etc. on or in a permit board at the construction exit to facilitate inspections by local issuing authorities and EPD.
    2) Copies of all notices of intent, notices of termination, reports, plans, monitoring reports, monitoring information, including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation, erosion, sedimentation and pollution control plans, records of all data used to complete the notice of intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the site is finally stabilized. these records must be maintained at the permittee's primary place of business once the construction activity has ceased at the permitted site. this period may be extended by request of the EPD at any time upon written notification to the permittee.

30. Sampling frequency and reporting of sampling results:

    Sampling frequency:

    Stormwater samples shall be taken for the following areas:

    1) For each area of the site that discharges to a receiving stream, the first rain event that reaches or exceeds 0.5 inch and allows for monitoring during normal business hours* (Monday to Friday, 8:00 am to 5:00 pm and Saturday 8:00 am to 5:00 pm when construction activity is being conducted by the primary permittee) that occurs after all clearing and grubbing operations have been completed in the drainage area of the location selected as the sampling location;
    2) In addition to (1) above, for each area of the site that discharges to a receiving stream, the first rain event that reaches or exceeds 0.5 inch and allows for monitoring during normal business hours* that occurs either 90 days after the first sampling event or after all mass grading operation have been completed in the drainage area of the location selected as the sampling location, whichever comes first;
    3) At the time of sampling performed pursuant to (1) and (2) above, if BMPs are found to be properly designed, installed and maintained, no further action is required. if BMPs in any area of the site that discharges to a receiving stream are not properly designed, installed and maintained, corrective action shall be defined and implemented within 2 business days, and turbidity samples shall be taken from discharges from that area of the site for each subsequent rain event that reaches or exceeds 0.5 inch during normal business hours* until the selected turbidity standard is attained, or until post storm event inspections determine that BMPs are properly designed, installed and maintained.

    Note that the permittee may choose to meet the requirements of (1) and (2) above by collecting turbidity samples from any rain event that reaches or exceeds 0.5 inch and allows for monitoring at any time of day or week.

    The primary permittee must sample in accordance with the plan at least once for each rainfall event described below. for a qualified event, samples must be taken within forty-five (45) minutes of:

    1) The accumulation of the minimum amount of rainfall for the qualifying event, if the storm water discharge to a monitored receiving water or from a monitored outfall has begun at or prior to the accumulation, or
    2) The beginning of any storm water discharge to a monitored receiving water or from a monitored outfall, if the discharge begins after the accumulation of the minimum amount of rainfall for the qualifying event.

    However, where manual and automatic sampling are impossible (as defined in this permit), or are beyond the permittee's control, the permittee shall take samples as soon as possible, but in no case more than twelve (12) hours after the beginning of the storm water discharge.

    Reporting of sampling results:

    1) The applicable pemittees are required to submit a summary of the monitoring results to EPD at the address shown in part II.c. by the fifteenth day of the month following the reporting period. reporting periods are months during which samples are taken in accordance with this permit. sampling results shall be in a clearly legible format. upon written notification, EPD may require the applicable permittee to submit the sampling results on a more frequent basis. sampling and analysis of any stormwater discharge(s) or the receiving water(s) beyond the minimum frequency stated in this permit must be reported in a similar manner to the EPD. the sampling reports must be signed in accordance with part V.g. sampling reports must be submitted to EPD until such time as a not is submitted in accordance with part vi.
    2) Each permittee must retain copies of all monitoring results reported by that permittee in accordance with this part. in addition to other record keeping requirements, the monitoring information shall include:

    A. The date, exact place, and time of sampling or measurements

    B. The name(s) of individual(s) who performed the sampling and measurements

    C. The date(s) analyses were performed

    D. The time(s) analyses were initiated

    E. The name(s) of individual(s) who performed the analyses

    F. References and written procedures, when available, for the analytical techniques or methods used

    G. The results of such analyses, including the bench sheets, instrument readouts, computer disks or tapers, etc. used to determine these results

    H. Results which exceed 1000ntu shall be reported as "exceeds 1000ntu"

31. Retention of records:

    1) Each primary permittee shall retain a copy of the erosion, sedimentation and pollution control plan required by this permit at the construction site or the plan shall be readily available at a designated alternate location from the date of project initiation to the date of final stabilization. primary permittees are encouraged to post copies of their NOI, erosion, sedimentation & pollution control plan, sampling results, inspection reports, etc. on or in a permit board at the construction exit to facilitate inspections by local issuing authorities and EPD.
    2) Copies of all notices of intent, notices of termination, reports, plans, monitoring reports, monitoring information, including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation, erosion, sedimentation and pollution control plans, records of all data used to complete the notice of intent to be covered by this permit and all other records required by this permit shall be retained by the permittee who either produced or used it for a period of at least three years from the date that the site is finally stabilized. these records must be maintained at the permittee's primary place of business once the construction activity has ceased at the permitted site. this period may be extended by request of the EPD at any time upon written notification to the permittee.

32. Collection and analysis

    This permit requires the monitoring of nepheloletric turbidity in receiving water(s) or outfalls in accordance with this permit. this subsection is not applicable to secondary permittees. The following procedures constitute EPD's guidelines for sampling turbidity:

    A. Sampling requirements

    1) topographic map - see drawing sheet no. C-03-01 for the location of receiving water and outfall discharge and sampling points.
    2) Sampling method - samples are to be collected at the designated location downstream of the detention pond either manually or using an automatic sampling system. care shall be taken not to create additional turbidity in the stream during collection of samples.
    3) rationale for ntu limits - see ntu table on this sheet.

    B. Sample type. all sampling shall be collected by "grab samples" and the analysis of these samples must be conducted in accordance with methodology and test procedures established by 40 cfr part 136 (unless other test procedures have been approved); the guidance document titled "NPDES storm water sampling guidance document, EPA 833-b-92-001" and guidance documents that may be prepared by the EPD

    1) Sample containers should be labeled prior to collecting the samples.
    2) Samples should be well mixed before transferring to a secondary container.
    3) Large mouth, well cleaned and rinsed glass or plastic jars should be used for collecting samples. the jars should be cleaned thoroughly to avoid contamination.
    4) Manual, automatic or rising stage sampling may be utilized. samples required by this permit should be analyzed immediately, but no case later than 48 hours after collection. however, samples from automatic samplers must be collected no later than the next business day after their accumulation, unless flow through automatic analysis is utilized. dilution of samples is not required. samples may be analyzed directly with a properly calibrated turbidimeter. samples are not required to be cooled.
    5) Sampling and analysis of the receiving water(s) or outfalls beyond the minimum frequency stated in this permit must be reported to EPD as specified in part 1v.e.

    Sampling points:

    For construction activities the primary permittee must sample all receiving water(s), or all outfall(s), or combination of receiving water(s) and outfall(s). samples taken for the purpose of compliance with this permit shall be representative of the monitored activity and representative of the water quality of the receiving water(s) and /or the storm water outfalls using the following minimum guidelines:

    1) The upstream for each receiving water(s) must be taken immediately upstream of the confluence of the first storm water discharge from the permitted activity (i.e., the discharge farthest upstream at the site) but downstream of other storm water discharges from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the upstream turbidity value.
    2) The downstream sample for each receiving water(s) must be taken downstream of the confluence of the last storm water discharge from the permitted activity (i.e., the discharge not associated with the permitted activity, where appropriate, several downstream samples from across the receiving water(s) may need to be taken and the arithmetic average of the turbidity of these samples used for the downstream turbidity value.
    3) Ideally the samples should be taken from the horizontal and vertical center of the receiving water(s) or the storm water outfall channel(s).
    4) Care should be taken to avoid stirring the bottom sediments in the receiving water(s) or in the outfall storm water channel.
    5) The sampling container should be held so that the opening faces upstream.
    6) The samples should be kept free from floating debris.
    7) Permittees do not have to sample sheet flow onto undisturbed natural areas stabilized by the projects. for purposes of this section, stabilized shall mean, for unpaved areas and areas not covered by permanent structure edition, 100 uniformly covered in permanent vegetation with a density of 70 the use of rip rap, gabions, permanent mulches or geotextiles) have been used. permanent vegetation shall consist of planted trees, shrubs, perennial vines; a crop of perennial vegetation appropriate for the time of year and region; or a crop of annual vegetation and a seeding of target crop perennials appropriate for the region. final stabilization applies to each phase of construction.
    8) All sampling pursuant to this permit must be done in such a way (including generally accepted sampling methods, locations, and frequency) as to accurately reflect whether storm water runoff from the facility/site is in compliance with the standard set forth in parts 111.c.3. or 111. c.4., whichever is applicable.

33. Appendix B rationale for NTU values at all sampling points:

    - SIZE OF SITE: 1.00 - 10.00 ACRES
    - SURFACE WATER DRAINAGE AREA: 5.00 - 9.99 SQUARE MILES
    - TYPE OF RECEIVING WATER: WARM WATER STREAM
    - NTU VALUE: 150

SITE SIZE: ACRES	SURFACE WATER DRAINAGE AREA, SQUARE MILES							
	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.001-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

34. Sampling point is within the creek adjacent to the southern property line.
35. Initial sediment storage will be provided mainly by a temporary sediment trap, perimeter silt fence and hay bale will provide additional sediment protection for any sediment that by passes the sediment trap.

    Intermediate sediment storage will also be provided by the temporary sediment trap for as long as practical during mass grading. silt fence and hay bale will provide some protection.

    Final erosion control BMPs will include pipe outlet protection, permanent grassing, sod, check dams to be maintained until permanent grading is fully established.

36. Graphic scale and north arrows are shown on ES&PC plans.
37. Existing and proposed contour lines are at 1ft intervals in accordance with the following table:

Map Scale	Ground Slope	Contour Intervals, ft
1 inch = 100ft or larger scale	Flat 0 - 2% Rolling 2 - 8% Steep 8% +	0.5 or 1 1 or 2 2, 5 or 10

38. No alternate BMPs are used on this site.
39. OMITTED
40. There is state waters on the site and the applicable buffer delineations are shown on the plans. A streambuffer variance is required.
41. Wetland delineation was conducted and is shown on the existing conditions.
42. The contributing drainage area on the site is 2.07 ac
43. Maps of drainage basins for both pre- and post-developed conditions included in the ES&PC Plan.
44. Estimate of runoff coefficient and peak discharge flow:

	Pre-Construction		Post-Construction	
	Basin 1	Basin 2	Basin 1	Basin 2
2Yr Peak Flow (cfs)	1.57	0.90	1.51	0.88
25Yr Peak Flow (cfs)	2.59	1.48	2.50	1.45
100Yr Peak Flow (cfs)	3.21	1.83	3.08	1.79

45. All storm drain pipes and hydraulic information are shown on erosion control plans.
46. Soil series on site are SANDY LOAM are delineated on the ES&PC Plan.
47. The limits of disturbance is 0.43 ac and are shown on the ES&PC Plan.
48. The combination of sediment traps and silt fences will provide minimum 67 cubic yards of sediment storage per acre drained.
49. Location of Best Management Practices are shown on the ES&PC Plan
50. Detailed drawings for all structural practices are provided on the Structural Detail Plan.
51. Vegetative plans are provided on the Structural Detail Plan.

PRODUCT SPECIFIC PRACTICES

- Petroleum based product: Containers for products such as fuels, lubricants and tars will be inspected daily for leaks and spills. This includes on-site vehicle and machinery daily inspections and regular preventative maintenance of such equipment. Equipment maintenance areas will be located away from state water, natural drains and storm water drainage inlets. In addition, temporary fueling tanks shall have a secondary containment liner to prevent/minimize site contamination. Discharge of oils, fuels and lubricants is prohibited. Proper disposal methods will include collection in a suitable container and disposal as required by local and State regulations.
- Paints/Finishes/Solvents: All products will be stored in tightly sealed original containers when not in use. Excess product will not be discharged to the storm water collection system. Excess product, materials used with these products and product containers will be disposed of according to manufacturer's specifications and recommendations.
- Fertilizer/Herbicides: These products will be applied at rates that do not exceed the manufacturer's specifications or above the guidelines set forth in the crop establishment or in the GSWCC Manual for Erosion and Sediment Control in Georgia. Any storage of these materials will be under roof in sealed containers.
- Building materials: No building or construction materials will be buried or disposed of onsite. All such material will be disposed of in proper waste disposal procedures.
- Waste disposal: Keep Porta-Johns away from storm drain inlets and receiving bodies of water or rinsing of Porta-Johns into storm inlets or receiving bodies of water. Runoff from Porta-Johns into water systems is a violation of Federal, State, and Local ordinances.
- Mulch: Mulch storage must comply with the following section of the standard fire prevention code. Section 502.3.1 - No person shall store in any building or upon any premises in excess of 2,500 cu.ft. gross volume of combustible empty packing cases, boxes, barrels or similar containers, or rubber tires, or rubber or other similarly combustible materials without a permit.

SOIL CLASS: AwE / GwC2

GSWCC Georgia Soil and Water Conservation Commission

Yasmin Moreno
Level II Certified Design Professional

Certification Number 0000029509
Issued: 06/28/2024 Expires: 08/11/2027

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PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025

PROJECT #: 2023-1468A-001A

SHEET TITLE

NDPES POLLUTION PREVENTION PLAN

SHEET NUMBER

C07-02

ISSUED FOR CONSTRUCTION

FILE PATH: G:\PROJECT OPERATIONS\PROJECTS_ACTIVE PROJECTS\1468 CITY OF STONECREST\1468A-001A CITY OF STONECREST-EVERETT PARK PARKING LOT\40 - DESIGN DOCUMENTS\02 PLANS\C07-02.DWG PLOTTED BY: ALI IFTIKHAR

EROSION CONTROL NOTES:

1) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.

2) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

3) SEDIMENT STORAGE MAINTENANCE INDICATORS MUST BE INSTALLED IN SEDIMENT STORAGE STRUCTURES INDICATING THE ⅓ FULL VOLUME.

4) MAINTENANCE OF ALL SOIL EROSION AND SEDEMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.

5) A 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT IMPERVIOUS SETBACK IS TO BE MAINTAINED ADJACENT TO ALL STREAMS.

6) WHERE APPLICABLE, DETENTION POND, DETENTION OUTLET STRUCTURES, AND TEMPORARY SEDIMENT POND FEATURES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING.

7) DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH IF LAND DISTURBING ACTIVITIES FOR MORE THAN 14 CALENDAR DAYS

8) ALL FILL SLOPES SHALL HAVE SILT FENCE PLACED AT THE SLOPE'S TOE.

9) CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 WITH A HEIGHT OF 10 FEET OR GREATER SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET

10) THE PROFESSIONAL WHO SEALS THIS PLAN CERTIFIES UNDER PENALTY OF LAW THAT THE THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY THE PROFESSIONAL'S AUTHORIZED AGENT, UNDER THE PROFESSIONAL'S SUPERVISION.

11) UPON NOTIFICATION AND AUTHORIZATION OF THE OWNER, THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS RESPONSIBLE FOR INSPECTING THE INSTALLATION OF THE BMP'S WITHIN 7 DAYS AFTER INITIAL CONSTRUCTION ACTIVITIES BEGINS.

12) GaSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION NUMBER IS 24059 AND SIGNATURE IS ATTACHED.

13) THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICLE 4 SECTION 4.3 PARAGRAPH 15). AN EXCEPTIONIS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, AND MAINTENANCE WORK (ARTICLE 3, SECTION3.1, PARAGRAPH 3).

14) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA")

15) CONSTRUCTION ACTIVITIES WILL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES, AND REGULATIONS.

16) TEMPORARY EROSION CONTROL DEVICES MUST BE IN PLACE AND OPERATIONAL PRIOR TO CLEARING AND GRADING OPERATIONS.

17) REPLACE CLOGGED SECTIONS OF SILT FENCES AS NECESSARY TO MAINTAIN WATER PASSAGE.

18) STABILIZE ALL SLOPES AND BARE AREAS AS SOON AS POSSIBLE AFTER GRADING OPERATIONS ARE COMPLETE.

19) SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY. ANY DAMAGES OBSERVED WILL BE REPAIRED BY END OF THE DAY

20) STONE FOR CONSTRUCTION EXIT TO BE A.S.T.M.D 448 SIZE#1 (1-½" TO 3-½" IN DIAMETER). THE EXIT MUST BE MAINTAINED IN CONDITION TO PREVENT TRACKING OR FLOW OF MUD FROM GRADING OPERATIONS. CONTRACTOR TO APPLY PERIODIC DRESSING TO CONSTRUCTION EXIT WITH #1 STONE AS REQUIRED.

21) PERMANENT EROSION CONTROL MUST BE ACHIEVED PRIOR TO REMOVAL OF TEMPORARY EROSION CONTROL DEVICES.

22) EROSION CONTROL DEVICES SHOWN HEREON ARE TO BE CONSIDERED A MINIMUM. ADDITIONAL MEASURES ARE TO BE INSTALLED IF DEEMED NECESSARY BY AN ON-SITE INSPECTION.

23) THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO LAND DISTURBING ACTIVITIES.

24) CONTRACTOR TO PROVIDE WHEEL WASH AREA CLOSE TO THE CONSTRUCTION EXIT TO REMOVE EXCESS DIRT FROM CONSTRUCTION VEHICLES BEFORE ENTERING THE PUBLIC ROADWAY.

25) THE PRIMARY PERMITTEE MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATERS AND OUTFALL(S). RECEIVING WATERS MUST HAVE AN UPSTREAM AND A DOWNSTREAM SAMPLE LOCATION.

26) ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

27) INSPECTIONS:

27)1) PRIMARY PERMITTEE

27)1)1) EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

27)1)2) MEASURE RAINFALL ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY UNTIL A NOTICE OF TERMINATION IS SUBMITTED. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.

27)1)3) CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SIT; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING. SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.

27)1)4) CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS SUBMITTED TO EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONÉ FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).

27)1)5) BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. THE PRIMARY PERMITTEE MUST AMEND THE PLAN IN ACCORDANCE WITH PART IV.D.4.B.(5). WHEN A SECONDARY PERMITTEE NOTIFIES THE PRIMARY PERMITTEE OF ANY PLAN DEFICIENCIES.

27)1)6) A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5).. OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLYINSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY AN INCIDENT, THE INSPECTION REPORT SHALL CONTAIN A STATEMENT THAT THE BEST MANAGEMENT PRACTICESARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT. B. SECONDARY PERMITTEE.

27)1)7) EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A SECONDARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE SECONDARY PERMITTEE SHALL INSPECT: (A) ALL AREAS USED BY THE SECONDARY PERMITTEE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT; AND (B) ALL LOCATIONS AT THE SECONDARY PERMITTEE SITE WHERE THAT PERMITTEE'S VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES.

27)2) CERTIFIED PERSONNEL (PROVIDED BY THE UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES) SHALL INSPECT THE FOLLOWING EACH DAY ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT THE CONSTRUCTION SITE: (A) AREAS OF THE CONSTRUCTION SITE DISTURBED BY THE UTILITY COMPANIES AND UTILITY CONTRACTORS THAT HAVE NOT UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION; (B) AREAS USED BY THE UTILITY COMPANIES AND UTILITY CONTRACTORS FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION THAT HAVE NOT UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE UTILITY COMPANIES AND UTILITY CONTRACTORS' CONSTRUCTION ACTIVITIES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS WHEN THEY ARE SECONDARY PERMITTEES PERFORMING SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

27)3) CERTIFIED PERSONNEL (PROVIDED BY THE SECONDARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE SECONDARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE SECONDARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE SECONDARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.B.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES.

GSWCC Georgia Soil and Water Conservation Commission

Yasmin Moreno

Level II Certified Design Professional

Certification Number 0000029509

Issued: 06/28/2024 Expires: 08/11/2027

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PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
N.T.S.
PROJECT #: 2023-1468A-001A

SHEET TITLE

EROSION CONTROL NOTES AND LEGEND

SHEET NUMBER

C07-03

ISSUED FOR CONSTRUCTION

FILE PATH: G:\PROJECT OPERATIONS\PROJECTS_ACTIVE PROJECTS\1468 CITY OF STONECREST\11468A-001A CITY OF STONECREST-EVERETT PARK PARKING LOT\40 - DESIGN DOCUMENTS\02 PLANS\C07-03.DWG PLOTTED BY: ALI IFTIKHAR

EROSION CONTROL NOTES:

1)1) PERMITTEES.

1)2) CERTIFIED PERSONNEL (PROVIDED BY THE SECONDARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TÉRMINATION IS SUBMITTED TO EPD) THE AREAS OF THEIR SITES THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES.

1)3) BASED ON THE RESULTS OF EACH INSPECTION, THE SECONDARY PERMITTEE MUST NOTIFY THE PRIMARY PERMITTEE WITHIN 24-HOURS OF ANY SUSPECTED BMP DESIGN DEFICIENCIES. THE PRIMARY PERMITTEE MUST EVALUATE WHETHER THESE DEFICIENCIES EXIST WITHIN 48-HOURS OF SUCH NOTICE, AND IF THESE DEFICIENCIES ARE FOUND TO EXIST MUST AMEND THE PLAN IN ACCORDANCE WITH PART IV.C. OF THIS PERMIT TO ADDRESS THOSE DEFICIENT BMPS WITHIN SEVEN (7) DAYS OF BEING NOTIFIED BY THE SECONDARY PERMITTEE. WHEN THE PLAN IS AMENDED, THE PRIMARY PERMITTEE MUST NOTIFY AND PROVIDE A COPY OF THE AMENDMENT TO ALL AFFECTED SECONDARY PERMITTEE(S) WITHIN THIS SEVEN (7) DAY PERIOD. THE SECONDARY PERMITTEES MUST IMPLEMENT ANY NEW PLAN REQUIREMENTS AFFECTING THEIR SITE(S) WITHIN 48-HOURS OF NOTIFICATION BY THE PRIMARY PERMITTEE.

1)4) A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACHINSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL). MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.B.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO AVAILABLE BY THE END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT. HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERIOD. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS IF THEY ARE SECONDARY PERMITTEES PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS. PERIOD. TERTIARY PERMITTEE.

1)5) EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A TERTIARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE TERTIARY PERMITTEE SHALL INSPECT: (A) ALL AREAS USED PERIOD. THE TERTIARY PERMITTEE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT; AND (B) ALL LOCATIONS AT THE TERTIARY PERMITTEE SITE WHERE THAT PERMITTEE'S VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

1)6) MEASURE RAINFALL ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY UNTIL A NOTICE OF TERMINATION IS SUBMITTED. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.

1)7) CERTIFIED PERSONNEL (PROVIDED BY THE TERTIARY PERMITTEE) SHALL INSPECT AT LEAST THE FOLLOWING ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): (A) DISTURBED AREAS OF THE TERTIARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE TERTIARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE TERTIARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.C.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

1)8) CERTIFIED PERSONNEL (PROVIDED BY THE TERTIARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS SUBMITTED TO EPD) THE AREAS OF THEIR SITES THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S). THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS.

1)9) BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING ÉACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.

1)10) A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.C.(5) OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY THE END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PÁRT V.G.2. OF THIS PERMIT. THIS PARAGRAPH IS NOT APPLICABLE TO UTILITY COMPANIES AND UTILITY CONTRACTORS PERFORMING ONLY SERVICE LINE INSTALLATIONS OR WHEN CONDUCTING REPAIRS ON EXISTING LINE INSTALLATIONS. PRIOR TO DIGGING VERIFY LOCATION OF EXISTING UTILITIES.

GSWCC Georgia Soil and Water Conservation Commission

Yasmin Moreno
Level II Certified Design Professional

Certification Number 0000029509
Issued: 06/28/2024 Expires: 08/11/2027

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GEORGIA

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PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: AI
DWN BY: MM
CKD BY: MM
SUBMITTED BY: MM
DATE: 05/12/2025
N.T.S.

PROJECT #: 2023-1468A-001A

SHEET TITLE

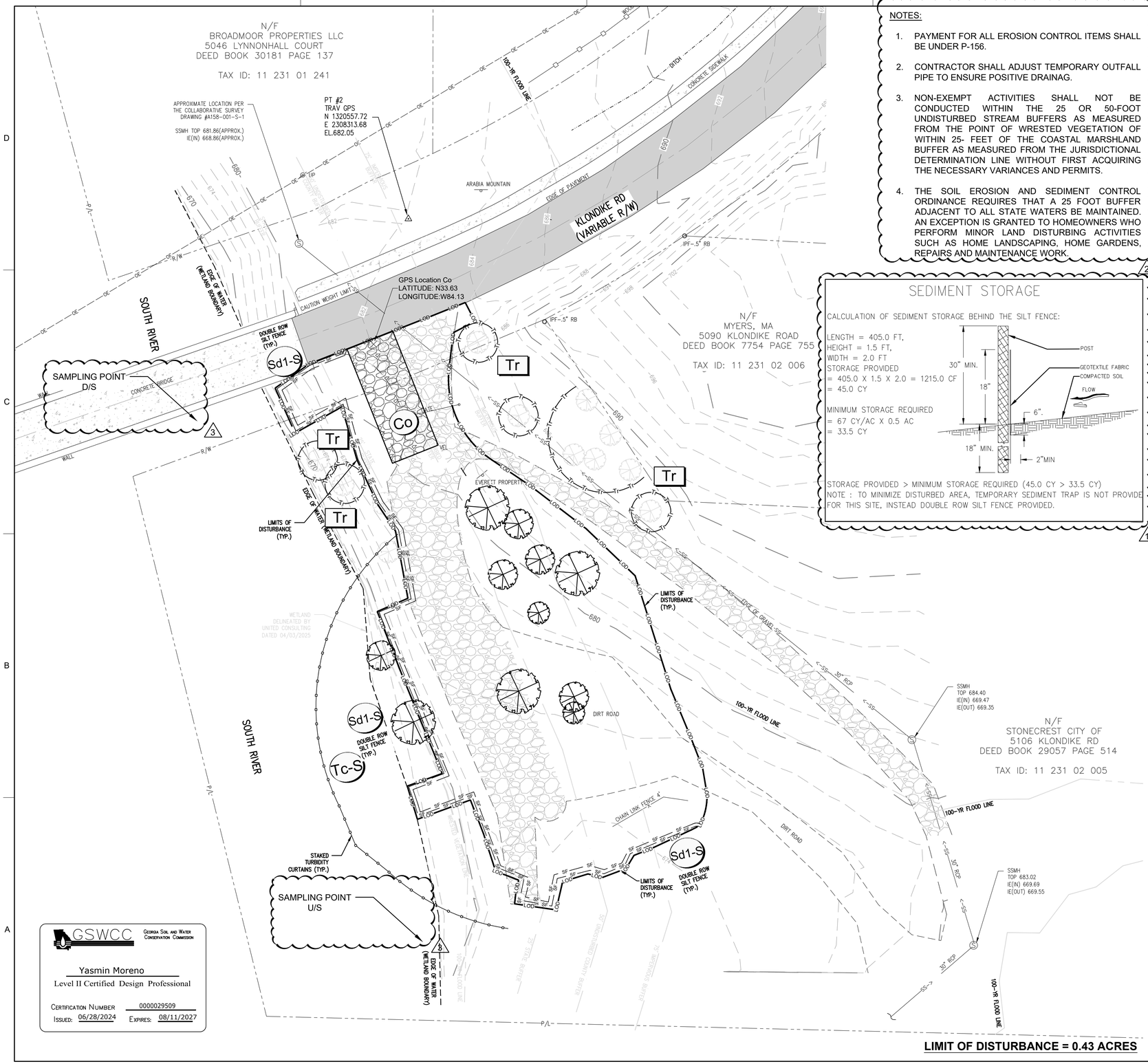
EROSION CONTROL NOTES AND LEGEND

SHEET NUMBER

C07-04

ISSUED FOR CONSTRUCTION

FILE PATH: G:\PROJECT OPERATIONS\PROJECTS_ACTIVE PROJECTS\1468 CITY OF STONECREST\1468A-001A CITY OF STONECREST-EVERETT PARK PARKING LOT\40 - DESIGN DOCUMENTS\02 PLANS\C07-04.DWG PLOTTED BY: ALI IFTIKHAR



NOTES:

1. PAYMENT FOR ALL EROSION CONTROL ITEMS SHALL BE UNDER P-156.
2. CONTRACTOR SHALL ADJUST TEMPORARY OUTFALL PIPE TO ENSURE POSITIVE DRAINAG.
3. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OF WITHIN 25- FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
4. THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED. AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND MAINTENANCE WORK.

SEDIMENT STORAGE

CALCULATION OF SEDIMENT STORAGE BEHIND THE SILT FENCE:

LENGTH = 405.0 FT,
HEIGHT = 1.5 FT,
WIDTH = 2.0 FT
STORAGE PROVIDED
= 405.0 X 1.5 X 2.0 = 1215.0 CF
= 45.0 CY

MINIMUM STORAGE REQUIRED
= 67 CY/AC X 0.5 AC
= 33.5 CY

STORAGE PROVIDED > MINIMUM STORAGE REQUIRED (45.0 CY > 33.5 CY)
NOTE : TO MINIMIZE DISTURBED AREA, TEMPORARY SEDIMENT TRAP IS NOT PROVIDED FOR THIS SITE, INSTEAD DOUBLE ROW SILT FENCE PROVIDED.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT		Co	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Sd2	INLET SEDIMENT TRAP			An impounding area created by excavating around a storm drain drop inlet. The excavated area will be filled and stabilized on completion of construction activities.
Ss	SLOPE STABILIZATION		Ss	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Tr	TREE PROTECTION FENCE	—Tr—		To protect desirable trees from injury during construction activity.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Sd1	SEDIMENT BARRIER			A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush logs and poles, gravel, or a silt fence.
Fr	FILTER RING			A temporary stone barrier constructed at storm drain inlets and pond outlets.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Tc-S	TURBIDITY CURTAIN		Tc-S	A floating or stacked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).

LEGEND

- LOD — LIMIT OF DISTURBANCE
- PROPOSED ASPHALT MARKING
- FUTURE PARKING LOT
- PROPOSED TREES
- PROPOSED SURFACE STRIPING
- PROPOSED GREEN AREA
- EXISTING WALKWAY
- PROPOSED RIP-RAP
- PROPOSED KAYAK LAUNCH
- PROPOSED ASPHALT
- PROPOSED RIP-RAP
- PROPOSED INLET
- PROPOSED HEADWALL
- PROPOSED STORM PIPE
- 395 — EXISTING CONTOUR
- 395 — PROPOSED CONTOUR
- SF — PROPOSED SILT FENCE
- PROPOSED TURBIDITY FENCE
- CONSTRUCTION LIMITS
- PROPOSED TRAFFIC ARROW

GSWCC Georgia Soil and Water Conservation Commission

Yasmin Moreno
Level II Certified Design Professional

Certification Number 0000029509
Issued: 06/28/2024 Expires: 08/11/2027

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CITY OF STONECREST
3120 Stonecrest Blvd.
Stonecrest GA, 30038

PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.
1	GA EPD Strambuffer Variance Permit	08/12/2025	
2	STONECREST LDP COMMENTS	02/16/2025	
3	STONECREST LDP COMMENTS	01/30/2026	

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: 1"=20'
PROJECT #: 2023-1468A-001A

SHEET TITLE

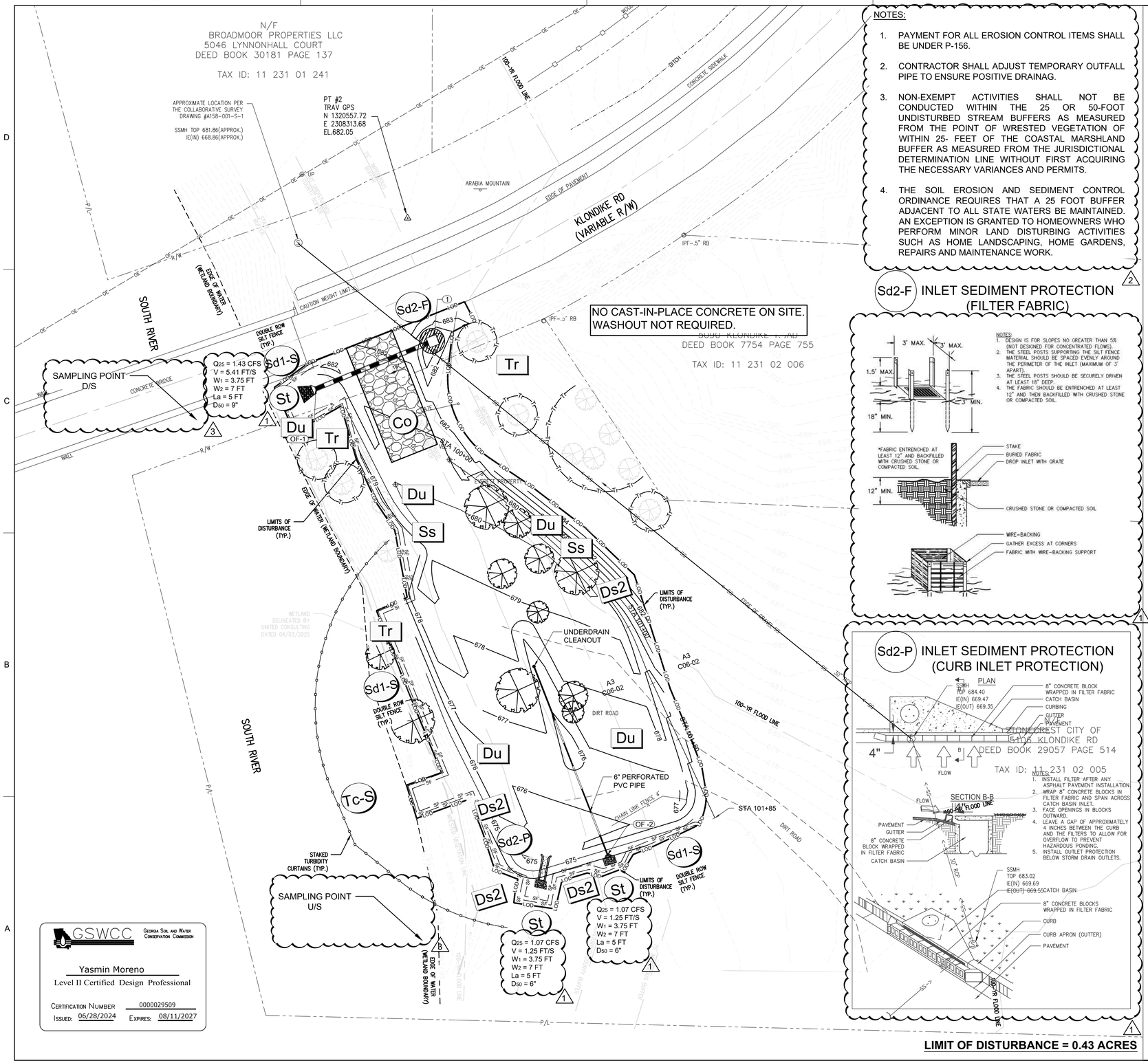
EROSION CONTROL PLAN - INITIAL

SHEET NUMBER

C07-05

ISSUED FOR CONSTRUCTION

FILE PATH: G:\PROJECT OPERATIONS\PROJECTS_ACTIVE PROJECTS\1468 CITY OF STONECREST\1468A-001A CITY OF STONECREST-EVERETT PARK PARKING LOT\40 - DESIGN DOCUMENTS\02 PLANS\C07-05.DWG PLOTTED BY: ALI IFTIKHAR



NOTES:

1. PAYMENT FOR ALL EROSION CONTROL ITEMS SHALL BE UNDER P-156.
2. CONTRACTOR SHALL ADJUST TEMPORARY OUTFALL PIPE TO ENSURE POSITIVE DRAINAG.
3. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OF WITHIN 25- FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
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2

Sd2-F INLET SEDIMENT PROTECTION (FILTER FABRIC)

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

1

Sd2-P INLET SEDIMENT PROTECTION (CURB INLET PROTECTION)

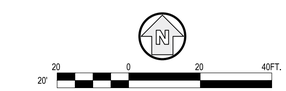
NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

1

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Co	CONSTRUCTION EXIT		Co	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
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Ss	SLOPE STABILIZATION		Ss	A protective covering used to prevent erosion and establish temporary or permanent vegetation on steep slopes.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.
Tr	TREE PROTECTION FENCE	—Tr—		To protect desirable trees from injury during construction activity.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
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Tc-S	TURBIDITY CURTAIN		Tc-S	A floating or stacked barrier installed within the water (it may also be referred to as a floating boom, silt barrier, or silt curtain).

LEGEND

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PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.
3	GA EPD Strambuffer Variance Permit	08/12/2025	
2	STONECREST LDP COMMENTS	02/16/2025	
1	STONECREST LDP COMMENTS	01/30/2026	

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: 1"=20'
PROJECT #: 2023-1468A-001A

SHEET TITLE

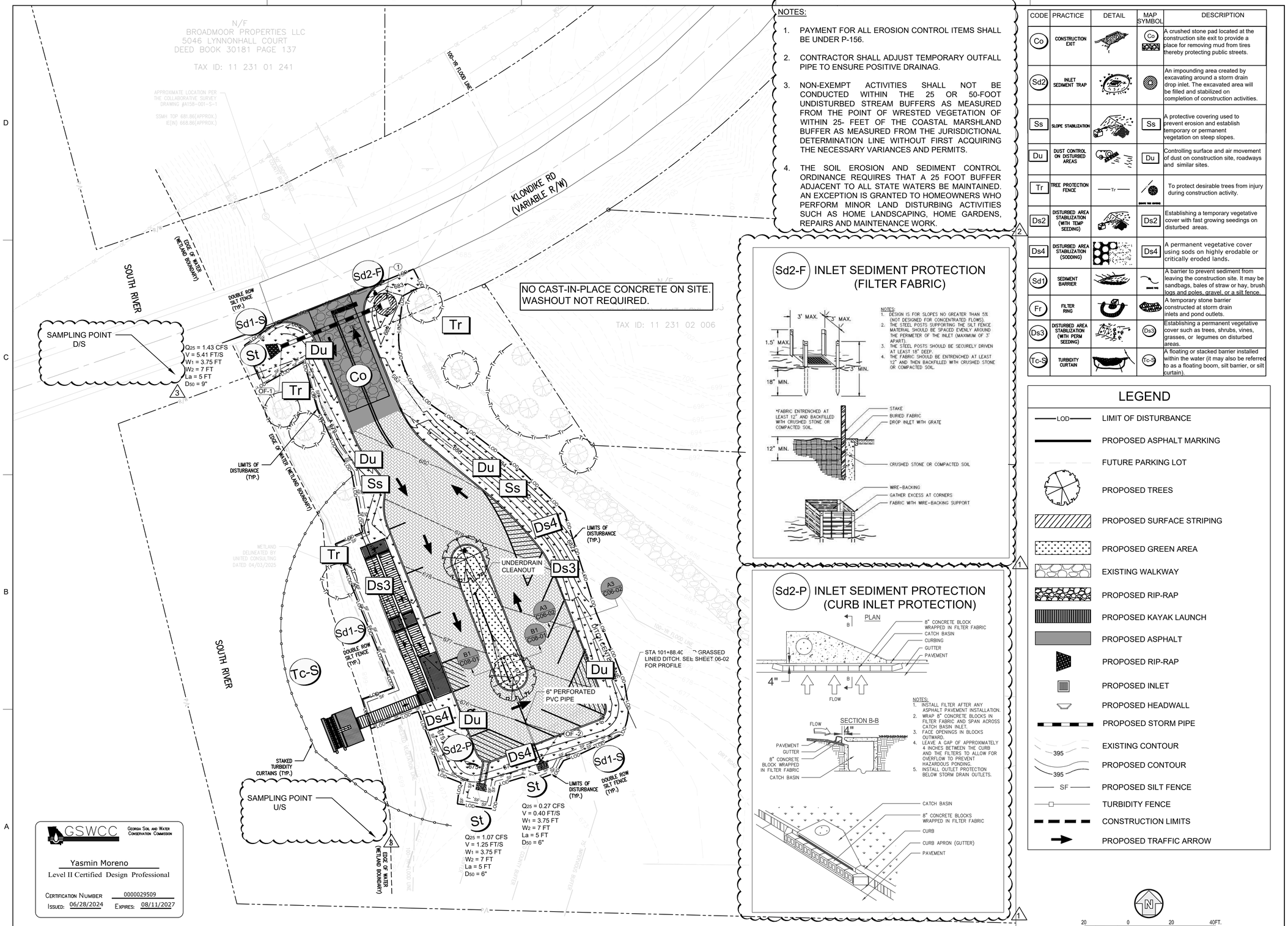
EROSION CONTROL PLAN - INTERMEDIATE

SHEET NUMBER

C07-06

ISSUED FOR CONSTRUCTION

FILE PATH: G:\PROJECT OPERATIONS\PROJECTS_ACTIVE PROJECTS\1468 CITY OF STONECREST\11468A-001A CITY OF STONECREST-EVERETT PARK PARKING LOT\40 - DESIGN DOCUMENTS\02-PLANS\C07-06.DWG PLOTTED BY: ALI IFTIKHAR



NOTES:

1. PAYMENT FOR ALL EROSION CONTROL ITEMS SHALL BE UNDER P-156.
2. CONTRACTOR SHALL ADJUST TEMPORARY OUTFALL PIPE TO ENSURE POSITIVE DRAINAG.
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NOTES:
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2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
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Sd2-P INLET SEDIMENT PROTECTION (CURB INLET PROTECTION)

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1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

LIMIT OF DISTURBANCE = 0.43 ACRES

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- CONSTRUCTION LIMITS
- PROPOSED TRAFFIC ARROW

20 0 20 40FT.

GSWCC Georgia Soil and Water Conservation Commission

Yasmin Moreno
Level II Certified Design Professional

Certification Number 0000029509
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PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.
3	GA EPD Strambuffer Variance Permit	08/12/2025	
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DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: 1"=20'
PROJECT #: 2023-1468A-001A

SHEET TITLE

EROSION CONTROL PLAN - FINAL

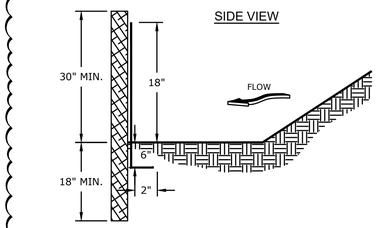
SHEET NUMBER

C07-07

ISSUED FOR CONSTRUCTION

FILE PATH: G:\PROJECT OPERATIONS\PROJECTS_ACTIVE PROJECTS\1468 CITY OF STONECREST\1468A-001A CITY OF STONECREST-EVERETT PARK PARKING LOT\40 - DESIGN DOCUMENTS\02 PLANS\C07-07.DWG PLOTTED BY: ALI IFTIKHAR

Sd1-S SILT FENCE - TYPE SENSITIVE



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

1

E1 SILT FENCE - TYPE SENSITIVE
SCALE: NOT TO SCALE

Tr TREE PROTECTION

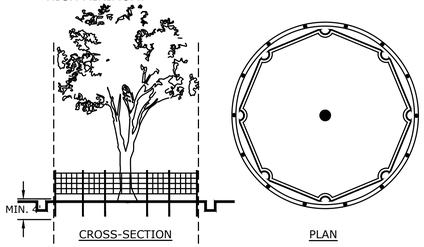
NOTES:
1. USE TRENCHER (I.E. DITCH WITCH) TO CUT A 4"-5" W X 18" D TRENCH ALONG DRIP LINE (LIMIT OF CLEARING) AND BACKFILL WITH SAND AND LIGHTLY COMPACT.

2. SPACE STAKES AT INTERVALS SUFFICIENT TO MAINTAIN ALL FENCING OUT OF DRIP LINE OR AS SHOWN BY ENGINEER (SET STAKES NO GREATER THAN 6 FEET ON CENTER-REBAR IS NOT TO BE USED FOR STAKES).

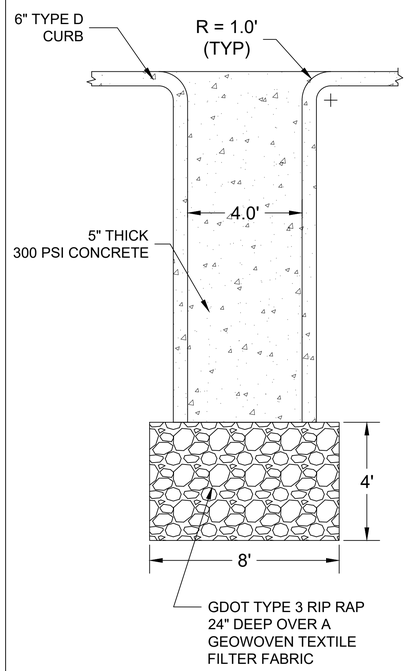
3. MAINTAIN FENCE BY REPAIRING AND/OR REPLACING DAMAGED FENCE. DO NOT REMOVE FENCING PRIOR TO LANDSCAPING OPERATIONS.

4. DO NOT STORE OR STACK MATERIALS, EQUIPMENT, OR VEHICLES WITHIN FENCED AREA.

5. FENCE SHALL BE ORANGE VINYL "SNOW FENCE" 4' HIGH MINIMUM.



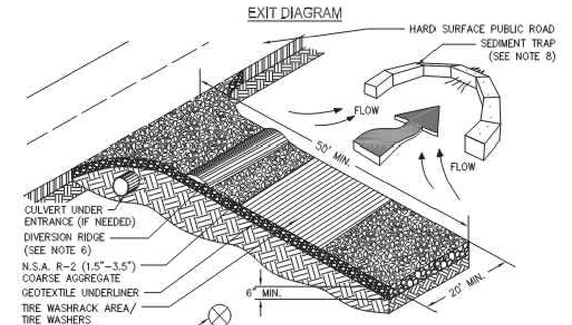
E2 TREE PROTECTION
SCALE: NOT TO SCALE



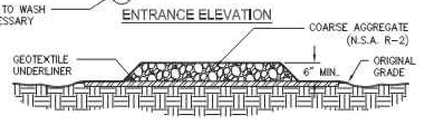
E3 CONCRETE FLUME
SCALE: NOT TO SCALE

CRUSHED STONE CONSTRUCTION EXIT

EXIT DIAGRAM



ENTRANCE ELEVATION



NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Figure 6-14.1

E4 CONSTRUCTION EXIT
SCALE: NOT TO SCALE

Ss SLOPE STABLIZATION



DEFINITION

A PROTECTIVE COVERING USED TO PREVENT EROSION AND ESTABLISH TEMPORARY OR PERMANENT VEGETATION ON STEEP SLOPES, SHORE LINES, OR CHANNELS

PURPOSE

TO PROVIDE A COVER LAYER THAT STABILIZES THE SOIL AND ACT AS A RAIN DROP IMPACT DISSIPATER WHILE PROVIDING A MICROCLIMATE THAT PROTECTS YOUNG VEGETATION AND PROMOTES ITS ESTABLISHMENT. IF USING SLOPE STABILIZATION TO REINFORCE CHANNELS, PLEASE REFER TO SPECIFICATION,

Ch-Channel Stabilization.

CONDITIONS

SLOPE STABILIZATION CAN BE APPLIED TO FLAT AREAS OE SLOPES WHERE THE EROSION HAZARD IS HIGH AND SLOPE PROTECTION IS NEEDED DURING THE ESTABLISHMENT OF VEGETATION.

PLANNING CONSIDERATIONS

CARE MUST BE TAKEN TO CHOOSE THE TYPE OF SLOPE STABILIZATION PRODUCT THE IS MOST APPROPRIATE FOR THE SPECIFIC NEEDS OF A PROJECT. TWO GENERAL TYPES OF SLOPE STABILIZATION PRODUCTS ARE DISCUSSED WITHIN THIS SPECIFICATION

Rolled Erosion Control Products (RECP)

A NATURAL FIBER BLANKET WITH SINGLE OR DOUBLE PHOTODEGRADABLE NETS.

Hydraulic Erosion Control Products (HECP)

HECP SHALL UTILIZE STRAW, COTTON, WOOD OR OTHER NATURAL BASED FIBERS HELD TOGETHER BY A SOIL BINDING AGENT THAT WORKS TO STABILIZE SOIL PARRTICLES PAPER MUCH SHOULD NOT BE USED FOR EROSION CONTROL.

CRITERIA

ROLLED EROSION CONTROL PRODUCTS (RECPs) ABD HYDRAULIC EROSION CONTROL PRODUCTS (HECPs):

-INSTALLATION AND STAPLING OF RECPs AND APPLICATION RATES FOR THE HECPs SHALL PROVIDING A MICROCLIMATE THAT PROTECTS YOUNG VEGETATION CONFORM TO MANUFACTURER'S GUIDELINES FOR APPLICATION

SHORT-TERM RECPs AS A MINIMUM SHALL BE USED TO STABILIZE CONCENTRATED FLOW AREAS WITH A VELOCITY LES THAN 5FT/SEC ON SLOPES 3:1 OR CONFORM TO MANUFACTURER'S GUIDELINES FOR APPLICATION GREATER WITH A HEIGHT OF 10 FEET OR GREATER

MATERIALS - HECP

HYDRAULIC EROSION CONTROL PRODUCTS SHALL BE PREPACKAGED FROM THE MANUFACTURER. FIELD MIXING OF PERFORMANCE ENHANCING ADDITIVES WILL NOT BE ALLOWED. FIBEROUS COMPONENTS SHOULD BE ALL NATURAL OR BIODEGRADABLE.

MATERIALS - HECP

HYDRAULIC EROSION CONTROL PRODUCTS SHALL BE PREPACKAGED FROM THE MANUFACTURER. FIELD MIXING OF PERFORMANCE ENHANCING ADDITIVES WILL NOT BE ALLOWED. FIBEROUS COMPONENTS SHOULD BE ALL NATURAL OR BIODEGRADABLE.

PRODUCTS SHOULD BE DETERMINED TO BE NON-TOXIC IN ACCORDANCE WITH EPA-821-R-02-012.

MATERIALS - RECP

BLANKETS SHALL BE NONTOXIC TO VEGETATION, SEED, OR WILDLIFE. PRODUCTS SHALL BE DETERMINED TO BE NON-TOXIC IN ACCORDANCE WITH EPA-821-R-02-012. AT MINIMUM, THE PLASTIC OR BIODEGRADABLE NETTING SHALL BE STITCHED TO THE FIBROUS MATRIX TO MAXIMIZE STRENGTH AND PROVIDE FOR EASE OF HANDLING.

RECPs ARE CATEGORIZED AS FOLLOWS:

a. SHORT-TERM

(FUNCTIONAL LONGEVITY 12 MO.)

i. PHOTODEGRADABLE

STRAW BLANKETS WITH A TOP AND BOTTOM SIDE PHOTO DEGRADABLE NET. THE MAXIMUM SIZE OF THE MESH SHOULD BE OPENINGS OF 1/2" X 1/2". THE BLANKET SHOULD BE SEWN TOGETHER ON 1.5" CENTERS WITH DEGRADABLE THREAD. MINIMUM THICKNESS SHOULD BE 0.35" & MINIMUM DENSITY SHOULD BE 0.5 LBS PER SQUARE YARD.

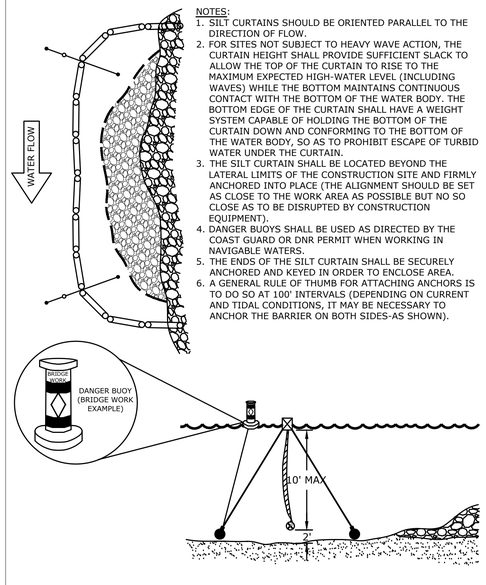
ii. BIODEGRADABLE

STRAW BLANKETS WITH A TOP AND BOTTOM SIDE BIODEGRADABLE JUTE NET. THE TOP SIDE NET SHOULD CONSIST OF MACHINE DIRECTION STRANDS THAT ARE TWISTED TOGETHER AND THEN INTERWOVEN WITH CROSS DIRECTION STRANDS (LENO WEAVE). THE BOTTOM NET MAY BE LENO WEAVE OR OTHERWISE TO MEET REQUIREMENTS. THE APPROPRIATE SIZE OF THE MESH SHOULD BE OPENINGS OF 0.5" X 1.0". THE BLANKET SHOULD BE SEWN TOGETHER ON 1.5" CENTERS WITH DEGRADABLE THREAD. MINIMUM THICKNESS SHOULD BE 0.25" AND MINIMUM DENSITY SHOULD BE 0.5 LBS PER SQUARE YARD.

E5 SLOPE STABILIZATION
SCALE: NOT TO SCALE

Tc-S TURBIDITY CURTAIN SYSTEM

ANCHOR SYSTEM AND LAYOUT DETAILS

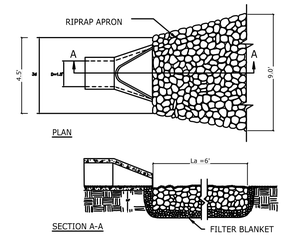


NOTES:
1. SILT CURTAINS SHOULD BE ORIENTED PARALLEL TO THE DIRECTION OF FLOW.
2. FOR SITES NOT SUBJECT TO HEAVY WAVE ACTION, THE CURTAIN HEIGHT SHALL PROVIDE SUFFICIENT SLACK TO ALLOW THE TOP OF THE CURTAIN TO RISE TO THE MAXIMUM EXPECTED HIGH-WATER LEVEL (INCLUDING WAVES) WHILE THE BOTTOM MAINTAINS CONTINUOUS CONTACT WITH THE BOTTOM OF THE WATER BODY. THE BOTTOM EDGE OF THE CURTAIN SHALL HAVE A WEIGHT SYSTEM CAPABLE OF HOLDING THE BOTTOM OF THE CURTAIN DOWN AND CONFORMING TO THE BOTTOM OF THE WATER BODY, SO AS TO PROHIBIT ESCAPE OF TURBID WATER UNDER THE CURTAIN.
3. THE SILT CURTAIN SHALL BE LOCATED BEYOND THE LATERAL LIMITS OF THE CONSTRUCTION SITE AND FIRMLY ANCHORED INTO PLACE (THE ALIGNMENT SHOULD BE SET AS CLOSE TO THE WORK AREA AS POSSIBLE BUT NO SO CLOSE AS TO BE DISRUPTED BY CONSTRUCTION EQUIPMENT).
4. DANGER BUOYS SHALL BE USED AS DIRECTED BY THE COAST GUARD OR DNR PERMIT WHEN WORKING IN NAVIGABLE WATERS.
5. THE ENDS OF THE SILT CURTAIN SHALL BE SECURELY ANCHORED AND KEYED IN ORDER TO ENCLOSE AREA.
6. A GENERAL RULE OF THUMB FOR ATTACHING ANCHORS IS TO DO SO AT 100' INTERVALS (DEPENDING ON CURRENT AND TIDAL CONDITIONS, IT MAY BE NECESSARY TO ANCHOR THE BARRIER ON BOTH SIDES-AS SHOWN).

E6 TURBIDITY CURTAIN
SCALE: NOT TO SCALE

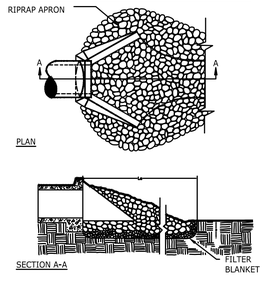
St RIPRAP OUTLET PROTECTION

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL



NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

PIPE OUTLET TO WELL DEFINED CHANNEL



E7 RIP RAP OUTLET PROTECTION
SCALE: NOT TO SCALE

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STONECREST

CITY OF STONECREST
3120 Stonecrest Blvd.
Stonecrest GA, 30038

PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR
1	GA EPD Strambuffer Variance Permit	08/12/2025	
2	STONECREST LDP COMMENTS	02/16/2025	

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: **N.T.S.**
PROJECT #: 2023-1468A-001A

SHEET TITLE

EROSION CONTROL DETAILS

SHEET NUMBER

C07-08

ISSUED FOR CONSTRUCTION

FILE PATH: G:\PROJECT OPERATIONS\PROJECTS_ACTIVE PROJECTS\1468 CITY OF STONECREST\1468A-001A CITY OF STONECREST-EVERETT PARK PARKING LOT\40 - DESIGN DOCUMENTS\02 PLANS\C07-08.DWG PLOTTED BY: ALI FTIKHAR

DEFINITION

Applying plant residues or other suitable materials, produced on the site if possible, to the soil surface.

REQUIREMENT FOR REGULATORY COMPLIANCE

Mulch or temporary grassing shall be applied to all exposed areas within 14 days of disturbance. Mulch can be used as a singular erosion control device for up to six months, but it shall be applied at the appropriate depth, depending on the material used, anchored and have a continuous 90% cover or greater of the soil surface.

Maintenance shall be required to maintain appropriate depth and 90% cover. Temporary vegetation may be employed instead of mulch if the area will remain undisturbed for less than six months.

If any area will remain undisturbed for greater than six months, permanent vegetative techniques shall be employed. Refer to Ds2 -Disturbed Area Stabilization (With Temporary Seeding), Ds3 - Disturbed Area Stabilization (With Permanent Seeding), and Ds4 - Disturbed Area Stabilization (With Sodding).

SPECIFICATIONS

MULCHING WITHOUT SEEDING

This standard applies to graded or cleared areas where seedings may not have a suitable growing season to produce an erosion retardant cover, but can be stabilized with a mulch cover..

Site Preparation

1. Grade to permit the use of equipment for applying and anchoring mulch.
2. Install needed erosion control measures as required such as dikes, diversions, berms, terraces and sediment barriers.
3. Loosen compact soil to a minimum depth of 3 inches.

Mulching Materials

Select one of the following materials and apply at the depth indicated:

1. Dry straw or hay shall be applied at a depth of 2 to 4 inches providing complete soil coverage. One advantage of this material is easy application.

2. Wood waste (chips, sawdust or bark) shall be applied at a depth of 2 to 3 inches. Organic material from the clearing stage of develop-ment should remain on site, be chipped, and applied as mulch. This method of mulching can greatly reduce erosion control costs.

3. Polyethylene film shall be secured over banks or stockpiled soil material for tem-porary protection. This material can be sal-vaged and re-used.

Applying Mulch

When mulch is used without seeding, mulch shall be applied to provide full coverage of the exposed area.
1. Dry straw or hay mulch and wood chips shall be applied uniformly by hand or by mechanical equipment.
2. If the area will eventually be covered with perennial vegetation, 20-30 pounds of nitrogen per acre in addition to the normal amount shall be applied to offset the uptake of nitrogen caused by the decomposition of the organic mulches.
3. Apply polyethylene film on exposed areas.

Anchoring Mulch

1. Straw or hay mulch can be pressed into the soil with a disk harrow with the disk set straight or with a special “packer disk.” Disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disk should be dull enough not to cut the mulch but to press it into the soil leaving much of it in an erect position.

Straw or hay mulch shall be anchored immediately after application. Straw or hay mulch spread with special blower-type equipment may be anchored. Please refer to specification Tac Tackifers. Plastic mesh or netting with mesh no larger than one inch by one inch shall be installed according to manufacturer’s specifications.

2. Netting of the appropriate size shall be used to anchor wood waste. Openings of the net-ting shall not be larger than the average size of the wood waste chips.

3. Polyethylene film shall be anchor trenched at the top as well as incrementally as necessary.

Ds1

E12 DS1 - DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

SCALE: NOT TO SCALE

DEFINITION

The establishment of temporary vegetative cover with fast growing seedings for seasonal protection on disturbed or denuded areas.

CONDITIONS

Temporary grassing, instead of mulch, can be applied to rough graded areas that will be exposed for less than six months. Temporary vegetative measures should be coordinated with permanent measures to assure economical and effective stabilization. Most types of temporary vegetation are ideal to use as companion crops until the permanent vegetation is established.
eeded.

SEEDING RATES FOR TEMPORARY SEEDING

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	Rates Per 1000 sq.ft	Rates Per Acre	Planting Dates
Rye	3.9 pounds	3 bu.	9/1-3/1
Ryegrass	0.9 pound	40lbs.	8/15-4/1
Annual Lespdeaza	0.9 pound	40lbs.	1/15-3/15
Weeping Lovegrass	0.1 pound	4lbs.	2/15-6/15
Sundangrass	1.4 pound	60lbs.	3/1-8/1
Browntop Millet	0.9 pound	40lbs.	4/1-7/15
Wheat	4.1 pound	3bu.	9/15-2/1

Unusual site conditions may require heavier seeding rates
** Seeding dates may need to be altered to fit temperture variations and conditions

SPECIFICATIONS

Grading and Shaping

Excessive water run-off shall be reduced by properly designed and installed erosion control practices such as closed drains, ditches, dikes, diversions, sediment barriers and others.

No shaping or grading is required if slopes can be stabilized by hand-seeded vegetation or if hydraulic seeding equipment is to be used.

Seedbed Preparation

When a hydraulic seeder is used, seedbed preparation is not required. When using conventional or handseeding, seedbed preparation is not required if the soil material is loose and not sealed by rainfall.

When soil has been sealed by rainfall or consists of smooth cut slopes, the soil shall be pitted, trenched or otherwise scarified to provide a place for seed to lodge and germinate.

Lime and Fertilizer

Agricultural lime is required unless soil tests indicate otherwise. Apply agricultural lime at a rate of one ton per acre. Graded areas require lime application. Soils can be tested to determine if fertilizer is needed. On reasonably fertile soils or soil material, fertilizer is not required. For soils with very low fertility, 500 to 700 pounds of 10-10-10 fertilizer or the equivalent per acre (12-16 lbs./1,000 sq. ft.) shall be applied. Fertilizer should be applied before land preparation and incorporated with a disk, ripper or chisel.

Seeding

Select a grass or grass-legume mixture suitable to the area and season of the year. Seed shall be applied uniformly by hand, cyclone seeder, drill, cultipacker seeder, or hydraulic seeder (slurry including seed and fertilizer). Drill or cultipacker seeders should normally place seed one-quarter to one-half inch deep. Appropriate depth of planting is ten times the seed diameter. Soil should be “raked” lightly to cover seed with soil if seeded by hand.

Mulching

Temporary vegetation can, in most cases, be established without the use of mulch. Mulch without seeding should be considered for short term protection. Refer to Ds1 - Disturbed Area Stabilization (With Mulching Only).

Irrigation

During times of drought, water shall be applied at a rate not causing runoff and erosion. The soil shall be thoroughly wetted to a depth that will insure germination of the seed. Subsequent applications should be made when needed.

Ds2

E13 Ds-2 - DISTURBED AREA STABLIZATION (WITH TEMPORARY SEEDING)

SCALE: NOT TO SCALE

DEFINITION

Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

CONDITIONS

This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. TEMPORARY METHODS

Mulches. See standard Ds1 - Disturbed Area Stabilization (With Mulching Only). Synthetic resins may be used instead of asphalt to bind mulch material. Refer to standard Tb-Tackifiers and Binders. Resins such as Curasol or Terratack should be used according to manufacturer's recommendations.

Vegetative Cover. See standard Ds2 - Disturbed Area Stabilization (With Temporary Seeding).

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to standard Tb-Tackifiers and Binders.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure which should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snow fences, burlap fences, crate walls, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. PERMANENT METHODS

Permanent Vegetation. See standard Ds3 -Disturbed Area Stabilization (With Permanent Vegetation). Existing trees and large shrubs may afford valuable protection if left in place.

Topsoiling. This entails covering the surface with less erosive soil material. See standard Tp - Topsoiling. Stone. Cover surface with crushed stone or coarse gravel. See standard Cr-Construction Road Stabilization

Du

E14 Du - Dust Control on Disturbed Areas

SCALE: NOT TO SCALE

DEFINITION

The planting of perennial vegetation such as trees, shrubs, vines, grasses, or legumes on exposed areas for final permanent stabilization. Permanent perennial vegetation shall be used to achieve final stabilization.

CONDITIONS

Permanent perennial vegetation is used to provide a protective cover for exposed areas including cuts, fills, dams, and other denuded areas.

SPECIFICATIONS

Grading and Shaping

Grading and shaping may not be required where hydraulic seeding and fertilizing equipment is to be used. Vertical banks shall be sloped to enable plant establishment.

When conventional seeding and fertilizing are to be done, grade and shape where feasible and practical, so that equipment can be used safely and efficiently during seedbed preparation, seeding, mulching and maintenance of the vegetation.

Concentrations of water that will cause excessive soil erosion shall be diverted to a safe outlet. Diversions and other treatment practices shall conform with the appropriate standards and specifications.

Seedbed Preparation

Seedbed preparation may not be required where hydraulic seeding and fertilizing equipment is to be used. When conventional seeding is to be used, seedbed preparation will be done as follows:

Broadcast plantings

1. Tillage at a minimum, shall adequately loosen the soil to a depth of 4 to 6 inches; alleviate compaction; incorporate lime and fertilizer; smooth and firm the soil; allow for the proper placement of seed, sprigs, or plants; and allow for the anchoring of straw or hay mulch if a disk is to be used.
2. Tillage may be done with any suitable equipment.
3. Tillage should be done on the contour where feasible
4. On slopes too steep for the safe operation of tillage equipment, the soil surface shall be pitted or trenched across the slope with appropriate hand tools to provide two places 6 to 8 inches apart in which seed may lodge and germinate. Hydraulic seeding may also be used.

Individual Plants

1. Where individual plants are to be set, the soil shall be prepared by excavating holes, opening furrows, or dibble planting.
2. For nursery stock plants, holes shall be large enough to accommodate roots without crowding.

3. Where pine seedlings are to be planted, subsoil under the row 36 inches deep on the contour four to six months prior to planting. Subsoiling should be done when the soil is dry, preferably in August or September.

Planting

Hydraulic Seeding

Mix the seed (innoculated if needed), fertilizer, and wood cellulose or wood pulp fiber mulch with water and apply in a slurry uniformly over the area to be treated. Apply within one hour after the mixture is made.

Conventional Seeding

Seeding will be done on a freshly prepared and firmed seedbed. For broadcast planting, use a cultipacker seeder, drill, rotary seeder, other mechanical seeder, or hand seeding to distribute the seed uniformly over the area to be treated. Cover the seed lightly with 1/8 to 1/4 inch of soil for small seed and 1/2 to 1 inch for large seed when using a cultipacker or other suitable equipment.

No-Till Seeding

No-till seeding is permissible into annual cover crops when planting is done following maturity of the cover crop or if the temporary cover stand is sparse enough to allow adequate growth of the permanent (perennial) species. No-till seeding shall be done with appropriate no-till seeding equipment. The seed must be uniformly distributed and planted at the proper depth.

Individual Plants

Shrubs, vines and sprigs may be planted with appropriate planters or hand tools. Pine trees shall be planted manually in the subsoil furrow. Each plant shall be set in a manner that will avoid crowding the roots. Nursery stock plants shall be planted at the same depth or slightly deeper than they grew at the nursery. The tips of vines and sprigs must be at or slightly above the ground surface. Where individual holes are dug, fertilizer shall be placed in the bottom of the hole, two inches of soil shall be added and the plant shall be set in the hole.

Mulching

Mulch is required for all permanent vegetation applications. Mulch applied to seeded areas shall achieve 75% soil cover. Select the mulching material from the following and apply as indicated:

1. Dry straw or dry hay of good quality and free of weed seeds can be used. Dry straw shall be applied at the rate of 2 tons per acre. Dry hay shall be applied at a rate of 2 1/2 tons per acre.
2. Wood cellulose mulch or wood pulp fiber shall be used with hydraulic seeding. It shall be applied at the rate of 500 pounds per acre. Drystraw or dry hay shall be applied (at the rate indicated above) after hydraulic seeding.
3. One thousand pounds of wood cellulose or wood pulp fiber, which includes a tackifier, shall be used with hydraulic seeding on slopes 3/4:1 or steeper.
4. Sericea lespedeza hay containing mature seed shall be applied at a rate of three tons per acre.
5. Pine straw or pine bark shall be applied at a thickness of 3 inches for bedding purposes. Other suitable materials in sufficient quantity may be used where ornamentals or other ground covers are planted. This is not appropriate for seeded areas.
6. When using temporary erosion control blankets or block sod, mulch is not required.
7. Bituminous treated roving may be applied on planted areas on slopes, in ditches or dry waterways to prevent erosion. Bituminous treated roving shall be applied within 24 hours after an area has been planted. Application rates and materials must meet Georgia Department of Transportation specifications

Wood cellulose and wood pulp fibers shall not contain germination or growth inhibiting factors. They shall be evenly dispersed when agitated in water. The fibers shall contain a dye to allow visual metering and aid in uniform application during seeding.

Applying Mulch

Straw or hay mulch will be spread uniformly within 24 hours after seeding and/or planting. The mulch may be spread by blower-type spreading equipment, other spreading equipment or by hand. Mulch shall be applied to cover 75% of the soil surface.

Wood cellulose or wood fiber mulch shall be applied uniformly with hydraulic seeding equipment.

Anchoring Mulch

Anchor straw or hay mulch immediately after application by one of the following methods:

1. Hay and straw mulch shall be pressed into the soil immediately after the mulch is spread. A special “packer disk” or disk harrow with the disks set straight may be used. The disks may be smooth or serrated and should be 20 inches or more in diameter and 8 to 12 inches apart. The edges of the disks shall be dull enough to press the mulch into the ground without cutting it, leaving much of it in an erect position. Mulch shall not be plowed into the soil.
2. Synthetic tackifiers or binders approved by GDOT shall be applied in conjunction with or immediately after the mulch is spread. Synthetic tackifiers shall be mixed and applied according to manufacturer's specifications. Refer to Tb - Tackifiers and Binders.
3. Rye or wheat can be included with Fall and Winter plantings to stabilize the mulch. They shall be applied at a rate of one-quarter to one half bushel per acre.
4. Plastic mesh or netting with mesh no larger than one inch by one inch may be needed to anchor straw or hay mulch on unstable soils and concentrated flow areas. These materials shall be installed and anchored according to manufacturer's specifications.

Irrigation

Irrigation shall be applied at a rate that will not cause runoff.

SEEDING RATES FOR PERMANENT SEEDING

SPECIES	RATE Per 1000 sq.ft	RATE Per Acre	PLANTING DATES
BAHIA	1.4 POUNDS	60 LBS.	1/1-12/31
BERMUDA	0.2 POUND	10 LBS.	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUND	75 LBS.	1/1-12/31
WEEPING LOVE GRASS	0.1 POUND	4 LBS.	2/1-6/15
SWITCH GRASS	0.9 POUND	40 LBS.	3/15-6/1

Stream Buffer Stabilization

1. Within the 25-foot State Waters Buffer, permanent stabilization shall be achieved using only native riparian vegetation species suitable for streambank stabilization. The use of non-native or invasive species (e.g., Bahia, Bermuda, Centipede, Lespedeza, Weeping Lovegrass) is prohibited. Native species may include River Oats, Silky Dogwood, native Switchgrass, and other deep-rooted native herbaceous and shrub species.

1

Ds3

E15 Ds3 - DISTURBED AREA STABILAZATION (WITH PERMANENT VEGETATION)

SCALE: NOT TO SCALE

DEFINITION

A permanent vegetation using sods on highly erodible or critically eroded lands.

CONDITIONS

This application is appropriate for areas which require immediate vegetative covers, drop inlet, grass swales, and waterways with intermittent flow

CONSTRUCTION SPECIFICATIONS INSTALLATION

Soil Preparation

-Bring soil surface to final grade. Clear surface of trash, woody debris, stones and clods and larger than 1". Apply sod to soil surfaces only and not frozen surfaces, or gravel type soils.
-Topsoil properly applied will help guarantee stand. Don't use topsoil recently treated with herbicides or soil sterilants.
-Mix fertilizer into soil surface. Fertilize based on soil tests of Table 6-6.1 For fall planting of warm season species, half the fertilizer should be applied at planting and the other half in the spring.

Table 6-6.1 Fertilizer Requirements for Soil Surface Application

Fertilizer Type (lbs./acre)	Fertilizer Rate (lbs./acre)	Fertilizer Rate	Season
10-10-10	1000	.025	Fall

-Agricultural lime should be applied base on soil tests or at a rate of 1 to 2 tons per acre.

Installation

-Lay sod with tight joint and in straight lines. Don't overlap joints. Stagger joints and do not stretch sod.
-On slopes steeper than 3:1, sod should be anchored with wooden or biodegradable pins or other approved methods.
-Installed sod should be rolled or tamped to provide good contact between sod and soil
-Irrigate sod and soil to a depth of 4" immediately after installation.
-Sod should not be cut of spread in extremely wet or dry weather.
-Irrigation should be used to supplement rainfall for a minimum of 2-3 weeks.

MATERIALS

- Sod selected should be certified. Sod grown in the general area of the project is desirable.
- Sod should be machine cut and contain 3/4" ±1/4" of soil, not including shoots or thatch.
- Sod should be cut to the desired size within ±5%. Torn or uneven pads should be rejected.
- Sod should be cut and installed within 36 hours of digging.
- Avoid planting when subject to frost heave or hot weather if irrigation is not available.
- The sod type should be shown on the plans or installed according to Table 6-6.2. See Figure 6-4.1 for your Resource Area.

Table 6-6.2. Sod Planting Requirements

Grass	Varieties	Resource Area	Growing Season
Bermudagrass	Common Tifway Tifgreen Tifwan	M-L P,C P,C P,C P,C	Warm Weather
Bahiagrass	Penacola	P,C	Warm Weather
Centipede		P,C	Warm Weather
St. Augistine	Common Bitterblue Raleigh	C	Warm Weather
Zoysia	Emerald Myer	P,C	Warm Weather
Tall Pescue	Kentucky	M-L-P	Cool Weather

MAINTENANCE

• Re-sod areas where an adequate stand of sod is not obtained.
• New sod should be mowed sparingly. Grass height should not be cut less than 2"-3" or as specified.
• Apply one ton of agricultural lime as indicated by soil test or every 4-6 years.
• Fertilize grasses in accordance with soil tests or Table 6-6.3.

Table 6-6.3. Fertilizer Requirements for Sod

Types of Species	Planting Year	Fertlizer(N-P-K)	Rate(lbs./Acre)	NitrogenTop Dressing Rate (lbs./acre)
Cool Season Grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 - 30
Warm Season Grasses	First Second Maintenance	6-12-12 6-12-12 10-10-10	1500 1000 400	50-100 50-100 30

SOD MAINTENANCE AND INSTALLATION

SOD LAYOUT AND PREPARATION



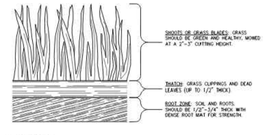
DIRECTIONS FOR INITIAL MAINTENANCE

Step 1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL

Step 2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

Step 3. MOW WHEN THE SOD IS ESTABLISHED -- IN 2-3 WEEKS. SET THE MOWER HIGH (2"-3").

APPEARANCE OF GOOD SOD



Source: Va. DSWC

Figure 6-6.2

Ds4

E16 Ds4 - DISTURBED AREA STABILAZATION (WITH SODDING)

SCALE: NOT TO SCALE

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PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR
1	GA EPD Strambuffer Variance Permit	08/12/2025	

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: **N.T.S.**
PROJECT #: 2023-1468A-001A

SHEET TITLE

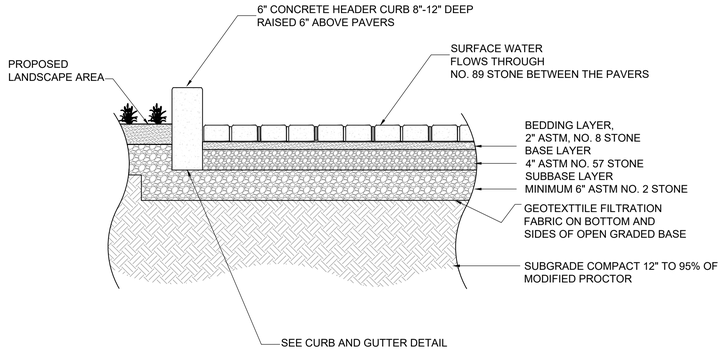
EROSION CONTROL DETAILS

SHEET NUMBER

C07-09

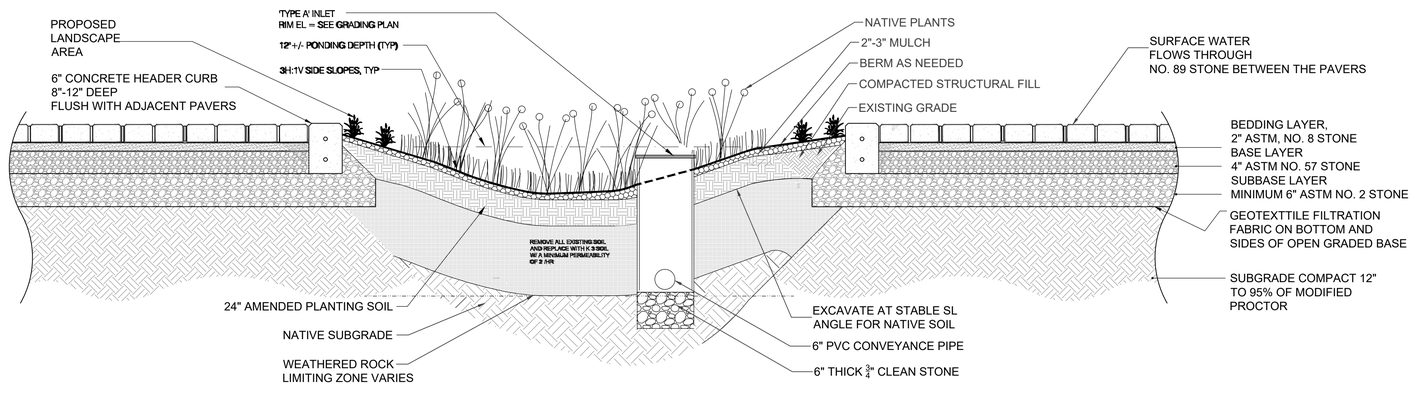
ISSUED FOR CONSTRUCTION

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A1 PERMEABLE PAVER DETAIL WITH RAISED CURB WALL

SCALE: NOT TO SCALE



B1 BIOSWALE SECTION DETAIL

SCALE: NOT TO SCALE

C·E·R·M

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CLIENT

CITY OF STONECREST
3120 Stonecrest Blvd.
Stonecrest GA, 30038

PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: **N.T.S.**
PROJECT #: 2023-1468A-001A

SHEET TITLE

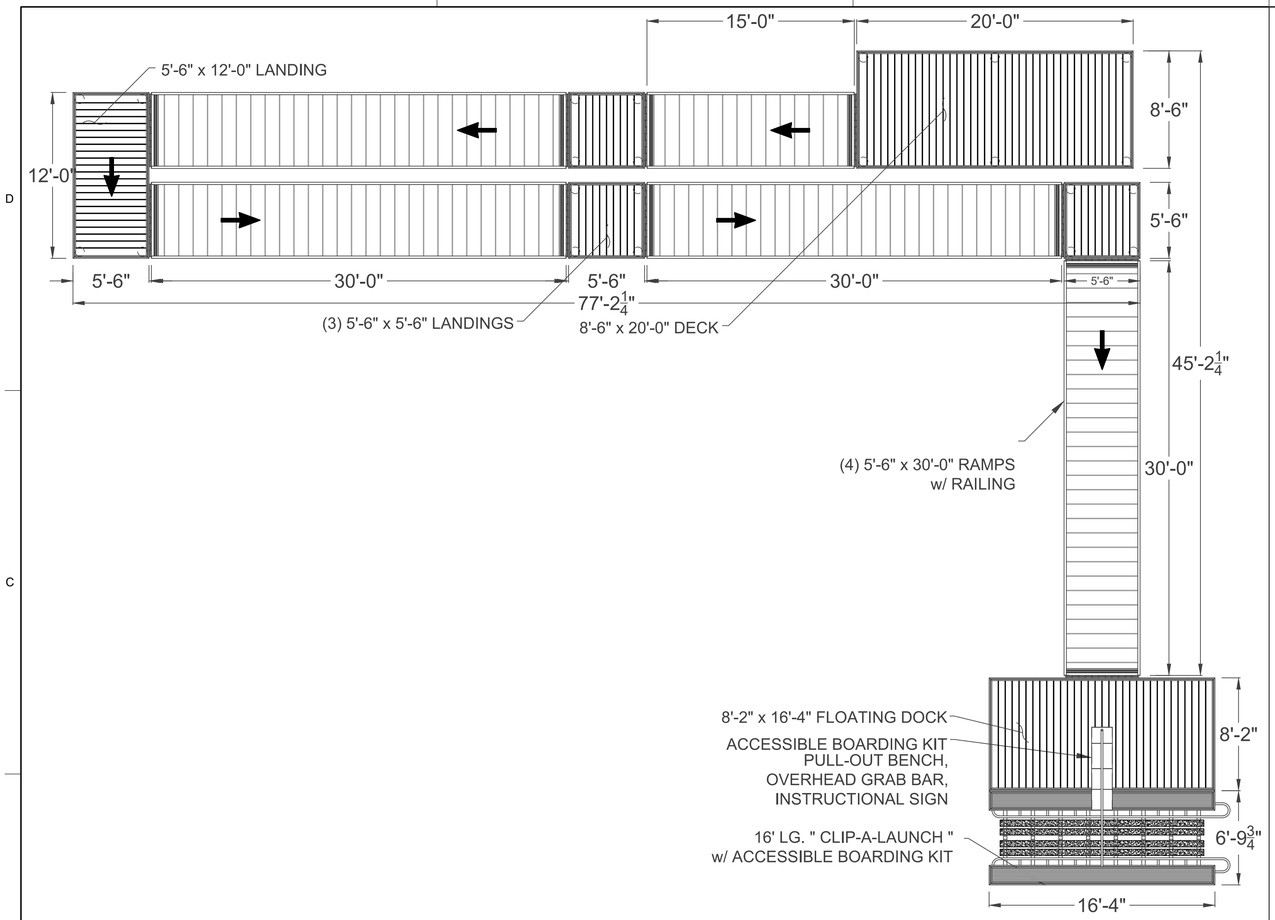
CONSTRUCTION DETAILS

SHEET NUMBER

C08-01

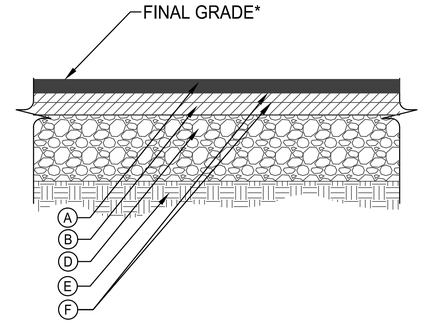
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B2 KAYAK RAMP LAUNCH PLAN

SCALE: NOT TO SCALE

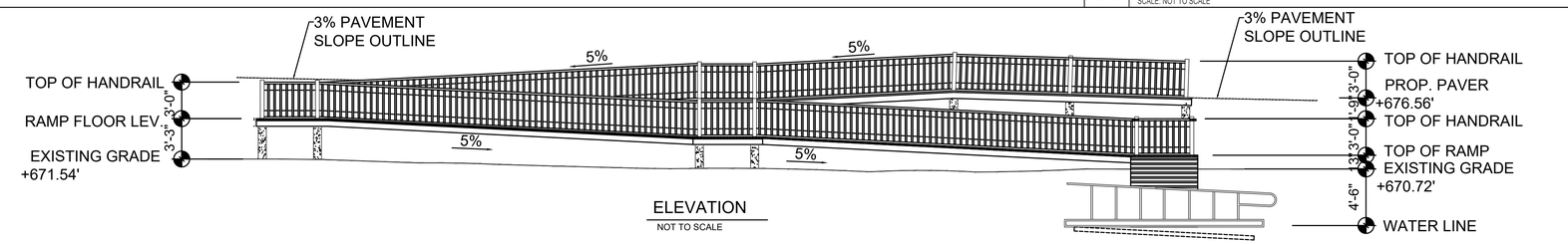


B3 PAVEMENT DETAIL

SCALE: NOT TO SCALE

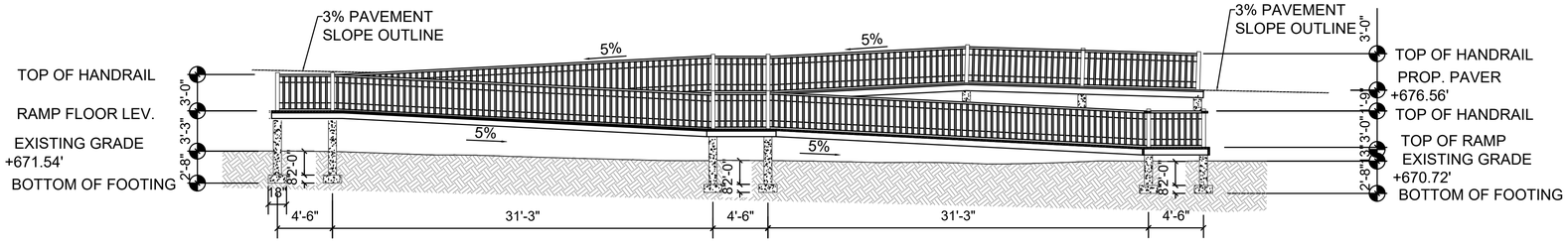
REQUIRED PAVEMENT

- (A) 2" BITUMINOUS SURFACE COURSE -12.5MM SUPERPAVE (220LB/SY)
- (B) 4" BITUMINOUS BASE COURSE - 25MM SUPERPAVE (440LB/SY) TO BE PLACED IN 2" LIFTS
- (D) 6" GRADED AGGREGATE BASE
- (E) 12" SUBGRADE PREPARATION LAYER
- (F) TACK COAT (APPLY BETWEEN LIFTS OF ASPHALT)



ELEVATION

NOT TO SCALE



SECTION ELEVATION AT A-A

B4 KAYAK RAMP LAUNCH / ELEVATIONS

SCALE: NOT TO SCALE

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MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE:NTS.
PROJECT #: 2023-1468A-001A

SHEET TITLE

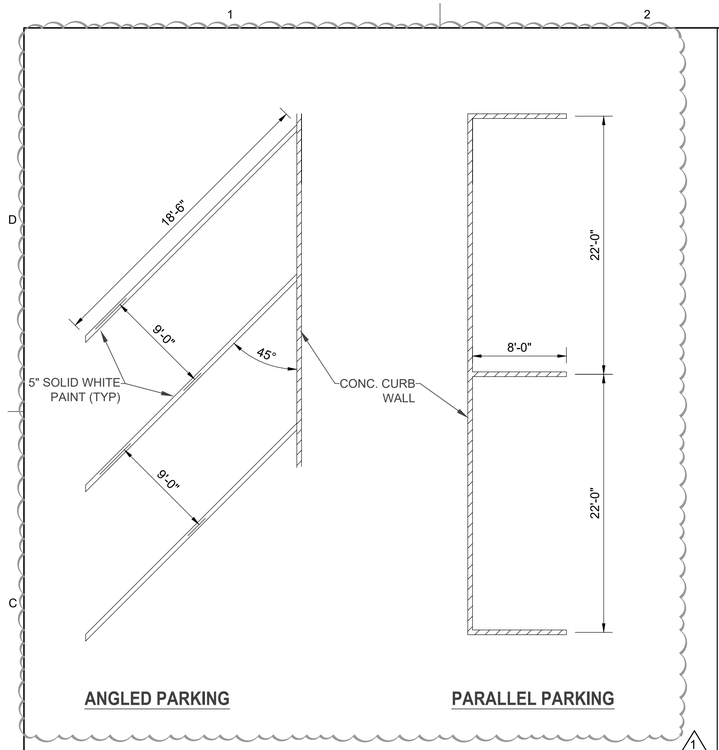
CONSTRUCTION DETAILS

SHEET NUMBER

C08-02

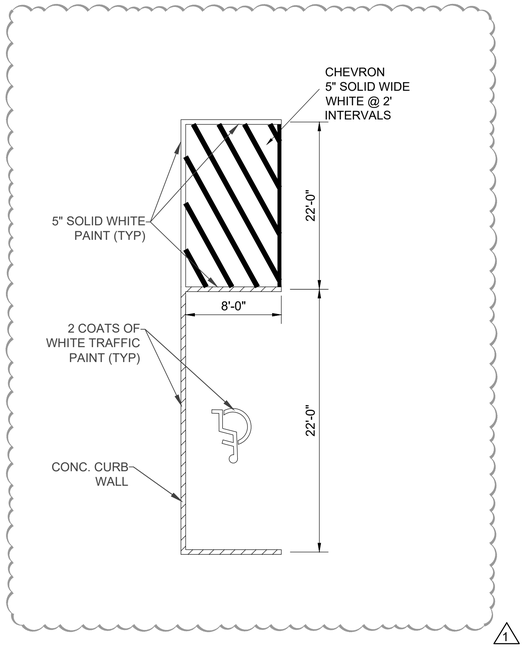
ISSUED FOR CONSTRUCTION

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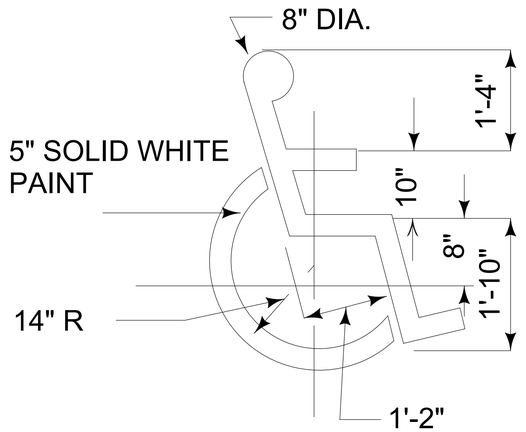
D3 TYPICAL PARKING SPACES DIMENTIONS

SCALE: NOT TO SCALE



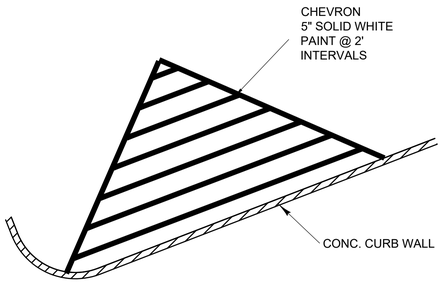
D4 TYPICAL HANDICAP /CHEVRON STRIPING DIMENSIONS

SCALE: NOT TO SCALE



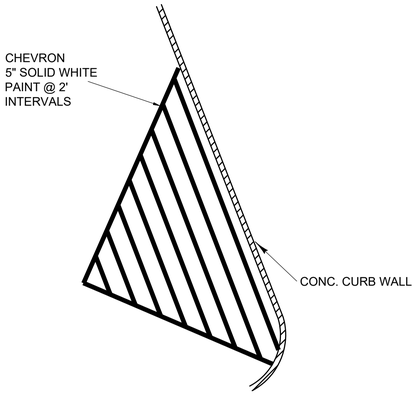
D5 HANDICAP SIGN PAINT STRIPING DIMENSIONS

SCALE: NOT TO SCALE



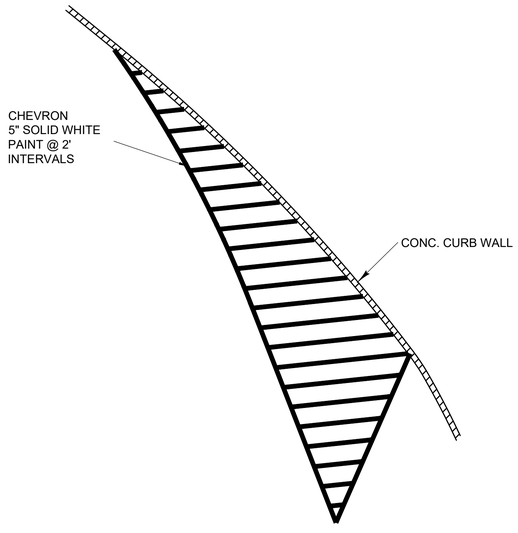
D6 CORNER PAINT STRIPING - 1

SCALE: NOT TO SCALE



D7 CORNER PAINT STRIPING - 2

SCALE: NOT TO SCALE



D8 PAINT STRIPING

SCALE: NOT TO SCALE

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3120 Stonecrest Blvd.
Stonecrest GA, 30038

PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.
1	GA EPD Strambuffer Variance Permit	08/12/2025	

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: NTS
PROJECT #: 2023-1468A-001A

SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

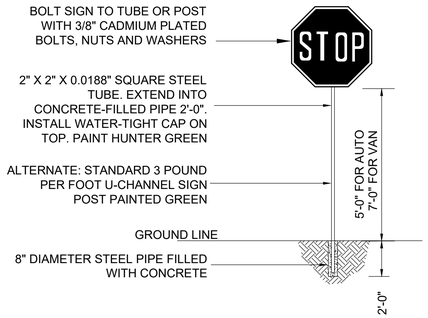
C08-03

ISSUED FOR CONSTRUCTION

FILE PATH: G:\PROJECT OPERATIONS\PROJECTS_ACTIVE PROJECTS\1468 CITY OF STONECREST\1468A-001A CITY OF STONECREST-EVERETT PARK PARKING LOT\40 - DESIGN DOCUMENTS\02 PLANS\C08-03.DWG PLOTTED BY: ALI IFTIKHAR

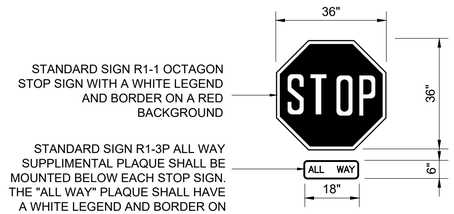
C1 TYPICAL SIGN PLACEMENT DETAL

SCALE: NOT TO SCALE



C2 TRAFFIC STOP SIGN DETAIL

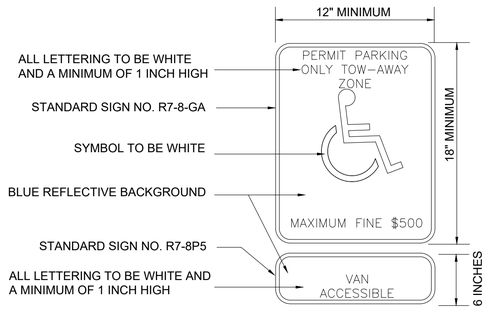
SCALE: NOT TO SCALE



1. ALL SIGNS TO BE 0.08" THICK ALUMINIUM.
2. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A. FEDERAL, STATE, AND LOCAL CODES & REGULATIONS
3. PLACE "STOP" SIGN AT ROAD INTERSECTIONS IN ACCORDANCE WITH DESIGN.

C3 HANDICAP SIGN DETAIL

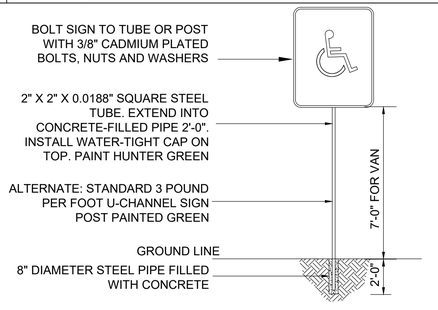
SCALE: NOT TO SCALE



1. ALL SIGNS TO BE 0.08" THICK ALUMINIUM.
2. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A. FEDERAL, STATE, AND LOCAL CODES & REGULATIONS
3. PLACE "VAN ACCESSIBLE" SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY

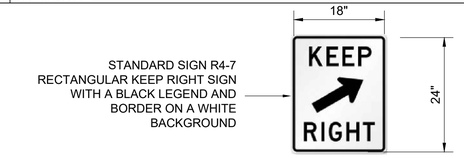
C4 HANDICAP SIGN PLACEMENT DETAIL

SCALE: NOT TO SCALE



C5 TRAFFIC KEEP-RIGHT SIGN DETAIL

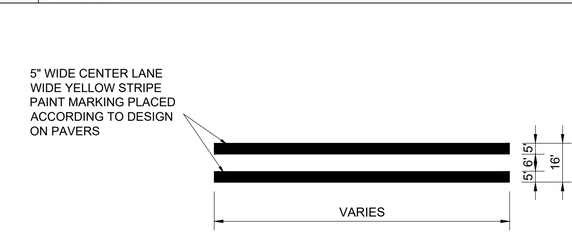
SCALE: NOT TO SCALE



1. ALL SIGNS TO BE 0.08" THICK ALUMINIUM.
2. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A. FEDERAL, STATE, AND LOCAL CODES & REGULATIONS
3. PLACE "STOP" SIGN AT ROAD INTERSECTIONS IN ACCORDANCE WITH DESIGN.

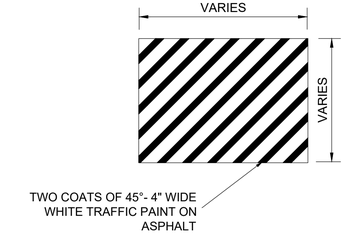
C6 CENTER LANE DOUBLE STRIPE MARKING DETAIL

SCALE: NOT TO SCALE



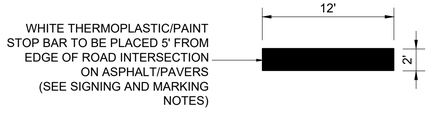
C7 TYPICAL PAINT STRIPING

SCALE: NOT TO SCALE



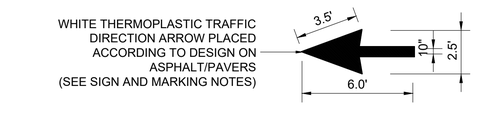
C8 STOP BAR STRIPE

SCALE: NOT TO SCALE



C9 TYPICAL TRAFFIC ARROW STRIPE

SCALE: NOT TO SCALE



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CLIENT

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3120 Stonecrest Blvd.
Stonecrest GA, 30038

PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: N.T.S.
PROJECT #: 2023-1468A-001A

SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

C08-04

ISSUED FOR CONSTRUCTION

FILE PATH: G:\PROJECT OPERATIONS\PROJECTS_ACTIVE PROJECTS\1468 CITY OF STONECREST\1468A-001A CITY OF STONECREST-EVERETT PARK PARKING LOT\40 - DESIGN DOCUMENTS\02 PLANS\C08-04.DWG PLOTTED BY: ALI IFTIKHAR

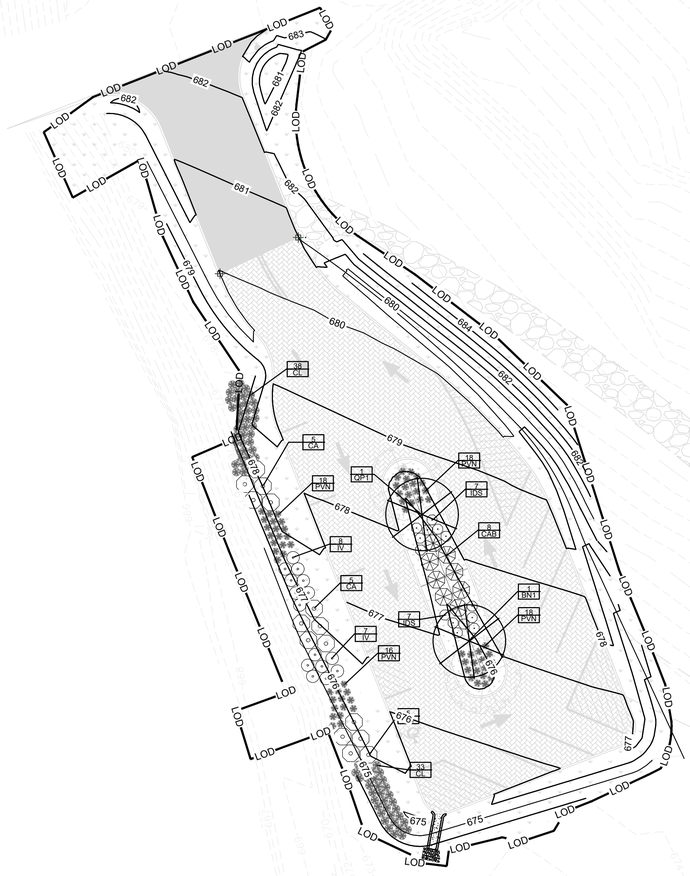
LANDSCAPE MATERIAL

QTY	CODE	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	CONTAINER	COMMENTS
2	QP1	QUERCUS PHELLOS 'HIGHTOWER'	HIGHTOWER WILLOW OAK	0'-4"	10'-12'	7'-8'	65 GAL	5'CT. MIN MAIN CENTRAL LEADER
8	CAB	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY		24"-36"	18"-24"	3 GAL	
15	IDS	ILEX DECIDUA 'SOUTHERN GENTLEMAN'	SOUTHERN GENTLEMAN HOLLY		18"-24"	18"-24"	3 GAL	
36	PVN	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS		12"	12"	3 GAL	

LANDSCAPE MATERIAL (FOR USE WITHIN THE 25-FOOT STATE WATERS BUFFER ONLY)

QTY	CODE	BOTANICAL NAME	COMMON NAME	CALIPER/HEIGHT	SPREAD	CONTAINER	COMMENTS
71	CL	CHASMANTHIUM LATIFOLIUM	RIVER OATS	18 - 24"	12 - 18"	1 GAL	NATIVE RIPARIAN GRASS
34	PVN	PANICUM VIRGATUM	NATIVE SWITCHGRASS	18 - 24"	12 - 24"	1 GAL	DEEP-ROOTED, NATIVE ECOTYPE ONLY
15	CA	CORNUS AMOMUM	SILKY DOGWOOD	24 - 36"	24 - 36"	3 GAL	NATIVE RIPARIAN SHRUB
15	IV	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	18 - 24"	18 - 24"	3 GAL	MOISTURE-TOLERANT NATIVE SHRUB

1



Note:

Plant materials listed above are to be installed only within the 25-foot State Waters Buffer. All species are native to Georgia and suitable for streambank stabilization and buffer restoration. The use of non-native or invasive species is prohibited within the buffer.

1

20 0 20 40FT.
20'

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CLIENT

STONECREST GEORGIA

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PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR
1	GA EPD Strambuffer Variance Permit	08/12/2025	

DESIGNED BY: AI
DWN BY: JM
CKD BY: YM
SUBMITTED BY:YM
DATE: 05/12/2025
SCALE: 1"=20'
PROJECT #: 2023-1468A-001A

SHEET TITLE

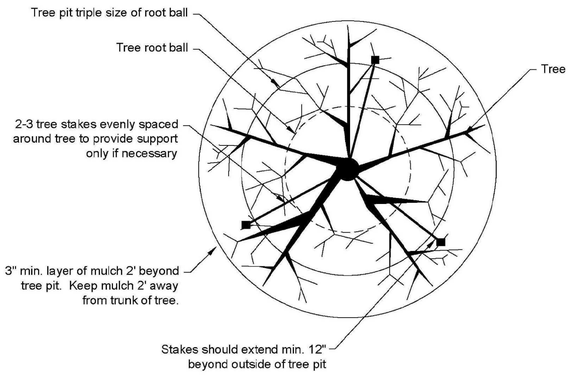
LANDSCAPE PLAN

SHEET NUMBER

LA01

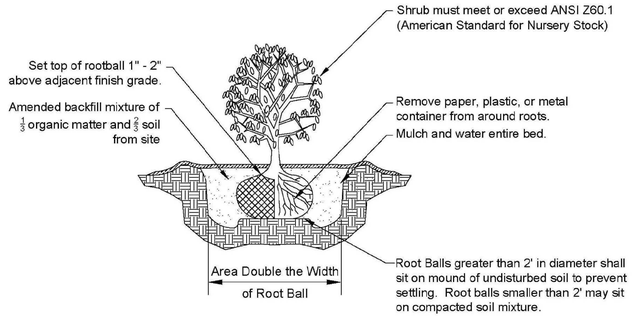
ISSUED FOR CONSTRUCTION

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1 PLAN: TREE PLANTING DETAIL

NOT TO SCALE

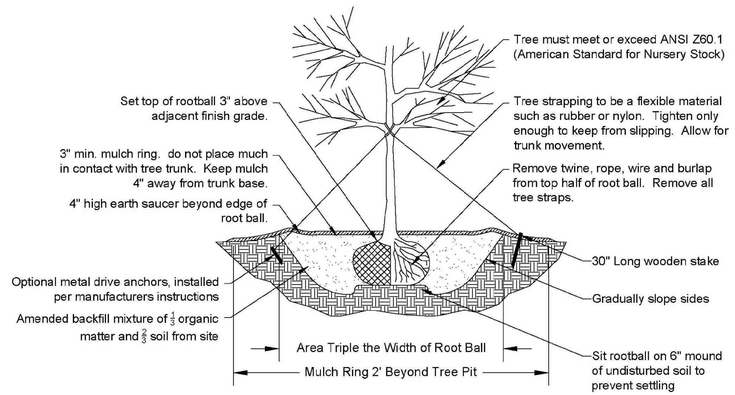


SHRUB PLANTING DETAIL

SCALE: NONE

3 SHRUB PLANTING DETAIL

NOT TO SCALE

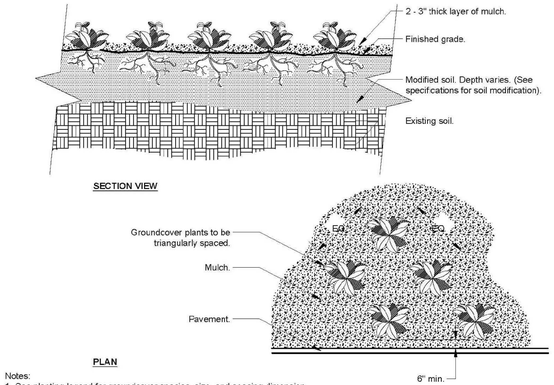


NOTES:

1. Do not heavily prune the tree at planting. Prune only crossover limbs, co-dominant leaders, and broken or dead branches. Some interior twigs and lateral branches may be pruned; however, do not remove the terminal buds of branches that extend to the edge of the crown.
2. Each tree must be planted such that the root flare is visible at the top of the root ball. Trees where the root flare is not visible shall be rejected. Do not cover the top of the root ball with soil.

2 TREE PLANTING DETAIL

NOT TO SCALE



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting. (See root ball shaving container detail).
3- Settle soil around root ball of each groundcover prior to mulching.

4 GROUNDCOVER

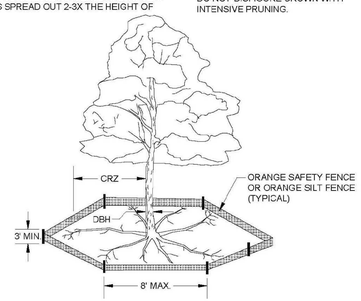
3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

DETAIL-FILE

NOTE:
THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS WHERE THE MAJORITY OF A TREE'S ROOTS LAY. 85% OF MOST TREE ROOTS ARE FOUND IN THE TOP 24" OF THE SOIL AND SUPPLY THE MAJORITY OF NUTRIENTS AND WATER. GENERALLY, ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.

NOTE:
CROWN OF THE TREE IS NEEDED FOR LEAF GROWTH TO PRODUCE OXYGEN, FILTER THE AIR, REDUCE WIND AND SOFTEN NOISE. DO NOT DISFIGURE CROWN WITH INTENSIVE PRUNING.

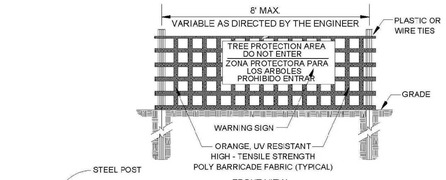


NOTES:

1. PROTECT CRITICAL ROOT ZONE (CRZ) OF TREES PRIOR TO CONSTRUCTION. CLEARLY MARK THE TREES AND ERECT A PROTECTIVE BARRIER AT THE CRZ. BARRIER SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
2. CRZ RADIUS IS 1 FT PER INCH OF TREE DIAMETER AT BREAST HEIGHT (DBH). DBH IS MEASURED 4'-6" ABOVE GRADE.
3. IF CONSTRUCTION OCCURS WITHIN THE CRZ, AT LEAST 12" OF MULCH AND/OR LOGGING MATTS SHALL BE PLACED WHERE MACHINERY MANEUVERS TO REDUCE SOIL COMPACTION IN THIS ZONE.
4. WHERE SIDEWALKS AND PATHWAYS PASS WITHIN CRZ, EXTRA CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ROOTS. ALTERNATE CONSTRUCTION METHODS, SUCH AS A REINFORCED SIDEWALK, SHALL BE IMPLEMENTED AS NECESSARY.
5. FOR ALL TREES, CUTTING OF LARGE STRUCTURAL ROOTS LOCATED NEAR THE BASE OF THE TRUNK IS PROHIBITED. DO NOT COMPACT SOIL BENEATH TREES. NO VEHICLE SHALL BE ALLOWED TO PARK UNDER TREES. NO MATERIALS OR EQUIPMENT SHALL BE STORED BENEATH TREES. DAMAGING THE BARK WITH LAWNMOWERS, CONSTRUCTION EQUIPMENT, OR ANYTHING ELSE IS PROHIBITED. CONTRACTOR SHALL REPAIR DAMAGE TO TREES.
6. FAILING TO INSTALL OR MAINTAIN PROTECTION MEASURES SHALL RESULT IN A STOP WORK ORDER AND FINE OF $500/DAY. DISTURBANCE OTHER THAN THAT ALLOWED ON THE APPROVED PLAN WILL REQUIRE OWNER TO POST A LETTER OF CREDIT FOR 3 YRS FOR TREE MITIGATION.
7. TREE PROTECTION TO BE INSTALLED PRIOR TO THE START OF ANY CLEARING, GRADING, OR OTHER CONSTRUCTION ACTIVITY. IT SHALL NOT BE REMOVED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.

5 TREE PROTECTION FENCING

NOT TO SCALE



NOTES:

1. THE TREE PROTECTION FENCING SHALL NOT BE VIOLATED FOR THE ENTIRE DURATION OF THE PROJECT WITHOUT APPROVAL FROM URBAN FORESTRY STAFF.
2. WARNING SIGNS TO BE MADE OF DURABLE, WEATHERPROOF MATERIAL. LETTERS TO BE 3" HIGH, MINIMUM, CLEARLY LEGIBLE AND SPACED AS DETAILED.
3. SIGNS SHALL BE PLACED AT 50' MAXIMUM INTERVALS. PLACE A SIGN AT EACH END OF LINEAR TREE PROTECTION AND 50' ON CENTER THEREAFTER. FOR TREE PROTECTION AREAS LESS THAN 100' IN PERIMETER, PROVIDE NO LESS THAN TWO SIGNS PER PROTECTION AREA
4. ATTACH SIGNS SECURELY TO FENCE POSTS AND FABRIC. MAINTAIN TREE PROTECTION FENCE AND SIGNS THROUGHOUT DURATION OF PROJECT.
5. TREE PROTECTION FENCING AND SIGNAGE SHALL BE REMOVED AFTER CONSTRUCTION.

6 TREE PROTECTION FENCING

NOT TO SCALE

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Lithonia GA, 30088
O: 678.999.0173
F : 678.999.0186
www.cerm.com

Gj:D LANDSCAPE ARCHITECTURE & URBAN PLANNING
DAVID GJERTSON, PLA, AICP
404.200.1858
gjertsondesign.com

CLIENT

THE CITY OF STONECREST GEORGIA

CITY OF STONECREST
3120 Stonecrest Blvd.
Stonecrest GA, 30038

PROJECT NAME

EVERETT PARK PARKING LOT AND KAYAK LAUNCH

SEAL

GEORGIA REGISTERED No. 1589 PROFESSIONAL LANDSCAPE ARCHITECT DAVID GJERTSON

11.06.23

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.

DESIGNED BY: DRG
DWN BY: PFK
CKD BY: DRG
SUBMITTED BY:YM
DATE: 10/04/2023
SCALE: 1"= 20'
PROJECT #: 2023-1468A-001A

SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

LA02

NOT RELEASED FOR CONSTRUCTION

FILE PATH: G:\SF BACKUP\DAVID GJERTSON\EVERETT PARK PARKING LOT AND KAYAK LAUNCH\LANDSCAPE LA01 10-04-23.DWG, PLOTTED BY: PETER KEENAN

AFFORDABLE CONTRACTORS INSURANCE

8501 North Scottsdale Road Suite 270 Scottsdale Arizona 85253

To whom it may concern,

This letter is to confirm that Tajrishi General Contracting, LLC is a client in good standing with our agency. We affirm that Tajrishi General Contracting, LLC has the ability to obtain the required insurance coverage as specified for the project. Additional insurance lines, as required, will be arranged promptly, and the business is capable of securing them within the required timeframe.

Sincerely,

DocuSigned by:
Timothy Mitchell
A699853ACDC14D7...

7/27/2026

Timothy Mitchell

888.505.9012
Info@acisaves.com
ACISAVES.COM