



BOARD OF COMMISSIONERS REGULAR MEETING

Tuesday, December 03, 2024 at 6:00 PM

Historic Walton County Courthouse, 111 South Broad Street, Monroe Georgia

Phone: 770-267-1301 | Fax: 770-267-1400

AGENDA

1. PRESENTATIONS

- 1.1. Retirement Recognition - Commissioner Mark Banks, Sheriff Joe Chapman, Judge Joseph Rhymer, Marlene Batchelor, John Minton, Dwayne Grayer, Dwight Dunham

2. MEETING OPENING

- 2.1. Pledge of Allegiance & Invocation
- 2.2. Call to Order
- 2.3. Roll Call

3. ADOPTION OF AGENDA

- 3.1. Additions/Deletions

4. EXECUTIVE SESSION

5. DISCUSSION

- 5.1. County Manager's Report/Update

The Grove Park Update and Rock Estimation

6. PLANNING COMMISSION RECOMMENDATIONS

- 6.1. Approval of Z24100003 with conditions - Rezone 14.00 acres from A1/A2 to B3 for commercial parking - Applicant/Owner: Dennis McMillan - Property located at 1203 Old Monroe Madison Hwy (Hwy. 11 Bypass) - Map/Parcel C1670104B00 - District 4

Conditions: Entrance to be off the bypass and follow recent guidelines that have been approved for outdoor storage of commercial vehicles.

- 6.2. Approval of LU24100004 and Z24100005 with conditions - Land Use Change from Suburban to Highway Corridor and Rezone 7.63 acres from A2 to B2 for office and baseball facility - Applicant: James White/Owner: James & Glenda White - Property located at 2680 Hwy. 81 & Gum Creek Church Rd/Map/Parcel C0490024 - District 2

Conditions: The recommendations from Public Works to be followed which are: a traffic study be completed to evaluate the need for a possible center-turn lane due to volume and entrance location related to site distance and safety concerns on Gum Creek Church Road and a DeCell Lane and a A-cell taper to be installed.

- 6.3.** Denial of Z24100006 with stipulations - Rezone 2.40 acres from A2 to B2 for industrial building to lease - Applicant: Rich Wade/Owner: Wade Nation, LLC - Property located on 2384 Hwy. 278 - Map/Parcel C1580022 - District 4

Stipulations: A new application cannot be made until all citations have been paid and all code violations are addressed. The Board of Commissioners can waive applying for a new application once the property is cleaned up. Property owner has one month to have the property cleaned up.

7. PLANNING & DEVELOPMENT

- 7.1.** Ordinance Amendment - Occupation Tax

- 7.2.** Annexation Request - City of Social Circle - Amber Stapp Studdard Road

8. ADMINISTRATIVE CONSENT AGENDA / All items listed below are voted on by the board in one motion unless otherwise specified by the Board

- 8.1.** Approval of November 5, 2024 Meeting Minutes

- 8.2.** Contracts & Budgeted Purchases of \$25,000 or Greater

- 8.3.** Declaration of Surplus

- 8.4.** Ratification of Actions taken by WCWSA on November 19, 2024

- 8.5.** Proposed 2025 Meeting Calendar

- 8.6.** Proposed Budget Calendar FY26

- 8.7.** IGA - Construction of New Azalea Regional Library - City of Loganville

- 8.8.** Agreement - Southeast Corrections Probation Services - Probate Court

- 8.9.** Agreement - Southeast Corrections Probation Services - Magistrate Court

9. RESOLUTIONS

- 9.1.** Resolution of the Board of Commissioners of Walton County to approve a local supplement to the salary of the incoming Walton County Sheriff and providing for longevity and cost of living adjustments with respect thereto.

- 9.2.** Georgia First Responder PTSD Program - ACCG-IRMA
Application/Agreement/Resolution/Coverage Proposal

10. CONTRACTS

- 10.1.** The Grove Park - Change Proposal #3 - Monument Sign Scope Removal
- 10.2.** The Grove Park - Change Proposal #5 - Building C PVC Soda Line (Credit)
- 10.3.** The Grove Park - Change Proposal #9 - Building J VE Permit Change
- 10.4.** The Grove Park - Change Proposal #12 - Building Exterior Waterproofing Membrane Rev. 2
- 10.5.** The Grove Park - Change Proposal #16 - Building J Storage Room/Tools Closet Framing Change
- 10.6.** The Grove Park - Change Proposal #19 - CCTV and AV Allowance Coverage

11. ACCEPTANCE OF BIDS/PROPOSALS

- 11.1.** Roof Replacement - Nowell Gymnasium

12. PUBLIC COMMENT | 3 Minute Limit Per Speaker. To speak at the meeting please follow the instructions outlined at the end of this Agenda.

13. ANNOUNCEMENTS

14. ADJOURNMENT

If you are an individual with a disability and require special assistance at this meeting, please contact our office at 770-267-1301 at least 48 hours prior to the meeting and arrangements will be made.

People wanting to make a Public Comment before the Board of Commissioners must complete a Public Comment Form and return it to the County Clerk no later than 4:00 PM the day prior to the meeting. You may email, fax, mail or deliver the form. The form may be found on our website at **www.waltoncountyga.gov**.

For more information, please contact Rhonda Hawk.



THE GROVE

A Walton County Parks & Recreation Facility

NOVEMBER 2024 CONSTRUCTION UPDATE



Overall Site Plan



Item 5.1.



5

Project Progress Photos



Project Progress

Work Accomplished in Nov. 2024

- Building C Metal Roof Installation
- Building C Kitchen Hood Installation
- Building C Installing MEP Rough-in
- Building C Parking Lot Soil Cement Complete
- Building C Parking Lot Topping and Binder Installation
- Building F Amphitheater Pad Complete
- Building H Medium Pavilion Concrete Slabs Complete
- Building G Concrete Slab Complete
- Building G Exterior CMU Installation
- Building G Installing MEP Rough-in
- Building G Pavilion Footings Poured
- Building L Steel Beams Complete
- Building L Joist Repair Installation
- Building J Interior Framing Complete
- Building J Installing MEP Rough-in
- Building J Drywall Installation
- Softball Field Perimeter Fence Installation
- Softball Field Turf Drainage Installation
- Storm and Sewer Installation
- Rock Rippability Testing & Quantifying Encountered Rock
- Blasting of Encountered Rock

Work Projected in Dec. 2024

- Building C Complete Metal Roof Installation
- Building C Continue MEP Rough-in
- Building C Complete Parking Lot Topping and Binder
- Building F Concrete Footings & Walls Installation
- Building J Complete Drywall Installation
- Building J Continue MEP Rough-in
- Building J Overhead Roll-up Door Installation
- Building L Complete Steel Joist Installation
- Building L Parking Lot Begin Rough Grading
- Building G Complete Exterior CMU Walls
- Building G Complete Pavilion Concrete Slab
- Storm and Sewer Installation
- Begin Main Road and Roundabout Rough Grade
- Start Softball Field Ribbon Curb Installation
- Continue Blasting Encountered Rock
- Continue Turf Field Underdrainage System Installation

Project: The Grove Park, Walton County

Structure/Line Segment: Refer to the Table below for the various structures and manholes

Pipeline Length: _____ See table below _____

Pipeline Diameter: _____ See table below

No. of Manholes and sizes: 48 Inches

X: Trench width: The greater of 42 inch or 24 inch plus pipe diameter

Y: Additional depth of excavation per specifications: 6 Inches

S: Spacing between borings: 25 - 50 Feet Refer to Design Drawings and Details

Over-drilling below design elevations: 3-4 Feet

Rock Volume Claculations Based on Blast Drilling Information Provided by the Contractor

| Boring Number | Location | Pipeline | Depth to Rock (Overburden) | Total Depth of Boring | Linear Feet | Pipe Diameter (in) | Trench Width (ft) | Depth To Invert + y | Rock Elevation | Current Elevation | Invert Elevation | Unrippable depth per test pits | Rock Thickness | Rock Volume (cu.yd.) |
|---------------|------------|----------|----------------------------|-----------------------|-------------|--------------------|-------------------|---------------------|----------------|-------------------|------------------|--------------------------------|----------------|----------------------|
| 1 | D1 | | - | 6 | 5 | | 5 | 2.00 | - | 895.32 | 892.82 | 893.60 | 0.78 | 0.72 |
| 2 | D1-D2 | D1-D2 | - | 9 | 57 | 30 | 4.5 | 2.00 | - | 899.39 | 896.89 | | | - |
| 3 | D2 | | - | 10 | 5 | | 5.0 | 6.09 | - | 900.73 | 894.14 | 899.84 | 5.70 | 5.28 |
| 4 | D2-D3 | D2-D3 | 5 | 10 | 82 | 30 | 4.5 | 6.09 | 898.57 | 903.57 | 896.98 | 899.84 | 2.85 | 38.95 |
| 5 | D3 | | - | 10 | 5 | | 5.0 | 6.68 | - | 906.73 | 899.55 | | | - |
| 6 | D3-D4 | D3-D4 | - | 10 | 72 | 30 | 4.5 | 6.68 | - | 910.12 | 902.94 | | | - |
| 7 | D4 | | - | 13 | 5 | | 5.0 | 9.35 | - | 912.32 | 902.47 | | | - |
| 8 | D4-D5 | D4-D5 | - | 13 | 160 | 30 | 4.5 | 9.35 | - | 913.56 | 903.71 | | | - |
| 9 | D4-D5 | | - | 13 | | | 3.5 | 9.35 | - | 914.09 | 904.24 | | | - |
| 10 | D5 | | - | 13 | 5 | | 5.0 | 9.46 | - | 913.38 | 903.42 | | | - |
| 11 | 4 D5-D6 | | - | 13 | 106 | 24 | 4.0 | 9.46 | - | 913.78 | 903.82 | 908.71 | 4.89 | 76.79 |
| 12 | D6 | | - | 15 | 5 | | 5.0 | 10.63 | - | 915.11 | 903.98 | | | - |
| 13 | D6-D7 | D6-D7 | - | 16 | 131 | 24 | 4.0 | 10.63 | - | 914.80 | 903.67 | | | - |
| 14 | D6-D7 | | - | 16 | | | 4.0 | 10.63 | - | 915.61 | 904.48 | | | - |
| 15 | D7 | | 14 | 19 | 5 | | 5.0 | 9.83 | 900.99 | 914.99 | 904.66 | | | - |
| 16 | D7-D8 | D7-D8 | 12 | 17 | 232 | 24 | 4.0 | 9.83 | 902.52 | 914.52 | 904.19 | 906.23 | 2.04 | 70.12 |
| 17 | D7-D8 REDO | | 13 | 22 | | | 3.5 | 9.83 | 904.88 | 917.88 | 907.55 | | | - |
| 18 | D7-D8 REDO | | 13 | 20 | | | 3.5 | 9.83 | 906.25 | 919.25 | 908.92 | | | - |
| 19 | D8 REDO | | 9 | 17 | 25 | | 3.5 | 13 | 911.00 | 920.00 | 906.50 | 911.19 | 4.69 | 15.20 |
| 20 | D8-D13 | D8-D13 | 11 | 14 | 60 | 15 | 3.5 | 13.00 | 909.46 | 920.46 | 906.96 | 912.90 | 5.94 | 46.20 |
| 21 | D8-D13 | | 11 | 14 | 60 | | 3.5 | 13.00 | 909.61 | 920.61 | 907.11 | 912.07 | 4.96 | 38.58 |
| 22 | D13 | | 12 | 14 | 5 | | 5.0 | 11.84 | 908.37 | 920.37 | 908.03 | 911.24 | 3.21 | 2.97 |
| 23 | D13-D14 | D13-D14 | 11 | 16 | 54 | 15 | 3.5 | 11.84 | 908.99 | 919.99 | 907.65 | 911.40 | 3.75 | 26.23 |
| 24 | D13-D14 | | 8 | 14 | 53 | | 3.5 | 11.84 | 910.90 | 918.90 | 906.56 | 911.55 | 4.99 | 34.31 |
| 25 | D14 | | 7 | 14 | 5 | | 5.0 | 9.18 | 910.95 | 917.95 | 908.27 | 911.71 | 3.44 | 3.19 |
| 26 | D9 | D8-D9 | 8 | 14 | 71 | 24 | 4.0 | 12.18 | 911.36 | 919.36 | 906.68 | 916.35 | 9.67 | 101.75 |
| 27 | D9-D10 | D9-D10 | 8 | 14 | 80 | 15 | 3.5 | 12.18 | 911.50 | 919.50 | 906.82 | 913.54 | 6.71 | 69.64 |
| 28 | D10 | | 11 | 14 | 5 | | 5.0 | 10.43 | 908.08 | 919.08 | 908.15 | 910.72 | 2.57 | 2.38 |
| 29 | D10-D11 | D10-D11 | 9 | 14 | 50 | 15 | 3.5 | 10.00 | 909.60 | 918.60 | 908.10 | 913.80 | 5.70 | 36.94 |
| 30 | D10-D11 | | 7 | 14 | 50 | | 3.5 | 10.00 | 910.75 | 917.75 | 907.25 | 913.80 | 6.55 | 42.45 |
| 31 | D11 | | 6 | 14 | 5 | | 5.0 | 7.53 | 910.70 | 916.70 | 908.67 | 912.26 | 3.59 | 3.32 |
| 32 | D11-D12 | D11-D12 | 6 | 10 | 71 | 15 | 3.5 | 7.00 | 910.70 | 916.70 | 909.20 | 912.26 | | - |

| | | | | | | | | | | | | | | |
|----|------------|-----------|----|----|-----|----|-----|-------|--------|--------|--------|--------|-------|--------|
| 33 | D11-D12 | | 4 | 10 | 70 | | 3.5 | 7.00 | 914.46 | 918.46 | 910.96 | 912.26 | | - |
| 34 | D12 | | 7 | 10 | 5 | | 5.0 | 5.99 | 913.77 | 920.77 | 914.28 | | | - |
| 35 | B10 | B10-B11 | 2 | 14 | 47 | 36 | 5.0 | 9.10 | 916.62 | 918.62 | 909.02 | 916.26 | 7.60 | 66.15 |
| 36 | B11 | | 4 | 16 | 5 | | 5.0 | 12.00 | 917.40 | 921.40 | 908.90 | 915.95 | 8.50 | 7.87 |
| 37 | B11-B12 | B11-B12 | 10 | 18 | 119 | 36 | 5.0 | 12.00 | 914.84 | 924.84 | 912.34 | 916.67 | 2.50 | 55.09 |
| 38 | B12 | | 10 | 18 | 5 | 36 | 5.0 | 14.88 | 915.78 | 925.78 | 910.40 | 917.30 | 5.38 | 4.98 |
| 39 | B12-B13 | B12-B13 | 9 | 18 | 103 | 36 | 5.0 | 14.88 | 916.90 | 925.90 | 910.52 | 917.75 | 6.38 | 121.69 |
| 40 | B13 | | 9 | 18 | 5 | | 5.0 | 14.40 | 917.20 | 926.20 | 911.30 | 918.20 | 5.90 | 5.46 |
| 41 | B26 | B26-B26.1 | 8 | 9 | 25 | 18 | 3.5 | 3.92 | 913.43 | 921.43 | 917.01 | | -3.58 | - |
| 42 | B26.1 | | 4 | 8 | 5 | | 5.0 | 2.59 | 916.91 | 920.91 | 917.82 | | -0.91 | - |
| 43 | B27 | B26-B27 | - | 8 | 93 | 18 | 3.5 | 4.73 | - | 925.63 | 920.40 | | 0.00 | - |
| 44 | E1 | | 13 | 18 | 5 | | 5.0 | 8.24 | 909.17 | 922.17 | 913.43 | 910.86 | -4.26 | - |
| 45 | E1-E2 REDO | E1-E2 | 10 | 24 | 86 | 36 | 5.0 | 16.20 | 917.50 | 927.50 | 910.80 | 911.06 | 6.70 | 106.70 |
| 46 | E2 | | 10 | 14 | 5 | | 5.0 | 7.83 | 908.33 | 918.33 | 910.00 | 911.26 | -1.67 | - |
| 47 | E2-E18 | E2-E18 | 9 | 14 | 121 | 30 | 3.5 | 5.00 | 908.40 | 917.40 | 911.90 | | -3.50 | - |
| 48 | E2-E18 | | 9 | 14 | | | 3.5 | 5.08 | 908.39 | 917.39 | 911.81 | | -3.42 | - |
| 49 | E18 | | 9 | 10 | 5 | | 5.0 | 5.08 | 908.95 | 917.95 | 912.37 | | -3.42 | - |
| 50 | E18.1 | E18-E18.1 | 9 | 10 | 18 | 8 | 3.5 | 4.64 | 908.77 | 917.77 | 912.63 | | -3.86 | - |
| 51 | E19 | E18-E19 | 9 | 10 | 25 | 30 | 4.5 | 4.77 | 909.26 | 918.26 | 912.99 | | -3.73 | - |
| 52 | E19-E20 | E19-E20 | 9 | 11 | 152 | 30 | 4.5 | 7.00 | 910.03 | 919.03 | 911.53 | | -1.50 | - |
| 53 | E19-E20 | | - | 11 | | | 3.5 | 7.00 | - | 920.20 | 912.70 | | 0.00 | - |
| 54 | E19-E20 | | 9 | 11 | | | 3.5 | 7.68 | 912.42 | 921.42 | 913.24 | | -0.82 | - |
| 55 | E20 | | 5 | 11 | 5 | | 5.0 | 7.68 | 916.32 | 921.32 | 913.14 | 916.63 | 3.18 | 2.94 |
| 56 | E20-E21 | E20-E21 | 4 | 14 | 65 | 30 | 4.5 | 9.00 | 917.98 | 921.98 | 912.48 | 916.01 | 5.50 | 59.58 |
| 57 | E21 | E21-E22 | 5 | 11 | 30 | 24 | 4.0 | 7.28 | 916.84 | 921.84 | 914.06 | 915.39 | 2.78 | 12.36 |
| 58 | E22 | | 5 | 11 | 5 | | 5.0 | 6.43 | 916.65 | 921.65 | 914.72 | 914.77 | 1.93 | 1.79 |
| 59 | E22-E23 | E22-E23 | 5 | 10 | 52 | 24 | 4.0 | 6.00 | 916.34 | 921.34 | 914.84 | 916.56 | 1.50 | 11.56 |
| 60 | E23 | | 2 | 10 | 5 | | 5.0 | 5.75 | 919.47 | 921.47 | 915.22 | 918.35 | 4.25 | 3.94 |
| 61 | E23-E24 | E23-E24 | 2 | 10 | 50 | 24 | 4.0 | 5.00 | 919.90 | 921.90 | 916.40 | 920.50 | 3.50 | 25.93 |
| 62 | E23-E24 | | 1 | 10 | 45 | | 3.5 | 5.00 | 921.36 | 922.36 | 916.86 | 922.65 | 4.50 | 26.25 |
| 63 | E24 | | 1 | 6 | 5 | | 5.0 | 5.88 | 922.27 | 923.27 | 916.89 | 924.80 | 5.38 | 4.98 |
| 64 | E24-E25 | E24-E25 | 2 | 11 | 45 | 24 | 4.0 | 6.00 | 922.37 | 924.37 | 917.87 | 924.98 | 4.50 | 30.00 |
| 65 | E24-E25 | | 2 | 14 | 35 | | 3.5 | 10.00 | 923.92 | 925.92 | 915.42 | 925.15 | 8.50 | 38.56 |
| 66 | E24-E25 | | 1 | 14 | 35 | | 3.5 | 10.00 | 925.55 | 926.55 | 916.05 | 925.33 | 9.50 | 43.10 |
| 67 | E25 | | 4 | 14 | 5 | | 5.0 | 10.50 | 924.06 | 928.06 | 917.06 | 925.50 | 7.00 | 6.48 |
| 68 | E25-E44 | E25-E44 | 4 | 11 | 38 | 12 | 3.5 | 7.00 | 925.44 | 929.44 | 921.94 | - | 3.50 | |
| 69 | E25-E44 | | 3 | 11 | 38 | | 3.5 | 7.00 | 927.08 | 930.08 | 922.58 | - | 4.50 | |
| 70 | E44 | | 5 | 11 | 5 | | 5.0 | 7.07 | 925.70 | 930.70 | 923.13 | - | 2.57 | |
| 71 | E44-E45 | E44-E45 | 6 | 12 | 37 | 12 | 3.5 | 8.00 | 925.61 | 931.61 | 923.11 | - | 2.50 | |
| 72 | E44-E45 | | 8 | 12 | 35 | | 3.5 | 8.00 | 923.93 | 931.93 | 923.43 | - | 0.50 | |
| 73 | E44-E45 | | 6 | 12 | 35 | | 3.5 | 8.00 | 925.54 | 931.54 | 923.04 | - | 2.50 | |
| 74 | E44-E45 | | 7 | 12 | 35 | | 3.5 | 8.00 | 923.84 | 930.84 | 922.34 | - | 1.50 | |
| 75 | E45 | | 7 | 12 | 5 | | 5.0 | 9.00 | 923.60 | 930.60 | 921.10 | - | 2.50 | |
| 76 | E23-E23.1 | E23-E23.1 | 3 | 5 | 67 | 15 | 3.5 | 2.00 | 918.40 | 921.40 | 918.90 | - | -0.50 | |

| | | | | | | | | | | | | | | |
|-----|-------------|-------------|----|----|-----|----|-----|-------|--------|--------|--------|--------|-------|-------|
| 77 | E23-E23.1 | | 2 | 5 | | | 3.5 | 2.00 | 920.45 | 922.45 | 919.95 | - | 0.50 | |
| 78 | E23.1 | | 2 | 5 | 5 | | 5.0 | 2.00 | 921.28 | 923.28 | 920.78 | - | 0.50 | |
| 79 | E22-E22.1 | E22-E22.1 | 5 | 10 | 43 | 12 | 3.5 | 6.00 | 916.85 | 921.85 | 915.35 | - | 1.50 | |
| 80 | E22.1 | | 5 | 11 | 5 | | 5.0 | 5.05 | 917.40 | 922.40 | 916.85 | - | 0.55 | |
| 81 | E19-E19.1 | E19-E19.1 | 8 | 10 | 72 | 15 | 3.5 | 5.20 | 910.70 | 918.70 | 913.00 | | -2.30 | - |
| 82 | E19-E19.1 | | 7 | 13 | | | 3.5 | 5.20 | 912.70 | 919.70 | 914.00 | | -1.30 | - |
| 83 | E19.1 | | 10 | 12 | 5 | | 5.0 | 6.74 | 910.50 | 920.50 | 913.26 | | -2.76 | - |
| 84 | E19.1-E19.2 | E19.1-E19.2 | 9 | 12 | 53 | 12 | 3.5 | 4.00 | 912.27 | 921.27 | 916.77 | | -4.50 | - |
| 85 | E19.1-E19.2 | | - | 8 | | | 3.5 | 4.00 | - | 921.80 | 917.30 | | 0.00 | - |
| 86 | E19.2 | | - | 8 | 5 | | 5.0 | 4.50 | - | 922.58 | 917.58 | | 0.00 | - |
| 87 | E45-E46 | E45-E46 | - | 8 | | 12 | 3.5 | 4.50 | - | 930.20 | 925.20 | | 0.00 | - |
| 88 | E46 | | 5 | 10 | 51 | | 3.5 | 3.36 | 924.91 | 929.91 | 926.05 | | -1.14 | - |
| 89 | E46-E47 | E46-E47 | 5 | 10 | 56 | 12 | 3.5 | 5.00 | 925.14 | 930.14 | 924.64 | - | 0.50 | |
| 90 | E47 | | 4 | 11 | 5 | | 5.0 | 11.37 | 927.15 | 931.15 | 919.28 | - | 7.87 | |
| 91 | E25-E28 | E25-E28 | 8 | 14 | 91 | 24 | 4.0 | 9.00 | 923.62 | 931.62 | 922.12 | 929.79 | 1.50 | 20.22 |
| 92 | E25-E28 | | 7 | 18 | 91 | | 4.0 | 9.00 | 925.60 | 932.60 | 923.10 | 927.73 | 2.50 | 33.70 |
| 93 | E28 | | 9 | 20 | 5 | | 5.0 | 15.43 | 922.64 | 931.64 | 915.71 | 925.66 | 6.93 | 6.42 |
| 94 | E28-E29 | E28-E29 | 7 | 20 | 85 | 24 | 4.0 | 14.00 | 924.54 | 931.54 | 917.04 | 926.40 | 7.50 | 94.44 |
| 95 | E29 | | 2 | 20 | 5 | | 5.0 | 13.58 | 928.31 | 930.31 | 916.23 | 927.13 | 12.08 | 11.19 |
| 96 | E29-E30 | E29-E30 | 2 | 14 | 85 | 18 | 3.5 | 9.00 | 926.36 | 928.36 | 918.86 | 926.08 | 7.50 | 82.64 |
| 97 | E30 | | 2 | 10 | 5 | | 5.0 | 7.18 | 925.34 | 927.34 | 919.66 | 925.03 | 5.68 | 5.26 |
| 98 | E30-E31 | E30-E31 | 4 | 10 | 91 | 18 | 3.5 | 6.00 | 922.80 | 926.80 | 920.30 | | 2.50 | 29.49 |
| 99 | E31 | | 3 | 5 | 5 | | 5.0 | 1.58 | 920.49 | 923.49 | 921.41 | | -0.92 | - |
| 100 | E31-E32 | E31-E32 | 4 | 10 | 110 | 18 | 3.5 | 5.00 | 922.35 | 926.35 | 920.85 | - | 1.50 | |
| 101 | E32 | E32-E33 | - | 8 | 52 | 18 | 3.5 | 4.41 | - | 927.54 | 922.63 | | 0.00 | - |
| 102 | E33 | | - | 9 | 5 | | 5.0 | 5.76 | - | 929.35 | 923.09 | | 0.00 | - |
| 103 | E33-E34 | E33-E34 | - | 10 | 88 | 18 | 3.5 | 6.00 | - | 930.19 | 923.69 | | 0.00 | - |
| 104 | E34 | | - | 14 | 5 | | 5.0 | 5.53 | - | 930.58 | 924.55 | | 0.00 | - |
| 105 | E16 | E16-E17 | - | 10 | 92 | 18 | 3.5 | 5.00 | - | 931.28 | 925.78 | 921.33 | 0.00 | - |
| 106 | E15 | E15-E16 | 4 | 10 | 41 | 18 | 3.5 | 5.00 | 927.74 | 931.74 | 926.24 | 927.76 | 1.50 | 7.97 |
| 107 | E14 | E14-E15 | 4 | 11 | 42 | 18 | 3.5 | 6.00 | 928.95 | 932.95 | 926.45 | 926.53 | 2.50 | 13.61 |
| 108 | E13 | E13-E14 | 8 | 14 | 43 | 18 | 3.5 | 8.60 | 925.32 | 933.32 | 924.22 | 926.18 | 1.10 | 6.13 |
| 109 | E14.1 | E14-E14.1 | 8 | 11 | 47 | 12 | 3.5 | 4.45 | 923.52 | 931.52 | 926.57 | | -3.05 | - |
| 110 | E17 | | - | 8 | 5 | | 5.0 | 2.00 | - | 928.80 | 926.30 | | 0.00 | - |
| 111 | E12-E13 | E12-E13 | 8 | 14 | 57 | 18 | 3.5 | 9.00 | 925.67 | 933.67 | 924.17 | 924.35 | 1.50 | 11.08 |
| 112 | E12 | E12-E12.1 | 9 | 14 | 59 | 12 | 3.5 | 9.00 | 924.83 | 933.83 | 924.33 | 924.35 | 0.50 | 3.82 |
| 113 | E12.1 | | 11 | 14 | 5 | | 3.5 | 9.00 | 925.51 | 936.51 | 927.01 | | -1.50 | - |
| 114 | E11 | E11-E12 | 9 | 14 | 50 | 18 | 3.5 | 13.00 | 924.58 | 933.58 | 920.08 | 926.59 | 4.50 | 29.17 |
| 115 | E10-E11 | E10-E11 | 9 | 17 | 79 | 18 | 3.5 | 13.00 | 924.54 | 933.54 | 920.04 | 923.46 | 4.50 | 46.08 |
| 116 | E10 | E9-E10 | 12 | 17 | 17 | 24 | 3.5 | 13.00 | 920.85 | 932.85 | 919.35 | 920.41 | 1.50 | 3.31 |
| 117 | E9 | | 14 | 17 | 5 | | 5.0 | 12.20 | 918.42 | 932.42 | 919.72 | 920.34 | -1.30 | - |
| 118 | E8-E9 | E8-E9 | 10 | 16 | 99 | 24 | 4.0 | 11.00 | 920.78 | 930.78 | 919.28 | 920.28 | 1.50 | 22.00 |
| 119 | E8-E9 | | 9 | 14 | 99 | | 4.0 | 11.00 | 920.49 | 929.49 | 917.99 | 920.21 | 2.50 | 36.67 |
| 120 | E8 | | 8 | 14 | 5 | | 5.0 | 10.10 | 921.04 | 929.04 | 918.44 | 920.14 | 2.60 | 2.41 |

| | | | | | | | | | | | | | | |
|-----|-------------|-------------|----|----|-----|----|-----|-------|--------|--------|--------|--------|-------|--------|
| 121 | E7-E8 | E7-E8 | 10 | 15 | 99 | 24 | 4.0 | 10.00 | 918.52 | 928.52 | 918.02 | 920.07 | 0.50 | 7.33 |
| 122 | E7 | | 12 | 14 | 5 | | 5.0 | 9.89 | 916.20 | 928.20 | 917.81 | | -1.61 | - |
| 123 | E6-E7 | E6-E7 | 12 | 14 | 87 | 24 | 4.0 | 9.50 | 915.35 | 927.35 | 917.35 | | -2.00 | - |
| 124 | E6 | | 9 | 14 | 5 | | 5.0 | 7.74 | 917.47 | 926.47 | 918.23 | | -0.76 | - |
| 125 | E6-E5 | E6-E5 | 10 | 14 | 32 | 24 | 4.0 | 8.00 | 916.30 | 926.30 | 917.80 | | -1.50 | - |
| 126 | E5 | | 10 | 14 | 5 | | 5.0 | 7.99 | 916.30 | 926.30 | 917.81 | | -1.51 | - |
| 127 | E4-E5 | E4-E5 | - | 12 | 101 | 24 | 4.0 | 9.00 | - | 926.43 | 916.93 | | 0.00 | - |
| 128 | E4 | | - | 14 | 5 | | 5 | | 5.5 | 925.87 | 925.37 | | 0.00 | - |
| 129 | E3-E4 | E3-E4 | - | 14 | 223 | 30 | 4.5 | 9.00 | - | 924.83 | 915.33 | | 0.00 | - |
| 130 | E3-E4 | | - | 14 | | | 3.5 | 9.00 | - | 924.04 | 914.54 | | 0.00 | - |
| 131 | E3-E4 | | 12 | 14 | | | 3.5 | 9.00 | 910.40 | 922.40 | 912.90 | | -2.50 | - |
| 132 | E3 | | - | 10 | 5 | | 5 | 6.84 | - | 920.94 | 913.60 | | 0.00 | - |
| 133 | E4-E35 | E4-E35 | - | 12 | 60 | 12 | 3.5 | 8.00 | - | 926.34 | 917.84 | | 0.00 | - |
| 134 | E35 | | - | 12 | 5 | | 5 | 6.17 | - | 926.69 | 920.02 | | 0.00 | - |
| 135 | E35-E36 | E35-E36 | - | 11 | 84 | 12 | 3.5 | 5.14 | - | 926.94 | 921.30 | | 0.00 | - |
| 136 | E36 | | - | 11 | 5 | | 5 | 6.00 | - | 957.14 | 950.64 | | 0.00 | - |
| 137 | E36-E37 | E36-E37 | - | 11 | 141 | 12 | 3.5 | 6.00 | - | 927.15 | 920.65 | | 0.00 | - |
| 138 | E37 | | - | 11 | 5 | | 5 | 6.00 | - | 927.80 | 921.30 | | 0.00 | - |
| 139 | E37-E38 | E37-E38 | - | 11 | 51 | 12 | 3.5 | 6.00 | - | 928.43 | 921.93 | | 0.00 | - |
| 140 | E38 | | 8 | 9 | 5 | | 5 | 4.35 | 920.74 | 928.74 | 923.89 | | -3.15 | - |
| 141 | E38-E39 | E38-E39 | 8 | 10 | 56 | 12 | 3.5 | 5.00 | 921.15 | 929.15 | 923.65 | | -2.50 | - |
| 142 | E39 | | 9 | 10 | 5 | | 5 | 5.68 | 920.38 | 929.38 | 923.20 | | -2.82 | - |
| 143 | E10-E40 | E10-E40 | 12 | 18 | 42 | 18 | 3.5 | 13.00 | 922.15 | 934.15 | 920.65 | - | 1.50 | |
| 144 | E40 | E40-E41 | 16 | 23 | 34 | 18 | 3.5 | 14.66 | 917.41 | 933.41 | 918.25 | | -0.84 | - |
| 145 | E41 | E41-E41.1 | 11 | 17 | 51 | 18 | 3.5 | 11.22 | 921.92 | 932.92 | 921.20 | - | 0.72 | |
| 146 | E41.1 | E41.1-E41.2 | - | 12 | 25 | 18 | 3.5 | 7.27 | - | 932.36 | 924.59 | | 0.00 | - |
| 147 | E41.2 | | 10 | 15 | 5 | | 5.0 | 10.86 | 922.90 | 932.90 | 921.54 | - | 1.36 | |
| 148 | E41-E42 | E41-E42 | 9 | 18 | 88 | 18 | 3.5 | 13.00 | 924.93 | 933.93 | 920.43 | 929.74 | 4.50 | 51.33 |
| 149 | E41-E42 | | 5 | 14 | 88 | | 3.5 | 11.00 | 927.89 | 932.89 | 921.39 | 927.47 | 6.50 | 74.15 |
| 150 | E42 | E42-E42.1 | 3 | 14 | 25 | 18 | 3.5 | 9.21 | 929.28 | 932.28 | 922.57 | 928.36 | 6.71 | 21.75 |
| 151 | E42.1 | | 2 | 12 | 5 | | 5 | 6.81 | 929.12 | 931.12 | 923.81 | 926.82 | 5.31 | 4.92 |
| 152 | E42-E43 | E42-E43 | 5 | 14 | 86 | 15 | 3.5 | 9.00 | 927.00 | 932.00 | 922.50 | 925.29 | 4.50 | 50.17 |
| 153 | E43 | | 10 | 12 | 5 | | 5 | 6.65 | 920.97 | 930.97 | 923.82 | 923.75 | -2.85 | - |
| 154 | E3-E3.1 | E3-E3.1 | - | 10 | 154 | 15 | 3.5 | 6.00 | - | 921.72 | 915.22 | | 0.00 | - |
| 155 | E3-E3.1 | | - | 10 | | | 3.5 | 6.00 | - | 922.64 | 916.14 | | 0.00 | - |
| 156 | E3.1 | | - | 5 | 5 | | 5 | 5.15 | - | 924.95 | 919.30 | | 0.00 | - |
| 157 | E3.1-E3.2 | E3.1-E3.2 | - | 5 | 103 | 15 | 3.5 | 2.00 | - | 924.26 | 921.76 | | 0.00 | - |
| 158 | E3.2 | | - | 4 | 5 | | 5 | 0.83 | - | 925.03 | 923.70 | | 0.00 | - |
| 159 | B13-B14 | B13-B14 | 5 | 18 | 80 | 36 | 5.0 | 14.00 | 921.18 | 926.18 | 911.68 | 921.90 | 9.50 | 140.74 |
| 160 | B13-B14 | | 6 | 20 | 80 | | 5.0 | 15.00 | 920.77 | 926.77 | 911.27 | 921.40 | 9.50 | 140.74 |
| 161 | B14 | | 6 | 20 | 5 | | 5 | 17.93 | 921.18 | 927.18 | 908.75 | 920.90 | 12.43 | 11.51 |
| 162 | B14-B14.1 | B14-B14.1 | 6 | 14 | 61 | 18 | 3.5 | 9.00 | 920.51 | 926.51 | 917.01 | 919.60 | 3.50 | 27.68 |
| 163 | B14.1 | | 11 | 14 | 5 | | 5 | 8.00 | 915.25 | 926.25 | 917.75 | 918.30 | -2.50 | - |
| 164 | B14.1-B14.2 | B14.1-B14.2 | - | 10 | 66 | 18 | 3.5 | 8.00 | - | 926.00 | 917.50 | | 0.00 | - |

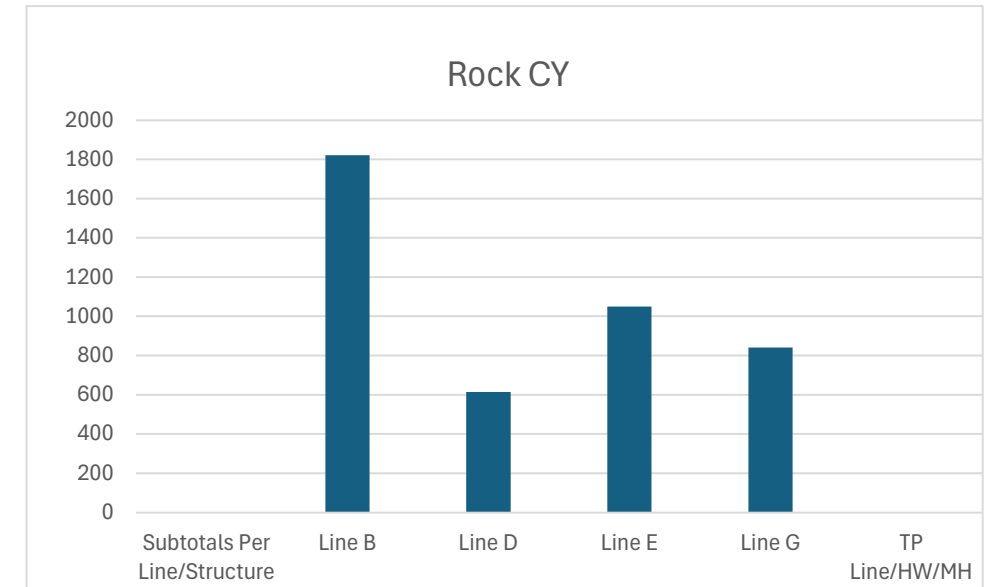
| | | | | | | | | | | | | | | |
|-----|-------------|-------------|----|----|-----|----|-----|-------|--------|--------|--------|--------|-------|--------|
| 165 | B14.2 | | - | 12 | 5 | | 5 | 7.34 | - | 925.93 | 918.09 | 0.00 | - | |
| 166 | B14.3 | B14.2-B14.3 | - | 11 | 25 | 18 | 3.5 | 6.57 | - | 926.03 | 918.96 | 0.00 | - | |
| 167 | B15 | B14-B15 | 6 | 20 | 35 | 30 | 4.5 | 14.75 | 921.26 | 927.26 | 912.01 | 921.84 | 9.25 | 53.96 |
| 168 | B15.1 | B15-B15.1 | 4 | 16 | 20 | 18 | 3.5 | 8.70 | 921.70 | 925.70 | 916.50 | 921.84 | 5.20 | 13.48 |
| 169 | B15.1-B28 | B15.1-B28 | 7 | 12 | 116 | 18 | 3.5 | 8.00 | 917.46 | 924.46 | 915.96 | 921.84 | 1.50 | 22.56 |
| 170 | B28 | | - | 10 | 5 | | 5 | 6.92 | - | 925.22 | 917.80 | 0.00 | - | |
| 171 | B28-B30 | B28-B30 | - | 11 | 116 | 15 | 3.5 | 10.00 | - | 929.13 | 918.63 | 0.00 | - | |
| 172 | B30 | | - | 10 | 5 | | 5 | 6.38 | - | 928.83 | 921.95 | 0.00 | - | |
| 173 | B28-B29 | B28-B29 | - | 14 | 149 | 15 | 3.5 | 6.38 | - | 927.95 | 921.07 | 0.00 | - | |
| 174 | B28-B29 | | - | 10 | | | 3.5 | 6.38 | - | 927.50 | 920.62 | 0.00 | - | |
| 175 | B28-B29 | | - | 7 | | | 3.5 | 6.38 | - | 923.68 | 916.80 | 0.00 | - | |
| 176 | B29 | | - | 7 | 5 | | 5 | 3.40 | - | 923.75 | 919.85 | 0.00 | - | |
| 177 | B29-B29.1 | B29-B29.1 | - | 9 | 80 | 12 | 3.5 | 4.00 | - | 923.72 | 919.22 | 0.00 | - | |
| 178 | B29.1 | | - | 9 | 5 | | 5 | 0.20 | - | 924.68 | 923.98 | 0.00 | - | |
| 179 | B15-B16 | B15-B16 | 12 | 20 | 55 | 30 | 4.5 | 12.2 | 915.97 | 927.97 | 915.27 | 922.01 | 0.70 | 6.42 |
| 180 | B15-B16 | | 4 | 14 | 50 | | 3.5 | 12.20 | 922.92 | 926.92 | 914.22 | 922.01 | 8.70 | 56.39 |
| 181 | B15-B16 | | 3 | 18 | 50 | | 3.5 | 12.20 | 924.45 | 927.45 | 914.75 | 926.25 | 9.70 | 62.87 |
| 182 | B16 | | 3 | 14 | 5 | | 5 | 11.51 | 924.23 | 927.23 | 915.22 | 923.52 | 9.01 | 8.34 |
| 183 | B16-B17 | B16-B17 | 5 | 14 | 64 | 30 | 5.5 | 13.00 | 922.97 | 927.97 | 914.47 | 923.14 | 8.50 | 110.81 |
| 184 | B17 | B17-B18 | 3 | 14 | 62 | 30 | 5.5 | 12.60 | 924.82 | 927.82 | 914.72 | 922.75 | 10.10 | 127.56 |
| 185 | B18 | E18-E18.1 | 2 | 14 | 67 | 12 | 3.5 | 10.92 | 925.67 | 927.67 | 916.25 | 924.00 | 9.42 | 81.81 |
| 186 | B18.1 | | 8 | 19 | 5 | | 5 | 4.16 | 918.94 | 926.94 | 922.28 | 925.12 | -3.34 | - |
| 187 | B19 | E18-E19 | 5 | 20 | 59 | 30 | 5.0 | 16.00 | 927.04 | 932.04 | 915.54 | 924.52 | 11.50 | 125.65 |
| 188 | B19-B20 | B19-B20 | 6 | 19 | 97 | 30 | 4.5 | 16.00 | 927.05 | 933.05 | 916.55 | 923.91 | 10.50 | 169.75 |
| 189 | B20 | | 8 | 20 | 5 | | 5 | 15.45 | 926.47 | 934.47 | 918.52 | 923.24 | 7.95 | 7.36 |
| 190 | B20-B21 | B20-B21 | 9 | 21 | 90 | 30 | 4.5 | 18.00 | 926.24 | 935.24 | 916.74 | 924.04 | 9.50 | 142.50 |
| 191 | B21 | | 11 | 21 | 5 | | 5 | 16.72 | 925.38 | 936.38 | 919.16 | 924.84 | 6.22 | 5.76 |
| 192 | B21-B22 | B21-B22 | 8 | 19 | 39 | 18 | 3.5 | 15.00 | 926.50 | 934.50 | 919.00 | 928.39 | 7.50 | 37.92 |
| 193 | B21-B22 | | 7 | 18 | 39 | | 3.5 | 15.00 | 926.96 | 933.96 | 918.46 | 927.28 | 8.50 | 42.97 |
| 194 | B22 | B22-B22.1 | 9 | 18 | 25 | 18 | 3.5 | 13.30 | 925.46 | 934.46 | 920.66 | 926.17 | 4.80 | 15.56 |
| 195 | B22.1 | B22.1-B22.2 | 10 | 18 | 30 | 15 | 3.5 | 13.61 | 924.85 | 934.85 | 920.74 | 927.02 | 4.11 | 15.98 |
| 196 | B22.2 | | 8 | 17 | 5 | | 5 | 13.21 | 926.81 | 934.81 | 921.10 | 926.32 | 5.71 | 5.29 |
| 197 | B22.2-B22.3 | B22.2-B22.3 | 6 | 14 | 46 | 12 | 3.5 | 13.00 | 928.23 | 934.23 | 920.73 | 925.52 | 7.50 | 44.72 |
| 198 | B22.3 | | 10 | 14 | 5 | | 5 | 10.77 | 923.51 | 933.51 | 922.24 | 924.72 | 1.27 | 1.18 |
| 199 | B31.2 | B31-B31.2 | 11 | 14 | 33 | 15 | 3.5 | 9.89 | 921.47 | 932.47 | 922.08 | | -0.61 | - |
| 200 | B31 | | 11 | 18 | 5 | | 5 | 5 | 920.90 | 931.90 | 926.40 | | -5.50 | - |
| 201 | B31-B32 | B31-B32 | - | 14 | 96 | 15 | 3.5 | 12.00 | - | 931.73 | 919.23 | 0.00 | - | |
| 202 | B31-B32 | | 11 | 14 | 50 | | 3.5 | 11.00 | 920.26 | 931.26 | 919.76 | - | 0.50 | |
| 203 | B32 | | 11 | 17 | 5 | | 5 | 11.45 | 920.41 | 931.41 | 919.46 | - | 0.95 | |
| 204 | B31-B31.1 | B31-B31.1 | 10 | 14 | 75 | 12 | 3.5 | 11.00 | 921.90 | 931.90 | 920.40 | - | 1.50 | |
| 205 | B31-B31.1 | | 10 | 14 | 74 | | 3.5 | 11.00 | 921.97 | 931.97 | 920.47 | - | 1.50 | |
| 206 | B31.1 | | 4 | 9 | 5 | | 5 | 4.19 | 922.36 | 926.36 | 921.67 | - | 0.69 | |
| 207 | BP1/BP2.1 | BP1-BP2 | 3 | 14 | 63 | 24 | 4.0 | 3.64 | 917.91 | 920.91 | 916.77 | - | 1.14 | |
| 208 | BP2/BP2.2 | BP2.1-BP2.2 | 2 | 10 | 63 | 24 | 4.0 | 2.00 | 917.19 | 919.19 | 916.69 | - | 0.50 | |

| | | | | | | | | | | | | | | |
|-----|-------------|-------------|----|----|-----|----|-----|-------|--------|--------|--------|--------|-------|--------|
| 209 | G6 | G6-G7 | 2 | 8 | 25 | 36 | 5.0 | 4.40 | 918.04 | 920.04 | 915.14 | 916.25 | 2.90 | 13.43 |
| 210 | G7 | | 2 | 10 | 5 | | 5.0 | 6.50 | 920.32 | 922.32 | 915.32 | 916.36 | 5.00 | 4.63 |
| 211 | G6-G5 | G6-G5 | 2 | 10 | 56 | 36 | 5.0 | 6.00 | 918.69 | 920.69 | 914.19 | 916.46 | 4.50 | 46.67 |
| 212 | G5 | | 4 | 12 | 5 | | 5.0 | 5.00 | 916.24 | 920.24 | 914.74 | 916.57 | 1.50 | 1.39 |
| 213 | G5-G4 | G5-G4 | 4 | 12 | 85 | 36 | 5.0 | 7.00 | 915.08 | 919.08 | 911.58 | 915.40 | 3.50 | 55.09 |
| 214 | G5-G4 | | 2 | 10 | 85 | | 5.0 | 7.00 | 917.01 | 919.01 | 911.51 | 916.32 | 5.50 | 86.57 |
| 215 | G5-G4 | | 2 | 10 | 88 | | 5.0 | 7.00 | 917.10 | 919.10 | 911.60 | 916.60 | 5.50 | 89.63 |
| 216 | G4 | | 1 | 12 | 5 | | 5.0 | 6.30 | 917.91 | 918.91 | 912.11 | 916.88 | 5.80 | 5.37 |
| 217 | G4-G3 | G4-G3 | 1 | 12 | 70 | 36 | 5.0 | 8.00 | 917.49 | 918.49 | 909.99 | 917.27 | 7.50 | 97.22 |
| 218 | G4-G3 | | 0 | 11 | 70 | | 5.0 | 8.00 | 918.41 | 918.41 | 909.91 | 917.66 | 8.50 | 110.19 |
| 219 | G4-G3 | | 0 | 11 | 70 | | 5.0 | 8.00 | 917.80 | 917.80 | 909.30 | 915.38 | 8.50 | 110.19 |
| 220 | G4-G3 | | 1 | 11 | 70 | | 5.0 | 7.00 | 916.40 | 917.40 | 909.90 | 914.22 | 6.50 | 84.26 |
| 221 | G4-G3 | | 1 | 11 | 66 | | 5.0 | 7.00 | 916.25 | 917.25 | 909.75 | 913.06 | 6.50 | 79.44 |
| 222 | G3 | | 5 | 12 | 5 | | 5.0 | 6.49 | 912.54 | 917.54 | 910.55 | 911.90 | 1.99 | 1.84 |
| 223 | G3-G2 | G3-G2 | 6 | 12 | 100 | 36 | 5.0 | 7.00 | 911.10 | 917.10 | 909.60 | 911.08 | 1.50 | 27.78 |
| 224 | G2 | | 10 | 12 | 5 | | 5.0 | 7.41 | 907.19 | 917.19 | 909.28 | | -2.09 | - |
| 225 | G8 | G2-G8 | - | 14 | 26 | 36 | 5.0 | 8.75 | - | 919.44 | 910.19 | | 0.00 | - |
| 226 | G9 | G8-G9 | - | 12 | 21 | 36 | 5.0 | 8.86 | - | 919.67 | 910.31 | | 0.00 | - |
| 227 | G10 | G9-G10 | - | 12 | 24 | 36 | 5.0 | 7.27 | - | 918.77 | 911.00 | | 0.00 | - |
| 228 | G2-G1 | G2-G1 | 7 | 12 | 95 | 36 | 5.0 | 8.00 | 910.30 | 917.30 | 908.80 | 911.62 | 1.50 | 26.39 |
| 229 | G1 | | 6 | 12 | 5 | | 5.0 | 7.14 | 911.14 | 917.14 | 909.50 | 911.62 | 1.64 | 1.52 |
| 230 | G10-G10.1 | G10-G10.1 | - | 14 | 325 | 18 | 3.5 | 14.00 | - | 922.83 | 908.33 | | 0.00 | - |
| 231 | G10-G10.1 | | - | 19 | | | 3.5 | 14.00 | - | 925.51 | 911.01 | | 0.00 | - |
| 232 | G10-G10.1 | | - | 20 | | | 3.5 | 15.00 | - | 928.22 | 912.72 | | 0.00 | - |
| 233 | G10-G10.1 | | - | 20 | | | 3.5 | 17.00 | - | 929.38 | 911.88 | | 0.00 | - |
| 234 | G10-G10.1 | | - | 19 | | | 3.5 | 15.00 | - | 927.60 | 912.10 | | 0.00 | - |
| 235 | G10.1 | | - | 14 | | | 3.5 | 10.61 | - | 926.51 | 915.40 | | 0.00 | - |
| 236 | G10.1-G10.2 | G10.1-G10.2 | - | 14 | 130 | 18 | 3.5 | 12.00 | - | 927.22 | 914.72 | | 0.00 | - |
| 237 | G10.2 | | - | 14 | | | 3.5 | 9.06 | - | 928.76 | 919.20 | | 0.00 | - |
| 238 | G10.2-G10.3 | G10.2-G10.3 | - | 14 | 168 | 18 | 3.5 | 9.00 | - | 928.45 | 918.95 | | 0.00 | - |
| 239 | G10.2-G10.3 | | - | 14 | | | 3.5 | 9.00 | - | 927.81 | 918.31 | | 0.00 | - |
| 240 | G3A | G3-G3A | - | 10 | 26 | 36 | 5.0 | 7.23 | - | 918.34 | 910.61 | | 0.00 | - |
| 241 | G3.1 | G3A-G3.1 | - | 11 | 11 | 36 | 5.0 | 8.11 | - | 918.15 | 909.54 | | 0.00 | - |
| 242 | G3.1-G3.2 | G3.1-G3.2 | - | 11 | 130 | 24 | 4.0 | 7.00 | - | 918.00 | 910.50 | | 0.00 | - |
| 243 | G3.1-G3.2 | | - | 11 | | | 3.5 | 7.00 | - | 918.23 | 910.73 | | 0.00 | - |
| 244 | G3.2 | | 4 | 11 | 5 | | 5.0 | 6.11 | 914.29 | 918.29 | 911.68 | - | 2.61 | |
| 245 | G3.2-G3.3 | G3.2-G3.3 | 4 | 11 | 66 | 18 | 3.5 | 6.00 | 914.37 | 918.37 | 911.87 | - | 2.50 | |
| 246 | G3.2-G3.3 | | 4 | 11 | 66 | | 3.5 | 6.00 | 914.60 | 918.60 | 912.10 | - | 2.50 | |
| 247 | G3.3 | | 3 | 11 | 5 | | 5.0 | 5.80 | 915.97 | 918.97 | 912.67 | - | 3.30 | |
| 248 | G4.1 | G4-G4.1 | 3 | 11 | 26 | 36 | 5.0 | 5.70 | 916.48 | 919.48 | 913.28 | - | 3.20 | |
| 249 | G4.2 | G4.1-G4.2 | 3 | 11 | 24 | 24 | 4.0 | 5.50 | 916.03 | 919.03 | 913.03 | - | 3.00 | |
| 250 | G4.2-G4.3 | G4.2-G4.3 | 3 | 11 | 110 | 24 | 4.0 | 5.30 | 916.03 | 919.03 | 913.23 | - | 2.80 | |
| 251 | G4.3 | | 4 | 11 | 4.5 | | 5.5 | 5.19 | 915.89 | 919.89 | 914.20 | - | 1.69 | |
| 252 | G4.3-G4.4 | G4.3-G4.4 | 5 | 10 | 65 | 24 | 4.0 | 5.00 | 914.33 | 919.33 | 913.83 | - | 0.50 | |

| | | | | | | | | | | | | | | |
|-----|-----------|-----------|---|----|-----|----|-----|-------|--------|-------------------------------|--------|--------|----------------|-------|
| 253 | G4.4 | | - | 8 | 5 | | 5.0 | 4.97 | - | 919.67 | 914.20 | 0.00 | - | |
| 254 | TP2 | TP1-TP2 | 5 | 10 | 34 | 24 | 3.5 | 5.69 | 910.69 | 915.69 | 909.50 | - | 1.19 | |
| 255 | TP1 | | 2 | 8 | 8 | | 8.0 | 2.53 | 909.35 | 911.35 | 908.32 | - | 1.03 | |
| 256 | TP2 | | 2 | | 5 | | 5.0 | 5.69 | -2.00 | | -6.19 | - | 4.19 | |
| 256 | B22-B23 | B22-B23 | 9 | 14 | 80 | 18 | 3.5 | 12.00 | 926.15 | 935.15 | 922.65 | 928.66 | 3.50 | 36.30 |
| 257 | B23-B23.1 | B23-B23.1 | 9 | 14 | 56 | 12 | 3.5 | 11.00 | 925.73 | 934.73 | 923.23 | 928.66 | 2.50 | 18.15 |
| 258 | B23 | | 5 | 14 | 5 | | 5 | 11.00 | 930.55 | 935.55 | 924.05 | 928.66 | 6.50 | 6.02 |
| 259 | B23.1 | | 9 | 14 | 5 | | 5 | 9.00 | 924.92 | 933.92 | 924.42 | 928.34 | 0.50 | 0.46 |
| 260 | B22.1A | B22.1A | 7 | 14 | 39 | 12 | 3.5 | 10.44 | 928.84 | 935.84 | 924.90 | 928.01 | 3.94 | 19.92 |
| 261 | B23-B24 | B23-B24 | 7 | 12 | 141 | 18 | 3.5 | 5.00 | 923.22 | 930.22 | 924.72 | | -1.50 | - |
| 262 | B24 | | 9 | 14 | 5 | | 5 | 1.40 | 917.40 | 926.40 | 924.50 | | -7.10 | - |
| | | | | | | | | | - | Total Rock Volume (CY) | | | 4,327.6 | |
| | | | | | | | | | - | #VALUE! | | | | |

- * Pipelines that included multiple borings were divided segments to obtain a more accurate rock volumes
- * Rock excavation for manholes were taken at 5.0 feet x 5.0 feet
- * Some structures, such as manholes, may have not been included in the table

| Subtotals Per Line/Structure | |
|------------------------------|----------------|
| Line B | 1821.59 |
| Line D | 615.01 |
| Line E | 1049.43 |
| Line G | 841.60 |
| TP Line/HW/MH | 0.00 |
| Total | 4,327.6 |





Planning and Development Department Case Information

Case Number: Z24100003

Meeting Dates: Planning Commission 11-07-2024

Board of Commissioners 12-03-2024

Applicant/Owner:

Dennis L McMillan
465 Pleasant Valley Road
Monroe, Georgia 30655

Current Zoning: A1/A2

Request: Rezone 14.00 acres from A1/A2 to B3 for commercial parking-(Site plan shows 14.36 acres)

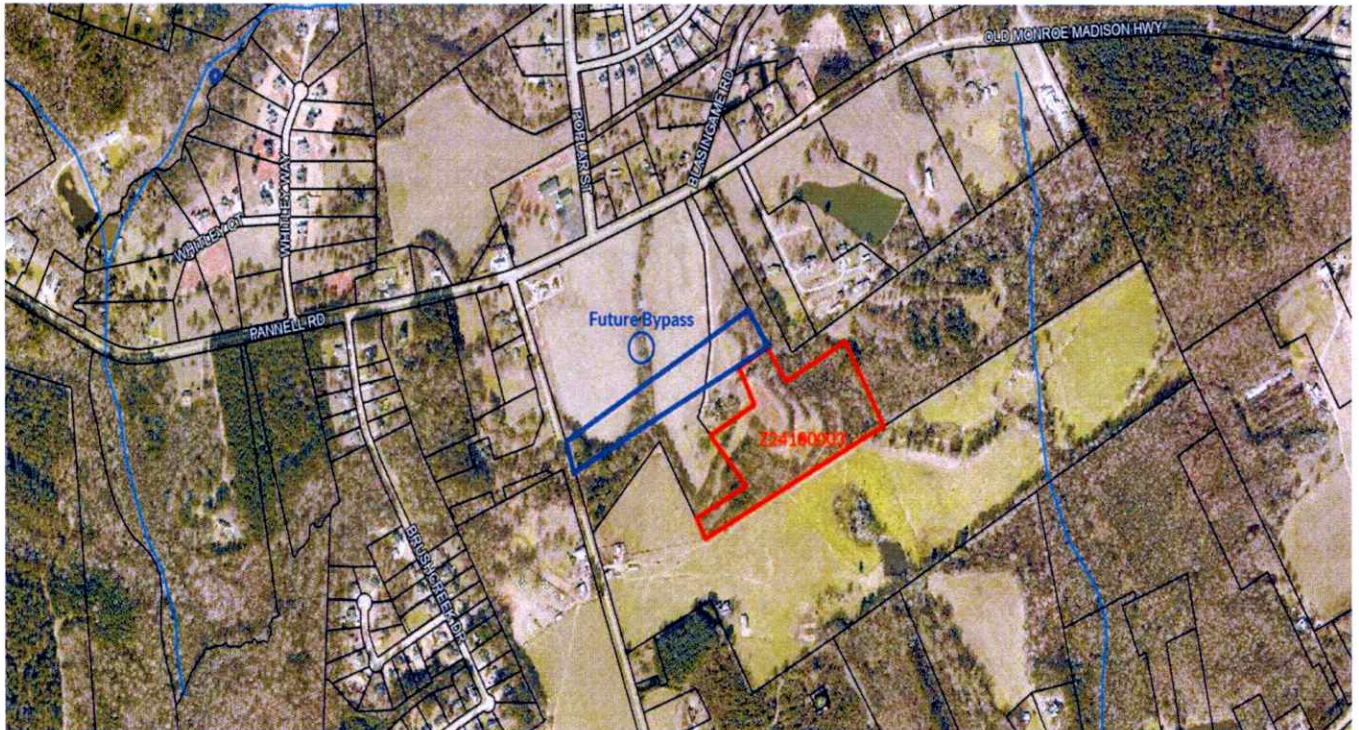
Address: 1203 Old Monroe Madison Highway, Monroe, Georgia 30655

Map Number/Site Area: C1670104B00

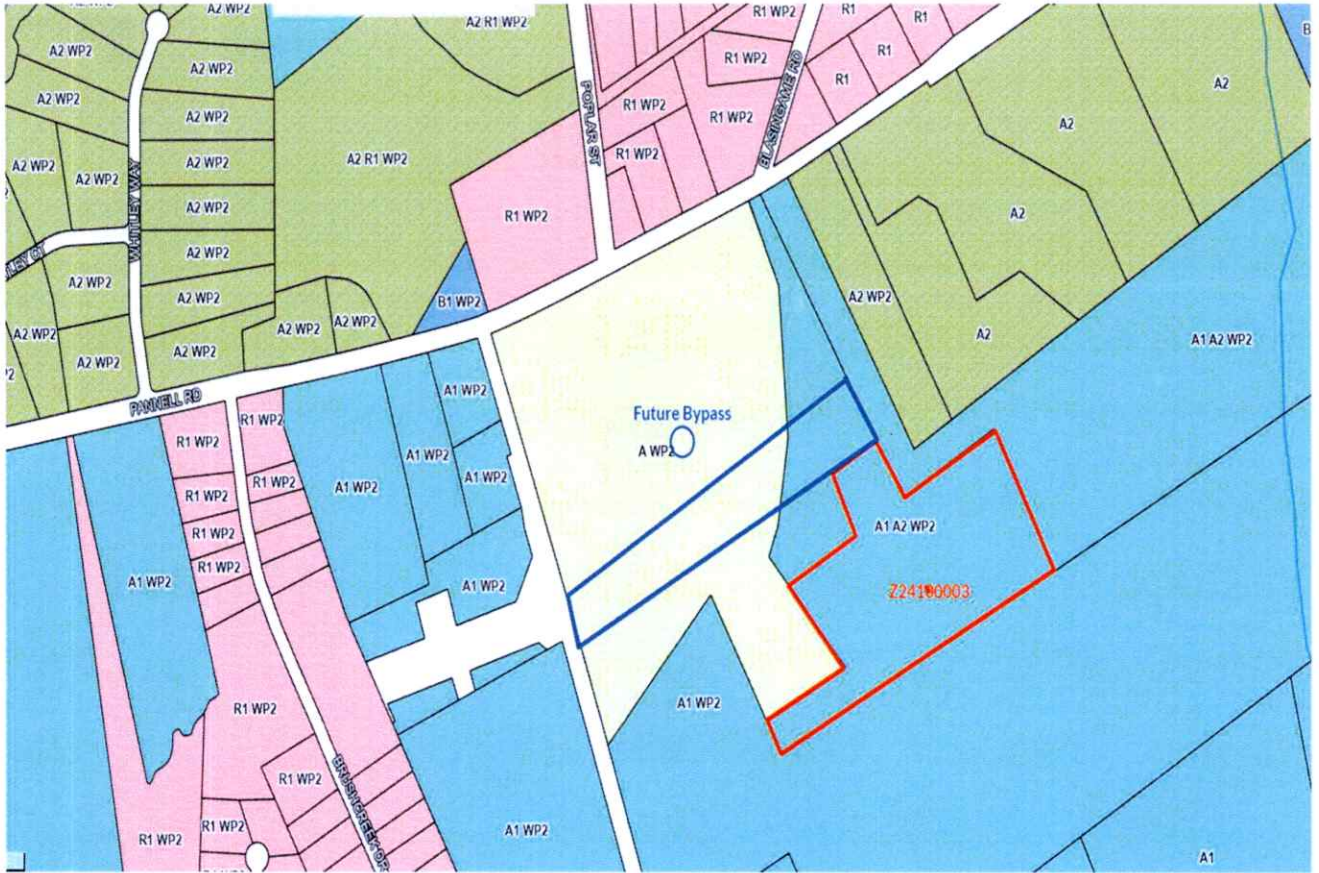
Character Area: Employment Center

District 4 Commissioner-Lee Bradford Planning Commission–Michelle Trammel

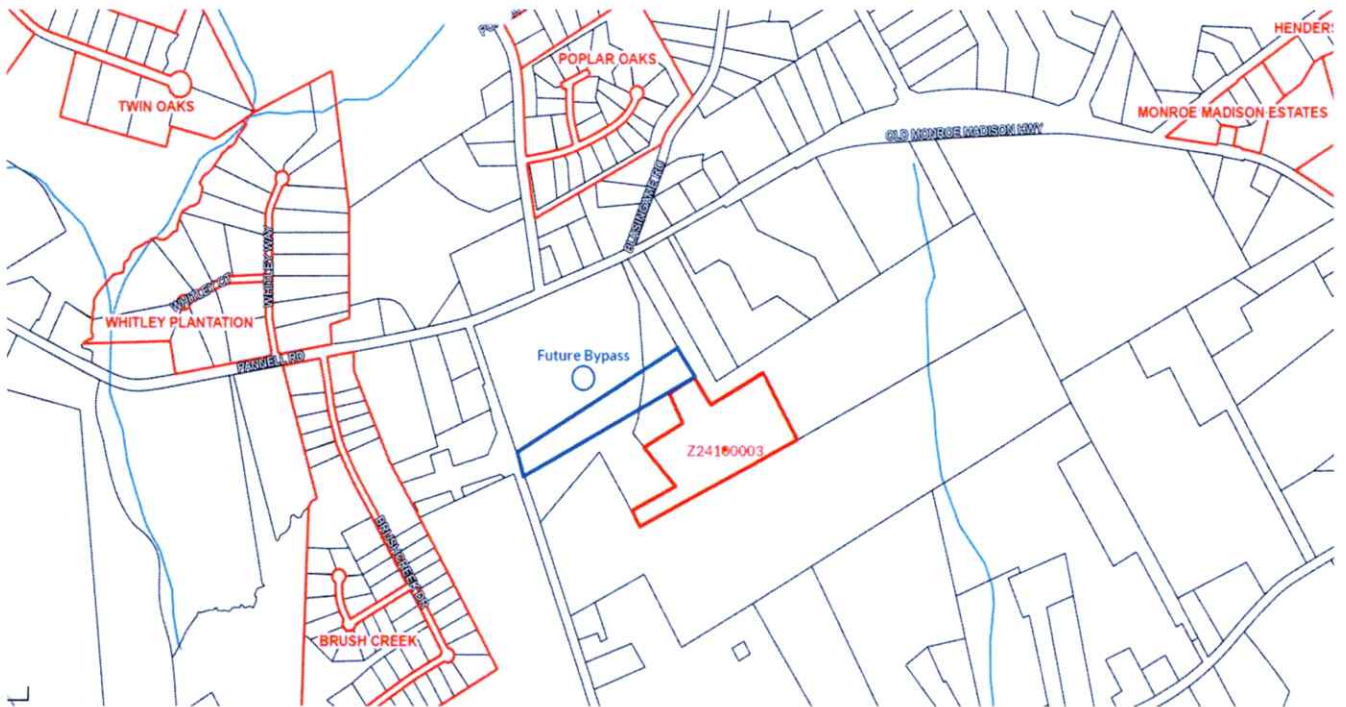
Existing Site Conditions: Property consists of 20.00 acres with a house. The house will be split off of this property so only 14.00 acres is being requested to be rezoned to B3.



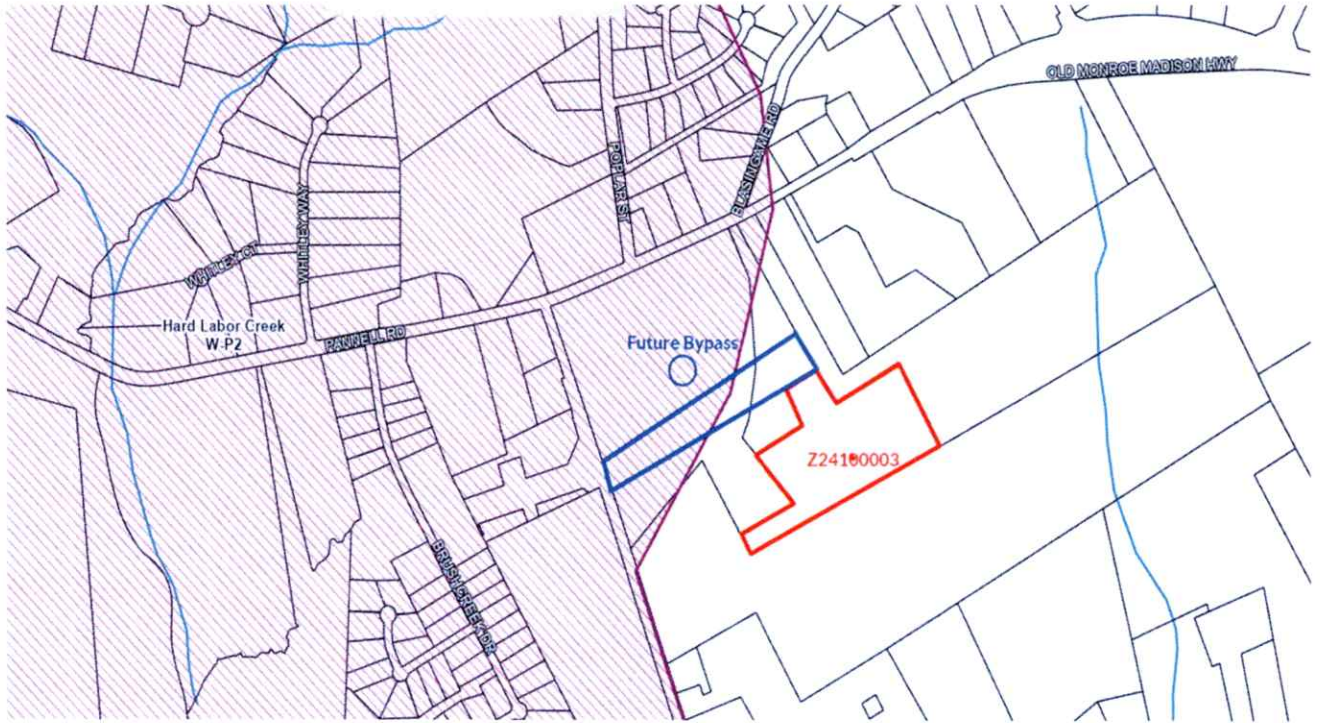
The surrounding properties are zoned R1, A1, A2 and A.



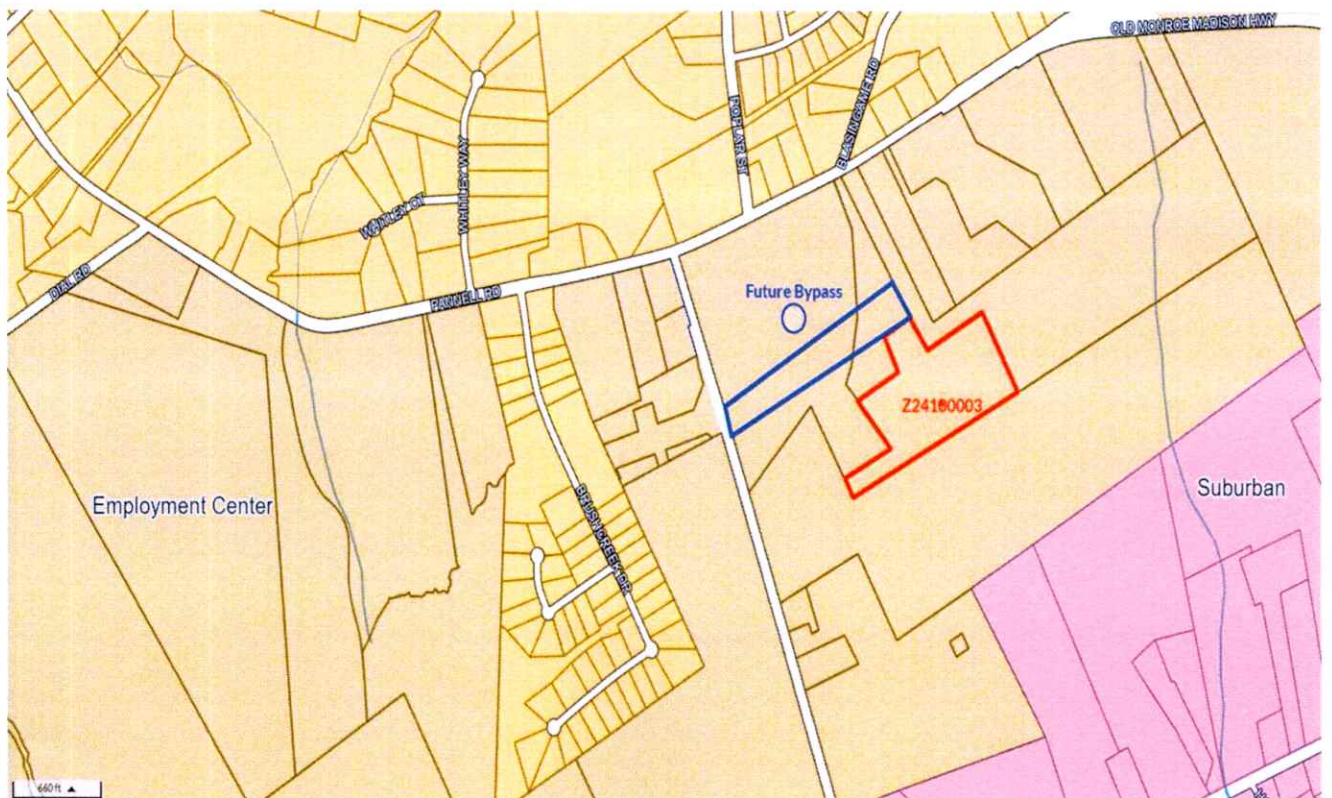
Subdivisions surrounding property:



The front part of the property at Old Monroe Madison Highway is in Hard Labor Creek Watershed.



The Future Land Use Map for this property is Employment Center.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval if the new by-pass roadway is maintained by GDOT.

Sheriffs' Department: The increased residential population in the county as a whole will cause increased response times across the board for calls for service. Increased manpower will have to be added to the Uniform Patrol division soon to address this problem. Increased response times for calls for service will result in county wide citizen complaints.

Water Authority: This parcel is not currently served by Walton County.

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. Fire hydrants shall be located within 500'ft. Provide fire apparatus access road.

Fire Department Review: Added fire risk with large combustible materials.

Board of Education: Will not impact the Walton County School System.

DOT Comments: Will require coordination with Georgia DOT. Please have applicant coordinate with CHash@dot.ga.gov, JDestin@dot.ga.gov, AAlvarez@dot.ga.us

City of Monroe: From Logan Propes: Our only comment would be to ensure that the truck bypass isn't overloaded with new curb cuts which will eventually clog up the bypass with slowed traffic in the long term. Existing access points/curb cuts are appropriate.

PC Action 11/7/2024:

- 1. Z24100003-Rezone 14.00 acres from A1/A2 to B3 for commercial parking- Applicant/Owner: Dennis McMillan-Property located on 1203 Old Monroe Madison Hwy (Hwy 11 Bypass)/Map/Parcel C1670104B00-District 4.**

Presentation: David Elder who lives at 123 Bear Creek Lane in Bogart, Georgia represented the case. He is a Land Planner and is working with Dennis McMillan. He stated that 12 years ago Dennis McMillan purchased 95 acres which has a pasture on it, but it has been impacted due to the bypass going through it and it is a hindrance for him using his property. Since the bypass has come in, they have created a parcel proposing to use it for outdoor storage trailer parking and utilize it for all trucks that may be using the bypass. There is a residence and an old cemetery, and they have designed it where this will be buffered, and the cemetery protected. They have curved out 1.69 acre for the residence. The site plan that was presented was a conceptual plan in nature. Property has a good buffer of vegetative and trees on the rear side, stream buffer on the right side provided additional screening.

Speaking: Randy Jenkins who lives at 1198 Old Monroe Madison Highway spoke. He is okay with the house and the pasture not being disturbed.

Tim Hinton stated that Georgia DOT will require applicant to implement requirements, and this property would now be Highway Corridor and Ms. Parker advised him that this property is characterized as Employment Center, and this allows for commercial. There will be fencing perimeters which would be an opaque fence or screening fence. Mr. Hinton asked about security and the hours of operation and was advised that they would have security, and the hours of operation will be 7:00 a.m. to 8 or 9:00 p.m. Mr. Elder stated that the facility will be gated, and the people will need to register for a space and be given a gate code and this can be utilized by using the internet, but Mr. Elder said that they have not explored lighting yet. Tim Hinton advised that down lighting is appropriate.

Timothy Kemp asked about parking tractor trailers and is it for different size trailers and haulers. They would be stored overnight but would someone be staying in their truck overnight and Mr. Elder answered no.

Mr. Elder stated that he worked with the Caterpillar Plant in Athens and vehicles can come in 7 to 9 times at various times and some may get stacked up.

Timothy Kemp said that this will not accommodate any parking outside the gate.

It was discussed that the customer would go online and select a spot and select payment within the time frames.

Michelle Trammel asked if this would primarily be for big trucks and Mr. Elder stated he wouldn't say that because some could be for small travel trailers. On the site plan there are different size parking spaces. He went on to say that some homeowners association will not allow motor homes etc. in someone's yard so this will be a great place that someone can put them.

Tim Hinton asked whether this would be for some short term and some long term and Mr. Elder stated that it was correct.

Recommendation: Michelle Trammel made a motion to recommend approval with conditions that the entrance be off the bypass and follow recent guidelines that have been approved for outdoor storage for commercial vehicles with a second by Timothy Kemp. The motion carried unanimously.

Rezone Application # 224100003 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 11-7-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12-3-2024 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

C1670184B06
Map/Parcel C1670-00000-104-B00
Applicant Name/Address/Phone # DENNIS L. McMILLAN
465 Pleasant Valley Rd.
MONROE, GA 30655
770-480-4420
E-mail address: ryan@treeservice@yahoo.com
Phone # 770-480-4420

Property Owner Name/Address/Phone
DENNIS L. McMILLAN
* 1203 Old Monroe Madison Hwy
MONROE, GA 30655
770-480-4420
 (If more than one owner, attach Exhibit "A")
Phone # 770-480-4420

Location: 1203 Old Monroe Madison Hwy. **Requested Zoning** REZONE FOR (C3) COMMERCIAL **Acreage** 14.0 Acres only
Existing Use of Property: Residential Real property 18.0 acres *Site Plan says 14.36 acres*
Existing Structures: NONE
The purpose of this rezone is COMMERCIAL PARKING

Property is serviced by the following:
Public Water: N/A **Provider:** - NONE - **Well:** n/A
Public Sewer: N/A **Provider:** - NONE - **Septic Tank:**

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

[Signature] **Signature** 9/26/2024 **Date** \$ 650.00 **Fee Paid**

Public Notice sign will be placed and removed by P&D Office
 Signs will not be removed until after Board of Commissioners meeting

Office Use Only:
Existing Zoning A1/A2 **Surrounding Zoning:** North R1 South A1
 East A1 A2 West A
Comprehensive Land Use: Employment Center **DRI Required?** Y N
Commission District: 4-Lee Bradford **Watershed:** Hard Labor **TMP**
Creek (front of property)

I hereby withdraw the above application _____ Date _____

Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

Residential- Real
Owned by applicant

2. The extent to which property values are diminished by the particular zoning restrictions;

In my opinion- none.

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

none

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

Safe parking for Commercial /semi
transportation vehicles

5. The suitability of the subject property for the zoned purposes; and

very suitable

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

raw land 600+ years



David Elder
Red Rock Design
P.O. Box 1122
Jefferson, GA 30549

October 03, 2024

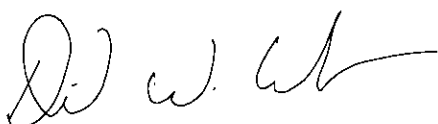
Charna Parker
Walton County Planning Department
126 Court St. Annex I
Monroe, GA 30655

To Whom It May Concern:

Mr. Dennis McMillan would like to request a Rezoning for an 14.36 acre tract he owns in Walton County to B3. The tract is Tax Parcel C1670104800. The subject property is located on the southern side of the new S.R. 83 Bypass and is described as 1203 Old Monroe Madison Highway in Walton County, GA. Mr. McMillan intends to develop a commerical outside parking facility on this tract of land. This parcel is not part of a recorded subdivision and is currently Zoned A1 A2. Our firm has been working with Mr. McMillan to develop the conceptual layout which is included with this request. The proposed development will feature graveled drive aisles and parking areas. Per the Walton County code, the project will be buffered from the surrounding residential land uses, largely by existing vegetation. The vegetation will be augmented with additional plantings or fences as necessary. The large size of the land allows for the project to have multiple phases, with demand ultimately dictating construction. The project is not proposed to be served by public water at this time, as no office is proposed initially. No on-site septic systems is proposed for this property.

Based on their intended use, Red Rock Design is making application and a formal request for a Rezone from A1 A2 to B3 on the aforementioned parcel. If approved, this will permit commercial development of this parcel as an outdoor parking facility. We are making this request on behalf of Mr. Dennis McMillan.

Thank you very much for your consideration of this matter,
David Elder



Land Planner
678.227.4545



walton.services2020 at gmail.com



670277-6546
P.O. BOX 1122
JEFFERSON, GA 30649
valentines/ces2020@gmail.com

MONROE OUTDOOR STORAGE

1203 OLD MONROE
MADISON HWY
MONROE, GA 30655
WALTON COUNTY
A 14.36 ACRE LOT +/-
TAX PARCEL #: C1670104B00
EXISTING ZONING: A1 A2
PROPOSED ZONING: B3

| REVISIONS | DATE |
|-----------|------|
| | |
| | |
| | |

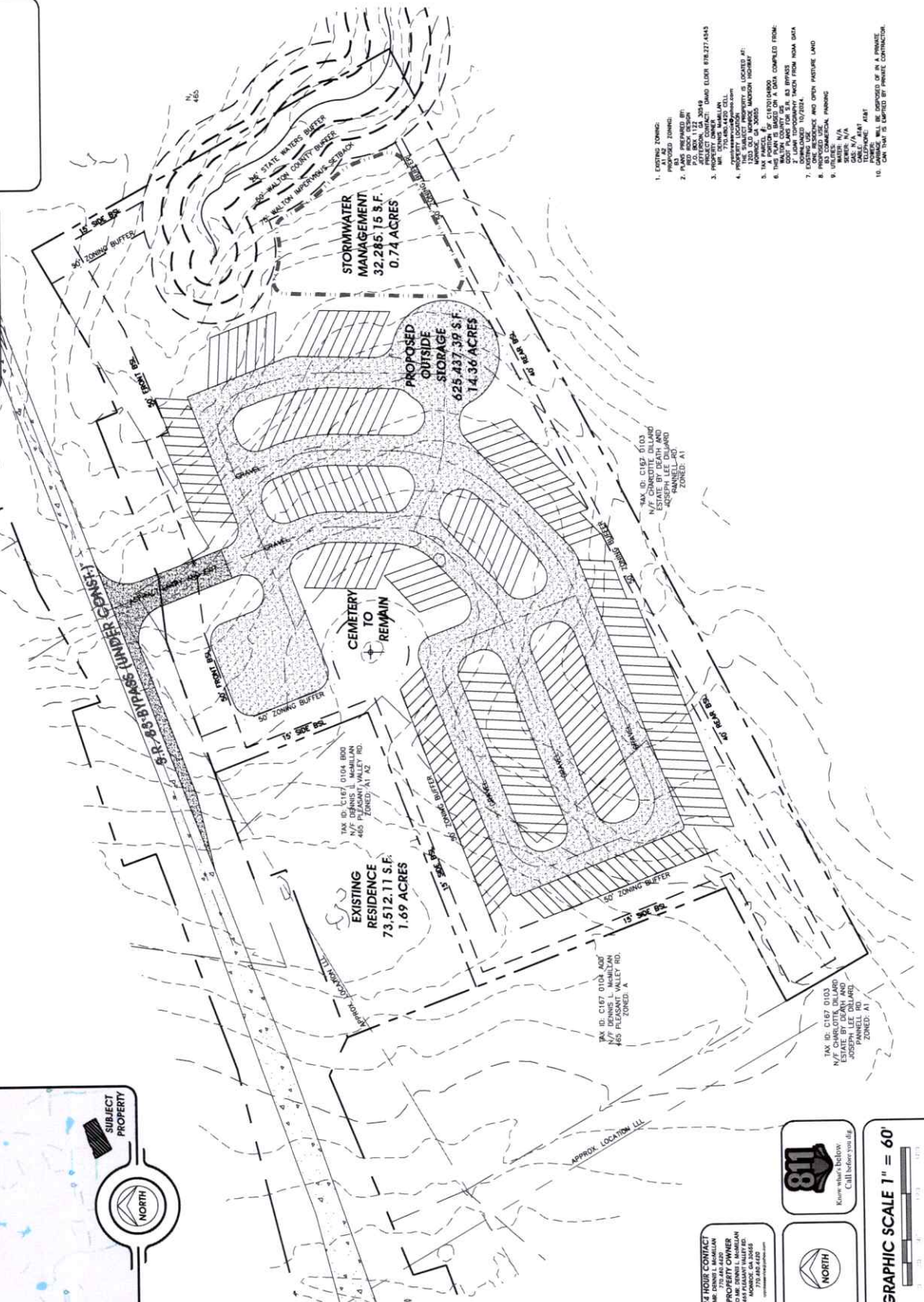


DATE
10/03/24

REZONE CONCEPT
PLAN
(NOT FOR FINAL
RECORDING)

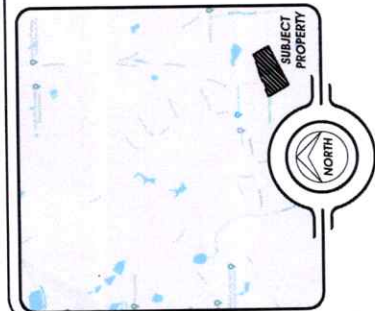
SHEET
1 OF 1

- GENERAL NOTES:**
1. ALL LOTS AND AREAS SHOWN HEREON ARE UNDEVELOPED AND UNZONED. THE ZONING DISTRICTS ARE SHOWN ON THE ATTACHED ZONING MAP.
 2. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND ORDINANCES. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
 3. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
 4. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.



- PROJECT INFORMATION:**
1. TOTAL SITE AREA IS 14.36 ACRES.
 2. THE PROJECT IS SITED ON A 14.36 ACRE LOT.
 3. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND ORDINANCES.
 4. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
 5. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
 6. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
 7. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
 8. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
 9. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
 10. THE PROJECT SHALL BE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.

- EXISTING ZONING:**
1. A1
 2. A2
 3. B3
 4. C1
 5. D1
 6. D2
 7. D3
 8. D4
 9. D5
 10. D6



24 HOUR CONTACT
CALL (770) 464-4400
PROPERTY OWNER
N7 CHARLOTTE BILARD
465 PLEASANT VALLEY RD.
JEFFERSON, GA 30649
800.733.8822

811
Know what's below.
Call before you dig.

GRAPHIC SCALE 1" = 60'

NORTH



Planning and Development Department Case Information

Case Number: LU24100004 and Z24100005

Meeting Dates: Planning Commission 11-07-2024
Board of Commissioners 12-03-2024

Applicant:
James White
3645 Anglin Road
Loganville, Georgia 30052

Owners:
James & Glenda White
2680 Highway 81
Loganville, Georgia 30052

Current Zoning: A2

Request: Land Use Change from Suburban to Highway Corridor and Rezone 7.63 acres from A2 to B2 for office and baseball facility

Address: 2681 Highway 81 & Gum Creek Church Road, Loganville, Georgia 30052

Map Number: C0490024

Site Area: 7.63 acres

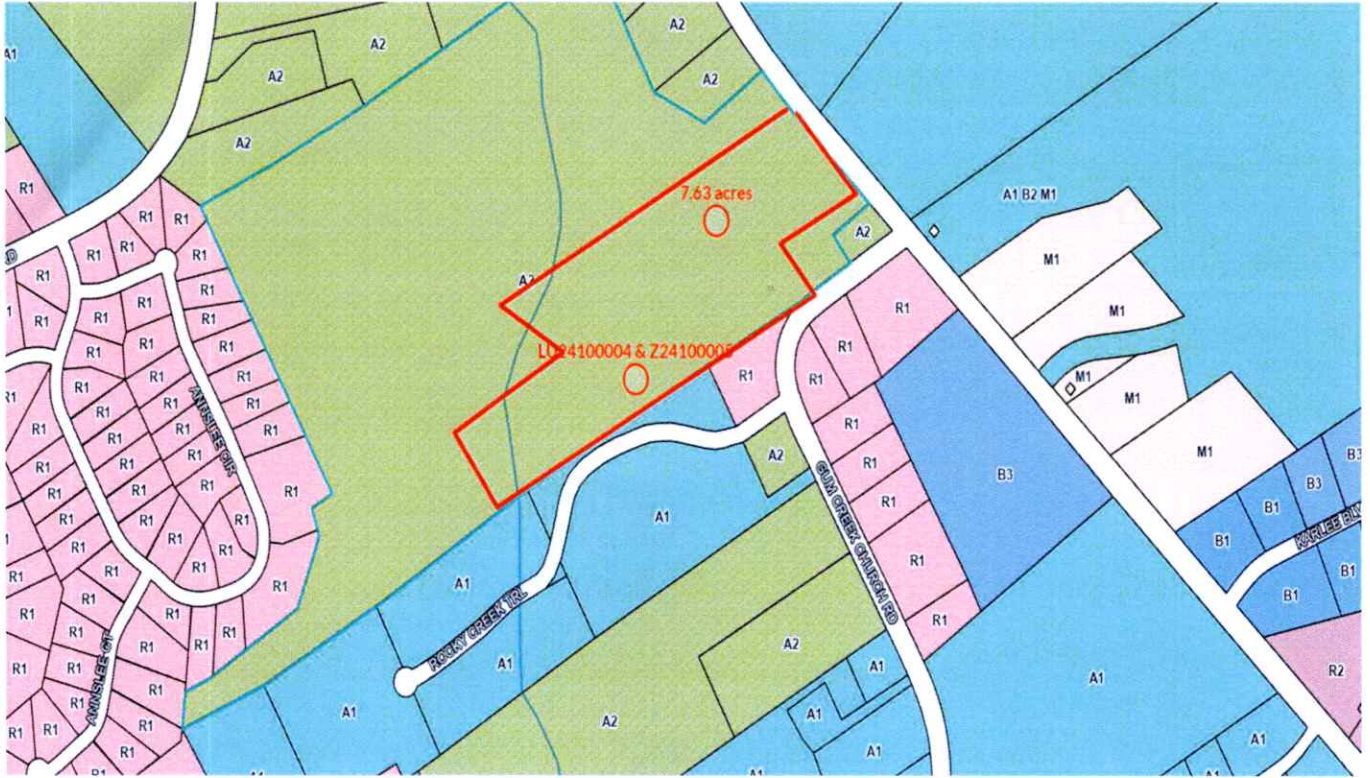
Character Area: Suburban

District 2: Commissioner–Mark Banks Planning Commission –Vacant

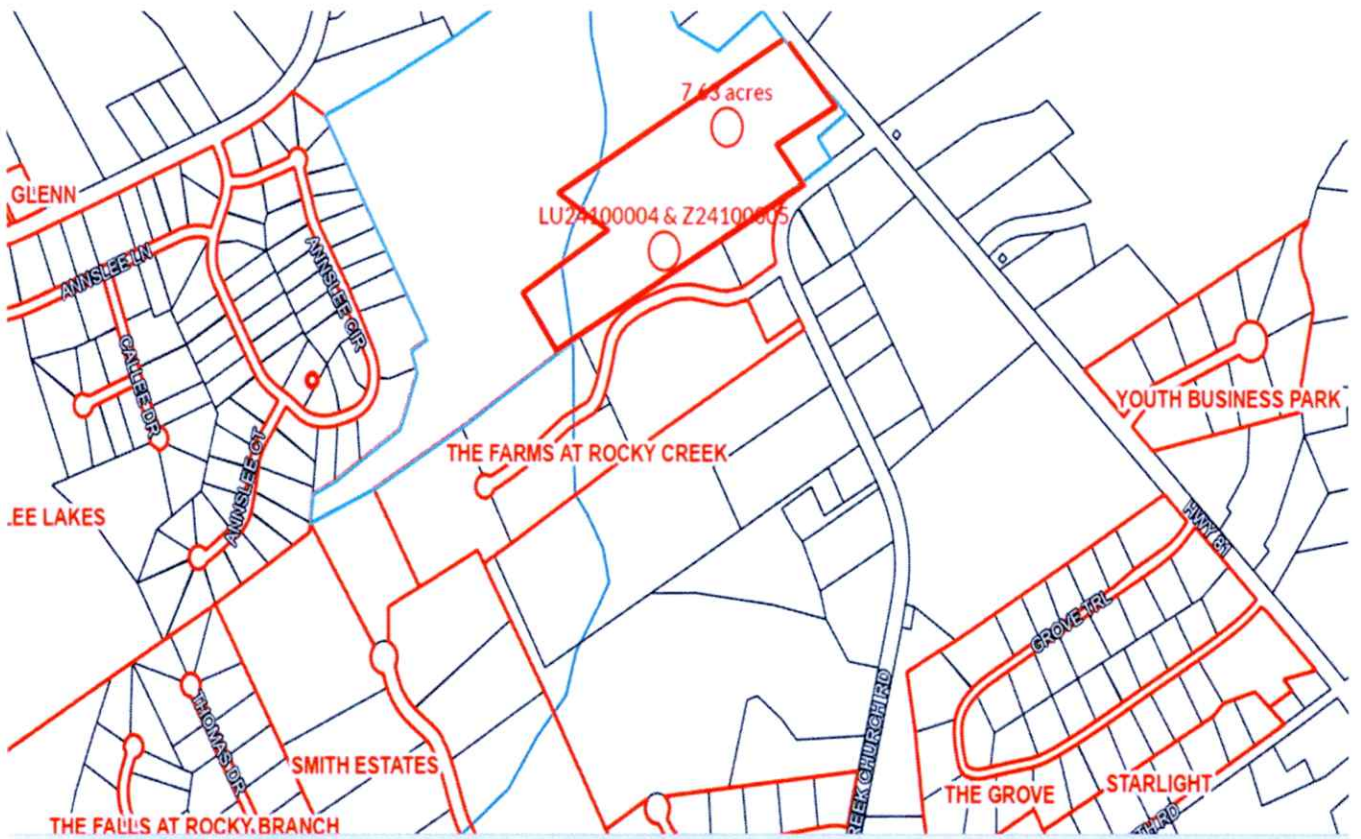
Existing Site Conditions: Property consists of a total of 7.63 acres.



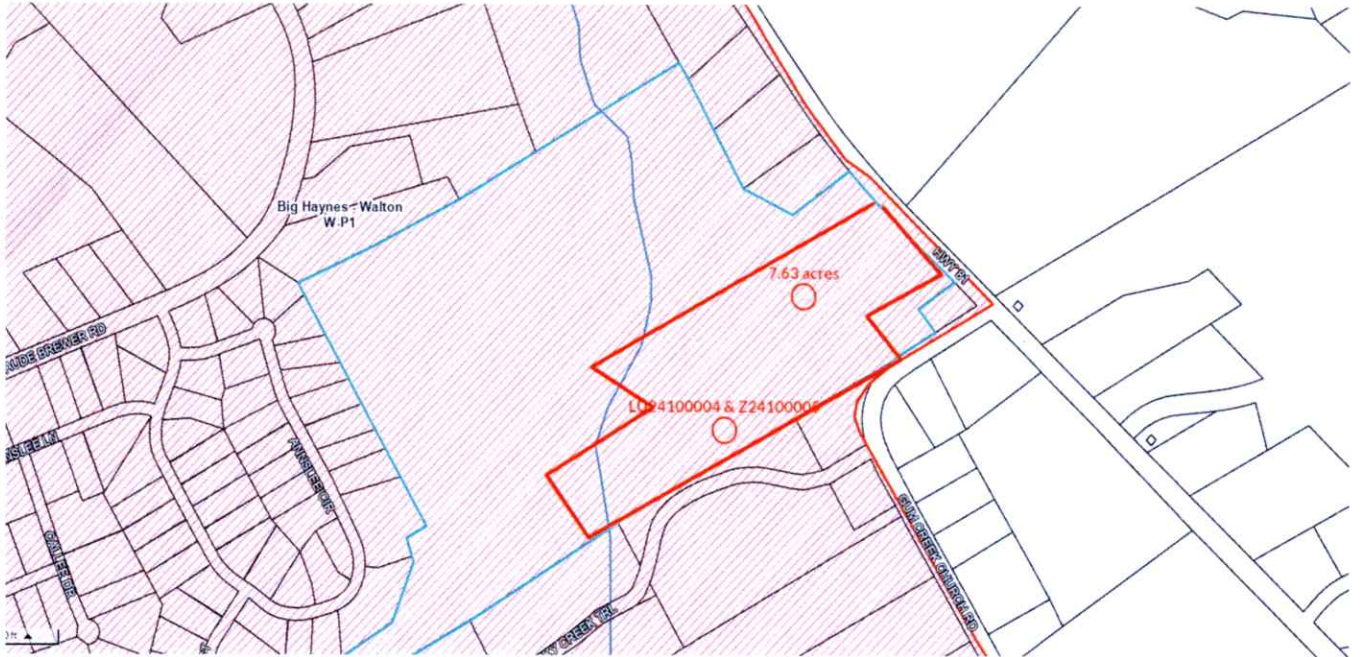
The surrounding properties are zoned A1, A2 and R1.



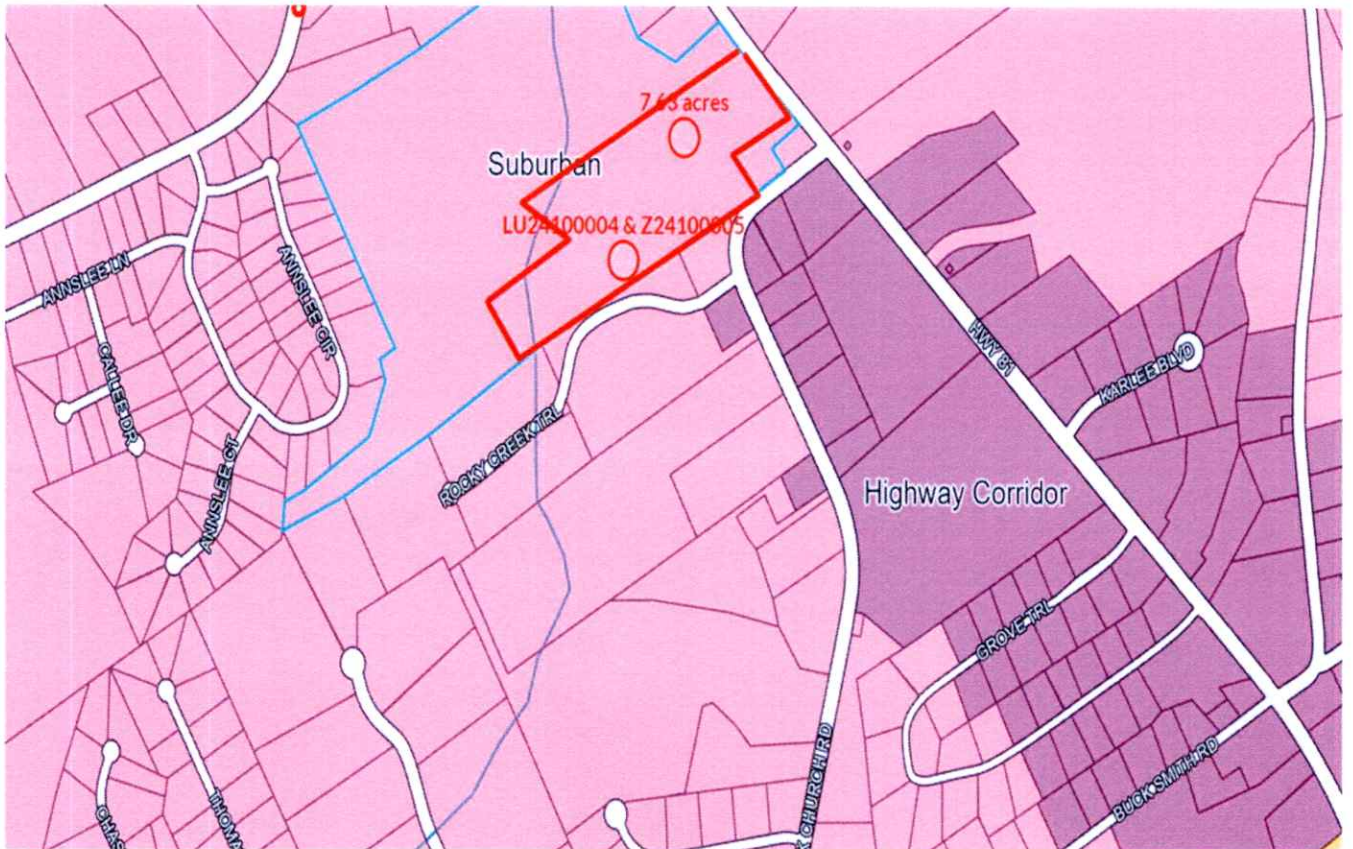
Subdivisions surrounding property:



This property is in the Big Haynes Watershed.



The Future Land Use Map for this property is Suburban. The applicant is requesting this be changed to Highway Corridor.



History: No History

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: Public Works recommends that a Traffic Study be conducted to evaluate the need for a possible center-turn lane due to volume and entrance location related to sight distance and safety concerns on Gum Creek Church Road, and a Decel Lane and A-cell taper be installed.

Sheriffs' Department: Minimal impact is expected.

Water Authority: This area is served by an existing 12" diameter water main along Highway 81 and an existing 6" diameter water main on Gum Creek Church Road. (static pressure: 50 psi, Estimated fire flow available: 1,300 gpm@20 psi). **A new 8" water main will be required to distribute water within the development. Please coordinate with WCWD.**

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. Fire hydrants shall be located within 500'ft of all areas of the building. Provide fire apparatus access road. Assembly Occupancies may be required to add fire sprinkler systems based on occupancy load.

Fire Department Review: Increased EMS response with athletic injuries.

Board of Education: No issues with the Walton County School System.

DOT Comments: Will require coordination with Georgia DOT. Please have applicant coordinate with CHash@dot.ga.gov, JDestin@dot.ga.gov, AAlvarez@dot.ga.gov

PC Action 11/7/2024:

- 1. LU24100004 and Z24100005-Land Use Change from Suburban to Highway Corridor and Rezone 7.63 acres from A2 to B2 for office and baseball facility-Applicant: James White/Owner: James & Glenda White-Property located on 2680 Hwy 81 & Gum Creek Rd/Map/Parcel C0490024-District 2.**

Presentation: James White whose address is 2680 Highway 81, represented the case as well as his son n law, Niles Davis. Mr. Davis is the assistant principal at Loganville High School, and he wants a positive place for kids. Mr. White would like to build an indoor baseball facility and future retail space.

Tim Hinton asked the size of the indoor baseball facility and would the batting cages and turf field be inside and Mr. Davis stated that would be correct.

Niles Davis spoke and stated that this facility will be great because there is a shortage of indoor training facilities. There are competitive kids and Walton County is growing. Most athletes are going to Gwinnett or Oconee County to training facilities. This will be something positive.

Tim Hinton asked whether this would be 7 days a week and Mr. Davis said it would be 2:00 p.m. to 9:00 p.m. or 10:00 p.m. for weekdays and 9:00 a.m. to 9:00 p.m. on the weekends.

Speaking: John McKee who lives at 540 Harold Gower Lane spoke about Gum Creek Church Road. He is representing himself and the neighbors at Windward Estate. Mr. Hinton asked if he had something signed by the neighbors and Mr. McKee stated he did not, but he was the president of the homeowner's association. Mr. Hinton said that he would be representing himself. Mr. McKee stated that he is not opposed to the training facility and retail space but is concerned about safety and congestion off Gum Creek Road is a concern. At the entrance gate on Gum Church Road there is a 90 degree turn and the traffic backs up and there is traffic coming both ways. There are 95 parking spaces with 60 participants and there will be a lot of cars.

Tim Hinton asked how many homes there are in Windward Estates and Mr. McKee said 12. He also verified that the entrance off Highway 81 will go all the way through to Gum Creek Church Road.

Tim Hinton asked about the retail space and Mr. White said it would be for White's Pools and the hours of operation would be Monday through Saturday 10:00 a.m. to 5:00 p.m.

Timothy Kemp asked about the fee for baseball training and would there be a package for families and Mr. Davis stated that they haven't discussed the fees. He stated that some athletes may come 3 to 4 times a week. The maximum number at any given hour would be 60 to 80 but it is all depending on the need.

Tim Hinton asked if the training facility was going to be for softball and baseball and for teams to come when there is bad weather, and Mr. Davis stated that was correct.

John Pringle asked where the people who would be entering the baseball facility would be from Gum Creek Church Road and was advised that the baseball training facility would enter from Gum Creek Church Road and for the retail space, they would be entering off of 81 with a decel lane. John Pringle stated that public works asked that a traffic study be done. As far as the site distances, Public Works recognizes this issue.

Kevin Meyers who is Mr. McKee's neighbor spoke and stated that he lives at 550 Harold Gower Lane and has lived there for 25 years and he is in agreement with what Mr. McKee has said but he has no objection to the facility, his concern is about the entrance off of Gum Creek Church Road. He stated that even if they put up a traffic light, he doesn't feel that would help. He said that there is a dangerous curve there and the traffic is his main concern.

Susan Boyette who lives at 2488 Smith Drive spoke and she lives in the neighborhood behind Falls at Rocky Branch which has 170 homes. She went on to say how can there already be an entrance there before the rezone sign went up. Tim Hinton stated they can have an entrance to the property.

Helen Pulaski who lives at 2251 Gum Creek Church Road, spoke and has lived there for 55 years. She doesn't mind the baseball facility, but she is concerned about traffic. There are 55 houses and 3 subdivisions. One subdivision has 170 houses, another one 12 houses and another one about 12 houses. She stated that it is already a congested area, and she is hoping they will consider coming off Highway 81.

It was brought up that with Loganville Christian Academy being there and there is a real traffic nightmare.

Timothy Kemp stated that there has been growth in the last 45 years. He stated that Loganville was a small county, and change is going to occur. He stated that having a facility there will be good for 60 to 80 kids. He stated that athletes try to be responsible.

Tim Hinton stated most schools practice on site, but this would be a good place if the weather is bad or during Christmas holidays or wintertime.

Daniel Leahr who lives at 4007 Rocky Creek Trail, spoke. He stated that he was the first of 4 homes in his neighborhood. He stated that the baseball facility will have 60 to 80 cars and there will be teenagers there until 7 or 8 at night and he has concerns something will go wrong, and this will be a nuisance.

Tim Hinton asked Timothy Kemp how many students drive to school, and he stated about 3 to 400 students.

Applicant came back for rebuttal. Mr. White stated that there is a gate on Gum Creek Church Road there now and this entrance will be converted for the entry to the training facility.

It was asked how long someone will be at the facility and Mr. Davis stated for an individual lesson it may be 1 hour and routine practice 2 hours and for a team maybe 2 hours.

Tim Hinton stated that on Highway 81 the county has no control over that. He stated that the county will do a traffic study. He went on to say that 236 home sites were created and if you add 2 drivers not including kids that we ourselves created and the average home has 3 people then that comes to 700 people that has already been created. He went on to say that people have a vision for the county and the opportunity is being seized.

Tim Hinton said that he certainly understands that. He asked how many homes there are in the neighborhood, and he said 12 and he wondered why there is no red light there. He said in the drawing you can see the curve.

Recommendation: John Pringle made a motion to recommend approval of the Land Use Change and the Rezone with conditions and that the recommendations of Public Works be followed which are a traffic study be completed to evaluate the need for a possible center-turn lane due to volume and entrance location related to site distance and safety concerns on Gum Creek Church Road and a DeCell Lane and A-cell taper be installed with a second by Tim Hinton. The motion carried unanimously.

Character Area Map Amendment

Application # LU 24100004

Planning Comm. Meeting Date 11-7-2024 at 6:00PM held at WC Board of Comm. Meeting Room
 Board of Comm. Meeting Date 12-3-2024 at 6:00PM held at WC Historical Court House
 You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel C0490024

Applicant Name/Address/Phone #
James White
3645 Anglin rd
Logansville Ga 30052

Property Owner Name/Address/Phone
James & Glenda White
2680 Hwy 81
Logansville Ga 30052
(If more than one owner, attach Exhibit 'A')

Phone # 678-898-9539

Phone # 678-898-9539

E-mail Address: Jamespodman@aol.com

Location: 2680 Hwy 81 Logansville Ga ^{2 Gum Creek Church Rd} Acreage 7.63 ~~71.26~~

Existing Character Area: 71.26 Acres - Suburban

Proposed Character Area: Lot A 2.94 acres Lot C 4.69 Acres - Highway Corridor

Is this a Major or Minor amendment to the plan? Minor

Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? NO

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: Number of Lots: _____ Minimum Lot Size: _____

Public Sewer: _____ Provider: _____ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature James White

Date 10-2-24

Fee Paid \$ 250.00

Rezone Application # Z 24100005 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 11-7-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 12-3-2024 at 6:00PM held at **WC Historical Court House**

You or your agent must be present at both meetings

Map/Parcel C0490024

| | |
|--|---|
| Applicant Name/Address/Phone # | Property Owner Name/Address/Phone |
| <u>James White</u> | <u>James & Glenda White</u> |
| <u>3645 Anglin Rd</u> | <u>3645 Anglin Rd</u> |
| <u>Loganville, GA 30052</u> | <u>Loganville, GA 30052</u> |
| E-mail address: <u>gamespodman@aol.com</u> | (If more than one owner, attach Exhibit "A") |
| Phone # <u>678-898-9539</u> | Phone # <u>678-898-9539</u> |
| Location: <u>2680 Hwy 81 / Gum Creek Church Rd.</u> | Requested Zoning <u>B2</u> Acreage <u>2.94 + 4.69</u> |
| Existing Use of Property: <u>agriculture</u> | <u>= 7.63</u> |
| Existing Structures: <u>none</u> | |
| The purpose of this rezone is <u>Commercial & Agriculture</u> <u>Building For White's Pools Inc + Baseball Facility</u> | |

Property is serviced by the following:

Public Water: yes Provider: WCWD Well: _____

Public Sewer: no Provider: _____ Septic Tank: yes

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature James White Date 9/30/24 Fee Paid \$ 550.00

Public Notice sign will be placed and removed by P&D Office
Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A2 Surrounding Zoning: North A2 South A1, R1, A2
East A1 West R1

Comprehensive Land Use: Suburban **DRI Required?** Y _____ N ✓

Commission District: 2 - Mark Banks Watershed: Big Haynes WPI TMP ✓

I hereby withdraw the above application _____ Date _____

Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

2. The extent to which property values are diminished by the particular zoning restrictions;

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

Attached

See

5. The suitability of the subject property for the zoned purposes; and

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

Walton County Planning and Development:

1. Existing uses and zoning and nearby property:

The property includes single family homes, small businesses, gas stations, and a private school.

2. The extent to which property values are diminished by the particular zoning restrictions:

Property value is predicted to increase due to higher volumes of people coming to Walton County to utilize a recreational center to develop young people. It is also going to be a new retail location for White's Pools, which is a small business that heavily invests in the community. White's Pools is a member of the Walton County Chamber of Commerce and gives to local schools' clubs and sports teams.

3. The extent to which the destruction of property values of the plaintiffs promoted the health, safety, morals or general welfare of the public:

The land will provide space for the recreational center and other local businesses to benefit the community.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner:

The recreational center will allow young people to grow physically and mentally as well as prepare for their respective sports. White's Pools new retail space will provide a newer building for community members to test their water, which keeps their pool safe for swimming and eventually the ability to build lasting memories with family and friends.

5. The suitability of the subject property for the zoned purposes, and:

The property will have vehicles coming and going at least six days per week, however, it will not cause loud noise for surrounding residents. This will be controlled in that individuals and teams will have to reserve field and cage space. There will be no loitering allowed, which will keep the facility and property safe for customers and the community.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property:

The land was previously used for agriculture as the owner kept livestock on the property.



Letter of Intent

White's Pools
1000 Karlee Blvd.
Loganville, GA 30052
(770) 466-2376
Jamespoolman1@aol.com
September 30, 2024

Planning and Development Department
Walton County
303 S Hammond Dr., #98
Monroe, GA 30655

Subject: Letter of Intent for Rezoning Agricultural Property (A2) to Commercial Property (B2) for White's Pools, a reputable business specializing in the construction, maintenance, and serving of pools in Loganville in Walton County. Additionally, the Field, a baseball facility, will also be constructed on the property. We are submitting this Letter of Intent as part of our request to rezone the property located at 2680 Hwy 81, Loganville, GA 30052 from its current agricultural zoning classification to commercial zoning.

The proposed rezoning is necessary to support the growth and operation of White's Pools labeled by Lot A in the site plan. Lot A is 2.94 acres and will serve as a convenience center. It will be 7,200 square ft (60' x 120') including 36 parking spaces. There will be a decel lane off Hwy 81 that will serve as an entrance to the property. This decel lane will lead to the driveway that enters the property. We intend to use the property for the development of a new commercial office space and showroom. This rezoning will allow us to better serve capacity and provide a location for our customers to visit and consult with us.

The rezoning is also necessary to support the vision for the Field, a local baseball training facility for the youth of Walton and surrounding counties labeled by Lot C in the site plan. Lot C is 4.69 acres including 20,000 square ft (100' x 200') and 91 parking spaces. There will also be an entrance to the Field from Gum Creek Church Rd.

Justification for rezoning:

1. **Economic Benefits:** Rezoning the property will contribute to local economic growth by creating jobs and increasing business activity. Our expansion will generate employment opportunities and stimulate local commerce through partnerships with young athletes, schools, as well as suppliers and contractors.

- 2. **Community Demand:** There is an increasing demand for field space for local sports teams, especially when weather does not permit outdoor practice. There is also an increasing demand for residential and commercial pool services in the area. The Field aims to meet the demand of field space in Walton County by providing young athletes a place to train and grow. White's Pools aims to meet this demand by expanding our operations. Our services have been well-received by the community, and we believe this development will benefit local homeowners and businesses.

- 3. **Compatible Use:** The property in question is adjacent to existing commercial developments, making it a suitable candidate for rezoning. The intended use aligns with the area's development trends, and our operation will not negatively impact neighboring properties.

- 4. **Site Suitability:** The location of the property is ideal for commercial use due to its proximity to major roads and easy accessibility for both our customers and suppliers. We plan to develop the site in accordance with all local zoning and environmental requirements, ensuring minimal disruption to the surrounding area.

We are committed to working closely with the city planning staff and local officials to address any concerns and ensure that this rezoning request complies with all relevant regulations and planning policies. We believe this project will have a positive impact on the community, and we look forward to collaborating with you throughout the rezoning process.

Thank you for your consideration of this request. We are available to provide additional information or attend any meetings necessary to support our application.

Sincerely,

| | |
|-----------------------|--------------------|
| James White | Glenda White |
| Owner | Owner |
| White's Pools | White's Pools |
| (678) 898-9539 | (770) 616-0796 |
| Jamespoolman1@aol.com | gwhite5045@aol.com |



Planning and Development Department Case Information

Case Number: Z24100006

Meeting Dates: Planning Commission 11-07-2024

Board of Commissioners 12-03-2024

Applicant:
Rich Wade
3846 West Deer Mtn Drive
Riverton, Utah 84065

Owner:
Wade Nation LLC
3846 West Deer Mtn Drive
Riverton, Utah 84065

Current Zoning: A2

Request: Rezone 2.40 acres from A2 to B2 for an industrial building to lease

Address: 2384 Highway 278, Social Circle, Georgia 30025

Map Number/Site Area: C1580022

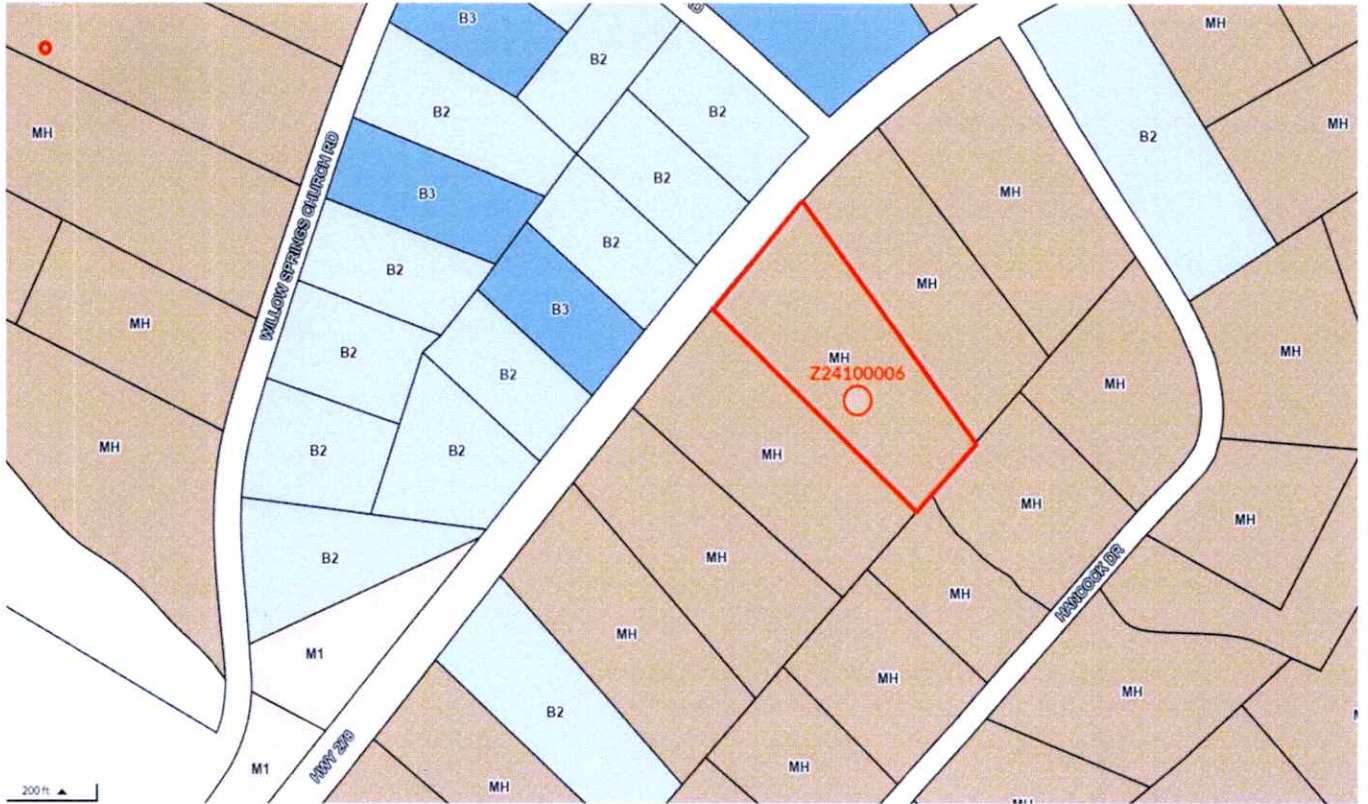
Character Area: Employment Center

District 4 Commissioner-Lee Bradford Planning Commission-Michelle Trammel

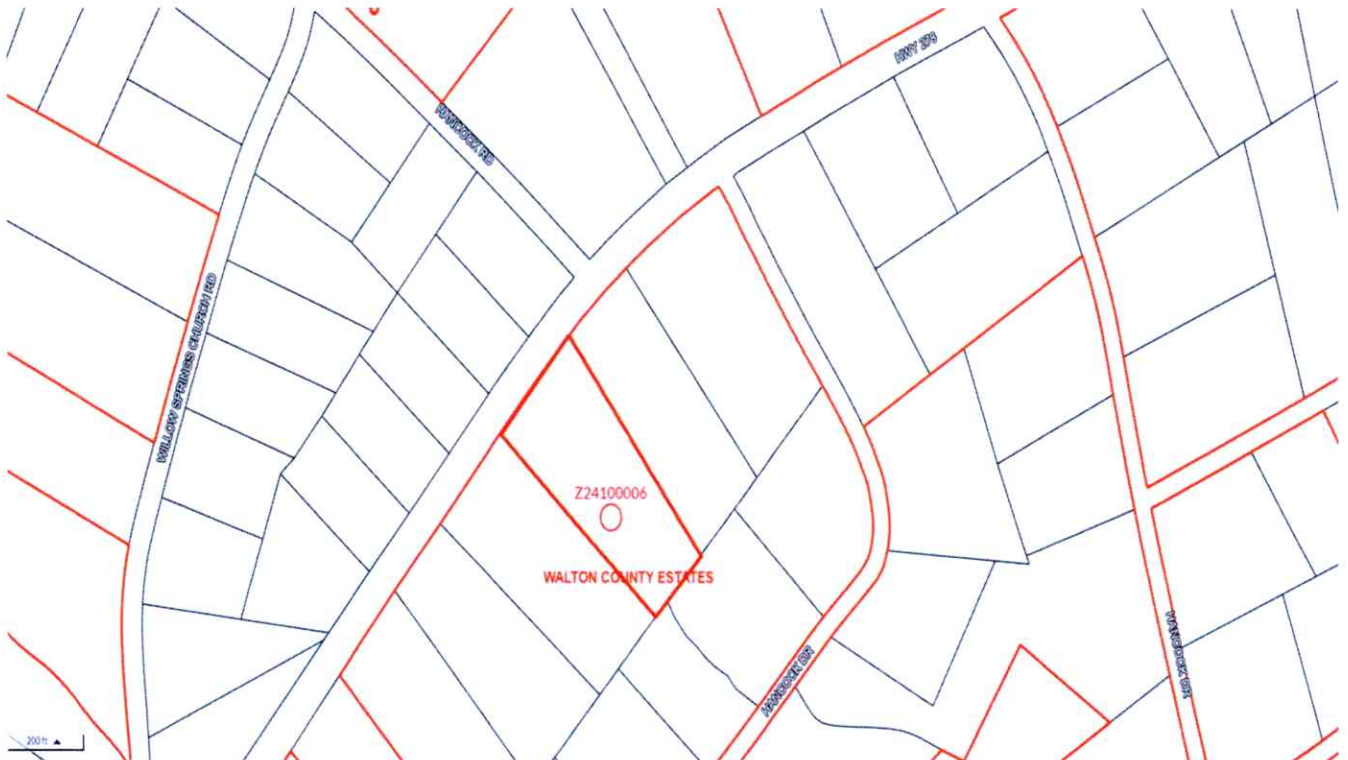
Existing Site Conditions: Property consists of 2.40 acres and has a mobile home on the property.



The surrounding properties are zoned B2 and A2.

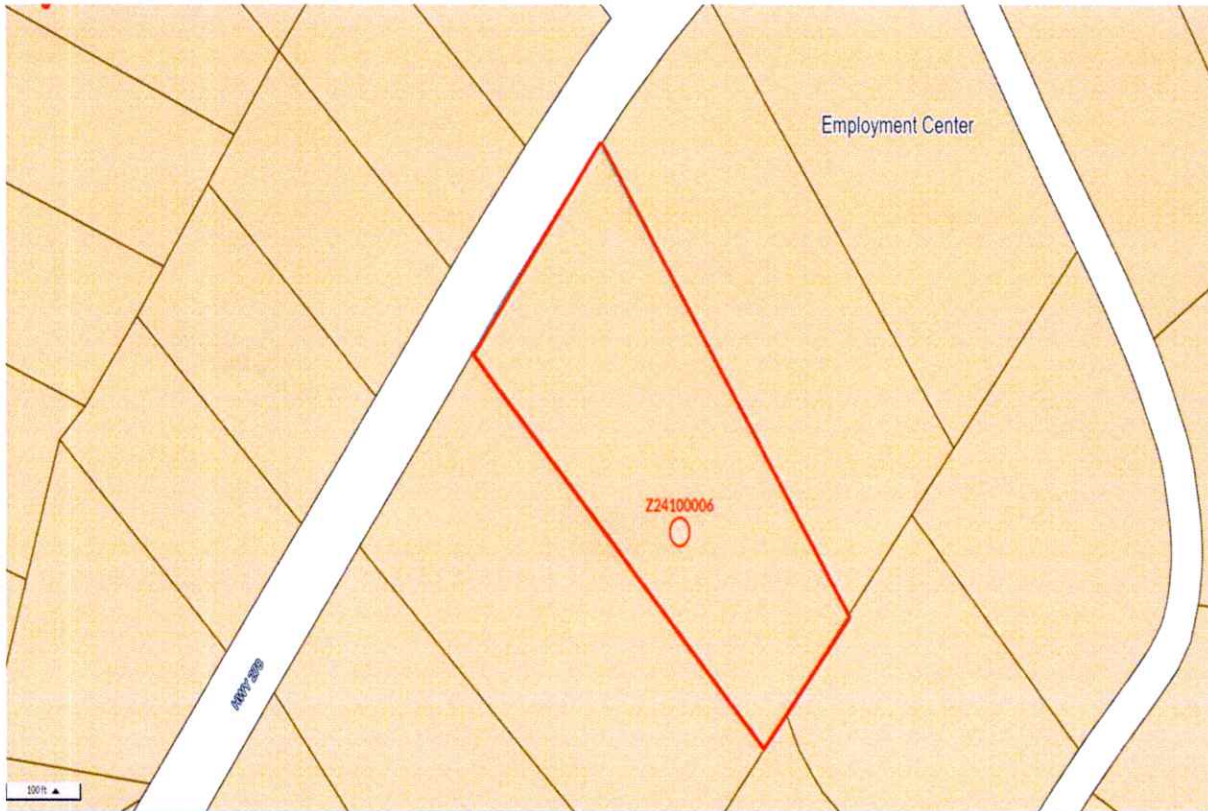


Subdivisions surrounding property:



The property is not located in a Watershed.

The Future Land Use Map for this property is Employment Center.



History:

| | | | | |
|-----------|--------------|---|---------------------------|--------|
| Z23100006 | Richard Wade | A-2 to B3 for truck parking laydown lot and outside storage | C15800022 2384 Hwy 278 | Denied |
|-----------|--------------|---|---------------------------|--------|

Staff Comments/Concerns: Walton County Code Enforcement has a case on this property. (See attached)

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with the approval of this request.

Sheriffs' Department: Minimal impact is expected.

Water Authority: This property is located within the City of Social Circle service area.

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. Fire hydrants shall be located within 500'ft. of all areas of the building.

Fire Department Review: Added fire risk with large combustible materials.

Board of Education: Will have no impact on the Walton County School System.

DOT Comments: Will require coordination with Georgia DOT. Please have applicant coordinate with CHash@dot.ga.gov; JDestin@dot.ga.gov; AAlvarez@dot.ga.gov

PC Action 11/7/2024:

1. Z24100006-Rezone 2.40 acres from A2 to B2 for industrial building to lease-Applicant: Rich Wade/Owner: Wade Nation LLC-Property located on 2384 Hwy 278/Map/Parcel C1580022-District 4.

Presentation: Cole Inman represented the case in Rich Wade's place. Mr. Inman lives in Covington, Georgia but has been working with the Applicant. Mr. Inman stated that there will be a steel building put on the property for industrial use and maybe some outdoor storage and the building will be used for an office space, maybe for a heating and air company or a grading company. He said it is a speck building, but it is not for any specific company.

Tim Hinton asked so this will be built for lease space and Mr. Inman stated that it was correct.

Ms. Parker, Director of Walton County Planning & Development, stated that the Applicant did not request conditional use for outdoor storage and if this is being requested the case will need to be advertised correctly.

Michelle Trammel asked about the plans for fencing and Mr. Inman stated that they would put up a black chain link or vinyl fencing.

Tim Hinton asked what parking in the back would be like and Mr. Inman stated it would be for tenants for that building and strictly for that company so this will not be a laydown lot so this will not be outdoor storage.

Michelle Trammel asked if he was aware that there was a Code Enforcement case.

Mr. Inman stated that the property has not been touched since Mr. Wade purchased it.

Mr. Hinton asked Charna Parker, Director of Walton County Planning & Development, about the code violations and Ms. Parker stated that it was for litter, excessive trash and debris and they sent citations asking that the property be cleaned up.

Mr. Hinton asked how long-ago Mr. Wade purchased the property and it was stated he purchased the property on December 1, 2023.

Mr. Inman stated that putting an industrial building there will 100 percent enhance the property because right now there is an old, dilapidated house there.

Speaking: John Dooley who lives at 2412 Hancock Drive spoke and stated that he bought his property in February 2024 and his property backs up to this property. He feels that this will hurt his quality of life and he has a 4 year old niece that stays there and he is concerned based on what is going in there. He stated he would like a privacy fence and Mr. Hinton stated that it is in the county code for this, and the lighting is also in the code.

Recommendation: Tim Hinton made a motion to recommend denial with the following conditions that a new application cannot be made until all citations have been paid and all code violations are addressed. The Board of Commissioners can waive applying for a new application once the property is cleaned up. Mr. Hinton stated that he is giving Applicant a month to have the property cleaned up with a second by Michelle Trammel. The motion carried unanimously

Rezone Application # 224100006 Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 11-7-2024 at 6:00PM held at WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)

Board of Comm Meeting Date 12-3-2024 at 6:00PM held at WC Historical Court House

You or your agent must be present at both meetings

Map/Parcel C1580022

Applicant Name/Address/Phone #

Property Owner Name/Address/Phone

WADE NATION, LLC c/o RICH WADE

(Same)

3846 W. DEER MOUNTAIN DR.,

RIVERTON, UT 84105

E-mail address: richwade2@gmail.com (If more than one owner, attach Exhibit "A")

Phone # 801.755.8080

Phone # _____

Location: 2384 Hwy 278 Requested Zoning B2 Acreage 2.4

Existing Use of Property: RUR

Existing Structures: MH

The purpose of this rezone is TO BUILD AN INDUSTRIAL BUILDING & LEASE IT OUT - HELPING FULFILL DEMAND FOR THIS NEED IN THE AREA

Property is serviced by the following:

Public Water: X Provider: Walton County WATER AUTH. Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance

Signature [Signature] Date 10.1.24 Fee Paid \$ 450.00

Public Notice sign will be placed and removed by P&D Office

Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A2 Surrounding Zoning: North B2 South A3
East A2 West B2

Comprehensive Land Use: Employment Center DRI Required? Y _____ N ✓

Commission District: 4-Lee Bradford Watershed: _____ TMP ✓

I hereby withdraw the above application _____ Date _____

Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

B2 + B3 ON HWY 270 - DIRECTLY ACROSS
THE STREET.

2. The extent to which property values are diminished by the particular zoning restrictions;

PROPERTY VALUES WILL INCREASE

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

IT WOULD NOT N/A

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

IT WOULD BENEFIT EVERYONE AROUND.

5. The suitability of the subject property for the zoned purposes; and

IT IS SUITABLE & WILL FIT IN WITH THE
COMMERCIAL & INDUSTRIAL ZONING.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property

NOT VACANT

AUTHORIZATION BY PROPERTY OWNER

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Rich Wade

Address: 3846 W. DEEP MOUNTAIN DR, RIVERTON, UT 84065

Telephone: 801.755.8080

Location of Property: 2304 Hwy 27B, Social Circle, GA

Map/Parcel Number: C15B0022

Current Zoning: RUR Requested Zoning: B2

[Signature]
Property Owner Signature

[Signature]
Property Owner Signature

Print Name: RICH WADE

Print Name: _____

Address: 3846 W. DEEP MOUNTAIN DR
RIVERTON, UT 84065

Address: _____

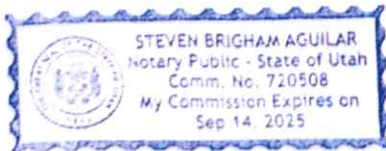
Phone #: 801.755.8080

Phone #: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

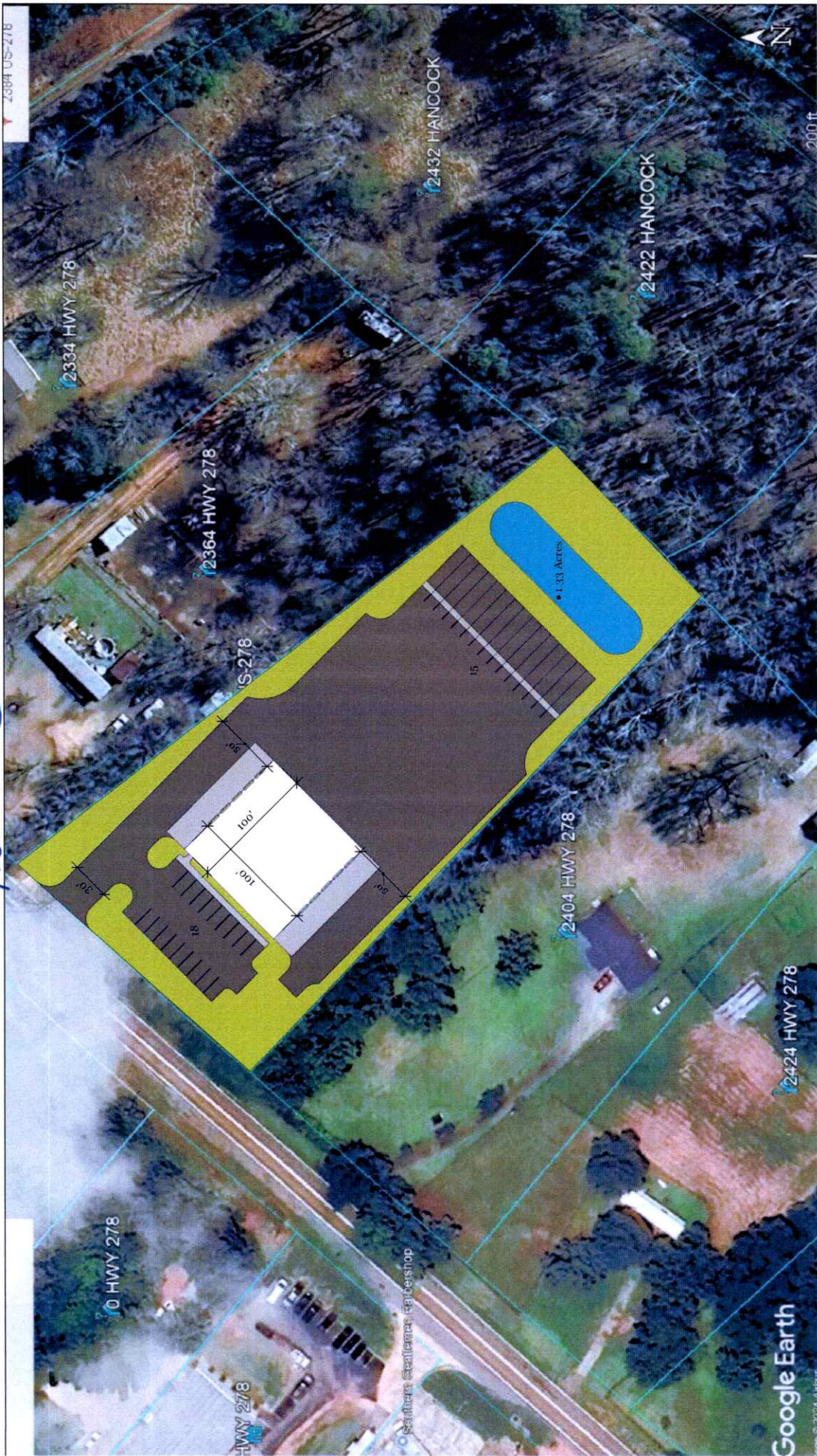
[Signature]
Notary Public

10-1-2024
Date





Revised Site Plan



IO V

| REVISIONS | |
|-----------|------------|
| NO. | REMARKS |
| 1 | 09/25/2024 |
| 2 | |
| 3 | |
| 4 | |
| 5 | |

2384 Hwy 278 Social Circle, GA
 10k SF Industrial Outdoor Storage Facility

Item 6.3.

Wednesday, October 2, 2024

To:

Walton County Planning Department

From:

Wade Nation LLC, Rich Wade

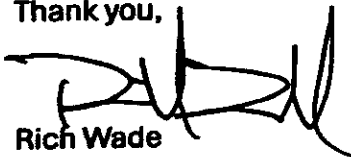
3846 W Deer Mountain Dr, Riverton, UT

Subject: Letter of Intent

We intent to develop our property into a Class A Industrial Building. Presently there is a mobile home and if approved, it will be demoed, and the property will be developed.

We look forward to adding a prize new construction property to Walton County and encourage all development in the area.

Thank you,

A handwritten signature in black ink, appearing to read 'Rich Wade', written over the printed name.

Rich Wade

c. 801.755.8080



Codes Violated

Category: Land Development Ordinance

Law/Reason: Section Article 11 Part 6: Sub-Section: Section 120 Litter, Burning

Offense: It shall be unlawful for any person or persons, whether the owner of such property or not, to dump, deposit, throw, or leave or to cause or permit the dumping, depositing, placing, throwing, burning or leaving of litter on any public or private property in Walton County or any waters in Walton County

Penalty:

Resolve by date:

Closed date:

Conditions Observed/Corrective Action Required: Excessive trash litter debris,

All trash and litter needs to be removed and properly disposed of properly

Multiple notices posted to property



Inspections

| Inspection # | Inspection Type | Status | Date | Inspection Notes | Inspector |
|--------------|-----------------------------|--------|-------------------|--|---------------|
| 24-0030 | Code Enforcement Inspection | Failed | April 8, 2024 | | Josh Prophett |
| R24-0030-01 | Code Enforcement Inspection | Failed | May 14, 2024 | Some minor cleanup, property still in non compliance with trash litter and debris | Josh Prophett |
| R24-0030-02 | Code Enforcement Inspection | Failed | May 30, 2024 | Some minor cleanup, property still in non compliance with trash litter and debris | Josh Prophett |
| R24-0030-03 | Code Enforcement Inspection | Failed | July 10, 2024 | Some minor cleanup, property still in non compliance with trash litter and debris, property is for sale, property owner not in state | Josh Prophett |
| R24-0030-04 | Code Enforcement Inspection | Failed | July 1, 2024 | Some minor cleanup, property still in non compliance with trash litter and debris, property is for sale, property owner not in state | Josh Prophett |
| R24-0030-05 | Code Enforcement Inspection | Failed | September 5, 2024 | Some minor cleanup, property still in non compliance with trash litter and debris, property is for sale, property owner not in state | Josh Prophett |

VIOLATION COURT PACKET
September 6, 2024

| | |
|---|---|
| Violation Number : 24-0019 | Original Complaint Number: |
| Parcel Number: C1580022 | Original Failed Inspection Number: |
| Owner Name: RAMAGE RONALD E | Required Resolve By Date: August 31, 2024 |
| Occupant Name: | Violation Status: Violation Notice Sent Violation Type: Code Enforcement |
| Parcel Address: 2384 HWY 278 - Unit ID: | Violation Date: April 8, 2024 Violation Time: 02:40PM |

List of all Inspection conducted :

| | | | |
|-------------|---------------------------|-----------------------------|------|
| 24-0030 | April 8, 2024 03:45PM | Code Enforcement Inspection | Fail |
| R24-0030-01 | May 14, 2024 11:00AM | Code Enforcement Inspection | Fail |
| R24-0030-02 | May 30, 2024 11:05AM | Code Enforcement Inspection | Fail |
| R24-0030-03 | July 10, 2024 09:20AM | Code Enforcement Inspection | Fail |
| R24-0030-04 | July 1, 2024 01:25PM | Code Enforcement Inspection | Fail |
| R24-0030-05 | September 5, 2024 12:00PM | Code Enforcement Inspection | Fail |

Violation Description: Trash litter debris, notice to previous tenant

Code Book: Land Development Ordinance - **Code Title:** Section Article 11 Part 6: Sub-Section: Section 120 Litter, Burning - **Code Section:** Article 11 Part 6

Ordinance: It shall be unlawful for any person or persons, whether the owner of such property or not, to dump, deposit, throw, or leave or to cause or permit the dumping, depositing, placing, throwing, burning or leaving of litter on any public or private property in Walton County or any waters in Walton County

Conditions Found and Corrective Action Required: **Excessive trash litter debris,**

All trash and litter needs to be removed and properly disposed of properly

Multiple notices posted to property

Listing of All Actions Related to Violation Number: 24-0019
December 20, 2023 07:50AM **Case Created in Old system**

February 27, 2024 07:50AM **Certified mail**
multiple attempts to reach property owner via certified mail
01/17/2024 and 02/27/2024 both returned un successful

April 8, 2024 07:50AM **Notice of Violation Issued**
Issued notice to previous resident who was on site removing some material from site and stated he would clean up property

April 8, 2024 02:37PM **Violation Created**
Violation Created For Parcel #C1580022

April 8, 2024 02:47PM **Inspection #24-0030 Result - Fail**
Inspection #24-0030 has been scheduled for this violation.

May 13, 2024 07:46AM **Inspection #R24-0030-01 - Scheduled**
Inspection #R24-0030-01 has been scheduled for this violation.

May 14, 2024 10:08AM **Inspection #R24-0030-01 Result - Fail**
Inspection #R24-0030-01 was marked as failed for this violation.

May 14, 2024 10:08AM **Inspection #R24-0030-02 - Scheduled**
Inspection #R24-0030-02 has been scheduled for this violation.

May 30 2024 11:19AM **Inspection #R24-0030-02 Result - Fail**

May 30, 2024 11:19AM **Inspection #R24-0030-03 - Scheduled**
Inspection #R24-0030-03 has been scheduled for this violation.

May 30, 2024 12:30PM **Notes**

The property is for sale, the current property owner lives in Utah and i have been unable to contact him. Certified Mail has not been delivered. i have re posted property in two locations with Notice of violations. The previous tenant/resident/occupant does not reside at property. i was able to talk with him once on the property and issue him also a Notice as he stated he felt obligated to clean up property even though he didn't own the property There has been some very minor cleanup, the previous tenant does not live in Walton County.

July 10, 2024 08:58AM **Inspection #R24-0030-03 Result - Fail**
Inspection #R24-0030-03 was marked as failed for this violation.

July 10, 2024 08:58AM **Inspection #R24-0030-04 - Scheduled**
Inspection #R24-0030-04 has been scheduled for this violation.

August 1, 2024 01:27PM **Inspection #R24-0030-04 Result - Fail**
Inspection #R24-0030-04 was marked as failed for this violation.

August 1, 2024 01:28PM **Inspection #R24-0030-05 - Scheduled**
Inspection #R24-0030-05 has been scheduled for this violation.

September 5, 2024 09:53AM **Court Ticket #24-0019**

Excessive Trash and Litter. Property is unoccupied and after multiple notices posted to property, property has not come into compliance.

September 5, 2024 11:00AM **Inspection #R24-0030-05 Result - Fail**
Inspection #R24-0030-05 was marked as failed for this violation.

Listing of All Tickets Issued:

Court Date: November 5, 2024 09:00AM **Ticket #24-0019**

Court: Magistrate Court

Judge:

Notes: Excessive Trash and Litter. Property is unoccupied and after multiple notices posted to property, property has not come into compliance.

Listing of All Images on File Relating to Case:

Tax Parcel #: C1580022

Address: 2384 HWY 278

Inspection #: 24-0030

Date: April 8, 2024 02:47PM



Inspection #: 24-0030
Date: April 8, 2024 02:47PM

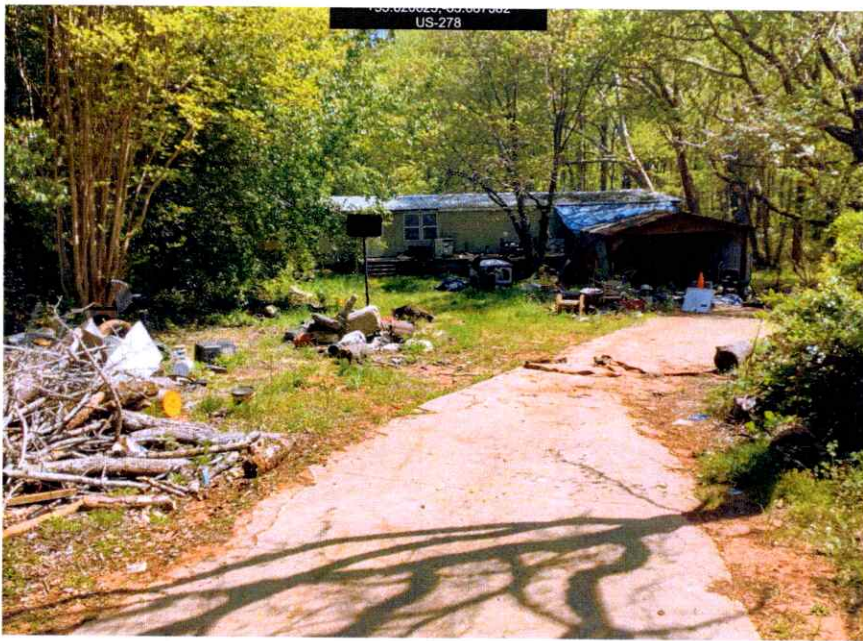
Item 6.3.



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: 24-0030
Date: April 8, 2024 02:47PM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: 24-0030
Date: April 8, 2024 02:47PM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-01
Date: May 14, 2024 10:06AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-01
Date: May 14, 2024 10:06AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-01
Date: May 14, 2024 10:06AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-01
Date: May 14, 2024 10:06AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-01
Date: May 14, 2024 10:06AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-01
Date: May 14, 2024 10:06AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-01
Date: May 14, 2024 10:06AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-01
Date: May 14, 2024 10:07AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-01
Date: May 14, 2024 10:07AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-01
Date: May 14, 2024 10:07AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-02
Date: May 30, 2024 11:18AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-02
Date: May 30, 2024 11:18AM



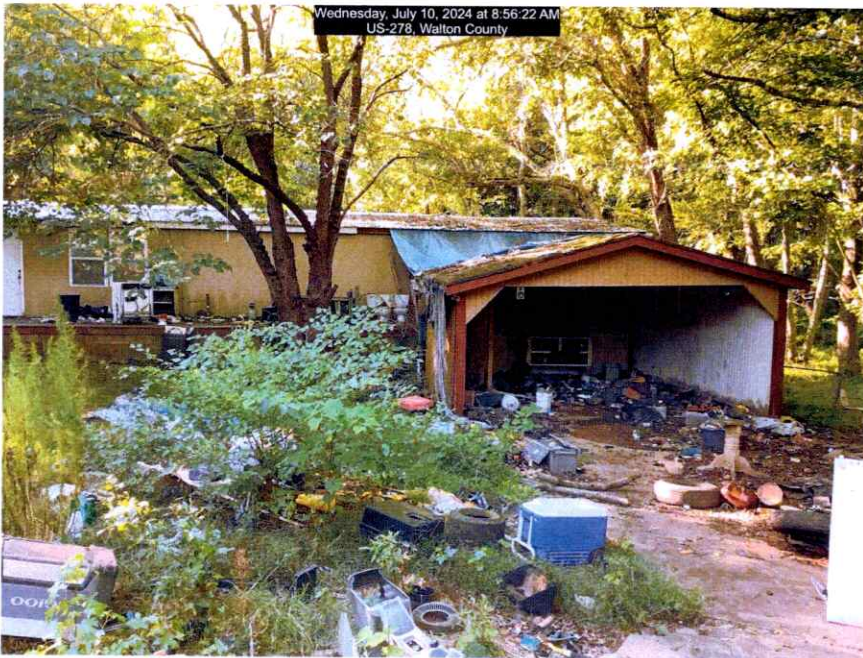
Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-03
Date: July 10, 2024 08:57AM



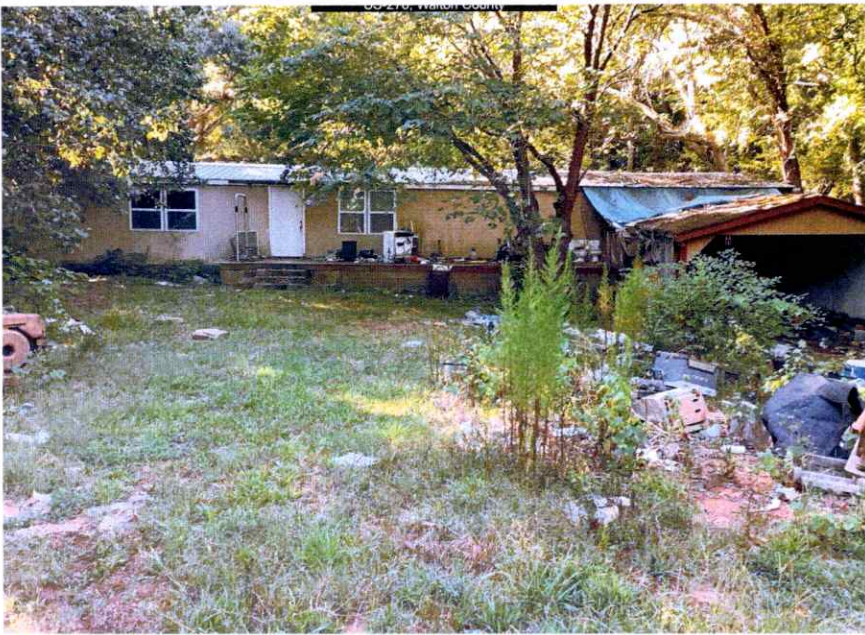
Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-03
Date: July 10, 2024 08:57AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-03
Date: July 10, 2024 08:57AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-03
Date: July 10, 2024 08:57AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-03
Date: July 10, 2024 08:57AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-04
Date: August 1, 2024 01:27PM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-04
Date: August 1, 2024 01:27PM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-04
Date: August 1, 2024 01:27PM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-05
Date: September 6, 2024 08:16AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-05
Date: September 6, 2024 08:16AM



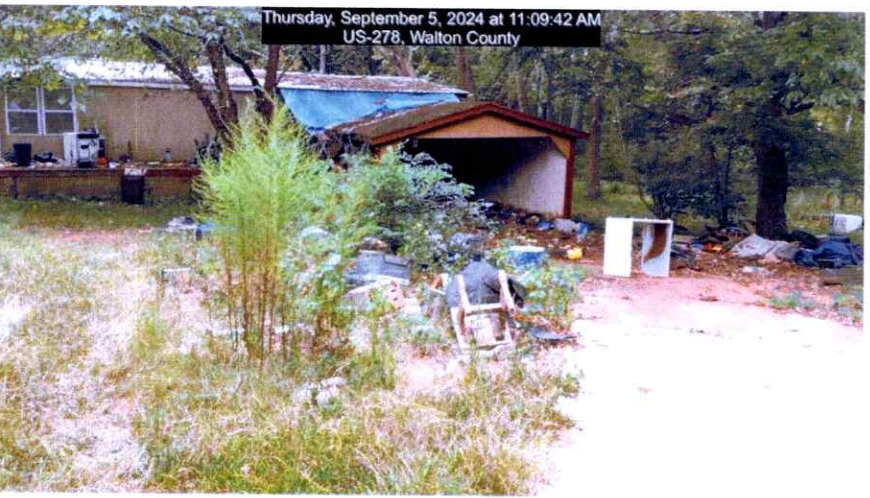
Tax Parcel #: C1580022
Address: 2384 HWY 278



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-05
Date: September 6, 2024 08:16AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-05
Date: September 6, 2024 08:16AM



Tax Parcel #: C1580022
Address: 2384 HWY 278
Inspection #: R24-0030-05
Date: September 6, 2024 08:16AM



Signature of Person Preparing Packet

Date



Violation Information

| | | | |
|-------------------------|--|---------------------|--------------------------|
| Violation Number | 24-0019 | Location | 2384 HWY 278 |
| Tax Parcel # | C1580022 | Inspector | Josh Prophett |
| Owner Name | RAMAGE RONALD E | Email | |
| Owner Address | , WARNER ROBINS, GA 310886521 | Phone | Na |
| Safety Issue | No | Reason | |
| Description | Trash litter debris, notice to previous tenant | | |
| Violation Type | Code Enforcement | Status | Citation Issued |
| Ticket Number | 24-0019 | Hearing Date | November 5, 2024 09:00AM |
| Court | Magistrate Court | Judge | N/A |

**WALTON COUNTY, GEORGIA
ORDINANCE NUMBER ____**

**AN ORDINANCE
BY THE BOARD OF COMMISSIONERS
OF WALTON COUNTY**

An Ordinance to amend the Code of Walton County, Georgia, Chapter 18 regarding Businesses, so as to amend the deadline for filing returns; to amend the due date for the payment of occupation taxes; to repeal conflicting ordinances; to provide an effective date; and for other purposes.

WHEREAS, O.C.G.A. § 48-13-1 et seq. authorizes the governing authority of each county to provide by local ordinance or resolution for the levy, assessment, and collection of an occupation tax on those businesses and practitioners of professions and occupations with one or more locations or offices in the unincorporated part of the county;

WHEREAS, pursuant to O.C.G.A. § 48-13-1 et seq., Walton County has provided by local ordinance for the levy, assessment, and collection of an occupation tax; and

WHEREAS, Walton County desires to amend said ordinance for the purpose of protecting and preserving the public health, safety, and welfare.

NOW THEREFORE, BE IT ORDAINED AND RESOLVED BY THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA as follows:

1.

The Code of Walton County, Georgia is hereby amended by repealing Sec. 18-33(d) in its entirety.

2.

The Code of Walton County, Georgia is hereby amended by repealing Sec. 18-37(a) in its entirety and inserting the following Sec. 18-37(a) in lieu thereof:

- (a) On or before the anniversary of the business commencement date of each year, a business or practitioner subject to this occupation tax shall file with the Department, on a form approved by and available from the Department, a signed return attesting to the number of current employees of such business or practitioner.

3.

The Code of Walton County, Georgia is hereby amended by repealing Sec. 18-38(a) in its entirety and inserting the following Sec. 18-38(a) in lieu thereof:

(a) Any occupation tax due pursuant to this article shall be due and payable 30 days after the business commencement date and annually thereafter.

4.

Except as specified hereinabove, all remaining portions of the Code of Walton County, Georgia shall continue in full force and effect, and shall remain unaffected by this amendment.

5.

It is the express intent of the Walton County Board of Commissioners that this Ordinance be consistent with both federal and state law. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

6.

All Ordinances and provisions of the Code of Walton County, Georgia which conflict with any part of this Ordinance are hereby repealed.

7.

This Ordinance shall become effective immediately upon passage.

SO ORDAINED this _____ day of _____, 2024.

David G. Thompson, Chairman
Walton County Board of Commissioners

Attest: _____
Rhonda Hawk, County Clerk

[COUNTY SEAL]



Walton County Planning and Development Department

126 Court Street – Monroe, GA 30655
Office: (770) 267-1485, Fax: (770) 267-1401

November 18, 2024

To: Chairman Thompson

From: Charna Parker
Director, Planning and Development

RE: City of Social Circle
Annexation Request
Property Owner: ZMS, LLC
274.37 acres located off Amber Stapp Studdard Rd
And Partee Trail
Parcels: C1520001, C1720027B and C1720041

The proposed annexation request is a 100% annexation in accordance with O.C.G.A. §36-36-6 and § 36-36-9.

The current county zoning designation is A1 WP2. The comprehensive land use map designation is conservation.

The proposed zoning classification is light industrial with a special use to establish an industrial campus focused on data center facilities and public utilities, including electric, water, and sewer services along with accessory uses.

**Upon review by the department and county attorney, a recommendation that the City’s resolution approving the annexation reflects that the City will be responsible for the maintenance to the center line of the section of Amber Stapp Studdard Road that fronts the subject property. Also, the City has been advised that the subject property is located within a Watershed Protection area within the County’s zoning and that we trust the City will ensure through zoning conditions that the environmentally sensitive areas of the property are appropriately protected and buffered.



Anthony O.L. Powell, P.C.
John James Crowley, P.C.

208 Brook Stone Place
Social Circle, Georgia 30025
(770) 962.0100

Mailing Address
P.O. Box 1390
Lawrenceville, GA 30046

November 7, 2024

VIA FEDERAL EXPRESS OVERNIGHT MAIL

| | |
|-------------------------|----------------------------|
| Chairman David Thompson | Commissioner Timmy Shelnut |
| Commissioner Bo Warren | Commissioner Lee Bradford |
| Commissioner Mark Banks | Commissioner Jeremy Adams |
| Chairman Kirklyn Dixon | |

The Board of Commissioners of Walton County
303 South Hammond Drive
Monroe, GA 30655

Dear Chairman & Commissioners:

Please be advised that the City of Social Circle, Georgia, by the authority vested in the Mayor and the Council of the City of Social Circle, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property hereinafter described in Exhibit "A" ("Property") by ordinance at a regular meeting of the Mayor and the City Council.

This letter has been sent to you by overnight mail within five (5) business days of acceptance of an application for annexation by the City of Social Circle, Georgia, in accordance with O.C.G.A. § 36-36-6 and O.C.G.A. § 36-36-9 and after receipt of the application for zoning pursuant to O.C.G.A. § 36-36-111. The Property owner's annexation application is attached hereto as Exhibit "B." The Property owner's rezoning application is attached as Exhibit "C." The Property owner's special use permit application is attached as Exhibit "D."

The Property owners have requested the zoning of parcels currently zoned Agriculture (AG) in Walton County to a zoning of Light Industrial (LI) within Social Circle. In addition, the Property owner has requested a special use permit as outlined in Exhibit "D."

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the Mayor and Council of the City of Social Circle, Georgia, in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

Pursuant to O.C.G.A. § 36-36-4 a public hearing before Planning Commission will be held on the annexation, rezoning, and special use permit of the Property will be held on December 19, 2024, at 6:00 PM and will take place in the Social Circle Community Room, located at 138 East Hightower Trail, Social Circle, Georgia, 30025. A public hearing before the Mayor and Council

will be held on the annexation, rezoning, and special use permit of the Property will be held on January 21, 2025, at 6:30 PM and will take place in the Social Circle Community Room, located at 138 East Hightower Trail, Social Circle, Georgia, 30025. If the county has an objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, you must notify Ashley Davis, Planning Administrator for the City of Social Circle, within thirty (30) calendar days of receipt of this notice.

Sincerely,



John J. Crowley
City Attorney for the City of Social Circle

Cc: Via Federal Express and Email

Chip Ferguson
118 Court St
Monroe, GA 30655
cferguson@atkinsonferguson.com

EXHIBIT

“A”

Exhibit "A" - Legal description

TRACT 1:

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Social Circle, located in Land Lot 69 of the 1st Land District, 418th G.M.D., being designated as "Parcel A-2", containing 22.25 acres, more or less, according to a survey entitled, "Plat for SCRE Holdings, LLC," dated April 7, 1995, prepared by Cranston, Robertson & Whitehurst, P.C., certified by John Thomas Attaway, Georgia Registered Land Surveyor No. 2612. Reference to said survey is hereby made and the same is incorporated herein and attached hereto as Exhibit "A-1" for a more complete description of the property conveyed.

TRACT 2:

ALL THAT TRACT or parcel of land lying and being in Land Lots 47 and 48, 1st Land District, Walton County, Georgia (also being located in Social Circle District, G.M.D. 418) containing 172.556 acres, and more particularly described according to said plat as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at a point in the center of Amber Stapp Studdard Road, a/k/a Old Rutledge Road, (having a 70-foot right of way) located 480 feet northeast as measured along the centerline of said road from its intersection with the centerline of Georgia Railroad; run thence North 31 degrees 16 minutes 00 seconds West 35 feet, more or less, to a point marked by a 1/2" iron pipe set on the northwest line of Amber Stapp Studdard Road, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, run thence North 29 degrees 46 minutes 00 seconds West a distance of 1604.10 feet to a point marked by a 1/2" pipe found; run thence North 59 degrees 45 minutes 00 seconds East 3315.48 feet to a point marked by a 1/2" pipe set; run thence South 30 degrees 23 minutes 45 seconds East 1217.15 feet to a point marked by a 1/2" pipe found; run thence South 59 degrees 78 minutes 70 seconds West 1427.98 feet to a point marked by a 1-1/2" bar found; run thence South 12 degrees 31 minutes 40 seconds East 2455.52 feet to a point marked by a 1/2" pipe set on the northwest right of way line of Amber Stapp Studdard Road; run thence along said right of way line South 72 degrees 26 minutes 30 seconds West 233.71 feet to a point, South 69 degrees 20 minutes 27 seconds West 516.43 feet to a point, and South 69 degrees 58 minutes 00 seconds West 389.70 feet to a point marked by a 1/2" iron pipe set, which is the place or point of beginning.

-Continued-

BK:5180 PG:223

*Exhibit "A" - Legal description (Continued)***TRACT 3:**

All that tract or parcel of land lying and being in Land Lot 47 of the First Land District, Social Circle G.M.D., No. 418, Walton County, Georgia, being designated as Lot 10 of Hard Labor Creek Farms Division, containing 4.26 acres, more or less, as more particularly shown on plat of survey dated July 15, 1976, certified by W.T. Dunahoo, Ga. R.L.S. No. 1577, which is recorded at Plat Book 19, page 91, Walton County Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

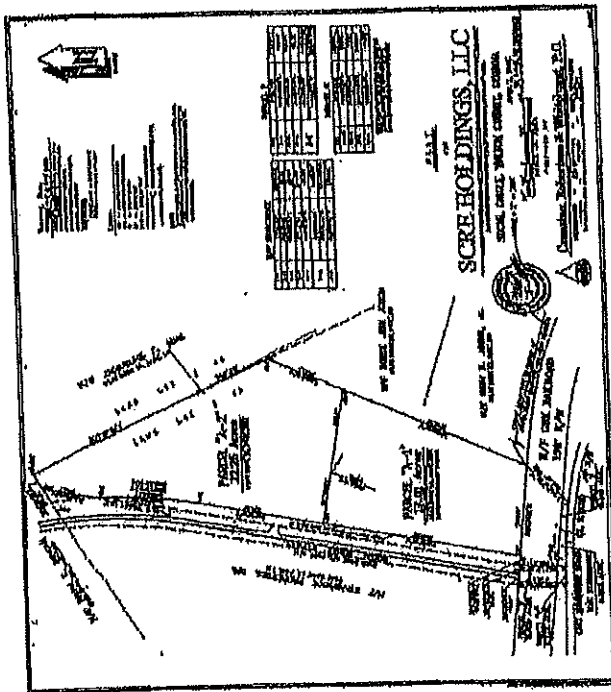
TRACT 4:

ALL THAT TRACT or parcel of land lying and being in Land Lots 39, 47 and 48, 1st Land District, Social Circle G.M.D. 418, Walton County, Georgia, containing 145.020 acres according to a Plat of Survey by Kenneth C. Sims, Georgia Registered Land Surveyor No. 1763, dated November 7, 1996, and more particularly described as follows:

BEGINNING at a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48 of the 1st Land District, Walton County, Georgia; run thence along the line of property now or formerly owned by Hard Labor Creek Farms South 20 degrees 47 minutes 00 seconds West 2309.20 feet to a point on the northeast right of way line of Amber Stapp Studdard Road (70-foot right of way); run thence along said right of way line North 47 degrees 27 minutes 00 seconds West 281.17 feet to a point, North 64 degrees 36 minutes 48 seconds West 106.48 feet to a point, North 86 degrees 12 minutes 30 seconds West 97.58 feet to a point, and South 77 degrees 14 minutes 45 seconds West 184.14 feet to an iron pin set; thence leaving said right of way line, run North 12 degrees 31 minutes 40 seconds West 2455.52 feet to a point marked by an iron pin found; run thence North 59 degrees 18 minutes 10 seconds East 1427.98 feet to a point marked by an iron pin found; run thence North 30 degrees 23 minutes 45 seconds West 1217.15 feet to a point; run thence North 30 degrees 23 minutes 45 seconds West 318.00 feet to a point; run thence North 00 degrees 34 minutes 48 seconds East 81.90 feet, more or less, to a point; thence North 00 degrees 34 minutes 48 seconds East 57.00 feet, more or less, to a point located in the center line of a creek (said point being herein designated Point "A"); thence in a northeasterly, southeasterly, easterly and northeasterly direction along the centerline of said creek a distance of 1789.8 feet, more or less to a point (said point being herein designated Point "B") (the distance between Point A and Point B being described for survey purposes only by a traverse line having a point of beginning located North 00 degrees 30 minutes West 39.9 feet from Point A and having the following courses and distances: North 57 degrees 33 minutes 10 seconds East 236.00 feet to a point; North 87 degrees 50 minutes 00 seconds East 288.00 feet to a point; South 75 degrees 41 minutes 00 seconds East 185.00 feet to a point; South 51 degrees 24 minutes 00 seconds East 150.00 feet to a point; South 72 degrees 51 minutes 00 seconds East 124.00 feet to a point; South 60 degrees 40 minutes 00 seconds East 564.00 feet to a point; South 30 degrees 01 minutes 00 seconds East 154.20 feet to a point; due East 100.00 feet to a point, and North 65 degrees 00 minutes 00 seconds East 70.00 feet to a point in the center of a branch; run thence along the center line of said branch 1209.90 feet, more or less (said distance being described for survey purposes by a 1209.90 foot chord bearing South 13 degrees 30 minutes 00 seconds East and having as its end point an iron pin set South 20 degrees 47 minutes West 10.00 feet from the centerline of said branch; run thence South 20 degrees 47 minutes 00 seconds West 1122.00 feet to a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING.

-Continued-

Exhibit "A-1"



[Handwritten signature]

EXHIBIT

“B”

**APPLICATION FOR ANNEXATION CITY OF SOCIAL CIRCLE
Community Planning & Development**

Social Circle, GA

APPLICATION FOR ANNEXATION

Tax Map Numbers: C152000000001000, C172000000041000, C172000000027B00 Date:

Anticipated Date Annexation will become effective and official:

01/01/2025

Address of subject property: 1705 AMBER STAPP STUDDARD RD

1599 AMBER STAPP STUDDARD RD

0 PARTEE TRL

Owner of Property: ZMS, LLC

Owner's Address: 2145 Duluth Hwy, Ste A Duluth Georgia,

30097

Telephone Number: 678 665 8928

Housing Other

Units: none to be proposed Buildings: existing structures to be removed

Population: na

A. If the owner and the applicant are not the same, please complete Attachment I. (included)

B. Site Plan - Showing the location of existing buildings and other improvements. (included)

C. Property Description - A legal description and plat. (included)

D. Meeting Dates and Processing of Applications - (Provided by city staff)

E. Fee - No fee required.

F. Authorization to Inspect Premises - I hereby authorize the Social Circle City Commission, the Planning Commission and their staff to inspect the premises which is the subject of this annexation application.

G. Petition Requesting Annexation - Owners must complete Attachment 3.

Signature

Authorized Applicant

A handwritten signature in black ink, appearing to be 'RH' with a horizontal line extending to the right.

Sailfish Investors Acquisitions LLC
Ryan Hughes
Managing Partner

100 PERCENT METHOD OF ANNEXATION
PETITION REQUESTING ANNEXATION

11/4/2024

To the Mayor and Council of the City of Social Circle, Georgia.

I. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Mayor and Council of the City of Social Circle, Georgia annex this territory to the City of Social Circle, Georgia, and extend the city boundaries to include the same.

2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Social Circle, Georgia, and the description of such territory is as follows:

LEGAL DESCRIPTION (not surveyed)

All that tract or parcel of land lying and being in Land Lots 39, 47 and 48, 1st District, Walton County, Georgia and being more particularly described as follows:

Beginning at a point of intersection of the centerline of Amber Stapp Studdard Road and the centerline of Georgia Railroad; THENCE northeasterly along said centerline of Amber Stapp Studdard Road 480 feet to a point, said point being THE TRUE POINT OF BEGINNING;

THENCE North 31 degrees 16 minutes 00 seconds West a distance of 704.79 feet leaving said centerline to a point;

THENCE along a curve to the left for an arc length of 3024.82 feet, having a radius of 10561.93 feet, being subtended by a chord bearing North 04 degrees 40 minutes 12 seconds West a distance of 3014.49 feet to a point;

THENCE North 59 degrees 45 minutes 00 seconds East a distance of 2005.57 feet to a point;

THENCE North 30 degrees 24 minutes 14 seconds West a distance of 322.05 feet to a point located at the centerline of a creek;

THENCE North 00 degrees 25 minutes 00 seconds East a distance of 132.14 feet to a point;

THENCE North 61 degrees 23 minutes 00 seconds East a distance of 204.80 feet to a point;

THENCE North 87 degrees 45 minutes 00 seconds East a distance of 286.00 feet to a point;




THENCE North 85 degrees 25 minutes 45 seconds East a distance of 121.78 feet to a point;

THENCE South 61 degrees 29 minutes 00 seconds East a distance of 150.00 feet to a point;

THENCE South 72 degrees 56 minutes 00 seconds East a distance of 124.00 feet to a point;

THENCE South 60 degrees 45 minutes 00 seconds East a distance of 564.00 feet to a point;
THENCE South 50 degrees 06 minutes 00 seconds East a distance of 154.20 feet to a point;
THENCE North 89 degrees 55 minutes 00 seconds East a distance of 100.00 feet to a point;
THENCE South 65 degrees 05 minutes 00 seconds East a distance of 70.00 feet to a point;
THENCE South 13 degrees 35 minutes 00 seconds East a distance of 1209.90 feet leaving said creek centerline to a point;
THENCE South 20 degrees 42 minutes 00 seconds West a distance of 1122.00 feet to a point;
THENCE South 20 degrees 42 minutes 00 seconds West a distance of 997.30 feet to a point;
THENCE South 69 degrees 18 minutes 00 seconds East a distance of 64.50 feet to a point;
THENCE along a curve to the left for an arc length of 99.41 feet, having a radius of 50.00 feet, being subtended by a chord bearing South 35 degrees 42 minutes 34 seconds East a distance of 83.83 feet to a point;
THENCE South 40 degrees 40 minutes 00 seconds East a distance of 262.50 feet to a point;
THENCE South 41 degrees 52 minutes 00 seconds West a distance of 685.00 feet to a point;
THENCE North 41 degrees 40 minutes 00 seconds West a distance of 132.50 feet to a point;
THENCE South 20 degrees 42 minutes 00 seconds West a distance of 611.00 feet to a point;
THENCE North 48 degrees 33 minutes 00 seconds West a distance of 257.10 feet to a point;
THENCE North 59 degrees 36 minutes 00 seconds West a distance of 100.00 feet to a point;
THENCE North 73 degrees 27 minutes 00 seconds West a distance of 100.00 feet to a point;
THENCE South 75 degrees 54 minutes 00 seconds West a distance of 200.00 feet to a point;
THENCE South 68 degrees 41 minutes 00 seconds West a distance of 273.30 feet to a point;
THENCE South 69 degrees 12 minutes 00 seconds West a distance of 857.00 feet to a point, said point being the TRUE POINT OF BEGINNING.

The above-described tract contains an area of 279.43 acres.

| Parcel ID | Owner's Name | Address | Signature | Date |
|------------------|--------------|---|---|---------|
| C15200000001000 | ZMS, LLC | 2145 Duluth Hwy, Ste A Duluth Georgia, 30097 |  <small>Aziz Dhanani (Nov 1, 2024 13:49 EDT)</small> | 11/1/24 |
| C172000000041000 | ZMS, LLC | 2145 Duluth Hwy, Ste A Duluth Georgia, 30097 |  <small>Aziz Dhanani (Nov 1, 2024 13:49 EDT)</small> | 11/1/24 |
| C172000000027B00 | ZMS, LLC | 2145 Duluth Hwy, Ste A Duluth Georgia, 30097 |  <small>Aziz Dhanani (Nov 1, 2024 13:49 EDT)</small> | 11/1/24 |






100 PERCENT METHOD OF ANNEXATION

Final Audit Report

2024-11-01

| | |
|-----------------|--|
| Created: | 2024-11-01 |
| By: | Ryan Hughes (ryan@sailfishinvestors.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAARz_XuBTHmagZbHjhGjCgx6TZIM9qXlbj |

"100 PERCENT METHOD OF ANNEXATION" History

-  Document created by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-01 - 5:10:34 PM GMT
-  Document emailed to Aziz Dhanani (aziz@premierpetroleum.com) for signature
2024-11-01 - 5:10:38 PM GMT
-  Email viewed by Aziz Dhanani (aziz@premierpetroleum.com)
2024-11-01 - 5:48:33 PM GMT
-  Document e-signed by Aziz Dhanani (aziz@premierpetroleum.com)
Signature Date: 2024-11-01 - 5:49:58 PM GMT - Time Source: server
-  Agreement completed.
2024-11-01 - 5:49:58 PM GMT

CITY OF SOCIAL CIRCLE ANNEXATION INFORMATION APPLICATION FOR ANNEXATION

TO THE MAYOR AND COUNCIL OF THE CITY OF SOCIAL CIRCLE:

NOW COMES ZMS, LLC BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY, CONTIGUOUS TO PRESENT CITY LIMITS:

All that tracts or parcels of land situate, lying and being in Land Lots 39, 47, and 48 of the 1st Land District of Walton County, Georgia, and being more particularly described as containing 4.26, 145.37, and 173.771 acres, as shown on a plat of survey prepared by W. T. Dunahoo, and Pecan Grove Inc Associates, Georgia Registered Land Surveyors, dated 8/10/1976, 11/29/73, and 5/3/1971, and recorded in Plat Book 19, Page 91, Plat Book 17, Page 194 and Plat Book 16, Page 31 Clerk's Office, Walton Superior Court. Said plats and the recorded copies thereof are hereby made a part of this description by reference for all purposes.

ADDRESS: 1705 Amber Stapp Studdard Rd, 1599 Amber Stapp Studdard Rd, 0 Partee Trl

THIS APPLICATION IS MADE UNDER THE PROVISIONS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED Section 3 6-36-20 ET SEQ, AND IS MADE FOR THE PURPOSE OF ANNEXING THE ABOVE DESCRIBED LANDS SO THAT THEY MAY, BY ORDINANCE, BE INCLUDED WITHIN THE CORPORATE LIMITS OF SAID MUNICIPALITY AND MADE A PART THEREOF.

SUBMITTED HEREWITH IS A COMPLETE SURVEY BY A COMPETENT SURVEYOR SHOWING THE LOCATION OF SAID PROPERTY WITH REGARD TO THE EXISTING CITY LIMITS AS WELL AS AN ATTORNEY'S CERTIFICATE OF TITLE SHOWING THE UNDERSIGNED TO BE SOLE OWNER(S) OF SAID PROPERTY.

THIS THE 1 DAY OF November, 2024.

HAVE YOU MADE CAMPAIGN CONTRIBUTIONS OR GIVEN ANY GIFTS TO THE MAYOR, ANY MEMBER OF THE CITY COUNCIL, OR ANY MEMBER OF THE PLANNING AND ZONING COMMISSION IN THE AGGREGATE AMOUNT OF \$250.00 OR MORE WITHIN THE PAST TWO (2) YEARS?

By: [Signature]
As Its: Member

By: _____
As Its: _____






CITY OF SOCIAL CIRCLE ANNEXATION INFORMATION APPLICATION FOR ANNEXATION

Final Audit Report

2024-11-01

| | |
|-----------------|--|
| Created: | 2024-11-01 |
| By: | Ryan Hughes (ryan@sailfishinvestors.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAJIN8aZAcLbvd5aY6IELFBqakvWv8-6Ug |

"CITY OF SOCIAL CIRCLE ANNEXATION INFORMATION APP PLICATION FOR ANNEXATION" History

-  Document created by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-01 - 5:12:59 PM GMT
-  Document emailed to Aziz Dhanani (aziz@premierpetroleum.com) for signature
2024-11-01 - 5:13:02 PM GMT
-  Email viewed by Aziz Dhanani (aziz@premierpetroleum.com)
2024-11-01 - 5:35:01 PM GMT
-  Document e-signed by Aziz Dhanani (aziz@premierpetroleum.com)
Signature Date: 2024-11-01 - 5:36:22 PM GMT - Time Source: server
-  Agreement completed.
2024-11-01 - 5:36:22 PM GMT

PETITION REQUESTING ANNEXATION CITY OF SOCIAL CIRCLE, GEORGIA

Date:

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SOCIAL CIRCLE, GEORGIA

1. The undersigned, acting as agent for the owner of all real property of the territory described herein, respectfully requests that the City Commission annex this territory to the City of Social Circle, Georgia, and extend the City boundaries to include the same.

2. The territory to be annexed abuts the existing boundary of Social Circle, Georgia, and the description of such territory area is as follows:

Address/Location of Property:

1705 Amber Stapp Studdard Rd, 1599 Amber Stapp Studdard Rd, 0 Partee Trl

Tax Map Numbers: C15200000001000, C172000000041000, C172000000027B00

See description attached.

3. It is requested that this territory to be annexed shall be zoned: Light Industrial with a special use. For the following reasons: to establish an industrial campus focused on data center facilities and associated public utilities, including electric, water, and sewer services, along with accessory uses.

WHEREFORE, the Petitioners pray that the City Commission of the City of Social Circle, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, 1946, do by proper ordinance annex said property to the City Limits of the City of Social Circle, Georgia.


Respectfully Submitted,

Applicant/Authorized Agent
Sailfish Investors Acquisitions LLC
Managing Partner

November, 2024

LETTER OF OWNERSHIP GRANTING AUTHORIZATION TO ACT

The undersigned, Aziz Dhanani, being the authorized signatory of ZMS, LLC, owner of premises known as Parcel Numbers C15200000001000, C172000000041000, C172000000027B00, C15200010DP, and SC220009A00 of the County of Walton, State of Georgia, hereby authorize Sailfish Investors Acquisitions, LLC to proceed with rezoning, future land use map amendment application, annexation, and special use application of aforesaid premises.


Aziz Dhanani (Nov 1, 2024 12:17:50)

Signature

11/01/24

Date

Member

Address

Sworn to before me this 1 day of November 2024






Authorization Letter_ZMS LLC

Final Audit Report

2024-11-01

| | |
|-----------------|---|
| Created: | 2024-11-01 |
| By: | Ryan Hughes (ryan@sailfishinvestors.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAASRdJTidLgoy5RzKIFCBWR7ZIPwFRq3Y |

"Authorization Letter_ZMS LLC" History

-  Document created by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-01 - 5:11:36 PM GMT
-  Document emailed to Aziz Dhanani (aziz@premierpetroleum.com) for signature
2024-11-01 - 5:11:39 PM GMT
-  Email viewed by Aziz Dhanani (aziz@premierpetroleum.com)
2024-11-01 - 5:45:26 PM GMT
-  Document e-signed by Aziz Dhanani (aziz@premierpetroleum.com)
Signature Date: 2024-11-01 - 5:47:23 PM GMT - Time Source: server
-  Agreement completed.
2024-11-01 - 5:47:23 PM GMT

BK:5180 PG:221-224
Filed and Recorded
Jul-22-2022 12:00 AM
DOC# 2022 - 011457
Real Estate Transfer Tax
Paid: \$ 0.00
1472022003644
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 1433177263

Walton County Tax Parcel No.: (i) SC220-00000-009-A00;
(ii) C1520-00000-001-00;
(iii) C1520-00000-001-0DP;
(iv) C1720-00000-027-B00; and
(v) C1720-00000-041-000.

STATE OF GEORGIA
COUNTY OF GWINNETT

Please Return to: Mills & Hoopes, LLC
1550 North Brown Rd, Ste. 130
Lawrenceville, Georgia 30043

LIMITED WARRANTY DEED

THIS INDENTURE is made effective the 30th day of June, 2022, by and between CUMMING INVESTMENTS INC., a Georgia corporation (hereinafter referred to as the "Grantor"), and ZMS, LLC, a Georgia limited liability company (hereinafter referred to as the "Grantee").

WITNESSETH:

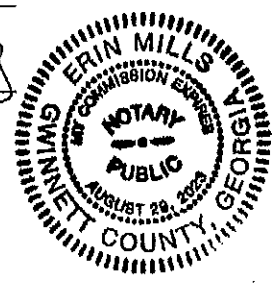
THAT Grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise and convey to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which Grantor has or may have had in and to the 344.24 +/- acres located at 1599, 1677, and 1705 Amber Stapp Studdard Road, Social Circle, Georgia 30025 (the "Property"), being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property together with all singular rights, members and appurtenances thereof, unto the Grantee, its successors and assigns, IN FEE SIMPLE, and Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness
Erin Mills
Notary Public



GRANTOR:
CUMMING INVESTMENTS INC.
Aziz Dhanani
By: Aziz Dhanani
Its: CEO
(Corporate Seal)

*Exhibit "A" - Legal description***TRACT 1:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Social Circle, located in Land Lot 69 of the 1st Land District, 418th G.M.D., being designated as "Parcel A-2", containing 22.25 acres, more or less, according to a survey entitled, "Plat for SCRE Holdings, LLC," dated April 7, 1995, prepared by Cranston, Robertson & Whitehurst, P.C., certified by John Thomas Attaway, Georgia Registered Land Surveyor No. 2612. Reference to said survey is hereby made and the same is incorporated herein and attached hereto as Exhibit "A-1" for a more complete description of the property conveyed.

TRACT 2:

ALL THAT TRACT or parcel of land lying and being in Land Lots 47 and 48, 1st Land District, Walton County, Georgia (also being located in Social Circle District, G.M.D. 418) containing 172.556 acres, and more particularly described according to said plat as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at a point in the center of Amber Stapp Studdard Road, a/k/a Old Rutledge Road, (having a 70-foot right of way) located 480 feet northeast as measured along the centerline of said road from its intersection with the centerline of Georgia Railroad; run thence North 31 degrees 16 minutes 00 seconds West 35 feet, more or less, to a point marked by a 1/2" iron pipe set on the northwest line of Amber Stapp Studdard Road, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, run thence North 29 degrees 46 minutes 00 seconds West a distance of 1604.10 feet to a point marked by a 1/2" pipe found; run thence North 59 degrees 45 minutes 00 seconds East 3315.48 feet to a point marked by a 1/2" pipe set; run thence South 30 degrees 23 minutes 45 seconds East 1217.15 feet to a point marked by a 1/2" pipe found; run thence South 59 degrees 78 minutes 70 seconds West 1427.98 feet to a point marked by a 1-1/2" bar found; run thence South 12 degrees 31 minutes 40 seconds East 2455.52 feet to a point marked by a 1/2" pipe set on the northwest right of way line of Amber Stapp Studdard Road; run thence along said right of way line South 72 degrees 26 minutes 30 seconds West 233.71 feet to a point, South 69 degrees 20 minutes 27 seconds West 516.43 feet to a point, and South 69 degrees 58 minutes 00 seconds West 389.70 feet to a point marked by a 1/2" iron pipe set, which is the place or point of beginning.

-Continued-

*Exhibit "A" -- Legal description (Continued)***TRACT 3:**

All that tract or parcel of land lying and being in Land Lot 47 of the First Land District, Social Circle G.M.D., No. 418, Walton County, Georgia, being designated as Lot 10 of Hard Labor Creek Farms Division, containing 4.26 acres, more or less, as more particularly shown on plat of survey dated July 15, 1976, certified by W.T. Dunahoo, Ga. R.L.S. No. 1577, which is recorded at Plat Book 19, page 91, Walton County Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

TRACT 4:

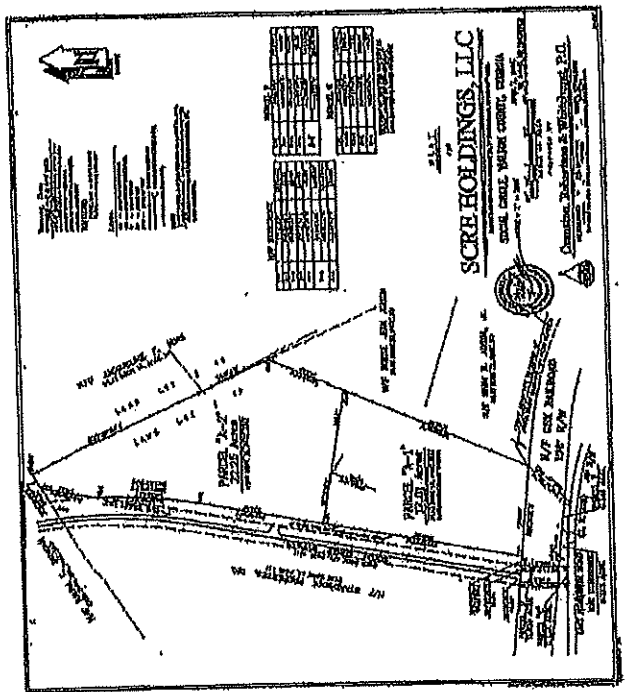
ALL THAT TRACT or parcel of land lying and being in Land Lots 39, 47 and 48; 1st Land District, Social Circle G.M.D. 418, Walton County, Georgia, containing 145.020 acres according to a Plat of Survey by Kenneth C. Sims, Georgia Registered Land Surveyor No. 1763, dated November 7, 1996, and more particularly described as follows:

BEGINNING at a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48 of the 1st Land District, Walton County, Georgia; run thence along the line of property now or formerly owned by Hard Labor Creek Farms South 20 degrees 47 minutes 00 seconds West 2309.20 feet to a point on the northeast right of way line of Amber Stapp Studdard Road (70-foot right of way); run thence along said right of way line North 47 degrees 27 minutes 00 seconds West 281.17 feet to a point, North 64 degrees 36 minutes 48 seconds West 106.48 feet to a point, North 86 degrees 12 minutes 30 seconds West 97.58 feet to a point, and South 77 degrees 14 minutes 45 seconds West 184.14 feet to an iron pin set; thence leaving said right of way line, run North 12 degrees 31 minutes 40 seconds West 2455.52 feet to a point marked by an iron pin found; run thence North 59 degrees 18 minutes 10 seconds East 1427.98 feet to a point marked by an iron pin found; run thence North 30 degrees 23 minutes 45 seconds West 1217.15 feet to a point; run thence North 30 degrees 23 minutes 45 seconds West 318.00 feet to a point; run thence North 00 degrees 34 minutes 48 seconds East 81.90 feet, more or less, to a point; thence North 00 degrees 34 minutes 48 seconds East 57.00 feet, more or less, to a point located in the center line of a creek (said point being herein designated Point "A"); thence in a northeasterly, southeasterly, easterly and northeasterly direction along the centerline of said creek a distance of 1789.8 feet, more or less to a point (said point being herein designated Point "B") (the distance between Point A and Point B being described for survey purposes only by a traverse line having a point of beginning located North 00 degrees 30 minutes West 39.9 feet from Point A and having the following courses and distances: North 57 degrees 33 minutes 10 seconds East 236.00 feet to a point; North 87 degrees 50 minutes 00 seconds East 288.00 feet to a point; South 75 degrees 41 minutes 00 seconds East 135.00 feet to a point; South 51 degrees 24 minutes 00 seconds East 150.00 feet to a point; South 72 degrees 51 minutes 00 seconds East 124.00 feet to a point; South 60 degrees 40 minutes 00 seconds East 564.00 feet to a point; South 30 degrees 01 minutes 00 seconds East 154.20 feet to a point; due East 100.00 feet to a point, and North 65 degrees 00 minutes 00 seconds East 70.00 feet to a point in the center of a branch; run thence along the center line of said branch 1209.90 feet, more or less (said distance being described for survey purposes by a 1209.90 foot chord bearing South 13 degrees 30 minutes 00 seconds East and having as its end point an iron pin set South 20 degrees 47 minutes West 10.00 feet from the centerline of said branch; run thence South 20 degrees 47 minutes 00 seconds West 1122.00 feet to a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING.

-Continued-

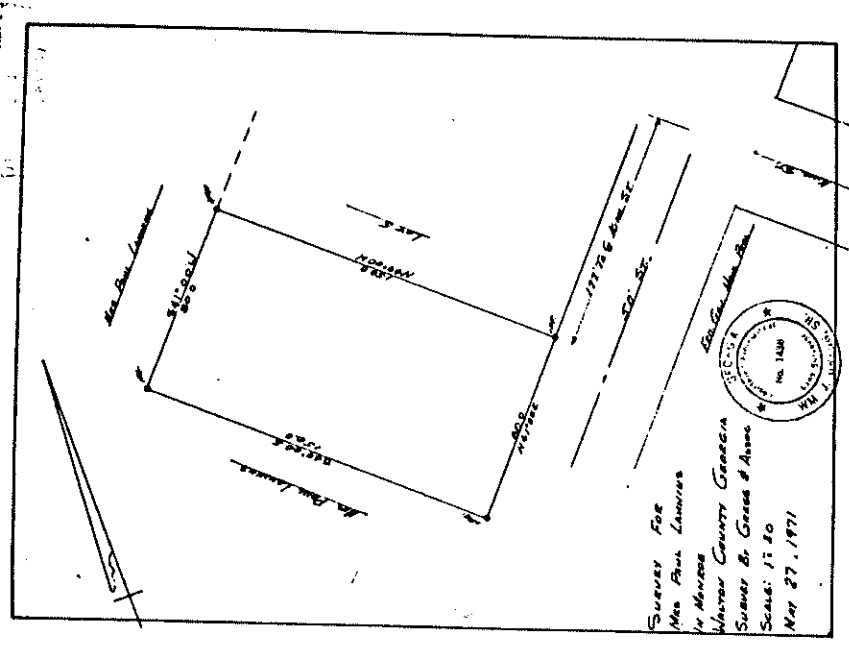


Exhibit "A-1"

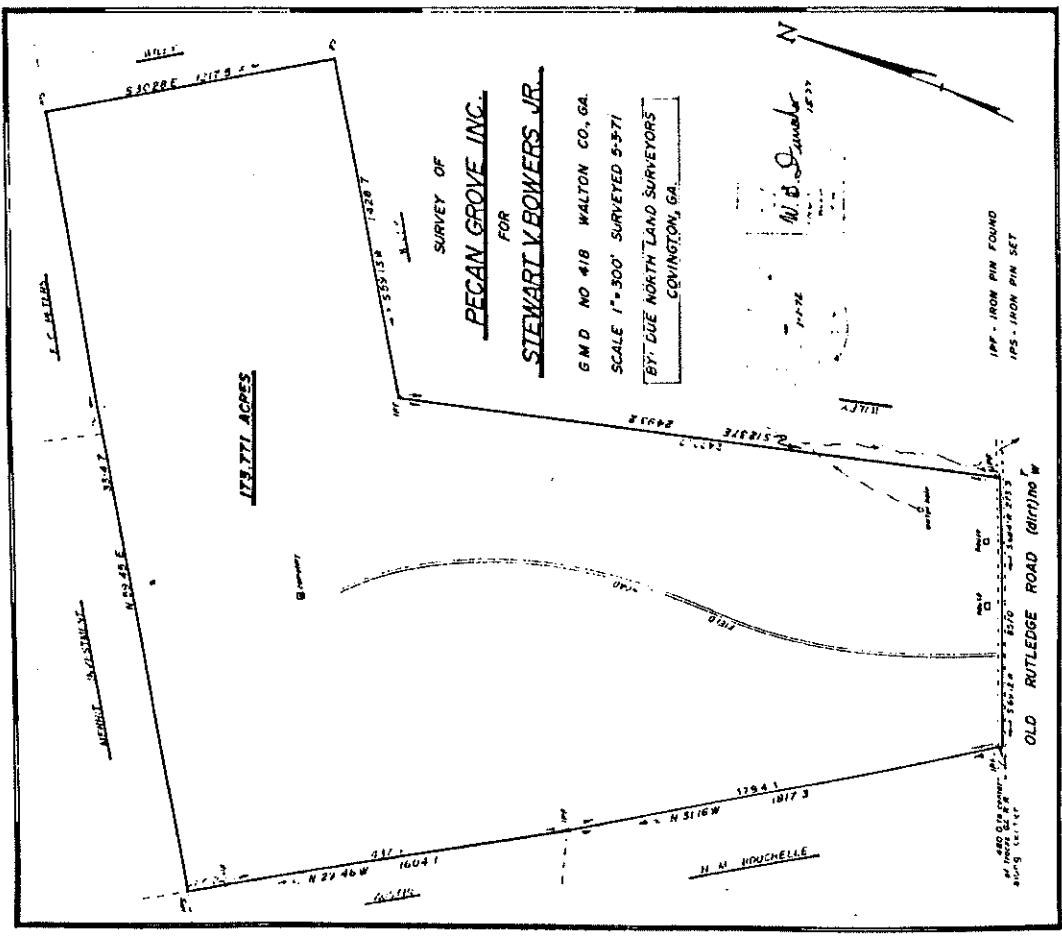


[Handwritten signature]

31

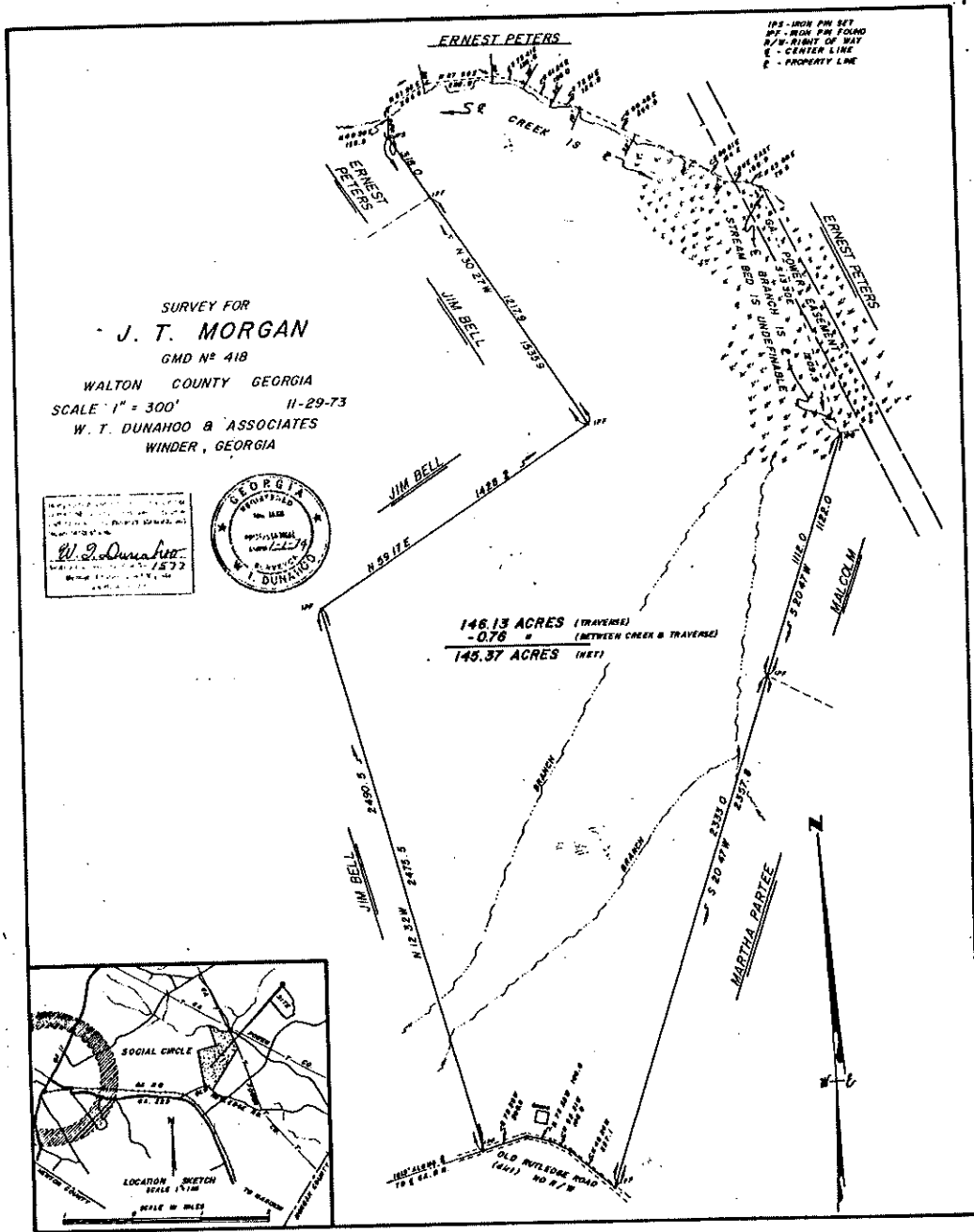


RECORDED IN BOOK 106 PAGE 118-119
 APPROVED & CERTIFIED
 Walter B. Green & Assoc.



APPROVED & CERTIFIED
 James S. ...
 May 27, 1971

194



CERTIFICATE OF APPROVAL AND DEDICATION.
 I HEREBY CERTIFY THAT I HAVE ADDED THE PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKWAYS, AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

SUBDIVISION PREPARED BY: W. T. Dunahoo
 ENGINEER

CERTIFICATE OF APPROVAL OF STREETS.
 I HEREBY CERTIFY THAT THE STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS IN THE SUBDIVISION HAVE BEEN LAYED OUT IN AN ACCEPTABLE MANNER AND MEET ALL THE REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE FOR WALTON COUNTY, GEORGIA.

DATE: 8-10-76
Robert A. Hawk
 CHIEFMAN, COUNTY COMMISSIONERS
 OF WALTON COUNTY, GEORGIA

CERTIFICATE OF APPROVAL FOR RECORDING *+ a Plat*
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE WALTON COUNTY PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DATE: 8-13-76
W. T. Dunahoo
 SECRETARY, WALTON COUNTY PLANNING COMMISSION

DATE: 8-13-76
W. T. Dunahoo
 CHAIRMAN, WALTON COUNTY PLANNING COMMISSION

STATE OF GEORGIA, COUNTY OF WALTON.
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBDIVISION HEREON IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY THAT ALL STATE, COUNTY AND CITY TAXES ON OTHER ACRESHOLDERS NOW ON THIS LAND HAVE BEEN PAID.

AGENT: W. T. Dunahoo
 OWNER: W. T. Dunahoo
 DATE: 8-13-76

SURVEYORS CERTIFICATION.
 IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS FUTURE; AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND HAVE BEEN FULLY COMPLIED WITH.

BY: W. T. Dunahoo
 REGISTERED L.S. NO. 1977

HARD LABOR CREEK FARMS
 PHASE II
 GMD # 418
 LAND LOT 47 - 1st LAND DISTRICT
 WALTON COUNTY, GEORGIA
 SCALE: 1" = 200' JULY 15, 1976
 W. T. DUNAHOO and ASSOCIATES
 WINDER, GEORGIA

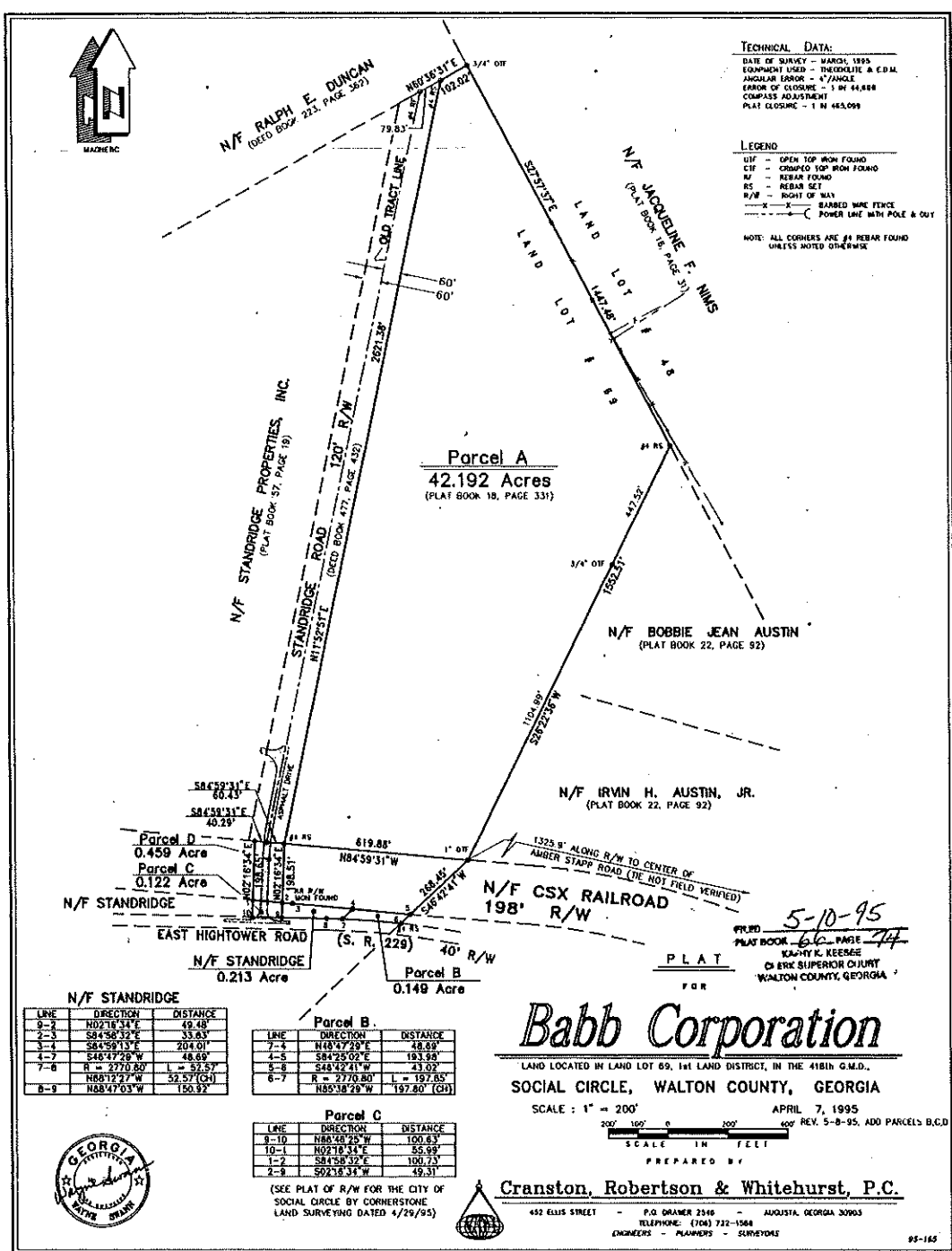
CERTIFICATION OF WATER and/or SEWER SYSTEM
 THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE WALTON CO. HEALTH DEPT. AND ALL LOTS ARE APPROVED FOR THE CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEMS AND WATER SUPPLY SUBJECT TO CONDITIONS SET FORTH IN A LETTER TO Neal Jackson.
 Dated August 6, 1976.
 AND IS ON FILE IN WALTON COUNTY HEALTH DEPT. MONROE, GEORGIA.

W. T. Dunahoo
 COUNTY SANITARIAN

DATE: 8-6-76

IRON PINS SET ON ALL CORNERS

RECORDED ON 11/11/76
James S. Hutchins
 CLERK OF SUPERIOR COURT



RECORDED: MAY 16 1995
KATHY K. KEESER, CLERK

L. W. HENSON, SR. MAY 8 11:49 1995 L.C.



This Plat is a retrocession of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are not subject to the provisions of the Georgia Uniform Act on the subject of the retrocession of land. This Plat complies with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this Plat complies with the minimum technical standards for property surveys in Georgia as set forth in the Uniform Act on the subject of the retrocession of land, and that the survey was conducted in accordance with the Georgia Professional Engineers and Land Surveyors Act as set forth in G.C.G.A. section 15-6-6.

A. People Cowherd

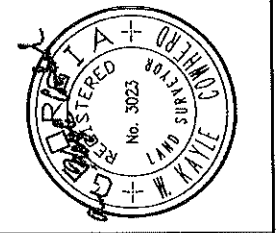
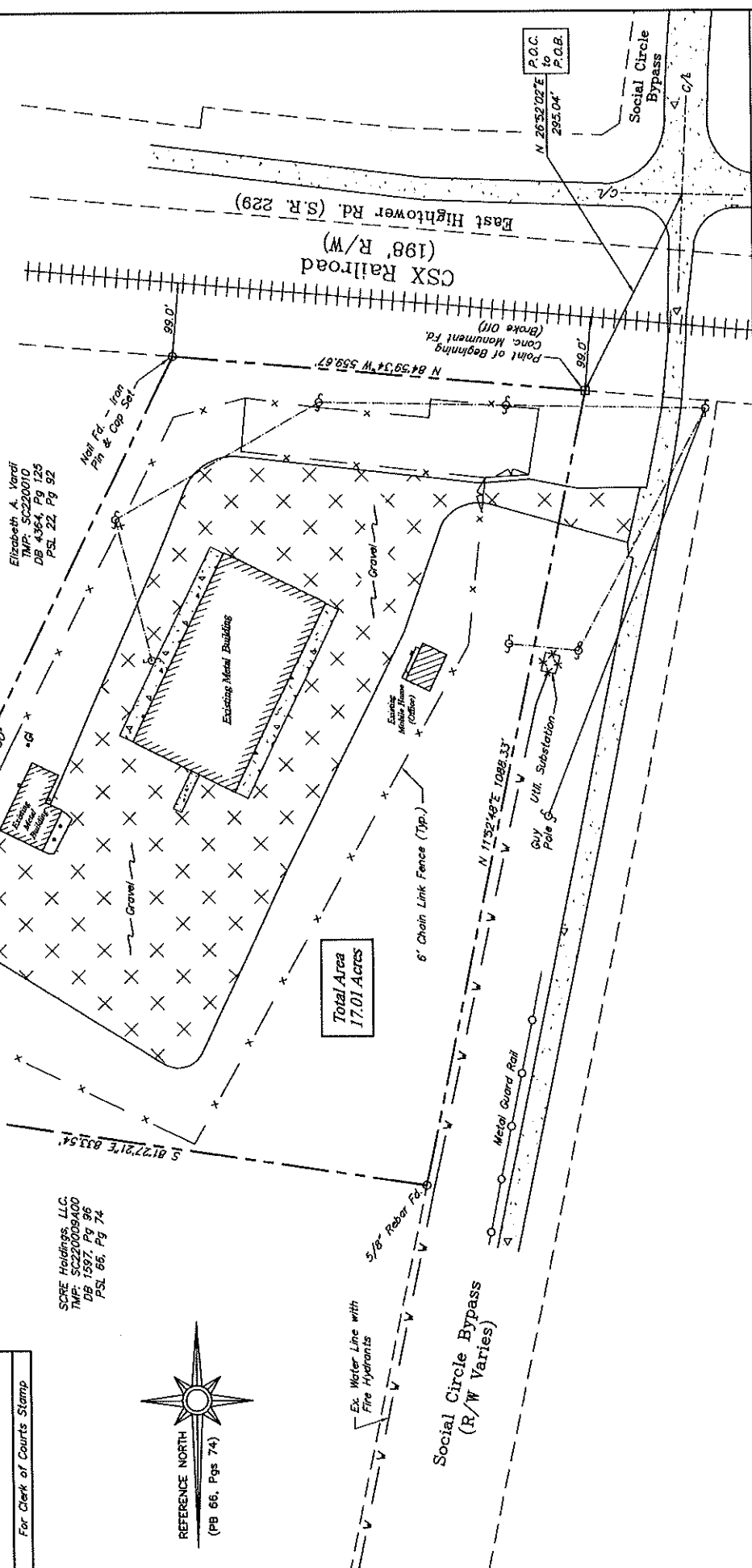
W. Kayle Cowherd, Co. RLS 3023
 Dated: 12/05/2019

Dione & Michael Carter
 Title: SC220011
 DB 4293, Pg 262
 PSL 22, Pg 92

Elizabeth A. Verdi
 TMP: SC220010
 DB 4364, Pg 126
 PSL 22, Pg 92

SCORE Holdings, LLC
 TMP: SC220009400
 DB 1597, Pg 96
 PSL 66, Pg 74

For Clerk of Courts Stamp



- Legend**
- = Iron Pin & Cap Set
 - = IRP Conc. Monument
 - △ = P.K. Nail
 - = Computed Point On Plo
 - ⊙ = Power Pole
 - ⊕ = Telephone Pedestal
 - ⊗ = Light Pole
 - ⊖ = Water Valve
 - ⊙ = Fire Hydrant
 - ⊕ = Water Meter
 - ⊙ = Manhole
 - ⊙ = Tree
 - ⊙ = Swamp

Flood Hazard Note:
 No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #1329700240E & 250E with an Effective Date of December 8, 2016.

Equipment Used:
 Carlson Robotic Total Sta.
 Leica 211D
 Carlson GPS w/RTK

IRP = Iron Pin & Cap Found
IRCS = Iron Pin & Cap Set
PKNS = P.K. Nail Found
OTPS = Chain Top Pipe Found
CMF = Conc. Monument Found

The public records referenced on this plat are the only ones used and/or necessary to the establishment of the monument locations. This plat is subject to all legal encumbrances, right-of-ways, and covenants public and private. No portion of this survey is intended for the sole use of the names listed hereon any other use is strictly prohibited in any jurisdiction. The field data upon which this map or plat is based has a closure precision of 3 CM per 50 points per million. This map or plat has been calculated for closure and is found to be accurate to within the 1:50,000 level. The surveyor does not certify or guarantee the size, shape, material, and direction of any underground utility.

R/W = Right of Way
P.O.B. = Point of Beginning
A.C.C. = Part of Commencement
C.A. = Cont. Map Building Subdiv. Line
ES = Existing
GI = Chain Link Fence

C/S = Offset
P/L = Property Line
C/L = Centerline
CS = Chain Link Fence

| | |
|--------------------------------|-------------------------|
| Survey For: | |
| G.M.D. 418 | Walton County, Georgia |
| Land Lot 69 | City of Social Circle |
| 1 st Land District | 3860 Social Circle PKWY |
| Job No. 2019-236 | Social Circle, GA 30025 |
| Tax Map Parcel Number | SC220009 |
| Field work date: | 12/05/2019 |
| Final Plat date: | 12/05/2019 |
| Plat Revision Date: | |
| Graphic Scale Scale: 1" = 100' | |
| | |

DPI of Ga, LLC & First American Title Insurance Company

C & A Cowherd & Associates
C & A Land Surveyors

Site Planning - Boundary surveys - Tree Surveys
 Plot Plans - Topographical Surveys - Subdivisions
 2880 Maurya Road - Union Point, Ga 30669 - (706)-817-8201

Copyright © 2019 by Cowherd & Cowherd, LLC
 Georgia Certificate of Authorization No. LSF000739
 dba Cowherd & Associates Land Surveyors

ALL RIGHTS RESERVED

Summary

Parcel Number C1520001
 Location Address 1705 AMBER STAPP STUDDARD RD
 Legal Description 125.09AC
 Class A5-Agricultural
 Zoning A1 WP2
 Tax District Walton County (District 04)
 Millage Rate 33.44
 Acres 125.09
 Neighborhood RURAL AREA 4-04000 (04000)
 Homestead Exemption No (S0)
 Landlot/District 48 / 1



[View Map](#)

Owner

ZMS LLC
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

[Skip to main content](#)
Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|-------------|--------------------|-------------------|-------|
| RUR | Open | Rural | 1 | 2 |
| RUR | Open | Rural | 2 | 17.36 |
| RUR | Woodland | Rural | 5 | 34.38 |
| RUR | Woodland | Rural | 7 | 29.14 |
| RUR | Open | Rural | 4 | 2.53 |
| RUR | Open | Rural | 5 | 16.06 |
| RUR | Open | Rural | 6 | 14.94 |
| RUR | Open | Rural | 8 | 8.68 |

Walton County, GA

Residential Improvement Information

Style Single Family
 Heated Square Feet 3928
 Exterior Walls Stone
 Foundation Masonry
 Basement Square Feet 1058 Unfinished
 Year Built 1974
 Roof Type Composite Shingle
 Heating Type Central Heat/ AC
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Value \$184,300
 Fireplaces\Appliances Standard Fireplace 3
 House Address 1705 AMBER STAPP STUDDARD RD

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|--------------|------------|------------------|-----------------|----------|
| Barn-Economy | 2003 | 70x100 / 0 | 1 | \$28,400 |
| Shed | 2003 | 25x100 / 0 | 1 | \$5,800 |
| SV/BLDG | 1900 | 1x900 / 0 | 1 | \$190 |
| SV/BLDG | 1900 | 1x1370 / 0 | 1 | \$290 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|-----------|------------------|------------------|--------------|------------------------|-------------------------|-------------------------|
| 6/30/2022 | 5180 221 | 016 031 | \$0 | Related Indiv/Corps | CUMMING INVESTMENTS INC | ZMS LLC |
| 6/30/2022 | 5180 216 | 016 031 | \$13,000,000 | Multi-Parcel Sale | BRITT DARRON P | CUMMING INVESTMENTS INC |
| 6/3/2005 | 2218 014 | 016 031 | \$0 | Unqualified - Improved | WILLIAMS MICHAEL D | BRITT DARRON P |
| 12/6/1996 | 701 494 | 016 031 | \$0 | Fair Market - Improved | NIMS JACQUELINE F | WILLIAMS MICHAEL D |
| | 217 553 | 016 031 | \$0 | Unqualified Sale | | NIMS JACQUELINE F |

Valuation

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--|-------------|-------------|-------------|------------------|------------------|
| Previous Value | \$1,153,380 | \$1,021,180 | \$825,980 | \$932,880 | \$879,080 |
| Land Value | \$988,400 | \$939,200 | \$878,600 | \$683,400 | \$592,700 |
| + Improvement Value | \$184,300 | \$179,500 | \$107,900 | \$107,900 | \$305,500 |
| + Accessory Value | \$34,680 | \$34,680 | \$34,680 | \$34,680 | \$34,680 |
| = Current Value | \$1,207,380 | \$1,153,380 | \$1,021,180 | \$825,980 | \$932,880 |
| 10 Year Land Covenant (Agreement Year / Value) | | | | 2018 / \$112,005 | 2018 / \$108,818 |

Photos



Sketches

Walton County, GA

Summary

Parcel Number C1720027B00
 Location Address PARTEE TRL
 Legal Description 4.26AC
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A1 WP2
 Tax District Walton County (District 04)
 Millage Rate 33.44
 Acres 4.26
 Neighborhood RURAL AREA 4-04000 (04000)
 Homestead Exemption No (S0)
 Landlot/District 47 / 1

[View Map](#)

Owner

[ZMS LLC](#)
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|----------------|--------------------|-------------------|-------|
| RUR | Rural Sm Tract | Rural | 1 | 4.26 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|------------|------------------|------------------|--------------|----------------------|-------------------------|-------------------------|
| 6/30/2022 | 5180 221 | 019 091 | \$0 | Related Indiv/Corps | CUMMING INVESTMENTS INC | ZMS LLC |
| 6/30/2022 | 5180 216 | 019 091 | \$13,000,000 | Multi-Parcel Sale | BRITT DARRON P | CUMMING INVESTMENTS INC |
| 12/16/1998 | 914 443 | 019 091 | \$25,000 | Land Market - Vacant | HAMES CLAUDE D JR ETAL | BRITT DARRON P |

Valuation

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|---------------------|----------|----------|----------|----------|----------|
| Previous Value | \$92,800 | \$83,200 | \$64,700 | \$56,100 | \$52,100 |
| Land Value | \$97,900 | \$92,800 | \$83,200 | \$64,700 | \$56,100 |
| + Improvement Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Accessory Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Current Value | \$97,900 | \$92,800 | \$83,200 | \$64,700 | \$56,100 |

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Manufactured Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/21/2024, 3:54:10 AM

[Contact Us](#)



[Skip to main content](#)

Summary

Walton County, GA

Parcel Number: C1720041
 Location Address: 1699 AMBER STAPP STUDDARD RD
 Legal Description: 145.02AC
 (Note: Not to be used on legal documents)
 Class: A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning: A1 WP2
 Tax District: Walton County (District 04)
 Millage Rate: 33.44
 Acres: 145.02
 Neighborhood: RURAL AREA 4-04000 (04000)
 Homestead Exemption: No (S0)
 Landlot/District: 48 / 1

[View Map](#)

Owner

ZMS LLC
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|-------------|--------------------|-------------------|-------|
| RUR | Open | Rural | 2 | 9.2 |
| RUR | Open | Rural | 4 | 7.44 |
| RUR | Open | Rural | 6 | 11.36 |
| RUR | Woodland | Rural | 2 | 28.52 |
| RUR | Woodland | Rural | 5 | 30.84 |
| RUR | Woodland | Rural | 7 | 57.66 |

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|------------------|------------|------------------|-----------------|-------|
| Utility Building | 1995 | 10x12 / 0 | 1 | \$390 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|------------|------------------|------------------|--------------|----------------------|-------------------------|-------------------------|
| 6/30/2022 | 5180 221 | 017 194 | \$0 | Related Indiv/Corps | CUMMING INVESTMENTS INC | ZMS LLC |
| 6/30/2022 | 5180 216 | 017 194 | \$13,000,000 | Multi-Parcel Sale | BRITT DARRON P | CUMMING INVESTMENTS INC |
| 7/9/1997 | 752 398 | 017 194 | \$105,894 | Land Market - Vacant | GRAYMONT CORPORATION | BRITT DARRON P |
| 11/11/1996 | 698 300 | 017 194 | \$261,036 | Land Market - Vacant | FAIN JOHN M & | GRAYMONT CORPORATION |
| 12/13/1994 | 563 054 | 017 194 | \$0 | Unqualified - Vacant | | FAIN JOHN M & |

Valuation

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--|-------------|-------------|-------------|------------------|------------------|
| Previous Value | \$1,129,490 | \$1,056,690 | \$821,990 | \$712,990 | \$661,890 |
| Land Value | \$1,189,700 | \$1,129,100 | \$1,056,300 | \$821,600 | \$712,600 |
| + Improvement Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Accessory Value | \$390 | \$390 | \$390 | \$390 | \$390 |
| = Current Value | \$1,190,090 | \$1,129,490 | \$1,056,690 | \$821,990 | \$712,990 |
| 10 Year Land Covenant (Agreement Year / Value) | | | | 2018 / \$117,070 | 2018 / \$113,721 |

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Manufactured Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/21/2024, 3:54:10 AM

[Contact Us](#)





| | |
|-------------------|--|
| 100 YEAR STORM | |
| WETLAND | |
| STREAM | |
| PROPERTY BOUNDARY | |



EXISTING SITE RESOURCES MAP
SOCIAL CIRCLE
 WALTON COUNTY, GA
 OCTOBER 24, 2024





EMPLOYEE PARKING
(276 SPACES)
BUILDING 1- 92 SPACES
BUILDING 2- 92 SPACES
BUILDING 3- 46 SPACES
BUILDING 4- 46 SPACES

BUILDING (TYP.)
TWO STORY
200MW
362' x 1,234'
446,708 SF

PROPOSED SITE
± 341 ACRES
30% IMPERVIOUS AREA

LOADING DOCK (TYP)

CONSTRUCTION/SECONDARY
ACCESS

BUILDING TABLE

| | | |
|-------|-----------------|-------------|
| 4 | 200MW BUILDINGS | 446,708sf |
| TOTAL | 800 MW | 1,786,832sf |

| | |
|--------------------|-----|
| PROPERTY SETBACK | --- |
| 1% CHANCE FLOOD | --- |
| 75' STREAM BUFFER | --- |
| PROPERTY BUFFER | --- |
| 50' STREAM BUFFER | --- |
| 25' WETLAND BUFFER | --- |
| 150' BUFFER | --- |
| PROPERTY BOUNDARY | --- |

CONCEPTUAL SITE LAYOUT
SOCIAL CIRCLE
WALTON COUNTY, GA
OCTOBER 14, 2024



EXHIBIT

“C”



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

REZONE APPLICATION

Evidence of a Pre-Application Meeting Schedule a Pre-Application Meeting.



Signed Pre-Application Meeting Notes

Property Owner Authorization



Property Owner Authorization Letter

Site Plan, *if applicable.*



Site Plan

Letter of Intent



Letter of Intent

Typed Legal Metes and Bounds or Recorded Deed



Typed Legal Metes and Bounds / Recorded Deed

Existing Site Resources Map, showing changes in elevation, topographical conditions, and existing structures upon the tract or Recorded Plat



Existing Site Resources Map / Recorded Plat

Traffic Study. *Only for projects with an estimated ADT of 1,000 or more trips as estimated by the area dedicated to each land use.*



Traffic Study

Community Meeting Report, *submitted at least 7 days prior to the first scheduled public hearing and shall include a copy of any mailers sent to the community, if any of the following apply:*

- a. *Request is for a more intensive use and/or zoning district;*
- b. *Request impacts 16 or more single-family residential;*
- c. *Request impacts more than five (5) acres; or*
- d. *As determined necessary by the Community Development Director*



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

APPLICANT INFORMATION

Name: Sailfish Investors Acquisitions LLC

Address: 13280 Machiavelli Way

Phone Number: 6172403700 Email: ryan@sailfishinvestors.com

Applicant is the Owner's Agent Property Owner Contract Purchaser

Other: _____

PROPERTY OWNER INFORMATION (if different than the applicant)

Name: _____

Address: 2145 Duluth Hwy, Ste A, Duluth, GA 30097

Phone Number: 6786658928 Email: aziz@premierpetroleum.com

Who will be the main point of contact for this application?

Applicant

Property Owner



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

SUBJECT PROPERTY INFORMATION

Location / Address of the Subject Property:

C152000000001000, C172000000041000, C172000000027B00, and C15200010DP consisting of approximately 322 acres, (collectively, the "Property")

Tax Parcel ID: C152000000001000, C172000000041000, C172000000027B00, C15 Sewage Disposal: Septic Public Sewer

Council District: District 2

Current Zoning District: AG - Agricultural District

Proposed Zoning District: LI - Light Industrial

Proposed Overlay (if applicable): No Additional Overlay

Current Future Land Use Character Area: Industrial Character Area

Is the request consistent with the Future Land Use Character Area? Yes No

If no, state the proposed Future Land Use Map Character Area:

Briefly describe the request:

The Applicant and Owner seek to rezone the Property located off Social Circle Bypass and Amber Stapp Studdard Road, from Agricultural (Ag") to Light Industrial ("LI"). The aim is to establish an industrial campus focused on data center facilities and associated public utilities, including electric, water, and sewer services, along with accessory uses.



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

**REVIEW STANDARDS (SECTION 13.5.8 OF THE UNIFIED
DEVELOPMENT CODE)**

Please answer the following questions to the best of your ability.

A. Suitability and Community Need

- 1. Is the range of uses permitted by the proposed zoning district more suitable than the range of uses that is permitted by the current zoning district?

Yes. The current zoning does not support the proposed land use of data center. The future land use code for City of Social Circle is “industrial character area” aligns with the rezoning request to Light Industrial.

- 2. Does the proposed zoning district address a specific need in the County or City?

Yes, it provides an additional diverse revenue stream for the city tax base.

B. Compatibility

- 1. Does the proposed zoning adversely affect the existing use or usability of adjacent or nearby properties?

No.

- 2. Is the proposed use compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area?

Yes. The future land use code for this area within the City of Social Circle is “industrial character area” which aligns with the rezoning request to Light Industrial.



The City Of

SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

3. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

The property has remained vacant for nearly 50 years. The development of a modern data center will provide a high tax base for the city while keeping traffic and school board growth low. Data centers also offer high wage positions for the local job force.

C. Consistency

1. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan?

Yes. The property to be rezoned will be located in the industrial character area according to the Social Circle Comprehensive Plan.

D. Reasonable Use

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

One of the parcels is zoned Light Industrial, while the rest are Agricultural. A reasonable use of the property under light industrial zoning is the special use of data center. The current zoning could not support reasonable uses in accordance with the future land use plan of City of Social Circle.

E. Adequate Public Services

1. Are there adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply, and stormwater drainage facilities available for the uses and densities that are permitted within the zoning district?

Data centers do not require significant public service needs outside of electric service which will be provided by either Walton EMC or Georgia Power. It is our understanding that the City is making investments to upgrade water and wastewater infrastructure in this area which could be utilized to provide additional capacity to these parcels.



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

This application filed for action by the Planning Commission and Mayor and Council for zoning action requiring a public hearing on property address:

Parcel Numbers C15200000001000, C172000000041000, C172000000027B00, C15200010DP, and SC220009A00 of the County of Walton, State of Georgia

The applicant has complied with O.C.G.A. Section 36-67A-1, et. Seq., Conflict of Interest in Zoning Actions, and has been submitted the required information on this form as provided.

All individuals, business entities, or other organizations* having a property or other interest in said property subject of this application are as follows:

Sailfish Investors Acquisitions LLC (Applicant); ZMS LLC (Owner)

Have you as the applicant, agent for applicant, or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the City of Social Circle Mayor and Council or the City of Social Circle Planning Commission? Yes No

If YES, please complete the following section (attach additional sheets if necessary):

| Name and Official Position of Government Official | Contributions (List all which aggregate to \$250 or more) | Date of Contribution (within last 2 years) |
|---|---|--|
| | | |
| | | |
| | | |
| | | |

** Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust. While other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church foundation, club, charitable organization, or educational organization.*



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

I do hereby certify that the information provided herein is both complete and accurate to the best of my knowledge. I agree to electronically sign this application.


Ryan Hughes (Nov 4, 2024 12:00 EST)

Applicant Signature

Nov 4, 2024

Date

OFFICE USE ONLY

Case Number: REZ-2024-009 Date of Application Review: 11/4/2024

Date of Planning Commission Meeting: 12/19/2024

Date of Mayor and Council Meeting: 01/21/2025

C.E.
C.E.



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

**PRE-APPLICATION MEETING NOTES
ZONING APPLICATION**

Date of Meeting: 10/31/2024

Applicant Name: Scott Greene

Applicant E-mail: greene.s@tandh.com

Subject Property Address: 0 Social Circle Pkwy

Future Land Use Character Area: Industrial Character Area

Current Zoning: AG - Agricultural District

Will a Special Use be needed? Yes No

Will a Future Land Use Map Amendment be needed? Yes No

If yes, what is the Character Area needed to meet this request? Industrial Character Area

Will a Variance be needed? Yes No

If yes, which Code Section will the applicant need a Variance from? _____

Briefly describe the request:

The applicant would like to annex in the property and rezone for a data center.

Staff Notes:

Recommended rezoning to light industrial with a special use for the data center, and a future land use map amendment because of the annexation. The special use application is separate from the rezone application. THIS WILL SERVE AS THE PRE-APP MEETING NOTES FOR ALL APPLICATIONS.

The undersigned have attended the Pre-Application Meeting to discuss next steps and procedures regarding a zoning application. This signed document shall be included with the zoning application.

Applicant Signature: Scott Greene Date: Oct 31, 2024
Scott Greene (Oct 31, 2024 13:26 EDT)

Staff Signature: Amy Dair Date: Oct 31, 2024

Community Development Director










Pre-Application Meeting Notes - Zoning Application

Final Audit Report

2024-10-31

| | |
|-----------------|--|
| Created: | 2024-10-31 |
| By: | Ashley Davis (adavis@socialcirclega.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAA5U6OTz8XPKPQiYeolfgShAX4IDwsl1La |

"Pre-Application Meeting Notes - Zoning Application" History

-  Document created by Ashley Davis (adavis@socialcirclega.gov)
2024-10-31 - 5:15:14 PM GMT
-  Document emailed to greene.s@tandh.com for signature
2024-10-31 - 5:16:47 PM GMT
-  Email viewed by greene.s@tandh.com
2024-10-31 - 5:17:12 PM GMT
-  Signer greene.s@tandh.com entered name at signing as Scott Greene
2024-10-31 - 5:26:19 PM GMT
-  Document e-signed by Scott Greene (greene.s@tandh.com)
Signature Date: 2024-10-31 - 5:26:21 PM GMT - Time Source: server
-  Document emailed to Ashley Davis (adavis@socialcirclega.gov) for signature
2024-10-31 - 5:26:23 PM GMT
-  Email viewed by Ashley Davis (adavis@socialcirclega.gov)
2024-10-31 - 5:29:55 PM GMT
-  Document e-signed by Ashley Davis (adavis@socialcirclega.gov)
Signature Date: 2024-10-31 - 5:30:06 PM GMT - Time Source: server
-  Agreement completed.
2024-10-31 - 5:30:06 PM GMT




Powered by
Adobe
Acrobat Sign

November, 2024

LETTER OF OWNERSHIP GRANTING AUTHORIZATION TO ACT

The undersigned, Aziz Dhanani, being the authorized signatory of ZMS, LLC, owner of premises known as Parcel Numbers C15200000001000, C172000000041000, C172000000027B00, C15200010DP, and SC220009A00 of the County of Walton, State of Georgia, hereby authorize Sailfish Investors Acquisitions, LLC to proceed with rezoning, future land use map amendment application, annexation, and special use application of aforesaid premises.


Aziz Dhanani (Nov 1, 2024 12:47 EDT)

Signature

11/01/24

Date

Member

Address

Sworn to before me this 1 day of November 2024






Authorization Letter_ZMS LLC

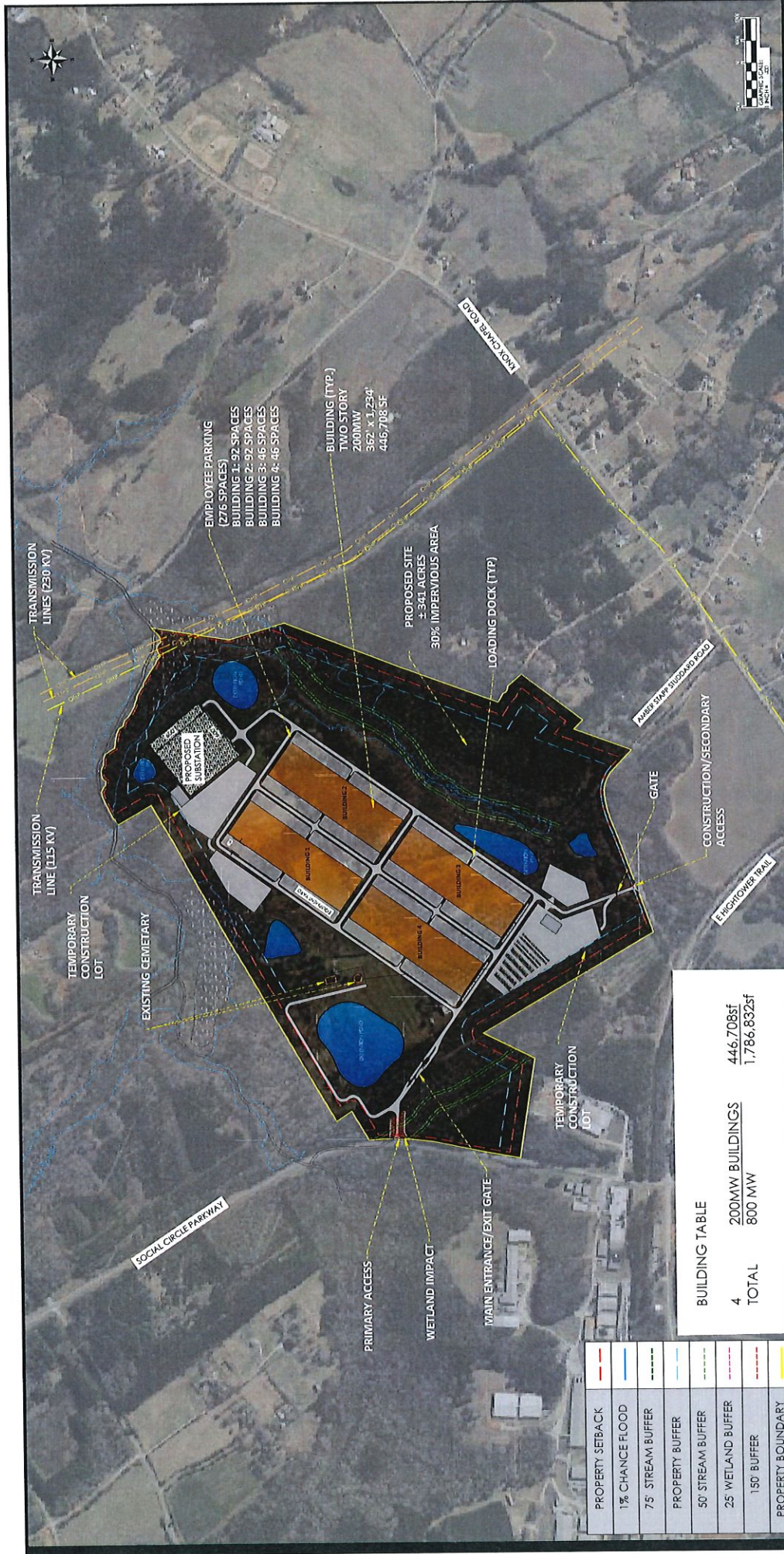
Final Audit Report

2024-11-01

| | |
|-----------------|---|
| Created: | 2024-11-01 |
| By: | Ryan Hughes (ryan@sailfishinvestors.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAASRdJTidLgoy5RzKIFCBWR7ZIPwFRq3Y |

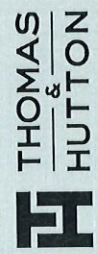
"Authorization Letter_ZMS LLC" History

-  Document created by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-01 - 5:11:36 PM GMT
-  Document emailed to Aziz Dhanani (aziz@premierpetroleum.com) for signature
2024-11-01 - 5:11:39 PM GMT
-  Email viewed by Aziz Dhanani (aziz@premierpetroleum.com)
2024-11-01 - 5:45:26 PM GMT
-  Document e-signed by Aziz Dhanani (aziz@premierpetroleum.com)
Signature Date: 2024-11-01 - 5:47:23 PM GMT - Time Source: server
-  Agreement completed.
2024-11-01 - 5:47:23 PM GMT



| | |
|--------------------|-----|
| PROPERTY SETBACK | --- |
| 1% CHANCE FLOOD | --- |
| 75' STREAM BUFFER | --- |
| PROPERTY BUFFER | --- |
| 50' STREAM BUFFER | --- |
| 25' WETLAND BUFFER | --- |
| 150' BUFFER | --- |
| PROPERTY BOUNDARY | --- |

| BUILDING TABLE | |
|----------------|-----------------|
| 4 | 200MW BUILDINGS |
| | 800 MW |
| TOTAL | 446,708sf |
| | 1,786,832sf |



CONCEPTUAL SITE LAYOUT
SOCIAL CIRCLE
 WALTON COUNTY, GA
 OCTOBER 14, 2024



REZONING LETTER OF INTENT

Owner: ZMS, LLC
 2145 Duluth Hwy, Ste A Duluth Georgia, 30097
 678 665 8928

Applicant: Sailfish Investors Acquisitions, LLC
 13280 Machiavelli Way, Palm Beach Gardens, Florida, 33418
 617 240 3700
 Ryan@Sailfishinvestors.com

Project Name: Project Sailfish

Property: Walton County Tax Parcels C15200000001000, C172000000041000,
 C172000000027B00, and C15200010DP consisting of approximately 322
 acres, (collectively, the "Property")

Rezoning Request: Rezoning from Agricultural ("Ag") to Light Industrial ("LI")

Date: November 4, 2024

The Applicant and Owner have a joint proposal to rezone the Property located off Social Circle Bypass and Amber Stapp Studdard Road, from Agricultural (Ag) to Light Industrial ("LI"). The aim is to establish an industrial campus focused on data center facilities and associated public utilities, including electric, water, and sewer services, along with accessory uses.

Specifically, the envisioned Project encompasses the development of a data center and its related infrastructure, such as electric substations, transmission lines, and distribution facilities. The plan also includes public water and sewer utilities, as well as accessory structures. The projected data center space is approximately 4 million square feet, as outlined in the Site Plan.

The Property will be allocated solely for data center and Electric Utility Uses, along with accessory structures essential for their operations. These accessories encompass various components like air handlers, power generators, water cooling, storage facilities, and water storage tanks, among others, necessary to support the primary functions.

The Project is anticipated to create new technical skilled jobs and is expected to have minimal effects on existing infrastructure like schools and parks.

The Applicant will collaborate with either Georgia Power or Walton EMC to develop of an electrical substation and associated equipment within the parcel. The electrical substation and the

associated equipment will be built on approximately 10 acres with plans to enclose these facilities with security fencing and will not add additional access points nor traffic to the site.

The Property currently comprises open farm fields with natural features like wetlands and two ponds located near the northern and southern property boundaries. The Project design aims to preserve the natural topography and vegetation to minimize adverse environmental impacts. Wetlands impacts remain under the nationwide limits established by the Army Corp of Engineers.

It is anticipated that an application for impervious surface ratio variance will be submitted after rezoning approval has been achieved. The current impervious surface ratio maximum is 25%. An impervious surface ratio closer to 30% may be required to support the current site plan.

Access to the site will primarily be from Social Circle Bypass, with a secondary emergency access point located off Amber Stapp Studdard Road. Primary Site access to Social Circle Bypass will be coordinated and permitted through GDOT. Emergency access point driveway at Amber Stapp Studdard Road will be coordinated and permitted through Walton County. The Project's development will involve extending water and sewer services, following guidance received from City of Social Circle Water Authority.

Construction of the Project is expected to occur in phases over several years, with an emphasis on local hiring and collaboration with city and county authorities to address environmental and traffic concerns.

In summary, the proposed Project seeks to transform the Property into a modern data center campus while adhering to zoning regulations and minimizing impacts on the surrounding community and environment.

BK:5180 PG:221-224
Filed and Recorded
Jul-22-2022 12:00 AM
DOC# 2022 - 011457
Real Estate Transfer Tax
Paid: \$ 0.00
1472022003644
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 1433177263

Walton County Tax Parcel No.: (i) SC220-00000-009-A00;
(ii) C1520-00000-001-00;
(iii) C1520-00000-001-0DP;
(iv) C1720-00000-027-B00; and
(v) C1720-00000-041-000.

STATE OF GEORGIA
COUNTY OF GWINNETT

Please Return to: Mills & Hoopes, LLC
1550 North Brown Rd, Ste. 130
Lawrenceville, Georgia 30043

LIMITED WARRANTY DEED

THIS INDENTURE is made effective the 30th day of June, 2022, by and between CUMMING INVESTMENTS INC., a Georgia corporation (hereinafter referred to as the "Grantor"), and ZMS, LLC, a Georgia limited liability company (hereinafter referred to as the "Grantee").

WITNESSETH:

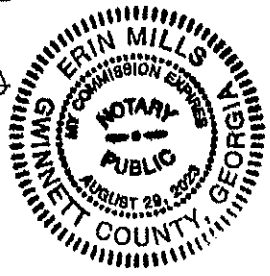
THAT Grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise and convey to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which Grantor has or may have had in and to the 344.24 +/- acres located at 1599, 1677, and 1705 Amber Stapp Studdard Road, Social Circle, Georgia 30025 (the "Property"), being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property together with all singular rights, members and appurtenances thereof, unto the Grantee, its successors and assigns, IN FEE SIMPLE, and Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness
[Signature]
Notary Public



GRANTOR:
CUMMING INVESTMENTS INC.
[Signature]
By: Aziz Dhanani
Its: CEO
(Corporate Seal)

*Exhibit "A" - Legal description***TRACT 1:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Social Circle, located in Land Lot 69 of the 1st Land District, 418th G.M.D., being designated as "Parcel A-2", containing 22.25 acres, more or less, according to a survey entitled, "Plat for SCRE Holdings, LLC," dated April 7, 1995, prepared by Cranston, Robertson & Whitehurst, P.C., certified by John Thomas Attaway, Georgia Registered Land Surveyor No. 2612. Reference to said survey is hereby made and the same is incorporated herein and attached hereto as Exhibit "A-1" for a more complete description of the property conveyed.

TRACT 2:

ALL THAT TRACT or parcel of land lying and being in Land Lots 47 and 48, 1st Land District, Walton County, Georgia (also being located in Social Circle District, G.M.D. 418) containing 172.556 acres, and more particularly described according to said plat as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at a point in the center of Amber Stapp Studdard Road, a/k/a Old Rutledge Road, (having a 70-foot right of way) located 480 feet northeast as measured along the centerline of said road from its intersection with the centerline of Georgia Railroad; run thence North 31 degrees 16 minutes 00 seconds West 35 feet, more or less, to a point marked by a 1/2" iron pipe set on the northwest line of Amber Stapp Studdard Road, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, run thence North 29 degrees 46 minutes 00 seconds West a distance of 1604.10 feet to a point marked by a 1/2" pipe found; run thence North 59 degrees 48 minutes 00 seconds East 3315.48 feet to a point marked by a 1/2" pipe set; run thence South 30 degrees 23 minutes 45 seconds East 1217.15 feet to a point marked by a 1/2" pipe found; run thence South 59 degrees 78 minutes 70 seconds West 1427.98 feet to a point marked by a 1-1/2" bar found; run thence South 12 degrees 31 minutes 40 seconds East 2455.52 feet to a point marked by a 1/2" pipe set on the northwest right of way line of Amber Stapp Studdard Road; run thence along said right of way line South 72 degrees 26 minutes 30 seconds West 233.71 feet to a point, South 69 degrees 20 minutes 27 seconds West 516.43 feet to a point, and South 69 degrees 58 minutes 00 seconds West 389.70 feet to a point marked by a 1/2" iron pipe set, which is the place or point of beginning.

-Continued-

*Exhibit "A" - Legal description (Continued)***TRACT 3:**

All that tract or parcel of land lying and being in Land Lot 47 of the First Land District, Social Circle G.M.D., No. 418, Walton County, Georgia, being designated as Lot 10 of Hard Labor Creek Farms Division, containing 4.26 acres, more or less, as more particularly shown on plat of survey dated July 15, 1976, certified by W.T. Dunahoo, Ga. R.L.S. No. 1577, which is recorded at Plat Book 19, page 91, Walton County Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

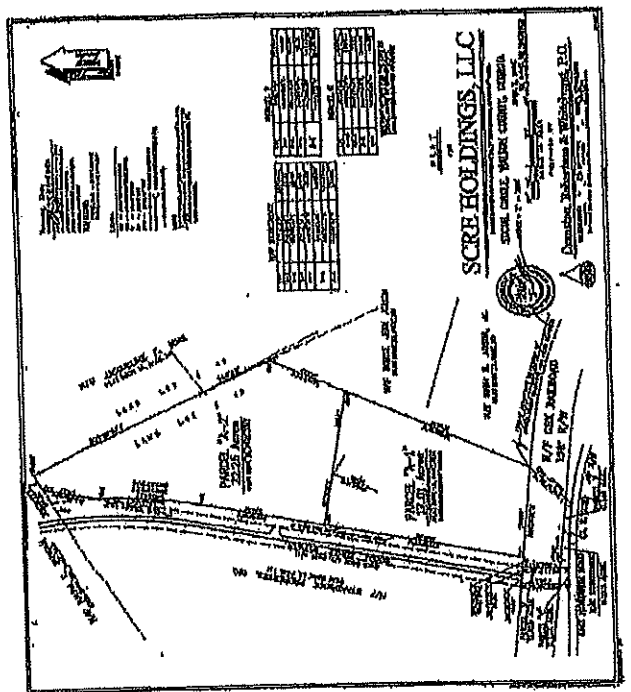
TRACT 4:

ALL THAT TRACT or parcel of land lying and being in Land Lots 39, 47 and 48, 1st Land District, Social Circle G.M.D. 418, Walton County, Georgia, containing 145.020 acres according to a Plat of Survey by Kenneth C. Sims, Georgia Registered Land Surveyor No. 1763, dated November 7, 1996, and more particularly described as follows:

BEGINNING at a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48 of the 1st Land District, Walton County, Georgia; run thence along the line of property now or formerly owned by Hard Labor Creek Farms South 20 degrees 47 minutes 00 seconds West 2309.20 feet to a point on the northeast right of way line of Amber Stapp Studdard Road (70-foot right of way); run thence along said right of way line North 47 degrees 27 minutes 00 seconds West 281.17 feet to a point, North 64 degrees 36 minutes 48 seconds West 106.48 feet to a point, North 86 degrees 12 minutes 30 seconds West 97.58 feet to a point, and South 77 degrees 14 minutes 45 seconds West 184.14 feet to an iron pin set; thence leaving said right of way line, run North 12 degrees 31 minutes 40 seconds West 2455.52 feet to a point marked by an iron pin found; run thence North 59 degrees 18 minutes 10 seconds East 1427.98 feet to a point marked by an iron pin found; run thence North 30 degrees 23 minutes 45 seconds West 1217.15 feet to a point; run thence North 30 degrees 23 minutes 45 seconds West 318.00 feet to a point; run thence North 00 degrees 34 minutes 48 seconds East 81.90 feet, more or less, to a point; thence North 00 degrees 34 minutes 48 seconds East 57.00 feet, more or less, to a point located in the center line of a creek (said point being herein designated Point "A"); thence in a northeasterly, southeasterly, easterly and northeasterly direction along the centerline of said creek a distance of 1789.8 feet, more or less to a point (said point being herein designated Point "B") (the distance between Point A and Point B being described for survey purposes only by a traverse line having a point of beginning located North 00 degrees 30 minutes West 39.9 feet from Point A and having the following courses and distances: North 57 degrees 39 minutes 10 seconds East 236.00 feet to a point; North 87 degrees 50 minutes 00 seconds East 288.00 feet to a point; South 75 degrees 41 minutes 00 seconds East 135.00 feet to a point; South 51 degrees 24 minutes 00 seconds East 150.00 feet to a point; South 72 degrees 51 minutes 00 seconds East 124.00 feet to a point; South 60 degrees 40 minutes 00 seconds East 564.00 feet to a point; South 90 degrees 01 minutes 00 seconds East 154.20 feet to a point; due East 100.00 feet to a point, and North 65 degrees 00 minutes 00 seconds East 70.00 feet to a point in the center of a branch; run thence along the center line of said branch 1209.90 feet, more or less (said distance being described for survey purposes by a 1209.90 foot chord bearing South 13 degrees 30 minutes 00 seconds East and having as its end point an iron pin set South 20 degrees 47 minutes West 10.00 feet from the centerline of said branch; run thence South 20 degrees 47 minutes 00 seconds West 1122.00 feet to a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING.

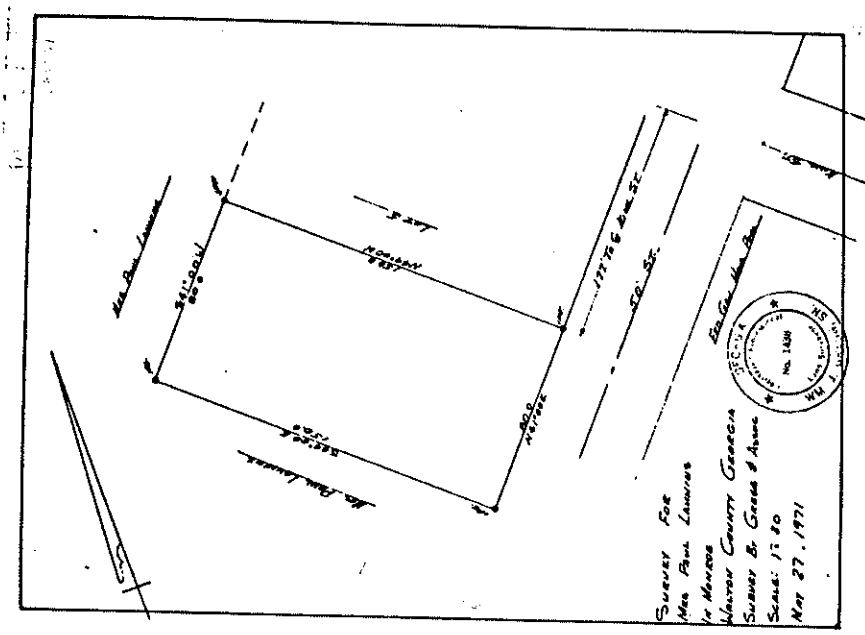
-Continued-

Exhibit "A-1"

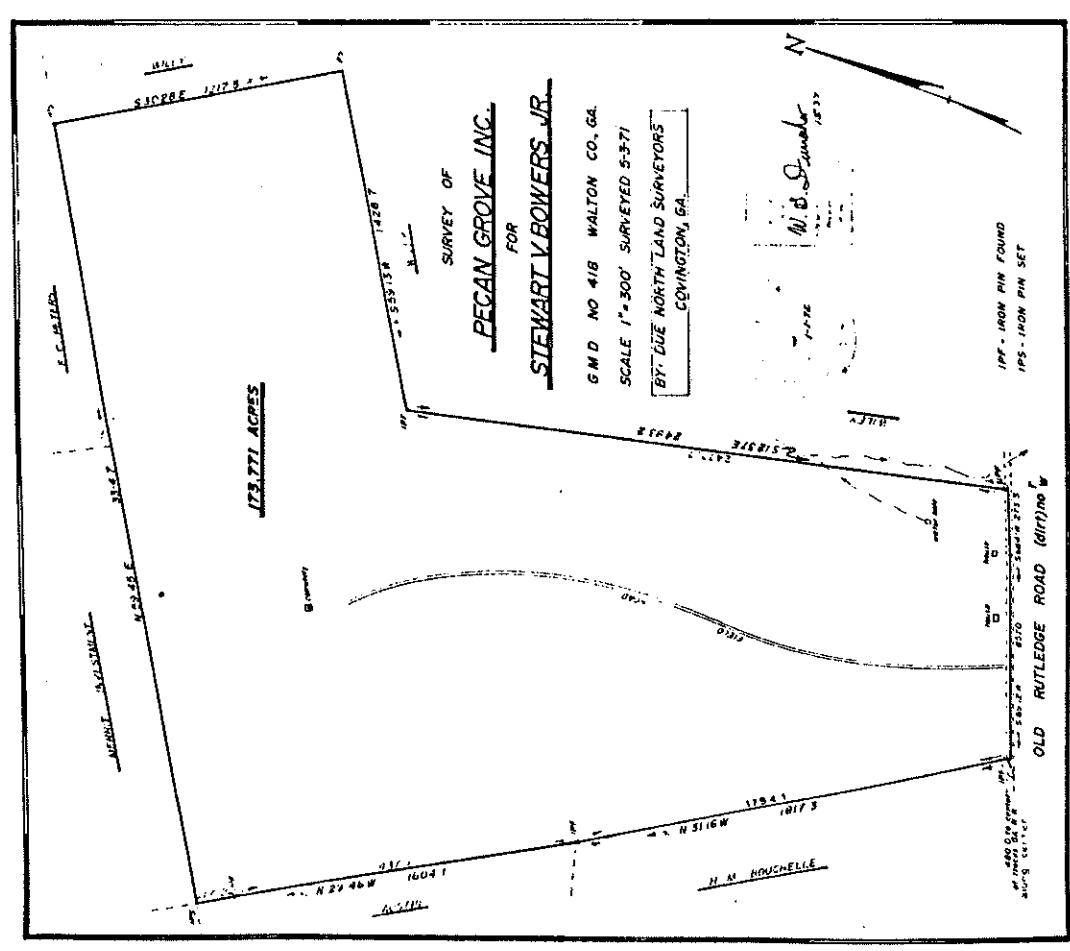


[Handwritten signature or initials]

31

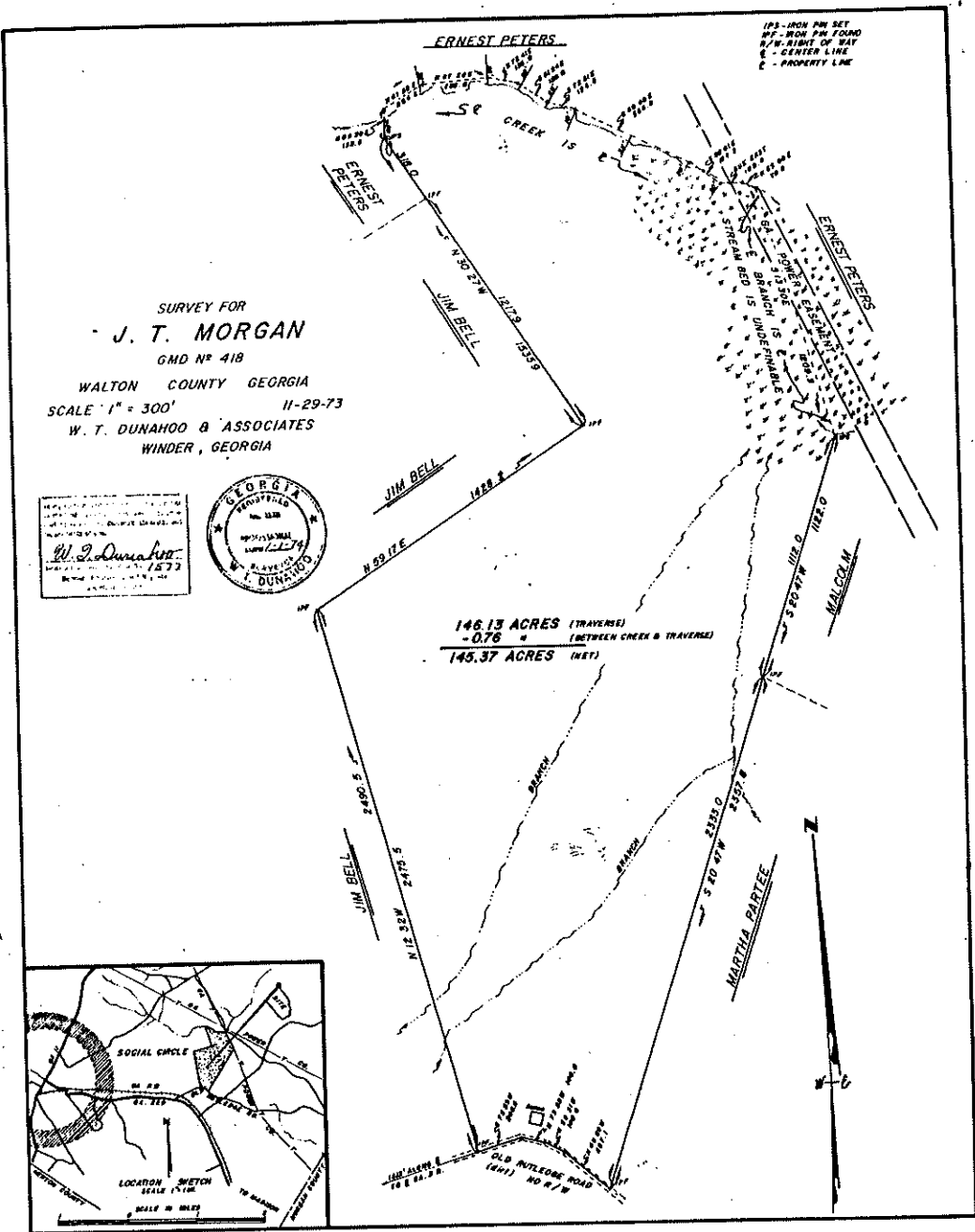


*Right of way to Green & Anne
Spaulding's Survey*

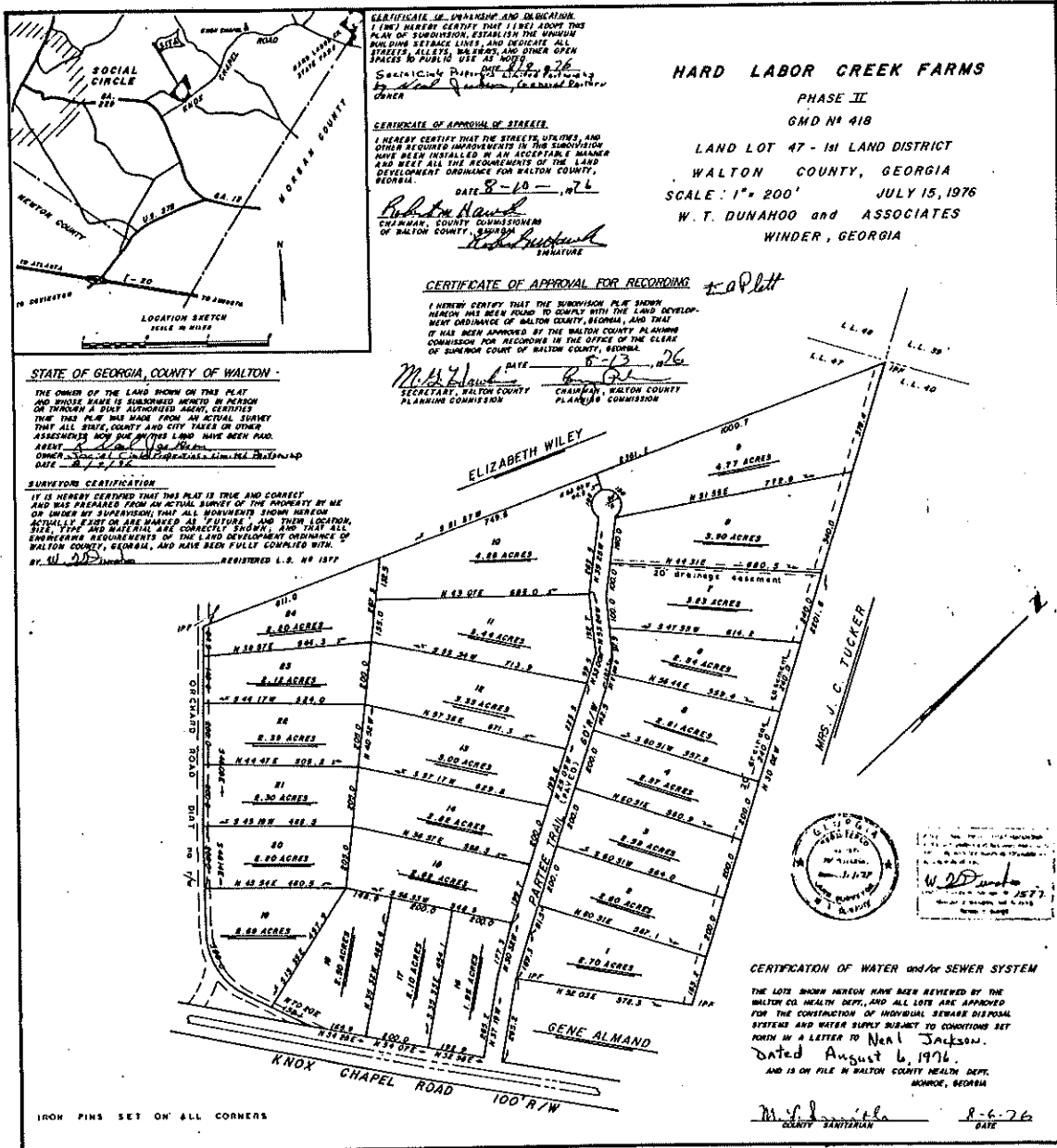


*James S. Swisher
June 1971*

194



191



HARD LABOR CREEK FARMS

PHASE II
GMD # 418

LAND LOT 47 - 1st LAND DISTRICT
WALTON COUNTY, GEORGIA
SCALE: 1" = 200' JULY 15, 1976
W. T. DUNAHOO and ASSOCIATES
WINDER, GEORGIA

CERTIFICATE OF APPROVAL OF STAKERS
I HEREBY CERTIFY THAT THE STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS IN THE SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND MEET ALL THE REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE FOR WALTON COUNTY, GEORGIA.
DATE: 8-10-76
Robert H. Hawk
CHAIRMAN, COUNTY COMMISSIONERS OF WALTON COUNTY, GEORGIA

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE WALTON COUNTY PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.
DATE: 8-13-76
M. J. G. Tucker
SECRETARY, WALTON COUNTY PLANNING COMMISSION

STATE OF GEORGIA, COUNTY OF WALTON

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBMITTED HEREIN IN PERSON OR THROUGH A STATE AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY THAT ALL STATE, COUNTY AND CITY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.
AGENT: M. J. G. TUCKER
OWNER: W. T. DUNAHOO & ASSOCIATES
DATE: 8/13/76

SURVEYORS CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MOVEMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE' AND THEIR LOCATION, SIZE, TIME AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERS REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND HAVE BEEN FULLY COMPLIED WITH.
BY: M. J. G. TUCKER REGISTERED L.S. NO. 1577

CERTIFICATION OF WATER and/or SEWER SYSTEM

THE LOTS SHOWN HEREON HAVE BEEN REVIEWED BY THE WALTON CO. HEALTH DEPT. AND ALL LOTS ARE APPROVED FOR THE CONSTRUCTION OF INDIVIDUAL SEWER DISPOSAL SYSTEMS AND WATER SUPPLY SYSTEMS TO CONDITIONS SET FORTH IN A LETTER TO Neal Jackson, Dated August 6, 1976, AND IS ON FILE IN WALTON COUNTY HEALTH DEPT. MONROE, GEORGIA.
M. J. G. Tucker
COUNTY SANITARIAN
8-6-76
DATE

RECORDED ON 11/16/76
James S. Baker
CLERK OF SUPERIOR COURT

Summary

Parcel Number C1520001
 Location Address 1705 AMBER STAPP STUDDARD RD
 Legal Description 125.09AC
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A1 WP2
 Tax District Walton County (District 04)
 Millage Rate 33.44
 Acres 125.09
 Neighborhood RURAL AREA 4-04000 (04000)
 Homestead Exemption No (S0)
 Landlot/District 48 / 1



[View Map](#)

Owner

[ZMS LLC](#)
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

[Skip to main content](#)
Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|-------------|--------------------|-------------------|-------|
| RUR | Open | Rural | 1 | 2 |
| RUR | Open | Rural | 2 | 17.36 |
| RUR | Woodland | Rural | 5 | 34.38 |
| RUR | Woodland | Rural | 7 | 29.14 |
| RUR | Open | Rural | 4 | 2.53 |
| RUR | Open | Rural | 5 | 16.06 |
| RUR | Open | Rural | 6 | 14.94 |
| RUR | Open | Rural | 8 | 8.68 |

Residential Improvement Information

Style Single Family
 Heated Square Feet 3928
 Exterior Walls Stone
 Foundation Masonry
 Basement Square Feet 1058 Unfinished
 Year Built 1974
 Roof Type Composite Shingle
 Heating Type Central Heat/ AC
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Value \$184,300
 Fireplaces/Appliances Standard Fireplace 3
 House Address 1705 AMBER STAPP STUDDARD RD

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|--------------|------------|------------------|-----------------|----------|
| Barn-Economy | 2003 | 70x100 / 0 | 1 | \$28,400 |
| Shed | 2003 | 25x100 / 0 | 1 | \$5,800 |
| SV/BLDG | 1900 | 1x900 / 0 | 1 | \$190 |
| SV/BLDG | 1900 | 1x1370 / 0 | 1 | \$290 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|-----------|------------------|------------------|--------------|------------------------|-------------------------|-------------------------|
| 6/30/2022 | 5180 221 | 016 031 | \$0 | Related Indlv/Corps | CUMMING INVESTMENTS INC | ZMS LLC |
| 6/30/2022 | 5180 216 | 016 031 | \$13,000,000 | Multi-Parcel Sale | BRITT DARRON P | CUMMING INVESTMENTS INC |
| 6/3/2005 | 2218 014 | 016 031 | \$0 | Unqualified - Improved | WILLIAMS MICHAEL D | BRITT DARRON P |
| 12/6/1996 | 701 494 | 016 031 | \$0 | Fair Market - Improved | NIMS JACQUELINE F | WILLIAMS MICHAEL D |
| | 217 553 | 016 031 | \$0 | Unqualified Sale | | NIMS JACQUELINE F |

Valuation

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--|-------------|-------------|-------------|------------------|------------------|
| Previous Value | \$1,153,380 | \$1,021,180 | \$825,980 | \$932,880 | \$879,080 |
| Land Value | \$988,400 | \$939,200 | \$878,600 | \$683,400 | \$592,700 |
| + Improvement Value | \$184,300 | \$179,500 | \$107,900 | \$107,900 | \$305,500 |
| + Accessory Value | \$34,680 | \$34,680 | \$34,680 | \$34,680 | \$34,680 |
| = Current Value | \$1,207,380 | \$1,153,380 | \$1,021,180 | \$825,980 | \$932,880 |
| 10 Year Land Covenant (Agreement Year / Value) | | | | 2018 / \$112,005 | 2018 / \$108,818 |

Photos



Sketches

Walton County, GA

Summary

Parcel Number C1720027B00
 Location Address PARTEE TRL
 Legal Description 4.26AC
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A1 WP2
 Tax District Walton County (District 04)
 Millage Rate 33.44
 Acres 4.26
 Neighborhood RURAL AREA 4-04000 (04000)
 Homestead Exemption No (S0)
 Landlot/District 47 / 1

[View Map](#)

Owner

[ZMS LLC](#)
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|----------------|--------------------|-------------------|-------|
| RUR | Rural Sm Tract | Rural | 1 | 4.26 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|------------|------------------|------------------|--------------|----------------------|-------------------------|-------------------------|
| 6/30/2022 | 5180 221 | 019 091 | \$0 | Related Indiv/Corps | CUMMING INVESTMENTS INC | ZMS LLC |
| 6/30/2022 | 5180 216 | 019 091 | \$13,000,000 | Multi-Parcel Sale | BRITT DARRON P | CUMMING INVESTMENTS INC |
| 12/16/1998 | 914 443 | 019 091 | \$25,000 | Land Market - Vacant | HAMES CLAUDE D JR ETAL | BRITT DARRON P |

Valuation

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|---------------------|----------|----------|----------|----------|----------|
| Previous Value | \$92,800 | \$83,200 | \$64,700 | \$56,100 | \$52,100 |
| Land Value | \$97,900 | \$92,800 | \$83,200 | \$64,700 | \$56,100 |
| + Improvement Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Accessory Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Current Value | \$97,900 | \$92,800 | \$83,200 | \$64,700 | \$56,100 |

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Manufactured Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/21/2024, 3:54:10 AM

Contact Us



Skip to main content

Summary

Walton County, GA

Parcel Number: C1720041
 Location Address: 1699 AMBER STAPP STUDDARD RD
 Legal Description: 145.02AC
 (Note: Not to be used on legal documents)
 Class: A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning: A1 WP2
 Tax District: Walton County (District 04)
 Millage Rate: 33.44
 Acres: 145.02
 Neighborhood: RURAL AREA 4-04000 (04000)
 Homestead Exemption: No (S0)
 Landlot/District: 48 / 1

[View Map](#)

Owner

[ZMS LLC](#)
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|-------------|--------------------|-------------------|-------|
| RUR | Open | Rural | 2 | 9.2 |
| RUR | Open | Rural | 4 | 7.44 |
| RUR | Open | Rural | 6 | 11.36 |
| RUR | Woodland | Rural | 2 | 28.52 |
| RUR | Woodland | Rural | 5 | 30.84 |
| RUR | Woodland | Rural | 7 | 57.66 |

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|------------------|------------|------------------|-----------------|-------|
| Utility Building | 1995 | 10x12 / 0 | 1 | \$390 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|------------|------------------|------------------|--------------|----------------------|-------------------------|-------------------------|
| 6/30/2022 | 5180 221 | 017 194 | \$0 | Related Indiv/Corps | CUMMING INVESTMENTS INC | ZMS LLC |
| 6/30/2022 | 5180 216 | 017 194 | \$13,000,000 | Multi-Parcel Sale | BRITT DARRON P | CUMMING INVESTMENTS INC |
| 7/9/1997 | 752 398 | 017 194 | \$105,894 | Land Market - Vacant | GRAYMONT CORPORATION | BRITT DARRON P |
| 11/11/1996 | 698 300 | 017 194 | \$261,036 | Land Market - Vacant | FAIN JOHN M & | GRAYMONT CORPORATION |
| 12/13/1994 | 563 054 | 017 194 | \$0 | Unqualified - Vacant | | FAIN JOHN M & |

Valuation

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--|-------------|-------------|-------------|------------------|------------------|
| Previous Value | \$1,129,490 | \$1,056,690 | \$821,990 | \$712,990 | \$661,890 |
| Land Value | \$1,189,700 | \$1,129,100 | \$1,056,300 | \$821,600 | \$712,600 |
| + Improvement Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Accessory Value | \$390 | \$390 | \$390 | \$390 | \$390 |
| = Current Value | \$1,190,090 | \$1,129,490 | \$1,056,690 | \$821,990 | \$712,990 |
| 10 Year Land Covenant (Agreement Year / Value) | | | | 2018 / \$117,070 | 2018 / \$113,721 |

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Manufactured Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/21/2024, 3:54:10 AM

Contact Us





| | |
|-------------------|---------------------|
| 100 YEAR STORM | [Blue dashed line] |
| WETLAND | [Green dashed line] |
| STREAM | [Blue solid line] |
| PROPERTY BOUNDARY | [Yellow solid line] |



EXISTING SITE RESOURCES MAP
SOCIAL CIRCLE
 WALTON COUNTY, GA
 OCTOBER 24, 2024

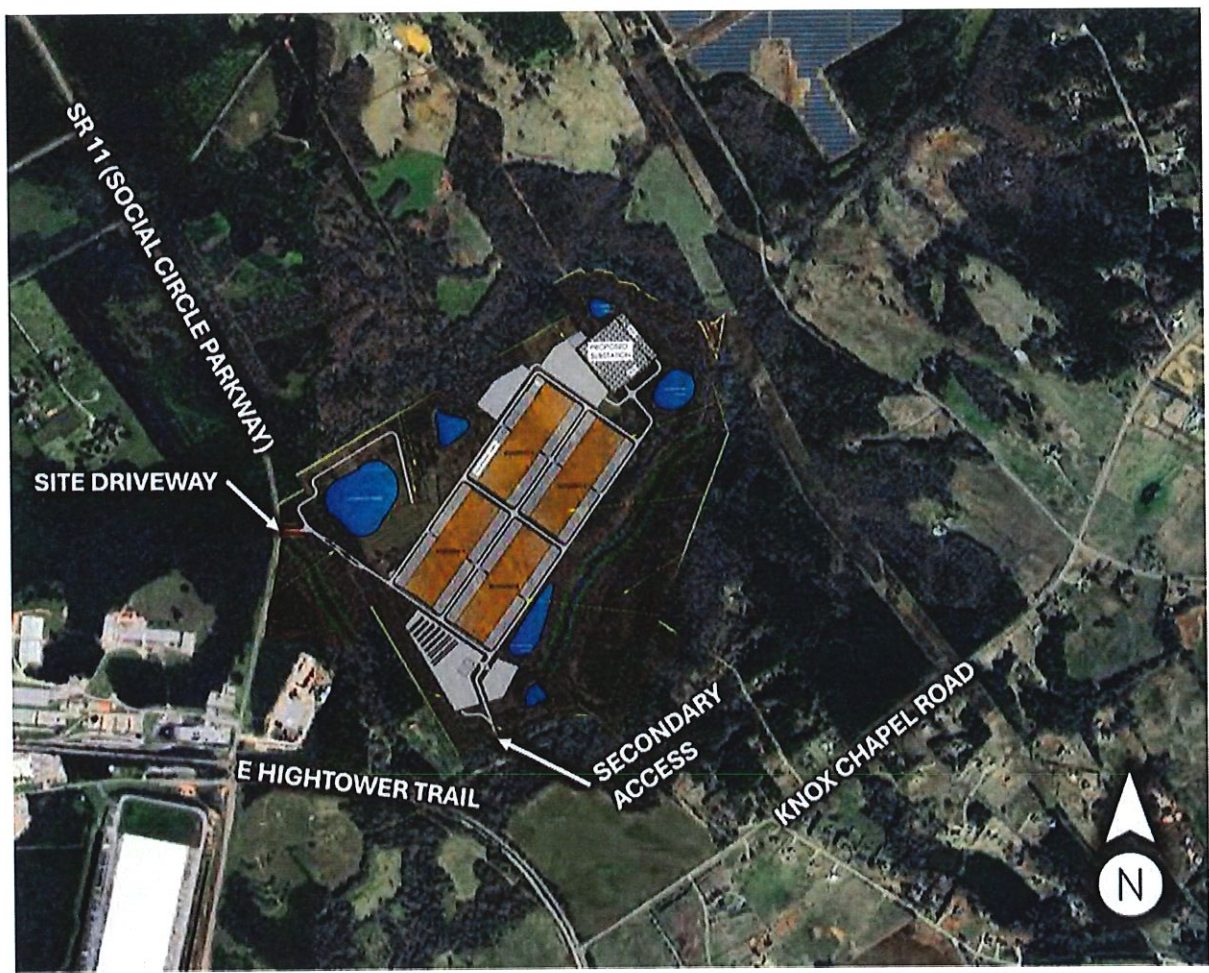




Memorandum

To: Scott Greene, PE.
Thomas & Hutton.
From: Abdul Amer, PE
Date: November 1, 2024
Subject: Trip Generation Memorandum for proposed Data Center on Social Circle Parkway, City of Social Circle, Georgia | A&R 24-218

The purpose of this memorandum is to estimate the trip generation that will result from the proposed Data Center development on SR 11 (Social Circle Parkway), in the City of Social Circle, Georgia. The proposed development will consist of four data center buildings with a combined total of 1,786,832 SF. The proposed development will have one full access driveway on Social Circle Parkway and a secondary access driveway on Amber Strapp Studdard road. The planned location of the development is shown below.





METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the ITE land use category 160 – Data Center.

Land Use: 160 – Data Center: A data center is a free-standing warehouse type of facility that is primarily used for off-site storage of computer systems and associated components including applications and secure data. Some data centers may include maintenance areas and a small office. Data centers may be occupied by single or multiple tenants. Data centers typically have a small number of employees and visitors.

TRIP GENERATION

The projected ITE site-generated volumes for the proposed development are shown in Table 1 below.

| TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT | | | | | | | | |
|--|--------------|--------------|------|-------|--------------|------|-------|---------|
| Land Use | Size | AM Peak Hour | | | PM Peak Hour | | | 24 Hour |
| | | Enter | Exit | Total | Enter | Exit | Total | Two-Way |
| ITE 160 – Data Center | 1,786,832 SF | 125 | 102 | 227 | 57 | 134 | 191 | 1,769 |
| Total Trips | | 125 | 102 | 227 | 57 | 134 | 191 | 1,769 |

Based on the trip generation rates published in the Institute of Transportation Engineers Trip Generation Manual, 11th edition, the proposed data center development will generate 227 new external two-way trips in the AM peak hour, 191 new external two-way trips in the PM peak hour, and 1,769 new external two-way trips in a 24-hour duration.
















Rezone Application

Final Audit Report


2024-11-04

| | |
|-----------------|--|
| Created: | 2024-11-04 |
| By: | Ashley Davis (adavis@socialcirclega.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAADwZUKrn4OMT-jLsFmObLdv_oFerK52XU |


"Rezone Application" History

-  Web Form created by Ashley Davis (adavis@socialcirclega.gov)
2023-07-21 - 12:25:25 PM GMT
-  Ryan Hughes (ryan@sailfishinvestors.com) uploaded the following supporting documents:
 -  Signed Pre-Application Meeting Notes
 -  Property Owner Authorization Letter
 -  Site Plan
 -  Letter of Intent
 -  Typed Legal Metes and Bounds / Recorded Deed
 -  Existing Site Resources Map / Recorded Plat
 -  Traffic Study
-  Web Form filled in by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-04 - 5:00:28 PM GMT
-  Email verification link emailed to Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-04 - 5:00:29 PM GMT
-  Email viewed by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-04 - 5:00:48 PM GMT
-  E-signature verified by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-04 - 5:00:49 PM GMT
-  Document emailed to adavis@scoialcirclega.gov for filling
2024-11-04 - 5:00:51 PM GMT
-  Email sent to adavis@scoialcirclega.gov bounced and could not be delivered
2024-11-04 - 5:00:51 PM GMT



 Ashley Davis (adavis@socialcirclega.gov) replaced form filler adavis@scoialcirclega.gov with Cody Ellis (cellis@socialcirclega.gov)

2024-11-04 - 5:10:38 PM GMT

 Document emailed to Cody Ellis (cellis@socialcirclega.gov) for filling

2024-11-04 - 5:10:38 PM GMT

 Email viewed by Cody Ellis (cellis@socialcirclega.gov)

2024-11-04 - 5:11:08 PM GMT

 Email sent to adavis@scoialcirclega.gov bounced and could not be delivered

2024-11-04 - 5:11:42 PM GMT

 Form filled by Cody Ellis (cellis@socialcirclega.gov)

Form filling Date: 2024-11-04 - 5:32:17 PM GMT - Time Source: server

 Agreement completed.

2024-11-04 - 5:32:17 PM GMT



EXHIBIT

“D”



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

SPECIAL USE APPLICATION

Evidence of a Pre-Application Meeting Schedule a pre-application meeting.



Signed Pre-Application Meeting Notes

Property Owner Authorization



Property Owner Authorization Letter

Site Plan, *if applicable.*



Site Plan

Letter of Intent



Letter of Intent

Typed Legal Metes and Bounds or Recorded Deed



Legal Metes and Bounds / Recorded Deed

Existing Site Resources Map, showing changes in elevation, topographical conditions, and existing structures upon the tract or Recorded Plat



Existing Site Resources Map / Recorded Plat

Traffic Study. *Only for projects with an estimated ADT of 1,000 or more trips as estimated by the area dedicated to each land use.*



Traffic Study

Community Meeting Report, *submitted at least 7 days prior to the first scheduled public hearing and shall include a copy of any mailers sent to the community, if any of the following apply:*

- a. *Request is for a more intensive use and/or zoning district;*
- b. *Request impacts 16 or more single-family residential;*
- c. *Request impacts more than five (5) acres; or*
- d. *As determined necessary by the Community Development Director*



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

APPLICANT INFORMATION

Name: Sailfish Investors Acquisitions LLC (Applicant)

Address: 13280 Machiavelli Way, Palm Beach Gardens, FL 33418

Phone Number: 6172403700 Email: ryan@sailfishinvestors.com

Applicant is the Owner's Agent Property Owner Contract Purchaser

Other: _____

PROPERTY OWNER INFORMATION (if different than the applicant)

Name: ZMS, LLC

Address: 2145 Duluth Highway, Suite A, Duluth, GA 30097

Phone Number: 6786658928 Email: aziz@premierpetroleum.com

Who will be the main point of contact for this application?

Applicant

Property Owner



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

SUBJECT PROPERTY INFORMATION

Location / Address of the Subject Property:

Walton County Tax Parcels C152000000001000, C172000000041000, C172000000027B00, C15200010DP, and SC22000000009A00 consisting of approximately 344 acres

Tax Parcel ID: C152000000001000, C172000000041000, C172000000027B00, C15: Sewage Disposal: Septic Public Sewer

Council District: District 2

Current Zoning District: AG - Agricultural District

Current Future Land Use Character Area: Industrial Character Area

Briefly describe the request:

The Applicant and Owner have a joint proposal to develop the Property located off Social Circle Bypass and Amber Stapp Studdard Road under Light Industrial ("LI") zoning into an applicable special use. The aim is to establish an industrial campus focused on data center facilities and associated public utilities, including electric, water, and sewer services, along with accessory uses.



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

**REVIEW STANDARDS (SECTION 13.7.7 OF THE UNIFIED
DEVELOPMENT CODE)**

Please answer the following questions to the best of your ability.

A. Compatibility

- 1. Is the subject property adequate in shape and size to accommodate the Special Use?

Yes, but a variance on impervious surface ratio is anticipated.

- 2. Are there adequate public facilities available to serve the proposed use, including, but not limited to: water; sanitary sewer; stormwater or drainage facilities; public safety and emergency facilities; roadway capacity; vehicular ingress and egress; or, that the applicant will provide adequately for such services and for placement in an appropriate location?

Data centers do not require significant public service needs outside of electric service which will be provided by either Walton EMC or Georgia Power. It is our understanding that the City is making investments to upgrade water and wastewater infrastructure in this area which could be utilized to provide additional capacity to these parcels.

- 3. Can the specific use standards for the requested Special Use, if any, as provided in Article 3, Use Standards within the Unified Development Code be achieved?

Not applicable.

- 4. Will the requested Special Use result in the destruction, loss, or damage of any feature determined to be natural, cultural, scenic or historic importance?

No.



The City Of

SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

B. Consistency

1. Is the requested Special Use consistent with the intent, goals, strategies, policies, guiding principles and programs of the Comprehensive Plan and other adopted plans?

Yes, a data center is an industrial use. This aligns with the future land use plan because the property is situated in the industrial character area.

2. Is the requested Special Use detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or adjacent uses?

No.



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

This application filed for action by the Planning Commission and Mayor and Council for zoning action requiring a public hearing on property address:

Walton County Tax Parcels C15200000001000, C172000000041000, C172000000027B00, C15200010DP, and SC22000000009A00

The applicant has complied with O.C.G.A. Section 36-67A-1, et. Seq., Conflict of Interest in Zoning Actions, and has been submitted the required information on this form as provided.

All individuals, business entities, or other organizations* having a property or other interest in said property subject of this application are as follows:

Sailfish Investors Acquisitions LLC ("Applicant"); ZMS, LLC ("Owner")

Have you as the applicant, agent for applicant, or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to the City of Social Circle Mayor and Council or the City of Social Circle Planning Commission? Yes No

If YES, please complete the following section (attach additional sheets if necessary):

| Name and Official Position of Government Official | Contributions (List all which aggregate to \$250 or more) | Date of Contribution (within last 2 years) |
|---|---|--|
| | | |
| | | |
| | | |
| | | |

** Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust. While other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church foundation, club, charitable organization, or educational organization.*



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

I do hereby certify that the information provided herein is both complete and accurate to the best of my knowledge. I agree to electronically sign this application.

Ryan Hughes
Ryan Hughes (Nov 4, 2024 12:06 EST)

Nov 4, 2024

Applicant Signature

Date

OFFICE USE ONLY

Case Number: SU-2024-001 Date of Application Review: 11/4/2024

Date of Planning Commission Meeting: 12/19/2024

Date of Mayor and Council Meeting: 01/21/2025

C.E.
C.E.



The City Of
SOCIAL CIRCLE

166 North Cherokee Road · Post Office Box 310 · Social Circle, Georgia 30025
Office: 770-464-2380 · Fax: 770-464-2113

PRE-APPLICATION MEETING NOTES
ZONING APPLICATION

Date of Meeting: 10/31/2024

Applicant Name: Scott Greene

Applicant E-mail: greene.s@tandh.com

Subject Property Address: 0 Social Circle Pkwy

Future Land Use Character Area: Industrial Character Area

Current Zoning: AG - Agricultural District

Will a Special Use be needed? Yes No

Will a Future Land Use Map Amendment be needed? Yes No

If yes, what is the Character Area needed to meet this request? Industrial Character Area

Will a Variance be needed? Yes No

If yes, which Code Section will the applicant need a Variance from? _____

Briefly describe the request:

The applicant would like to annex in the property and rezone for a data center.

Staff Notes:

Recommended rezoning to light industrial with a special use for the data center, and a future land use map amendment because of the annexation. The special use application is separate from the rezone application. THIS WILL SERVE AS THE PRE-APP MEETING NOTES FOR ALL APPLICATIONS.

The undersigned have attended the Pre-Application Meeting to discuss next steps and procedures regarding a zoning application. This signed document shall be included with the zoning application.

Applicant Signature: Scott Greene Date: Oct 31, 2024
Scott Greene (Oct 31, 2024 13:26 EDT)

Staff Signature: Amy Davis Date: Oct 31, 2024

Community Development Director










Pre-Application Meeting Notes - Zoning Application

Final Audit Report

2024-10-31

| | |
|-----------------|--|
| Created: | 2024-10-31 |
| By: | Ashley Davis (adavis@socialcirclega.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAA5U6OTz8XPKPQiYeolfgShAX4IDwsl1La |

"Pre-Application Meeting Notes - Zoning Application" History


-  Document created by Ashley Davis (adavis@socialcirclega.gov)
2024-10-31 - 5:15:14 PM GMT
-  Document emailed to greene.s@tandh.com for signature
2024-10-31 - 5:16:47 PM GMT
-  Email viewed by greene.s@tandh.com
2024-10-31 - 5:17:12 PM GMT
-  Signer greene.s@tandh.com entered name at signing as Scott Greene
2024-10-31 - 5:26:19 PM GMT
-  Document e-signed by Scott Greene (greene.s@tandh.com)
Signature Date: 2024-10-31 - 5:26:21 PM GMT - Time Source: server
-  Document emailed to Ashley Davis (adavis@socialcirclega.gov) for signature
2024-10-31 - 5:26:23 PM GMT
-  Email viewed by Ashley Davis (adavis@socialcirclega.gov)
2024-10-31 - 5:29:55 PM GMT
-  Document e-signed by Ashley Davis (adavis@socialcirclega.gov)
Signature Date: 2024-10-31 - 5:30:06 PM GMT - Time Source: server
-  Agreement completed.
2024-10-31 - 5:30:06 PM GMT



November, 2024

LETTER OF OWNERSHIP GRANTING AUTHORIZATION TO ACT

The undersigned, Aziz Dhanani, being the authorized signatory of ZMS, LLC, owner of premises known as Parcel Numbers C152000000001000, C172000000041000, C172000000027B00, C15200010DP, and SC220009A00 of the County of Walton, State of Georgia, hereby authorize Sailfish Investors Acquisitions, LLC to proceed with rezoning, future land use map amendment application, annexation, and special use application of aforesaid premises.


Aziz Dhanani (Nov 1, 2024 13:17 EDT)

Signature

11/01/24

Date

Member

Address

Sworn to before me this 1 day of November 2024






Authorization Letter_ZMS LLC

Final Audit Report

2024-11-01

| | |
|-----------------|---|
| Created: | 2024-11-01 |
| By: | Ryan Hughes (ryan@sailfishinvestors.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAASRdJTidLgoy5RzKIFCBWR7ZIPwfRq3Y |

"Authorization Letter_ZMS LLC" History

-  Document created by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-01 - 5:11:36 PM GMT
-  Document emailed to Aziz Dhanani (aziz@premierpetroleum.com) for signature
2024-11-01 - 5:11:39 PM GMT
-  Email viewed by Aziz Dhanani (aziz@premierpetroleum.com)
2024-11-01 - 5:45:26 PM GMT
-  Document e-signed by Aziz Dhanani (aziz@premierpetroleum.com)
Signature Date: 2024-11-01 - 5:47:23 PM GMT - Time Source: server
-  Agreement completed.
2024-11-01 - 5:47:23 PM GMT



BUILDING TABLE

| | | |
|-------|-----------------|-------------|
| 4 | 200MW BUILDINGS | 446,708sf |
| TOTAL | 800 MW | 1,786,832sf |

| | | | | | | | |
|------------------|-----------------|-------------------|-----------------|-------------------|--------------------|-------------|-------------------|
| PROPERTY SETBACK | 1% CHANCE FLOOD | 75' STREAM BUFFER | PROPERTY BUFFER | 50' STREAM BUFFER | 25' WETLAND BUFFER | 150' BUFFER | PROPERTY BOUNDARY |
|------------------|-----------------|-------------------|-----------------|-------------------|--------------------|-------------|-------------------|



CONCEPTUAL SITE LAYOUT
SOCIAL CIRCLE
 WALTON COUNTY, GA
 OCTOBER 14, 2024



SPECIAL USE LETTER OF INTENT

Owner: ZMS, LLC
 2145 Duluth Hwy, Ste A Duluth Georgia, 30097
 678 665 8928

Applicant: Sailfish Investors Acquisitions, LLC
 13280 Machiavelli Way, Palm Beach Gardens, Florida, 33418
 617 240 3700
Ryan@Sailfishinvestors.com

Project Name: Project Sailfish

Property: Walton County Tax Parcels C15200000001000, C172000000041000, C172000000027B00, C15200010DP, and SC22000000009A00 consisting of approximately 344 acres, (collectively, the "Property")

Special Use Request: Data Center - Light Industrial Zone

Date: November 4, 2024

The Applicant and Owner have a joint proposal to develop the Property located off Social Circle Bypass and Amber Stapp Studdard Road under Light Industrial ("LI") zoning into an applicable special use. The aim is to establish an industrial campus focused on data center facilities and associated public utilities, including electric, water, and sewer services, along with accessory uses.

Specifically, the envisioned Project encompasses the development of a data center and its related infrastructure, such as electric substations, transmission lines, and distribution facilities. The plan also includes public water and sewer utilities, as well as accessory structures. The projected data center space is approximately 4 million square feet, as outlined in the Site Plan.

The Property will be allocated solely for data center and Electric Utility Uses, along with accessory structures essential for their operations. These accessories encompass various components like air handlers, power generators, water cooling, storage facilities, and water storage tanks, among others, necessary to support the primary functions.

The Project is anticipated to create new technical skilled jobs and is expected to have minimal effects on existing infrastructure like schools and parks.

The Applicant will collaborate with either Georgia Power or Walton EMC to develop of an electrical substation and associated equipment within the parcel. The electrical substation and the associated equipment will be built on approximately 10 acres with plans to enclose these facilities with security fencing and will not add additional access points nor traffic to the site.

The Property currently comprises open farm fields with natural features like wetlands and two ponds located near the northern and southern property boundaries. The Project design aims to preserve the natural topography and vegetation to minimize adverse environmental impacts. Wetlands impacts remain under the nationwide limits established by the Army Corp of Engineers.

It is anticipated that an application for impervious surface ratio variance will be submitted after rezoning approval has been achieved. The current impervious surface ratio maximum is 25%. An impervious surface ratio closer to 30% may be required to support the current site plan.

Access to the site will primarily be from Social Circle Bypass, with a secondary emergency access point located off Amber Stapp Studdard Road. Primary Site access to Social Circle Bypass will be coordinated and permitted through GDOT. Emergency access point driveway at Amber Stapp Studdard Road will be coordinated and permitted through Walton County. The Project's development will involve extending water and sewer services, following guidance received from City of Social Circle Water Authority.

Construction of the Project is expected to occur in phases over several years, with an emphasis on local hiring and collaboration with city and county authorities to address environmental and traffic concerns.

In summary, the proposed Project seeks to transform the Property into a modern data center campus while adhering to zoning regulations and minimizing impacts on the surrounding community and environment.

BK:5180 PG:221-224
Filed and Recorded
Jul-22-2022 12:00 AM
DOC# 2022 - 011457
Real Estate Transfer Tax
Paid: \$ 0.00
1472022003644
KAREN P. DAVID
CLERK OF SUPERIOR COURT
WALTON COUNTY, GA
Participant ID: 1433177263

Walton County Tax Parcel No.: (i) SC220-00000-009-A00;
(ii) C1520-00000-001-00;
(iii) C1520-00000-001-0DP;
(iv) C1720-00000-027-B00; and
(v) C1720-00000-041-000.

STATE OF GEORGIA
COUNTY OF GWINNETT

Please Return to: Mills & Hoopes, LLC
1550 North Brown Rd, Ste. 130
Lawrenceville, Georgia 30043

LIMITED WARRANTY DEED

THIS INDENTURE is made effective the 30th day of June, 2022, by and between CUMMING INVESTMENTS INC., a Georgia corporation (hereinafter referred to as the "Grantor"), and ZMS, LLC, a Georgia limited liability company (hereinafter referred to as the "Grantee").

WITNESSETH:

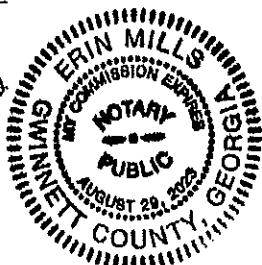
THAT Grantor for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise and convey to Grantee, its successors and assigns, all the right, title, interest, claim, or demand which Grantor has or may have had in and to the 344.24 +/- acres located at 1599, 1677, and 1705 Amber Stapp Studdard Road, Social Circle, Georgia 30025 (the "Property"), being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property together with all singular rights, members and appurtenances thereof, unto the Grantee, its successors and assigns, IN FEE SIMPLE, and Grantor will warrant and defend the right and title to the Property unto Grantee against the lawful claims of all persons by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness
Erin Mills
Notary Public



GRANTOR:
CUMMING INVESTMENTS INC.

Aziz Dhanani
By: Aziz Dhanani
Its: CEO

(Corporate Seal)

*Exhibit "A" - Legal description***TRACT 1:**

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the State of Georgia, County of Walton, City of Social Circle, located in Land Lot 69 of the 1st Land District, 418th G.M.D., being designated as "Parcel A-2", containing 22.25 acres, more or less, according to a survey entitled, "Plat for SCRE Holdings, LLC," dated April 7, 1995, prepared by Cranston, Robertson & Whitehurst, P.C., certified by John Thomas Attaway, Georgia Registered Land Surveyor No. 2612. Reference to said survey is hereby made and the same is incorporated herein and attached hereto as Exhibit "A-1" for a more complete description of the property conveyed.

TRACT 2:

ALL THAT TRACT or parcel of land lying and being in Land Lots 47 and 48, 1st Land District, Walton County, Georgia (also being located in Social Circle District, G.M.D. 418) containing 172.556 acres, and more particularly described according to said plat as follows:

TO LOCATE THE TRUE PLACE OR POINT OF BEGINNING, begin at a point in the center of Amber Stapp Studdard Road, a/k/a Old Rutledge Road, (having a 70-foot right of way) located 480 feet northeast as measured along the centerline of said road from its intersection with the centerline of Georgia Railroad; run thence North 31 degrees 16 minutes 00 seconds West 35 feet, more or less, to a point marked by a 1/2" iron pipe set on the northwest line of Amber Stapp Studdard Road, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING; from said beginning point as thus established, run thence North 29 degrees 46 minutes 00 seconds West a distance of 1604.10 feet to a point marked by a 1/2" pipe found; run thence North 59 degrees 45 minutes 00 seconds East 3315.48 feet to a point marked by a 1/2" pipe set; run thence South 30 degrees 23 minutes 45 seconds East 1217.15 feet to a point marked by a 1/2" pipe found; run thence South 59 degrees 78 minutes 70 seconds West 1427.98 feet to a point marked by a 1-1/2" bar found; run thence South 12 degrees 31 minutes 40 seconds East 2455.52 feet to a point marked by a 1/2" pipe set on the northwest right of way line of Amber Stapp Studdard Road; run thence along said right of way line South 72 degrees 26 minutes 30 seconds West 233.71 feet to a point, South 69 degrees 20 minutes 27 seconds West 516.43 feet to a point, and South 69 degrees 58 minutes 00 seconds West 389.70 feet to a point marked by a 1/2" iron pipe set, which is the place or point of beginning.

-Continued-

*Exhibit "A" - Legal description (Continued)***TRACT 3:**

All that tract or parcel of land lying and being in Land Lot 47 of the First Land District, Social Circle G.M.D., No. 418, Walton County, Georgia, being designated as Lot 10 of Hard Labor Creek Farms Division, containing 4.26 acres, more or less, as more particularly shown on plat of survey dated July 15, 1976, certified by W.T. Dunahoo, Ga. R.L.S. No. 1577, which is recorded at Plat Book 19, page 91, Walton County Records. Said plat of survey and the record thereof are incorporated herein by reference for a more complete description of the subject property.

TRACT 4:

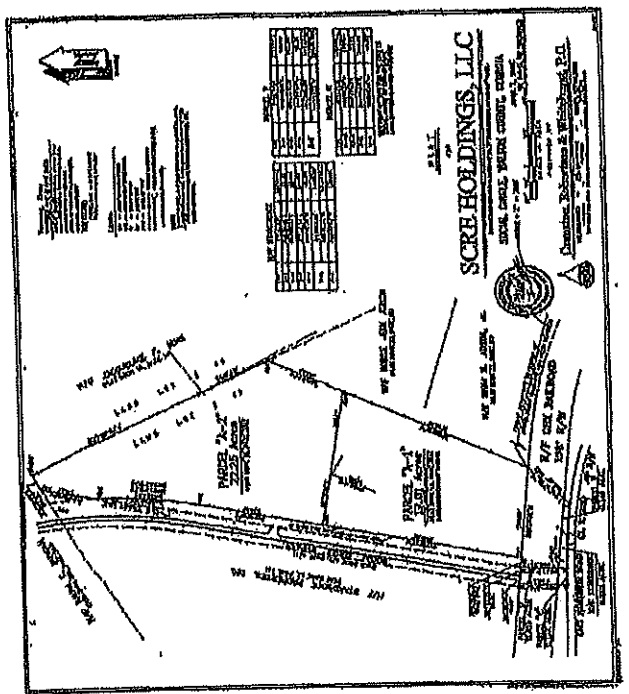
ALL THAT TRACT or parcel of land lying and being in Land Lots 39, 47 and 48, 1st Land District, Social Circle G.M.D. 418, Walton County, Georgia, containing 145.020 acres according to a Plat of Survey by Kenneth C. Sims, Georgia Registered Land Surveyor No. 1763, dated November 7, 1996, and more particularly described as follows:

BEGINNING at a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48 of the 1st Land District, Walton County, Georgia; run thence along the line of property now or formerly owned by Hard Labor Creek Farms South 20 degrees 47 minutes 00 seconds West 2309.20 feet to a point on the northeast right of way line of Amber Stapp Studdard Road (70-foot right of way); run thence along said right of way line North 47 degrees 27 minutes 00 seconds West 281.17 feet to a point, North 64 degrees 36 minutes 48 seconds West 106.48 feet to a point, North 86 degrees 12 minutes 30 seconds West 97.58 feet to a point, and South 77 degrees 14 minutes 45 seconds West 184.14 feet to an iron pin set; thence leaving said right of way line, run North 12 degrees 31 minutes 40 seconds West 2455.52 feet to a point marked by an iron pin found; run thence North 59 degrees 18 minutes 10 seconds East 1427.98 feet to a point marked by an iron pin found; run thence North 30 degrees 23 minutes 45 seconds West 1217.15 feet to a point; run thence North 30 degrees 23 minutes 45 seconds West 318.00 feet to a point; run thence North 00 degrees 34 minutes 48 seconds East 81.90 feet, more or less, to a point; thence North 00 degrees 34 minutes 48 seconds East 57.00 feet, more or less, to a point located in the center line of a creek (said point being herein designated Point "A"); thence in a northeasterly, southeasterly, easterly and northeasterly direction along the centerline of said creek a distance of 1789.8 feet, more or less to a point (said point being herein designated Point "B") (the distance between Point A and Point B being described for survey purposes only by a traverse line having a point of beginning located North 00 degrees 30 minutes West 39.9 feet from Point A and having the following courses and distances: North 57 degrees 33 minutes 10 seconds East 236.00 feet to a point; North 87 degrees 50 minutes 00 seconds East 288.00 feet to a point; South 75 degrees 41 minutes 00 seconds East 135.00 feet to a point; South 51 degrees 24 minutes 00 seconds East 150.00 feet to a point; South 72 degrees 51 minutes 00 seconds East 124.00 feet to a point; South 60 degrees 40 minutes 00 seconds East 564.00 feet to a point; South 30 degrees 01 minutes 00 seconds East 154.20 feet to a point; due East 100.00 feet to a point, and North 65 degrees 00 minutes 00 seconds East 70.00 feet to a point in the center of a branch; run thence along the center line of said branch 1209.90 feet, more or less (said distance being described for survey purposes by a 1209.90 foot chord bearing South 13 degrees 30 minutes 00 seconds East and having as its end point an iron pin set South 20 degrees 47 minutes West 10.00 feet from the centerline of said branch; run thence South 20 degrees 47 minutes 00 seconds West 1122.00 feet to a point marked by an iron pin found at the original corner common to Land Lots 39, 40, 47 and 48, WHICH IS THE TRUE PLACE OR POINT OF BEGINNING.

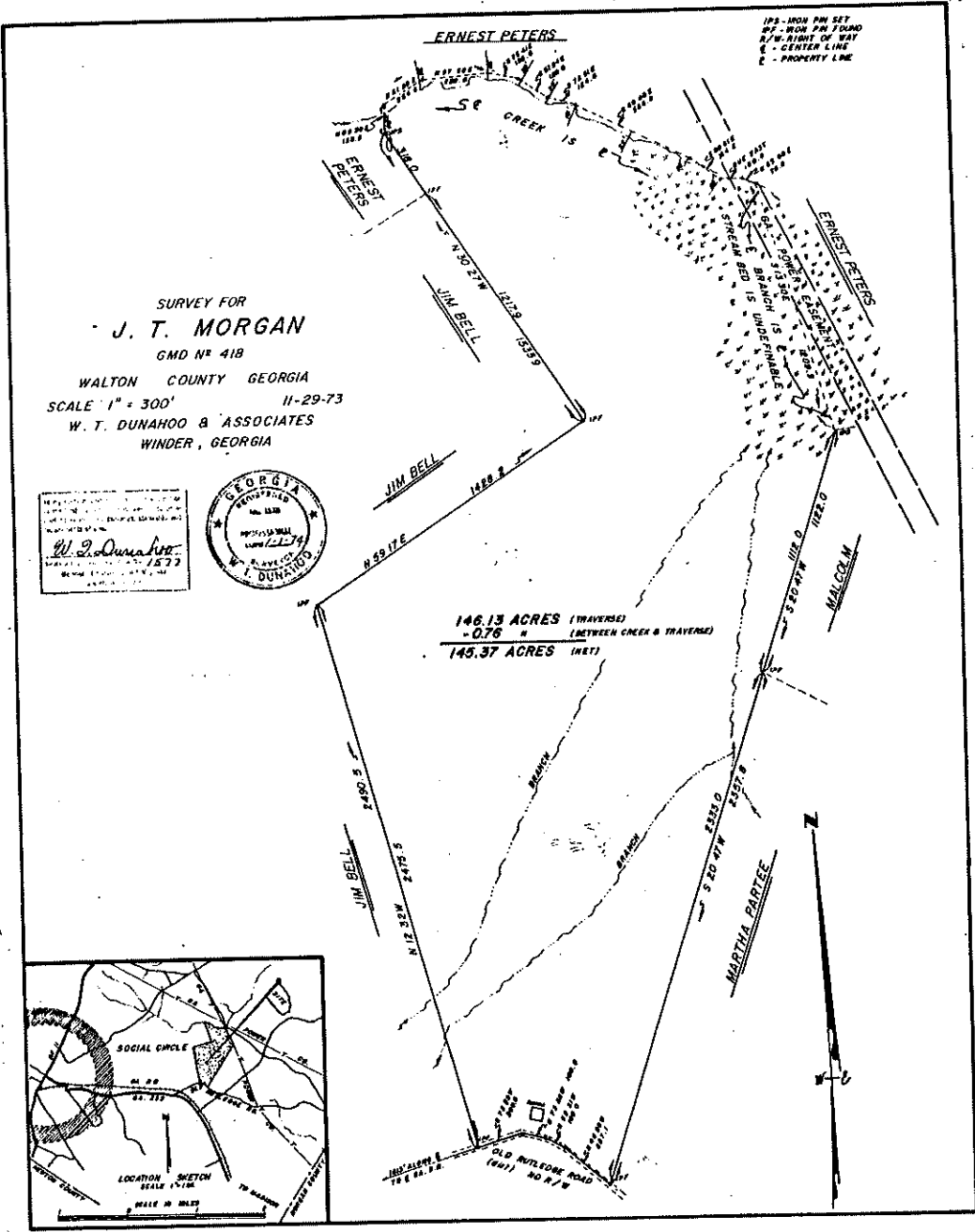
-Continued-



Exhibit "A-1"



[Handwritten signature]



STATE OF GEORGIA, COUNTY OF WALTON

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREIN IN PERSON OR THROUGH A duly authorized agent, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY THAT ALL STATE, COUNTY AND CITY TAXES OR OTHER ASSESSMENTS NOW DUE ON THE LAND HAVE BEEN PAID.

OWNER: Elizabeth Wiley
DATE: 8-13-76

SURVEYORS CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOW HEREON ACTUALLY EXIST OR ARE MARKED AS FUTURE; AND THAT ALL ENGINEERING REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND HAVE BEEN FULLY COMPLIED WITH.

BY W. J. Tucker REGISTERED L.S. NO. 1877

CERTIFICATE OF APPROVAL AND REGISTRATION

I HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACK LIMITS AND RESERVE ALL STREETS, ALLEYS, WALKWAYS, AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED.

DATE: 8-13-76
Robert M. Hauld
CHIEF ENGINEER, WALTON COUNTY PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT THE STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS IN THE SUBDIVISION HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND MEET ALL THE REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE FOR WALTON COUNTY, GEORGIA.

DATE: 8-13-76
Robert M. Hauld
CHIEF ENGINEER, WALTON COUNTY PLANNING COMMISSION

CERTIFICATE OF APPROVAL FOR RECORDING

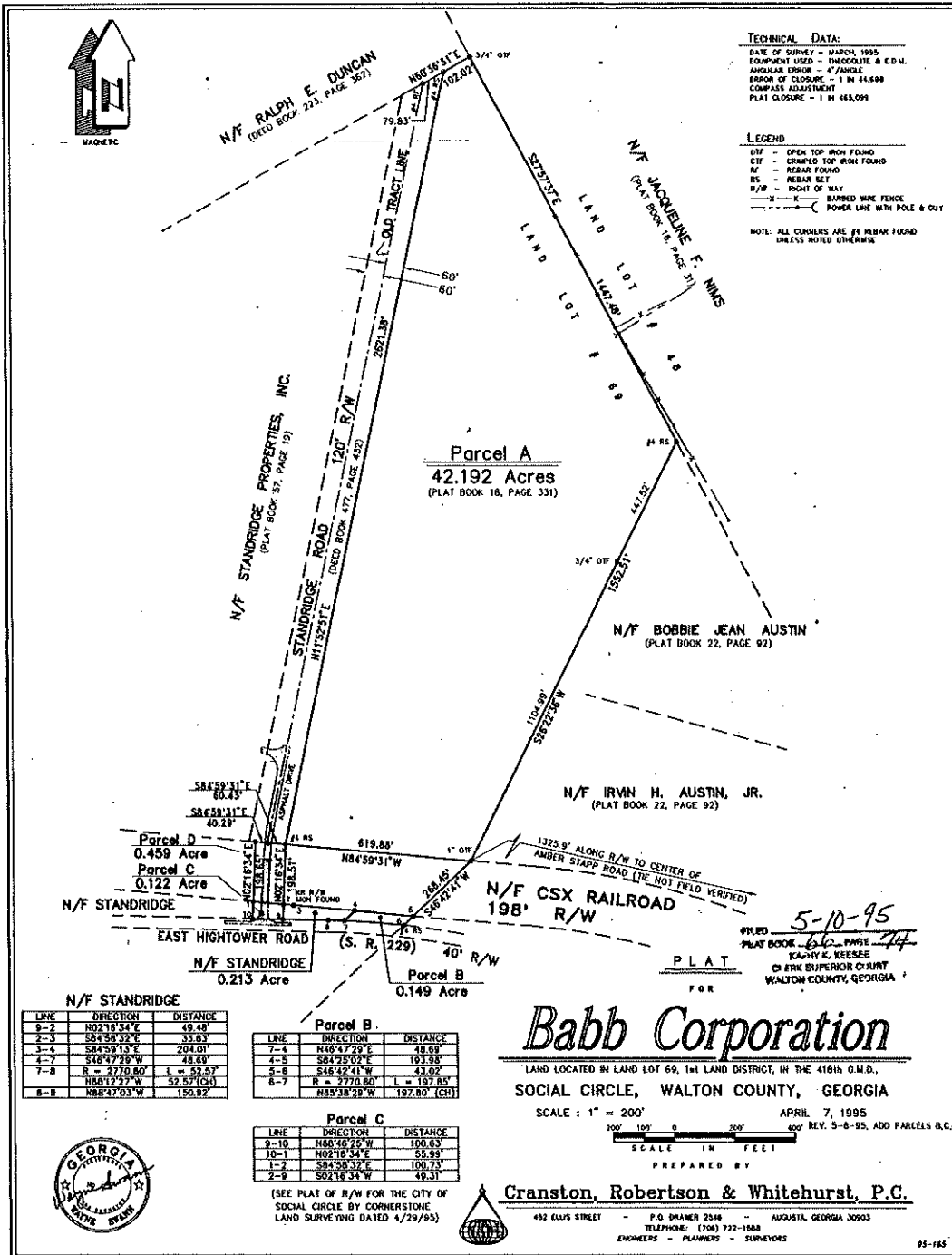
I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT ORDINANCE OF WALTON COUNTY, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE WALTON COUNTY PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF WALTON COUNTY, GEORGIA.

DATE: 8-13-76
M. J. Smith SECRETARY, WALTON COUNTY PLANNING COMMISSION
W. J. Tucker CHIEF ENGINEER, WALTON COUNTY PLANNING COMMISSION

HARD LABOR CREEK FARMS
PHASE II
GMD # 418
LAND LOT 47 - 1st LAND DISTRICT
WALTON COUNTY, GEORGIA
SCALE: 1" = 200' JULY 15, 1976
W. T. DUNAHOO and ASSOCIATES
WINDER, GEORGIA

IRON PINS SET ON ALL CORNERS

RECORDED ON 11/11/76 OF Aug 13, 1976
James S. Hutchins
Clerk of Superior Court



RECORDED: MAY 16 1995, 19
KAWY K. KEESSE, CLERK

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created, transferred, or otherwise affected the property shown on this plat does not imply created, transferred, or otherwise affected the property shown on this plat. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia State Board of Professional Engineers and Land Surveyors and as set forth in G.C.G.A. section 13-5-6.

a. Kayle Cowherd
 H. Kayle Cowherd, Ca. R.L.S. 3023
 Dated: 12/05/2019

Elizabeth A. Vardi
 TMP: SC220010
 DB 4384, Pg 125
 PSL 22, Pg 52

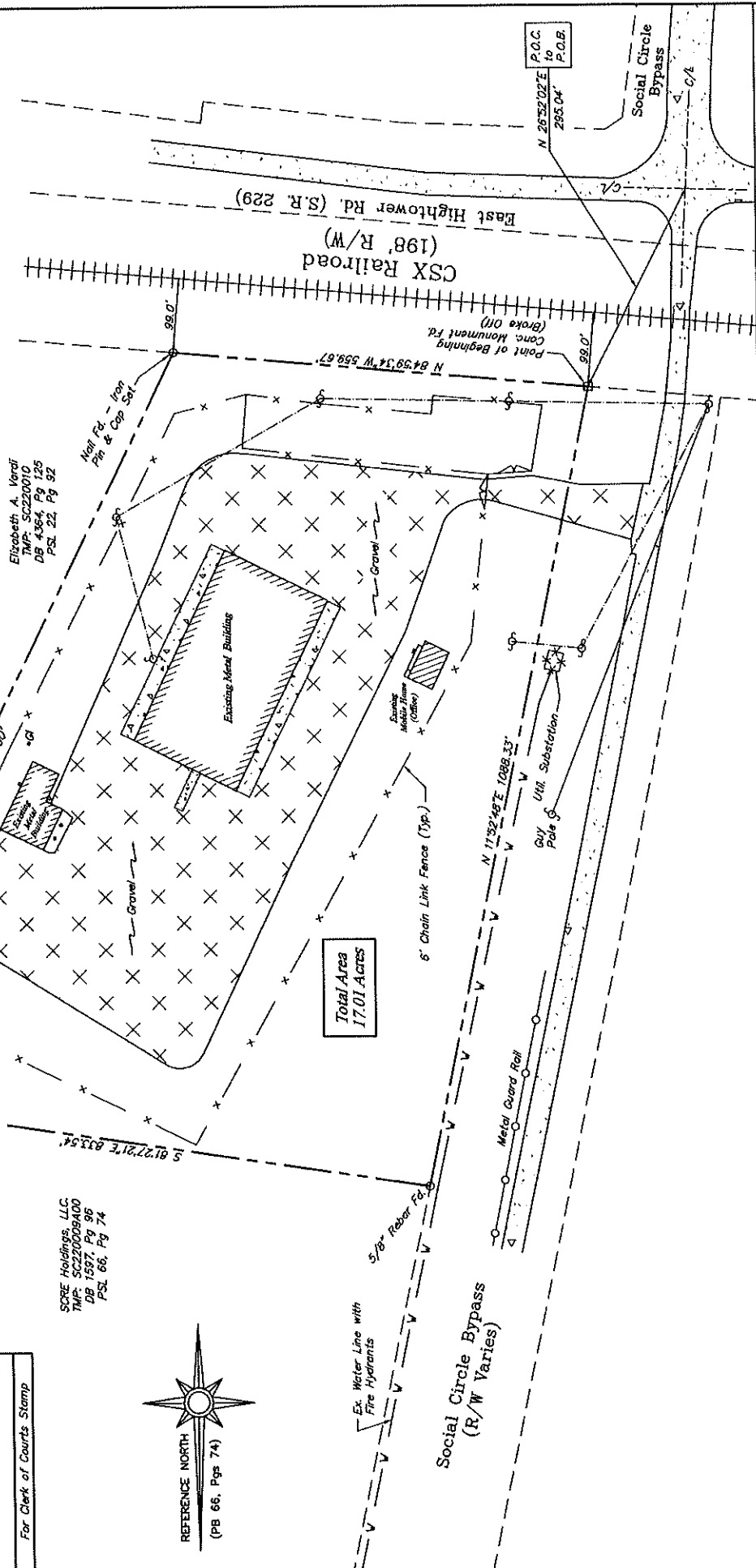
Diene & Michael Carter
 TMP: SC220011
 DB 4293, Pg 262
 PSL 22, Pg 92

SCORE Holdings, LLC
 TMP: SC22009A00
 DB 1597, Pg 96
 PSL 66, Pg 74

For Clerk of Courts Stamp

RECORDING INFORMATION
 (PB 66, Pgs 74)

REFERENCE NORTH



Survey For:

DPI of Ga, LLC & First American Title Insurance Company

C & A Land Surveyors
 Site Planning - Boundary surveys - Tree Surveys
 Plot Plans - Topographical Surveys - Subdivisions
 2800 Maxey Road - Union Point Ga 30689 - (706)-817-2201

Copyright © 2019 by Cowherd & Cowherd, LLC
 Georgia Certificate of Authorization No. LSF000759
 dba Cowherd & Associates Land Surveyors
 ALL RIGHTS RESERVED

Legend

- Iron Pin
- Cap Set
- IPR Conc. Monument
- PK Nail
- Computed Point (No Pin)
- Power Pole - Former
- Telephone Pedestal
- Light Pole
- Water Valve
- Fire Hydrant
- Water Meter
- Manhole
- Tree
- Swamp

Flood Hazard Note:
 No portion of this property lies within a Flood Hazard Zone "A" as shown on F.I.R.M. Map #1329700240E & 250E with an Effective Date of December 8, 2016.

Equipment Used:
 Carlson Robotic Total Sta
 Topcon 211D
 Carlson GPS w/RTK

IPCS = Iron Pin & Cap Found
IPCS = Iron Pin & Cap Set
PKNS = Miss. Nail Found
PKNS = Miss. Nail Set
OTPC = Open Top Pole Found
OTPC = Conc. Monument Found

The public records referenced on this plat are the only ones used and/or necessary to the establishment of this monument. This plat is subject to all legal encumbrances, right-of-ways, and covenants public and private. No portion of this survey is intended for the sole use of the names listed herein any other use is strictly prohibited. In my professional opinion this plat does upon which this map or plat is based has a closure prediction of 3 cm per 50 parts per million. This map or plat has been calculated for closure and is found to be accurate to within the last 400,000 feet. All dimensions are accurate to the size, shape, pressure, material, and direction of any underground utility.

C.G. = Offset
P.L. = Property Line
C.L. = Centerline
C.G. = Cur. & Offset
C.G. = Overlapping Power
C.G. = Cross Link Fence

R/W = Right of Way
P.O.B. = Point of Beginning
P.C.B. = Point of Commencement
C.A. = Centerline
C.G. = Cur. & Offset
C.G. = Overlapping Power
C.G. = Cross Link Fence

| | |
|-------------------------------|-------------------------|
| G.M.D. 1418™ | Walton County, Georgia |
| Land Lot 69 | City of Social Circle |
| 1 st Land District | 3860 Social Circle PKVY |
| Job No. 2019-236 | Social Circle, GA 30025 |
| Tax Map Parcel Number | SC220009 |
| Field work date: | 12/05/2019 |
| Final plat date: | 12/05/2019 |
| Plot Revision Date: | |

Graphic Scale Scale: 1" = 100'

Survey For:

DPI of Ga, LLC & First American Title Insurance Company

C & A Land Surveyors
 Site Planning - Boundary surveys - Tree Surveys
 Plot Plans - Topographical Surveys - Subdivisions
 2800 Maxey Road - Union Point Ga 30689 - (706)-817-2201

Copyright © 2019 by Cowherd & Cowherd, LLC
 Georgia Certificate of Authorization No. LSF000759
 dba Cowherd & Associates Land Surveyors
 ALL RIGHTS RESERVED

Summary

Parcel Number C1520001
 Location Address 1705 AMBER STAPP STUDDARD RD
 Legal Description 125.09AC
 (Note: Not to be used on legal documents)
 Class A5-Agricultural
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A1 WP2
 Tax District Walton County (District 04)
 Millage Rate 33.44
 Acres 125.09
 Neighborhood RURAL AREA 4-04000 (04000)
 Homestead Exemption No (S0)
 Landlot/District 48 / 1



[View Map](#)

Owner

[ZMS LLC](#)
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

[Skip to main content](#)
Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|-------------|--------------------|-------------------|-------|
| RUR | Open | Rural | 1 | 2 |
| RUR | Woodland | Rural | 2 | 17.36 |
| RUR | Woodland | Rural | 5 | 34.38 |
| RUR | Woodland | Rural | 7 | 29.14 |
| RUR | Open | Rural | 4 | 2.53 |
| RUR | Open | Rural | 5 | 16.06 |
| RUR | Open | Rural | 6 | 14.94 |
| RUR | Open | Rural | 8 | 8.68 |

Residential Improvement Information

Style Single Family
 Heated Square Feet 3928
 Exterior Walls Stone
 Foundation Masonry
 Basement Square Feet 1058 Unfinished
 Year Built 1974
 Roof Type Composite Shingle
 Heating Type Central Heat/AC
 Number Of Full Bathrooms 3
 Number Of Half Bathrooms 0
 Value \$184,300
 Fireplaces\Appliances Standard Fireplace 3
 House Address 1705 AMBER STAPP STUDDARD RD

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|--------------|------------|------------------|-----------------|----------|
| Barn-Economy | 2003 | 70x100 / 0 | 1 | \$28,400 |
| Shed | 2003 | 25x100 / 0 | 1 | \$5,800 |
| SV/BLDG | 1900 | 1x900 / 0 | 1 | \$190 |
| SV/BLDG | 1900 | 1x1370 / 0 | 1 | \$290 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|-----------|------------------|------------------|--------------|------------------------|-------------------------|-------------------------|
| 6/30/2022 | 5180 221 | 016 031 | \$0 | Related Indiv/Corps | CUMMING INVESTMENTS INC | ZMS LLC |
| 6/30/2022 | 5180 216 | 016 031 | \$13,000,000 | Multi-Parcel Sale | BRITT DARRON P | CUMMING INVESTMENTS INC |
| 6/3/2005 | 2218 014 | 016 031 | \$0 | Unqualified - Improved | WILLIAMS MICHAEL D | BRITT DARRON P |
| 12/6/1996 | 701 494 | 016 031 | \$0 | Fair Market - Improved | NIMS JACQUELINE F | WILLIAMS MICHAEL D |
| | 217 553 | 016 031 | \$0 | Unqualified Sale | | NIMS JACQUELINE F |

Valuation

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--|-------------|-------------|-------------|------------------|------------------|
| Previous Value | \$1,153,380 | \$1,021,180 | \$825,980 | \$932,880 | \$879,080 |
| Land Value | \$988,400 | \$939,200 | \$878,600 | \$683,400 | \$592,700 |
| + Improvement Value | \$184,300 | \$179,500 | \$107,900 | \$107,900 | \$305,500 |
| + Accessory Value | \$34,680 | \$34,680 | \$34,680 | \$34,680 | \$34,680 |
| = Current Value | \$1,207,380 | \$1,153,380 | \$1,021,180 | \$825,980 | \$932,880 |
| 10 Year Land Covenant (Agreement Year / Value) | | | | 2018 / \$112,005 | 2018 / \$108,818 |

Photos



Sketches

Walton County, GA

Summary

Parcel Number C1720027B00
 Location Address PARTEE TRL
 Legal Description 4.26AC
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning A1 WP2
 Tax District Walton County (District 04)
 Millage Rate 33.44
 Acres 4.26
 Neighborhood RURAL AREA 4-04000 (04000)
 Homestead Exemption No (S0)
 Landlot/District 47 / 1

[View Map](#)

Owner

[ZMS LLC](#)
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|----------------|--------------------|-------------------|-------|
| RUR | Rural Sm Tract | Rural | 1 | 4.26 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|------------|------------------|------------------|--------------|----------------------|-------------------------|-------------------------|
| 6/30/2022 | 5180 221 | 019 091 | \$0 | Related Indiv/Corps | CUMMING INVESTMENTS INC | ZMS LLC |
| 6/30/2022 | 5180 216 | 019 091 | \$13,000,000 | Multi-Parcel Sale | BRITT DARRON P | CUMMING INVESTMENTS INC |
| 12/16/1998 | 914 443 | 019 091 | \$25,000 | Land Market - Vacant | HAMES CLAUDE D JR ETAL | BRITT DARRON P |

Valuation

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|---------------------|----------|----------|----------|----------|----------|
| Previous Value | \$92,800 | \$83,200 | \$64,700 | \$56,100 | \$52,100 |
| Land Value | \$97,900 | \$92,800 | \$83,200 | \$64,700 | \$56,100 |
| + Improvement Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Accessory Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Current Value | \$97,900 | \$92,800 | \$83,200 | \$64,700 | \$56,100 |

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Manufactured Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/21/2024, 3:54:10 AM

[Contact Us](#)



[Skip to main content](#)

Summary

Walton County, GA

Parcel Number: C1720041
 Location Address: 1699 AMBER STAPP STUDDARD RD
 Legal Description: 145.02AC
 Class: A5-Agricultural
 Zoning: A1 WP2
 Tax District: Walton County (District 04)
 Millage Rate: 33.44
 Acres: 145.02
 Neighborhood: RURAL AREA 4-04000 (04000)
 Homestead Exemption: No (S0)
 Landlot/District: 48 / 1

[View Map](#)

Owner

ZMS LLC
 2145 DULUTH HWY 120
 SUITE A
 DULUTH, GA 30097

Rural Land

| Type | Description | Calculation Method | Soil Productivity | Acres |
|------|-------------|--------------------|-------------------|-------|
| RUR | Open | Rural | 2 | 9.2 |
| RUR | Open | Rural | 4 | 7.44 |
| RUR | Open | Rural | 6 | 11.36 |
| RUR | Woodland | Rural | 2 | 28.52 |
| RUR | Woodland | Rural | 5 | 30.84 |
| RUR | Woodland | Rural | 7 | 57.66 |

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|------------------|------------|------------------|-----------------|-------|
| Utility Building | 1995 | 10x12 / 0 | 1 | \$390 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|------------|------------------|------------------|--------------|----------------------|-------------------------|-------------------------|
| 6/30/2022 | 5180 221 | 017 194 | \$0 | Related Indiv/Corps | CUMMING INVESTMENTS INC | ZMS LLC |
| 6/30/2022 | 5180 216 | 017 194 | \$13,000,000 | Multi-Parcel Sale | BRITT DARRON P | CUMMING INVESTMENTS INC |
| 7/9/1997 | 752 398 | 017 194 | \$105,894 | Land Market - Vacant | GRAYMONT CORPORATION | BRITT DARRON P |
| 11/11/1996 | 698 300 | 017 194 | \$261,036 | Land Market - Vacant | FAIN JOHN M & | GRAYMONT CORPORATION |
| 12/13/1994 | 563 054 | 017 194 | \$0 | Unqualified - Vacant | | FAIN JOHN M & |

Valuation

| | 2024 | 2023 | 2022 | 2021 | 2020 |
|--|-------------|-------------|-------------|------------------|------------------|
| Previous Value | \$1,129,490 | \$1,056,690 | \$821,990 | \$712,990 | \$661,890 |
| Land Value | \$1,189,700 | \$1,129,100 | \$1,056,300 | \$821,600 | \$712,600 |
| + Improvement Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Accessory Value | \$390 | \$390 | \$390 | \$390 | \$390 |
| = Current Value | \$1,190,090 | \$1,129,490 | \$1,056,690 | \$821,990 | \$712,990 |
| 10 Year Land Covenant (Agreement Year / Value) | | | | 2018 / \$117,070 | 2018 / \$113,721 |

No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Manufactured Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

The Walton County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 10/21/2024, 3:54:10 AM

Contact Us





EXISTING SITE RESOURCES MAP
SOCIAL CIRCLE
 WALTON COUNTY, GA
 OCTOBER 24, 2024





Memorandum

To: Scott Greene, PE.
Thomas & Hutton.
From: Abdul Amer, PE
Date: November 1, 2024
Subject: Trip Generation Memorandum for proposed Data Center on Social Circle Parkway, City of Social Circle, Georgia | A&R 24-218

The purpose of this memorandum is to estimate the trip generation that will result from the proposed Data Center development on SR 11 (Social Circle Parkway), in the City of Social Circle, Georgia. The proposed development will consist of four data center buildings with a combined total of 1,786,832 SF. The proposed development will have one full access driveway on Social Circle Parkway and a secondary access driveway on Amber Strapp Studdard road. The planned location of the development is shown below.





METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the ITE land use category 160 – Data Center.

Land Use: 160 – Data Center: A data center is a free-standing warehouse type of facility that is primarily used for off-site storage of computer systems and associated components including applications and secure data. Some data centers may include maintenance areas and a small office. Data centers may be occupied by single or multiple tenants. Data centers typically have a small number of employees and visitors.

TRIP GENERATION

The projected ITE site-generated volumes for the proposed development are shown in Table 1 below.

| TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT | | | | | | | | |
|--|--------------|--------------|------|-------|--------------|------|-------|---------|
| Land Use | Size | AM Peak Hour | | | PM Peak Hour | | | 24 Hour |
| | | Enter | Exit | Total | Enter | Exit | Total | Two-Way |
| ITE 160 – Data Center | 1,786,832 SF | 125 | 102 | 227 | 57 | 134 | 191 | 1,769 |
| Total Trips | | 125 | 102 | 227 | 57 | 134 | 191 | 1,769 |

Based on the trip generation rates published in the Institute of Transportation Engineers Trip Generation Manual, 11th edition, the proposed data center development will generate 227 new external two-way trips in the AM peak hour, 191 new external two-way trips in the PM peak hour, and 1,769 new external two-way trips in a 24-hour duration.


Special Use Application









Final Audit Report


2024-11-04


| | |
|-----------------|--|
| Created: | 2024-11-04 |
| By: | Ashley Davis (adavis@socialcirclega.gov) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAeNUe8u4cbGpEZJ_gSNarslSPA6vQ0Zsk |


"Special Use Application" History


-  Web Form created by Ashley Davis (adavis@socialcirclega.gov)
2023-07-24 - 12:55:26 PM GMT


-  Ryan Hughes (ryan@sailfishinvestors.com) uploaded the following supporting documents:
 -  Signed Pre-Application Meeting Notes
 -  Property Owner Authorization Letter
 -  Site Plan
 -  Letter of Intent
 -  Legal Metes and Bounds / Recorded Deed
 -  Existing Site Resources Map / Recorded Plat
 -  Traffic Study
 2024-11-04 - 5:06:59 PM GMT


-  Web Form filled in by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-04 - 5:06:59 PM GMT

-  Email verification link emailed to Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-04 - 5:07:00 PM GMT


-  Email viewed by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-04 - 5:07:23 PM GMT

-  E-signature verified by Ryan Hughes (ryan@sailfishinvestors.com)
2024-11-04 - 5:07:24 PM GMT


-  Document emailed to adavis@socialcirclega.gov for filling
2024-11-04 - 5:07:26 PM GMT

-  Email sent to adavis@socialcirclega.gov bounced and could not be delivered
2024-11-04 - 5:07:31 PM GMT



 Ashley Davis (adavis@socialcirclega.gov) replaced form filler adavis@scoialcirclega.gov with Cody Ellis (cellis@socialcirclega.gov)

2024-11-04 - 5:11:21 PM GMT

 Document emailed to Cody Ellis (cellis@socialcirclega.gov) for filling

2024-11-04 - 5:11:21 PM GMT

 Email sent to adavis@scoialcirclega.gov bounced and could not be delivered

2024-11-04 - 5:11:27 PM GMT

 Email viewed by Cody Ellis (cellis@socialcirclega.gov)

2024-11-04 - 5:33:55 PM GMT

 Form filled by Cody Ellis (cellis@socialcirclega.gov)

Form filling Date: 2024-11-04 - 5:42:31 PM GMT - Time Source: server

 Agreement completed.

2024-11-04 - 5:42:31 PM GMT



November 5, 2024

The Walton County Board of Commissioners held its regular monthly meeting on Tuesday, November 5, 2024 at 6:00 p.m. at the Historic Walton County Courthouse. Those participating in the meeting included Chairman David Thompson, Commissioners Bo Warren, Mark Banks, Timmy Shelnett, Lee Bradford, Jeremy Adams and Kirklyn Dixon, County Clerk Rhonda Hawk, County Manager John Ward, Planning Director Charna Parker and County Attorney Chip Ferguson. A list of employees and citizens in attendance at the meeting is on file in the auxiliary file under this meeting date.

PRESENTATIONS

Parks & Recreation Director Jody Johnson and Coach Andrew Cooper presented the GRPA State Cross Country Team and recognized them for their achievements.

County Manager John Ward recognized the retirement of Dennis GamaDamis from the Planning & Development Department.

MEETING OPENING

Chairman Thompson called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance. Commissioner Shelnett gave the invocation.

ADOPTION OF AGENDA

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Banks to adopt the agenda. All voted in favor.*

DISCUSSION

County Manager's Report/Update

County Manager John Ward gave an update on County matters to the Board.

Equipment/Personnel - New Jail

County Manager John Ward presented an initial personnel and equipment request for the new jail. This also includes updating tasers to a lease program and the service agreement cost for the tasers. The funding is being requested beginning January, 2025. The total cost for personnel in this initial phase is \$947,415.33 with small equipment, radios, tasers and service agreements making the total request in the amount of \$2,013,951.22.

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Shelnett to approve the funding. All voted in favor.*

PROCLAMATIONS

Poppy Day - November 11, 2024

Chairman Thompson proclaimed November 11th, 2024 as Poppy Day.

PLANNING COMMISSION RECOMMENDATIONS

Planning Director Charna Parker presented the Planning Commission recommendations.

OA24060019-1 - Approval with changes: Amendment #1 Section 9-1-100, Street Classification and Right-of-Way Requirement

Planning Commission Recommended Change - regarding emergency situations.

OA24060019-2 - Approval with changes: Amendment #2 Section 1-1-170, Relationship to Comprehensive Plan

Planning Commission Recommended Changes - Land Use Amendments will not be required if the zoning district does not match the land use map.

Work Session Recommended Changes - Leave requirement for land use amendments if the zoning district does not match the land use map.

OA24060019-3 - Approval of Amendment #3 Section 4-2-120, Open Space Conservation Development Overlay District (OSC)

OA24060019-4 - Approval with changes: Amendment #4 Section 4-2-120, Open Space Conservation Development Overlay District (OSC), General Design Standards

Planning Commission Recommended Changes: Amenities if 100 or more lot subdivision.

Work Session Recommended Changes - Amenities on 75 or more lot subdivision. Developers are encouraged to provide an open space strip of at least 20' along the perimeter of the development.

OA24060019-5 - Approval with changes: Amendment #5 Section 11-6-110, Definitions Litter Control - Approved

Planning Commission Recommended Changes: Add the words "or demolished".

Work Session Recommended Changes - Delete the words "sand and gravel" from the definition of litter.

OA24060019-6 - Approval of Amendment #6 Section 2-1-100, Residential Care Facility

OA24060019-7 - Forwarded this Amendment to the Board of Commissioners with no recommendations - Amendment #7 Section 2-1-100, Agricultural Resource Reclamation

Work Session Recommended Changes - Add Department of Agriculture as a compliance authority and add "no soil amendments may be applied within 100 feet of a water source or an adjoining property line.

OA24060019-8 - Approval of Amendment #8 Section 2-1-100, Definitions Automotive, Major Repair and Maintenance

OA24060019-9 - Approval of Amendment #9 Section 6-1-610, Outdoor Storage of Commercial Vehicles (20)

Work Session Recommended Changes - Change requirement for “paved” parking area to “all storage areas shall have and maintain 5 inches of #57 stone with 3 inches of crusher run and provide a commercial driveway 50’ in length.” Added “No vehicles shall be allowed to sit and run idle from 7 pm to 7 am, unless located in an industrial park and not within 1000 feet of a single-family residence.”

Conditions: Changed requirements for idling vehicles to add that this does not apply to refrigerant modules.

OA24060019-10 - Approval of Amendment #10 Section 7-1-100, General Requirements Off-Street Automobile Parking

OA24060019-11 - Approval with changes: Amendment #11 Section 6-1-110, Airstrip, Private (9)

Planning Commission Recommended Changes: Add helipad with helipad to be 5 acres or more and airstrips to be 50 acres or more.

Work Session Recommended Changes - Amend length of runway “fixed-wing aircraft shall be at least 1,200 feet long”. Remove “No more than a maximum of three aircraft are stationed, located, parked or operated at, to or from the location at any given time. Amend required acreage to read: The airstrip facility shall be located on a minimum lot size of 20 acres and a helipad on a minimum 5 acres. Add “All existing landing strip and helipads currently in operation shall apply for a license to be reviewed and considered by the Planning and Development Department to be approved as Legal Non-Conforming uses. This registration for licensing must be submitted prior to January 1, 2025. A license fee of \$75 per year will be required. Renewal notices will be sent out each year.

OA24060019-12 - Approval of Amendment #12 Section 170, Zoning Classification of De-Annexed Property

OA24060019-13 - Approval with changes: Amendment #13 Section 6-1- Golf Courses

Planning Commission Recommended Changes: Approve with comments added by the Director and that a site plan be submitted with request.

OA24060019-14 - Approval of Amendment #14 Section 6-1- Fences and Retaining Walls

OA24060019-15 - Approval of Amendment #15 Section 10-2-120, Public Water Systems

OA24060019-16 - Approval Amendment #16 Section 6-1-360, Flag Lot

OA24060019-17 - Approval of Amendment #17 Section 8-1-120, Developments of Regional Impact

OA24060019-18 - Approval of Amendment #18 Section 6-1-120, Amphitheater/Stadium/Concert Hall (18)

OA24060019-19 - Approval of Amendment #19 Section 2-1-100, Definition of Abandoned "Junk" Vehicle and Section 7-2-150, Guidelines Regarding Abandoned or "Junk" Vehicles

Planning Commission Recommended Changes: Add guidelines to enforce removal of junk vehicles in the right of way more than 7 days.

OA24060019-20 - Approval of Amendment #20 Section 4-2-110, 2400 Residential Overlay District

OA24060019-21 - Approval of Amendment #21 Section 6-1-520, Manufactured Home (2)

Chairman Thompson opened a public hearing on the amendments that had no changes from the Work Session, those Amendments being #1, #3, #6, #8, #10, #12, #13, #14, #15, #16, #17, #18, #19, #20 and #21. There was no one present to speak in favor or opposition to the Amendments. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Adams made a motion to approve the Amendments with no changes from the Work Session; Amendmemts #1, #3, #6, #8, #10, #12, #13, #14, #15, #16, #17, #18, #19, #20 and #21. Commissioner Shelnut seconded the motion; voted and carried unanimously.*

Chairman Thompson opened a public hearing on Amendment #2. There was no one present to speak in favor or opposition to the Amendment. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Dixon made a motion to approve the Work Session recommended changes for Amendment #2. Commissioner Dixon seconded the motion and all voted in favor.*

Chairman Thompson opened a public hearing on Amendment #4. There was no one present to speak in favor or opposition to the Amendment. Chairman Thompson closed the public hearing on the matter.

Motion: *Commissioner Adams made a motion to approve the Work Session recommended changes for Amendment #4. Commissioner Shelnut seconded the motion and all voted in favor.*

Chairman Thompson opened a public hearing on Amendment #5. There was no one present to speak in favor or opposition to the Amendment. Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Banks made a motion, seconded by Commissioner Warren to approve the Work Session recommended changes for Amendment #5. All Voted in favor.

Chairman Thompson opened a public hearing on Amendment #7. Tony Smith spoke in opposition with concerns over traffic and the transporting of gas from the site. Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Bradford made a motion to deny Amendment #7. Commissioner Adams seconded the motion; voted and carried unanimously.

Chairman Thompson opened a public hearing on Amendment #9. Dan Moore and Tony Smith voiced their concerns. Chairman Thompson closed the public hearing on the matter.

Motion: Chairman Thompson made a motion to approve with the recommended Work Session changes, a 50 ft. commercial entrance, 100 ft. residential buffer and no idling with the exception of refrigerated compressors. Commissioner Adams seconded the motion and all voted in favor.

Chairman Thompson opened a public hearing on Amendment #11. There was no one present to speak in favor or opposition to the Amendment. Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Adams made a motion, seconded by Commissioner Shelnutt to approve with the Work Session recommended changes and adding that after a year of non-use, the “legal non-conforming” status goes away. All voted in favor.

Approval with conditions - Z24080001 - Rezone 3.66 acres from A2 to B2 with conditional use for outside storage for landscape company - Applicants/Owners: Michael & Stephanie Holbrook - Property located at 720 & 740 Cannon Farm Rd./Map/Parcels C0300204 & 203 - District 3

Conditions: Fencing and landscaping as discussed by applicant.

Chairman Thompson opened a public hearing on the matter. Applicant Michael Holbrook spoke in favor of the rezone/conditional use. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

Motion: Commissioner Shelnutt made a motion to approve per the Planning Commission recommendation. Commissioner Banks seconded the motion; voted and carried unanimously.

Approval with conditions - CU24090002 - Conditional use on 29.51 acres for outdoor storage - Applicant/Owner: John McGaha - Property located at 1841 Hwy. 11 & John Deere Rd. - Map/Parcel C0880029 - District 6

Conditions: Fence the area where storage is to be located and if the area expands in the future, the entire perimeter must be fenced and explore secondary entry point and no entry off John Deere Rd. Applicant must ensure compliance with GDOT. Commercial storage of vehicles must adhere to the guidelines of the new amendment to Section 6-1-610.

Chairman Thompson opened a public hearing on the matter. Applicant John McGaha and Billy Mitchell spoke in favor. There was no opposition present. Chairman Thompson closed the public hearing on the matter.

***Motion:** Commissioner Dixon made a motion to approve the conditional use contingent upon recommendations from GDOT and the Planning Commission. Commissioner Adams seconded the motion. After further discussion, Commissioner Dixon amended his motion adding that the applicant abides by the new guidelines approved at tonight’s meeting. Commissioner Adams seconded the amended motion and all voted in favor.*

PLANNING & DEVELOPMENT

Deannexation Request - City of Monroe - Hwy. 78

***Motion:** Commissioner Bradford made a motion, seconded by Commissioner Dixon to approve the deannexation request. All voted in favor.*

ADMINISTRATIVE CONSENT AGENDA

- 1. Approval of October 1, 2024 Meeting Minutes
- 2. Contracts & Budgeted Purchases of \$25,000 or Greater
- 3. GDOT LMIG Application - FY2025
- 4. Collection Services Agreement - Credit Bureau Associates - EMS
- 5. Amendment to Build Agreement – Windstream – State Local Fiscal Recovery Fund (SLFRF)

***Motion:** Commissioner Adams made a motion, seconded by Commissioner Dixon, to approve the Administrative Consent Agenda. All voted in favor.*

FINANCE

Vacation Buy Back Request

***Motion:** Commissioner Adams made a motion to approve and fund the vacation buy back request. Commissioner Banks seconded the motion; voted and carried unanimously.*

Resolution - FY25 Budget Amendment

***Motion:** Commissioner Bradford made a motion to adopt the Resolution for the FY25 Budget Amendment. Commissioner Dixon seconded the motion and all voted in favor.*

APPOINTMENTS

W. H. Stanton Memorial Library - Board of Trustees

***Motion:** Commissioner Bradford made a motion to appoint Carrie Booher to the W. H. Stanton Memorial Library Board of Trustees. Commissioner Adams seconded the motion; voted and*

carried unanimously.

Planning Commission - District 2

Motion: *Commissioner Banks made a motion to appoint Chris Alexander Lake to the Walton County Planning Commission, for District 2. Commissioner Warren seconded the motion. All voted in favor.*

EXECUTIVE SESSION

Motion: *At 7:13 p.m., Commissioner Adams made a motion to enter into Executive Session. Commissioner Dixon seconded the motion and all voted in favor.*

Motion: *At 7:27 p.m., Commissioner Adams made a motion, seconded by Commissioner Dixon to return to regular session. All voted in favor. There were no votes taken in Executive Session.*

ADJOURNMENT

Motion: *Commissioner Adams made a motion, seconded by Commissioner Dixon, to adjourn the meeting. The motion carried and the meeting was adjourned at 7:27 p.m.*

All documents of record for this meeting are on file in either the addendum book or auxiliary file under this meeting date.

DAVID G. THOMPSON, CHAIRMAN

RHONDA HAWK, COUNTY CLERK

Walton County Board of Commissioners
Purchases \$25,000.00
Meeting

December 3, 2024

| Department | Fund | Description | Payee | Amount |
|--------------------------|-------------|---|--------------------------------------|---------------|
| Budget Year FY 25 | | | | |
| | 100 | Premium for December 2024- <i>For the Record</i> | One America | \$ 36,561.20 |
| | Various | Insurance-GA First Responders PTSD | Accg-Irma PTSD Insurance | \$ 26,812.00 |
| | Various | Replenish Funds in Health Benefits- <i>For the Record</i> | Walton Co. Health Benefits Trust | \$ 500,000.00 |
| | Various | Replenish Funds In Workers Comp- <i>For the Record</i> | Walton Co BOC | \$ 66,315.00 |
| Elections | | | | |
| | 1401 100 | Temp Payroll | Chase Professionals | \$ 72,321.37 |
| | 1401 100 | Temp Payroll | Chase Professionals | \$ 27,350.78 |
| Law | | | | |
| | 1530 100 | General Legal Fees- <i>For the Record</i> | Atkinson Feruson LLC | \$ 26,253.86 |
| IT | | | | |
| | 1535 100 | M365 Apps | SHI International Corp | \$ 79,631.20 |
| Sheriffs Dept | | | | |
| | 3300 100 | Flock Safety Falcon (50 each @3,000) | Flock Group Inc. | \$ 150,000.00 |
| | 3300 100 | Flock Safety Advanced Search (102 each @ 49.02) | Flock Group Inc. | \$ 5,000.00 |
| Jail | | | | |
| | 3325 100 | Housed Out Inmates-October 2024 | Barrow Co Board of Commissioners | \$ 55,514.00 |
| | 3325 100 | Housed Out Inmates-October 2024 | Washington Co Board of Commissioners | \$ 66,880.00 |
| | 3325 100 | Inmate Medical Specialty Care | Correct Health | \$ 31,710.37 |
| | 3325 100 | Inmate Medical-January 2024 | Correct Health | \$ 184,305.01 |
| | 3325 100 | Inmate Meals-September 2024 | Kimble's Food By Design | \$ 75,257.02 |
| | 3325 100 | Inmate Meals-October 2024 | Kimble's Food By Design | \$ 80,344.44 |
| Splost 2013 | | | | |
| | 3325.13 322 | Jail Access Road- <i>For the Record</i> | Precision Planning Inc | \$ 6,229.47 |
| | 3325.13 322 | Public Safety Complex- <i>For the Record</i> | Precision Planning Inc | \$ 60,946.58 |

| Department | Fund | Description | Payee | Amount | |
|-------------------------------------|---------|-------------|---|--------------------------------|-----------------|
| | 3325.13 | 322 | Public Safety Complex-For the Record | Precision Planning Inc | \$ 49,870.43 |
| | 3325.13 | 322 | Public Safety Complex-For the Record | Precision Planning Inc | \$ 71,086.30 |
| | 3325.13 | 322 | Temp Construction Road-For the Record | ER Snell Contractor Inc. | \$ 83,294.70 |
| Jail Bond 2021 | | | | | |
| | 3325.22 | 315 | Construction Cost-For the Record | Comprehensive Program Services | \$ 60,000.00 |
| | 3325.22 | 315 | Engineering Services September-For the Record | McCarthy Barnsley II | \$ 5,550,651.48 |
| Water | | | | | |
| | 4446 | 507 | Water and Testing - For the Record | Cornish Creek Water Fund | \$ 228,245.00 |
| The Grove 2023 | | | | | |
| | 6220.23 | 338 | Professional Engineering Services-For the Record | Matrix Engineering Group Inc | \$ 24,765.00 |
| HLC Water Treatment Facility | | | | | |
| | | 504 | Professional Engineering - For the Record | Archer Western Construction | \$ 37,586.00 |
| | | 504 | Professional Engineering-For the Record | Engineering Strategies Inc | \$ 21,304.00 |
| | | 504 | Professional Engineering - For the Record | Jacob's Engineering | \$ 84,408.02 |
| | | 504 | HLC Management-For the Record | Precision Planning | \$ 30,463.47 |
| Hard Labor Creek | | | | | |
| | 4405 | 508 | Daily monitoring of traps & removal of animals-For the Record | Alan D Barton | \$ 2,250.00 |
| | 4405 | 508 | Environmental Services HLC O&M-For the Record | Nelson Environmental, Inc | \$ 5,822.50 |
| | 4405 | 508 | HLC O&M Fees-For the Record | Precision Planning Inc | \$ 2,588.54 |
| | | 508 | Professional Services 8/24/24-10/18/24-For the Record | CH2M Hill Engineers, Inc | \$ 1,157.00 |
| | | 508 | HLC Management-For the Record | Precision Planning Inc | \$ 4,491.34 |
| | | | | | \$7,809,416.08 |

Walton County Department Agenda Request

Department Name: **Facilities/Risk Mgmt.**

Department Head/Representative: **Hank Shirley**

Meeting Date Request: **December 3rd, 2024**

Has this topic been discussed at past meetings? **No**

If so, When?

TOPIC: **Surplus**

Wording For Agenda: **Declaration of Surplus property**

This Request: Informational Purposes Only Needs Action by Commissioners* **Yes**

*What action are you seeking from the Commissioners? **Declare items surplus and give permission to sell on Gov Deals and/or to metal company whichever is of greater value or if there is no value permission to discard of unusable/unsaleable items.**

Department Comments/Recommendation:

Additional Documentation Attached? **Yes**

Is review of this request or accompanying documentation by the County Attorney required? **No**

If so, has a copy of the documentation been forwarded to County Attorney? **N/A**

Date forwarded to County Attorney: **N/A**

Has the County Attorney review been completed? **N/A**

If this request involves the expenditure of county funds, please answer the following:

Approved in current budget?

Budget information attached?

Comments:

Purchasing Department Comments:

County Attorney Comments:

Chairman's Comments:

Summary of Actions Taken at November 19, 2024
Meeting of the Walton County Water and Sewerage Authority

- Consider Adoption of Meeting Agenda – **APPROVED**
- WCWSA Review/Approval of June 26, 2024 Meeting Minutes – **APPROVED**
- Consider approval of Final Guaranteed Maximum Price (GMP) submitted by Archer-Western for construction of the Hard Labor Creek Water Treatment Facility in an amount not to exceed \$122,026,840. – **APPROVED**
- Consider approval of proposal from Jacobs Engineering for permitting, bidding, and construction services on the Apalachee River Intake in an amount not to exceed \$209,539; subject to final legal review of final contract terms and conditions. – **APPROVED**
- Consider approval of Schnabel Engineering Services Proposal for Post-Construction Dam Monitoring through June 2026; and design of necessary dam repairs noted in GaEPD Safe Dams Inspection Report in an amount not to exceed \$136,000. – **APPROVED**
- Consider approval of proposal from Nelson Environmental for the required 2025 HLC Annual Downstream Morphology and Habitat Survey of Hard Labor Creek in an amount not to exceed \$35,332.19. – **APPROVED**
- Consider approval proposal from Zile Technology, Inc. to design and install an upgrade of the existing reservoir downstream monitoring station to replace outdated and failing equipment and allow remote communication of monitoring data in an amount not to exceed \$27,672.00. – **APPROVED**

Walton County Board of Commissioners

Proposed 2025 Meeting Calendar

MEETING DATE

Tuesday, January 7th

Tuesday, February 11th, ***(2nd Tuesday, Clerks Conference)**

Tuesday, March 4th

Tuesday, April 1st

Tuesday, May 6th

Tuesday, June 3rd

Tuesday, July 8th, ***(2nd Tuesday, Holiday Week)**

Tuesday, August 5th

Tuesday, September 2nd

Tuesday, October 7th

Tuesday, November 4th

Tuesday, December 2nd

| Walton County, Georgia | | | | |
|--------------------------|----------|-----------|---------------------|--|
| Proposed Budget Calendar | | | | |
| Fiscal Year 2026 | | | | |
| Date | Day | Time | Place | Activity |
| 12/3/2024 | Tuesday | 6:00 | Historic Courthouse | Adoption of Budget Calendar by the BOC |
| 1/3/2025 | Friday | Noon | N/A | Budget Packets to Departments |
| 1/3/2025 | Friday | Noon | N/A | Budget Packets sent to Agencies |
| 1/21/2025 | Tuesday | Noon | N/A | Personnel Budget Requests due to Finance and HR Director |
| 2/3/2025 | Monday | Noon | N/A | Budget Requests due to Finance, IT and Facilities |
| 3/10/2025 | Monday | 9:00-4:00 | Judicial Building | Department Budget Presentations |
| 3/11/2025 | Tuesday | 9:00-4:00 | Judicial Building | Department Budget Presentations |
| 3/13/2025 | Thursday | TBA | TBA | Budget Work Session (if needed) |
| 3/18/2025 | Tuesday | 5:00 | Historic Courthouse | Presentation of Budget to Commissioner |
| 3/20/2025 | Thursday | TBA | TBA | Budget Work Session (if needed) |
| 3/24/2025 | Monday | TBA | TBA | Budget Work Session (if needed) |
| 3/25/2025 | Tuesday | TBA | TBA | Budget Work Session (if needed) |
| 4/22/2025 | Tuesday | Noon | N/A | Proposed Budget and Budget Highlights to County Clerk for agenda |
| 4/27/2025 | N/A | N/A | N/A | Advertisement notice of budget access to public, 1st notice of public hearing and adoption in Walton Tribune |
| 5/6/2025 | Tuesday | 4:30 | Historic Courthouse | Copies of Summary Budgets Available in County Clerks office Historic Courthouse |
| 5/6/2025 | Tuesday | 6:00 | Historic Courthouse | Chairman Presents Proposed Budget to BOC at Regular Meeting |
| 5/11/2025 | N/A | N/A | N/A | Advertisement 2nd notice of public hearing and adoption in Walton Tribune |
| 5/20/2025 | Tuesday | 5:00 | Historic Courthouse | Public Hearing on Budget |
| 6/3/2025 | Tuesday | 6:00 | Historic Courthouse | Adoption of FY 2026 Budget by BOC at Regular Meeting |

INTERGOVERNMENTAL AGREEMENT CONCERNING
THE CONSTRUCTION OF A NEW AZALEA REGIONAL
LIBRARY INSIDE THE CITY LIMITS OF LOGANVILLE

THIS INTERGOVERNMENTAL AGREEMENT is made this the _____ day of _____, 2024, by and between the City of Loganville, a municipal corporation of the State of Georgia, (hereinafter referred to as the “City”), Walton County, a political subdivision of the State of Georgia (hereinafter referred to as the “County”), and the Azalea Regional Library System, organized and existing in accordance with O.C.G.A. § 20-5-1 et seq., (hereinafter referred to as the “Library System”) (together hereinafter referred to as the “Parties”).

WHEREAS, Article IX, Section III, Paragraph I (a) of the Constitution of the State of Georgia authorizes any county, municipality or other political subdivision of the State to contract, for a period not exceeding fifty (50) years, with any county, municipality or political subdivision or with any other public agency, public corporation or public authority, for joint services, for the provision of services, or for the joint services, for the provision of services, or for the joint or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; and

WHEREAS, pursuant to O.C.G.A. § 20-5-49, the Library System is authorized to make and enter into such contracts or agreements as are deemed necessary and desirable; and,

WHEREAS, the Parties desire to enter into this Agreement in accordance with the terms, conditions, and obligations contained herein for the purpose of agreeing to the construction process for a new library building to be located on Main Street in the downtown area of the City of Loganville (the “New Library”) (from time to time the overall process of designing and building the New Library may be referred to as the “Project”); and,

WHEREAS, the Parties previously entered into that certain Intergovernmental Agreement Concerning The Funding and Building of a New Azalea Regional Library Inside the City Limits of Loganville dated November 7, 2023 (the “Concept IGA”) memorializing the overall project scope and agreed upon funding mechanisms to pay for the New Library and to agree to the process of designing and building and funding and operating the New Library; and,

WHEREAS, the Parties previously entered into that certain Amendment #1 To That Certain Intergovernmental Agreement Concerning The Funding and Building of a New Azalea Regional Library Inside the City Limits of Loganville Dated November 7, 2023 dated June 27, 2024 (the “Concept IGA Amendment 1”) memorializing a change in delivery dates for completing additional expected agreements concerning the New Library; and,

WHEREAS, the Concept IGA confirms that the committed funding sources for the New Library are \$1.5 million in ARPA funds from the City, \$1.2 million from the County, and \$3 million in state grant funds from the Library System (the “Funding Sources”); and

WHEREAS, the Concept IGA confirms that the Library will pursue additional funding through fundraising efforts but that the construction may proceed based on the committed funding sources; and

WHEREAS, as a condition of the \$3 million state grant, the New Library must be used as a library for at least 20 years; and

WHEREAS, the City and Library System previously entered into that certain Intergovernmental Agreement Concerning The Design of a New Azalea Regional Library Inside the City Limits of Loganville dated September 23, 2024 (the “Design IGA”) memorializing the location, size, design, and certain shared infrastructure associated with the New Library; and,

WHEREAS, the Library System has previously chosen the architectural firm of McMillan, Pazdan, Smith, Architecture to design the New Library (the “Architects”); and,

WHEREAS, a construction committee consisting of Stacy L. Brown, Executive Director, Azalea Regional Library System, Lisa Luttrell, Chairwoman of the O’Kelly Memorial Library Board, Danny Roberts, Loganville City Manager, Branden Whitfield, Loganville City Council Member and Chairman of the City’s Economic Development Committee, and Nate Rall, Executive Director of Planning and Programs for the Georgia Public Library Service, (“New Library Planning Committee” or “NLPC”) was created and has regularly met with the Architects to help develop the overall design of the New Library; and,

WHEREAS, the New Library will be located on 1.852 acres owned by the City and adjacent to the Town Green (the “Property”) (see Exhibit A); and,

WHEREAS, the Parties anticipate beginning construction of Phase 1 of the New Library in the first half of calendar year 2025; and,

WHEREAS, the Parties anticipate that Phase 2 of the New Library will be built at a later date, upon agreement of the Parties and as funding sources for Phase 2 are properly secured; and,

WHEREAS, the Parties agree that on or before March 31, 2025 the parties will work to enter into an additional agreement containing substantially all matters relating to the future operations of the New Library including essential lease terms relating to the Library Tract (the “Operations IGA”);

NOW, THEREFORE, for and in consideration of the premises and undertakings as hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City, County and the Library System do hereby agree as follows:

1. Use of Funding Sources. The committed Funding Sources identified in the Concept IGA shall be utilized and exhausted in the below sequential order as Phase 1 of the Project is developed:
 - a. First, \$3 million from the State Grant, then
 - b. \$1.5 million from the City of Loganville, then
 - c. \$1.2 million from Walton County.

The Library System has commenced drawing on the \$3 million State Grant to pay for architect fees and geotechnical testing totaling approximately \$405,000.

2. Reimbursement Basis. The funds shall be payable to the Library System on a reimbursement basis. The Library System shall provide supporting documentation demonstrating payment for project expenses as part of its draw requests as further detailed below.
3. Draw Requests. Draw requests shall be approved by the NLPC and signed by Stacy Brown prior to submission to the appropriate payor (State, City or County). Draw requests to the City shall be submitted to Danny Roberts. Draw requests to the County shall be submitted to John Ward. Said request shall be in writing and accompanied by copies of the contractor's invoices and progress update (percentage complete), and documentation evidencing the Library System's payment of the contractor's invoices. A sample draw request form is attached hereto as Exhibit "B". The Library System shall maintain records of all draw requests which shall be available to any Party upon request.
4. Payment. Payments to the Library System shall be made by Automatic Clearing House ("ACH") payment within 14-days of the draw request. Approval and payment of the draw request shall not be withheld so long as the proper documentation accompanies the request, the request is in an amount which is available from the requested funding source, the amount is within the project budget, and other funding sources have been exhausted based on the order established herein.
5. Selection of Contractor to Build Project. In accordance with the Design IGA, the Library System previously bid the Project out in accordance with OCGA 36-91-1, et seq based on the Construction Documents seeking a qualified contractor to construct the New Library. The Bid Opening Process occurred on November 20, 2024. At its meeting on November 23, 2024, the Library System accepted the bid from Garland & Associates Contractors, Inc. in the amount of \$5,230,000.00.
6. Budget Shortfall. Because the bid that was awarded for the construction of the Project in addition to the cost for engineering, landscaping and FF&E exceeds the New Library Funding resources of \$5,700,000, the Parties agree that this shortfall shall be addressed as follows:
 - a. The NLPC as defined in the Concept IGA will meet and confer and determine if it is in the best interest of the Parties collectively to reduce the scope of the Project to allow completion of Phase 1. If the NLPC determines that a reduction in the

scope of Phase 1 of the Project is in the best interest of the Parties, then said scope reduction shall be implemented so as to allow the Project to be completed timely to allow for Library operations to commence at the New Library.

b. If the NLPC cannot agree to a reduction in the scope of Phase 1 of the Project or they determine that it is not in the best interest of the Parties to reduce the scope of Phase 1 of the Project, then the Library System shall seek additional funding to cover the shortfall between the original New Library Funding Sources and the bid price awarded for the construction of the Project.

- 7. Project Changes. Project Changes shall be governed by Paragraph Nine (9) of the Design IGA.
- 8. Stormwater Detention System. The Parties acknowledge that the terms of Paragraph Seven (7) of the Design IGA concerning off-site stormwater management control and the costs concerning the same shall be shared as outlined therein. Construction and completion of this Off-Site Stormwater Detention System shall be completed during construction of Phase 1 of the Project.
- 9. Construction Progress. The NLPC shall oversee construction progress and provide updates to the Parties upon request.
- 10. Construction Completion Date. The Parties anticipate that substantial completion of Phase 1 of the Project will be achieved on or before December 2025. Once substantial completion is achieved then the Parties expect library operations to commence in the New Library within ninety (90) days of a receipt of a certificate of occupancy.
- 11. Assignment. This Agreement may not be assigned, in whole or in part, by any party without the prior written consent of the other party.
- 12. Modification. This Agreement cannot be changed or modified except by agreement in writing executed by all parties hereto.
- 13. Notices. All notices, consents, waivers, directions, requests or other instruments or communications provided for under this Agreement shall be deemed properly given if, and only if, delivered personally or sent by registered or certified United States mail, postage prepaid as follows:
 - a. If to the City:

Danny Roberts, City Manager
City of Loganville
4303 Lawrenceville Road
Loganville, Georgia 30052

With a copy to:

Paul L. Rosenthal, City Attorney
Rosenthal Wright

110 Court Street
Monroe, Georgia 30655

b. If to the County:

David G. Thompson, Chairman of the Board of Commissioners
303 S. Hammond Drive, Suite 330
Monroe, Georgia 30655

With a copy to:

Chip Ferguson, County Attorney
Atkinson Ferguson, LLC
118 Court Street
Monroe, Georgia 30655

c. If to the Library System:

Stacy L. Brown, Executive Director
Azalea Regional Library System
1121 East Avenue
Madison, Georgia 30650

With a copy to:

Andrea P. Gray, Esq.
300 E. Church Street
Monroe, Georgia 30655

Either party may at any time change the address where notices are to be sent or the party or person to whom such notices should be directed by the delivery or mailing to the above person or parties of a notice stating the change. The date of receipt shall be the date of delivery if delivered in person to the recipient or, in the event of registered or certified United States mail, the date of receipt shall be the date as specified on the date of the signed receipt or if unclaimed, refused or undeliverable, the date of receipt shall be the date of the official United States postmark.

14. Consent of Parties. Whenever, under any provision of this Agreement, the approval or consent of either party is required, the decision thereon shall be given promptly and such approval, authorization or consent shall not be withheld unreasonably or arbitrarily. It is

further understood and agreed that whenever under any provisions of this Agreement approval or consent is required, the approval or consent shall be given by the person executing this Agreement or his duly appointed successor or by one of the persons authorized by law or by any one of the persons, as the case may be, designated in notification signed by or on behalf of the respective party. Where approval on the part of the City requires a vote by the City Council, the City will use its best efforts to expedite such action, allowing the time necessary for consideration of such action before the City Council at a regular meeting. Where approval on the part of the Library System requires a vote by the Board of Trustees, the Library System will use its best efforts to expedite such action, allowing the time necessary for consideration of such action before the Board of Trustees at its regularly scheduled meeting. In the event that a decision is considered an emergency and must be made prior to either party's regularly scheduled meeting, the Parties agree to call an emergency meeting to decide such matter as may be necessary.

15. Governing Law. This Agreement shall be deemed to have been made and shall be construed and interpreted in accordance with the laws of the State of Georgia in case of an inconsistency between the terms of this Agreement and any applicable general or special law said general or special law shall govern.
16. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.
17. Illegality of Terms. It is agreed that the illegality or invalidity of any term or clause of this Agreement shall not affect the validity of the remainder of the Agreement and the Agreement shall remain in full force and effect as if such illegal or invalid term or clause were contained herein unless the elimination of such provision detrimentally reduces the consideration that either party is to receive under this Agreement or materially affects the continuing operation of this Agreement.
18. No Waiver. No consent or waiver, express or implied, by either party, to any breach of any covenant, condition or duty of the other shall be construed as a consent to, waiver of, any other breach of the same, or any other covenant, condition or duty.
19. Time of Essence. Time is of the essence under this Agreement.
20. Entire Agreement. This Agreement constitutes all of the understandings and agreements of whatsoever nature or kind existing between the parties with regard to the design of the project.

[SIGNATURES CONTAINED ON THE FOLLOWING PAGE.]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers and representatives as of the day and year first above written as a sealed instrument.

ATTEST:

CITY OF LOGANVILLE

By: _____
Krisi Ash, Deputy Clerk

By: _____
Skip Baliles, Mayor

ATTEST:

WALTON COUNTY, GEORGIA

By: _____
Rhonda Hawk, Clerk

By: _____
David Thompson, Chairman of the
Walton County Board of Commissioners

ATTEST:

AZALEA REGIONAL LIBRARY SYSTEM

By: _____

By: _____
Stacy Brown, Executive Director



Agreement for Provision of Probation Services for the Probate Court of Walton County, Georgia

This AGREEMENT is made by and between **Southeast Corrections, LLC** organized under the laws of the State of Georgia with its principal place of business at 1960 Satellite Boulevard, Suite 3000, Duluth, Georgia 30097 hereinafter “Contractor” and **Walton County, Georgia**, a member of ACCG, duly organized and existing under the laws of the State of Georgia, hereinafter referred to as “County” with the express written consent of the Chief Judge of the Probate Court of Walton County, Georgia. This Agreement is governed by *O.C.G.A. §§ 42-8-100 et. seq.* and the parties enter the agreement under the specific authority granted therein.

WITNESSETH:

WHEREAS, County wishes to contract with Contractor to provide probation services for the Probate Court of Walton County, Georgia, hereinafter referred to as “Court”; and

WHEREAS, Contractor is a company with the requisite professional staff, expertise, knowledge, and professional registrations or certifications and is licensed to provide said services; and

WHEREAS, Contractor has a Fee Schedule (which is attached hereto as Exhibit A and is incorporated herein by this reference) for the services to be provided and the costs of said services to be paid by those placed on probation by a Judge of the Court; and

Now, therefore, the County and Contractor, in consideration of the mutual covenants and promises contained herein do agree as set forth below:

Section 1: Contractor’s Services

The Contractor shall provide probation services including but not limited to:

1. The Contractor shall attend all regularly scheduled misdemeanor plea and arraignment hearings, and attend all other criminal hearings as requested by a judge or judge designee of the Court, for the purpose of providing private probation services for each probationer placed on probation during the hearings.
2. The Contractor shall maintain for the life of the Agreement a probation office within Walton County.
3. The Contractor shall conduct an initial interview with each probationer at the time of his or her sentencing or as soon as is practicable thereafter for purposes of explaining the scope of the Court order relative to fines, fees and/or restitution imposed as well as requirements and conditions, general and special, for probation supervision.
4. The Contractor shall meet with each probationer placed on probation under the supervision of the Selected Contractor at least one (1) time every thirty (30) calendar days. Probationers that do not comply with the probation guidelines and the Court order may be required to meet with their supervisor more than one (1) time every month. At the discretion of the Court, the Contractor shall provide intensive probation services that may include the requirement(s) for weekly reporting, home visits, telephone contacts, or a combination of any or all these requirements. For probationers placed on intensive probation, the Contractor shall charge the probationer no more than the amount stipulated in the Fee Schedule one (1) time every month for as long as the intensive probation requirements are in effect.

5. The Contractor shall provide and service a Pretrial Intervention and Diversion Program (hereinafter "PTD"), or similar type of program, if the Court chooses to provide that program. In that case, a person required to participate in a PTD shall be supervised in the same manner as provided herein as a probationer, subject to the same fees and charges as provided in the Fee Schedule.
6. The Court shall have the sole responsibility of determining the appropriate programs, classes, or service(s) for each probationer and such will be explicitly listed as part of any Order by the Court. Acceptable providers for certain programs, classes or services shall be subject to the approval of the Chief Judge of the Court, including whether a program or class offered by an alternate provided by the Contractor is acceptable. Any alternate programs, classes or services approved by the Chief Judge shall be managed by the Contractor as part of the probation process in the same manner as any programs and services provided by the Contractor.
7. The Contractor shall collect from probationers if requested by the Court, Court ordered fines, restitution and other costs associated with orders, judgments, and sentences of the Court.
 - a. Any and all fines, surcharges, court costs and other fees shall be paid to the Court. Any and all monies collected from probationers by the Contractor must be submitted to the Court on no less than a monthly basis. All funds and payments shall be accompanied with reporting and accounting through integration with the Court's computer software system in a format as determined by the Court.
 - b. The Contractor shall collect fines, fees, restitution, and court costs assessed to the probationer by the Court. The Court and Contractor agree that the priority of all moneys collected by the Contractor shall be as follows in all cases unless otherwise ordered: Per O.C.G.A. § 17-14-8 not less than one half of each payment to restitution before paying any portion of such fine or any forfeitures, costs, fees, or surcharges (divided equally among all victims); monitoring fees, drug and alcohol testing fees, probation fees currently due the company, victims compensation fee (arrears only), fines, statutory surcharges, other Contractor fees. The Contractor shall maintain a written report of all moneys received by the Contractor from each probationer. The Contractor will further provide a written receipt of all moneys paid to the Contractor by a probationer each time he or she makes a payment.
 - c. The Contractor shall collect from probationers only those fees specifically ordered by the Court, and not in excess of those charges listed in the Contractor's Fee Schedule. The Contractor shall not charge any probationer that has been declared by the Court to be indigent, any fees without specific authorization by the Court, and then only under those circumstances provided by the Court.
 - d. The Contractor shall assess a \$75 warrant fee per occurrence when a warrant is requested due to a probation violation and later signed by the Court. The Contractor will remit all warrant fees collected from probationers to the Court as a part of the records reconciliation and payment reimbursement process as prescribed in item number .25. The Contractor shall retain no portion of warrant fees ordered and/or collected.
8. Maintain fine, restitution or Court costs collected from the Probationers in a non-interest-bearing account without benefit or profit from said accounts.
9. Under no circumstances shall any portion or percentage (%) of any fine monies or court fees collected be retained by the Contractor.

10. A nine dollar (\$9.00) per month surcharge shall be collected from each probationer placed on probation by the Contractor, unless the probationer is exempted by the Court, as required by Georgia law. The surcharge shall be sent by the Contractor to the Georgia Crime Victims Compensation Board on no less than a monthly basis pursuant to O.C.G.A. §17-15-13 (f).
11. Contractor shall adhere to O.C.G.A. §42-8-103. When pay-only probation is imposed, the probation supervision fees shall be capped so as not to exceed three months of ordinary probation supervision fees notwithstanding the number of cases for which a fine and statutory surcharge were imposed or that the defendant was sentenced to serve consecutive sentences; provided, however, that collection of any probation supervision fee shall terminate as soon as all court imposed fines and statutory surcharges are paid in full; and provided, further, that when all such fines and statutory surcharges are paid in full, the probation officer or private probation officer, as the case may be, shall submit an order to the court terminating the probated sentence within 30 days of fulfillment of such conditions. The court shall terminate such probated sentence or issue an order stating why such probated sentence shall continue.
12. Contractor shall adhere to O.C.G.A. §42-8-103.1. When a defendant is serving consecutive misdemeanor sentences, whether as a result of one case from one jurisdiction or multiple cases from multiple jurisdictions, upon motion by the defendant, the court may discharge such defendant from further supervision or otherwise terminate probation when it is satisfied that its action would be in the best interest of justice and the welfare of society. Such motion shall not be ripe until 12 months after the sentence was entered and every four months thereafter. The defendant shall serve the applicable entity or governing authority that is providing his or her probation services with a copy of such motion.

Further, When a defendant is serving consecutive misdemeanor sentences, his or her probation officer or private probation officer, as the case may be, shall review such case after 12 consecutive months of probation supervision wherein the defendant has paid in full all court imposed fines, statutory surcharges, and restitution and has otherwise completed all testing, evaluations, and rehabilitative treatment programs ordered by the court to determine if such officer recommends early termination of probation. Each such case shall be reviewed every four months thereafter for the same determination until the termination, expiration, or other disposition of the case. If such officer recommends early termination, he or she shall immediately submit an order to the court to effectuate such purpose.
13. The Contractor shall coordinate community service work as required as a condition of probation by the Court. The Contractor shall cooperate with the Court to ensure that community service is done within the County limits of Walton County, Georgia, or as specified by the Court. The Court shall determine and define the work mission for all community service. Monthly tracking and reporting of all community service work is required in a format satisfactory to the Court.
14. The Contractor shall administer drug and alcohol screens to probationers only as directed by the Court. Probationers shall assume the cost of random drug testing and shall pay those costs pursuant to the Fee Schedule provided.
15. The Contractor shall provide electronic monitoring of probationers only at the direction of the Court. Any electronic monitoring shall be in accordance with the attached Exhibit B. Probationers shall assume the cost of electronic monitoring and shall pay those costs pursuant to the Fee Schedule provided. Monthly tracking and reporting of all electronic monitoring is required in a format satisfactory to the Court.
16. The Contractor shall prepare referrals and lend assistance to probationers either ordered to receive or who desire employment assistance or other forms of counseling.

17. The Contractor shall recommend to the Court early probation release if a probationer has fulfilled all court ordered requirements and has paid all fines. Continuing monthly probation supervision fees shall not be assessed against the probationer if the Court grants early release. Failure to notify the Court that a probationer has fulfilled all court ordered requirements and has paid all fines may subject the Contractor to refund any fees collected after such date that Court ordered requirements are met.
18. The Contractor shall advise the Court, by filing a petition for modification/revocation of probation, or petition for contempt, any time a probationer fails in a material way to comply with the conditions of probation. The Contractor shall appear in court and present such findings to the Court in such detail as to satisfy the Court of the need for any modification or revocation. The Contractor shall show the expiration date of any probation sentence on the face of any warrant.
19. The Contractor shall provide notice as required by law and return to the Court any probationer that does not, in the opinion of the Contractor, comply with the terms set forth in the court order of probation at which time the probation officer shall testify as to the circumstances of the case, giving the probationer full opportunity to refute any or all points. The officer shall comply with the Court's ruling in reference to sentencing or possible revocation of probation pursuant to the Court's procedures and Georgia law.
20. The Contractor shall maintain case files on each probationer to document compliance with the terms and conditions of probation, reporting dates, and contacts as they occur, and the amounts and dates of all monies collected.
21. The Contractor shall adhere to O.C.G.A. §42-8-109.2 and maintain in a "confidential" manner all reports, files, records, and papers of whatever kind relative to the supervision of probationers and shall make the same available only to authorized employees of the Contractor and authorized personnel of the County of Walton, to those authorized by the Court, or as otherwise required by law. All information must be maintained and in compliance with the Georgia Open Records Law at all times.
22. In accordance with Georgia Department of Corrections Rules 105-2-.13 and 105-2-.14, the Contractor shall keep all reports, files, records, and papers in a centralized location convenient to the County and shall make the same available only to the Court, Walton County officials or employees authorized by the Court, and as may be required by law. Such reports, records and papers are and shall remain the property of Walton County, Georgia.

The Contractor may retain confidential copies for its files if so desired.

Where not specifically defined above, the Contractor shall adhere to O.C.G.A. §42-8-108, O.C.G.A. §42-3-3, O.C.G.A. §42-8-106.1 and O.C.G.A. §42-8-109.2 as they relate to record keeping and reports required by Georgia State law.

23. The Contractor shall provide the Chief Judge of the Court, the appropriate agency, board or commission of the State of Georgia, and any others who may have authority, with a quarterly summary report that provides the number of Misdemeanor Probationers supervised by the Contractor; and the number of Misdemeanor Probationers for whom supervision or rehabilitation has been terminated, in as much detail as may be required by law, rule or regulation.

24. The Contractor shall, at a minimum, reconcile all records with the Court Clerk's office on a monthly basis. Records shall be made available to the Contractor on any normally scheduled workday, between the hours of 8:30 AM and 4:30 PM, upon request.
25. The Contractor shall only accept any modification to any original Court sentence as made by a court of competent jurisdiction.
26. The Contractor shall not own nor have a controlling interest in any finance business or lending institution that makes loans to probationers under its supervision for the payment of probation fees or fines. Neither shall the Contractor, nor any employees, agents, or representatives, engage in any employment, business, or activity that interferes with or conflicts with the duties and responsibilities of this Contract. Furthermore, neither shall the Contractor nor any of its employees, agents, or representatives, own, operate or have any financial interest in, be an instructor at, or be employed by any private entity that provides drug or alcohol testing, education services or offers a DUI Alcohol or Drug Use Risk Reduction Program certified by the Department of Human Resources. Moreover, neither shall the Contractor, nor any of its employees, agents, or representatives, specify or favor, directly or indirectly, a particular DUI Alcohol or Drug Use Risk Reduction Program that a probationer may or shall attend. This paragraph shall not prohibit furnishing any probationer, upon request, with the names, addresses and telephone numbers of known, certified DUI Alcohol or Drug Use Risk Reduction Programs.
27. The Contractor shall supervise all persons assigned to probation by the Court with an average ratio of probationers to staff of no greater than three hundred (300) to one (1) for active cases with conditions. Further, the Contractor shall supervise all "payment-only" cases at a ratio in compliance with best practices as established by Department of Community Supervision's Adult Misdemeanor Probation Oversight Unit.
28. The Contractor shall ensure that any person it employs or contracts with as a private probation officer:
 - a) is at least twenty-one [21] years of age at the time of appointment to the position of private probation officer pursuant to O.C.G.A. §42-8-107;
 - b) Has completed a standard two [2] year college course; provided however that any person who is so employed as a private probation officer as of July 1, 1996, and who has at least six [6] months of experience as a private probation officer shall be exempt from such college requirement pursuant to O.C.G.A. §42-8-107;
 - c) Has received an initial forty [40] hours of orientation upon employment and has received twenty [20] hours of continuing education per annum as approved by the Georgia Department of Community Supervision, provided that the forty [40] hour initial orientation shall not be required of any person who has successfully completed a probation or parole officer basic course of training certified by the Peace Officer Standards and Training Council or any private probation officer who has been employed by a private probation corporation, enterprise, or agency for at least six [6] months as of July 1, 1996 pursuant to O.C.G.A. §42-8-107; and
 - d) Has not been convicted of a felony [to ensure that its private probation officers have not been convicted of a felony, the Contractor shall conduct a documented criminal record check on all its private probation officers] pursuant to O.C.G.A. §42-8-107.
 - e) Where not specifically defined above, Contractor shall adhere to Georgia Department of Community Supervision Rules 105-2.09 and 105-2.12 related to employee qualifications, initial training, and continuing education.
 - f) Contractor shall adhere to Georgia Department of Community Supervision Rule 105-2-.10 and O.C.G.A. §35-3-34 related to criminal background checks.

29. Under no circumstances shall costs or charges be incurred by the Court or the County from the Contractor for services rendered to the Court or the County. Under no circumstances shall the Court or the County be invoiced, receive a statement, or otherwise be billed for services rendered or for the reimbursement of expenses incurred during the rendering of services.
30. As is necessary, the Contractor shall provide updates to the Court on any changes in state and/or national laws or regulations that are relevant to probation, probationary services, etc. Such updates shall be provided in a manner and at a time that is convenient to the Court. Such updates shall be provided at no additional cost to the Court.
31. Within thirty (30) calendar days of Agreement termination with the County, the Contractor shall return/turn over to the County all files, documents, correspondence, papers and databases applicable to the County's Agreement and required herein, together with all relevant information concerning the status of each and every probationer, the fines due and payable and payments made or promised, and locations and information held by the Contractor which could assist in locating any absconders. This obligation shall be carried out by the Contractor at no cost to the County.
32. Conflicts of Interest: The Contractor shall deliver to the County Clerk an affidavit certifying that the Contractor has no interest and will not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of services to the County. The affidavit shall further state that in rendering services to the County that no persons having any such interest shall be employed by the Contractor. The Contractor assumes full responsibility for knowing whether its officers, employees, agents, or anyone providing services under this Agreement has any such interest and for certifying the absence of such conflict to the County.

During the course of performing services for the County, the Contractor shall disclose immediately to the County, by affidavit, every known or apparent conflict of interest and every ostensible or potential conflict of interest of the Contractor's County's, officers, employees, agents or anyone providing services under this Contract. The duty to disclose is a continuing duty. Such disclosure is a material obligation of this agreement and the Contractor's failure to comply with these provisions affords the County the right to pursue any and all remedies for breach of contract. In the event of an apparent or actual conflict of interest during the course of performance, the County may terminate the agreement by written notice. Nothing herein shall be construed as limiting or waiving the right of the County to pursue damages or other remedies.

The Contractor shall not disclose any data, facts or information concerning services performed for the County or obtained while performing such services, except as authorized by the County in writing, or as may be required by law.

33. Follow all rules, regulations and policies set forth by the State of Georgia, Department of Community Supervision (DCS), Misdemeanor Probation Oversight Unit (MPOU) and any and all agencies, boards, commissions or similar bodies that govern the activities and services provided under this Contract.

Section 2: Contractor's Reporting and Data Requirements

The following performance measures are the minimum data and reporting that the County requires tracking progress of the services provided. This information is a minimum and other measures may be requested to be tracked during the term of this Contract.

§ 42-8-108. Quarterly report to judge and council; records to be open for inspection

(a) Any private corporation, private enterprise, or private agency contracting to provide probation services or any county, municipality, or consolidated government entering into an agreement under the provisions of this article shall provide to the judge who consented to such contract or agreement and DCS a quarterly report summarizing the number of offenders under supervision; the amount of fines, statutory surcharges, and restitution collected; the amount of fees collected and the nature of such fees, including probation supervision fees, rehabilitation programming fees, electronic monitoring fees, drug or alcohol detection device fees, substance abuse or mental health evaluation or treatment fees if such services are provided directly or otherwise to the extent such fees are known, and drug testing fees; the number of community service hours performed by probationers under supervision; a listing of any other service for which a probationer was required to pay to attend; the number of offenders for whom supervision or rehabilitation has been terminated and the reason for the termination; and the number of warrants issued during the quarter, in such detail as DCS may require. Information reported pursuant to this subsection shall be annually submitted to the governing authority that entered into such contract and thereafter be subject to disclosure pursuant to Article 4 of Chapter 18 of Title 50. Local governments are encouraged to post electronic copies of the annual report on the local government's website, if such website exists.

(b) All records of any private corporation, private enterprise, or private agency contracting to provide services or of any county, municipality, or consolidated government entering into an agreement under the provisions of this article shall be open to inspection upon the request of the affected county, municipality, consolidated government, court, the Department of Audits and Accounts, an auditor appointed by the affected county, municipality, or consolidated government, the Department of Corrections, DCS, the State Board of Pardons and Paroles, or the board.

Contractor shall adhere to Georgia Department of Community Supervision Rule 105-2-.13.

Section 3: County's Responsibilities

The County's responsibilities to the Contractor shall specifically include conducting meetings with Contractor, providing required information on probationers, and completing other items specifically set forth in Attachments of this Agreement and additional items as might be required and are mutually agreed upon in writing.

Section 4: Period of Service

Unless earlier terminated as provided herein, this Agreement shall commence on January 1, 2025, and shall continue in full force and effect until December 31, 2025. In addition to any other rights of termination provided for herein, this Agreement may be terminated at any time, with or without cause, as follows: (a) by the County, in consultation with the Chief Judge, and by the Chief Judge, with the approval of the County, upon thirty (30) days' prior written notice to the Contractor; or (b) by the Contractor, upon ninety (90) days' prior written notice to the County and Chief Judge. Additionally, the Chief Judge may terminate this Agreement immediately for cause, including without limitation: material breach of this Agreement; insolvency of Contractor; or filing a voluntary or involuntary case in bankruptcy. Within thirty (30) working days of termination, Contractor shall peaceably surrender to the Court all records and documents generated by Contractor in connection with this Agreement and the services thereunder and any equipment or supplies assigned to the Contractor by the Court. Contractor shall turn over to the Clerk of Court any moneys collected or received, less supervision fees validly collected and duly owing to Contractor through the termination date. Any fines, costs, fees, or restitution received by Contractor from probationers of this Court after termination of this Agreement shall be forwarded to the Clerk of Court, other than fees earned by Contractor. The Court shall provide Contractor a receipt for all property surrendered under this provision.

Section 5: General Conditions

Insurance

The Contractor shall at all times during this Agreement maintain in full force and effect Employer’s Liability, Workers’ Compensation, Public Liability and Property Damage Insurance, including contractual liability coverage. All insurance shall be by insurers and for policy limits acceptable to the County and before commencement of work hereunder the Contractor agrees to furnish the County certificates of insurance or other evidence satisfactory to the County to the effect that such insurance has been procured and is in force with the County of Walton named as an additional insured. The certificates shall contain the following express obligations:

"This is to certify that the policies of insurance described herein have been issued to the insured for whom this certificate is executed and are in force at this time. In the event of cancellation or material change in a policy affecting the certificate holder, thirty (30) days prior written notice will be given the County of Walton."

For the purpose of the Contract, the Contractor shall carry the following types of insurance in at least the limits specified below:

| <u>Coverages</u> | <u>Limits of Liability</u> |
|--|--|
| Workers Compensation | Statutory |
| Employer’s Liability | \$1,000,000 |
| Bodily Injury Liability Except Automobile | \$2,000,000 each occurrence \$2,000,000 aggregate |
| Property Damage Liability Except Automobile | \$1,000,000 each occurrence \$2,000,000 aggregate |
| Automobile Bodily Injury Liability | \$1,000,000 each person \$2,000,000 each occurrence |
| Automobile Property Damage Liability | \$1,000,000 each occurrence \$2,000,000 each occurrence |
| Excess Umbrella Liability | \$3,000,000 each occurrence |

Subject to the approval of the County and to the extent permitted by law, all or any part of any required insurance coverage may be provided under a plan or plans of self-insurance.

5.2 Successors and Assigns

The Contractor and County each binds itself and its successors, executors, administrators and assigns in respect to all covenants and conditions of this Agreement. Neither the Contractor nor the County will assign or transfer any interest in the Agreement without the written consent of the other. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than the Contractor and the County.

5.3 Modification

This Agreement constitutes the entire understanding between the County and Contractor and may be modified only by a written instrument duly executed by the parties hereto. This Agreement supersedes and replaces in full all previous or current Agreements between the County and the Contractor.

5.4 Compliance with Law

The Contractor shall comply with all requirements and conditions set forth by the Chief Judge of the Court and shall at all times comply with any rules, regulations and statutes of the State of Georgia, whether currently existing or enacted after the execution of this Contract.

5.5 Miscellaneous

This Agreement is governed by the laws of the State of Georgia.

5.6 Indemnification

Contractor shall indemnify and hold harmless the County and the Court from and against all liability (including cost of defense, settlement, judgment, and reasonable attorneys' fees) resulting from breach by Contractor or resulting from the negligence, willful or tortious acts, omissions, or misconduct of Contractor and its employees, agents, or representatives in the provision of services under this Contract. This indemnification provision shall survive the expiration or termination of this Contract.

Section 6: Standard of Care

In performing its professional services, the Contractor will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the services are provided.

Section 7: Venue

Disputes arising out of this Agreement shall be heard in the State or Superior Court of Walton County, Georgia. The County and Contractor agree that jurisdiction and venue are proper in Walton County, Georgia, exclusively, and they hereby waive any defenses they may have to improper venue, lack of jurisdiction over their person, and lack of subject matter jurisdiction.

Section 8: Severability

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability shall not affect the other provisions, and the remaining provisions of this agreement shall be given full effect.

Section 9: Compliance with Georgia Law

This Agreement is conditioned on both parties' compliance with the requirements of O.C.G.A. § 13- 10-91. The County is in compliance with O.G.C.A. § 13-10-91.

Contractor hereby states that it has complied with the requirements of O.C.G.A. § 13- 10-91, will attest its compliance by completing any necessary affidavits. Contractor acknowledges that it generally and typically

will not utilize subcontractors or sub-subcontractors. However, if a sub-Agreement or subcontractor is utilized by Contractor, Contractor shall obtain the employee number category and eligibility verification from all subcontractors and sub- subcontractors and submit the affidavits required by Georgia Law. Contractor shall submit the required affidavits at the time of execution of this Agreement and shall obtain the required affidavits from subcontractors and sub-subcontractors in accordance with Georgia law.

Section 10: Notice and Service Thereof

All notices, demands, requests, instructions, approvals, and claims shall be in writing. Any notice to or demand upon the Contractor shall be sufficiently given if delivered to Mr. John Prescott, Southeast Corrections, LLC 1960 Satellite Boulevard, Suite 3000, Duluth, Georgia 30097 or if deposited in the United States Mail in a sealed, postage, prepaid envelope.

All papers required to be delivered to the Court/County shall, unless otherwise specified in writing to the Contractor, be delivered to the County, at the office of the County Clerk, 111 South Broad Street, Monroe Georgia 30655. Any notice to or demand upon the Court/County shall be sufficiently given if delivered to the office of the County Clerk or if deposited in the United States Mail in a sealed, postage, prepaid envelope, or delivered with charges prepaid to any telegraph company for transmission, in each case addressed to the County Clerk or to such other representative of the Court/County or to such other address as the Court/County may subsequently specify in writing to the Contractor for such purposes.

Any such notice or demand shall be deemed to have been given or made as of the time of actual delivery or (in the case of mailing) when the same should have been received in due course of post, as the case may be.

[Signature Page Follows]



IN WITNESS WHEREOF, the parties hereto have executed this Agreement under their respective seals on the day and date first above written in two (2) counterparts, each of which shall without proof or accounting for the other counterparts, be deemed an original Contract.

Probate Court of Walton County

BY: _____
David Thompson
Chairman, Board of Commissioners

BY: _____
Bruce E. Wright
Chief Judge, Walton County Probate Court

Contractor: **Southeast Corrections, LLC**

By: _____ Seal
John C. Prescott, Jr., President

Signed and Sealed in the presence of

By: _____
Notary Public

My commission expires: _____

**EXHIBIT A
DETAILED FEES/SERVICES**

| FEE SCHEDULE ALL AT NO COST TO THE PROBATE COURT OF WALTON COUNTY | | | |
|--|--------------------|-------------------------|----------------------|
| Service | Period/Unit | Probationer Paid | Cost to Court |
| Supervision Fee | Monthly (minimum) | \$42.00 | \$0.00 |
| Restitution Collection - Disbursement | No Cost | \$0.00 | \$0.00 |
| Intensive Supervision Fee | Monthly | \$45.00 | \$0.00 |
| Pre-Trial Diversion Supervision | Monthly | \$42.00 | \$0.00 |
| Drug Testing - 6 Panel - Lab analysis | Per Test | \$25.00 | \$0.00 |
| Drug Testing – 7 Panel – Lab analysis | Per Test | \$30.00 | \$0.00 |
| Drug Testing – 12 Panel (Includes ETG) | Per Test | \$25.00 | \$0.00 |
| On-Site GC/MS Confirmation | Per Panel | \$25.00 | \$0.00 |
| Electronic Monitoring (GPS) | Per Day | \$10.00 | \$0.00 |
| Electronic Monitoring (mobile) Alcohol only | Per Day | \$10.00 | \$0.00 |
| One-time hook-up fee for all EM | One time | \$50.00 once | \$0.00 |
| Interstate Compact Transfer Fee | If applicable/once | \$50.00 | \$0.00 |
| In-State Transfer Fee | If applicable | No charge | \$0.00 |
| Digital Processing Fee | One time | \$2.00 | \$0.00 |

EXHIBIT B

ELECTRONIC MONITORING

In addition to the terms and provisions set forth in the above referenced Agreement, the following terms shall apply to all electronic monitoring services provided under the Agreement, if any.

SERVICES AND RESPONSIBILITIES OF SOUTHEAST CORRECTIONS

Monitoring Services. Southeast Corrections will provide the following monitoring services to the Court for the Court's operation of an electronic monitoring program. The monitoring services provided hereunder are specifically designed to determine by electronic means the presence of a person at a specified location (typically that person's place of residence).

Southeast Corrections will perform the functions of data entry and data storage for all properly enrolled Probationers. The data entry function consists of the input of all required demographic, curfew, and system configuration information on each case into the central host computer system.

Southeast Corrections will maintain twenty-four (24) hours, seven (7) days per week management of Probationer data enrolled hereunder.

Southeast Corrections will provide notification of Alert conditions to authorized and identified Court's staff. Alert notification will be in accordance with Section (Standard Monitoring Program Level) herein or as agreed upon in writing by the Court and Southeast Corrections.

Alert Condition and Equipment status information for each Probationer will be documented and maintained by Southeast Corrections.

Notification Options.

Standard Monitoring Program Level. The Standard Monitoring Program has as its primary intent the non-immediate monitoring of compliance to ordered conditions. This program does NOT provide 24-hour enforcement of conditions. This program is NOT recommended for high-risk probation cases. At this level of monitoring, the Court determines that the next business day (or later as determined by the Court) notification is acceptable on any and all violations incurred during the monitoring period.

Other Notification Levels. Because certain electronic monitoring equipment provides round-the-clock monitoring, it is possible to increase the notification frequency for higher-risk cases. In such cases the Court may desire more immediate notification; Southeast Corrections will increase the level of notification provided appropriate Court personnel can be made available for response. In the absence of written notification procedures to the contrary, the Standard Monitoring Level will apply.

Maintenance. Southeast Corrections shall maintain the Equipment at its expense. The Probationer shall be responsible for lost or missing Equipment and/or the cost of required repairs necessitated by the Probationer's negligence or the damage or destruction of the Equipment by parties other than Southeast Corrections. The Court will assist Southeast Corrections in enforcement of this policy.

EQUIPMENT. Southeast Corrections shall supply a sufficient quantity of Units to meet the Court's need subject to forty-eight (48) hour notice prior to shipment.



MONITORING SYSTEM

Description. The monitoring system utilized hereunder is an active GPS monitoring system consisting of a GPS anklet, PTU, and a central computer system. The Units communicate with the host computer system through the Probationer's standard telephone service or internal cellular phone capability as needed.

System Maintenance. The Court acknowledges that periodic maintenance on the host computer system is required. During the performance of this maintenance, the system may be required to be temporarily "off-line". The Court will be notified in advance of any such situation.

SOUTHEAST CORRECTIONS expressly disclaims any warranty that any equipment provided hereunder is impervious to tampering.

THE COURT'S OBLIGATIONS. The Court shall have the responsibility to: Refer appropriate cases to Southeast Corrections for supervision.

Identify authorized personnel to which Southeast Corrections may report violations.

Provide to Southeast Corrections required Probationer case and curfew information and Court Order.

Identify and make available the Court's staff and/or Equipment (fax, pager) for the purposes of notification by Southeast Corrections to the Court of alerts and equipment status problems.



Exhibit C



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/02/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | | | |
|--|--|---|---------------------|
| PRODUCER The Whitlock Group, Inc. 2915 Premiere Pkwy Suite 120 Duluth GA 30097 | | CONTACT NAME: Peter J Moon PHONE (A/C, No, Ext): (678) 906-2008 FAX (A/C, No): (855) 906-2012 E-MAIL ADDRESS: pmoon@twgins.net | |
| INSURED Southeast Corrections, LLC 1960 Satellite Blvd, Ste 3000 Duluth GA 30097 | | INSURER(S) AFFORDING COVERAGE | |
| | | INSURER A: Kinsale Insurance Company | NAIC # 38920 |
| | | INSURER B: Selective Insurance Co. of South Carolina | 19259 |
| | | INSURER C: EMPLOYERS Preferred Insurance Company | 10346 |
| | | INSURER D: Underwriters at Lloyds, London | |
| | | INSURER E: Travelers Casualty & Surety Company of America | 31194 |
| | | INSURER F: StarStone Specialty Insurance Co | 44776 |

COVERAGES **CERTIFICATE NUMBER:** CL247205459 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|---|-----------|----------|---------------|-------------------------|-------------------------|--|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: | | | 0100247100-1 | 07/01/2024 | 07/01/2025 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ Excluded GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ Excluded \$ |
| B | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY | | | S 2402665 | 07/01/2024 | 07/01/2025 | COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ |
| A | <input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ | | | 0100247201-1 | 07/01/2024 | 07/01/2025 | EACH OCCURRENCE \$ 6,000,000 AGGREGATE \$ 6,000,000 \$ |
| C | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | | N/A | EIG529308601 | 07/01/2024 | 07/01/2025 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000 |
| D | Errors and Omissions - Claims Made | | | SCP2023023782 | 07/01/2024 | 07/01/2025 | Errors & Omissions each \$1,000,000 Errors & Omissions \$2,000,000 |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Court Services, Records and Consulting Office
 (See attached Comments/Remarks page for coverage details)

| | |
|--|--|
| CERTIFICATE HOLDER Walton County Probate Court 303 South Hammond Dr, Ste 116 Monroe GA 30655 | CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE |
|--|--|



Agreement for Provision of Probation Services for the Magistrate Court of Walton County, Georgia

This AGREEMENT is made by and between **Southeast Corrections, LLC** organized under the laws of the State of Georgia with its principal place of business at 1960 Satellite Boulevard, Suite 3000, Duluth, Georgia 30097 hereinafter “Contractor” and **Walton County, Georgia**, a member of ACCG, duly organized and existing under the laws of the State of Georgia, hereinafter referred to as “County” with the express written consent of the Chief Judge of the Magistrate Court of Walton County, Georgia. This Agreement is governed by *O.C.G.A. §§ 42-8-100 et. seq.* and the parties enter the agreement under the specific authority granted therein.

WITNESSETH:

WHEREAS, County wishes to contract with Contractor to provide probation services for the Magistrate Court of Walton County, Georgia, hereinafter referred to as “Court”; and

WHEREAS, Contractor is a company with the requisite professional staff, expertise, knowledge, and professional registrations or certifications and is licensed to provide said services; and

WHEREAS, Contractor has a Fee Schedule (which is attached hereto as Exhibit A and is incorporated herein by this reference) for the services to be provided and the costs of said services to be paid by those placed on probation by a Judge of the Court; and

Now, therefore, the County and Contractor, in consideration of the mutual covenants and promises contained herein do agree as set forth below:

Section 1: Contractor’s Services

The Contractor shall provide probation services including but not limited to:

1. The Contractor shall attend all regularly scheduled misdemeanor plea and arraignment hearings, and attend all other criminal hearings as requested by a judge or judge designee of the Court, for the purpose of providing private probation services for each probationer placed on probation during the hearings.
2. The Contractor shall maintain for the life of the Agreement a probation office within Walton County.
3. The Contractor shall conduct an initial interview with each probationer at the time of his or her sentencing or as soon as is practicable thereafter for purposes of explaining the scope of the Court order relative to fines, fees and/or restitution imposed as well as requirements and conditions, general and special, for probation supervision.
4. The Contractor shall meet with each probationer placed on probation under the supervision of the Selected Contractor at least one (1) time every thirty (30) calendar days. Probationers that do not comply with the probation guidelines and the Court order may be required to meet with their supervisor more than one (1) time every month. At the discretion of the Court, the Contractor shall provide intensive probation services that may include the requirement(s) for weekly reporting, home visits, telephone contacts, or a combination of any or all these requirements. For probationers placed on intensive probation, the Contractor shall charge the probationer no more than the amount stipulated in the Fee Schedule one (1) time every month for as long as the intensive

probation requirements are in effect.

5. The Contractor shall provide and service a Pretrial Intervention and Diversion Program (hereinafter "PTD"), or similar type of program, if the Court chooses to provide that program. In that case, a person required to participate in a PTD shall be supervised in the same manner as provided herein as a probationer, subject to the same fees and charges as provided in the Fee Schedule.
6. The Court shall have the sole responsibility of determining the appropriate programs, classes, or service(s) for each probationer and such will be explicitly listed as part of any Order by the Court. Acceptable providers for certain programs, classes or services shall be subject to the approval of the Chief Judge of the Court, including whether a program or class offered by an alternate provided by the Contractor is acceptable. Any alternate programs, classes or services approved by the Chief Judge shall be managed by the Contractor as part of the probation process in the same manner as any programs and services provided by the Contractor.
7. The Contractor shall collect from probationers if requested by the Court, Court ordered fines, restitution and other costs associated with orders, judgments, and sentences of the Court.
 - a. Any and all fines, surcharges, court costs and other fees shall be paid to the Court. Any and all monies collected from probationers by the Contractor must be submitted to the Court on no less than a monthly basis. All funds and payments shall be accompanied with reporting and accounting through integration with the Court's computer software system in a format as determined by the Court.
 - b. The Contractor shall collect fines, fees, restitution, and court costs assessed to the probationer by the Court. The Court and Contractor agree that the priority of all moneys collected by the Contractor shall be as follows in all cases unless otherwise ordered: Per O.C.G.A. § 17-14-8 not less than one half of each payment to restitution before paying any portion of such fine or any forfeitures, costs, fees, or surcharges (divided equally among all victims); monitoring fees, drug and alcohol testing fees, probation fees currently due the company, victims compensation fee (arrears only), fines, statutory surcharges, other Contractor fees. The Contractor shall maintain a written report of all moneys received by the Contractor from each probationer. The Contractor will further provide a written receipt of all moneys paid to the Contractor by a probationer each time he or she makes a payment.
 - c. The Contractor shall collect from probationers only those fees specifically ordered by the Court, and not in excess of those charges listed in the Contractor's Fee Schedule. The Contractor shall not charge any probationer that has been declared by the Court to be indigent, any fees without specific authorization by the Court, and then only under those circumstances provided by the Court.
 - d. The Contractor shall assess a \$75 warrant fee per occurrence when a warrant is requested due to a probation violation and later signed by the Court. The Contractor will remit all warrant fees collected from probationers to the Court as a part of the records reconciliation and payment reimbursement process as prescribed in item number .25. The Contractor shall retain no portion of warrant fees ordered and/or collected.
8. Maintain fine, restitution or Court costs collected from the Probationers in a non-interest-bearing account without benefit or profit from said accounts.
9. Under no circumstances shall any portion or percentage (%) of any fine monies or court fees

collected be retained by the Contractor.

10. A nine dollar (\$9.00) per month surcharge shall be collected from each probationer placed on probation by the Contractor, unless the probationer is exempted by the Court, as required by Georgia law. The surcharge shall be sent by the Contractor to the Georgia Crime Victims Compensation Board on no less than a monthly basis pursuant to O.C.G.A. §17-15-13 (f).
11. Contractor shall adhere to O.C.G.A. §42-8-103. When pay-only probation is imposed, the probation supervision fees shall be capped so as not to exceed three months of ordinary probation supervision fees notwithstanding the number of cases for which a fine and statutory surcharge were imposed or that the defendant was sentenced to serve consecutive sentences; provided, however, that collection of any probation supervision fee shall terminate as soon as all court imposed fines and statutory surcharges are paid in full; and provided, further, that when all such fines and statutory surcharges are paid in full, the probation officer or private probation officer, as the case may be, shall submit an order to the court terminating the probated sentence within 30 days of fulfillment of such conditions. The court shall terminate such probated sentence or issue an order stating why such probated sentence shall continue.
12. Contractor shall adhere to O.C.G.A. §42-8-103.1. When a defendant is serving consecutive misdemeanor sentences, whether as a result of one case from one jurisdiction or multiple cases from multiple jurisdictions, upon motion by the defendant, the court may discharge such defendant from further supervision or otherwise terminate probation when it is satisfied that its action would be in the best interest of justice and the welfare of society. Such motion shall not be ripe until 12 months after the sentence was entered and every four months thereafter. The defendant shall serve the applicable entity or governing authority that is providing his or her probation services with a copy of such motion.

Further, When a defendant is serving consecutive misdemeanor sentences, his or her probation officer or private probation officer, as the case may be, shall review such case after 12 consecutive months of probation supervision wherein the defendant has paid in full all court imposed fines, statutory surcharges, and restitution and has otherwise completed all testing, evaluations, and rehabilitative treatment programs ordered by the court to determine if such officer recommends early termination of probation. Each such case shall be reviewed every four months thereafter for the same determination until the termination, expiration, or other disposition of the case. If such officer recommends early termination, he or she shall immediately submit an order to the court to effectuate such purpose.
13. The Contractor shall coordinate community service work as required as a condition of probation by the Court. The Contractor shall cooperate with the Court to ensure that community service is done within the County limits of Walton County, Georgia, or as specified by the Court. The Court shall determine and define the work mission for all community service. Monthly tracking and reporting of all community service work is required in a format satisfactory to the Court.
14. The Contractor shall administer drug and alcohol screens to probationers only as directed by the Court. Probationers shall assume the cost of random drug testing and shall pay those costs pursuant to the Fee Schedule provided.
15. The Contractor shall provide electronic monitoring of probationers only at the direction of the Court. Any electronic monitoring shall be in accordance with the attached Exhibit B. Probationers shall assume the cost of electronic monitoring and shall pay those costs pursuant to the Fee Schedule provided. Monthly tracking and reporting of all electronic monitoring is required in a format satisfactory to the Court.
16. The Contractor shall prepare referrals and lend assistance to probationers either ordered to receive

or who desire employment assistance or other forms of counseling.

17. The Contractor shall recommend to the Court early probation release if a probationer has fulfilled all court ordered requirements and has paid all fines. Continuing monthly probation supervision fees shall not be assessed against the probationer if the Court grants early release. Failure to notify the Court that a probationer has fulfilled all court ordered requirements and has paid all fines may subject the Contractor to refund any fees collected after such date that Court ordered requirements are met.
18. The Contractor shall advise the Court, by filing a petition for modification/revocation of probation, or petition for contempt, any time a probationer fails in a material way to comply with the conditions of probation. The Contractor shall appear in court and present such findings to the Court in such detail as to satisfy the Court of the need for any modification or revocation. The Contractor shall show the expiration date of any probation sentence on the face of any warrant.
19. The Contractor shall provide notice as required by law and return to the Court any probationer that does not, in the opinion of the Contractor, comply with the terms set forth in the court order of probation at which time the probation officer shall testify as to the circumstances of the case, giving the probationer full opportunity to refute any or all points. The officer shall comply with the Court's ruling in reference to sentencing or possible revocation of probation pursuant to the Court's procedures and Georgia law.
20. The Contractor shall maintain case files on each probationer to document compliance with the terms and conditions of probation, reporting dates, and contacts as they occur, and the amounts and dates of all monies collected.
21. The Contractor shall adhere to O.C.G.A. §42-8-109.2 and maintain in a "confidential" manner all reports, files, records, and papers of whatever kind relative to the supervision of probationers and shall make the same available only to authorized employees of the Contractor and authorized personnel of the County of Walton, to those authorized by the Court, or as otherwise required by law. All information must be maintained and in compliance with the Georgia Open Records Law at all times.
22. In accordance with Georgia Department of Corrections Rules 105-2-.13 and 105-2-.14, the Contractor shall keep all reports, files, records, and papers in a centralized location convenient to the County and shall make the same available only to the Court, Walton County officials or employees authorized by the Court, and as may be required by law. Such reports, records and papers are and shall remain the property of Walton County, Georgia.

The Contractor may retain confidential copies for its files if so desired.

Where not specifically defined above, the Contractor shall adhere to O.C.G.A. §42-8-108, O.C.G.A. §42-3-3, O.C.G.A. §42-8-106.1 and O.C.G.A. §42-8-109.2 as they relate to record keeping and reports required by Georgia State law.

23. The Contractor shall provide the Chief Judge of the Court, the appropriate agency, board or commission of the State of Georgia, and any others who may have authority, with a quarterly summary report that provides the number of Misdemeanor Probationers supervised by the Contractor; and the number of Misdemeanor Probationers for whom supervision or rehabilitation has been terminated, in as much detail as may be required by law, rule or regulation.

24. The Contractor shall, at a minimum, reconcile all records with the Court Clerk's office on a monthly basis. Records shall be made available to the Contractor on any normally scheduled workday, between the hours of 8:30 AM and 4:30 PM, upon request.
25. The Contractor shall only accept any modification to any original Court sentence as made by a court of competent jurisdiction.
26. The Contractor shall not own nor have a controlling interest in any finance business or lending institution that makes loans to probationers under its supervision for the payment of probation fees or fines. Neither shall the Contractor, nor any employees, agents, or representatives, engage in any employment, business, or activity that interferes with or conflicts with the duties and responsibilities of this Contract. Furthermore, neither shall the Contractor nor any of its employees, agents, or representatives, own, operate or have any financial interest in, be an instructor at, or be employed by any private entity that provides drug or alcohol testing, education services or offers a DUI Alcohol or Drug Use Risk Reduction Program certified by the Department of Human Resources. Moreover, neither shall the Contractor, nor any of its employees, agents, or representatives, specify or favor, directly or indirectly, a particular DUI Alcohol or Drug Use Risk Reduction Program that a probationer may or shall attend. This paragraph shall not prohibit furnishing any probationer, upon request, with the names, addresses and telephone numbers of known, certified DUI Alcohol or Drug Use Risk Reduction Programs.
27. The Contractor shall supervise all persons assigned to probation by the Court with an average ratio of probationers to staff of no greater than three hundred (300) to one (1) for active cases with conditions. Further, the Contractor shall supervise all "payment-only" cases at a ratio in compliance with best practices as established by Department of Community Supervision's Adult Misdemeanor Probation Oversight Unit.
28. The Contractor shall ensure that any person it employs or contracts with as a private probation officer:
 - a) is at least twenty-one [21] years of age at the time of appointment to the position of private probation officer pursuant to O.C.G.A. §42-8-107;
 - b) Has completed a standard two [2] year college course; provided however that any person who is so employed as a private probation officer as of July 1, 1996, and who has at least six [6] months of experience as a private probation officer shall be exempt from such college requirement pursuant to O.C.G.A. §42-8-107;
 - c) Has received an initial forty [40] hours of orientation upon employment and has received twenty [20] hours of continuing education per annum as approved by the Georgia Department of Community Supervision, provided that the forty [40] hour initial orientation shall not be required of any person who has successfully completed a probation or parole officer basic course of training certified by the Peace Officer Standards and Training Council or any private probation officer who has been employed by a private probation corporation, enterprise, or agency for at least six [6] months as of July 1, 1996 pursuant to O.C.G.A. §42-8-107; and
 - d) Has not been convicted of a felony [to ensure that its private probation officers have not been convicted of a felony, the Contractor shall conduct a documented criminal record check on all its private probation officers] pursuant to O.C.G.A. §42-8-107.
 - e) Where not specifically defined above, Contractor shall adhere to Georgia Department of Community Supervision Rules 105-2.09 and 105-2.12 related to employee qualifications, initial training, and continuing education.
 - f) Contractor shall adhere to Georgia Department of Community Supervision Rule 105-2-.10 and O.C.G.A. §35-3-34 related to criminal background checks.

29. Under no circumstances shall costs or charges be incurred by the Court or the County from the Contractor for services rendered to the Court or the County. Under no circumstances shall the Court or the County be invoiced, receive a statement, or otherwise be billed for services rendered or for the reimbursement of expenses incurred during the rendering of services.
30. As is necessary, the Contractor shall provide updates to the Court on any changes in state and/or national laws or regulations that are relevant to probation, probationary services, etc. Such updates shall be provided in a manner and at a time that is convenient to the Court. Such updates shall be provided at no additional cost to the Court.
31. Within thirty (30) calendar days of Agreement termination with the County, the Contractor shall return/turn over to the County all files, documents, correspondence, papers and databases applicable to the County's Agreement and required herein, together with all relevant information concerning the status of each and every probationer, the fines due and payable and payments made or promised, and locations and information held by the Contractor which could assist in locating any absconders. This obligation shall be carried out by the Contractor at no cost to the County.
32. Conflicts of Interest: The Contractor shall deliver to the County Clerk an affidavit certifying that the Contractor has no interest and will not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of services to the County. The affidavit shall further state that in rendering services to the County that no persons having any such interest shall be employed by the Contractor. The Contractor assumes full responsibility for knowing whether its officers, employees, agents, or anyone providing services under this Agreement has any such interest and for certifying the absence of such conflict to the County.

During the course of performing services for the County, the Contractor shall disclose immediately to the County, by affidavit, every known or apparent conflict of interest and every ostensible or potential conflict of interest of the Contractor's County's, officers, employees, agents or anyone providing services under this Contract. The duty to disclose is a continuing duty. Such disclosure is a material obligation of this agreement and the Contractor's failure to comply with these provisions affords the County the right to pursue any and all remedies for breach of contract. In the event of an apparent or actual conflict of interest during the course of performance, the County may terminate the agreement by written notice. Nothing herein shall be construed as limiting or waiving the right of the County to pursue damages or other remedies.

The Contractor shall not disclose any data, facts or information concerning services performed for the County or obtained while performing such services, except as authorized by the County in writing, or as may be required by law.

33. Follow all rules, regulations and policies set forth by the State of Georgia, Department of Community Supervision (DCS), Misdemeanor Probation Oversight Unit (MPOU) and any and all agencies, boards, commissions or similar bodies that govern the activities and services provided under this Contract.

Section 2: Contractor's Reporting and Data Requirements

The following performance measures are the minimum data and reporting that the County requires tracking progress of the services provided. This information is a minimum and other measures may be requested to

be tracked during the term of this Contract.

§ 42-8-108. Quarterly report to judge and council; records to be open for inspection

(a) Any private corporation, private enterprise, or private agency contracting to provide probation services or any county, municipality, or consolidated government entering into an agreement under the provisions of this article shall provide to the judge who consented to such contract or agreement and DCS a quarterly report summarizing the number of offenders under supervision; the amount of fines, statutory surcharges, and restitution collected; the amount of fees collected and the nature of such fees, including probation supervision fees, rehabilitation programming fees, electronic monitoring fees, drug or alcohol detection device fees, substance abuse or mental health evaluation or treatment fees if such services are provided directly or otherwise to the extent such fees are known, and drug testing fees; the number of community service hours performed by probationers under supervision; a listing of any other service for which a probationer was required to pay to attend; the number of offenders for whom supervision or rehabilitation has been terminated and the reason for the termination; and the number of warrants issued during the quarter, in such detail as DCS may require. Information reported pursuant to this subsection shall be annually submitted to the governing authority that entered into such contract and thereafter be subject to disclosure pursuant to Article 4 of Chapter 18 of Title 50. Local governments are encouraged to post electronic copies of the annual report on the local government's website, if such website exists.

(b) All records of any private corporation, private enterprise, or private agency contracting to provide services or of any county, municipality, or consolidated government entering into an agreement under the provisions of this article shall be open to inspection upon the request of the affected county, municipality, consolidated government, court, the Department of Audits and Accounts, an auditor appointed by the affected county, municipality, or consolidated government, the Department of Corrections, DCS, the State Board of Pardons and Paroles, or the board.

Contractor shall adhere to Georgia Department of Community Supervision Rule 105-2-.13.

Section 3: County's Responsibilities

The County's responsibilities to the Contractor shall specifically include conducting meetings with Contractor, providing required information on probationers, and completing other items specifically set forth in Attachments of this Agreement and additional items as might be required and are mutually agreed upon in writing.

Section 4: Period of Service

Unless earlier terminated as provided herein, this Agreement shall commence on January 1, 2025, and shall continue in full force and effect until December 31, 2025. In addition to any other rights of termination provided for herein, this Agreement may be terminated at any time, with or without cause, as follows: (a) by the County, in consultation with the Chief Judge, and by the Chief Judge, with the approval of the County, upon thirty (30) days' prior written notice to the Contractor; or (b) by the Contractor, upon ninety (90) days' prior written notice to the County and Chief Judge. Additionally, the Chief Judge may terminate this Agreement immediately for cause, including without limitation: material breach of this Agreement; insolvency of Contractor; or filing a voluntary or involuntary case in bankruptcy. Within thirty (30) working days of termination, Contractor shall peaceably surrender to the Court all records and documents generated by Contractor in connection with this Agreement and the services thereunder and any equipment or supplies assigned to the Contractor by the Court. Contractor shall turn over to the Clerk of Court any moneys collected or received, less supervision fees validly collected and duly owing to Contractor through the termination date. Any fines, costs, fees, or restitution received by Contractor from probationers of this Court after termination of this Agreement shall be forwarded to the Clerk of Court, other than fees earned by Contractor. The Court shall provide Contractor a receipt for all property surrendered under this provision.

Section 5: General Conditions

Insurance

The Contractor shall at all times during this Agreement maintain in full force and effect Employer’s Liability, Workers’ Compensation, Public Liability and Property Damage Insurance, including contractual liability coverage. All insurance shall be by insurers and for policy limits acceptable to the County and before commencement of work hereunder the Contractor agrees to furnish the County certificates of insurance or other evidence satisfactory to the County to the effect that such insurance has been procured and is in force with the County of Walton named as an additional insured. The certificates shall contain the following express obligations:

"This is to certify that the policies of insurance described herein have been issued to the insured for whom this certificate is executed and are in force at this time. In the event of cancellation or material change in a policy affecting the certificate holder, thirty (30) days prior written notice will be given the County of Walton."

For the purpose of the Contract, the Contractor shall carry the following types of insurance in at least the limits specified below:

| <u>Coverages</u> | <u>Limits of Liability</u> |
|--|--|
| Workers Compensation | Statutory |
| Employer’s Liability | \$1,000,000 |
| Bodily Injury Liability Except Automobile | \$2,000,000 each occurrence \$2,000,000 aggregate |
| Property Damage Liability Except Automobile | \$1,000,000 each occurrence \$2,000,000 aggregate |
| Automobile Bodily Injury Liability | \$1,000,000 each person \$2,000,000 each occurrence |
| Automobile Property Damage Liability | \$1,000,000 each occurrence \$2,000,000 each occurrence |
| Excess Umbrella Liability | \$3,000,000 each occurrence |

Subject to the approval of the County and to the extent permitted by law, all or any part of any required insurance coverage may be provided under a plan or plans of self-insurance.

5.2 Successors and Assigns

The Contractor and County each binds itself and its successors, executors, administrators and assigns in respect to all covenants and conditions of this Agreement. Neither the Contractor nor the County will assign or transfer any interest in the Agreement without the written consent of the other. Nothing herein shall be construed as giving any rights or benefits hereunder to anyone other than the Contractor and the County.

5.3 Modification

This Agreement constitutes the entire understanding between the County and Contractor and may be modified only by a written instrument duly executed by the parties hereto. This Agreement supersedes and replaces in full all previous or current Agreements between the County and the Contractor.

5.4 Compliance with Law

The Contractor shall comply with all requirements and conditions set forth by the Chief Judge of the Court and shall at all times comply with any rules, regulations and statutes of the State of Georgia, whether currently existing or enacted after the execution of this Contract.

5.5 Miscellaneous

This Agreement is governed by the laws of the State of Georgia.

5.6 Indemnification

Contractor shall indemnify and hold harmless the County and the Court from and against all liability (including cost of defense, settlement, judgment, and reasonable attorneys' fees) resulting from breach by Contractor or resulting from the negligence, willful or tortious acts, omissions, or misconduct of Contractor and its employees, agents, or representatives in the provision of services under this Contract. This indemnification provision shall survive the expiration or termination of this Contract.

Section 6: Standard of Care

In performing its professional services, the Contractor will use that degree of care and skill ordinarily exercised, under similar circumstances, by reputable members of its profession in the same locality at the time the services are provided.

Section 7: Venue

Disputes arising out of this Agreement shall be heard in the State or Superior Court of Walton County, Georgia. The County and Contractor agree that jurisdiction and venue are proper in Walton County, Georgia, exclusively, and they hereby waive any defenses they may have to improper venue, lack of jurisdiction over their person, and lack of subject matter jurisdiction.

Section 8: Severability

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability shall not affect the other provisions, and the remaining provisions of this agreement shall be given full effect.

Section 9: Compliance with Georgia Law

This Agreement is conditioned on both parties' compliance with the requirements of O.C.G.A. § 13- 10-91. The County is in compliance with O.G.C.A. § 13-10-91.

Contractor hereby states that it has complied with the requirements of O.C.G.A. § 13- 10-91, will attest its



compliance by completing any necessary affidavits. Contractor acknowledges that it generally and typically will not utilize subcontractors or sub-subcontractors. However, if a sub-Agreement or subcontractor is utilized by Contractor, Contractor shall obtain the employee number category and eligibility verification from all subcontractors and sub- subcontractors and submit the affidavits required by Georgia Law. Contractor shall submit the required affidavits at the time of execution of this Agreement and shall obtain the required affidavits from subcontractors and sub-subcontractors in accordance with Georgia law.

Section 10: Notice and Service Thereof

All notices, demands, requests, instructions, approvals, and claims shall be in writing. Any notice to or demand upon the Contractor shall be sufficiently given if delivered to Mr. John Prescott, Southeast Corrections, LLC 1960 Satellite Boulevard, Suite 3000, Duluth, Georgia 30097 or if deposited in the United States Mail in a sealed, postage, prepaid envelope.

All papers required to be delivered to the Court/County shall, unless otherwise specified in writing to the Contractor, be delivered to the County, at the office of the County Clerk, 111 South Broad Street, Monroe Georgia 30655. Any notice to or demand upon the Court/County shall be sufficiently given if delivered to the office of the County Clerk or if deposited in the United States Mail in a sealed, postage, prepaid envelope, or delivered with charges prepaid to any telegraph company for transmission, in each case addressed to the County Clerk or to such other representative of the Court/County or to such other address as the Court/County may subsequently specify in writing to the Contractor for such purposes.

Any such notice or demand shall be deemed to have been given or made as of the time of actual delivery or (in the case of mailing) when the same should have been received in due course of post, as the case may be.

[Signature Page Follows]



IN WITNESS WHEREOF, the parties hereto have executed this Agreement under their respective seals on the day and date first above written in two (2) counterparts, each of which shall without proof or accounting for the other counterparts, be deemed an original Contract.

Magistrate Court of Walton County

BY: _____
David Thompson
Chairman, Board of Commissioners

BY: _____
Mike Burke
Chief Judge, Walton County Magistrate Court

Contractor: **Southeast Corrections, LLC**

By: _____ Seal
John C. Prescott, Jr., President

Signed and Sealed in the presence of

By: _____
Notary Public

My commission expires: _____

**EXHIBIT A
DETAILED FEES/SERVICES**

| FEE SCHEDULE ALL AT NO COST TO THE MAGISTRATE COURT OF WALTON COUNTY | | | |
|---|--------------------|-------------------------|----------------------|
| Service | Period/Unit | Probationer Paid | Cost to Court |
| Supervision Fee | Monthly (minimum) | \$42.00 | \$0.00 |
| Restitution Collection - Disbursement | No Cost | \$0.00 | \$0.00 |
| Intensive Supervision Fee | Monthly | \$45.00 | \$0.00 |
| Pre-Trial Diversion Supervision | Monthly | \$42.00 | \$0.00 |
| Drug Testing - 6 Panel - Lab analysis | Per Test | \$25.00 | \$0.00 |
| Drug Testing - 7 Panel - Lab analysis | Per Test | \$30.00 | \$0.00 |
| Drug Testing -12-Panel (Includes ETG) | Per Test | \$25.00 | \$0.00 |
| On-Site GC/MS Confirmation | Per Panel | \$25.00 | \$0.00 |
| Electronic Monitoring (GPS) | Per Day | \$10.00 | \$0.00 |
| Electronic Monitoring (mobile) Alcohol only | Per Day | \$10.00 | \$0.00 |
| One-time hook-up fee for all EM | One time | \$50.00 once | \$0.00 |
| Interstate Compact Transfer Fee | If applicable/once | \$50.00 | \$0.00 |
| In-State Transfer Fee | If applicable | No charge | \$0.00 |
| Digital Processing Fee | One time | \$2.00 | \$0.00 |

EXHIBIT B

ELECTRONIC MONITORING

In addition to the terms and provisions set forth in the above referenced Agreement, the following terms shall apply to all electronic monitoring services provided under the Agreement, if any.

SERVICES AND RESPONSIBILITIES OF SOUTHEAST CORRECTIONS

Monitoring Services. Southeast Corrections will provide the following monitoring services to the Court for the Court's operation of an electronic monitoring program. The monitoring services provided hereunder are specifically designed to determine by electronic means the presence of a person at a specified location (typically that person's place of residence).

Southeast Corrections will perform the functions of data entry and data storage for all properly enrolled Probationers. The data entry function consists of the input of all required demographic, curfew, and system configuration information on each case into the central host computer system.

Southeast Corrections will maintain twenty-four (24) hour, seven (7) days per week management of Probationer data enrolled hereunder.

Southeast Corrections will provide notification of Alert conditions to authorized and identified Court's staff. Alert notification will be in accordance with Section (Standard Monitoring Program Level) herein or as agreed upon in writing by the Court and Southeast Corrections.

Alert Condition and Equipment status information for each Probationer will be documented and maintained by Southeast Corrections.

Notification Options.

Standard Monitoring Program Level. The Standard Monitoring Program has as its primary intent the non-immediate monitoring of compliance to ordered conditions. This program does NOT provide 24-hour enforcement of conditions. This program is NOT recommended for high-risk probation cases. At this level of monitoring, the Court determines that the next business day (or later as determined by the Court) notification is acceptable on any and all violations incurred during the monitoring period.

Other Notification Levels. Because certain electronic monitoring equipment provides round-the-clock monitoring, it is possible to increase the notification frequency for higher-risk cases. In such cases the Court may desire more immediate notification; Southeast Corrections will increase the level of notification provided appropriate Court personnel can be made available for response. In the absence of written notification procedures to the contrary, the Standard Monitoring Level will apply.

Maintenance. Southeast Corrections shall maintain the Equipment at its expense. The Probationer shall be responsible for lost or missing Equipment and/or the cost of required repairs necessitated by the Probationer's negligence or the damage or destruction of the Equipment by parties other than Southeast Corrections. The Court will assist Southeast Corrections in enforcement of this policy.

EQUIPMENT. Southeast Corrections shall supply a sufficient quantity of Units to meet the Court's need subject to forty-eight (48) hour notice prior to shipment.



MONITORING SYSTEM

Description. The monitoring system utilized hereunder is an active GPS monitoring system consisting of a GPS anklet, PTU, and a central computer system. The Units communicate with the host computer system through the Probationer's standard telephone service or internal cellular phone capability as needed.

System Maintenance. The Court acknowledges that periodic maintenance on the host computer system is required. During the performance of this maintenance, the system may be required to be temporarily "off-line". The Court will be notified in advance of any such situation.

SOUTHEAST CORRECTIONS expressly disclaims any warranty that any equipment provided hereunder is impervious to tampering.

THE COURT'S OBLIGATIONS. The Court shall have the responsibility to: Refer appropriate cases to Southeast Corrections for supervision.

Identify authorized personnel to which Southeast Corrections may report violations.

Provide to Southeast Corrections required Probationer case and curfew information and Court Order.

Identify and make available the Court's staff and/or Equipment (fax, pager) for the purposes of notification by Southeast Corrections to the Court of alerts and equipment status problems.

Exhibit C



CERTIFICATE OF LIABILITY INSURANCE

| |
|---------------------------------|
| DATE (MM/DD/YYYY) 07/02/2024 |
|---------------------------------|

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | |
|--|--|
| PRODUCER The Whitlock Group, Inc. 2915 Premiere Pkwy Suite 120 Duluth GA 30097 | CONTACT NAME: Peter J Moon PHONE (A/C No, Ext): (678) 906-2008 FAX (A/C, No): (855) 906-2012 E-MAIL ADDRESS: pmoon@twgins.net |
| INSURER(S) AFFORDING COVERAGE | |
| INSURED | NAIC # |
| Southeast Corrections, LLC 1960 Satellite Blvd, Ste 3000 Duluth GA 30097 | INSURER A: Kinsale Insurance Company 38920 INSURER B: Selective Insurance Co. of South Carolina 19259 INSURER C: EMPLOYERS Preferred Insurance Company 10346 INSURER D: Underwriters at Lloyds, London INSURER E: Travelers Casualty & Surety Company of America 31194 INSURER F: StarStone Specialty Insurance Co 44776 |

COVERAGES **CERTIFICATE NUMBER:** CL247205459 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS | | |
|----------|---|--|--------------------------------------|---------------|-------------------------|-------------------------|--|----------------------------|--------------|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY | | | 0100247100-1 | 07/01/2024 | 07/01/2025 | EACH OCCURRENCE | \$ 1,000,000 | |
| | <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR | | | | | | DAMAGE TO RENTED PREMISES (Ea occurrence) | \$ 100,000 | |
| | GEN'L AGGREGATE LIMIT APPLIES PER: | | | | | | MED EXP (Any one person) | \$ 5,000 | |
| | <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC | | | | | | PERSONAL & ADV INJURY | \$ Excluded | |
| | OTHER: | | | | | | GENERAL AGGREGATE | \$ 2,000,000 | |
| | | | | | | | PRODUCTS - COMP/OP AGG | \$ Excluded | |
| | | | | | | | | \$ | |
| B | AUTOMOBILE LIABILITY | | | S 2402665 | 07/01/2024 | 07/01/2025 | COMBINED SINGLE LIMIT (Ea accident) | \$ 1,000,000 | |
| | <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY | <input type="checkbox"/> SCHEDULED AUTOS | | | | | BODILY INJURY (Per person) | \$ | |
| | <input checked="" type="checkbox"/> HIRED AUTOS ONLY | <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY | | | | | BODILY INJURY (Per accident) | \$ | |
| | | | | | | | PROPERTY DAMAGE (Per accident) | \$ | |
| | | | | | | | \$ | | |
| A | <input type="checkbox"/> UMBRELLA LIAB | | | 0100247201-1 | 07/01/2024 | 07/01/2025 | EACH OCCURRENCE | \$ 6,000,000 | |
| | <input checked="" type="checkbox"/> EXCESS LIAB | <input type="checkbox"/> OCCUR | <input type="checkbox"/> CLAIMS-MADE | | | | AGGREGATE | \$ 6,000,000 | |
| | DED RETENTION \$ | | | | | | | \$ | |
| C | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY | | | EIG529308601 | 07/01/2024 | 07/01/2025 | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER | | |
| | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) | | Y / N | | | | | E.L. EACH ACCIDENT | \$ 1,000,000 |
| | If yes, describe under DESCRIPTION OF OPERATIONS below | | Y | | | | N / A | E.L. DISEASE - EA EMPLOYEE | \$ 1,000,000 |
| | | | | | | | E.L. DISEASE - POLICY LIMIT | \$ 1,000,000 | |
| D | Errors and Omissions - Claims Made | | | SCP2023023782 | 07/01/2024 | 07/01/2025 | Errors & Omissions each | \$1,000,000 | |
| | | | | | | | Errors & Omissions | \$2,000,000 | |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Court Services, Records and Consulting Office
 (See attached Comments/Remarks page for coverage details)

RESOLUTION

2024-__

RESOLUTION OF THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA TO PROVIDE A LOCAL SUPPLEMENT FOR THE SHERIFF OF WALTON COUNTY AND TO PROVIDE FOR LONGEVITY AND COST OF LIVING ADJUSTMENTS WITH RESPECT THERETO, AND TO PROVIDE FOR RELATED MATTERS.

WHEREAS, O.C.G.A. § 15-16-20(a)(3) provides that a local governing authority may supplement the minimum annual salary of the sheriff in such amount as it may fix from time to time.

WHEREAS, the Board of Commissioners of Walton County has determined to supplement the minimum annual salary of the Walton County Sheriff taking office on January 1, 2025 in the amount of \$3,837.72 pursuant to O.C.G.A. § 15-16-20(a)(3), with said supplement to be subject to subsequent cost of living adjustments and longevity.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Walton County, Georgia as follows:

1. The Walton County Sheriff shall be paid, in addition to all other compensation to which he is entitled, an annual local supplement in the amount of \$3,837.72.
2. Said local supplement shall take effect on January 1, 2025 and shall remain in effect for so long as the sheriff taking office on January 1, 2025 remains in office, including any subsequent terms of office held by said sheriff, after which time said supplement shall be terminated. Said local supplement shall not remain in effect with respect to any sheriff taking office after the departure from office of the sheriff taking office on January 1, 2025.
3. The local supplement provided for in Paragraph 1 hereof shall be increased by multiplying the amount thereof by the percentage which equals 5 percent times the number of completed four year terms of office served by the sheriff receiving the same, to be effective on the first day of January following the completion of each four year term of service.
4. Whenever the state employees subject to compensation plans authorized and approved in accordance with O.C.G.A. § 45-20-4 receive a cost-of-living increase or a general performance based increase of a certain percentage, the local supplement provided for in Paragraph 1 hereof, as increased through the application of longevity pursuant to

Paragraph 3 hereof, shall be increased by the same percentage applicable to such state employees. If the cost-of-living increase or general performance based increase is in different percentages as to certain categories of state employees, the amount of the local supplement provided for in Paragraph 1 hereof, as increased through the application of longevity increases pursuant to Paragraph 3 hereof, shall be increased by a percentage not to exceed the average percentage of the general increase in salary granted to such state employees, as calculated by the state Office of Planning and Budget. The increase to the local supplement provided for in this paragraph shall become effective on the first day of January following the date that the cost-of-living or general performance based increases received by state employees become effective; provided, however, that if the cost-of-living increases or general performance based increases received by state employees become effective on January 1, the increase to the local supplement provided for in this Paragraph shall also become effective on January 1.

SO RESOLVED this _____ day of December, 2024.

**BOARD OF COMMISSIONERS OF
WALTON COUNTY, GEORGIA**

By: _____
Chairman, David G. Thompson

Attest: _____
County Clerk, Rhonda Hawk

[COUNTY SEAL]

**ACCG - INTERLOCAL RISK MANAGEMENT (ACCG-IRMA)
FIRST RESPONDER PTSD APPLICATION AND PARTICIPATION AGREEMENT**

Employers eligible to participate in ACCG-IRMA (hereinafter a “Participating Employer” or “Employer”) shall complete this Application and Participation Agreement in order to purchase First Responder PTSD coverage fully insured by MetLife under the ACCG-IRMA First Responder PTSD Fund Master Policy for a Lump Sum PTSD Diagnosis Benefit, a PTSD Disability (Income Replacement) Benefit, or a Combined Lump Sum PTSD Diagnosis Benefit and PTSD Disability (Income Replacement) Benefit. Once approved by ACCG-IRMA’s Program Administrator, the Participating Employer will receive a one-page Summary of Benefits identifying the purchased coverage(s) (the “First Responder PTSD Policy”) and a link to the Policy Certificate for the purchased coverage(s), so it may make these available to their First Responders.

Who Does What?

- ACCG-IRMA is the Policyholder of a First Responder PTSD Policy insured by MetLife, which provides a Lump Sum Benefit and a Disability (Income Replacement) Benefit. These coverages together are designed to meet the requirements of the Ashley Wilson Act (the “Act”), effective January 1, 2025.
- Association County Commissioners of Georgia (“ACCG”) is the Program Administrator for ACCG-IRMA. ACCG uses information from the First Responder census data provided by the Participating Employer to bill for the premiums due under the First Responder PTSD Policy and maintains (either directly or through the broker for the First Responder PTSD Policy) Participating Employers’ Application and Participation Agreements.
- Participating Employers are responsible for providing census data to ACCG-IRMA’s broker that identifies all First Responders (as defined below) performing first responder services for them, classifying the First Responders by statutory definition and as employed or volunteer, and identifying those First Responders who are First Responders for another Public Entity.
- Participating Employers are responsible for submitting complete and accurate census data and paying premiums to ACCG-IRMA, communicating with First Responders about the coverages the Employer provides, providing the Summary of Benefits and link to the applicable Certificate to First Responders, and providing all requested information and documentation requested by ACCG-IRMA’s broker to ensure the census is current.
- Participating Employers are responsible for designating an authorized member of human resources staff to receive inquiries from MetLife related to work requirements or work status for disability claims and provide all information requested by MetLife for that purpose.
- To comply with the confidentiality provisions of the Act, ACCG and ACCG-IRMA’s broker will not inform Participating Employers whether a First Responder has submitted a claim for benefits or received any such benefits.
- Participating Employers are responsible for ensuring that any information in their possession related to claims, and any other information that would reasonably identify an individual as having been diagnosed with PTSD, is used only in accordance with applicable laws and is kept confidential in the same way as mental health information related to an employer sponsored major medical plan or employee assistance program.
- Participating Employers are prohibited by law from taking any employment action solely as a result of a First Responder’s diagnosis, claims, or benefits under the Act.
- MetLife evaluates claims and pays approved claims under the First Responder PTSD Policy. All claims for benefits must be submitted to MetLife.
- First Responders do not need to inform the Participating Employer that they are making a claim.
- Neither ACCG-IRMA nor ACCG have any role in claim determination or payment.

Definition of First Responder. A First Responder for the Participating Employer is an individual who meets one or more of the following definitions as a result of services he or she performs for the Participating Employer as an employee or volunteer:

- (A) 'Communications officer' as defined in Code Section 37-12-1;
- (B) 'Correctional officer' as defined in Code Section 45-1-8;
- (C) 'Emergency medical professional' as defined in Code Section 16-10-24.2;
- (D) 'Emergency medical technician' as defined in Code Section 16-10-24.2;
- (E) 'Firefighter' as defined in Code Section 25-4-2;
- (F) 'Highway emergency response operator' as defined in Code Section 45-1-8;
- (G) 'Jail officer' as defined in Code Section 45-1-8;
- (H) 'Juvenile correctional officer' as defined in Code Section 45-1-8;
- (I) 'Peace officer' as defined in Code Section 35-8-2;
- (J) 'Probation officer' as defined in Code Section 45-1-8; and
- (K) Law enforcement officer with the Department of Natural Resources.

Employer Obligations:

- Employer shall not require any kind of contribution from First Responders for the coverage(s) provided under the First Responder PTSD Policy.
- Employer is solely responsible for identifying all First Responders (as defined above). Any questions about First Responder status should be resolved by contacting legal counsel.
- Employer shall submit initial First Responder census data to the ACCG-IRMA broker in the form requested, and must update this census data as requested in order to ensure that all First Responders are properly identified and classified.
- The Employer's cost for coverage under the First Responder PTSD Policy will be based on the most recent census data at the time of billing.
- Employer shall provide the Summary of Benefits and a link to the applicable Certificate to all First Responders at no charge, and shall provide a copy of the applicable Policy to First Responders upon request.
- If the Policy is terminated for any reason, Employer shall provide notification of termination to all First Responders.
- Whenever requested to do so by MetLife or ACCG, Employer shall provide MetLife or ACCG the information requested.

Benefits Exempt from Income Tax:

- MetLife has determined that benefits it will pay under the policy are not subject to state or federal income taxation. Accordingly, MetLife will not report benefits to the IRS or withhold any amounts from benefit payments.
- MetLife will advise benefit recipients that benefits are not subject to federal or state income tax, so MetLife will not withhold taxes or provide a 1099 or W-2 or report benefit payments to the IRS. MetLife will remind benefit recipients that the benefits may offset other benefits received by the recipient or have other tax consequences and encourage them to consult their tax advisor for guidance.
- MetLife will provide a summary of benefits to the benefits recipient upon request.
- Legal counsel to ACCG-IRMA has advised ACCG-IRMA of the following:
 - The Ashley Wilson Act provides that benefits payable pursuant to the Ashley Wilson Act are not subject to Georgia income tax.
 - Benefits payable under the policy to First Responders (as defined in the statute) are not subject to federal income tax because the Ashley Wilson Act is a statute in the nature of a

workers' compensation act under Treas. Reg. Section 1.104-1(b) and the MetLife policy bases benefits solely on diagnosis of work-related injuries or sickness as described in the Act.

- o Participating Employers have no tax obligations arising from payment of benefits to their First Responders.
- A copy of the opinion letter is available upon request.

Information Privacy and Security:

- See the attached PTSD Privacy Notice, which will be posted on the website where policy information is published. This Notice explains the privacy requirements of the Ashley Wilson Act and how individually identifiable information is used and shared.
- As a critical illness and disability policy, the PTSD Program is not subject to the federal information privacy and security law that applies to group health plans (HIPAA). However, ACCG, the ACCG-IRMA broker, and MetLife protect individually identifiable information and use and share it only in accordance with the privacy provisions of the Ashley Wilson Act and any other applicable privacy laws.
- Participating Employers will provide census data to ACCG-IRMA's broker using a secure portal established by the broker.

Desired Coverage (See Attached Proposal for Estimated Annual Premiums):

Participating Employer is applying for and agreeing to purchase the First Responder PTSD Combined Lump Sum Diagnosis Benefit and PTSD Disability (Income Replacement) Benefit unless the following option is checked.

_____ First Responder Lump Sum PTSD Diagnosis Benefit Only* (*Alone, this coverage does NOT meet the requirements of the Ashley Wilson Act. Leave BLANK if you want the full coverage.*)

The coverage elected above automatically renews at each anniversary of the effective date, based on then current premiums established by the Program Administrator. Coverage may be terminated in accordance with the ACCG-IRMA Bylaws regarding termination of membership in an ACCG-IRMA Fund.

On behalf of Walton Co. Board of Commissioners _____ **[Name of Participating Employer],**
_____ **County, Georgia, I submit this Application and Participation Agreement and agree to its terms.**

| | |
|--------------------------------------|------------------------|
| Signature: _____ | Date: <u>12/3/24</u> |
| Print Name: <u>David G. Thompson</u> | Title: <u>Chairman</u> |



Privacy Notice for Georgia First Responders PTSD Program

This Privacy Notice describes the individually identifiable information about First Responders that Program Administrators of the Georgia First Responders PTSD Program collect and how it is used and shared.

PROGRAM ADMINISTRATORS: Certain employees of Georgia Municipal Association (“GMA”) and Association County Commissioners of Georgia (“ACCG”) provide administrative services for the PTSD Program. The Southeastern Series of Lockton Companies, Inc. serves as broker for the MetLife insurance policy that is offered through the PTSD Program. GMA, ACCG, and Lockton are all Program Administrators of the PTSD Program.

PRIVACY OBLIGATIONS UNDER ASHLEY WILSON ACT: The Ashley Wilson Act contains privacy requirements for information that “could reasonably be used to identify individuals making claims or who have made claims or who have received benefits.” These privacy requirements were included because federal privacy law (HIPAA) does not apply to the Program. Program Administrators and MetLife treat this information as “sensitive mental health information” and only use and share the information to operate the Program, prepare aggregated reports, comply with the law, or as authorized by the First Responder.

Communications between First Responders (or their representatives) and Program Administrators or MetLife are confidential and privileged.

The Act ensures that First Responders can get the lump sum benefit in a confidential manner similar to receiving mental health benefits under a group health plan (subject to HIPAA) or under an employee assistance program, and limits interactions with the employer for disability benefits to those allowed for other mental health disability benefits.

- First Responders submit their claims for benefits directly to MetLife and do not need to inform the Employer.
- MetLife will not inform Program Administrators of claims or benefits without the First Responder’s express authorization.
- MetLife and Program Administrators will never tell Employers whether a First Responder has made a claim for or received a lump sum benefit (without express authorization).
- For the disability benefit, MetLife will only communicate with a human resources contact at the Employer about work requirements and work status, which will indicate that the First Responder has submitted a claim for disability benefits.
- Due to the nature of the Program, MetLife does not need to and will not provide any reports of benefits to the IRS or the Employer.
- If an Employer learns of a claim or benefits from the First Responder or otherwise,

the Employer is prohibited by law from taking any employment action solely as a result of a First Responder's diagnosis, claims, or benefits.

- Employers are required to treat any information they may learn about claims or benefits confidentially as they would treat mental health information associated with a group health plan or employee assistance program.
- Employers are required to designate an employee who is authorized to securely submit eligibility information about First Responders to the Program Administrators' eligibility portal. This information identifies which employees and volunteers meet the definition of First Responder and does not contain any information about claims or benefits.

PROTECTED INDIVIDUALLY IDENTIFIABLE INFORMATION MAINTAINED BY PROGRAM ADMINISTRATORS; USE AND SHARING

Eligibility Data: A designated representative of each Employer that offers the Program securely submits the following information to the eligibility portal twice a year: **first and last name, social security number, date of birth, type of First Responder (by statutory definition), and employed or volunteer status**. This information is used to ensure proper billing of premiums and is securely shared with MetLife to enable MetLife to validate identity and determine eligibility for benefits when First Responders submit claims. To comply with the Act's privacy requirements, MetLife will NOT check with the Employer to determine eligibility when a claim is made.

Information Provided by First Responder: If a First Responder contacts a Program Administrator with questions about the Program, the Program Administrator may collect individually identifiable information necessary to answer the questions or direct the First Responder to the right resource and otherwise communicate with the First Responder. This information may include name, phone number, email, employer, employment status, and other information shared by the First Responder. This information is used to answer the questions and may be shared with other Program Administrators or MetLife as appropriate for answering the question and for customer service purposes.

Information About First Responder Claims or Receipt of Benefits: Program Administrators do not have access to information about whether a First Responder has submitted a claim for benefits or has received benefits unless the First Responder shares that information with the Program Administrator(s). MetLife is prohibited from sharing individually identifiable information about claims and benefits with the Program Administrators without an express written authorization from the First Responder. However, Program Administrators may learn about claims or benefits from a First Responder or someone acting on behalf of the First Responder. Program Administrators may share this information with other Program Administrators and MetLife as they deem appropriate for the operation of the Program.

Reports that Do Not Include Direct Identifiers: Program Administrators may request reports from MetLife that show use of benefits for purposes of evaluating the Program. These reports will not contain names or other direct identifiers. However, the reports may contain information (such as type of First Responder and geographic location of employer) that could be used with other information to identify individuals. These reports will be used as the Program Administrators deem appropriate for the operation of the Program and may be shared among the Program Administrators and with MetLife. Reports that could reasonably be used to identify an individual shall not be shared except as required by law.

PROTECTION OF INDIVIDUALLY IDENTIFIABLE INFORMATION

The Program Administrators and MetLife have privacy and information security policies and procedures and safeguards designed to ensure that individually identifiable information is protected from unauthorized access, misuse, and destruction. These controls are designed to meet a variety of applicable laws. For more information about MetLife's privacy practices, refer to the MetLife Privacy Notice posted on <https://www.gfrptsdinsurance.com/>.

**RESOLUTION AUTHORIZING PARTICIPATION IN THE
ACCG - INTERLOCAL RISK MANAGEMENT AGENCY
SUPPLEMENTAL MEDICAL, ACCIDENT, AND
DISABILITY FUND:
FIRST RESPONDER PTSD PROGRAM**

WHEREAS, Article 9, Section 3, Paragraph 1 of the Constitution of Georgia authorizes counties and other political subdivisions to contract with each other for activities which the contracting parties are authorized by law to undertake; and,

WHEREAS, Chapter 85 of Title 36 of the Official Code of Georgia Annotated authorizes counties to execute intergovernmental contracts to form, and become members of, an interlocal risk management agency for the purpose of sharing the risks of accident, disability, supplemental medical, general liability, motor vehicle liability, property damage, or any combination of such risks with those of other counties; and,

WHEREAS, counties within Georgia have found it increasingly difficult to obtain commercial insurance protection, and have found the costs of such protection often exceed the ability of a county to pay; and,

WHEREAS, counties in Georgia need a stable method for managing their risks to avoid the unpredictable and cyclical nature of the commercial insurance market; and,

WHEREAS, many Georgia counties do not have sufficient resources to self-insure their risks on an individual basis; and,

WHEREAS, through the Association County Commissioners of Georgia, Georgia counties have created an intergovernmental risk management agency so that the Georgia counties may insure and/or self-insure their risks; and,

WHEREAS, the County of Walton is an existing member of the Association County Commissioners of Georgia – Interlocal Risk Management Agency (hereafter referred to as ACCG-IRMA), an interlocal risk management agency formed pursuant to Chapter 85 of Title 36 of the Official Code of Georgia Annotated, and previously has entered into an intergovernmental contract for the purpose of joining ACCG-IRMA and participating in the ACCG-IRMA Property and Liability Fund and/or the first Supplemental Medical,

Accident and Disability Fund known as the Firefighters' Cancer Benefit Program (the "Fund(s)"); and,

WHEREAS, ACCG-IRMA has also established a second Supplemental Medical, Accident, and Disability Fund known as the First Responder PTSD Program for the purpose of protecting against certain other liabilities imposed upon Georgia counties by state law; and,

WHEREAS, the governing authority of the County of Walton finds that it is in the best interest of its citizens to participate in this second ACCG-IRMA Supplemental Medical, Accident, and Disability Fund (the First Responder PTSD Program),

NOW THEREFORE, BE IT RESOLVED by the governing authority of the County of Walton, Georgia:

SECTION 1

The governing authority of the County of Walton hereby authorizes the County to become a participant in the ACCG-IRMA Supplemental Medical, Accident, and Disability Fund known as the First Responder PTSD Program for the purpose of providing coverage for those risks imposed upon the County by state law and for which the Supplemental Medical, Accident, and Disability Fund has been established. The County's continuing participation in the ACCG-IRMA Fund(s) in which the County is currently enrolled is hereby confirmed.

SECTION 2

The Chairman of the County (Insert Title of Chief Executive Officer) of Walton is authorized to execute on behalf of the County any and all documents necessary and proper to become a participant in the ACCG-IRMA Supplemental Medical, Accident, and Disability Fund known as the First Responder PTSD Program.

SECTION 3

The powers of ACCG-IRMA, unless the intergovernmental contract and ACCG-IRMA bylaws are amended, shall be limited to those authorized by Chapter 85

of Title 36 of the Official Code of Georgia Annotated, and the related Rules and Regulations of the Commissioner of Insurance of the State of Georgia.

SECTION 4

The continuing operations of ACCG-IRMA and the obligation of the County to fully participate in such operations shall be effectuated in accordance with the intergovernmental contract and ACCG-IRMA bylaws.

SECTION 5

The _____ Chairman _____ is designated as the County's
(Insert Title of Designated Person)
representative to ACCG-IRMA. The County may change its representative by informing ACCG-IRMA of the change in writing.

SECTION 6

This resolution shall be effective upon its passage and approval.

Adopted this _____ 3rd _____ day of _____ December _____ 20 _____ 24 _____ .

Chairman or Sole Commissioner
County of _____ Walton _____

ATTEST:

Clerk of the County of _____ Walton _____
(Imprint County Seal)



**ACCG – IRMA Georgia First Responder PTSD Program
Proposal for Coverage**

Effective Date: January 1, 2025
Anniversary Date: January 1

Member: Walton County
Member Number: 6400
Insurer: Metropolitan Life Insurance Company (MetLife)

There are two coverage components required by House Bill 451 (2024) effective January 1, 2025:
 1) Lifetime Critical Illness Lump Sum PTSD Diagnosis Benefit
 2) Lifetime Long-Term PTSD Disability Benefit (Income Replacement)

The ACCG-IRMA Critical Illness Lump Sum PTSD Diagnosis Benefit and Long-Term Disability (Income Replacement) coverage components are designed to comply with House Bill 451 when purchased together. However, a county is permitted to purchase only one component if you have existing coverage that complies with the new law.

Estimated annual premiums are based on the Eligible First Responder census data provided by the county. While the premiums below are estimated annual amounts, the county will be billed on a semiannual basis in an amount that reflects the county’s updates to the census.

| | | |
|---|--|-------------------------|
| Component 1: Lump Sum PTSD Diagnosis Benefit – | | |
| All First Responders | | |
| Lifetime Benefit per first responder: | \$3,000 | (Mandated Limit) |
| Lump Sum PTSD Diagnosis Benefit - Estimated Annual Premium for All First Responders: | | \$16,788.00 |
| Component 2: PTSD Disability Limit | | |
| Employed First Responders | | |
| Monthly benefit: | 60% of pre-disability first responder earnings | |
| Maximum monthly benefit per first responder: | \$5,000 | |
| Estimated Annual Premium for Employed First Responders: | | \$36,836.00 |
| Volunteer First Responders | | |
| Monthly Benefit per first responder: | \$1,500 | |
| Estimated Annual Premium for Volunteer First Responders: | | \$0.00 |
| PTSD Disability Limit – Estimated Annual Premium for All First Responders: | | \$36,836.00 |
| Estimated Annual Premium for Components 1 & 2: Lump Sum PTSD Diagnosis Benefit and PTSD Disability Benefit | | \$53,624.00 |

This proposal is valid for 30 days after proposal is issued or until the effective date, whichever is later.
 This overview is not a part of the policy(ies) and does not provide or explain all provisions of the policy(ies).

Walton County The Grove

Change Proposal #3 – Monument Sign Scope Removal

General Contractor:

**Reeves Young
45 Peachtree Industrial Boulevard N.W.
Sugar Hill, GA 30518
770-271-1159**



November 12, 2024

Walton County, GA
The Grove, a Walton County Parks &
Recreation Facility

Attn: John Ward, County Manager
Jeff Prine, Capital Project Manager –
Ascension Program Management

Change Proposal #3 – Monument Sign Scope Removal

The below change proposal is for the material credit for the monument sign that was removed from RY's SOW. Please see the breakdown and supporting documentation for your reference.

| Description | Qty | Unit | Unit Price | Total |
|--|-----|------|---------------|----------------------|
| CONCRETE & REBAR - MATERIAL | 1 | EA | (\$753.75) | (\$753.75) |
| CONCRETE & REBAR - LABOR | 1 | EA | (\$995.00) | (\$995.00) |
| CAST STONE COL. CAP - MATERIAL | 2 | EA | (\$178.00) | (\$356.00) |
| MASONRY - LABOR | 1 | EA | (\$660.00) | (\$660.00) |
| LED + HDU SIGNAGE – MATERIAL AND LABOR | 1 | EA | (\$43,758.30) | (\$43,758.30) |
| STEEL – MATERIAL AND LABOR | 1 | EA | (\$7,064) | (\$7,064) |
| TOTAL CREDIT | | | | (\$53,587.05) |

If you have any questions or require any additional information, please do not hesitate to contact us at (470) 725-0022 or via email at iarnold@reevesyoung.com.

Sincerely,
Reeves Young, LLC

Isaiah Arnold

Project Manager

45 Peachtree Industrial Blvd, Suite 200
Sugar Hill, GA 30518

770.271.1159
reevesyoung.com

Approval

Lose Design (Architect of Record) Signature:  Date: 11/14/2024

Ascension PM (Capital Project Manager) Signature: **Thomas J. Prine** Date: **11.14.2024**

Walton County Signature: _____ Date: _____

PORTER STEEL INC

EST 1983

CHANGE ORDER PROPOSAL # 03

JOB NO.: 23-0085

DATE: 9/20/2024

SUBMITTED TO: Reeves Young

JOB NAME: The Grove

ATTENTION: Isaiah Arnold

LOCATION: Loganville, GA

PORTER STEEL, INC. proposes to,
Furnish and install entrance sign steel.

INCLUDED IN SCOPE:

- *HSS6x6x3/8" posts with PL3/4"-12x12 baseplates
- *HSS8x6x3/8 beam - rolled to 50'R - capped each end
- *C4x7.2 Sign support channel
- *HSS3x3x1/4 Support base with epoxy anchors
- *Detail approval drawings

FURNISH ONLY:

- *8 EA - 3/4x16" Anchor Bolts - Installed by others

NOTE:

All steel furnished with 1 coat shop primer

EXCLUDED:

- Any work not listed above
- Concrete cutting / coring
- Specialty coatings
- AESS

Material & Fabrication: \$5,646.00
Install: \$1,418.00
TOTAL COST: \$7,064.00

*Price good for 15 days

****NOTE: Acceptance must be received by Porter Steel, Inc prior to proceeding with work.**

SIGNATURE BELOW SIGNIFIES THE ACCEPTANCE OF THIS PROPOSAL IN ITS ENTIRETY.

Porter Steel, Inc.

Accepted for:

NAME Chris Doncer
 EMAIL cdoncer@portersteel.com
 TITLE Director of Project Management
 DATE September 20, 2024

SIGNATURE _____
 NAME _____
 TITLE _____
 DATE _____

The way to grow your business
Signarama Roswell
Signarama Roswell

Payment Terms: 50% down/Balance at Comp

DESCRIPTION: The Grove, Loganville - Monument Signage

Bill To: Reeves Young
45 Peachtree Industrial Blvd
Sugar Hill, GA 30058
US

Installed: Reeves Young
The Grove
1089 Hwy 81
Loganville, GA 30052
US

Requested By: Isaiah Arnold
Email: IArnold@reevesyoung.com
Work Phone: (770) 271-1159
Cell Phone: (470) 725-0022

Salesperson: Erin Little
Email: erin@signarama-roswell.com

| NO. | Product Summary | QTY | UNIT PRICE | AMOUNT |
|-----|---|-----|-------------|-------------|
| 1 | <p>Monument Signage</p> <p>MONUMENT SIGNAGE :</p> <p>LED SIGNAGE: Includes (2) 3ft x 7ft Watchfire LED Displays, overall cabinet size at 3'5"h x 7'3"w x 5"d, 10mm LED RGB display, Includes Web Based software and training with 4G wireless and Watchfire Cellular Data Plan, Front ventilation</p> <p>Includes Installation onto both sides of customer provided structure</p> <p>HDU SIGNAGE: Includes (2) 4'h x 10'w x 2" Deep single sided Recessed Carved HDU panels, assumes 1 custom color match and white painted graphics</p> <p>Includes Installation sandwiched together over customer provided posts and mechanically fastened</p> <p>INCLUDES MONUMENT SIGN PERMIT: <i>*Price assumes no engineered stamped drawings will be required, or additional costs may apply</i></p> <p><i>*Customer is responsible for Monument Structure</i></p> | 1 | \$43,758.30 | \$43,758.30 |

***Customer is responsible for providing electrical to the sign area and any electrical permits required**

Item 10.1.

***Price is subject to change based on final signage design and artwork**

50% deposit due with order. Balance due at time of job completion. Sign remains property of Signarama until balance is paid in full.

The pricing in this quote shall remain valid for 90 days. If an order is not placed within that time, prices are subject to change.

| | |
|--------------------------|-------------|
| Subtotal: | \$43,758.30 |
| Taxes: | \$3,148.31 |
| Grand Total: | \$46,906.61 |
| Deposit Required: | \$23,453.31 |

Get this for as little as \$1674.57 per month. Ask us for details.

Signature: _____ **Date:** _____

Please contact us with any questions.



| CHANGE ORDER REQUEST | | | | | |
|---|------|--------------------------------|-------------------------------|--|----------------------|
| TO: REEVES YOUNG | | | | | |
| FROM: MONTALVO COMPANY, INC. 1546 LAKE KOINONIA DR. WOODSTOCK, GA 30189 | | | | PHONE: 404-664-6266 FAX: 770-517-1157 | |
| PROJECT: THE GROVE - WALTON CO. 1089 HWY 81 LOGANVILLE, GA 30052 | | | TICKET # 3 DATE: 9/24/2024 | | |
| DESCRIPTION: REMOVE CONCRETE & MASONRY AT ENTRY SIGN * MASONRY MATERIALS HAVE ALREADY BEEN PURCHASED * | | | | | |
| QUANTITY | UNIT | DESCRIPTION | UNIT PRICE | | TOTALS |
| 1.00 | EA | CONCRETE & REBAR - MATERIAL | \$ (753.75) | EA | \$ (753.75) |
| 1.00 | EA | CONCRETE & REBAR - LABOR | \$ (995.00) | EA | \$ (995.00) |
| 2.00 | EA | CAST STONE COL. CAP - MATERIAL | \$ (178.00) | EA | \$ (356.00) |
| 1.00 | EA | MASONRY - LABOR | \$ (660.00) | EA | \$ (660.00) |
| TOTAL AMOUNT = | | | | | \$ (2,764.75) |

CO
TICKET 3

PRESENTED BY:

ACCEPTED BY:

CHUCK RUTHERFOORD
MONTALVO COMPANY, INC.

THIS DRAWING AND THE DESIGN SHOWN IS THE PROPERTY OF THE ARCHITECT. REPRODUCTION, COPYING, OR USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT IS PROHIBITED. AND ANY IMPROVEMENT BE SUBJECT TO LEGAL ACTION.



GA

THE GROVE
CONSTRUCTION DOCUMENTS PACKAGE
WALTON COUNTY
LOGANVILLE

| SUBMITTALS / REVISIONS | | |
|------------------------|------------|---------------|
| NO. | DATE | DESCRIPTION |
| C1 | 03/15/2024 | CONFORMED SET |

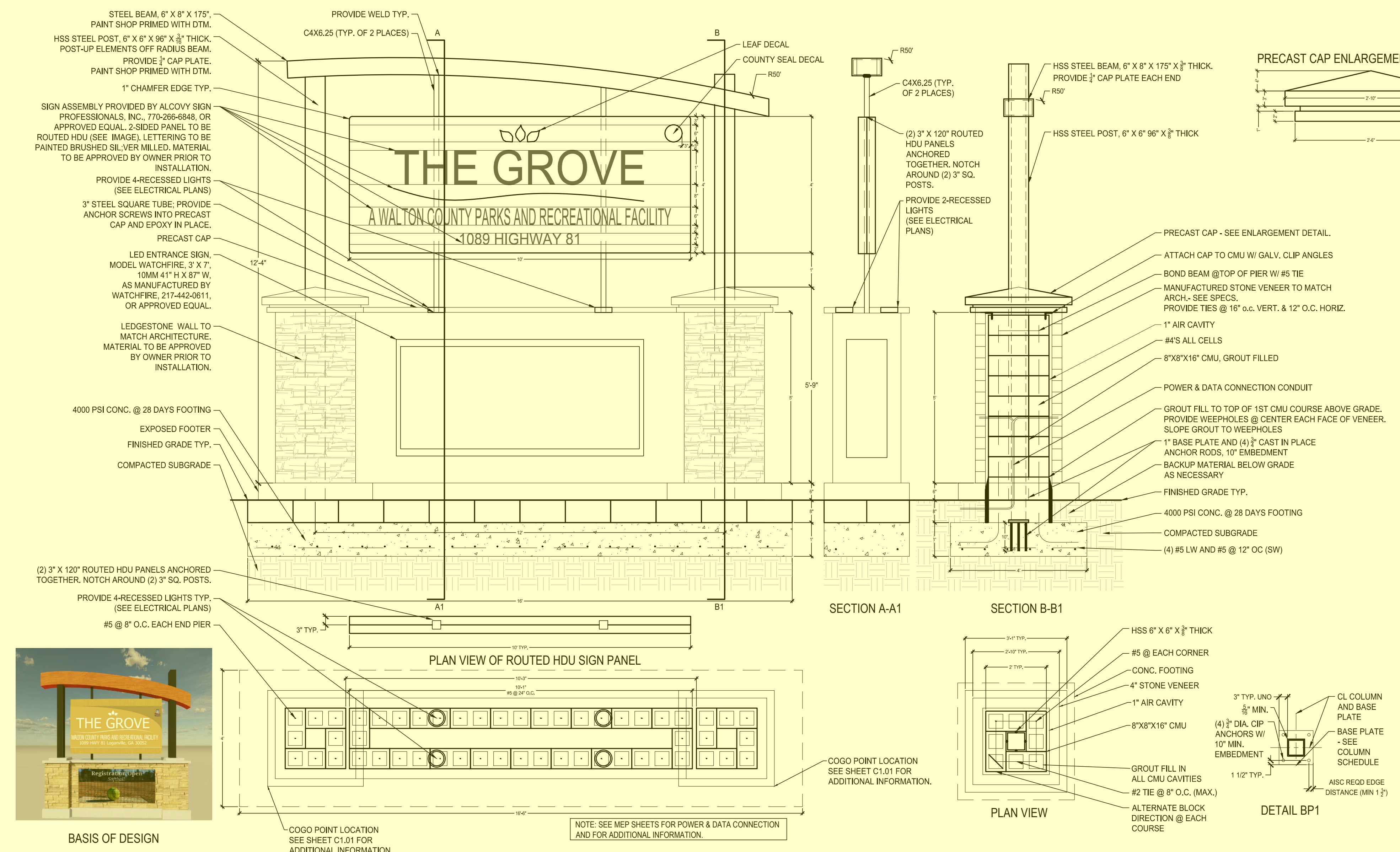
CONSTRUCTION DOCUMENTS
SHEET TITLE

DETAIL SERIES

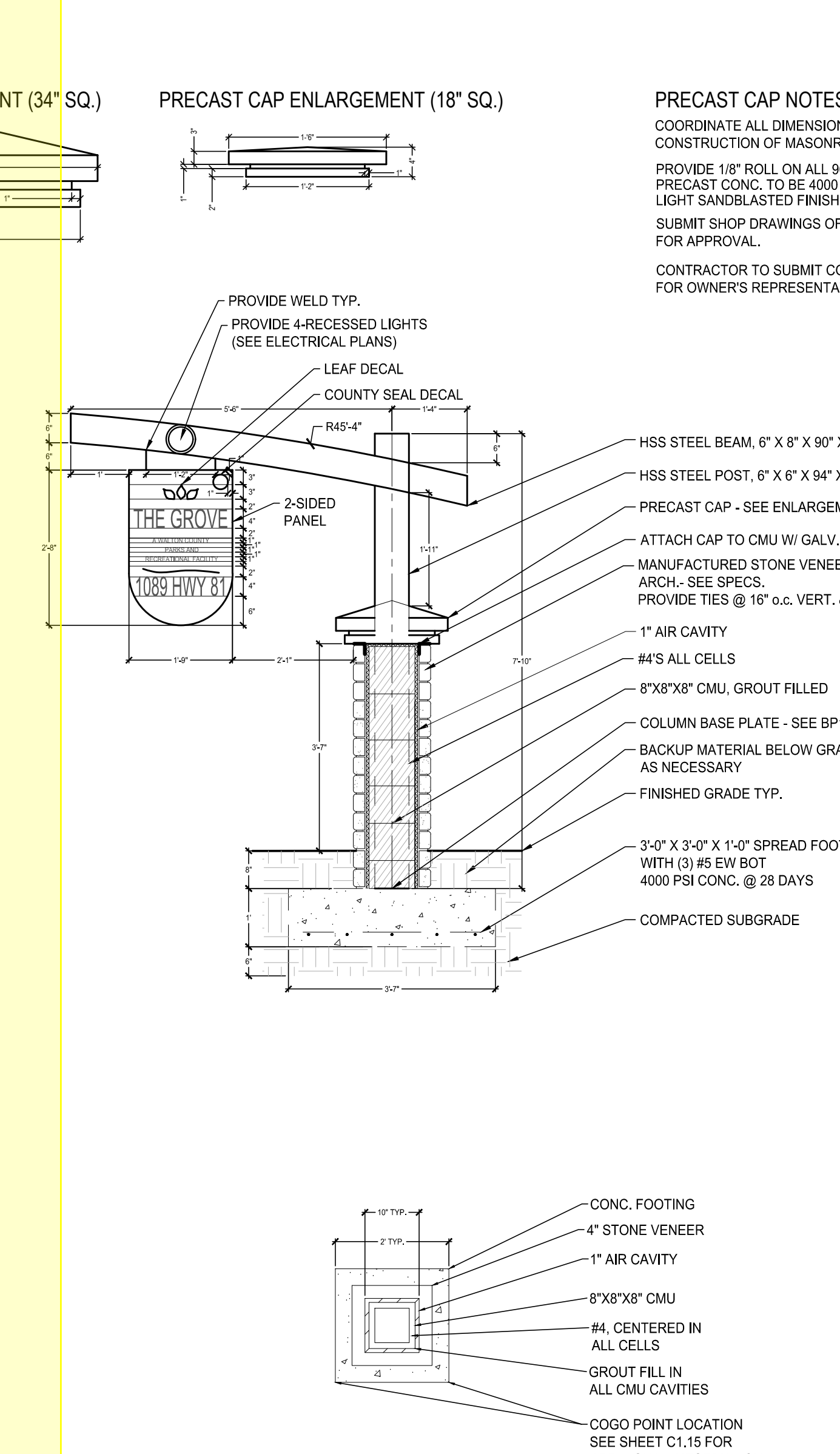
| | |
|----------------------|--------------------|
| PROJECT NO. 22010 | DATE 03/22/2023 |
| DRAWN BY SAD/MJC | SCALE NTS |
| CHECKED BY ASP | |
| SHEET NO. | |

C4.10

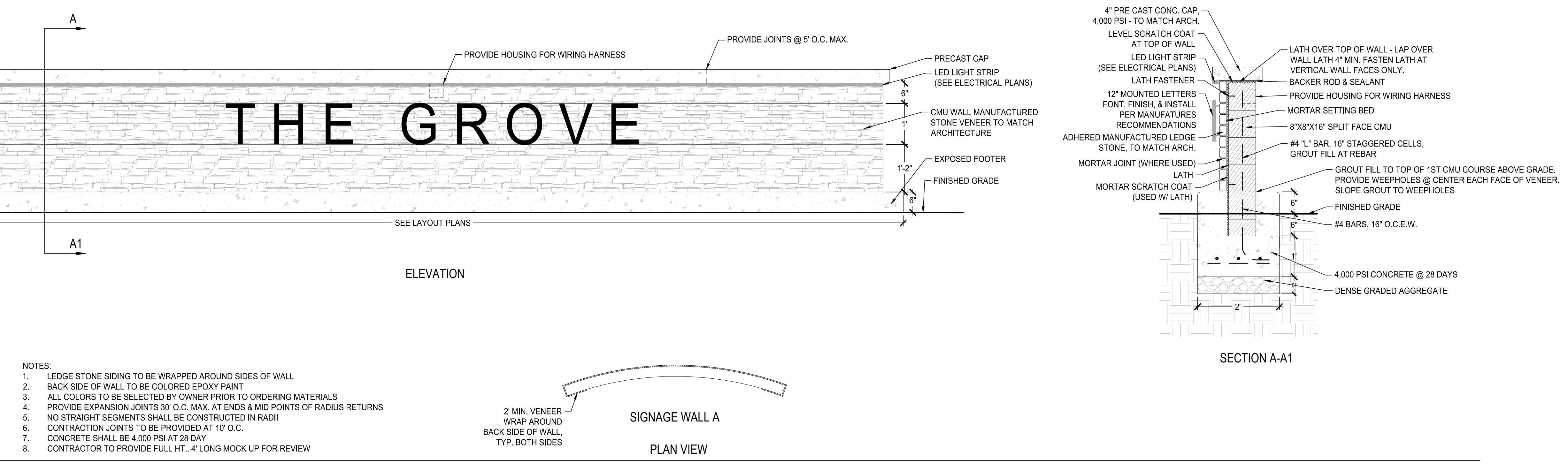
1 MAIN ENTRANCE SIGNAGE
SCALE: N.T.S.



2 SECONDARY ENTRANCE SIGNAGE
SCALE: N.T.S.



3 SIGNAGE WALL
SCALE: N.T.S.



C:\2024\202403\Project\Main\Drawings\10.1\10.1.dwg - 3/15/24 11:33:14 AM

Walton County The Grove

Change Proposal #5 – Building C PVC Soda Line Credit

General Contractor:

**Reeves Young
45 Peachtree Industrial Boulevard N.W.
Sugar Hill, GA 30518
770-271-1159**



November 12, 2024

Walton County, GA
The Grove, a Walton County Parks &
Recreation Facility

Attn: John Ward, County Manager
Jeff Prine, Capital Project Manager –
Ascension Program Management

Change Proposal #5 – Building C PVC Soda Line Credit

The below change proposal is for the material credit for the 8” PVC soda line that was removed at building C (Softball Concessions) per RFI #18 Response. Please see the breakdown and supporting documentation for your reference.

| Description | Qty | Unit | Unit Price | Total |
|---------------------|-----|------|------------|-------------------|
| 8” PVC Credit | 1 | LS | (\$465.28) | (\$465.28) |
| TOTAL CREDIT | | | | (\$465.28) |

If you have any questions or require any additional information, please do not hesitate to contact us at (470) 725-0022 or via email at iarnold@reevesyoung.com.

Sincerely,
Reeves Young, LLC

Isaiah Arnold

Project Manager

45 Peachtree Industrial Blvd, Suite 200
Sugar Hill, GA 30518

770.271.1159
reevesyoung.com

Approval

Lose Design (Architect of Record) Signature:  Date: 11/14/2024

Ascension PM (Capital Project Manager) Signature: **Thomas J. Prine** Date: **11.14.2024**

Walton County Signature: _____ Date: _____

Isaiah Arnold

From: Michael Meehan <michael@meehanmechanicalinc.com>
Sent: Tuesday, September 24, 2024 7:57 PM
To: Isaiah Arnold
Subject: The Grove - Softball Concessions - 8" PVC credit

[Report This Email](#)

Isaiah,
Below you will find the credit amount for the 8" soda line that was removed.

| Item | Unit Price | Qty | Extended |
|--------------------------------|------------|-----|---------------|
| 8PS4 8 PVC-DWV ST 45 ELL | \$51.86 | 2 | 103.72 |
| 8P4 8 PVC-DWV 45 ELL | \$47.78 | 2 | 95.56 |
| 8PVCPE20 8" PVC SCH 40 P/E 20' | \$6.65/ft | 40 | 266.00 |
| TOTAL | | | 465.28 |

Thanks,

Michael T. Meehan
Conditioned Air—CN210414 | Master Plumber—MP210322
(C) 770-231-9719 (O) 770-586-5482
(E) michael@meehanmechanicalinc.com





24104 - Walton County The Grove (24104-)

1089 Highway 81
Loganville, GA 30052

018 - Building "C" - Elimination Of (1) 8" Drink Machine Sleeve

| | | |
|---|-------------------|--------------------------------|
| Subject | | Status |
| Building "C" - Elimination Of (1) 8" Drink Machine Sleeve | | Closed ● |
| Discipline | Importance | Location |
| Plumbing | High | Building C - Softball Complex |
| Created On | Due Date | Date Resolved |
| 7/18/2024 | 7/29/2024 | 7/18/2024 |
| Author | | Resolved By |
| Jose Valerio Reeves Young, LLC | | Aaron St Pierre Lose Design |

QUESTION Jose Valerio on 7/18/2024 08:23 AM

Design Professional,

It has been coordinated that only (1) 8" sleeve for the drink machines are needed instead of the (2) 8" sleeves shown on the drawings P-1.1C. Per email correspondence this has been approved to eliminate the (1) 8" sleeve (see attached).

Please confirm direction.

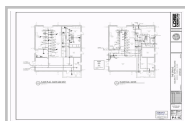
ADDED LINKS Jose Valerio on 7/18/2024 08:25 AM



File

Building C - Elim...
Jose Valerio

ADDED LINKS Jose Valerio on 8/23/2024 03:11 PM



Drawing

P-1.1C

Jose Valerio

ANSWER Aaron St Pierre on 7/18/2024 09:13 AM

We have no exceptions taken to the elimination of the identified 8" sleeve. Submit proposed change order reflecting credit for reduction of scope for review and approval by owner's representative prior to implementation of the coordinated change.

24104 - Walton County The Grove (24104-)

1089 Highway 81
Loganville, GA 30052

018 - Building "C" - Elimination Of (1) 8" Drink Machine Sleeve

ASSIGNMENTS

Aaron St Pierre (Lose Design) **Due On 7/29/2024**

Macon Chapman (Lose Design) **Due On 7/29/2024**

FW: Drink Sleeves BLDG "C"

Isaiah Arnold <IArnold@reevesyoung.com>

Thu 7/18/2024 9:01 AM

To: Jose Valerio <jvalerio@reevesyoung.com>

Cc: Marco Donjuan <MDonjuan@reevesyoung.com>

Jose,

Please put in the RFI for the removal of one (1) 8" sleeve line at building C.

Thank you,

Isaiah Arnold
Project Manager

iarnold@reevesyoung.com | reevesyoung.com

T 770.271.1159 | M 470.725.0022

45 Peachtree Industrial Boulevard, Sugar Hill, GA 30518



Confidentiality Notice: This message and any attachments are solely for the use of the intended recipients. They may contain privileged and/or confidential information, attorney work product or other information protected by law. If you are not an intended recipient, you are hereby notified that you received this email in error, and that any review, dissemination, distribution or copying of this email and any attachment is strictly prohibited. If you have received this email in error, please contact the sender and delete the message and any attachment from your system. Thank you for your cooperation.

From: Barbara Canuto <bcanuto@lose.design>

Sent: Wednesday, July 17, 2024 9:41 AM

To: Isaiah Arnold <IArnold@reevesyoung.com>; Aaron StPierre <astpierre@lose.design>

Cc: Macon Chapman <mchapman@lose.design>; Marco Donjuan <MDonjuan@reevesyoung.com>; Brantley Williams <bwilliams@reevesyoung.com>; Jose Valerio <jvalerio@reevesyoung.com>; Jay McClellan <JMcClellan@reevesyoung.com>; jprine ascension-pm.com <jprine@ascension-pm.com>

Subject: Re: Drink Sleeves BLDG "C"

Good morning, Isaiah

Plumbing showed those two 8" sleeve lines for reference. If the vendor only needs one sleeve, we don't have any issues or concerns with removing the other sleeve.

Thanks,
Barbara



Barbara Canuto

Intern Architect

Lose Design

p: 865-409-1424 d: 865-507-6627

OUR KNOXVILLE OFFICE HAS MOVED!

a: 18 Emory Place, Suite 300

Knoxville, TN 37917

w: www.lose.design e: bcanuto@lose.design

PRIVILEGED AND CONFIDENTIAL: This electronic message and any attachments are confidential property of Lose Design. The information is intended only for the person to whom it is addressed. Any other interception, copying, accessing, or disclosure of this message is prohibited. If you have received this message in error, please immediately notify Lose Design and purge the message received. Do not forward this message without permission.

From: Isaiah Arnold <IArnold@reevesyoung.com>

Sent: Tuesday, July 16, 2024 4:24 PM

To: Aaron StPierre <astpierre@lose.design>; Barbara Canuto <bcanuto@lose.design>

Cc: Macon Chapman <mchapman@lose.design>; Marco Donjuan <MDonjuan@reevesyoung.com>; Brantley Williams <bwilliams@reevesyoung.com>; Jose Valerio <jvalerio@reevesyoung.com>; Jay McClellan <JMcClellan@reevesyoung.com>; jprine ascension-pm.com <jprine@ascension-pm.com>

Subject: FW: Drink Sleeves BLDG "C"

Aaron / Barbara,

Looping you in on the email below from Brantley.

Let us know if you have any issues/additional comments to this sleeving for building C. I will put this in as a for record RFI to document the removal of the not needed 8" sleeve.

Thanks,

Isaiah Arnold
Project Manager

iarnold@reevesyoung.com | reevesyoung.com
T 770.271.1159 | M 470.725.0022
45 Peachtree Industrial Boulevard, Sugar Hill, GA 30518

Confidentiality Notice: This message and any attachments are solely for the use of the intended recipients. They may contain privileged and/or confidential information, attorney work product or other information protected by law. If you are not an intended recipient, you are hereby notified that you received this email in error, and that any review, dissemination, distribution or copying of this email and any attachment is strictly prohibited. If you have received this email in error, please contact the sender and delete the message and any attachment from your system. Thank you for your cooperation.

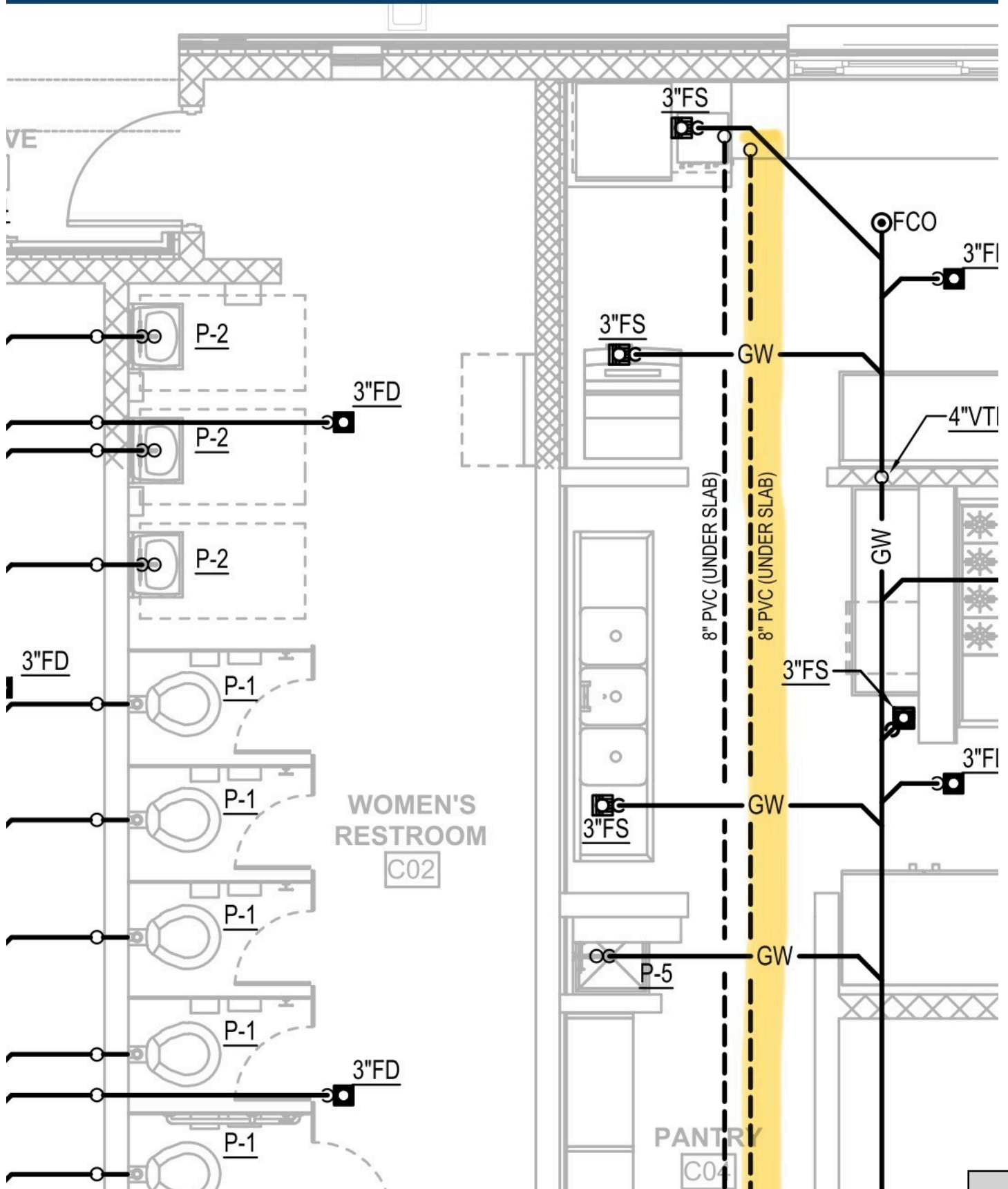
From: Brantley Williams <bwilliams@reevesyoung.com>
Sent: Tuesday, July 16, 2024 1:57 PM
To: Jody Johnson <jjohnson@co.walton.ga.us>
Cc: jprine@ascension-pm.com; Isaiah Arnold <IArnold@reevesyoung.com>; Jacob Pulliam <jpulliam@reevesyoung.com>; Marco Donjuan <MDonjuan@reevesyoung.com>
Subject: Drink Sleeves BLDG "C"

Jody,

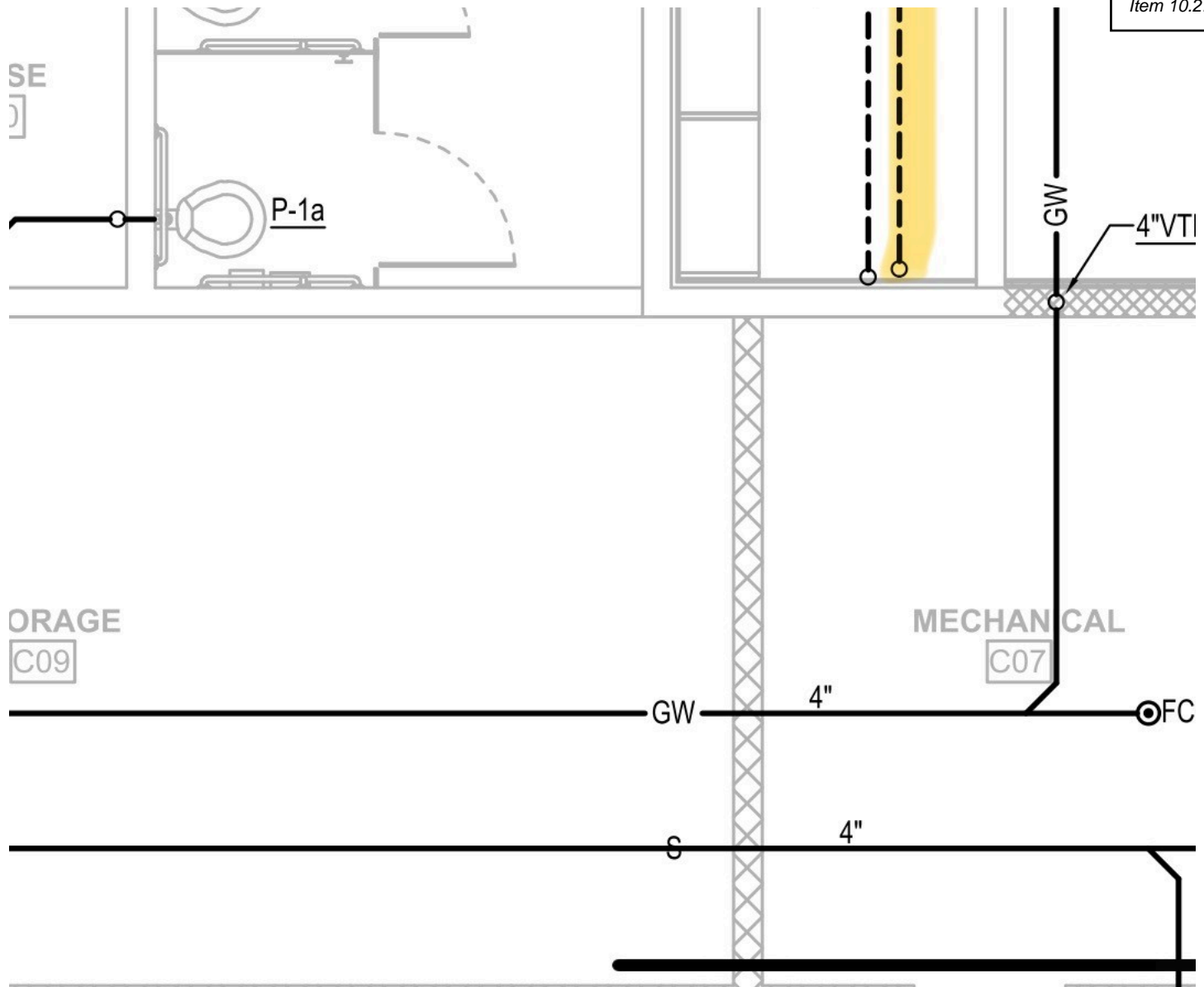
Thanks for taking my call today to coordinate the exact location of the underground drink machine sleeves. As discussed we will only need to install one (1) 8" sleeve instead of the 2 shown. The sleeve will daylight up at the base cabinet to the right of the machine as discussed. Please see the one (1) highlighted sleeve in the picture below, the sleeve on the left is not needed.

1:49 PM Tue Jul 16

✕ P-1.1C FLOOR PLANS - PLUMBING



Item 10.2.



Thanks,

Brantley Williams
Assistant Superintendent

bwilliams@reevesyoung.com | reevesyoung.com
T 770.271.1159 M 678.495.7031
45 Peachtree Industrial Boulevard N.W., Suite 200, Sugar Hill, GA 30518

Brantley Williams
Superintendent

bwilliams@reevesyoung.com | reevesyoung.com
T 770.271.1159 | M 678-495-7031
45 Peachtree Industrial Boulevard, Sugar Hill, GA 30518

Confidentiality Notice: This message and any attachments are solely for the use of the intended recipients. They may contain privileged and/or confidential information, attorney work product or other information protected by law. If you are not an intended recipient, you are hereby notified that you received this email in error, and that any review, dissemination, distribution or copying of this email and any attachment is strictly prohibited. If you have received this email in error, please contact the sender and delete the message and any attachment from your system. Thank you for your cooperation.

Walton County The Grove

Change Proposal #9 Building J VE Permit Changes Rev I

General Contractor:

**Reeves Young
45 Peachtree Industrial Boulevard N.W.
Sugar Hill, GA 30518
770-271-1159**



November 22, 2024

Walton County, GA
The Grove, a Walton County Parks &
Recreation Facility

Attn: John Ward, County Manager
Jeff Prine, Capital Project Manager –
Ascension Program Management

Change Proposal #9 – Building J (Maintenance) VE Permit Revisions Rev 1

The below change proposal is for the cost associated with the design changes incorporated in the VE permit set for building J. These changes include additional HM openings, eyewash station, water heater, and storefront frame added. Please see below for further supporting documentation.

UPDATE: Per conversations with Jeff Prine of APM on 11.22.24, only one HM Opening will be added to the Maintenance building in lieu of what is shown on the permitted VE set. The pricing update is reflected below.

| Description | Qty | Unit | Unit Price | Total |
|-----------------------------------|--------|------|-------------|--------------------|
| Lighting Changes | 1 | LS | \$12,651.72 | \$12,651.72 |
| Plumbing (Eyewash Station & WH-3) | 1 | LS | \$3,503.00 | \$3,503.00 |
| Added HM Frames and Doors | 1 | LS | \$3,790.00 | \$3,790.00 |
| Added ALM Frame | 1 | LS | Void | Void |
| Total Subcontractor Cost | 1 | LS | | \$19,944.72 |
| Payment & Performance Bond | 0.597 | % | \$119.07 | \$119.07 |
| General Liability Insurance | 0.811% | % | \$161.75 | \$161.75 |
| Builders Risk Insurance | 0.174% | % | \$34.70 | \$34.70 |
| RY Overhead and Profit | 10 | % | \$1,994.47 | \$1,994.47 |
| TOTAL | | | | \$22,254.72 |

If you have any questions or require any additional information, please do not hesitate to contact us at (470) 725-0022 or via email at iarnold@reevesyoung.com.

Sincerely,
Reeves Young, LLC

Isaiah Arnold



Project Manager

45 Peachtree Industrial Blvd, Suite 200 770.271.1159
Sugar Hill, GA 30518 reevesyoung.com

Approval

Lose Design (Architect of Record) Signature: _____ Date: _____

Ascension PM (Capital Project Manager) Signature: Thomas J. Prine Date: 11.25.2024

Walton County Signature: _____ Date: _____



November 12, 2024

Walton County, GA
The Grove, a Walton County Parks &
Recreation Facility

Attn: John Ward, County Manager
Jeff Prine, Capital Project Manager –
Ascension Program Management

Change Proposal #9 – Building J (Maintenance) VE Permit Revisions

The below change proposal is for the cost associated with the design changes incorporated in the VE permit set for building J. These changes include additional HM openings, eyewash station, water heater, and storefront frame added. Please see below for further supporting documentation.

| Description | Qty | Unit | Unit Price | Total |
|-----------------------------------|--------|------|-------------|--------------------|
| Lighting Changes | 1 | LS | \$12,651.72 | \$12,651.72 |
| Plumbing (Eyewash Station & WH-3) | 1 | LS | \$3,503.00 | \$3,503.00 |
| Added HM Frames and Doors | 1 | LS | \$7,580.00 | \$7,580.00 |
| Added ALM Frame | 1 | LS | \$1,749.00 | \$1,749.00 |
| Total Subcontractor Cost | 1 | LS | | \$25,483.72 |
| Payment & Performance Bond | 0.597 | % | \$152.14 | \$152.14 |
| General Liability Insurance | 0.811% | % | \$206.67 | \$206.67 |
| Builders Risk Insurance | 0.174% | % | \$44.34 | \$44.34 |
| RY Overhead and Profit | 10 | % | \$2,548.37 | \$2,548.37 |
| TOTAL | | | | \$28,435.24 |

If you have any questions or require any additional information, please do not hesitate to contact us at (470) 725-0022 or via email at iarnold@reevesyoung.com.

Sincerely,
Reeves Young, LLC

Isaiah Arnold

Project Manager

45 Peachtree Industrial Blvd, Suite 200
Sugar Hill, GA 30518

770.271.1159
reevesyoung.com

Approval

Lose Design (Architect of Record) Signature: _____ Date: _____

Ascension PM (Capital Project Manager) Signature: _____ Date: _____

Walton County Signature: _____ Date: _____

ES&C GA, Inc.

1861 Trinity Creek Drive
 Dacula, GA 30019 US
 +13055278862
 Jonathan@escoga.com

Estimate

ADDRESS
 Reeves Young
 45 Peachtree Industrial Blvd,
 Sugar Hill, GA 30518,
 United States of America

ESTIMATE 1053
 DATE 09/25/2024

| DATE | ACTIVITY | DESCRIPTION | QTY | RATE | AMOUNT |
|------|-----------------|--|------|-----------|----------|
| | Change Order | This change order pertains to the electrical changes made to Building J. Drawings dated 09.19.2024. | 1 | 0.00 | 0.00 |
| | Material | Misc. Material: ~ Conduit ~ Couplings ~ Connectors ~ Wire #12 ~ Boxes ~ Switch ~ Mud Rings ~ Straps ~ Screws ~ Wire Nuts | 1 | 583.09 | 583.09 |
| | Material | Lighting Fixtures: ~ EM (15) ~ EM1 (2) ~ Exit Signs (2) ~ D (3) ~ OS (1) | 1 | 2,150.37 | 2,150.37 |
| | Labor | Below is a cost breakout for Labor associated with the scope of work being performed. 3 electricians x 1 week each | 150 | 57.46 | 8,619.00 |
| | Tax | Tax Rate @ 6% | 0.06 | 2,733.46 | 164.01 |
| | Overhead/Profit | Overhead/Profit @ 10% | 0.10 | 11,352.46 | 1,135.25 |

THIS IS AN ESTIMATE ONLY.
 In order to proceed with this scope of work, ES&C GA, Inc. stipulates that our invoice must be signed alongside a change order directive signed by either the client or the general contractor.

TOTAL

\$12,651.72

Accepted By

Accepted Date



Michael T. Meehan

michael@meehanmechanicalinc.com

GA Registrations:

Class II Conditioned Air (non-restricted) CN210414

Class II Master Plumber (non-restricted) MP210322

Date: 10/2/2024

Isaiah Arnold
Project Manager

Project: The Grove – Building J
Change Order Request: Conformed Set Changes – Building J
Scope Of Work: Addition of Eye Wash and WH-3

| qty | Materials | | |
|--------------|---------------|--|----------------|
| 1 | Eye Wash | Guardian G1814P | 397.00 |
| 1 | WH-3 | Chronomite R-75L/208 | 540.00 |
| 1 | Piping | Copper/PVC Fittings (1 lot) | 225.00 |
| 1 | *Mixing Valve | Guardian G6020 - ASSE 1071 Thermostatic mixing Valve | 884.00 |
| 8 hrs | Labor | 2 men, 4hrs @ \$125 | 1000.00 |
| | Subtotal | | 3046.00 |
| | OH&P | 15% | 457.00 |
| | TOTAL | | 3503.00 |

*The ASSE 1071 Mixing Valve offered above is required by code for emergency eyewashes. Unlike the standard ASSE 1070 mixing valves used for lavatories, the 1071 for tepid water emergency plumbing fixtures fails to cold to prevent scalding.

Labor and materials listed above include slab work already in place.

Let me know if you have any questions.

Respectfully Submitted,
Michael Meehan

Performance Construction Services, LLC
499 Tuggle Greer Drive
Buford, GA 30518
O. 770-217-7545
F. 770-217-7357

CHANGE ORDER REQUEST #5

Date: October 2, 2024
Job Name: The Grove Park
Job Location: 1089 Highway 81, GA 30052

We propose the following changes in scope of work:

- Additional Doors, Frames, & Hardware:
 - Building J – HM 14GA Galvanized Frame & Door w/ Finish Hardware
 - J08A
 - J10C
- 10% Mark-up

WC To pay for one additional HM opening. WC to clarify which opening is to remain.

We propose the above changes in the scope of work of the added sum of:
Seven Thousand Five Hundred Eighty Dollars and No Cents ~~(\$7,580.00)~~.

Payment as follows:
ACCEPTANCE OF CHANGE ORDER

Date Of Acceptance

PO #

Change Order



Clearvue Glass and Mirror Co.

Printed: Oct 9, 2024 1900 W Oak Cir Ste B, Marietta, GA 30062-2248

Phone: 404-524-5616

Empty rectangular box for stamp or signature.

Owner Info Isaiah Arnold
45 Peachtree Industrial Blvd Sugar Hill, GA 30518
Cell: +14707250022

27-24 The Grove

Job Info 1089 HWY 81
Loganville, GA 30052
Change Order ID

27-24-CC-0001

| CO ID | Created / Approved | Date | Price |
|---------------|--------------------|-------------|------------|
| 27-24-CC-0001 | Created: | Oct 9, 2024 | \$1,749.00 |

Description

Added Aluminum Frame at Building J

| Items | Cost Types | Description | Qty / Unit | Unit Price | Price |
|---|------------|-------------|------------|------------|-------------|
| Added Frame Building J 1010 - Aluminum Systems | | | 1 | \$1,749.00 | \$ 1,749.00 |

| Status | Signature | Date |
|--------------------|-----------|------|
| Approved by: _____ | | |

Approval Comments

Please Note: A signature of Approval OR Electronic Acceptance is required before change order is effective. This change order becomes part of the existing contract.

TOTAL AMOUNT OF CHANGE ORDER: \$1,749.00

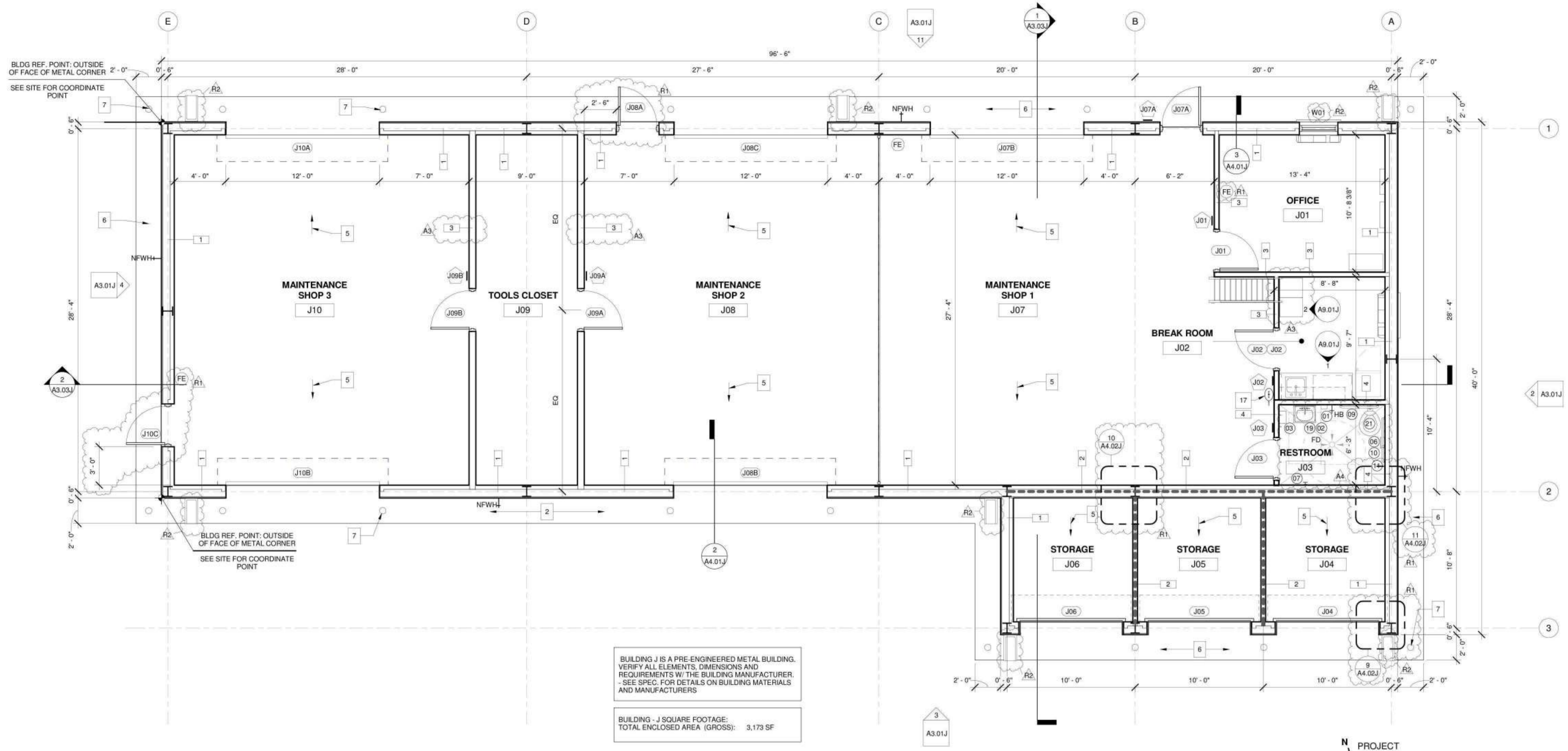
THE DRAWING AND THE ASSOCIATED DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. REPRODUCTION, COPYING, OR USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ANY ASSIGNMENT IS SUBJECT TO LEGAL ACTION.



GEORGIA

THE GROVE
BUILDING "J" - MAINTENANCE FACILITY
1089 HWY 81, LOGANVILLE, GA 30052
PREPARED FOR:
WALTON COUNTY

LOGANVILLE



BUILDING J IS A PRE-ENGINEERED METAL BUILDING. VERIFY ALL ELEMENTS, DIMENSIONS AND REQUIREMENTS W/ THE BUILDING MANUFACTURER. - SEE SPEC. FOR DETAILS ON BUILDING MATERIALS AND MANUFACTURERS

BUILDING - J SQUARE FOOTAGE:
TOTAL ENCLOSED AREA (GROSS): 3,173 SF

1 MAINTENANCE FACILITY FLOOR PLAN
A2.01J 1/4" = 1'-0"

PLAN GENERAL NOTES

- SEE ENLARGED PLAN AND DETAILS FOR ADDITIONAL INFORMATION.
- ALL FLOOR TO SLOPE AT 1/8" PER FOOT, UNO, COORDINATE W/ PLUMBING & STRUCTURAL.
- COORDINATE ALL CASEWORK AND OFGI ITEMS W/ OWNER.
- ALL ELECTRIC AND PLUMBING DEVICES ON EXT. WALLS TO BE "CENTERED" ON CMU VERTICALLY AND HORIZONTALLY (W.P., OUTLETS, HOSE BIBBS, ETC).
- SEAL ALL PENETRATIONS OF CONDUIT, MECHANICAL DUCT WORK, PIPING, IN ALL SUBSTRATES, INTERIOR AND EXTERIOR WALLS, CEILINGS FLOORS
- ARCHITECTURAL BUILDING FFE, LISTED AS 0'-0", COORDINATE ACTUAL W/ CIVIL.
- RUN ALL DOWN SPOUTS TO UNDERGROUND, COORDINATE W/ CIVIL, U.N.O.
- ALL EXPOSED STEEL TO BE SHOP PRIMED AND FIELD PAINTED.
- NOT USED
- INSTALL NECESSARY BLOCKING BEHIND DESIGNATED LOCATION OF SIGNAGE.
- HOSE-BIBB WITH LOCKABLE BOX, PROVIDE FREEZE-PROOF TYPE FOR EXTERIOR LOCATION, SEE PLUMBING.
- CAULK ALL DOOR & WINDOW FRAMES AT THE JOINT BETWEEN THE FRAME & THE ADJACENT SUBSTRATE.
- CAULK ALL JOINTS BETWEEN FIXED CASEWORK, PLUMBING FIXTURES, & BACKSLASH TO WALL TRANSITION JOINT.
- COORDINATE ANY EXPANSION/CONTROL/CONSTRUCTION JOINTS WITH EXISTING CONSTRUCTION. VERIFY W/ ARCH. AND STRUC. FOR ANY DISCREPANCIES THAT OCCUR DURING THE CONSTRUCTION PHASE.
- COORDINATE BUILDING SITE ORIENTATION/LAYOUT WITH CIVIL.
- FOR CONCRETE PAVING SEE SITE/CIVIL
- SEE SERIES SEE STRUCTURAL FOR ALL SLAB JOINT DETAILS.
- SEE STRUCTURAL FOR ALL FOOTING & SLAB REQUIREMENTS.
- SEE SHEET A3 SERIES FOR EXTERIOR ELEVATIONS AND BUILDING SECTIONS.
- SEE SHEET A4 SERIES FOR WALL SECTIONS & DETAILS.
- SEE SHEET A6 SERIES FOR RCP.
- SEE SHEET A7 SERIES FOR ROOF PLANS.
- SEE SHEET A8 SERIES FOR DOOR SCHEDULE & DETAILS.
- SEE SHEET A8 SERIES FOR WINDOW SCHEDULE & DETAILS.
- SEE SHEET A9 SERIES FOR ARCHITECTURAL WOODWORK, ROOM FINISH SCHEDULE AND FINISH LEGEND
- AS REQUIRED PROVIDE AND INSTALL KNOXBOX AT BUILDING ENTRANCE PER LOCAL CODE OFFICIAL DIRECTIONS AND REQUIREMENTS. MODEL OF KNOXBOX TO BE APPROVED BY LOCAL CODE OFFICIALS. KNOXBOX TO BE MODEL 3200 - 10 KEY CAPACITY - COLOR BLACK. VERIFY INSTALLATION LOCATION W/ ARCH. RECESSED MOUNTED ON BUILDING WITH FLASHING TO DRAIN. - PROVIDE BLOCKING BEHIND KNOXBOX AS REQUIRED FOR MOUNTING PER MANUFACTURER.
- MAIN DISCONNECT, SEE ELECTRICAL
- KWH METER, SEE ELECTRICAL
- ELECTRICAL PANEL, SEE ELECTRICAL
- SEE A0.02J FOR RESTROOM ACCESSORIES & PLUMBING FIXTURES LEGEND. SEE PLUMBING FOR FIXTURE SPEC.

WALL TYPE

- EXTERIOR WALL:
- PREFINISH GALV. STEEL METAL WALL PANEL SYSTEM, BY PEMB.
- STEEL FRAMING SYSTEM, BY PEMB.
- VINYL SCRIM WALL INSULATION, SEE SHEET A4.1J FOR DETAILS.
- 5/8" PLYWOOD UP TO 8'-0" AFF ON PEMB GIRT FRAMING SYSTEM.
- PROVIDE 5/8" GYP. BD. AT INTERIOR AT OFFICE, BREAKROOM, & RESTROOM. - SEE INTERIOR PARTITION FOR MORE INFORMATION.
 - INTERIOR PARTITION AT STORAGE (1 HR RATED):
- 2x4 WOOD FRAMING AT 16" OC
- 5/8" P.T. PLYWOOD PANEL OVER 5/8" TYPE X GYP BD. AT EACH SIDES
- WALL TO EXTEND TO BOT. OF ROOF STRUC.
- PROVIDE 3/4" DEFLECTION AT PARTITION HEAD
- SEE A4.01J / A4.02J FOR DETAILS.
 - INTERIOR PARTITION:
- 2x4 WOOD FRAMING AT 16" OC
- W/ 5/8" GYP. BD. AT EXPOSED SIDES
- WALL TO EXTEND 8'-0" AFF
- SEE A4.01J / A4.02J FOR DETAILS.
 - INTERIOR PARTITION AT WET AREA:
- 2x4 WOOD FRAMING AT 16" OC
- W/ 5/8" MOISTURE RESISTANT GYP. BD. PANEL AT EXPOSED SIDES
- PROVIDE SOUND BATT INSULATION AROUND RESTROOM.
- WALL TO EXTEND 8'-0" AFF
- SEE A4.01J / A4.02J FOR DETAILS.
- * WRAP CERAMIC TILE AROUND RESTROOM UP TO 6'-0"
- 1 HR U.L. WALL ASSEMBLY NO. U305, SEE SHEET A0.09J & A0.10J.

PLAN KEYNOTES

- SLOPE FLOOR SLAB TOWARD OH DOOR AT 1/8" PER FT. AS INDICATED- SEE STRUC.
- CONCRETE SLAB, BROOM FINISH - SEE STRUC.
- CONCRETE FILLED STEEL BOLLARD, TYP. SEE 3 / A4.02J
- SLOPE FLOOR AT 1/2" PER FT. AT ALL CORNER CONDITION AND COLUMN LOCATIONS
- WALL LOUVER FOR MECHANICAL SYSTEM - SEE MECH.
- THRU-WALL PTAC SYSTEM, SEE MECH.
- THRU-WALL EXHAUST FAN, SEE MECH.
- CONC. PAVING, TYP. - SEE SITE / CIVIL
- SUSPENDED UNIT HEATER, TYP. - SEE MECH.
- HOSE-BIBB WITH LOCKABLE BOX, PROVIDE FREEZE-PROOF TYPE - SEE PLUMBING
- 2" W X 1/2" H WITH MARBLE ADA TRANSITION THRESHOLD AT DOOR W/ 1/4" BEVELED EDGE
- ROOF EDGE, TYP. - SEE ROOF PLAN
- EMERGENCY EYE-WASH STATION - SEE PLUMB.
- BASE CABINET W/ PLAS, LAM, FIN. & SINK - SEE A9.01J
- TANKLESS WATER HEATER UNIT. PLACE ON A STAND. SEE MECH / PLUMB.
- REDUCED PRESSURE BACKFLOW PREVENTION UNIT - SEE PLUMBING
- ELECTRICAL PANELS, TERMINAL BOARDS AND CONTROLS - SEE ELECT.

SIGNAGE SCHEDULE

| SIGN NUMBER | DOOR NUMBER | ROOM NUMBER | ROOM NAME | CHARACTER LINE 1 | CHARACTER LINE 2 | NOTES |
|-------------|-------------|-------------|--------------------|------------------|------------------|---------------|
| J01 | J01 | J01 | OFFICE | OFFICE | | 1, 2, 3, 5 |
| J02 | J02 | J02 | BREAK ROOM | BREAK ROOM | | 1, 2, 3, 5 |
| J03 | J03 | J03 | RESTROOM | RESTROOM | | 1, 2, 3, 4, 5 |
| J07A | J07A | J07 | MAINTENANCE SHOP 1 | MAINTENANCE | SHOP | 1, 2, 3, 5 |
| J09A | J09A | J09 | TOOLS CLOSET | TOOLS | CLOSET | 1, 2, 3, 5 |

NOTES:

- PROVIDE SOLID BLOCKING BEHIND DESIGNATED LOCATION OF SIGNAGE
- INSTALL SIGNAGE AT WALL BESIDE DOOR AT LATCH SIDE FOR SINGLE DOOR, INSTALL SIGNAGE AT SECONDARY DOOR LEAF FOR DOUBLE DOOR. SIGNAGE MUST COMPLY WITH ALL ADA REGULATIONS INCLUDING BUT NOT LIMITED TO: 3.1. HEIGHT ABOVE FINISH FLOOR (SEE DOOR SCHEDULE SHEET) 3.2. CHARACTERS 3.3. PICTOGRAMS 3.4. BRAILLE 3.5. FINISH
- PROVIDE UNIVERSAL PICTOGRAM FIGURES FOR RESTROOM 4.1. MAN FIGURE AT MEN'S RESTROOMS 4.2. WOMAN FIGURE AT WOMEN'S RESTROOMS 4.3. MAN AND WOMAN FIGURE AT FAMILY UNISEX RESTROOMS 4.4. WHEELCHAIR / HANDICAP FIGURE AT ALL RESTROOMS 4.5. SHOWER SYMBOL AT ALL RESTROOMS WITH SHOWER
- PROVIDE ALL MANUFACTURER DRAWINGS FOR APPROVAL PRIOR TO INSTALL.

J00 SIGNAGE SYMBOL

SUBMITTALS / REVISIONS

| NO | DATE | DESCRIPTION |
|----|------------|------------------|
| A3 | 04/21/2023 | Addendum 3 |
| A4 | 04/28/2023 | Addendum 4 |
| R1 | 06/13/2023 | Permit Revisions |
| R2 | 7/15/2024 | VE Changes |

CONFORMED SET

SHEET TITLE
MAINTENANCE FACILITY FLOOR PLAN

PROJECT NO. **22010** DATE **09/19/24**
DRAWN BY _____ SCALE _____
STAFF _____
CHECKED BY _____ 1/4" = 1'-0"
NR
SHEET NO.

A2.01J

THIS DRAWING AND THE DESIGN DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. REPRODUCTION, COPYING, OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED. ANY REPRODUCTION IS SUBJECT TO LEGAL ACTION.



GEORGIA

LOGANVILLE
 PREPARED FOR:
 WALTON COUNTY
 1089 HWY 81, LOGANVILLE, GA 30052

SUBMITTALS / REVISIONS

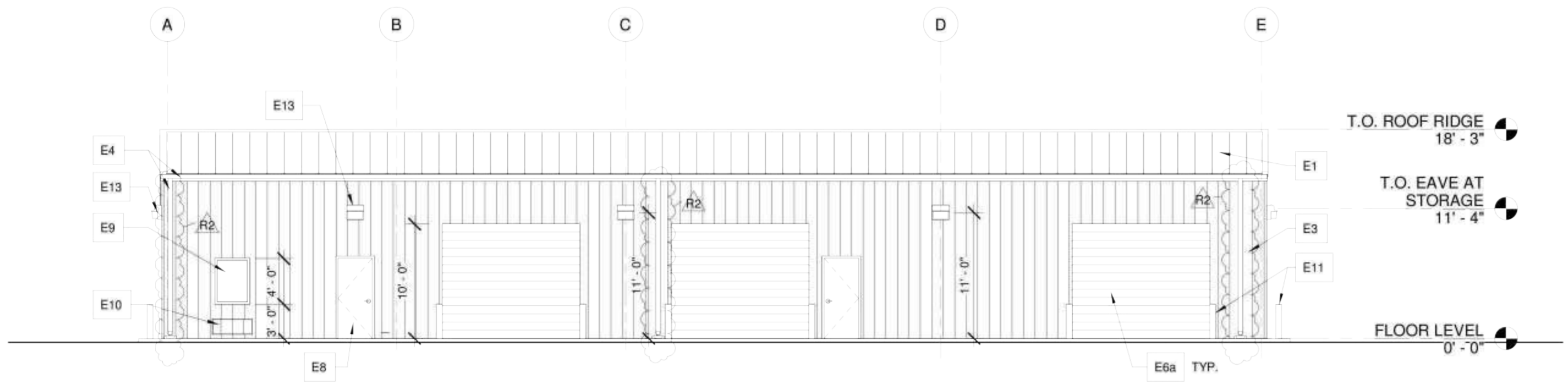
| NO | DATE | DESCRIPTION |
|----|------------|-------------|
| A3 | 04/21/2023 | Addendum 3 |
| R2 | 7/15/2024 | VE Changes |

CONFORMED SET

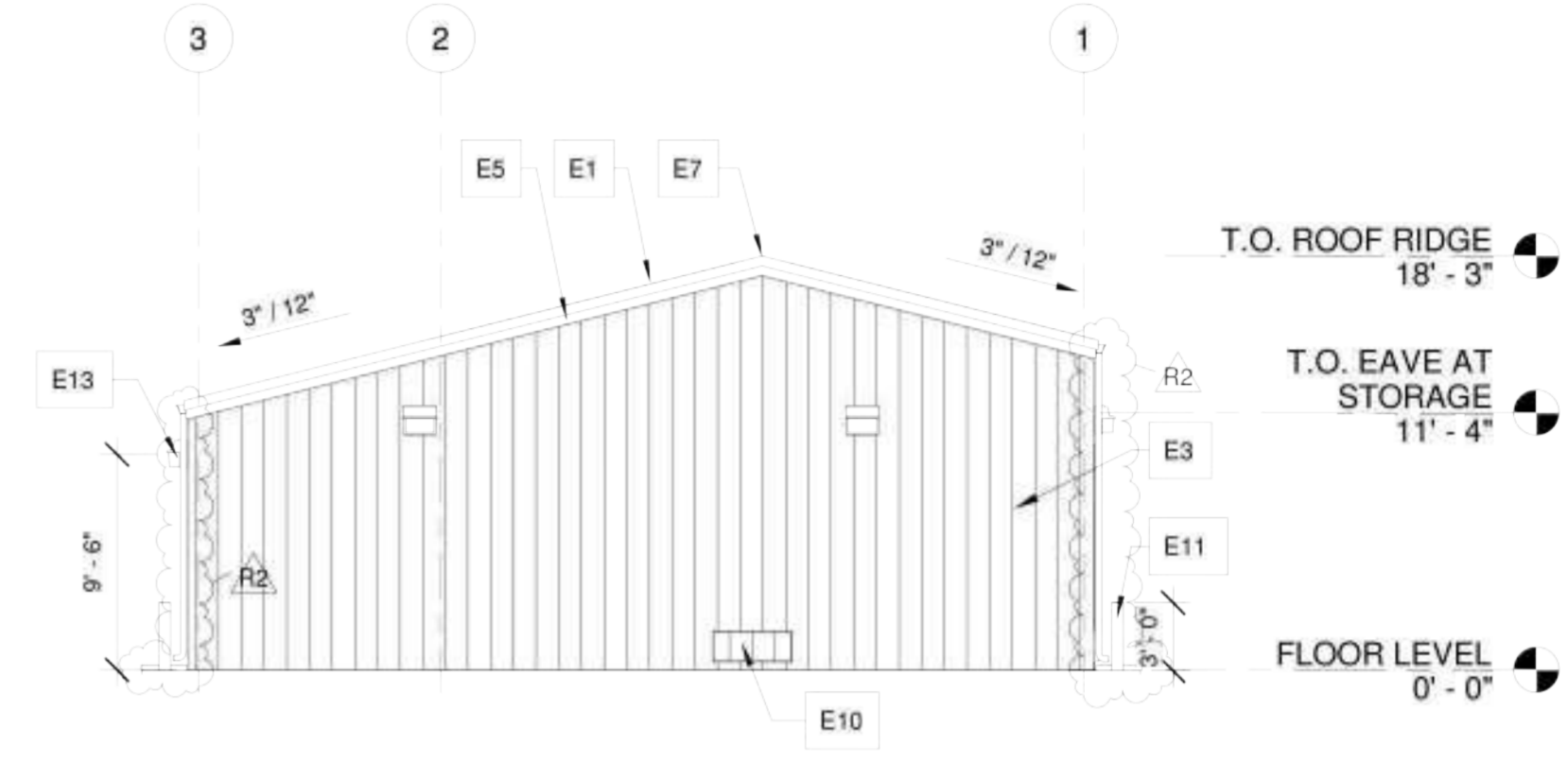
SHEET TITLE
MAINTENANCE FACILITY EXTERIOR ELEVATIONS

| | |
|------------|--------------|
| PROJECT NO | DATE |
| 22010 | 09/19/24 |
| DRAWN BY | SCALE |
| STAFF | As indicated |
| CHECKED BY | |
| NR | |
| SHEET NO | |

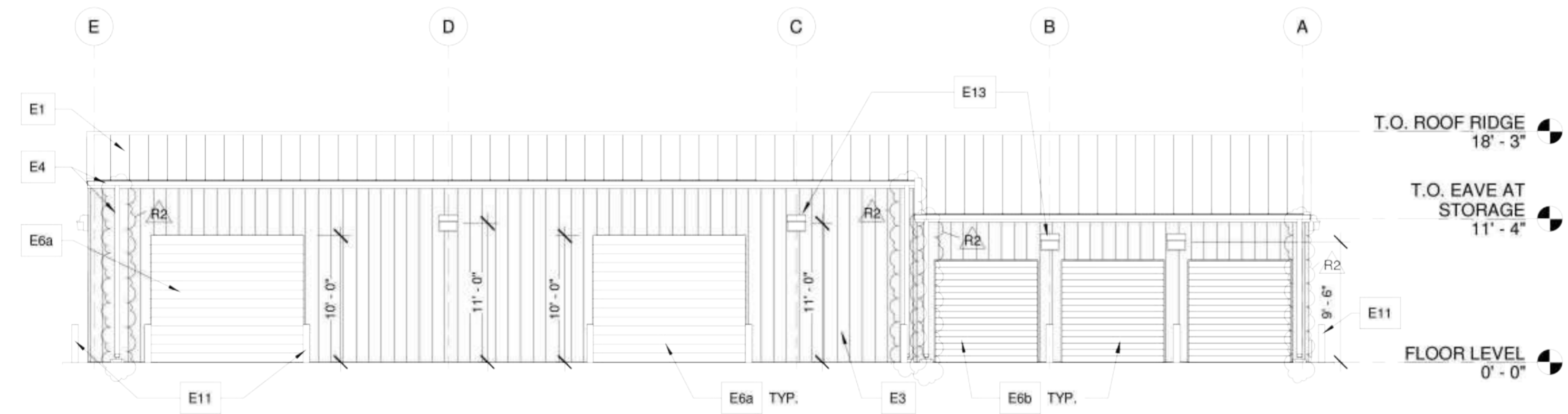
A3.01J



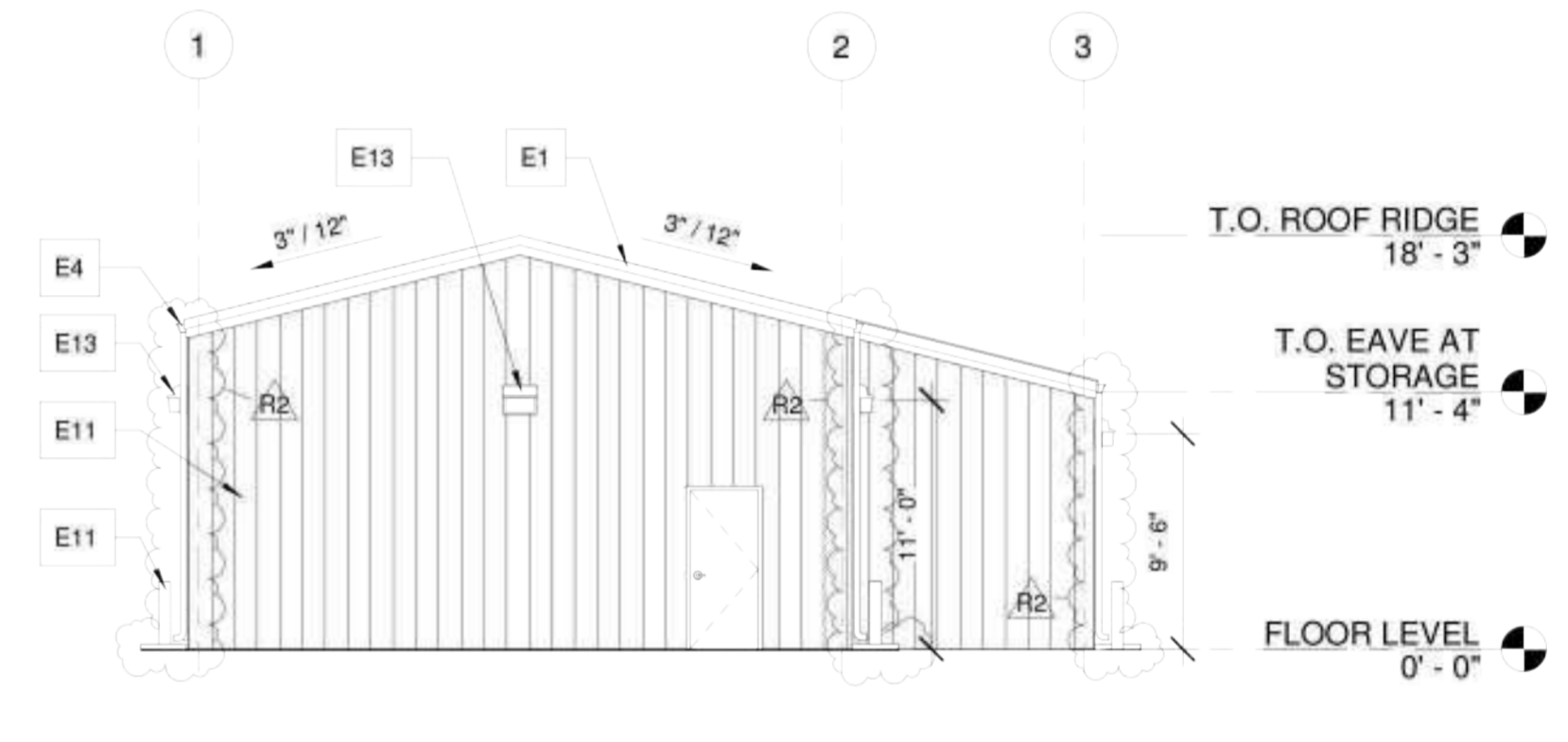
11 MAINTENANCE FACILITY NORTH ELEVATION
 A3.01J 1/8" = 1'-0"



2 MAINTENANCE FACILITY EAST ELEVATION
 A3.01J 1/8" = 1'-0"



3 MAINTENANCE FACILITY SOUTH ELEVATION
 A3.01J 1/8" = 1'-0"



4 MAINTENANCE FACILITY WEST ELEVATION
 A3.01J 1/8" = 1'-0"

GENERAL NOTES

- ARCHITECTURAL BUILDING FFE LISTED AS 0'-0", COORDINATE ACTUAL W/ CIVIL.
- ELEVATION MARKS TO BE VERIFIED IN FIELD WITH MATERIAL AND ASSEMBLY DIMENSIONS.
- DIMENSIONS ARE FROM FINISH FLOOR. (U.N.O.)
- SEE STRUCTURE FOR ALL FOOTING & SLAB REQUIREMENTS.
- SEE SHEET A4 SERIES FOR WALL SECTIONS & DETAILS.
- SEE SHEET A6 SERIES FOR RCP.
- SEE SHEET A7 SERIES FOR ROOF PLANS.
- SEE SHEET A8 SERIES FOR DOOR SCHEDULE & DETAILS.
- SEE SHEET A8 SERIES FOR WINDOW SCHEDULE & DETAILS.
- SEE SHEET A9 SERIES FOR ARCHITECTURAL WOODWORK AND FINISH LEGEND.

ELEVATION KEYNOTES

- E1 PEMB. PRE-FINISHED GALV. METAL ROOFING, 3/12 SLOPE, TYP.
- E2 PRE-FINISHED ALUMINUM DRAINABLE LOUVER W/ INSECT SCREEN, TYP.
- E3 PEMB. PRE-FINISHED GALV. METAL WALL PANELS, TYP.
- E4 5X5 PRE-FIN. ALUM GUTTER & 4X4 DOWNSPOUT SYSTEM, TYP.
- E5 PRE-FINISHED METAL RAKE TRIM, TYP. R2
- E6a PRE-FINISHED GALV. STEEL OVERHEAD COILING SERVICE DOOR. - SEE DOOR SCHEDULE
- E6b PRE-FINISHED GALV. STEEL SECTIONAL SERVICE DOOR. - SEE DOOR SCHEDULE
- E7 PRE-FINISHED GRAVITY VENTILATOR AT ROOF, TYP. - SEE MECH
- E8 HOLLOW METAL DOOR AND FRAME, PAINTED, TYP. - SEE DOOR SCHEDULE
- E9 WINDOW & HOLLOW METAL WINDOW FRAME PAINTED, TYP. - SEE WINDOW SCHEDULE

- E10 THRU WALL PTAC UNIT. COORDINATE WITH MECH FOR OPENING DIMENSIONS
- E11 STEEL BOLLARD, CONCRETE FILLED, PAINTED, TYP. - SEE 3 / A4.02J
- E12 STEEL COLUMN AND BEAM FRAME, PAINTED. PROVIDE ZINC RICH EPOXY COAT W/ ACRYLIC URETHANE TOP COAT, TYP.
- E13 EXTERIOR WALL MOUNTED LIGHT FIXT. TYP. - SEE ELEC.
- E14 BUILDING IDENTIFICATION SIGN. VERIFY LOCATION WITH OWNER. IMAGE / VERBIAGE TO BE PROVIDED BY OWNER

FINISH NOTES

- NUMBER DENOTES COLOR
- "E" DENOTES EPOXY
- "X" DENOTES EXTERIOR
- SEE SPECS FOR PRIMER AND FINISH STYLES
- SEE FINISH LEGEND

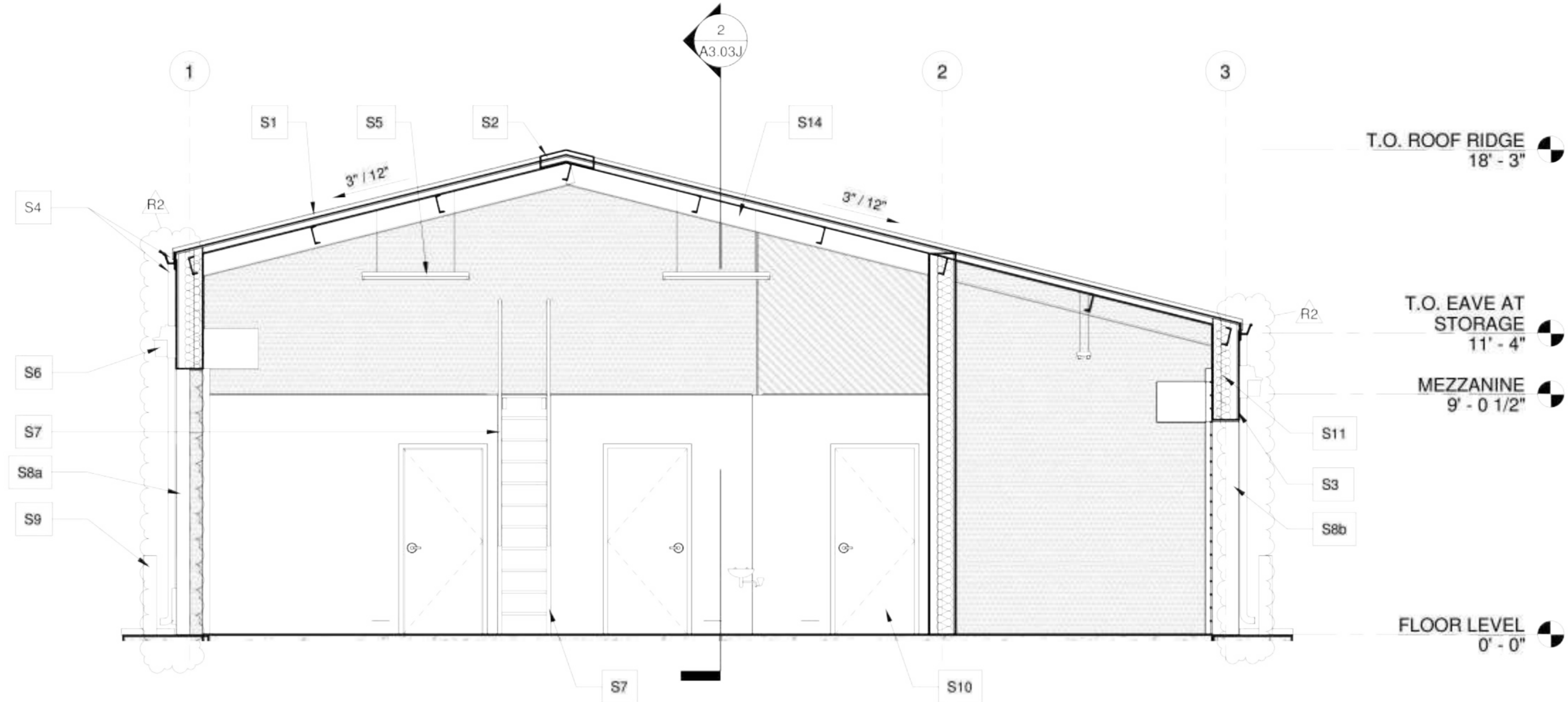
COLOR SCHEDULE NOTES

- SUBMIT SPECIFIED COLORS FOR REVIEW.
- SUBMIT MANUFACTURER'S STANDARD COLORS FOR REVIEW AND SELECTION FOR METAL APPLICATIONS.

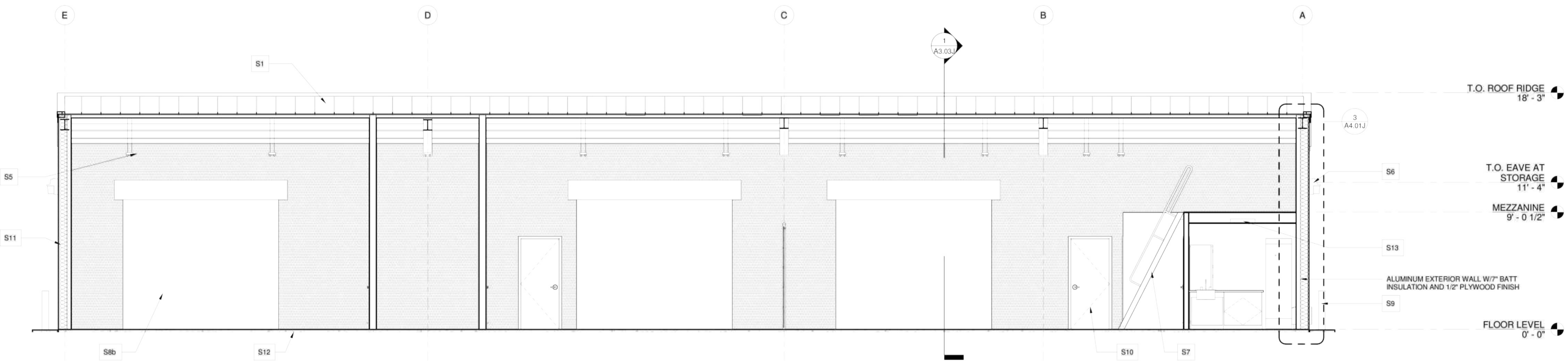
EXTERIOR FINISH SCHEDULE

| ITEM NAME | MATERIAL | FINISH |
|--|--------------------|----------------------------------|
| BEAMS & COLUMNS | STEEL | PRE-FINISHED, TO MATCH PNT - TBD |
| BOLLARDS | GROUTED STEEL | PNT-6 |
| DOORS & DOOR FRAMES | HOLLOW METAL | PNT-6 |
| GUTTER SYSTEM | PRE-FINISHED METAL | MTL-1 |
| OVERHEAD DOORS | STEEL | PRE-FINISHED, ARCH TO SELECT |
| ROOF, RIDGE VENT, CAPS | PRE-FINISHED METAL | MTL-1 |
| TRIM | PRE-FINISHED METAL | MTL-1 |
| WALL PANELS: EXTERIOR METAL + 2x4 + 1/2" PLYWOOD | PRE-FINISHED METAL | MTL-2 |
| WINDOW FRAME | ALUMINUM | PRE-FINISHED, CLEAR ANODIZED |

THE DRAWING AND THE DESIGN ORIGINALLY THE PROPERTY OF THE ARCHITECT. REPRODUCTION, COPYING, OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED. AND ANY REPRODUCTION IS SUBJECT TO LEGAL ACTION.



1 MAINTENANCE BUILDING SECTION 1
A3.03J 1/4" = 1'-0"



2 MAINTENANCE BUILDING SECTION 2
A3.03J 1/4" = 1'-0"

GENERAL NOTES

1. ARCHITECTURAL BUILDING FFE. LISTED AS 0'-0", COORDINATE ACTUAL W/ CIVIL.
2. ELEVATION MARKS TO BE VERIFIED IN FIELD WITH MATERIAL AND ASSEMBLY DIMENSIONS.
3. DIMENSIONS ARE FROM FINISH FLOOR. (U.N.O.)
4. SEE STRUCTURE FOR ALL FOOTING & SLAB REQUIREMENTS.
5. SEE SHEET A4 SERIES FOR WALL SECTIONS & DETAILS.
6. SEE SHEET A6 SERIES FOR RCP.
7. SEE SHEET A7 SERIES FOR ROOF PLANS.
8. SEE SHEET A8 SERIES FOR DOOR SCHEDULE & DETAILS.
9. SEE SHEET A8 SERIES FOR WINDOW SCHEDULE & DETAILS.
10. SEE SHEET A9 SERIES FOR ARCHITECTURAL WOODWORK AND FINISH LEGEND.

SECTION KEYNOTES

| | | | |
|-----|---|-----|---|
| S1 | PEMB. PRE-FINISHED GALV. METAL ROOFING, 3/12 SLOPE, TYP. | S10 | SINGLE WOOD DOOR AND FRAME, PAINTED, TYP. - SEE MECH. |
| S2 | METAL ROOF CAP | S11 | W/7" BATT INSULATION |
| S3 | PEMB. PRE-FINISHED GALV. METAL WALL PANELS, TYP. | S12 | CONCRETE SLAB, BROOM FINISH - SEE STRUC |
| S4 | 5X5 PRE-FIN. ALUM GUTTER & 4X4 DOWNSPOUT SYSTEM, TYP. - R2 | S13 | RECESSED LIGHT - SEE ELEC. |
| S5 | LINEAR HANGING LIGHTS, TYP. | S14 | STEEL COLUMN AND BEAM FRAME, PAINTED. PROVIDE ZINC RICH EPOXY COAT W/ ACRYLIC URETHANE TOP COAT, TYP. |
| S6 | EXTERIOR WALL PACK LIGHT - SEE ELECT. | | |
| S7 | METAL SHIP LADDER | | |
| S8a | PRE-FINISHED GALV. STEEL OVERHEAD COILING SERVICE DOOR. - SEE DOOR SCHEDULE | | |
| S8b | PRE-FINISHED GALV. STEEL SECTIONAL SERVICE DOOR. - SEE DOOR SCHEDULE | | |
| S9 | STEEL BOLLARD, CONCRETE FILLED, PAINTED, TYP. - SEE 3/A4.02J | | |

THE GROVE
BUILDING "J" - MAINTENANCE FACILITY
1089 HWY 81, LOGANVILLE, GA 30052
PREPARED FOR:
WALTON COUNTY

LOGANVILLE
GEORGIA

SUBMITTALS / REVISIONS

| NO | DATE | DESCRIPTION |
|----|------------|-------------|
| A3 | 04/21/2023 | ADDENDUM 3 |
| R2 | 7/15/2024 | VE Changes |

CONFORMED SET

SHEET TITLE
MAINTENANCE BUILDING SECTIONS

| | |
|------------|--------------|
| PROJECT NO | DATE |
| 22010 | 09/19/24 |
| DRAWN BY | SCALE |
| STAFF | As indicated |
| CHECKED BY | |
| NR | |
| SHEET NO | |

A3.03J



GEORGIA

THE GROVE
BUILDING "J" - MAINTENANCE FACILITY
1089 HWY 81, LOGANVILLE, GA 30052
PREPARED FOR:
WALTON COUNTY

LOGANVILLE

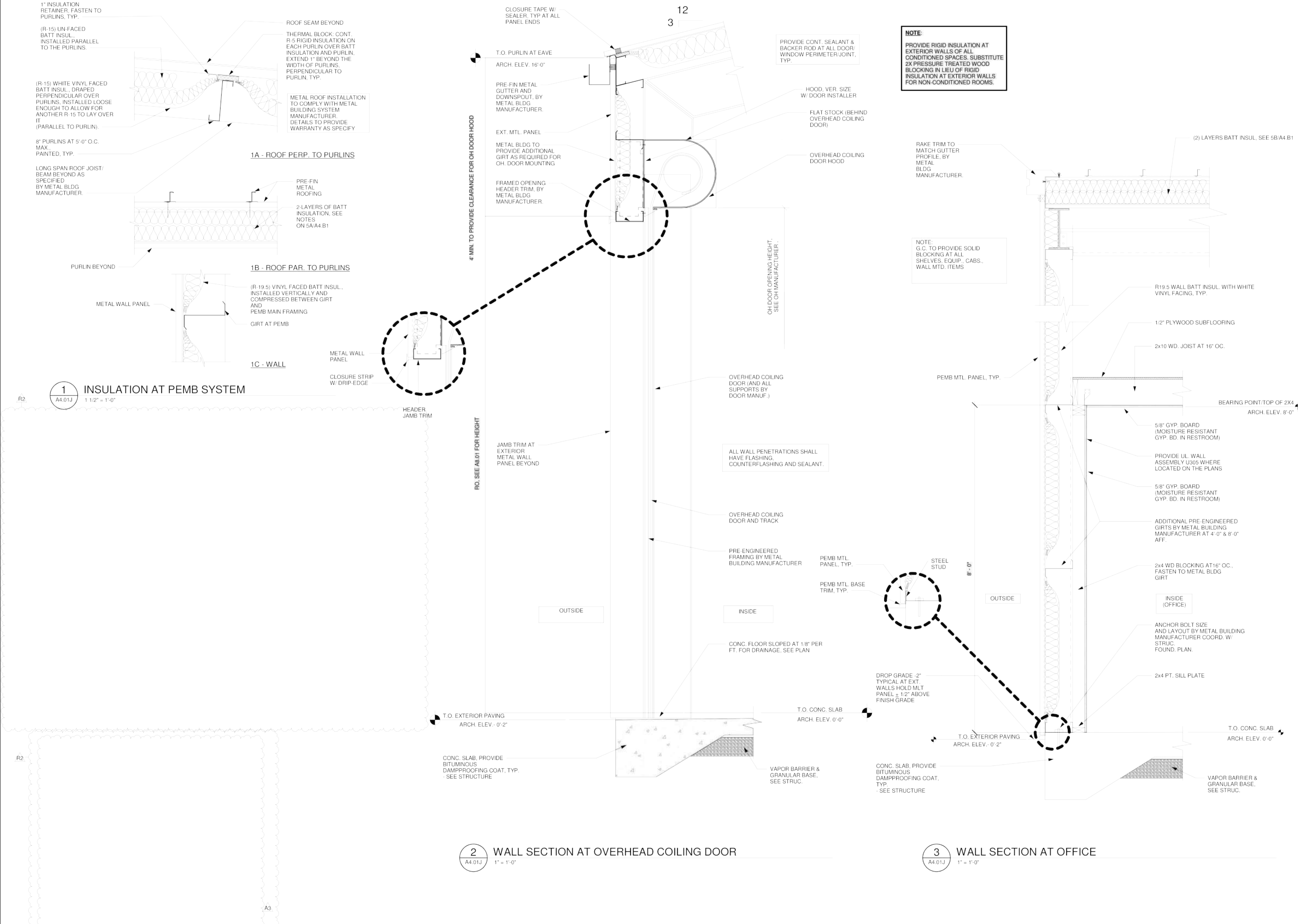
| SUBMITTALS / REVISIONS | | |
|------------------------|------------|-------------|
| NO | DATE | DESCRIPTION |
| A3 | 04/21/2023 | Adendum 3 |
| R2 | 7/15/2024 | VE Changes |

CONFORMED SET

SHEET TITLE
WALL SECTIONS & DETAILS

| | |
|------------------------------|------------------------------|
| PROJECT NO 22010 | DATE 09/19/24 |
| DRAWN BY Author | SCALE As indicated |
| CHECKED BY Checker | |
| SHEET NO | |

A4.01J



DOOR SCHEDULE

| DOOR NUMBER | ROOM NAME | ROOM NUMBER | TYPE | PANEL SIZE | | | FRAME | | | FIRE RATING | HEAD DETAIL | JAMB DETAIL | SILL DETAIL | HARDWARE SET | DOOR NOTES | | |
|-------------|--------------------|-------------|------|------------|--------|-----------|-------|------|------|-------------|-------------|-------------|-------------|--------------|------------|---------------|---------------|
| | | | | WIDTH | HEIGHT | THICKNESS | MAT. | FIN. | TYPE | | | | | | | MAT. | FIN. |
| J01 | OFFICE | J01 | DA | 3'-0" | 7'-0" | 0'-1 3/4" | H.M. | PNT. | FA | H.M. | PNT-3 | - | 1/A8.01J | 2/A8.01J | 3/A8.01J | ND80TD | 1, 2, 3, 4, 6 |
| J02 | BREAK ROOM | J02 | DA | 3'-0" | 7'-0" | 0'-1 3/4" | H.M. | PNT. | FA | H.M. | PNT-3 | - | 1/A8.01J | 2/A8.01J | 3/A8.01J | ND10 | 1, 4, 5 |
| J03 | RESTROOM | J03 | DA | 3'-0" | 7'-0" | 0'-1 3/4" | H.M. | PNT. | FA | H.M. | PNT-3 | - | 1/A8.01J | 2/A8.01J | 3/A8.01J | ND40 | 1, 4, 5 |
| J04 | STORAGE | J04 | DC | 8'-0" | 8'-0" | 0'-2" | STL. | PNT. | FB | STL. | PNT. | - | - | - | - | MFR. PROVIDED | 1, 2, 8 |
| J05 | STORAGE | J05 | DC | 8'-0" | 8'-0" | 0'-2" | STL. | PNT. | FB | STL. | PNT. | - | - | - | - | MFR. PROVIDED | 1, 2, 8 |
| J06 | STORAGE | J06 | DC | 8'-0" | 8'-0" | 0'-2" | STL. | PNT. | FB | STL. | PNT. | - | - | - | - | MFR. PROVIDED | 1, 2, 8 |
| J07A | MAINTENANCE SHOP 1 | J07 | DA | 3'-0" | 7'-0" | 0'-1 3/4" | H.M. | PNT. | FA | H.M. | PNT-3 | - | 1/A8.01J | 2/A8.01J | 3/A8.01J | ND80TD | 1, 2, 3, 4, 6 |
| J07B | MAINTENANCE SHOP 1 | J07 | DB | 12'-0" | 10'-0" | 0'-3" | STL. | FF | FC | STL. | FF | - | - | - | - | MFR. PROVIDED | 1, 2, 8 |
| J08A | MAINTENANCE SHOP 2 | J08 | DA | 3'-0" | 7'-0" | 0'-1 3/4" | H.M. | PNT. | FA | H.M. | PNT-3 | - | 1/A8.01J | 2/A8.01J | 3/A8.01J | ND80TD | 1, 2, 3, 4, 6 |
| J08B | MAINTENANCE SHOP 2 | J08 | DB | 12'-0" | 10'-0" | 0'-3" | STL. | FF | FC | STL. | FF | - | - | - | - | MFR. PROVIDED | 1, 2, 8 |
| J08C | MAINTENANCE SHOP 2 | J08 | DB | 12'-0" | 10'-0" | 0'-3" | STL. | FF | FC | STL. | FF | - | - | - | - | MFR. PROVIDED | 1, 2, 8 |
| J09A | TOOLS CLOSET | J09 | DA | 3'-0" | 7'-0" | 0'-1 3/4" | H.M. | PNT. | FA | H.M. | PNT-3 | - | 1/A8.01J | 2/A8.01J | 3/A8.01J | ND80TD | 1, 2, 3, 4, 6 |
| J09B | TOOLS CLOSET | J09 | DA | 3'-0" | 7'-0" | 0'-1 3/4" | H.M. | PNT. | FA | H.M. | PNT-3 | - | 1/A8.01J | 2/A8.01J | 3/A8.01J | ND80TD | 1, 2, 3, 4, 6 |
| J10A | MAINTENANCE SHOP 3 | J10 | DB | 12'-0" | 10'-0" | 0'-3" | STL. | FF | FC | STL. | FF | - | - | - | - | MFR. PROVIDED | 1, 2, 8 |
| J10B | MAINTENANCE SHOP 3 | J10 | DB | 12'-0" | 10'-0" | 0'-3" | STL. | FF | FC | STL. | FF | - | - | - | - | MFR. PROVIDED | 1, 2, 8 |
| J10C | MAINTENANCE SHOP 3 | J10 | DA | 3'-0" | 7'-0" | 0'-1 3/4" | H.M. | PNT. | FA | H.M. | PNT-3 | - | 1/A8.01J | 2/A8.01J | 3/A8.01J | ND80TD | 1, 2, 3, 4, 6 |

DOOR NOTES

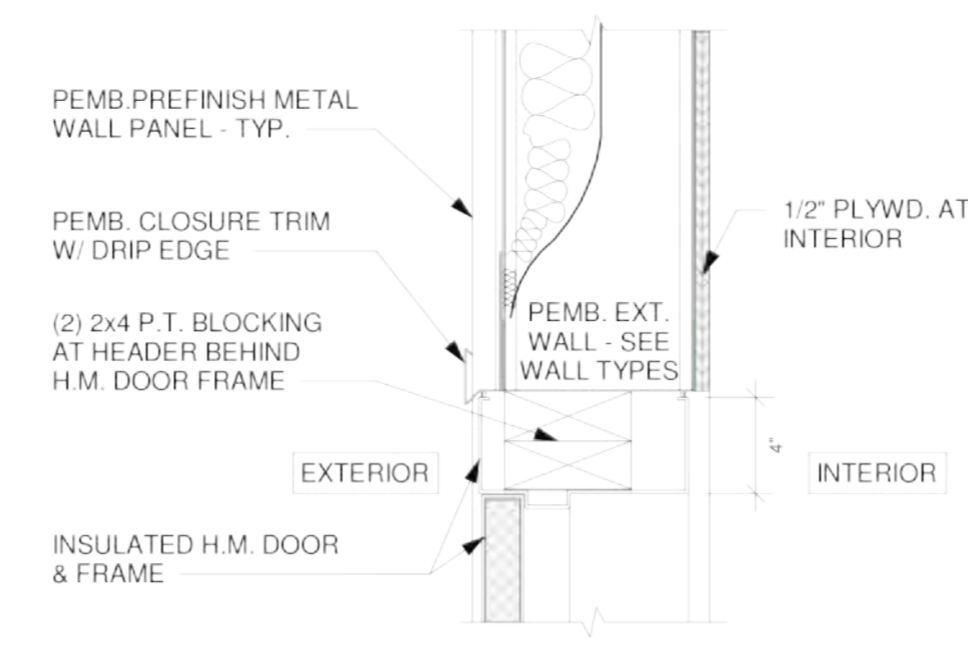
- SEE SPECIFICATIONS FOR HARDWARE SETS
- INSULATED
- WEATHER STRIPPING
- DOOR CLOSER
- CYLINDRICAL LOCK SYSTEM
- KEYPAD AND CARD READER
- COILING OVERHEAD DOOR WITH HOOD
- ON TRACK OVERHEAD DOOR

DOOR HARDWARE LIST

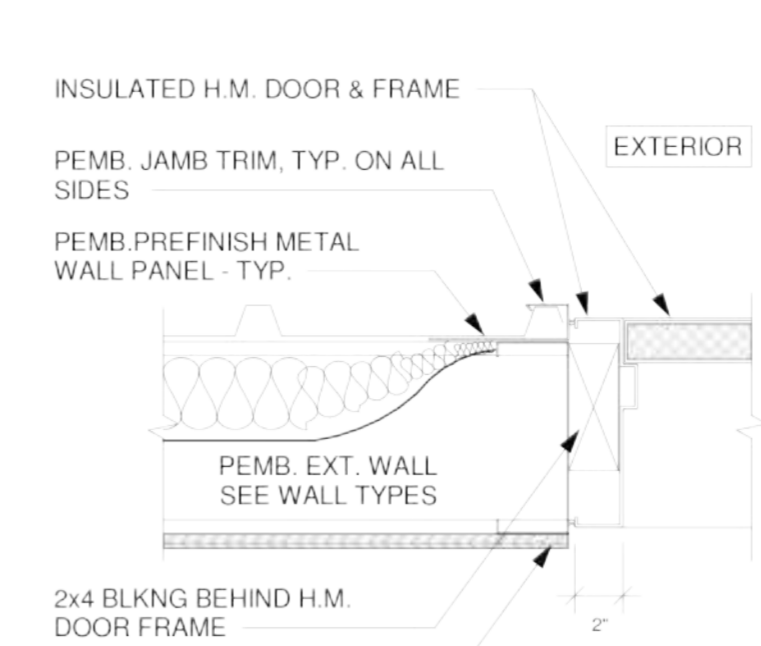
LEVER DESIGN: RHODES (RHO) FINISH: SATIN NICKEL
 SILENCER: ROCKWOOD 608.
 DOOR SHOE: PEMKO 316AS
 THRESHOLD: NATIONAL GUARD R050 RAMP THRESHOLD, ADA COMPLIANT UNIT WITH SILICONE INSERT MUST BE COMPATIBLE WITH FLOOR LEVELS.
 KICK PLATE & MOP PLATE ROCKWOOD K1050-U32D (8" x 34" x 0.050").
 HINGES: STANLEY FBB192 5 x 5, STEEL, 5 KNUCKLE, (3 PER LEAF).
 CLOSE: LCN 4040XP SIZE 2, DOOR MOUNTED.
 DOOR CLOSERS MOUNTED ON INTERIOR SIDE.
 LATCH GUARD: LVES LG18, OR COMPATIBLE WITH HARDWARE.

A4

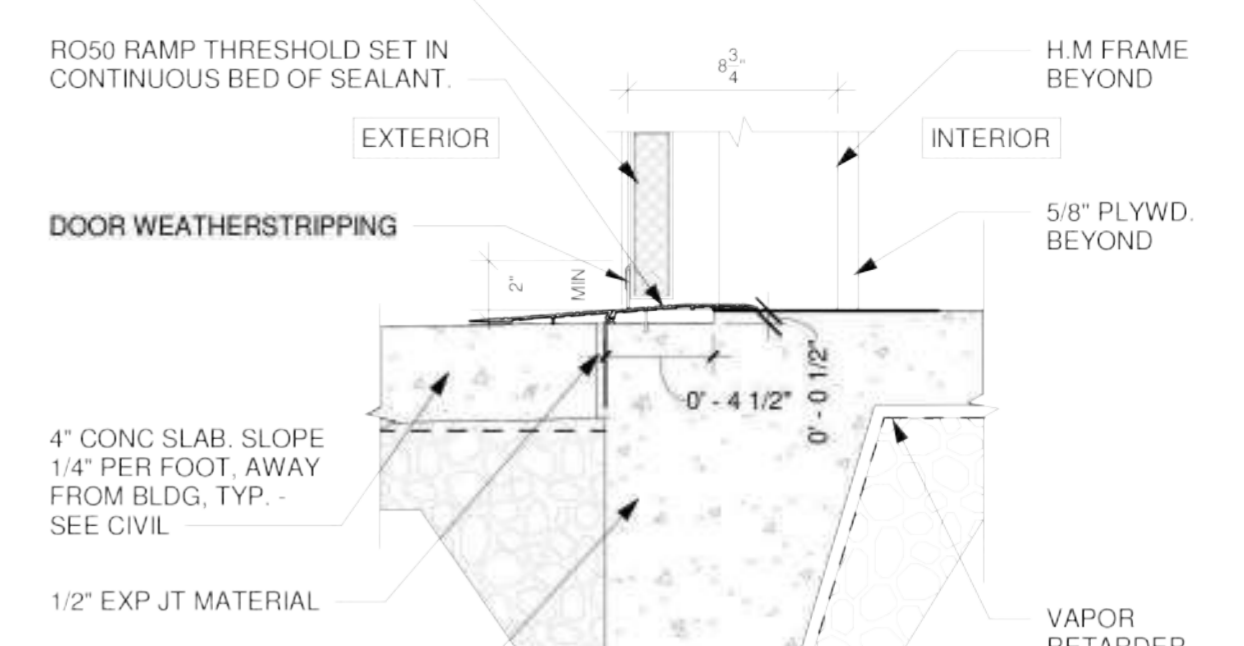
1 DOOR HEAD DETAIL
 A8.01J 1 1/2" = 1'-0"



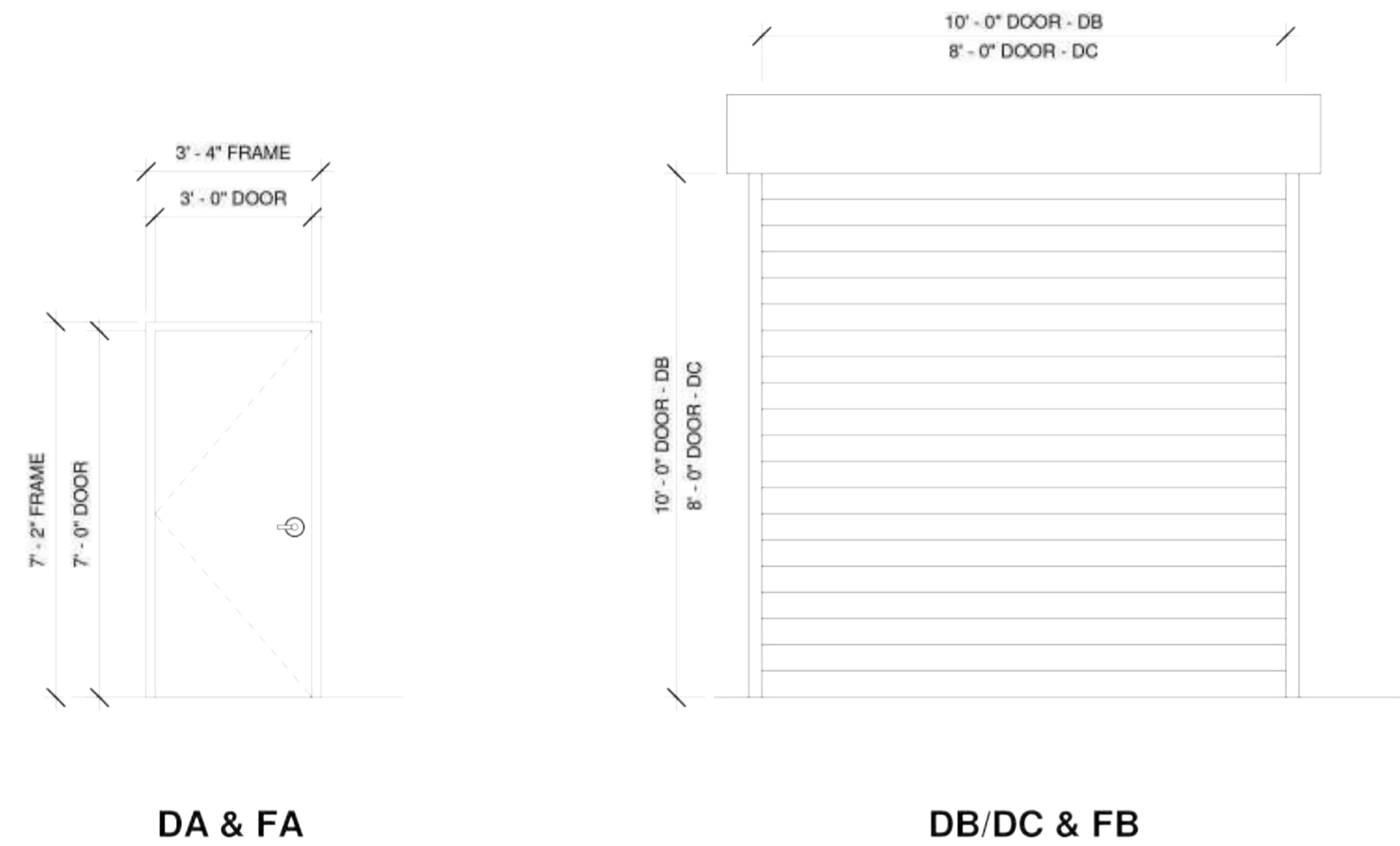
2 DOOR JAMB DETAIL
 A8.01J 1 1/2" = 1'-0"



3 DOOR SILL DETAIL
 A8.01J 1 1/2" = 1'-0"



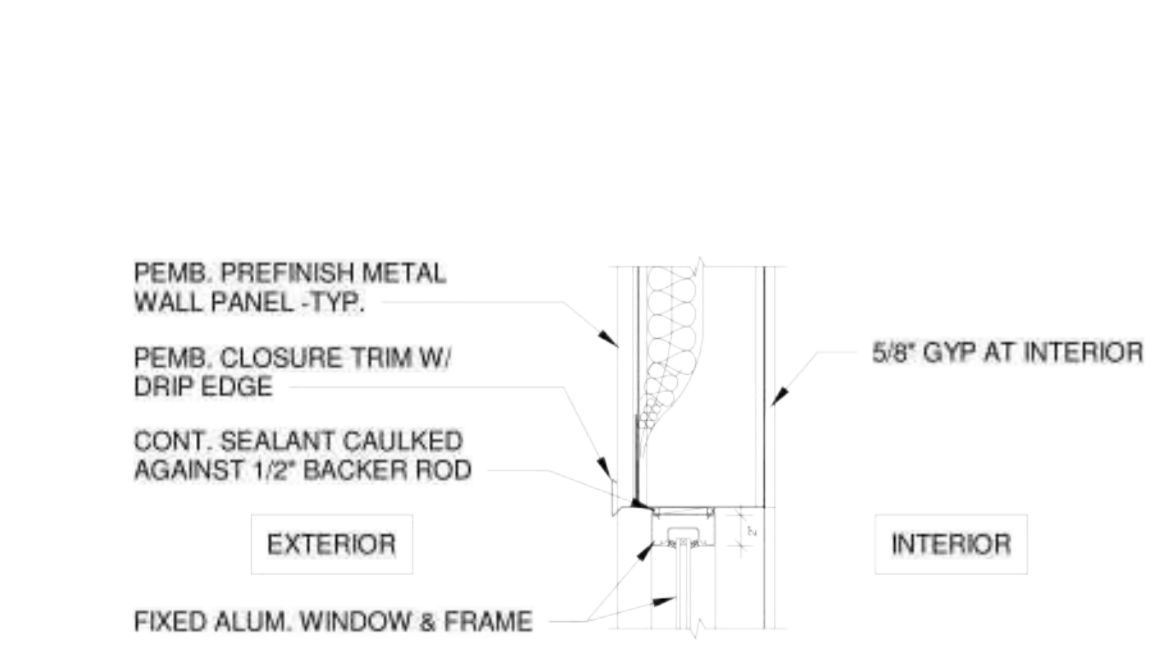
DOOR & FRAME TYPES



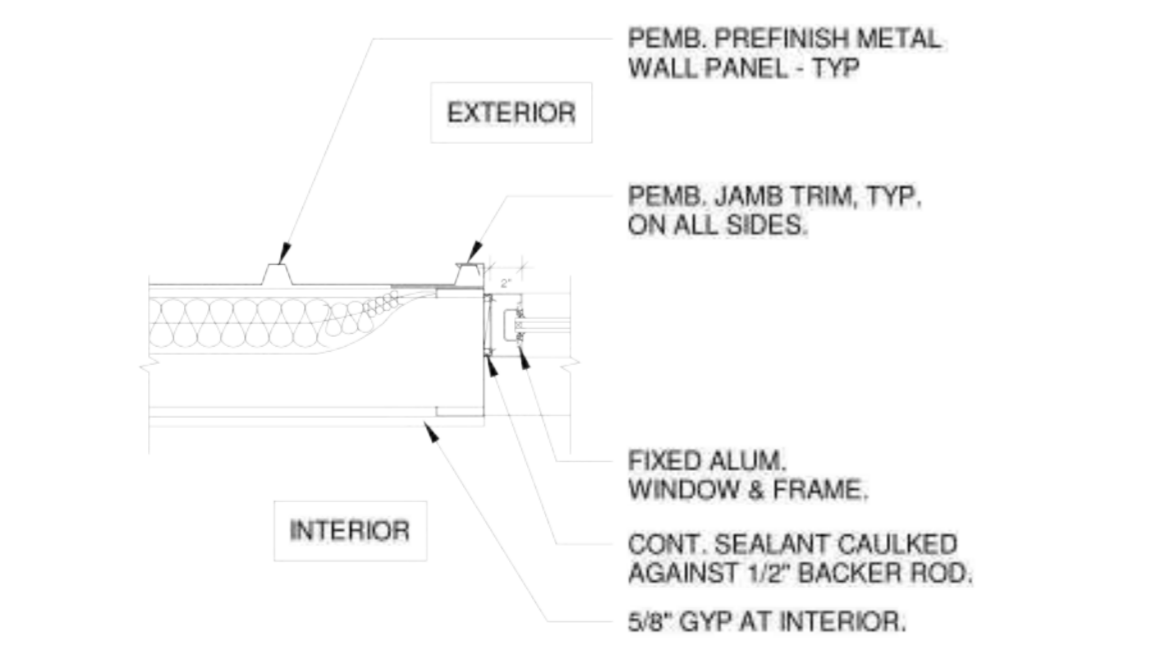
WINDOW SCHEDULE

| ROOM NUMBER | ROOM NAME | WINDOW TYPE | WIDTH | HEIGHT | HEAD HEIGHT | SILL HEIGHT | COMMENTS |
|-------------|-----------|-------------|-------|--------|-------------|-------------|----------|
| A133 | OFFICE | W01 | 3'-0" | 4'-0" | 7'-0" | 3'-0" | |

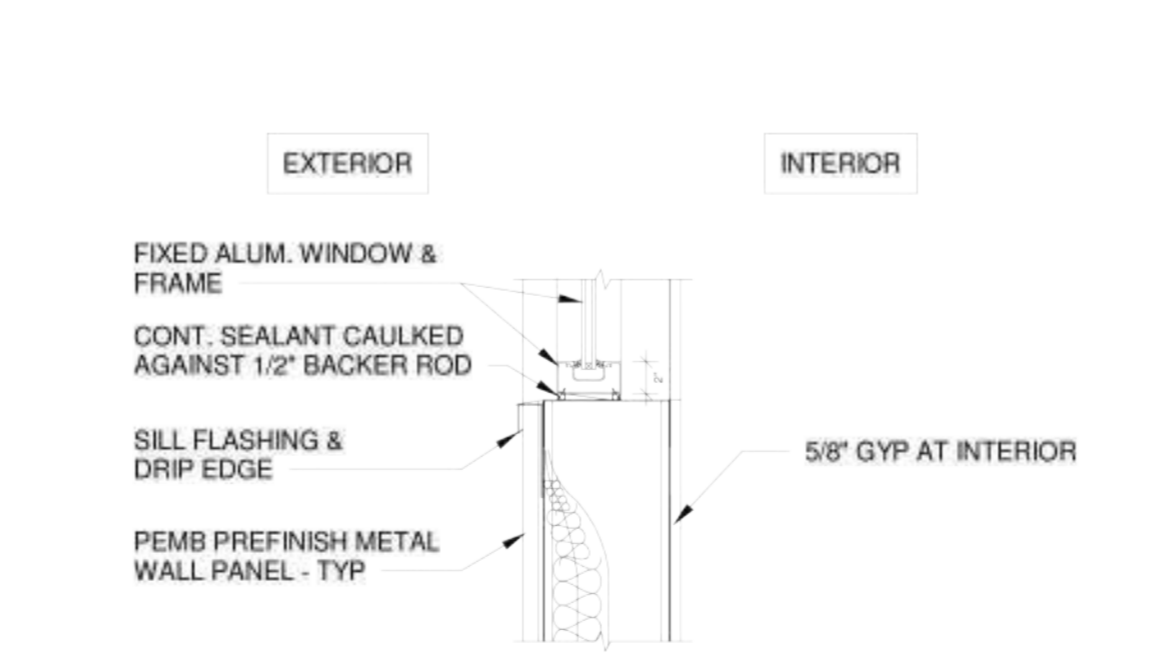
4 WINDOW HEAD
 A8.01J 1" = 1'-0"



5 WINDOW JAMB
 A8.01J 1" = 1'-0"



6 WINDOW SILL
 A8.01J 1" = 1'-0"



LOSE DESIGN
 SPACES FOR LIFE.

THE DRAWING AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT. REPRODUCTION, COPYING, OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED, AND ANY REPRODUCTION IS SUBJECT TO LEGAL ACTION.



THE GROVE
 BUILDING "J" - MAINTENANCE FACILITY
 1089 HWY 81 - LOGANVILLE, GA 30052
 PREPARED FOR: WALTON COUNTY
 LOGANVILLE, GEORGIA

SUBMITTALS / REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|-----------------|
| A4 | 04/28/2023 | Advertisement 4 |
| R2 | 7/15/2024 | VE Changes |

CONFORMED SET

SHEET TITLE
 DOOR SCHEDULE, WINDOW INFORMATION, AND DETAILS

| | |
|-------------|--------------|
| PROJECT NO. | DATE |
| 22010 | 09/19/24 |
| DRAWN BY | SCALE |
| STAFF | As indicated |
| CHECKED BY | |
| NR | |
| SHEET NO. | |

A8.01J

THE DRAWING AND ITS LEGAL INSTRUMENTS ARE PROPERTY OF THE ARCHITECT. REPRODUCTION, COPYING, OR USE OF THIS DRAWING WITHOUT THE ARCHITECT'S WRITTEN CONSENT IS PROHIBITED. ANY REPRODUCTION IS SUBJECT TO LEGAL ACTION.



GEORGIA
 THE GROVE
 BUILDING "J" - MAINTENANCE FACILITY
 1089 HWY 81, LOGANVILLE, GA 30052
 PREPARED FOR:
 WALTON COUNTY
 LOGANVILLE

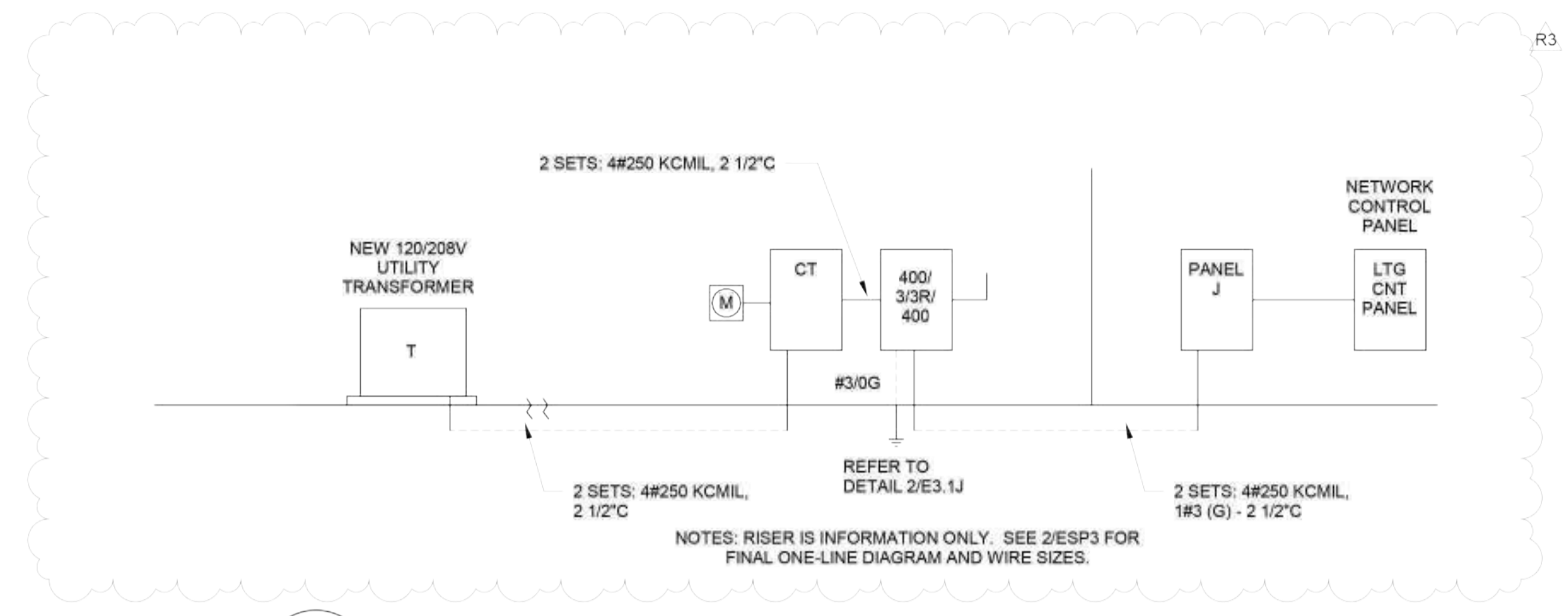
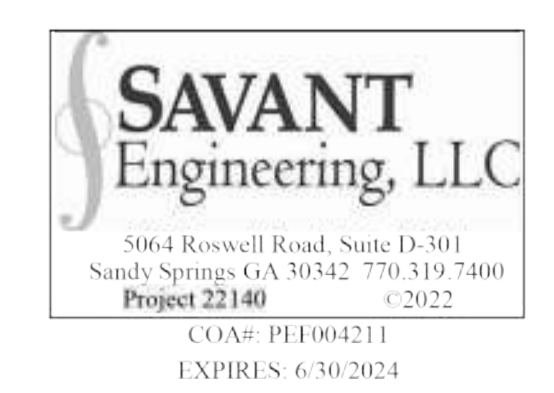
| SUBMITTALS / REVISIONS | | |
|------------------------|----------|------------------|
| NO. | DATE | DESCRIPTION |
| R2 | 06/13/23 | PERMIT REVISIONS |
| R3 | 09/19/24 | VE Conformed Set |

CONFORMED SET

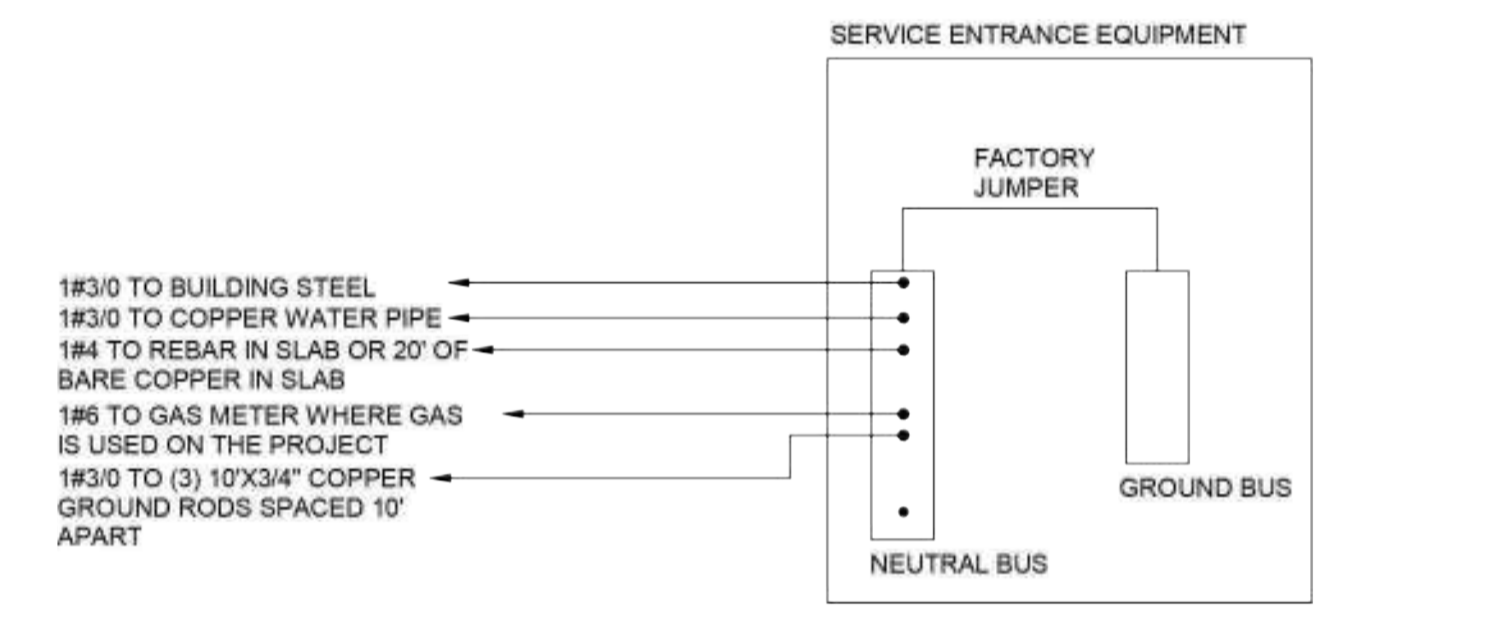
SHEET TITLE
DETAILS & SCHEDULES - ELECTRICAL

| | |
|-------------|--------------|
| PROJECT NO. | DATE |
| 22010 | 09/19/24 |
| DRAWN BY | SCALE |
| SSH | As indicated |
| CHECKED BY | |
| SWL | |
| SHEET NO. | SHEET OF 40 |

E3.1J



1
E3.1J
DETAIL - ELECTRICAL RISER DIAGRAM
NOT TO SCALE



2
E3.1J
DETAIL - SERVICE ENTRANCE GROUNDING
12" = 1'-0"

Branch Panel: J

Location: OFFICE J01
Supply From:
Mounting: SURFACE
Enclosure: NEMA 1

Volts: 120/208 Wye
Phases: 3
Wires: 4

A.I.C. Rating: 22,000
Mains Type: MLO
Mains Rating: 400.00 A

| CKT | Circuit Description | Trip | Poles | A | B | C | Poles | Trip | Circuit Description | CKT | |
|-----|--------------------------|-------|-------|------|------|------|-------|------|---------------------|------|----|
| 1 | LIGHTING | 20 A | 1 | 732 | 720 | | | 1 | 20 A | 2 | |
| 3 | R2 RCPT - MAINT SHOP 1 + | 20 A | 1 | | 540 | 540 | | 1 | 20 A | 4 | |
| 5 | RCPT - MAINT SHOP 2 + | 20 A | 1 | | | 360 | 180 | 1 | 20 A | 6 | |
| 7 | RCPT - MAINT SHOP 3 + | 20 A | 1 | 360 | 540 | | | 1 | 20 A | 8 | |
| 9 | EXTERIOR RECPTS | 20 A | 1 | | 900 | 1500 | | 1 | 20 A | 10 | |
| 11 | | | | | | | 167 | 0 | 1 | 20 A | 12 |
| 13 | AIR COMPRESSOR | 30 A | 3 | 167 | 2450 | | | 2 | 20 A | 14 | |
| 15 | | | | | 167 | 2450 | | | 2 | 20 A | 16 |
| 17 | AIR COMPRESSOR | 20 A | 2 | | | 750 | 2450 | 2 | 20 A | 18 | |
| 19 | | | | | | | | | 2 | 20 A | 20 |
| 21 | 30A RCPT | 30 A | 2 | | 2250 | 750 | | 2 | 20 A | 22 | |
| 23 | | | | | | | | | 2 | 20 A | 24 |
| 25 | AIR COMPRESSOR | 20 A | 2 | 750 | 750 | | | 2 | 20 A | 26 | |
| 27 | | | | | 750 | 750 | | | 2 | 20 A | 28 |
| 29 | R2 COUNTER RECEPTACLE + | 20 A | 1 | | | 540 | 540 | 1 | 20 A | 30 | |
| 31 | COUNTER RECEPTACLE + | 20 A | 1 | 540 | 540 | | | 1 | 20 A | 32 | |
| 33 | STORAGE RECEPTACLE | 20 A | 1 | | 540 | 540 | | 1 | 20 A | 34 | |
| 35 | 30A RECEPT | 30 A | 2 | | | 2250 | 2250 | 2 | 30 A | 36 | |
| 37 | | | | 2250 | 2250 | | | | 2 | 30 A | 38 |
| 39 | 30A RECEPT | 30 A | 2 | | 2250 | 2250 | | 2 | 30 A | 40 | |
| 41 | | | | | 2250 | 2250 | | | 2 | 30 A | 42 |
| 43 | AIR COMPRESSOR | 20 A | 2 | 750 | 750 | | | 2 | 20 A | 44 | |
| 45 | | | | | 750 | 750 | | | 2 | 20 A | 46 |
| 47 | EF-5 | 20 A | 1 | | | | 23 | 100 | 1 | 20 A | 48 |
| 49 | EF-6 | 20 A | 1 | 23 | 100 | | | | 1 | 20 A | 50 |
| 51 | EF-7 | 20 A | 1 | | 23 | 100 | | | 1 | 20 A | 52 |
| 53 | UH-5 | 20 A | 1 | | | 100 | 100 | | 1 | 20 A | 54 |
| 55 | UH-1 | 20 A | 1 | 100 | 100 | | | | 1 | 20 A | 56 |
| 57 | UH-3 | 20 A | 1 | | 100 | 100 | | | 1 | 20 A | 58 |
| 59 | UH-7 | 25 A | 1 | | | | 100 | 1800 | 2 | 40 A | 60 |
| 61 | WH-2 | 100 A | 2 | 7800 | 1800 | | | | 1 | 20 A | 62 |
| 63 | | | | | 7800 | 329 | | | 2 | 20 A | 64 |
| 65 | SPARE | 20 A | 1 | | | 0 | 250 | | 2 | 20 A | 66 |
| 67 | SPARE | 20 A | 1 | 0 | 250 | | | | 1 | 20 A | 68 |
| 69 | SPARE | 20 A | 1 | | 0 | 180 | | | 1 | 20 A | 70 |
| 71 | SPARE | 20 A | 1 | | | 0 | 0 | | 1 | 20 A | 72 |
| 73 | SPARE | 20 A | 1 | 0 | 0 | | | | 1 | 20 A | 74 |
| 75 | SPARE | 20 A | 1 | | 0 | 0 | | | 1 | 20 A | 76 |
| 77 | SPARE | 20 A | 1 | | | 0 | 0 | | 1 | 20 A | 78 |
| 79 | SPARE | 20 A | 1 | 0 | 0 | | | | 1 | 20 A | 80 |
| 81 | SPARE | 20 A | 1 | | 0 | 0 | | | 1 | 20 A | 82 |
| 83 | SPARE | 20 A | 1 | | | 0 | 0 | | 1 | 20 A | 84 |

Total Load: 26921 VA, 26308 VA, 19459 VA
Total Amps: 233.12 A, 228.02 A, 162.16 A

| Load Classification | Connected Load | Demand Factor | Estimated Demand | Panel Totals |
|---------------------|----------------|---------------|------------------|--|
| LIGHTING | 1038 VA | 125.00% | 1298 VA | Total Conn. Load: 72689 VA |
| RECEPTACLE | 7560 VA | 100.00% | 7560 VA | Total Est. Demand: 72949 VA |
| HVAC | 9799 VA | 100.00% | 9799 VA | Total Conn. Current: 201.77 A |
| HEATING | 0 VA | 0.00% | 0 VA | Total Est. Demand Current: 202.49 A |
| KITCHEN | 0 VA | 0.00% | 0 VA | Non-Coinc. Heat/AC Current: 27.20 A |
| LARGEST MOTOR | 0 VA | 0.00% | 0 VA | Total Est. Demand Current-NC: 202.49 A |
| MOTORS | 19992 VA | 100.00% | 19992 VA | Total Est. Demand Load-NC: 72949 VA |
| MISCELLANEOUS | 34300 VA | 100.00% | 34300 VA | |
| OTHER CONTINUOUS | 0 VA | 0.00% | 0 VA | |

* DENOTES PROVIDE LOCK-ON CIRCUIT BREAKER # DENOTES PROVIDE AFCI CIRCUIT BREAKER
Notes:

MECHANICAL EQUIPMENT CONNECTION SCHEDULE

| UNIT TYPE MARK | UNIT IDENTIFIER | PANEL NAME | CIRCUIT NUMBER | FEEDER SIZE | DISCONNECTING MEANS | LOAD | NOTES |
|----------------|-----------------|------------|----------------|----------------------|---------------------|---------|-------|
| EF | 1 | J | 1 | 2#12, 1#12(G), 1/2"C | MRS | 23.00 W | 1, 3 |
| EF | 2 | J | 48 | 2#12, 1#12(G), 1/2"C | MRS | 100W | 1 |
| EF | 3 | J | 50 | 2#12, 1#12(G), 1/2"C | MRS | 100W | 1 |
| EF | 4 | J | 52 | 2#12, 1#12(G), 1/2"C | MRS | 100W | 1 |
| EF | 5 | J | 47 | 2#12, 1#12(G), 1/2"C | MRS | 23.00 W | 1, 3 |
| EF | 6 | J | 49 | 2#12, 1#12(G), 1/2"C | MRS | 23.00 W | 1, 3 |
| EF | 7 | J | 51 | 2#12, 1#12(G), 1/2"C | MRS | 23.00 W | 1, 3 |
| PTHP | 1 | J | 14,16 | 2#12, 1#12(G), 1/2"C | MRS | 2828 KW | 1 |
| PTHP | 2 | J | 18,20 | 2#12, 1#12(G), 1/2"C | MRS | 2828 KW | 1 |
| UH | 1 | J | 55 | 2#12, 1#12(G), 1/2"C | MRS | 100W | 1 |
| UH | 2 | J | 56 | 2#12, 1#12(G), 1/2"C | MRS | 100W | 1 |
| UH | 3 | J | 57 | 2#12, 1#12(G), 1/2"C | MRS | 100W | 1 |
| UH | 4 | J | 54 | 2#12, 1#12(G), 1/2"C | MRS | 100W | 1 |
| UH | 5 | J | 53 | 2#12, 1#12(G), 1/2"C | MRS | 100W | 1 |
| UH | 6 | J | 58 | 2#12, 1#12(G), 1/2"C | MRS | 100W | 1 |
| UH | 7 | J | 59 | 2#10, 1#10(G), 3/4"C | 30/2/1/NF | 2 KW | 1 |
| WH | 1 | J | 60,62 | 2#8, 1#10(G), 3/4"C | 60/2/1/NF | 6.2 KW | 1 |
| WH | 2 | J | 61,63 | 2#3, 1#6(G), 1"C | 100/2/1/NF | 15.6 KW | 1 |

- NOTES:**
- PROVIDE OVERCURRENT PROTECTION AND BRANCH CIRCUITS PER UL LISTED REQUIREMENTS FOR EQUIPMENT SERVED. REFER TO MANUFACTURER DATA AND EQUIPMENT CUT-SHEETS FOR ROUGHIN LOCATIONS OF ELECTRICAL CONNECTIONS AND INTERCONNECTIONS FOR ALL EQUIPMENT. COORDINATE EXACT NAMEPLATE DATA OF EQUIPMENT BEING INSTALLED WITH MECHANICAL CONTRACTOR. THIS MEANS FOR THE ELECTRICAL CONTRACTOR TO MEET WITH THE MECHANICAL CONTRACTOR AND ACQUIRE A COPY OF THE SHOP DRAWINGS FOR THE EXACT PIECES OF EQUIPMENT THAT WILL BE INSTALLED. THE ELECTRICAL CONTRACTOR SHALL COMPARE THE MANUFACTURER'S DATA SHEETS FOR THE ACTUAL EQUIPMENT THAT IS BEING USED WITH THE ELECTRICAL PLANS PRIOR TO ORDERING THE ELECTRICAL GEAR. IF THERE ARE ANY DIFFERENCES BETWEEN WHAT THE MECHANICAL CONTRACTOR IS PLANNING TO USE AND WHAT THE ELECTRICAL PLANS INDICATE, THE ELECTRICAL CONTRACTOR SHALL BRING THE DISCREPANCIES TO THE ATTENTION OF THE GENERAL CONTRACTOR AND THE CONTRACTORS SHALL WORK OUT ANY ADDITIONAL MONIES REQUIRED WITHOUT ANY COST TO THE OWNER. IF THIS ON SITE COORDINATION DOES NOT HAPPEN, IT WILL BE ASSUMED THAT THE ELECTRICAL CONTRACTOR SHALL ABSORB ANY AND ALL COSTS THAT MAY BE ASSOCIATED WITH THE MECHANICAL CONTRACTOR'S EQUIPMENT. NOTE THAT THE MECHANICAL CONTRACTOR MAY USE DIFFERENT MANUFACTURERS THAN THE DESIGN INTENT PLANS INDICATE AND THESE DIFFERENT MANUFACTURERS MAY HAVE DIFFERENT ELECTRICAL REQUIREMENTS.
 - DUCT SMOKE DETECTORS SHALL BE FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR AND CONNECTED BY ELECTRICAL CONTRACTOR. EC SHALL FURNISH AND INSTALL REMOTE ANNUNCIATORS VISIBLE IN THE CEILING BELOW FOR THE SMOKE DUCT DETECTORS IN THIS EQUIPMENT.
 - EXTEND AND CONNECT EXHAUST FAN TO LOCAL LIGHTING CIRCUIT WITHIN THIS ROOM. FAN SHALL BE CONTROLLED BY LOCAL LIGHT SWITCH AND SWITCHED WITH THE LIGHTS.
 - INDOOR UNIT POWERED FROM OUTDOOR UNIT. PROVIDE WITH MRS ON INDOOR UNIT IN ORDER TO COMPLY WITH CODE.

LIGHTING CONTROL SCHEDULE

| CIRCUITS CONTROLLED | TYPE OF LIGHTING | SCHEDULE |
|---------------------|------------------|----------|
| J-64 | BUILDING MOUNTED | RELAYS |
| HP2-1,3,5,7 | STREET POLES | RELAYS |
| HP2-2 | SIGNAGE | RELAYS |
| HP2-4,6 | SEASONAL RECPTS | RELAYS |

NOTES:
1. ALL CIRCUITS ARE ROUTED THRU RELAYS IN LIGHTING CONTROL PANEL.

LIGHTING FIXTURE SCHEDULE

| FIXTURE MARK | MANUFACTURER | MODEL | VOLTAGE | LAMP | DESCRIPTION |
|--------------|----------------|---|---------|----------|--|
| B1 | ELITE LIGHTING | 24-OVHP-LED-4000L-DIM10-MVOLT-40K-85 | 120 V | 37W LED | ARCHITECTURAL RECESSED LED 2X4 PROVIDE GRID/FLANGE MOUNT KIT WHERE APPLICABLE. |
| D | ELITE LIGHTING | 4-OC1-LED-3000L-DIM10-MVOLT-35K-85 | 120 V | 25W LED | 4' LED STRIP LIGHT |
| D1 | ELITE LIGHTING | 2-OC1-LED-3000L-DIM10-MVOLT-35K-85 | 120 V | 23W LED | 2' LED STRIP LIGHT |
| EM | ELITE LIGHTING | ELM-LED-803 | 120 V | INCLUDED | STANDARD EMERGENCY LIGHT |
| EM1 | HE WILLIAMS | EMER/DECO-DBR-LT-D | 120 V | 5W LED | EXTERIOR EMERGENCY LIGHT TO BE NORMALLY OFF |
| OC | ORACLE | OWP-FC-211-LED-7500L-DIM10-MVOLT-40K-BZ | 120 V | 56W LED | LED WALL PACK TO BE ON AT NIGHT |
| X | ELITE LIGHTING | ELX-627 | 120 V | INCLUDED | EXIT/EMERGENCY COMBO. MOUNT AND ADD FACES AND ARROWS AS SHOWN |

NOTES:
1. COORDINATE FINISHES WITH ARCHITECT.



| SUBMITTALS / REVISIONS | | |
|------------------------|----------|------------------|
| NO | DATE | DESCRIPTION |
| A3 | 4/21/23 | ADDENDUM 3 |
| R3 | 09/19/24 | VE Conformed Set |

CONFORMED SET

SHEET TITLE

**SCHEDULES,
NOTES & DETAILS
PLUMBING**

| | |
|----------------------------|-------------------------|
| PROJECT NO 22010 | DATE 09/19/24 |
| DRAWN BY BBW | SCALE |
| CHECKED BY TAN | AS NOTED |
| SHEET NO. SHEET | OF 40 |

SAVANT
Engineering, LLC

5064 Roswell Road, Suite 13-301
Sandy Springs, GA 30342 770-319-7400
Project 22140 ©2022

COA#: PE004211
EXPIRES: 6-30-2024

| PLUMBING FIXTURE SCHEDULE | | | | CONNECTION SCHEDULE | | | |
|---------------------------|-------------------|-------------------------|--|---------------------|-------------------|-------------------|--|
| DESIGNATION | MANUFACTURER | MODEL NO | FIXTURE DESCRIPTION | WASTE | VENT | CW | HW |
| | | | | P-1a | AMERICAN STANDARD | "AFWALL" 3351-528 | 16-1/2" HIGH VITREOUS CHINA WATER CLOSET W/ ELONGATED BOWL, FLUSH VALVE, AMERICAN STANDARD 606B.121 (1.28 GPF). SEAT SHALL BE OPEN FRONT LESS SEAT CHURCH 2155CTJ HEAVY DUTY SOLID PLASTIC HANDLE (PUSH BUTTON) TO BE ON WIDE SIDE OF STALL. PROVIDE JR SMITH 210L CARRIER OR EQUAL. |
| P-2 | AMERICAN STANDARD | "LUCERNE" 0355-012 | VITREOUS CHINA WALL-HUNG LAVATORY (HANDICAP). FAUCET -- AMERICAN STANDARD 605B.105 0.5 GPM AERATOR PROVIDE WITH THERMOSTATIC MIXING VALVE MODEL No. R2570-MIXLF TRAP - 1-1/2" CAST BRASS WITH C.O. PLUG SUPPLY - 3/8" ANGLE SUPPLY WITH STOPS PROVIDE OFFSET TAILPIECE INSULATE TRAP OUTLET & SUPPLY TO MEET A.D.A. PROVIDE J.R. SMITH CARRIER MODEL # 722 | 2" | 1/2" | 1/2" | 1/2" |
| P-3 | ELKAY | "LUSTERTONE" LRAD292140 | STAINLESS STEEL SINGLE BOWL TOP MOUNT ADA SINK 25"x21-1/2"x4" DEEP, REAR CENTER DRAIN, 3 HOLES, 18 GAUGE SS. PROVIDE WITH DELTA FAUCET MODEL #100LF-HDF FAUCET | 2" | 1/2" | 1/2" | 1/2" |
| P-4 | GUARDIAN | G1814P | EYEWASH FOR WALL MOUNTING. TWO GS-PLUS™ SPRAYTYPE SPRAY HEADS DELIVER A FLOOD OF WATER FOR RINSING EYES. | 2" | 1/2" | 1/2" | 1/2" |

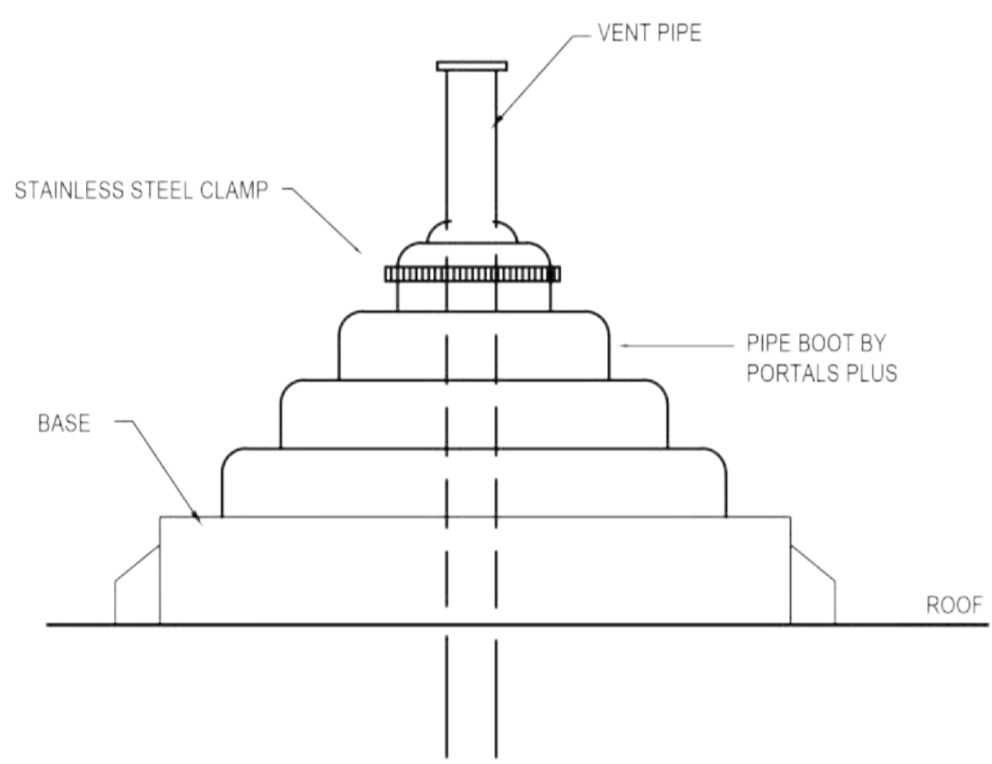
| ELECTRIC WATER HEATER SCHEDULE | | | | | | | | |
|--------------------------------|-----------|------|------------|----------|-----------|----------------------|------------------|-------|
| TAG | TANK SIZE | KW | VOLT/PHASE | RECOVERY | SET POINT | BASIS OF DESIGN | LOCATION | NOTES |
| WH-1 | --- | 6.2 | 208/1 | --- | 110F | CHRONOMITE M-30-L | TOILET ROOM(S) | |
| WH-2 | --- | 15.6 | 208/1 | --- | 110F | CHRONOMITE R-75L/208 | BREAK ROOM J02 | |
| WH-3 | --- | 15.6 | 208/1 | --- | 110F | CHRONOMITE R-75L/208 | MAINT. SHOP1 J07 | |

NOTE TO GENERAL CONTRACTOR (GC) AND SUB-CONTRACTORS: MECHANICAL, PLUMBING AND ELEVATOR SUBMITTALS SHALL HAVE AN APPROVAL SIGNATURE FROM THE ELECTRICAL SUBCONTRACTOR INDICATING THAT THE ELECTRICAL CONTRACTOR HAS REVIEWED THE SUBMITTALS AND HAS COMPARED THE ELECTRICAL REQUIREMENTS OF THE SUBMITTED EQUIPMENT WITH THE PLANS AND HAS MADE ANY REQUIRED ADJUSTMENTS TO THE ELECTRICAL GEAR. ANY MECHANICAL OR PLUMBING SUBMITTAL THAT HAS A POWER REQUIREMENT THAT IS SUBMITTED WITHOUT THE SIGNATURE APPROVAL OF THE ELECTRICAL CONTRACTOR WILL BE RETURNED WITHOUT COMMENT.

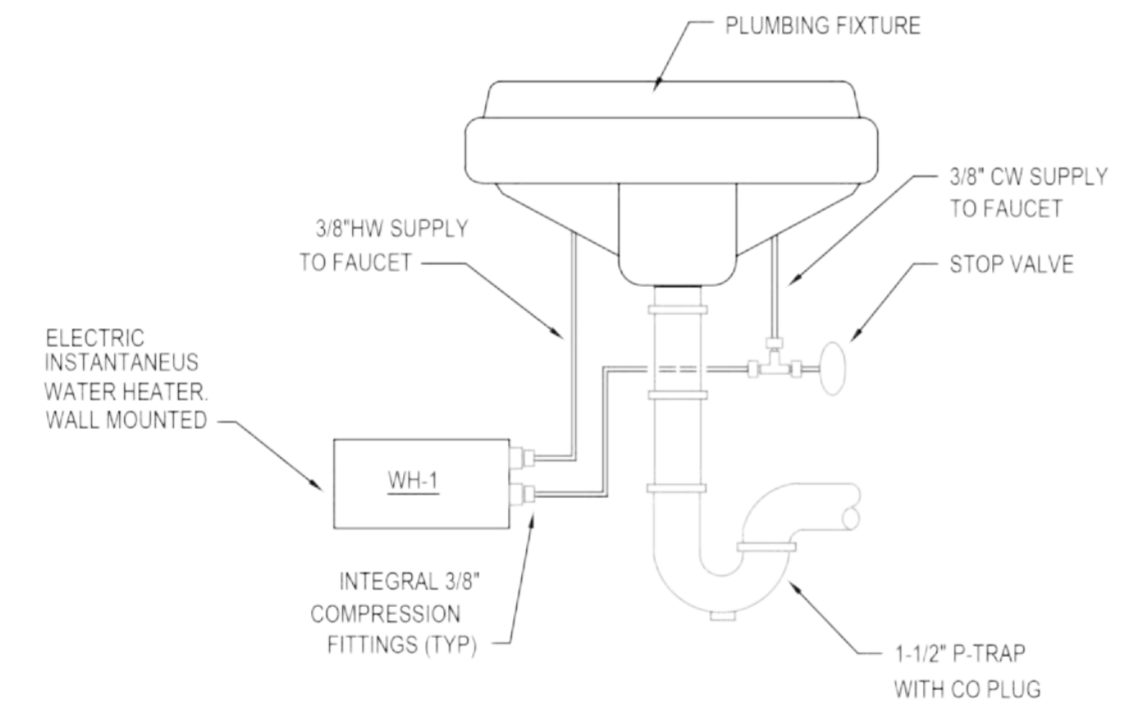
| PLUMBING LEGEND | |
|-----------------|------------------|
| | SANITARY LINE |
| | COLD WATER |
| | HOT WATER |
| | HOT WATER RETURN |
| | VENT PIPE |
| | STORM LINE |
| | BALL VALVE |
| | GATE VALVE |
| | FLOOR CLEANOUT |
| | FLOOR CLEANOUT |
| | VENT THRU ROOF |
| | PIPE UP |
| | PIPE DOWN |
| | ROOF DRAIN |

PLUMBING NOTES

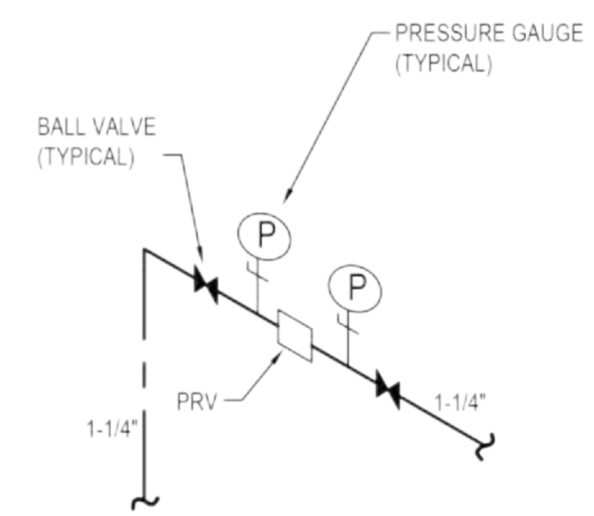
- PLUMBING SHALL BE IN ACCORDANCE WITH 2018 INTERNATIONAL PLUMBING CODE AND APPLICABLE LOCAL CODES.
- FURNISH APPROPRIATE ADAPTERS FOR CONNECTION OF DISSIMILAR PIPING.
- FLOOR CLEANOUT EQUAL TO JAY R. SMITH MODEL 4020.
- ALL EXTERIOR GAS PIPE SHALL BE PAINTED W/ BLACK RUST INHIBITIVE PAINT.
- WATER PIPE SHALL BE TYPE "L" HARD DRAWN COPPER WITH 95-5 LEAD FREE SOLDER JOINTS, CPVC OR PEX PIPE.
- PIPE HANGERS FOR WATER PIPE SHALL BE EQUAL TO PHD 155 WITH INSULATION SHIELD.
- TEST WATER PIPING AT A HYDROSTATIC PRESSURE OF 125 PSI AND HOLD FOR TWENTY-FOUR HOURS.
- ALL DOMESTIC COLD WATER, HOT WATER RETURN & HOT WATER PIPE SMALLER THAN 1-1/2" SHALL BE INSULATED WITH 1" THICK FIBERGLASS PIPE INSULATION WITH ALL SERVICE JACKET HOT WATER & HOT WATER RETURN PIPE 1-1/2" AND GREATER SHALL HAVE 1-1/2" THICK FIBERGLASS PIPE INSULATION AS DESCRIBED.
- DOMESTIC WATER SHUT-OFF VALVES SHALL BE WATTS SERIES FBV-4 FOR HOT & COLD WATER PIPE. ACCEPTABLE MANUFACTURERS ARE WATTS, NIBCO AND CRANE OR APPROVED EQUAL.
- WATER HAMMER ARRESTOR (WHA) TO BE EQUAL WATTS 15M2 & SHALL BE LOCATED ACCESSIBLE ABOVE A CEILING & OUT OF WALL.
- SANITARY AND VENT PIPE BELOW SLAB SHALL BE SCHEDULE 40 DWV PVC, OR HUB & SPIGOT CAST IRON.
- SANITARY AND VENT PIPE ABOVE SLAB SHALL BE SCHEDULE 40 DWV PVC, DWV COPPER, OR HUBLESS CAST IRON. PVC NOT ALLOWED IN PLENUM.
- TEST DRAINAGE AND VENT PIPING AT TEN FEET OF WATER COLUMN.
- FLOOR DRAIN, 3" FD, SHALL BE EQUAL TO JAY R. SMITH MODEL 2010C-P050-NB. PROVIDE W/ ZURN Z1021 TRAP PRIMER BELOW SINK.
- NON-FREEZE HOSE BIBB (NFWB) SHALL BE ANTI-SIPHON, VACUUM BREAKER PROTECTED EQUAL TO WOODFORD MODEL 67. HOSE BIBB (HB) EQUAL TO WOODFORD MODEL 24.
- CONTRACTOR SHALL SUBMIT (MINIMUM 3) SETS OF SHOP DRAWINGS AND EQUIPMENT CUT SHEETS TO THE ARCHITECT FOR APPROVAL PRIOR TO STARTING ANY WORK. ANY EQUIPMENT REQUIRING AN ELECTRICAL CONNECTION SHALL FIRST BE REVIEWED AND APPROVED BY THE ELECTRICAL CONTRACTOR VERIFYING THAT THE ELECTRICAL CONTRACTOR HAS COMPARED THE ELECTRICAL REQUIREMENTS OF THE SUBMITTED EQUIPMENT WITH THE PLANS AND HAS MADE ANY REQUIRED ADJUSTMENTS TO THE ELECTRICAL GEAR. ANY SHOP DRAWING THAT IS SUBMITTED WITHOUT THE SIGNATURE APPROVAL OF THE ELECTRICAL CONTRACTOR WILL BE RETURNED WITHOUT COMMENT.
- PLUMBING CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING WATER, VENT, & SANITARY PIPE PRIOR TO START OF WORK. CONTRACTOR TO NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF SAID WORK.
- THE PLUMBING PLANS ARE INTENDED TO BE DIAGRAMMATIC AND ARE BASED ON ONE MANUFACTURER'S EQUIPMENT. THEY ARE NOT INTENDED TO SHOW EVERY ITEM IN ITS EXACT LOCATION, EXACT DIMENSIONS, OR ALL OF THE DETAILS OF THE EQUIPMENT. THE CONTRACTOR SHALL OBTAIN MANUFACTURER'S DATA ON ALL EQUIPMENT TO VERIFY THE ACTUAL DIMENSIONS OF THE EQUIPMENT PROPOSED AND USE THIS DATA TO COORDINATE PROPER SERVICE CHARACTERISTICS, ENTRY LOCATIONS, ETC., AND TO INSURE MINIMUM CLEARANCES ARE MAINTAINED.



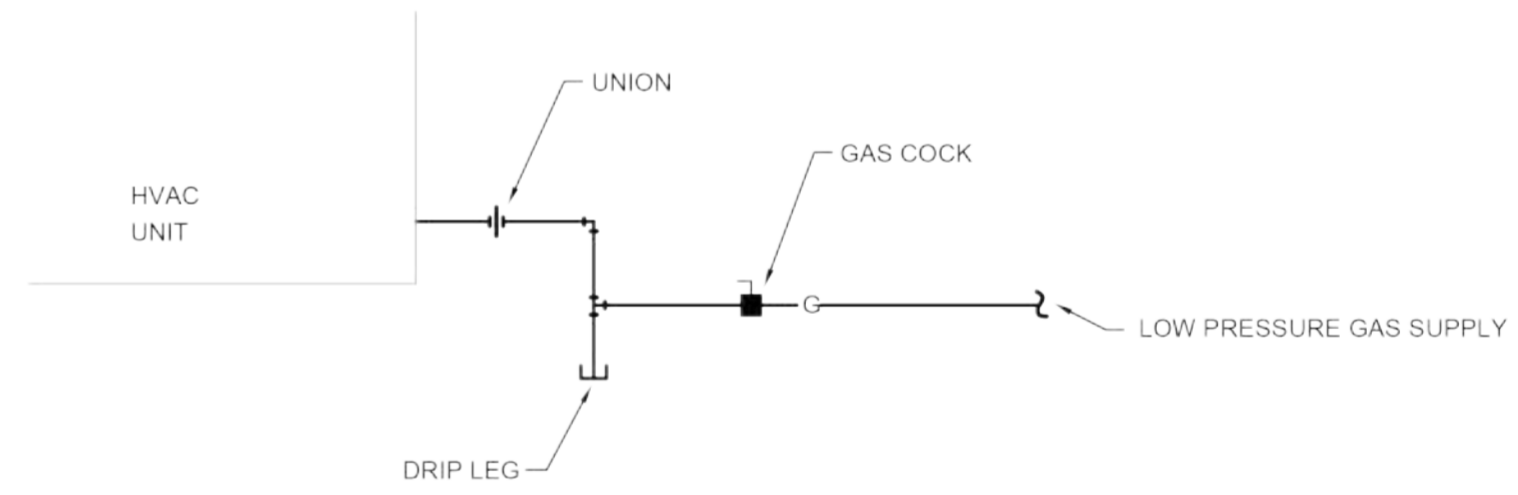
1 VENT THRU ROOF DETAIL
P-0.1F SCALE: NONE



2 WATER HEATER DETAIL
P-0.1F SCALE: NONE

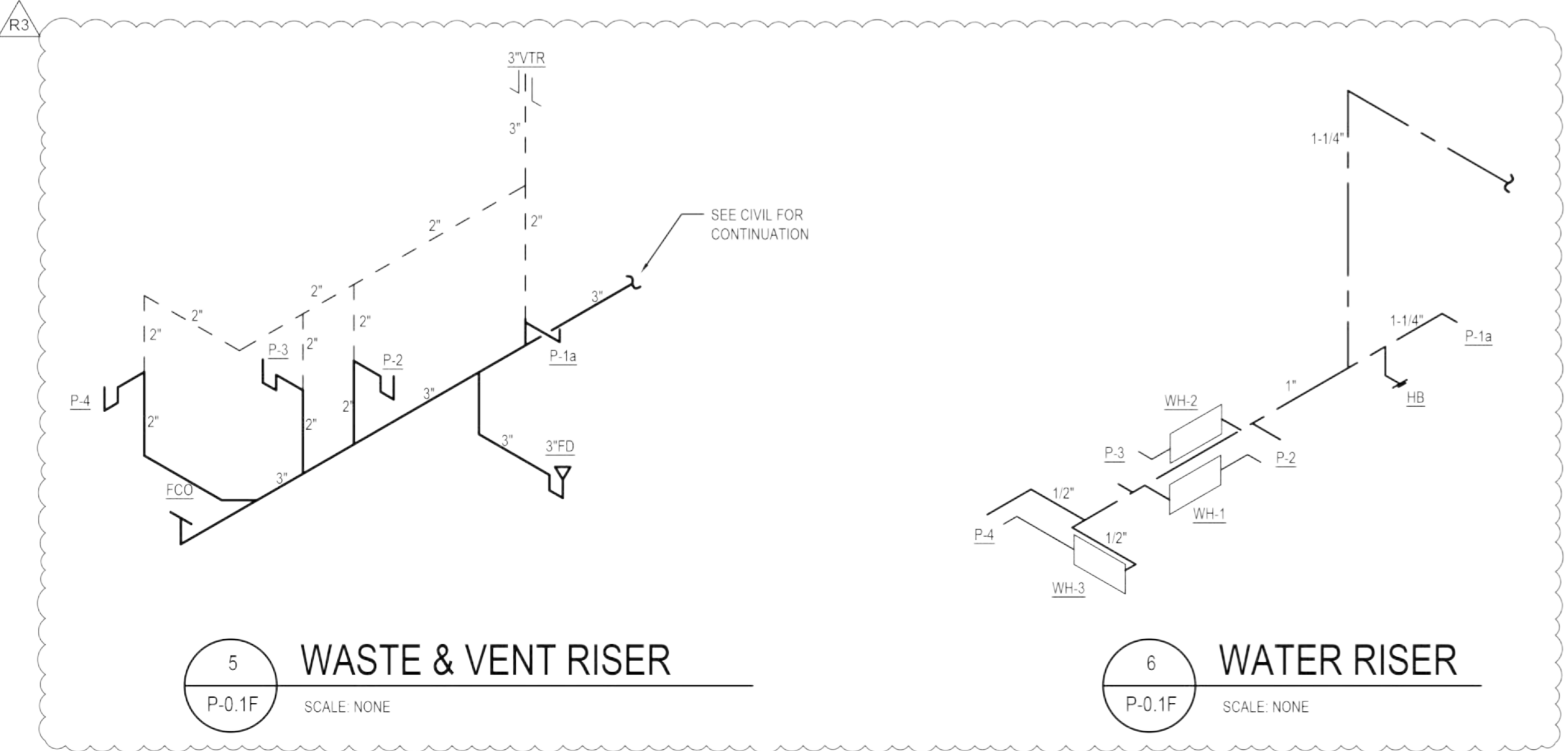


3 VALVE ASSEMBLY DETAIL
P-0.1F SCALE: NONE



4 GAS CONNECTION DETAIL
P-0.1F SCALE: NONE

FLEXIBLE CONNECTORS ARE NOT ALLOWED



5 WASTE & VENT RISER
P-0.1F SCALE: NONE

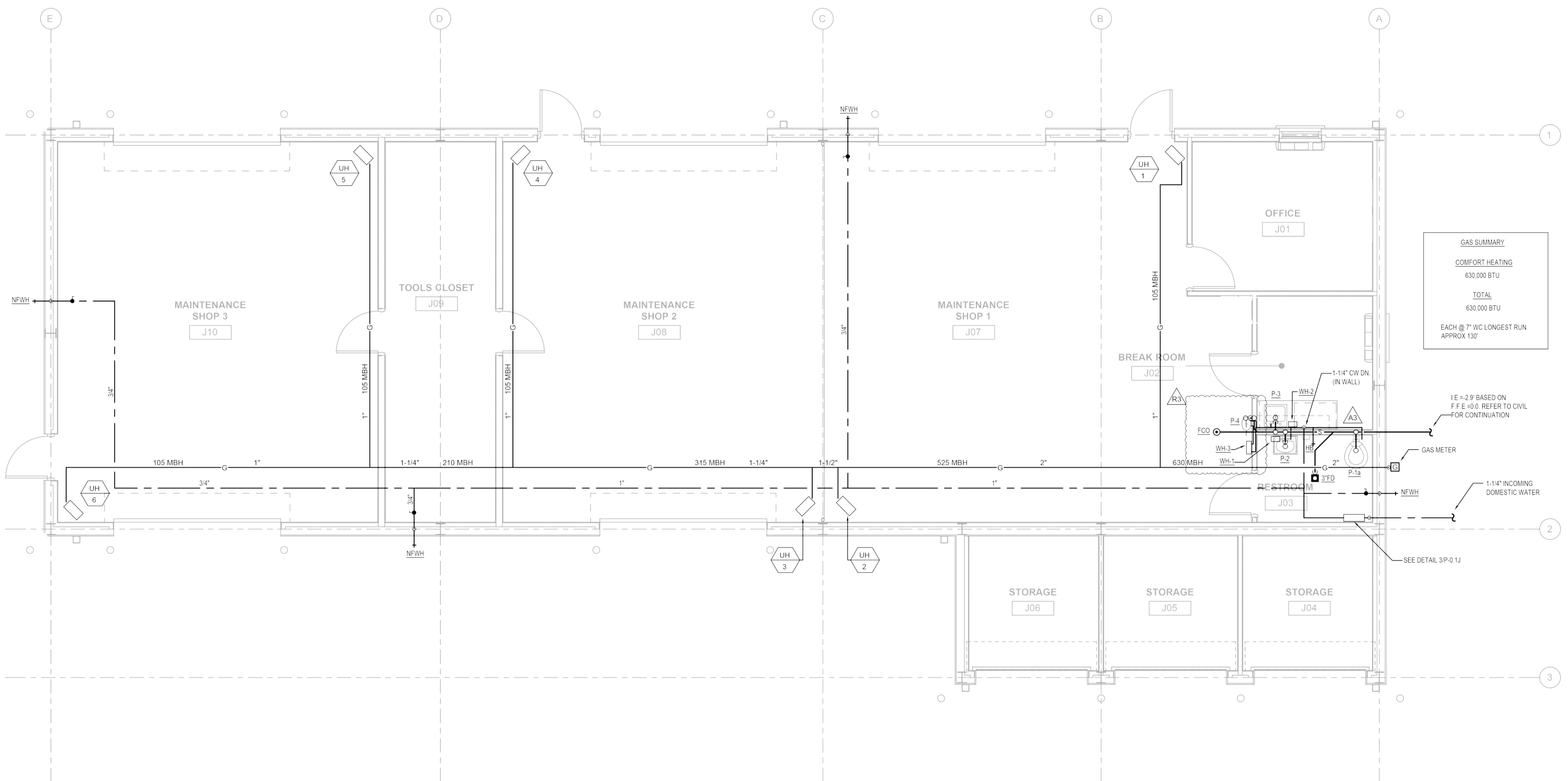
6 WATER RISER
P-0.1F SCALE: NONE



GEORGIA

THE GROVE
BUILDING "J" - MAINTENANCE FACILITY
 1089 HWY 81, LOGANVILLE, GA 30052
 PREPARED FOR:
 WALTON COUNTY

LOGANVILLE



GAS SUMMARY
 COMFORT HEATING
 630,000 BTU
 TOTAL
 630,000 BTU
 EACH @ 7" WC LONGEST RUN
 APPROX 130'

1 FLOOR PLAN - PLUMBING
 P-1.1J SCALE: 1/4" = 1'-0"

| SUBMITTALS / REVISIONS | | |
|------------------------|----------|------------------|
| NO | DATE | DESCRIPTION |
| A3 | 4/21/23 | ADDENDUM 3 |
| R3 | 09/19/24 | VE Conformed Set |

CONFORMED SET

SHEET TITLE
FLOOR PLAN - PLUMBING

| | |
|-----------------------------|--|
| PROJECT NO. 22010 | DATE 09/19/24 |
| DRAWN BY BBW | SCALE 1/4"=1'-0" |
| CHECKED BY TAN | SHEET NO. SHEET 40 OF 40 |

SAVANT
 Engineering, LLC
 5064 Roswell Road, Suite D-301
 Sandy Springs, GA 30342 770-319-7400
 Project 22140 ©2022
 COA#: PE1004211
 EXPIRES: 6/30/2024

THE DRAWING AND ITS LEGAL INSTRUMENTS ARE PROPERTY OF THE ARCHITECT. REPRODUCTION, COPYING, OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED, AND ANY REPRODUCTION IS SUBJECT TO LEGAL ACTION.



GEORGIA

THE GROVE
BUILDING "J" - MAINTENANCE FACILITY
1089 HWY 81 - LOGANVILLE, GA 30052
PREPARED FOR:
WALTON COUNTY

LOGANVILLE

| SUBMITTALS / REVISIONS | | |
|------------------------|----------|------------------|
| NO | DATE | DESCRIPTION |
| A3 | 04/21/23 | ADDENDUM 3 |
| R3 | 09/19/24 | VE Conformed Set |

CONFORMED SET

SHEET TITLE
LEGENDS - ELECTRICAL

| | |
|------------|-------------|
| PROJECT NO | DATE |
| 22010 | 09/19/24 |
| DRAWN BY | SCALE |
| SSH | 12" = 1'-0" |
| CHECKED BY | |
| SWL | |
| SHEET NO | SHEET OF 40 |

E0.1J

SAVANT
Engineering, LLC

5064 Roswell Road, Suite D-301
Sandy Springs, GA 30342 770.319.7400
Project 22140 ©2022

CO# PE1004211
EXPIRES 6/30/2024

ELECTRICAL LEGEND

HA-1,3,5
4 1 HA-1,3,5 ADJACENT TO ARROW INDICATES HOMERUN OF CIRCUIT 1,3,5 TO PANEL HA. SLASH MARKS INDICATE THE NUMBER OF #12 CONDUCTORS. EQUIPMENT GROUNDING CONDUCTORS ARE REQUIRED BUT ARE NOT SHOWN. NO MARKS INDICATE TWO #12 CONDUCTORS AND ONE #12 GROUND. NUMBER(S) AND LOWER CASE LETTER(S) INDICATE CIRCUIT AND SWITCH LEG DESIGNATION, RESPECTIVELY. CAPITAL LETTERS DESIGNATE FIXTURE TYPE.

- NOTES:**
1. ALL MOUNTING HEIGHTS ARE TO CENTERLINE OF DEVICES UNO, AND SHALL BE THE MOUNTING HEIGHT USED, UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS.
 2. ALL SYMBOLS INDICATED IN THIS LEGEND MAY NOT NECESSARILY BE USED ON THE PLANS.
 3. REFER TO SPECIFICATIONS FOR DEVICE AND EQUIPMENT SPECIFICATIONS.
 4. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF LIGHTING FIXTURES.
 5. MOUNTING HEIGHTS FOR LIGHT SWITCHES, RECEPTACLE, FIRE ALARM DEVICES, AND ETC., COMPLY WITH A.D.A. DO NOT VARY THESE DIMENSIONS.
 6. REFER TO ARCHITECTURAL PLANS FOR EXACT DEVICE LOCATIONS AND DIMENSIONS.

| | |
|--|---|
| | RECESSED OR SURFACE MOUNTED FIXTURE, SHADING INDICATES EMERGENCY FIXTURE |
| | STRIP FIXTURE - MOUNTING AS INDICATED, SHADING INDICATES EMERGENCY FIXTURE |
| | RECESSED OR SURFACE MOUNTED DOWNLIGHT, SHADING INDICATES EMERGENCY FIXTURE |
| | WALL MOUNTED FIXTURE, SHADING INDICATES EMERGENCY FIXTURE |
| | SURFACE OR RECESSED DIRECTIONAL FIXTURE |
| | CEILING OR WALL MOUNTED EXIT SIGN, ARROWS DENOTE DIRECTION OF EGRESS, DARKENED QUADRANT INDICATES FACE |
| | TRACK LIGHTING, TRACK LENGTH AS INDICATED |
| | WALL MOUNTED EMERGENCY LIGHTING UNIT AND LIGHT HEADS |
| | LANDSCAPE OR DIRECTIONAL LANDSCAPE FIXTURE |
| | CEILING OR WALL MOUNTED JUNCTION BOX, HEIGHT AS INDICATED |
| | FLUSH FLOOR MOUNTED JUNCTION BOX |
| | CEILING MOUNTED OCCUPANCY OR VACANCY SENSOR |
| | S SINGLE POLE TOGGLE SWITCH - 48" AFF |
| | S3 THREE-WAY TOGGLE SWITCH - 48" AFF |
| | S4 FOUR-WAY TOGGLE SWITCH - 48" AFF |
| | SD SINGLE POLE DIMMER SWITCH - 48" AFF |
| | S3D THREE-WAY DIMMER SWITCH - 48" AFF |
| | S4D FOUR-WAY DIMMER SWITCH - 48" AFF |
| | SK KEY OPERATED SWITCH - 48" AFF |
| | ST TIMER OPERATED SWITCH - 48" AFF |
| | SP SINGLE POLE TOGGLE SWITCH WITH PILOT LIGHT IN TOGGLE MOUNT 48" AFF |
| | Sos Svs OCCUPANCY OR VACANCY SENSOR WALL-MOUNTED 48" AFF |
| | SvsD VACANCY SENSOR DIMMER SWITCH WALL-MOUNTED 48" AFF |
| | SvsD Cable box-mounting height as indicated. PROVIDE 1" FROM BOX TO ABOVE ACCESSIBLE CEILING. |
| | DUPLEX RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R |
| | FLUSH CEILING BOX WITH DUPLEX RECEPTACLE, NEMA 5-20R |
| | FLUSH CEILING BOX WITH QUAD RECEPTACLE, NEMA 5-20R |
| | DOUBLE DUPLEX RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R |
| | DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE - 18" AFF OR AT HEIGHT INDICATED, NEMA 5-20R |
| | WP WEATHERPROOF DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE - 36" AFF UNLESS NOTED, NEMA 5-20R PROVIDE HEAVY DUTY WEATHER RESISTANT IN-USE RECEPTACLE COVERS AT ALL EXTERIOR ELECTRICAL WALL OUTLETS. |
| | DUPLEX RECEPTACLE - ISOLATED GROUND - 18" AFF UNLESS NOTED, NEMA 5-20R |
| | DUPLEX RECEPTACLE, TOP RECEPTACLE SWITCHED - 18" AFF UNLESS NOTED, NEMA 5-20R |
| | DOUBLE DUPLEX RECEPTACLE - ISOLATED GROUND - 18" AFF UNLESS NOTED, NEMA 5-20R |
| | DOUBLE DUPLEX RECEPTACLE, TOP RECEPTACLE SWITCHED - 18" AFF UNLESS NOTED, NEMA 5-20R |
| | SINGLE RECEPTACLE STRAIGHT BLADE - TYPE AND MOUNTING AS INDICATED |
| | SPECIAL PURPOSE RECEPTACLE - TYPE AND MOUNTING AS INDICATED |
| | SURFACE MOUNTED MULTI-OUTLET RACEWAY SYSTEM FOR CONDUCTORS AND DEVICES AS SPECIFIED, LENGTH AS INDICATED |
| | POWER AND TELEPHONE POLE |
| | FLUSH FLOOR BOX WITH DOUBLE DUPLEX RECEPTACLE, NEMA 5-20R |
| | FLUSH FLOOR BOX WITH DUPLEX RECEPTACLE, NEMA 5-20R |
| | FLUSH FLOOR BOX WITH COMBINATION TELEPHONE/DATA OUTLET |
| | CONDUIT INSTALLED CONCEALED IN WALLS AND/OR ABOVE CEILING |
| | CONDUIT INSTALLED CONCEALED IN OR BELOW FLOOR SLAB OR BELOW GRADE |
| | CONDUIT INSTALLED EXPOSED |
| | ISOLATED GROUND CONDUCTOR |
| | FLEXIBLE METALLIC CONDUIT 6' MAXIMUM LENGTH |
| | SYSTEMS GROUND |
| | CONDUIT TURNING UP/CONDUIT TURNING DOWN |
| | CONDUIT TERMINATION, STUB-OUT WITH THREADED OR SET SCREW CAP |
| | GROUND BUS BAR |
| | EQUIPMENT BACKBOARD - 3/4" X 4' X 8' PLYWOOD, UNLESS NOTED |
| | PANELBOARD - SURFACE OR FLUSH MOUNTED |
| | NON-FUSED DISCONNECT SWITCH - RATING/POLES/ENCLOSURE AS INDICATED (e.g. 30/3/R/NF) |
| | FUSED DISCONNECT SWITCH - RATING/POLES/ENCLOSURE/FUSE AS INDICATED (e.g. 60/3/R/F40) |
| | MOTOR, HORSEPOWER AS INDICATED, "F" INDICATES FRACTIONAL HORSEPOWER |
| | MOTOR RATED SWITCH WITH THERMAL OVERLOAD PROTECTION |
| | SPD SURGE PROTECTIVE DEVICE - REFER TO SPECIFICATIONS |
| | T TRANSFORMER - VOLTAGE/PHASE/KVA AS INDICATED OR SCHEDULED |

ABBREVIATIONS:

| | | | |
|--------|--|-------|------------------------------------|
| A | AMPERE | kcmil | THOUSAND CIRCULAR MILS |
| ACC | ABOVE ACCESSIBLE CEILING | KEF | KITCHEN EXHAUST FAN |
| ACT | ABOVE COUNTER TOP | KFC | KITCHEN FAN CONTROL CENTER |
| AFF | ABOVE FINISHED FLOOR | KVA | KILOVOLT AMPERES |
| AIC | AVAILABLE INTERRUPTING CURRENT | KW | KILOWATTS |
| AL | ALUMINUM | LC | LIGHTING CONTACTOR |
| ATS | AUTOMATIC TRANSFER SWITCH | LS | LIFE SAFETY LIGHTING |
| AWG | AMERICAN WIRE GAGE | LTG | LIGHTING |
| BOH | BACK OF HOUSE | LV | LOW VOLTAGE |
| C | CONDUIT | MCA | MINIMUM CIRCUIT AMPACITY |
| CL | CENTERLINE | MCB | MAIN CIRCUIT BREAKER |
| COMP | COMPRESSOR | MFR | MANUFACTURER |
| COND | CONDENSER | MLO | MAIN LUGS ONLY |
| CU | COPPER OR CONDENSING UNIT | MOCP | MAXIMUM OVERCURRENT PROTECTION |
| DN | DOWN | MRS | MOTOR-RATED SWITCH |
| EC | ELECTRICAL CONTRACTOR | MSB | MAIN SWITCHBOARD |
| EDF | ELECTRIC DRINKING FOUNTAIN | MTS | MANUAL TRANSFER SWITCH |
| EF | EXHAUST FAN | N | NEW |
| EM | EMERGENCY | NF | NONFUSIBLE |
| EOH | ELECTRICALLY OPERATED, MECHANICALLY HELD | NIC | NOT IN CONTRACT |
| EQ | EQUAL | NL | NIGHT LIGHT; UNSWITCHED, "ON" 24/7 |
| EQUIP | EQUIPMENT | P | POLE |
| EXD | EXISTING TO BE DEMOLISHED | PH, Ø | PHASE |
| EXR | EXISTING TO BE RELOCATED | PNL | PANEL |
| EXT | EXISTING TO REMAIN | PQE | POWER OVER ETHERNET |
| F | FUSED | POS | POINT OF SALE |
| FAAP | FIRE ALARM ANNUNCIATOR PANEL | REC | RECEPTACLE |
| FACP | FIRE ALARM CONTROL PANEL | REF | REFRIGERATOR |
| FLA | FULL LOAD AMPERES | RTU | ROOF TOP UNIT |
| FLRBOX | FLOORBOX | SER | SERVICE ENTRANCE RATED |
| FTR | FUTURE | SPD | SURGE PROTECTIVE DEVICE |
| G.GND | GROUND | SWBD | SWITCHBOARD |
| GAP | GENERATOR ANNUNCIATOR PANEL | TC | TIMECLOCK |
| GEN | GENERATOR | TR | TAMPER RESISTANT |
| GFCI | GROUND FAULT CIRCUIT INTERRUPTER | TYP | TYPICAL |
| HP | HORSEPOWER OR HEAT PUMP | UH | UNIT HEATER |
| IG | ISOLATED GROUND | UNO | UNLESS NOTED OTHERWISE |
| | | USB | USB RECEPTACLE - HUBBELL USB15A5XX |
| | | V | VOLTS |
| | | VA | VOLT-AMPERES |
| | | W | WATTS |
| | | WAP | WIRELESS ACCESS POINT |
| | | WH | WATER HEATER |
| | | WP | WEATHER PROOF |
| | | XFMR | TRANSFORMER |

ELECTRICAL GENERAL NOTES

GENERAL CONTRACTOR TO PROVIDE COMBINED RE-BAR / CONDUIT / PLUMBING PIPE LAYOUT SUBMITTAL FOR COORDINATION PRIOR TO INSTALLATION OF ANY OF THESE ITEMS.

PER SPEC SECTION 260533
THE FOLLOWING CONDUITS ARE ALLOWED
GRC, ARC, IMC, PVC, EMT, FLEX, ENT, RNC, AND LFNC
MC AND ROMEX ARE NOT ALLOWED.



GEORGIA

THE GROVE
BUILDING "J" - MAINTENANCE FACILITY
1089 HWY 81, LOGANVILLE, GA 30052
PREPARED FOR:
WALTON COUNTY

LOGANVILLE

| SUBMITTALS / REVISIONS | | |
|------------------------|----------|------------------|
| NO. | DATE | DESCRIPTION |
| R2 | 06/13/23 | PERMIT REVISIONS |
| R3 | 09/19/24 | VE Conformed Set |

CONFORMED SET

SHEET TITLE
MAINTENANCE FACILITY FLOOR PLAN - LIGHTING

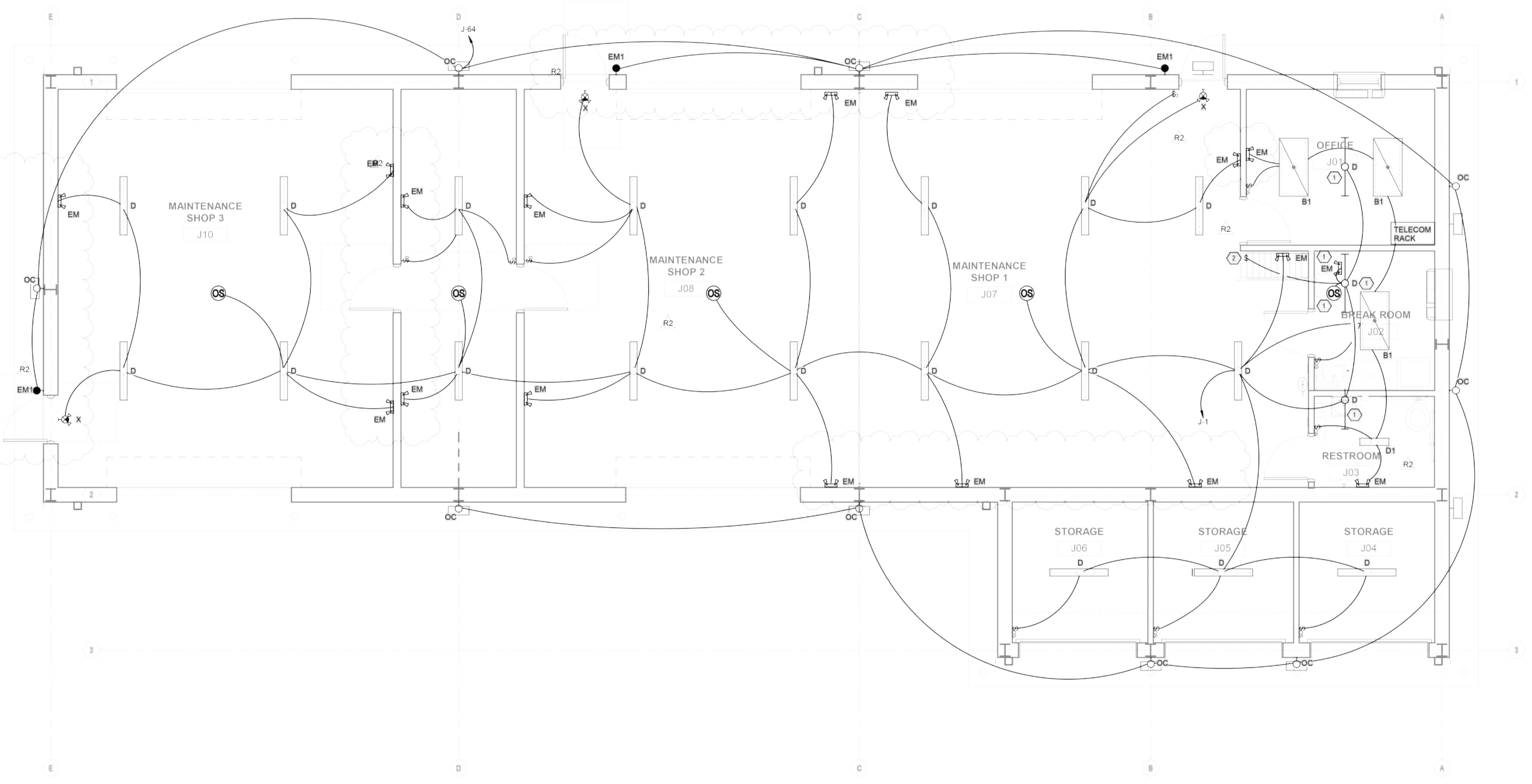
| | |
|-------------|--------------|
| PROJECT NO. | DATE |
| 22010 | 09/19/24 |
| DRAWN BY | SCALE |
| SSH | 1/4" = 1'-0" |
| CHECKED BY | |
| SWL | |
| SHEET NO. | SHEET OF 40 |

E2.1J

SAVANT
Engineering, LLC

5064 Roswell Road, Suite D-301
Sandy Springs, GA 30342 770.319.7400
Project 22140 ©2025

CO# PE1004211
EXPIRES 6/30/2024



1
MAINTENANCE FACILITY FLOOR PLAN - LIGHTING
E2.1J 1/4" = 1'-0"

ELECTRICAL NOTES:

- OBTAIN MANUFACTURER'S DATA ON ALL EQUIPMENT, THE DIMENSIONS OF WHICH MAY AFFECT INSTALLATION. USE THIS DATA TO COORDINATE PROPER SERVICE CHARACTERISTICS, ENTRY LOCATIONS, ETC., AND TO INSURE MINIMUM CLEARANCES ARE MAINTAINED.
- ANY WALLS, CEILINGS, EQUIPMENT, ETC., DAMAGED BY THE CONTRACTOR IN CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED, RESTORED AND/OR REPLACED BY THE CONTRACTOR TO ITS ORIGINAL CONDITION, OR TO PERFORM ITS INTENDED FUNCTION, AT NO ADDITIONAL COST TO OWNER.
- ELECTRICAL CONTRACTOR SHALL ENSURE INSTALLED OCCUPANCY SENSORS PROVIDE A FULL RANGE COVERAGE WITHIN THE CONTROLLED AREA.
- CONTRACTOR CONFIRM WITH MANUFACTURER THAT LIGHT FIXTURES AND ASSOCIATED LIGHTING CONTROLS ARE COMPATIBLE WITH EACH OTHER.
- PROVIDE UNSWITCHED HOT TO ALL EMERGENCY, EGRESS, AND NIGHT LIGHT FIXTURES. FOR FIXTURES WITH BATTERY BALLASTS OR INVERTERS, THE UNSWITCHED HOT TO BALLAST OR INVERTER, NOT THE FIXTURE ITSELF.
- SEE ARCHITECTURAL DRAWINGS FOR ANY UNLISTED MOUNTING HEIGHTS FOR LIGHTS, DEVICES, AND EQUIPMENT.

ELECTRICAL KEYED NOTES:

- FIXTURES LOCATED ON MEZZANINE LEVEL.
- LIGHT SWITCH TO CONTROL FIXTURES ON MEZZANINE LEVEL.

Walton County The Grove

Change Proposal #12 RFI #52- Building Exterior Waterproofing Membrane Rev #2

General Contractor:

**Reeves Young
45 Peachtree Industrial Boulevard N.W.
Sugar Hill, GA 30518
770-271-1159**



November 22, 2024

Walton County, GA
The Grove, a Walton County Parks &
Recreation Facility

Attn: John Ward, County Manager
Jeff Prine, Capital Project Manager –
Ascension Program Management

Change Proposal #12 – RFI #52 Exterior Skin Detail Revisions Rev 2

The below change proposal is for only the revisions made within RFI #52 to the exterior waterproofing membrane specifications for buildings C, E, F, G, and L to a self-sealing product. The below contains the product data from the waterproofing subcontractor. DP, please confirm this is acceptable.

| Description | Qty | Unit | Unit Price | Total |
|---------------------------------|--------|------|-------------|--------------------|
| Waterproofing | 1 | LS | \$31,800.00 | \$31,800.00 |
| Total Subcontractor Cost | 1 | LS | | \$31,800.00 |
| Payment & Performance Bond | 0.597 | % | \$189.95 | \$189.95 |
| General Liability Insurance | 0.811% | % | \$257.90 | \$257.90 |
| Builders Risk Insurance | 0.174% | % | \$55.33 | \$55.33 |
| RY Overhead and Profit | 10 | % | \$3,180.00 | \$3,180.00 |
| TOTAL | | | | \$35,483.08 |

If you have any questions or require any additional information, please do not hesitate to contact us at (470) 725-0022 or via email at iarnold@reevesyoung.com

Sincerely,
Reeves Young, LLC

Isaiah Arnold

Project Manager

45 Peachtree Industrial Blvd, Suite 200
Sugar Hill, GA 30518

770.271.1159
reevesyoung.com

Approval

Lose Design (Architect of Record) Signature: _____ Date: _____

Ascension PM (Capital Project Manager) Signature: **Thomas J. Prine** _____ Date: **11.25.2024** _____

Walton County Signature: _____ Date: _____

Reeves Young Signature: _____ Date: _____



October 23, 2024

Walton County, GA
The Grove, a Walton County Parks &
Recreation Facility

Attn: John Ward, County Manager
Jeff Prine, Capital Project Manager –
Ascension Program Management

Change Proposal #12 – RFI #52 Exterior Skin Detail Revisions Rev 1

The below change proposal is for the revisions made to the exterior skin details for buildings C, E, F, G, and L to correct the conflicting details for a uniform waterproof skin detail. The original design documents showed conflicting details regarding sheathing and furring penetrating air barrier at fiber cement siding and stone veneer locations. Please see below for further information.

REVISION:

The change proposal has been updated to reflect the additional cost incurred by the waterproofing sub. This cost reflects the additional caulking at the added Z channels and relief angles.

| Description | Qty | Unit | Unit Price | Total |
|---------------------------------|--------|------|-------------|---------------------|
| Z-Channel / PT Plywood | 1 | LS | \$68,175.95 | \$68,175.95 |
| Waterproofing | 1 | LS | \$47,050.00 | \$47,050.00 |
| Total Subcontractor Cost | 1 | LS | | \$115,225.95 |
| Payment & Performance Bond | 0.597 | % | \$687.90 | \$687.90 |
| General Liability Insurance | 0.811% | % | \$934.48 | \$934.48 |
| Builders Risk Insurance | 0.174% | % | \$200.49 | \$200.49 |
| RY Overhead and Profit | 10 | % | \$11,522.60 | \$11,522.60 |
| TOTAL | | | | \$128,571.42 |

If you have any questions or require any additional information, please do not hesitate to contact us at (470) 725-0022 or via email at iarnold@reevesyoung.com.

Sincerely,
Reeves Young, LLC

Isaiah Arnold



Project Manager

45 Peachtree Industrial Blvd, Suite 200
Sugar Hill, GA 30518

770.271.1159
reevesyoung.com

Approval

Lose Design (Architect of Record) Signature: _____ Date: _____

Ascension PM (Capital Project Manager) Signature: _____ Date: _____

Walton County Signature: _____ Date: _____

Reeves Young Signature: _____ Date: _____



October 14, 2024

Walton County, GA
The Grove, a Walton County Parks &
Recreation Facility

Attn: John Ward, County Manager
Jeff Prine, Capital Project Manager –
Ascension Program Management

Change Proposal #12 – RFI #52 Exterior Skin Detail Revisions

The below change proposal is for the revisions made to the exterior skin details for buildings C, E, F, G, and L to correct the conflicting details for a uniform waterproof skin detail. The original design documents showed conflicting details regarding sheathing and furring penetrating air barrier at fiber cement siding and stone veneer locations. Please see below for further information.

| Description | Qty | Unit | Unit Price | Total |
|---------------------------------|--------|------|-------------|--------------------|
| Z-Channel / PT Plywood | 1 | LS | \$68,175.95 | \$68,175.95 |
| Total Subcontractor Cost | 1 | LS | | \$68,175.95 |
| Payment & Performance Bond | 0.597 | % | \$407.01 | \$407.01 |
| General Liability Insurance | 0.811% | % | \$552.91 | \$552.91 |
| Builders Risk Insurance | 0.174% | % | \$118.63 | \$118.63 |
| RY Overhead and Profit | 10 | % | \$6,817.60 | \$6,817.60 |
| TOTAL | | | | \$76,072.09 |

If you have any questions or require any additional information, please do not hesitate to contact us at (470) 725-0022 or via email at iarnold@reevesyoung.com.

Sincerely,
Reeves Young, LLC

Isaiah Arnold

Project Manager

45 Peachtree Industrial Blvd, Suite 200
Sugar Hill, GA 30518

770.271.1159
reevesyoung.com

Approval

Lose Design (Architect of Record) Signature: _____ Date: _____

Ascension PM (Capital Project Manager) Signature: _____ Date: _____

Walton County Signature: _____ Date: _____

Reeves Young Signature: _____ Date: _____



CHANGE PROPOSAL
Walton County Park – The Grove
Loganville, GA
Architect: Lose Design
Plan Date: 05/17/2024

November 11, 2024

Reeves Young
 45 Peachtree Industrial Blvd. NW
 Sugar Hill, GA 30518

Attn: Marco Donjuan
 Re: Air Barrier upgrade

idonjuan@reevesyoung.com

Ph: 404-430-1151

After review of the above stated project, Metro Waterproofing will supply all labor, equipment, and materials to perform the following:

Building C (Softball Concession)

Section 072726 Fluid Applied Membrane Air Barrier

Furnish and install Exo-Air 230 with Exo-Air 110 AT as flexible membrane flashing at rough openings:

- 1. Exterior cavity wall behind masonry/siding veneer. (2,115 SF) \$ 9,500.00

Building E (Restroom Building)

Section 072726 Fluid Applied Membrane Air Barrier

Furnish and install Exo-Air 230 with Exo-Air 110 AT as flexible membrane flashing at rough openings:

- 1. Exterior cavity wall behind masonry/siding veneer. (1,250 SF) \$ 5,650.00
- 2. Dampproofing Credit. (1,250 SF) <Deduct \$ 2,100.00>
- Contract Add: \$ 3,550.00

Building F (Amphitheater)

Section 072726 Fluid Applied Membrane Air Barrier

Furnish and install Exo-Air 230 with Exo-Air 110 AT as flexible membrane flashing at rough openings:

- 1. Exterior cavity wall behind masonry/siding veneer. (2,690 SF) \$ 12,050.00
- 2. Dampproofing Credit. (2,690 SF) <Deduct \$ 4,400.00>
- Contract Add: \$ 7,650.00

Building G (Large Pavilion)

Section 072726 Fluid Applied Membrane Air Barrier

Furnish and install Exo-Air 230 with Exo-Air 110 AT as flexible membrane flashing at rough openings:

- 1. Exterior cavity wall behind masonry/siding veneer. (2,300 SF) \$ 10,300.00
- 2. Dampproofing Credit. (2,300 SF) <Deduct \$ 3,800.00>
- Contract Add: \$ 6,500.00

Building L (Community Center)


Section 072726 Fluid Applied Membrane Air Barrie

Furnish and install Exo-Air 230 with Exo-Air 110 AT as flexible membrane flashing at rough openings:

- 1. Exterior cavity wall behind masonry/siding veneer. (11,188 SF) \$ 50,250.00
- 2. Dampproofing Credit. (11,188 SF) <Deduct \$ 18,450.00>
- Contract Add: \$ 31,800.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written authorization and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workmen are fully covered by Workmen's Compensation Insurance.

METRO WATERPROOFING, INC.


 Matthew Jewett
 Project Manager

Acceptance of Proposal
 Date:



EXOAIR® 230

Fluid-Applied, Synthetic Air and Vapor Permeable Membrane

Product Description

EXOAIR® 230 Fluid-Applied Synthetic Permeable Air Barrier Membrane is a monolithic, elastomeric membrane designed to be rolled or sprayed onto exterior above-grade wall assemblies to mitigate air infiltration/exfiltration and water penetration while remaining permeable to the passage of water vapor. It may also be used as a liquid-applied flashing, enabling the contractor to address both the membrane and flashing needs with a single material.

Basic Uses

EXOAIR® 230 is typically applied to exterior sheathing panels, concrete block, poured concrete or wood substrates as an air and vapor barrier material. EXOAIR® 230 can be used with EXOAIR 110, EXOAIR 110AT, EXOAIR 111, EXOAIR 230 (and mesh) or Dymonic 100 as liquid applied flashing to detail into the rough opening.

Features and Benefits

- EXOAIR 230 is a UV stable, seamless, monolithic membrane that creates a fully adhered air barrier when properly installed.
- The ability to roller or spray apply the material affords the contractor the ability to accelerate installation times compared to traditional self-adhered membrane systems.
- The high performance properties of the EXOAIR 230 membrane retard the migration of air and bulk water but allow water vapor to pass through the membrane. As a result, vapor permeable systems like EXOAIR 230 allow for more flexibility in the placement of the air barrier membrane in the wall design.
- EXOAIR 230 is formulated for UV resistance providing the flexibility to install rainscreen systems with open joints or to allow the membrane to be exposed longer during the construction process.
- EXOAIR 230 can be custom colored to meet all of your design needs.
- EXOAIR 230 is specifically formulated for design options requiring assemblies that have been evaluated for NFPA 285.

Availability

EXOAIR® 230 is immediately available from your local Tremco Sales Representative or Distributor. For Distributor locations, visit www.tremcosealants.com

Coverage Rates

Exterior Sheathing: Minimum 48 wet mils (25 dry mils); 33 ft²/gal (3.07 M²/US gal)

Porous Substrates: Minimum 70 wet mils (35 dry mils); 23 ft²/gal (2.13 M²/US gal)

Packaging

5-gal (19-L) pails
52-gal (197-L) drums

Colors

Standard color: Limestone; Custom colors available upon request.

Storage

Store EXOAIR® 230 in original, undamaged packages in a clean, dry, protected location with temperatures 40 to 100 °F (5 to 37 °C).

Shelf Life

1 year when stored in accordance with storage instructions

Applicable Standards

EXOAIR® 230 has been tested to the following industry standards for air barriers:

- AATCC 127-2008 Water Resistance: Hydrostatic Pressure Test
- ASTM C1305 Standard Test Method for Crack Bridging Ability of Liquid-Applied Waterproofing Membrane
- ASTM D412 Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers - Tension
- ASTM D1970 Standard Specification for Self-Adhering Polymer Modified Bituminous Sheet Materials Used as Steep Roofing Underlayment for Ice Dam Protection
- ASTM D4541 Standard Test Method for Pull-Off Strength of Coatings Using Portable Adhesion Testers
- ASTM E96 Standard Test Methods for Water Vapor Transmission of Materials
- ASTM E331 Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference
- ASTM E2178 Standard Test Method for Air Permeance of Building Materials
- ASTM E2357 Standard Test Methods for Determining Air Leakage of Air Barrier Assemblies
- NFPA 285 Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components

Fire Rated Systems

EXOAIR® 230 has been tested in assemblies according to NFPA 285 Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components. All of the NFPA 285 UL listed assemblies using Tremco materials can be found using the technical bulletin: ASHRA 90.1 & NFPA 285: Defining & Specifying to Meet IECC & IBC or utilizing the following link: http://database.ul.com/cgi-bin/XYV/template/LISEXT/1FRAME/showpage.html?name=FWFX_R27656&ccnshorttitle=Exterior+Wall+System+Components&objid=1082999775&cfqid=1073741824&version=versionless&parent_id=1082761881&sequence=1.

For NFPA 285 engineering judgment requests please go to [www.tremcosealants.com/NFPA 285 Engineering Judgment Request](http://www.tremcosealants.com/NFPA_285_Engineering_Judgment_Request), or contact Tremco Technical Service at 866-209-2404.

Limitations

- No more than 12 months of UV exposure before façade installation. If membrane is exposed for a period exceeding 12 months, contact Tremco Technical Service for additional recommendations at 866-209-2404, or visit the Technical Resources area of our website at www.tremcosealants.com and "Ask the Expert."
- Do not apply to damp, contaminated or frost-covered surfaces.
- Not to be used as a permanently exposed surface. Contact your local Tremco Sales Representative for project specific requirements.
- Membrane shall be protected from rain and washout prior to drying.

EXOAIR® 230

Fluid-Applied, Synthetic Air and Vapor Permeable Membrane

- When applying to surfaces below 40 °F (5 °C), please refer to the Technical Bulletin- Cold Temperature Recommendations for Air Barrier Applications at www.tremcosealants.com or contact Tremco Technical Service at 886-209-2404.
- EXOAIR® 230 is not to be applied directly to fireproofing materials. Contact Tremco Technical Service at www.tremcosealants.com for alternative recommendations.
- Keep product from freezing prior to being applied to the substrate. It is best to store EXOAIR® 230 off the floor at an ambient temperature above 50 °F (10 °C).

Please refer to our website at www.tremcosealants.com for the most up-to-date Product Data Sheets.

NOTE: All Tremco Safety Data Sheets (SDS) are in alignment with the Globally Harmonized System of Classification and Labelling of Chemicals (GHS) requirements.

Warranty

Tremco warrants its Products to be free of defects in materials but makes no warranty as to appearance or color. Since methods of application and on-site conditions are beyond our control and can affect performance, Tremco makes no other warranty, expressed or implied, including warranties of MERCHANTABILITY and FITNESS FOR A PARTICULAR PURPOSE with respect to Tremco Products. Tremco's sole obligation shall be, at its option, to replace or to refund the purchase price of the quantity of Tremco Products proven to be defective, and Tremco shall not be liable for any loss or damage.

EXOAIR® 230

Fluid-Applied, Synthetic Air and Vapor Permeable Membrane

TYPICAL PHYSICAL PROPERTIES

| PROPERTY | DESCRIPTION |
|-------------------------|--|
| Type | Synthetic Acrylic |
| Color | Limestone; Custom colors available upon request |
| Solids | 0.53 |
| Application | Spray/Roller |
| Thickness | Exterior Sheathing: Minimum 48 mils (wet), 25 mils (dry); Porous Substrates: Minimum 70 mils (wet), 35 mils (dry) |
| Storage Temperature | 40 to 100 °F (5 to 37 °C) |
| Cure Time | 16 to 24 hr at 75 °F (24 °C), 50% RH |
| Application Temperature | Above 40 °F (5 °C) and rising. If installing below 40 °F (5 °C), please refer to Cold Weather Air Barrier Installation Technical Bulletin or contact Tremco Technical Service at 866-209-2404. |
| Service Temperature | Intermittent Exposure up to 240 °F (115 °C) |

| PROPERTY | TEST METHOD | TYPICAL VALUES |
|--|---|--|
| Maximum V.O.C. | Method 310 | 35 g/L |
| Hydrostatic Head | AATCC – 127 | Pass (5 hours) |
| Crack Bridging | ASTM C1305 | Pass |
| Elongation | ASTM D412 Die C | 900% |
| Tensile Strength | | 121 psi |
| Water Immersion | ASTM D870 | Pass |
| Pliability, 180°, 1" (25 mm) mandrel (Low Temperature Flex) | ASTM D1970 – Section 7.6 | Pass |
| Nail Sealability | ASTM D1970 – Section 7.9 | Pass |
| Adhesion | ASTM D4541 | Concrete: 38 psi Exterior Sheathing: 20 psi |
| Antifungal | ASTM D5590 | Pass |
| Flame Spread | E84 | 10 |
| Smoke Development | | 25 |
| Water Vapor Permeance | ASTM E96 Dry Cup ASTM E96 Wet Cup | 1.44 US Perms 11.71 US Perms |
| Water Penetration | ASTM E331 | Passed at 15 lb/ft ² (718 Pa); Passed at 6.27 lb/ft ² (300 Pa) for 2 hours |
| Air Leakage of material | ASTM E2178; Free Film Method @ 75 Pa ASTM E2178; Free Film Method @ 300 Pa | 0.00158 cfm/ft ² (0.00805 L/(s·m ²)) 0.00435 cfm/ft ² (0.02211 L/(s·m ²)) |
| Air Leakage of assembly | ASTM E2357 | 0.003 cfm/ft² @ 1.56 lb/ft² (0.013 L/(s·m²) @ (75 Pa)) |
| Fire Resistance of Assembly | NFPA 285 | Pass |

*All product testing performed at 35 dry mils.

0617/EXO230DS-AB**Tremco Commercial Sealants & Waterproofing**

| | | | |
|--|--|---|--|
| 3735 Green Rd Beachwood OH 44122 216.292.5000 / 800.321.7906 | 1451 Jacobson Ave Ashland OH 44805 419.289.2050 / 800.321.6357 | 220 Wicksteed Ave Toronto ON M4H1G7 416.421.3300 / 800.363.3213 | 1445 Rue de Coulomb Boucherville QC J4B 7L8 514.521.9555 |
|--|--|---|--|

www.tremcosealants.com

Page 3 of 3

Tremco Incorporated

3735 Green Road Beachwood, OH 44122 216.292.5000 www.tremcosealants.com

**CERTIFICATION LETTER**

We certify that ExoAir 230 has been tested against the following ASTM Standards and does conform to the specification requirements.

TYPICAL PHYSICAL PROPERTIES

| Property | Description |
|-----------------|--|
| Type | UV Resistant acrylic |
| Color | Limestone |
| Solids | 50% |
| Application | Roller |
| Tack Free Time | 30-60 minutes (at 77°F (25°C) at 50% RH) |
| Cure Time | 18 hours (at 77°F (25°C) at 50% RH) |
| Thickness | Minimum 70 mils (wet) Minimum 35 mils (dry) |
| Coverage | 23 sqft/gal |
| Antifungal | Contains an antifungal additive |

| Property | Test Method | Typical Values |
|---|-------------------------|---|
| Water Vapor Permeance | ASTM E96, Wet Cup | 11.71 perms |
| Air Leakage of Air Barrier Assemblies | ASTM E2357 | Pass |
| Flame Spread | ASTM E84 | 10 |
| Smoke Develop | ASTM E84 | 25 |
| Elongation | ASTM D412 | 630% |
| Nail Sealability | ASTM D1970, Section 7.9 | Passed |
| V.O.C. Content | EPA Method 310 | 37 grams/liter |
| Low Temperature Flexibility & Crack Bridging | ASTM C836 | Pass @ -20°F (-29°C) |
| Water Immersion | ASTM D870 | Pass |
| UV Resistance | QUV-B | Passes 168 daily cycles UV & water spray with no observable deterioration |



24104 - Walton County The Grove (24104-)

1089 Highway 81
Loganville, GA 30052

052 - Mockup - Exterior Envelope

| | | |
|-----------------------------------|-------------------|-------------------------------|
| Subject | | Status |
| Mockup - Exterior Envelope | | Open ● |
| Discipline | Importance | Location |
| Architectural | Normal | |
| Created On | Due Date | Date Resolved |
| 9/12/2024 | 9/19/2024 | 11/21/2024 |
| Author | | Resolved By |
| Jose Valerio Reeves Young, LLC | | Barbara Canuto Lose Design |

QUESTION Jose Valerio on 9/13/2024 09:04 AM

Design Professional,

During the OAC meeting on 9/11, Aaron conducted an inspection of the mockup. RY raised concerns to Aaron about the exterior envelope system not being watertight due to penetrations through the waterproofing membrane and into the CMU block (current design shown on the drawings). Additionally, the specified 1/2" OSB sheathing is not pressure-treated, and a water resistant material should be required. For Building L, the plans call for Z-clips with insulation in between and 1/2" OSB sheathing on top. RY recommends that Z-clips be installed from the top of the wall to the bottom, where the stone veneer is located, and a pressure-treated sheathing or a waterproofing application for the sheathing with insulation in between to be used. This approach would create a more watertight system and could be used at all buildings.

Please share your thoughts and comments on this recommendation or if you believe there is an alternative approach

COMMENT Barbara Canuto on 9/16/2024 08:54 AM

Jose,

Thank you for the feedback from the OAC meeting. After reviewing RY's recommendations and the current design, I agree with the suggested approach to improve the waterproofing and thermal performance of the exterior envelope system. As outlined in the plans for Building L, I approve using 1/2" exterior wall sheathing over metal Z-clips with 1 1/2" rigid insulation. This solution will provide the necessary support and water resistance for the envelope system. As recommended by RY, the Z-clips must be installed from the top of the wall to the bottom where the stone veneer is located. Additionally, we need to ensure that the penetrations through the waterproofing membrane are properly sealed to maintain a watertight system. The waterproofing application to the sheathing is the most practical and cost-effective solution and that should address all concerns related to watertightness and insulation, ensuring long-term durability for Building L and other buildings.

Please proceed with these changes and let me know if there are any further questions or details to review.

Thanks,
Barbara

24104 - Walton County The Grove (24104-)

1089 Highway 81
Loganville, GA 30052

052 - Mockup - Exterior Envelope

COMMENT Jose Valerio on 9/17/2024 10:10 AM

Barbara,

Could you please provide an updated detail that includes the horizontal spacing of the Z-clips, waterproofing over the CMU and sheathing, as well as necessary flashing? This will allow us to share with our subcontractors and avoid any misunderstandings.

Thank you,

COMMENT Isaiah Arnold on 9/18/2024 12:13 PM

Barbara,

To add to Jose's request and clarify from RY's perspective: RY presented the constructed mockup as detailed in the contract documents and noted that this would not be feasible from a water intrusion perspective. 1. Because the OSB board shown behind the stone veneer did not show waterproofing, this would likely result in the OSB warping over time. 2. The 1x4 furring at building C for the hardie siding will present an issue with regards to waterproofing. The waterproofing currently shown is not self sealing and will present an issue when the furring strips are fastened as the air barrier will not self seal.

RY recommendations are a suggestion based on past experience for the design team to consider when revising their design. We need a revised detail to proceed.

Thank you,

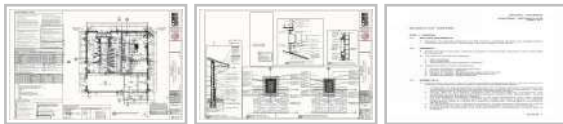
COMMENT Barbara Canuto on 9/19/2024 01:05 PM

Isaiah and Jose,

Please find attached the wall section detail for Building C's exterior envelope system. We must have the 1/2" sheathing over the 1 1/2" rigid insulation and metal Z-clips as shown for the Building L system. As indicated in specification 061600, the sheathing must be pressure-treated for long-term durability for Building L and other buildings.

Please let me know if any other clarifications are necessary.

Thanks,
Barbara



File File File
010_WALNUT-GRO\ Barbara Canuto 010_WALNUT-GRO\ Barbara Canuto 2010_061600_Shea.
Barbara Canuto Barbara Canuto Barbara Canuto

COMMENT Isaiah Arnold on 9/23/2024 08:17 AM

Barbara,

As discussed, please update the revised detail to clarify the material behind the stone veneer. Currently, the detail clarifies the material behind the hardie skin but not for the stone veneer.

Thank you,

24104 - Walton County The Grove (24104-)

1089 Highway 81
Loganville, GA 30052

052 - Mockup - Exterior Envelope

COMMENT Barbara Canuto on 9/23/2024 10:44 AM

Isaiah,

Please find the attached drawings. The material behind the stone veneer should include the metal lath and fasteners, along with 1/2" exterior wall sheathing over 1 1/2" rigid insulation and metal Z-clips, as detailed on sheets A4.01C and A4.02C.

Let me know if you need anything else.

Thank you,
Barbara



File

010_WALNUT-GROV
Barbara Canuto

24104 - Walton County The Grove (24104-)

1089 Highway 81
Loganville, GA 30052

052 - Mockup - Exterior Envelope

COMMENT Isaiah Arnold on 10/2/2024 02:29 PM

Design Professional,

Please update the exterior skin details for the following buildings to match the skin details described/updated above.

Building C:

- Detail 1/A4.20C shows fiber cement over batten on existing wall sheathing over rigid.

Building L:

Detail 1/4.20L shows fiber cement and battens.

Detail 1&2/A5.01L shows battens as well as z-clips.

Detail 2&3/A5.02L calls for battens over rigid insulation.

Details 1,2, &3/A5.03L calls for fiber cement over 1/2" exterior sheathing over 1-1/2" insulation.

Detail 1/A5.04L still calls for battens when we have z-clips and sheathing.

Detail 2/A5.04L shows 1/2" exterior wall sheathing over 1x4 vertical furring, fiber cement boards and batten panels

Detail 3/A5.04L calls for battens when sheathing over z-clips is shown.

Detail 1A5.05L calls for battens

Building E:

- All details show fiber cement and batten panels. Additionally, for stone veneer, it is shown as CMU with air barrier, metal lath and fasteners, then stone veneer. Would this not present the same issue of penetrating the air barrier resulting in the need for adding z-clips and sheathing for the metal lath to adhere to? If this is needed, would the cast stone need to be revised? Please advise.

Building F :

- Numerous details still show fiber cement and battens or show fiber cement and battens over sheathing. Please revise sheets per previous response.

Building G:

- Numerous details still show fiber cement and battens and z-clips are not shown behind sheathing at stone veneer. Please revise per previous response.

Thank you,

Building F:

24104 - Walton County The Grove (24104-)

1089 Highway 81
Loganville, GA 30052

052 - Mockup - Exterior Envelope

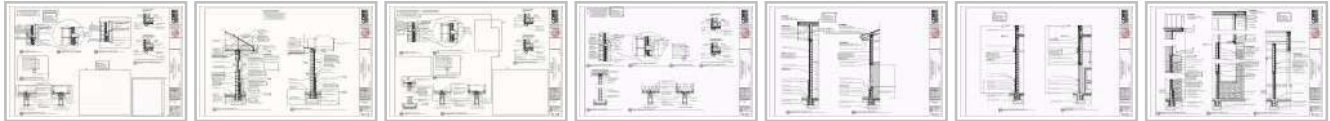
COMMENT Barbara Canuto on 10/7/2024 03:24 PM

Isaiah,

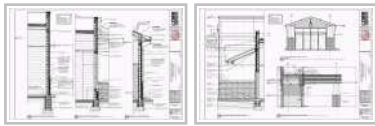
Please see attached revised wall sections and details for the Buildings C, L, and E. I'll send the revised plans for Buildings F and G tomorrow.

Let me know if you have any questions.

Thank you,
Barbara



File File File File File File File
010_WALNUT-GRO\ 010_WALNUT-GRO\ 010_WALNUT-GRO\ 010_WALNUT-GRO\ 010_WALNUT-GRO\ 010_WALNUT-GRO\ 010_WALNUT-GRO\
Barbara Canuto Barbara Canuto Barbara Canuto Barbara Canuto Barbara Canuto Barbara Canuto Barbara Canuto



File File
010_WALNUT-GRO\ 010_WALNUT-GRO\
Barbara Canuto Barbara Canuto

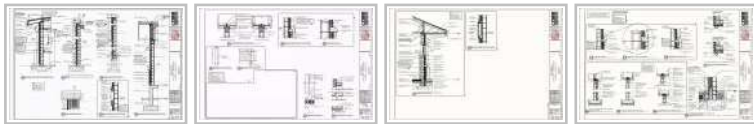
COMMENT Barbara Canuto on 10/8/2024 11:47 AM

Isaiah,

Please see the attached revised wall sections and details for Buildings F and G.

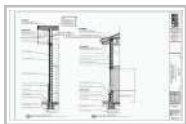
Let me know if you have any questions.

Thank you,
Barbara



File File File File
010_WALNUT-GRO\ 010_WALNUT-GRO\ 010_WALNUT-GRO\ 010_WALNUT-GRO\
Barbara Canuto Barbara Canuto Barbara Canuto Barbara Canuto

ADDED LINKS Landon Parks on 10/11/2024 08:39 AM



Drawing
A5.01L
Landon Parks

24104 - Walton County The Grove (24104-)

1089 Highway 81
Loganville, GA 30052

052 - Mockup - Exterior Envelope

COMMENT Barbara Canuto on 11/11/2024 01:12 PM (Edited by Isaiah Arnold on 11/25/2024 03:21 PM)

Isaiah,

Please see attached RFI document with my response and revised Membrane Air Barrier specifications.

Thank you,
Barbara

File

RFI 052 - Mockup ... 22010_072726_Flui...

Barbara Canuto



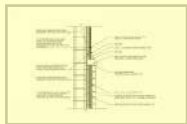
File

Barbara Canuto

ANSWER Barbara Canuto on 11/21/2024 04:30 PM (Promoted by Isaiah Arnold on 11/25/2024 03:21 PM)

Isaiah,

As requested, please see attached typical wall section detail for the Buildings' Exterior Wall Assembly for the Grove. Revised spec section was sent in the previous attachment.

Thank you,
Barbara

File

010_WALNUT-GRO\
Barbara Canuto**ASSIGNMENTS**Aaron St Pierre (Lose Design) **Due On 9/19/2024**Barbara Canuto (Lose Design) **Due On 9/19/2024**Macon Chapman (Lose Design) **Due On 9/19/2024**

SECTION 06 16 00 – SHEATHING**PART 1 - GENERAL****1.1 RELATED DOCUMENTS:**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY:

- A. Scope: Provide all the labor, materials, equipment, and services required to furnish and install the sheathing.
- B. This Section includes the following:
 - 1. Wall sheathing.
 - 2. Roof sheathing.
 - 3. Sheathing joint-and-penetration treatment.
- C. Related Sections include the following:
 - 1. Division 06 Section "General Carpentry".
 - 2. Division 06 Section "Millwork".
 - 3. Division 07 Section "Standing Seam Metal Roof Panels".
 - 4. Division 07 Section "Sheet Metal Flashing and Trim".
 - 5. Division 09 Section "Gypsum Board".

1.3 SUBMITTALS:

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.
 - 1. Include data for wood-preservative treatment from chemical treatment manufacturer and certification by treating plant that treated plywood complies with requirements. Indicate type of preservative used and net amount of preservative retained.
 - 2. Include data for fire-retardant treatment from chemical treatment manufacturer and certification by treating plant that treated plywood complies with requirements. Include physical properties of treated materials.
 - 3. For fire-retardant treatments specified to be High-Temperature (HT) type, include physical properties of treated plywood both before and after exposure to elevated temperatures, based on testing by a qualified independent testing agency according to ASTM D 5516.
 - 4. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.
 - 5. Include copies of warranties from chemical treatment manufacturers for each type of treatment.

6. For building wrap, include data on air-/moisture-infiltration protection based on testing according to referenced standards.
- B. Research/Evaluation Reports: For the following, showing compliance with building code in effect for Project:
 1. Preservative-treated plywood.
 2. Fire-retardant-treated plywood.
 3. Foam-plastic sheathing.
 4. Building wrap.

1.4 QUALITY ASSURANCE:

- A. Testing Agency Qualifications: For testing agency providing classification marking for fire-retardant-treated material, an inspection agency acceptable to authorities having jurisdiction that periodically performs inspections to verify that the material bearing the classification marking is representative of the material tested.

1.5 DELIVERY, STORAGE, AND HANDLING:

- A. Stack plywood and other panels flat with spacers between each bundle to provide air circulation. Provide for air circulation around stacks and under coverings.

PART 2 - PRODUCTS

2.1 WOOD PANEL PRODUCTS, GENERAL:

- A. Plywood: DOC PS 1
- B. Thickness: As needed to comply with requirements specified, but not less than thickness indicated in drawings.
- C. Factory mark panels to indicate compliance with applicable standard.
- D. Identify each panel with appropriate grade APA trademark and shall meet the requirements of the latest edition of US Product Standard PSI or one of the APA's performance standards.
- E. All plywood which has an edge or surface permanently exposed to the weather shall be classed Exterior.

2.2 PRESERVATIVE-TREATED PLYWOOD:

- A. Preservative Treatment by Pressure Process: AWWA U1; Use Category UC2 for interior construction not in contact with the ground, Use Category UC3b for exterior construction not in contact with the ground, and Use Category UC4a for items in contact with the ground.
 1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.

- B. Mark plywood with appropriate classification marking of an inspection agency acceptable to authorities having jurisdiction.
- C. Application: Plywood in contact with earth, masonry or concrete or used with roofing, flashing, vapor barriers, and waterproofing.

2.3 WALL SHEATHING:

- A. Glass-Mat Gypsum Wall Sheathing: ASTM C 1177/1177M.
 - 1. Products: Subject to compliance with requirements, provide one of the following:
 - a. CertainTeed Corporation; GlasRoc.
 - b. G-P Gypsum Corporation; Dens-Glass Gold.
 - c. Temple-Inland Inc.; GreenGlass
 - d. United States Gypsum Co.; Securock.
 - 2. Type and Thickness: Regular, 1/2 inch thick.
 - 3. Size: [48 by 96 inches] [48 by 108 inches] [48 by 120 inches] for vertical installation.

5.1 WALL AND CEILING PANELS:

- A. APA rated A-C EXT
 - 1. "A" face exposed for painting or staining.
 - 2. Thickness: as indicated in drawings.
- B. Fiber Cement Board Sheathing: See Division 07 Section "Mineral Fiber Cement Board".

5.2 SOFFIT PANELS:

- A. APA rated, exterior, southern yellow pine, plywood soffit panels
 - 1. Type: T1-11 with groove spacing 4-inch O.C. (Basis of Design: Plytanium plywood exterior panels as manufactured by Georgia-Pacific Wood Products).
 - 2. Thickness: As indicated in drawings.
 - 3. Finish: Rough Sawn for stain (as selected by architect from manufacture's full range of colors).
- B. Fiber Cement Board Sheathing: See Division 07 Section "Mineral Fiber Cement Board".

5.3 ROOF SHEATHING:

- A. Plywood Roof Sheathing: Exposure 1 sheathing, APA rated
 - 1. Span Rating: Not less than 24/0.
 - 2. APA rated sheathing EXP 1 or 2 as indicated in drawings.
 - 3. Nominal Thickness: As indicated in drawings.

5.4 FASTENERS:

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this Article for material and manufacture.
 - 1. Where roof sheathing is exposed to weather or in ground contact, of Type 304 stainless steel.
 - 2. For wall sheathing, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M or of Type 304 stainless steel.
 - 3. For wall and roof sheathing panels, provide screws with organic-polymer or other corrosion-protective coating having a salt-spray resistance of more than 800 hours according to ASTM B 117.
- B. Nails, Brads, and Staples: ASTM F 1667.
- C. Power-Driven Fasteners: NES NER-272.
- D. Wood Screws: ASME B18.6.1.
- E. Screws for Fastening Wood Structural Panels to Cold-Formed Metal Framing: ASTM C 954, except with wafer heads and reamer wings, length as recommended by screw manufacturer for material being fastened.
- F. Screws for Fastening Gypsum Sheathing to Cold-Formed Metal Framing: Steel drill screws, in length recommended by sheathing manufacturer for thickness of sheathing board to be attached, with organic-polymer or other corrosion-protective coating having a salt-spray resistance of more than 800 hours according to ASTM B 117.
 - 1. For steel framing less than 0.0329-inch thick, attach sheathing to comply with ASTM C 1002.
 - 2. For steel framing from 0.033 to 0.112-inch thick, attach sheathing to comply with ASTM C 954.
- G. Screws for Fastening Oriented-Strand-Board-Surfaced, Polyisocyanurate-Foam Sheathing to Metal Roof Deck: Steel drill screws, in type and length recommended by sheathing manufacturer for thickness of sheathing board to be attached, with organic-polymer or other corrosion-protective coating having a salt-spray resistance of more than 800 hours according to ASTM B 117. Provide washers or plates if recommended by sheathing manufacturer.

5.5 SHEATHING JOINT-AND-PENETRATION TREATMENT MATERIALS:

- A. Sheathing Tape for Glass-Mat Gypsum Sheathing Board: Self-adhering glass-fiber tape, minimum 2 inches wide, 10 by 10 or 10 by 20 threads/inch of type recommended by sheathing and tape manufacturers for use with silicone emulsion sealant in sealing joints in glass-mat gypsum sheathing board and with a history of successful in-service use.

5.6 MISCELLANEOUS MATERIALS:

- A. Adhesives for Field Gluing Panels to Framing: Formulation complying with ASTM D 3498 that is approved for use with type of construction panel indicated by manufacturers of both adhesives and panels.

1. Use adhesives that have a VOC content of 70 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

PART 6 - EXECUTION

6.1 INSTALLATION, GENERAL:

- A. Do not use materials with defects that impair quality of sheathing or pieces that are too small to use with minimum number of joints or optimum joint arrangement.
- B. Cut panels at penetrations, edges, and other obstructions of work; fit tightly against abutting construction, unless otherwise indicated.
- C. Securely attach to substrate by fastening as indicated, complying with the following:
 1. NES NER-272 for power-driven fasteners.
 2. Table 2304.9.1, "Fastening Schedule," in ICC's "International Building Code."
 3. Table 23-II-B-1, "Nailing Schedule," and Table 23-II-B-2, "Wood Structural Panel Roof Sheathing Nailing Schedule," in ICBO's "Uniform Building Code."
 4. Table 2305.2, "Fastening Schedule," in BOCA's "BOCA National Building Code."
 5. Table 2306.1, "Fastening Schedule," in SBCCI's "Standard Building Code."
 6. Table R602.3(1), "Fastener Schedule for Structural Members," and Table R602.3(2), "Alternate Attachments," in ICC's "International Residential Code for One and Two-Family Dwellings."
 8. Table 602.3(1), "Fastener Schedule for Structural Members," and Table 602.3(2), "Alternate Attachments," in ICC's "International One and Two-Family Dwelling Code."
- D. Use common wire nails, unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections. Install fasteners without splitting wood.
- E. Coordinate wall and roof sheathing installation with flashing and joint-sealant installation so these materials are installed in sequence and manner that prevent exterior moisture from passing through completed assembly.
- F. Do not bridge building expansion joints; cut and space edges of panels to match spacing of structural support elements.
- G. Coordinate sheathing installation with installation of materials installed over sheathing so sheathing is not exposed to precipitation or left exposed at end of the workday when rain is forecast.

6.2 WOOD STRUCTURAL PANEL INSTALLATION:

- A. General: Comply with applicable recommendations in APA Form No. E30S, "Engineered Wood Construction Guide," for types of structural-use panels and applications indicated.
- B. Fastening Methods: Fasten panels as indicated below:
 1. Wall Sheathing:

- a. Nail to wood framing.
- b. Screw to cold-formed metal framing.
- c. Space panels 1/8-inch apart at edges and ends.

2. Roof Sheathing:

- a. As indicated in Structural Drawings.

6.3 PROTECTION:

- A. Paper-Surfaced Gypsum Sheathing: Protect sheathing by covering exposed exterior surface of sheathing with weather-resistant sheathing paper securely fastened to framing. Apply covering immediately after sheathing is installed.

END OF SECTION 06 16 00

FLUID APPLIED MEMBRANE AIR BARRIERS – SECTION 07 27 26
Page 1 of 8

SECTION 07 27 26 - FLUID APPLIED MEMBRANE AIR BARRIERS**PART 1 - GENERAL****1.01. GENERAL REQUIREMENTS:**

- A. The General Conditions, Supplementary Conditions, Instructions to Bidders, and Division 01-General Requirements shall be read in conjunction with and govern this section.
- B. Read this Specification as a whole by all parties concerned. Each Section may contain more or less than the complete Work of any trade. The Contractor is solely responsible to make clear to the installing Subcontractor the extent of their Work.

1.02. SUMMARY:

- A. This Section includes requirements for supplying labor, materials, tools, and equipment to complete the Work as shown on the Drawings Architectural Division as specified herein including, but not limited to, the following:
 - 1. Fluid Applied Vapor Permeable Air Barrier
 - 2. Flashings
 - 3. Flashing Primer
 - 4. Sealant
 - 5. Thru-wall Flashing

1.03. RELATED REQUIREMENTS:

- A. DIVISION 04 – Masonry Section 04 20 00 – Unit Masonry
- B. DIVISION 06 – Wood, Plastics, and Composites Section 06 16 00 Sheathing
- C. DIVISION 07 – Thermal and Moisture Protection Section 07 21 00 - Thermal Insulation
- D. DIVISION 07 – Thermal and Moisture Protection Section 07 62 00 - Sheet Metal
- E. Flashing and Trim
- F. DIVISION 07 – Thermal and Moisture Protection Section 07 92 00 - Joint Sealants
- G. DIVISION 08 – Openings Section 08 41 13 – Aluminum Entrances & Storefronts

1.04. REFERENCES:

FLUID APPLIED MEMBRANE AIR BARRIERS – SECTION 07 27 26

Page 2 of 8

- A. American Society for Testing and Materials (ASTM):
1. ASTM D412, Standard Test Method for Vulcanized Rubber and Thermoplastic Elastomers - Tension
 2. ASTM D2243, Standard Test Method for Freeze-Thaw Resistance of Water-Borne Coatings
 3. ASTM E84, Standard Test Method for Surface Burning Characteristics of Building Materials
 4. ASTM E96, Standard Test Methods for Water Vapor Transmission of Materials
 5. ASTM E2112, Standard Practice for Installation of Exterior Windows, Doors and Skylights
 6. ASTM E2178, Standard Test Method for Air Permeance of Building Materials
 7. ASTM E2357, Standard Test Method for Determining Air Leakage of Air Barrier Assemblies
- B. National Fire and Protection Agency (NFPA):
1. NFPA 285, Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components

1.05. ADMINISTRATIVE REQUIREMENTS:

- A. Pre-installation meetings:
1. When required, and with prior notice, an Air Barrier Manufacturer representative will meet with the necessary parties at the jobsite to review and discuss project conditions as it relates to the integrity of the assembly.

1.06. SUBMITTALS:

- A. Submittals:
1. Product Data:
 - a. Air Barrier Manufacturer's guide specification
 - b. Air Barrier Manufacturer's technical data sheets
 - c. Air Barrier Manufacturer's details
 2. Certificates:
 - a. Product certification that the assembly components are supplied and warranted by single source Air Barrier Manufacturer
Tests and Evaluation Reports:
 - b. NFPA 285 wall assembly compliance:
 1. Air Barrier Manufacturer statement that anticipated wall assembly complies with NFPA 285
 3. Sample warranty as specified.

1.07. QUALITY ASSURANCE:**A. Single Source Responsibility:**

1. Obtain air barrier, flashings, sealants, and primers from a single Air Barrier Manufacturer regularly engaged in the manufacturing and supply of the specified products.
2. Verify product compliance with federal, state, and local regulations.

B. Manufacturer Qualifications:

1. Air Barrier Manufacturer must not issue warranties for terms longer than they have been manufacturing and supplying specified products for similar scope of Work.

C. Installer Qualifications:

1. Perform Work in accordance with Air Barrier Manufacturer published literature and as specified in this section.
2. Maintain one (1) copy of Air Barrier Manufacturer's installation instructions on site.
3. Allow the Air Barrier Manufacturer representative site access during installation.
4. Contact the Air Barrier Manufacturer a minimum of two weeks prior to scheduling a meeting.

1.08. MOCK-UPS:**A. Mock-ups:**

1. Where directed by architect, construct mock-ups to verify selections made under submittals and to set quality standards for materials and execution in accordance with project specifications.

1.9. DELIVERY, STORAGE, AND HANDLING:**A. Delivery of Materials:**

1. Deliver materials to the jobsite in undamaged and clearly marked containers and/or wrapping indicating the name of the Air Barrier Manufacturer and product.

B. Storage of Materials:

1. Store materials as recommended by the Air Barrier Manufacturer and conform to applicable safety regulatory agencies. Refer to all applicable data including, but not limited to, Safety Data Sheets, Product Data sheets, product labels, and specific instructions for personal protection.
2. Keep solvents away from open flame or excessive heat.
3. Store rolled materials on end.

C. Handling:

FLUID APPLIED MEMBRANE AIR BARRIERS – SECTION 07 27 26
Page 4 of 8

1. Product requirements may vary. Refer to product specific Safety Data Sheet.

1.10. SITE CONDITIONS:

A. Environmental Requirements:

1. Do not perform Work during rain.
2. Do not perform Work on frost covered or wet substrates; can be applied to damp surfaces.
3. Product requirements may vary. Refer to product specific Technical Data Sheet.

B. Protection:

1. It is the responsibility of the installing Subcontractor to protect all surfaces not included in scope of Work from damage.
2. Protect top and backside of substrate walls against bulk water during and after application of air barrier.

C. Complete preparation Work prior to installing the air barrier assembly.

D. Ground electrical equipment during operations.

1.11. WARRANTY:

A. Manufacturer Material Warranty:

1. Provide Air Barrier Manufacturer's standard 10-year material warranty.

PART 2: PRODUCTS

2.01. MANUFACTURER:

A. Basis of Design:

1. W.R. Meadows 40-mil Self-Healing Spray Membrane (for self-sealing spray-applied air and water barrier applications)

B. Acceptable Manufacturers:

1. **Prosoco R-Guard Spray Wrap MVP** (self-sealing, spray-applied air and water barrier)
2. **Carlisle Barritech VP** (fluid-applied, vapor-permeable air and water barrier)
3. Henry Air Bloc All Weather STPE
4. Dow Dowsil Defend Air 200
5. GE Elemax 2600

2.02. MATERIALS:

A. Fluid Applied Vapor Permeable Air Barrier (Basis of Design):

FLUID APPLIED MEMBRANE AIR BARRIERS – SECTION 07 27 26

Page 5 of 8

1. High-performance vapor-permeable air barrier, designed to provide continuous air and water resistance across wall assemblies, with a 40-mil self-healing film that re-seals around fasteners for enhanced durability and protection.
 2. Basis of design: W.R. Meadows 40-mil Self-Healing Spray Membrane
 - a. Color: Black
 - b. Application Compatibility: Can be applied to damp surfaces for consistent adhesion.
 - c. Recommended Film Thickness: 40 mils WFT/DFT for robust, long-lasting protection
 - d. Solids Content: >98%
 - e. Application Temperature: 10 °F to 122 °F (-12 °C to +50 °C)
 - f. Service Temperature: -40 °F to +300 °F (-40 °C to +149 °C)
 - g. Rain ready within 30 minutes
 - h. Water Vapor Permeance: ASTM E96 Method B, with a rating of 19 perms at 40 mils.
 - i. Air Permeance:
Material (ASTM E2178): 0.003 cfm/ft² (0.0147 L/s.m.²)
Air Leakage – Assembly (ASTM E2357): Pass
 - k. Elongation (ASTM D412): 350%
 - l. Tensile Strength (ASTM D412): 100 psi
 - m. Nail Sealability (AAMA 711-07 (ASTM D1970 modified): Pass for reliable self-sealing performance.
 - n. Water Resistance (AATCC TM127): Pass
 - o. Surface Burning Characteristics (ASTM E84):
 1. Flame Spread Index: 20, Class A
 2. Smoke developed: 10, Class A
 - p. Fire Testing (NFPA 285): Complies in various assemblies.
 - q. UV Resistance:
 1. Accelerated Weathering (ASTM G154): >5000 hours.
 2. UV resistance during construction: 12 months
 3. Permanent UV exposure under open joint cladding
 - r. VOC Content, max (EPA Method 24): 25g/L Method 24
- B. Auxiliary Materials
1. Flashings:
 - a. Self-Adhered flashing:
 1. Non-vapor permeable, self-adhered water resistive air and vapor barrier consisting of an SBS rubberized asphalt compound:
 - a. Basis of Design Product: 40 Mil Air-Shield Thru-Wall Flashing
 2. Sealants:
 - a. Moisture cure, medium modulus polymer modified sealing compound, having the following typical properties:

FLUID APPLIED MEMBRANE AIR BARRIERS – SECTION 07 27 26

Page 6 of 8

1. Basis of Design Product: Henry 925 BES Sealant
 2. Complies with Fed. Spec. TT-S-00230C, Type II, Class A.
 3. Complies with ASTM C920, Type S, Grade NS, Class 35.
3. Thru-Wall Flashing:
- a. Non-vapor permeable, self-adhered water resistive air and vapor barrier consisting of an SBS rubberized asphalt compound:
 1. Basis of Design Product: 40 Mil Air-Shield Thru-Wall Flashing

PART 3: EXECUTION**3.01. EXAMINATION:**

- A. It is the installing Subcontractor's responsibility to verify the substrate is in accordance with Air Barrier Manufacturer requirements and as specified in this Section prior to installation of air barrier. Commencement of the Work or any parts thereof, indicates installer acceptance of the substrate.
1. Acceptable substrates include exterior-grade gypsum sheathing, plywood, OSB, precast or cast-in-place concrete, CMU, primed steel, aluminum mill finish, anodized aluminum, and galvanized metal.
 2. Verify surfaces are sound, clean and free of frost, oil, grease, dirt, excess mortar or other contaminants.
 3. Provide a continuous and secure substrate.
 4. Drill fasteners into solid backing and set fastener penetrations flush with sheathing.
 5. Strike CMU mortar joints full and flush with block surface. Allow fresh CMU mortar joints to cure for a minimum of thirty-six (36) hours.
 6. Fill form tie holes/voids in poured concrete to be flush and smooth. Allow new concrete to cure a minimum of thirty-six (36) hours after forms are removed.
 7. Protect top and backside of substrate walls against bulk water during and after application of air barrier.
- B. Notify contractor in writing of any conditions that are not acceptable.
- C. Do not apply air barrier assembly components until substrate and environmental conditions are in accordance with Air Barrier Manufacturer's published literature.

3.02. PREPARATION:

- A. Verify surfaces are in accordance with the product specific technical data sheet and as stated in this specification.
- B. Protection:
1. Protect top and backside of substrate walls against bulk water during and after application of air barrier.

FLUID APPLIED MEMBRANE AIR BARRIERS – SECTION 07 27 26
Page 7 of 8

3.03. INSTALLATION:

- A. Environmental Requirements:
 - 1. Do not perform Work during rain or inclement weather.
 - 2. Do not perform Work on frost covered or wet substrates; can be applied to damp surfaces.
 - 3. Do not perform Work when ambient (air) and substrate temperatures are below 10 °F (12°C).

- B. Refer to Air Barrier Manufacturer detail drawings for installation procedures including, but not limited to, the following:
 - 1. Changes in substrate
 - 2. Control joints
 - 3. Crack treatment
 - 4. Inside corners
 - 5. Outside corners
 - 6. Penetrations
 - 7. Rough openings
 - 8. Sheathing Joints

- C. Moving Joints:
 - 1. Contact Air Barrier Manufacturer.

- D. Contact Air Barrier Manufacturer to coordinate transition of air barrier to adjacent areas including, but not limited to, the following:
 - 1. Roofing
 - 2. Waterproofing
 - 3. Fastener penetrations

- E. Thru-Wall Flashing:
 - 1. Coordinate with Section [project specific].

- F. Primary Air Barrier
 - 1. Install air barrier assembly in accordance with Air Barrier Manufacturer product specific TDS, details, guide specification, and technical bulletins to create a monolithic air and watertight application without sags, runs or voids.
 - 2. Lap air barrier onto flashing (1) inch (2.5 cm) minimum.
 - 3. Application Rate:
 - a. Wet film thickness (WFT): 40 mils
 - b. Dry film thickness (DFT): 40 mils

3.04. FIELD QUALITY CONTROL:

- A. Final Observation and Verification:

FLUID APPLIED MEMBRANE AIR BARRIERS – SECTION 07 27 26
Page 8 of 8

1. Architect and Air Barrier Manufacturer to complete final observation of air barrier assembly as required by warranty.

3.05. CLEANING:

- A. As the Work proceeds, and upon completion, promptly clean up and remove from the premises all rubbish and surplus materials resulting from the foregoing Work.
- B. Clean soiled surfaces, spatters, and damage to adjacent areas caused by Work of this Section.
- C. Check area to ensure cleanliness and remove debris, equipment, and excess material from the site.

END OF SECTION 07 27 26

40-MIL SELF-HEALING SPRAY SEAL MEMBRANE, SEE SPEC SECTION 072726

1/2" EXTERIOR WALL SHEATHING OVER 1 1/2" RIGID INSULATION. EXTERIOR SHEATHING TO BE PRESSURE TREATED, SEE PART 2 OF 061600 SPEC.

INSTALL VERTICAL FURRING STRIPS IN BETWEEN RIGID INSULATION - STRIPS TO BE ATTACHED TO CMU

40-MIL SELF-HEALING SPRAY SEAL MEMBRANE, SEE SPEC SECTION 072726

1/2" EXTERIOR WALL SHEATHING OVER 1 1/2" RIGID INSULATION. EXTERIOR SHEATHING TO BE PRESSURE TREATED, SEE PART 2 OF 061600 SPEC.

FIBER CEMENT BOARD AND BATTEN PANELS - WHERE APPLICABLE

SEALANT

CONT. 1 X 4 SMOOTH FIBER CEMENT TRIM

SEALANT

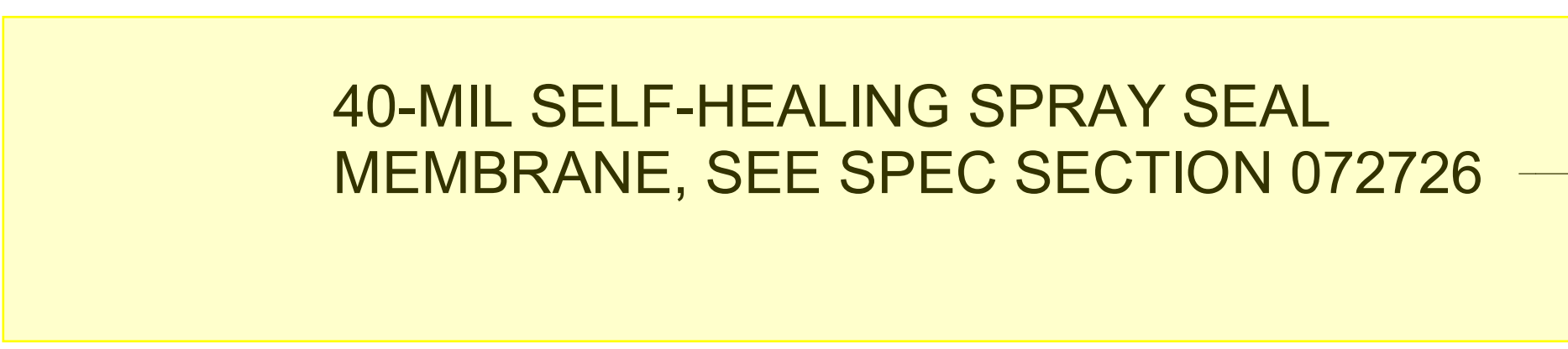
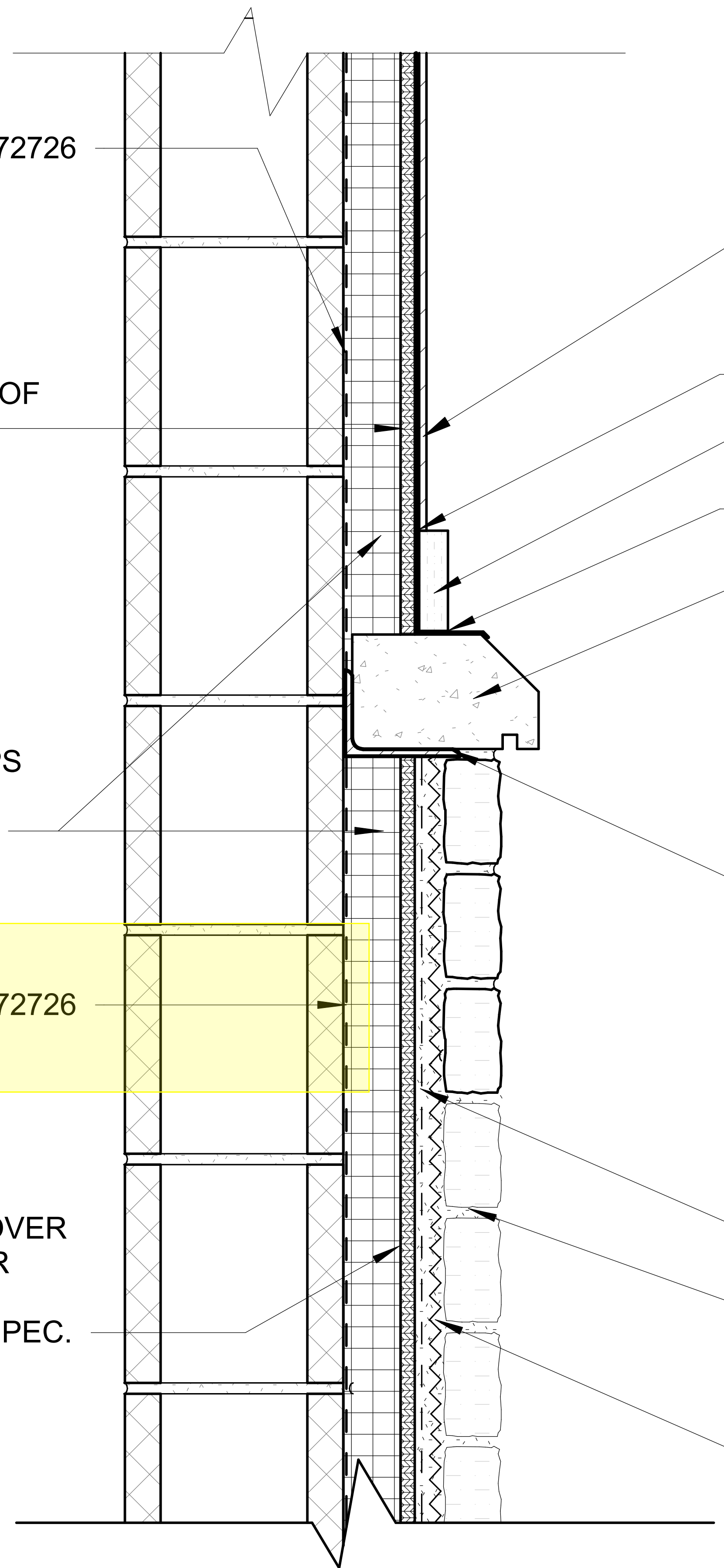
CAST STONE WATERTABLE W/ CONT. DRIP EDGE - WHERE APPLICABLE

ADHERED MEMBRANE THROUGH WALL FLASHING- TYP.

METAL LATH & FASTENERS, TYP.

ADHERED MANUFACTURED STONE VENEER W/ MORTARED JOINTS, TYP. - WHERE APPLICABLE

MORTAR SCRATCH COAT & SETTING BED, TYP.



Walton County The Grove

Change Proposal #16 – Building J – Storage Room and Tools Closet Framing Change

General Contractor:

**Reeves Young
45 Peachtree Industrial Boulevard N.W.
Sugar Hill, GA 30518
770-271-1159**



November 13, 2024

Walton County, GA
The Grove, a Walton County Parks &
Recreation Facility

Attn: John Ward, County Manager
Jeff Prine, Capital Project Manager –
Ascension Program Management

Change Proposal #16 – Storage Room and Tools Closet Framing Change

The below change proposal is for the material no cost change proposal to replace the wood framing to CF metal framing for the interior walls at the Storage Rooms (J06, J05, & J04) and Tools Closet room (J09). Please see the breakdown and supporting documentation for your reference.

| Description | Qty | Unit | Unit Price | Total |
|----------------------|-----|------|------------|--------------|
| DELETE WOOD FRAMING | 1 | LS | (\$0) | (\$0) |
| ADD CF METAL FRAMING | 1 | LS | (\$0) | (\$0) |
| TOTAL CREDIT | | | | (\$0) |

If you have any questions or require any additional information, please do not hesitate to contact us at (470) 725-0022 or via email at iarnold@reevesyoung.com.

Sincerely,
Reeves Young, LLC


Isaiah Arnold

Project Manager

45 Peachtree Industrial Blvd, Suite 200
Sugar Hill, GA 30518

770.271.1159
reevesyoung.com

Approval

Lose Design (Architect of Record) Signature:  Date: 11/14/2024

Ascension PM (Capital Project Manager) Signature: **Thomas J. Prine** Date: **11.14.2024**

Walton County Signature: _____ Date: _____



24104 - Walton County The Grove (24104-)

1089 Highway 81
Loganville, GA 30052

114 - Building J - Storage Room and Tools Closet Room Framing Material Change

Subject

Building J - Storage Room and Tools Closet Room Framing Material Change

Status

Open ●

Discipline

Architectural

Importance

Normal

Location

Building J - Maintenance Facility

Created On

11/7/2024

Due Date

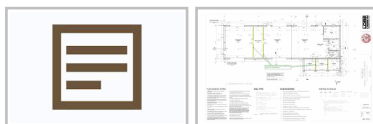
11/14/2024

Date Resolved**Author**Jose Valerio
Reeves Young, LLC**Resolved By****QUESTION** Jose Valerio on 11/7/2024 04:21 PM

Design Professional,

During the last OAC meeting on 10/23/24, RY discussed with Lose and Ascension if it was acceptable at Building J, to replace the wood framing to CF metal framing for the interior walls at the Storage Rooms (J06, J05, & J04) and Tools Closet room (J09). The material framing change would not implement any cost impacts and would allow us to completely enclose the structural beams above without having to box them out. Lose and Ascension had no exceptions to the change.

Please confirm this is acceptable. See the attached document for reference.



File

File

 Re_Building J Fi...
 Jose Valerio

 \2.01J - MAINTENA..
 Jose Valerio
ASSIGNMENTS

Aaron St Pierre (Lose Design) Due On 11/14/2024

Barbara Canuto (Lose Design) Due On 11/14/2024

Macon Chapman (Lose Design) Due On 11/14/2024

Lose Design and Ascension agree to switch the fire-rated walls to metal stud framing instead of 2x4 wood, as this change would allow for complete enclosure of the structural beams above without requiring additional boxing. This change is approved as long as it does not result in any additional cost.

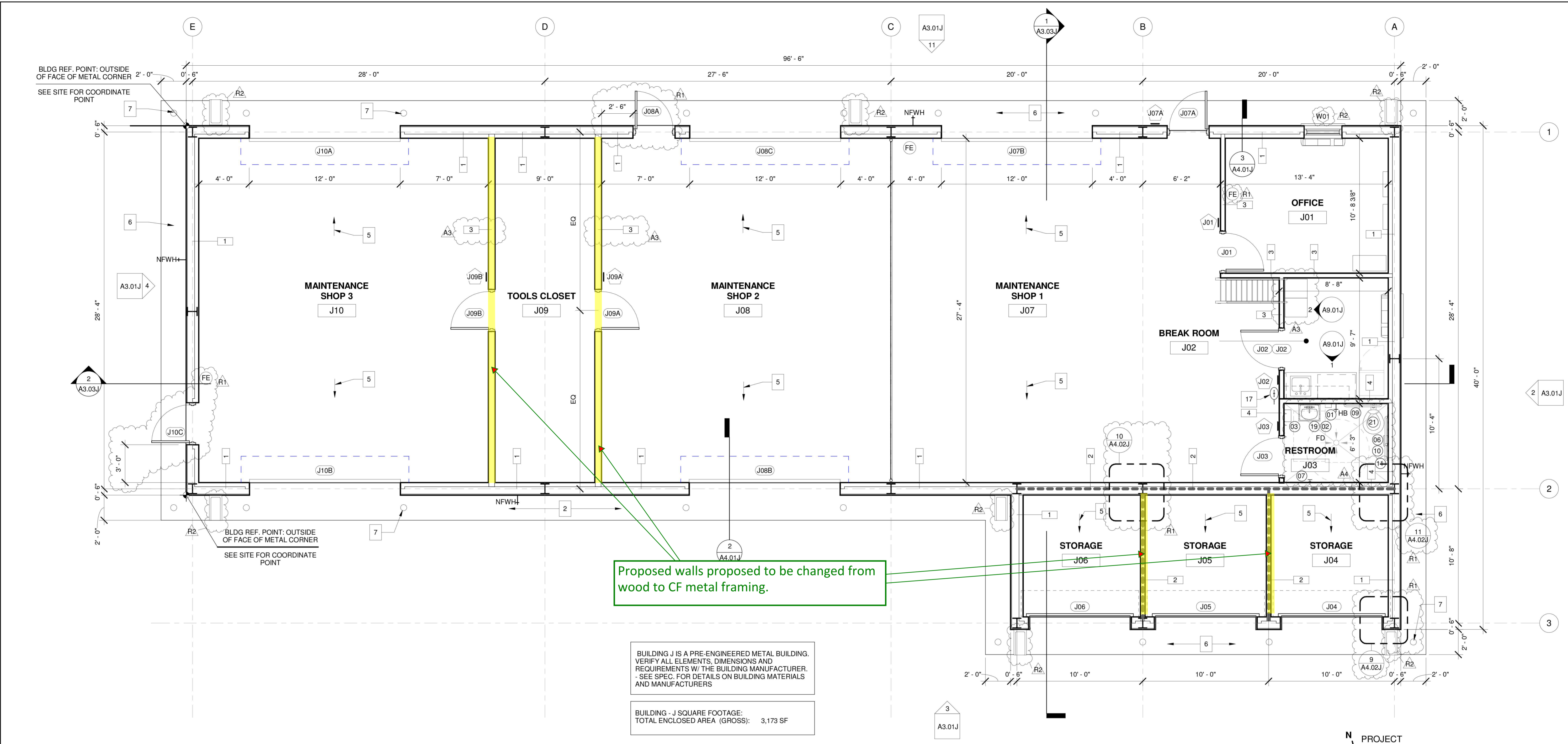
THIS DRAWING AND THE DESIGN SHOWN IS THE PROPERTY OF THE ARCHITECT. REPRODUCTION, COPYING, OR USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED. AND ANY INFRINGEMENT IS SUBJECT TO LEGAL ACTION.



GEORGIA

THE GROVE
BUILDING "J" - MAINTENANCE FACILITY
1089 HWY 81, LOGANVILLE, GA 30052
PREPARED FOR:
WALTON COUNTY

LOGANVILLE

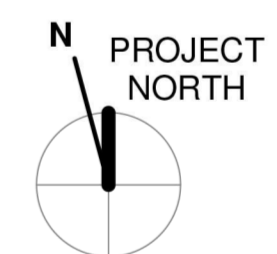


Proposed walls proposed to be changed from wood to CF metal framing.

BUILDING J IS A PRE-ENGINEERED METAL BUILDING. VERIFY ALL ELEMENTS, DIMENSIONS AND REQUIREMENTS W/ THE BUILDING MANUFACTURER. - SEE SPEC. FOR DETAILS ON BUILDING MATERIALS AND MANUFACTURERS

BUILDING - J SQUARE FOOTAGE:
TOTAL ENCLOSED AREA (GROSS): 3,173 SF

1 MAINTENANCE FACILITY FLOOR PLAN
A2.01J 1/4" = 1'-0"



PLAN GENERAL NOTES

- SEE ENLARGED PLAN AND DETAILS FOR ADDITIONAL INFORMATION.
- ALL FLOOR TO SLOPE AT 1/8" PER FOOT, UNO, COORDINATE W/ PLUMBING & STRUCTURAL.
- COORDINATE ALL CASEWORK AND OFCI ITEMS W/ OWNER.
- ALL ELECTRIC AND PLUMBING DEVICES ON EXT. WALLS TO BE "CENTERED" ON CMU VERTICALLY AND HORIZONTALLY (W.P., OUTLETS, HOSE BIBBS, ETC).
- SEAL ALL PENETRATIONS OF CONDUIT, MECHANICAL DUCT WORK, PIPING, IN ALL SUBSTRATES, INTERIOR AND EXTERIOR WALLS, CEILINGS FLOORS
- ARCHITECTURAL BUILDING FFE. LISTED AS 0'-0", COORDINATE ACTUAL W/ CIVIL.
- RUN ALL DOWN SPOUTS TO UNDERGROUND, COORDINATE W/ CIVIL, U.N.O.
- ALL EXPOSED STEEL TO BE SHOP PRIMED AND FIELD PAINTED.
- NOT USED
- INSTALL NECESSARY BLOCKING BEHIND DESIGNATED LOCATION OF SIGNAGE.
- HOSE-BIBB WITH LOCKABLE BOX, PROVIDE FREEZE-PROOF TYPE FOR EXTERIOR LOCATION, SEE PLUMBING.
- CAULK ALL DOOR & WINDOW FRAMES AT THE JOINT BETWEEN THE FRAME & THE ADJACENT SUBSTRATE.
- CAULK ALL JOINTS BETWEEN FIXED CASEWORK, PLUMBING FIXTURES, & BACKSLASH TO WALL TRANSITION JOINT.
- COORDINATE ANY EXPANSION/CONTROL/CONSTRUCTION JOINTS WITH EXISTING CONSTRUCTION. VERIFY W/ ARCH. AND STRUC. FOR ANY DISCREPANCIES THAT OCCUR DURING THE CONSTRUCTION PHASE.
- COORDINATE BUILDING SITE ORIENTATION/LAYOUT WITH CIVIL.
- FOR CONCRETE PAVING SEE SITE/CIVIL
- SEE SERIES SEE STRUCTURAL FOR ALL SLAB JOINT DETAILS.
- SEE STRUCTURAL FOR ALL FOOTING & SLAB REQUIREMENTS.
- SEE SHEET A3 SERIES FOR EXTERIOR ELEVATIONS AND BUILDING SECTIONS.
- SEE SHEET A4 SERIES FOR WALL SECTIONS & DETAILS.
- SEE SHEET A6 SERIES FOR RCP.
- SEE SHEET A7 SERIES FOR ROOF PLANS.
- SEE SHEET A8 SERIES FOR DOOR SCHEDULE & DETAILS.
- SEE SHEET A8 SERIES FOR WINDOW SCHEDULE & DETAILS.
- SEE SHEET A9 SERIES FOR ARCHITECTURAL WOODWORK, ROOM FINISH SCHEDULE AND FINISH LEGEND
- AS REQUIRED PROVIDE AND INSTALL KNOXBOX AT BUILDING ENTRANCE PER LOCAL CODE OFFICIAL DIRECTIONS AND REQUIREMENTS. MODEL OF KNOXBOX TO BE APPROVED BY LOCAL CODE OFFICIALS. KNOXBOX TO BE MODEL 3200 - 10 KEY CAPACITY - COLOR BLACK. VERIFY INSTALLATION LOCATION W/ ARCH. RECESSED MOUNTED ON BUILDING WITH FLASHING TO DRAIN. - PROVIDE BLOCKING BEHIND KNOXBOX AS REQUIRED FOR MOUNTING PER MANUFACTURER.
- MAIN DISCONNECT, SEE ELECTRICAL
- KWH METER, SEE ELECTRICAL
- ELECTRICAL PANEL, SEE ELECTRICAL
- SEE A0.02J FOR RESTROOM ACCESSORIES & PLUMBING FIXTURES LEGEND. SEE PLUMBING FOR FUTURE SPEC.

WALL TYPE

- EXTERIOR WALL:
• PREFINISH GALV. STEEL METAL WALL PANEL SYSTEM, BY PEMB.
• STEEL FRAMING SYSTEM, BY PEMB.
• VINYL SCRIM WALL INSULATION, SEE SHEET A4.1J FOR DETAILS.
• 5/8" PLYWOOD UP TO 8'-0" AFF ON PEMB GIRT FRAMING SYSTEM.
• PROVIDE 5/8" GYP. BD. AT INTERIOR AT OFFICE, BREAKROOM, & RESTROOM. - SEE INTERIOR PARTITION FOR MORE INFORMATION.
 - INTERIOR PARTITION AT STORAGE (1 HR RATED):
• 2x4 WOOD FRAMING AT 16" OC
• 5/8" P.T. PLYWOOD PANEL OVER 5/8" TYPE X GYP BD. AT EACH SIDES
• WALL TO EXTEND TO BOT. OF ROOF STRUC.
• PROVIDE 3/4" DEFLECTION AT PARTITION HEAD
• SEE A4.01J / A4.02J FOR DETAILS.
 - INTERIOR PARTITION:
• 2x4 WOOD FRAMING AT 16" OC
• W/ 5/8" GYP. BD. AT EXPOSED SIDES
• WALL TO EXTEND 8'-0" AFF
• SEE A4.01J / A4.02J FOR DETAILS.
 - INTERIOR PARTITION AT WET AREA:
• 2x4 WOOD FRAMING AT 16" OC
• W/ 5/8" MOISTURE RESISTANT GYP. BD. PANEL AT EXPOSED SIDES
• PROVIDE SOUND BATT INSULATION AROUND RESTROOM.
• WALL TO EXTEND 8'-0" AFF
• SEE A4.01J / A4.02J FOR DETAILS.
- * WRAP CERAMIC TILE AROUND RESTROOM UP TO 6'-0"
- 1 HR U.L. WALL ASSEMBLY NO. U305, SEE SHEET A0.09J & A0.10J.

PLAN KEYNOTES

- SLOPE FLOOR SLAB TOWARD OH DOOR AT 1/8" PER FT. AS INDICATED- SEE STRUC.
- CONCRETE SLAB, BROOM FINISH - SEE STRUC.
- CONCRETE FILLED STEEL BOLLARD, TYP. SEE 3 / A4.02J
- SLOPE FLOOR AT 1/2" PER FT. AT ALL CORNER CONDITION AND COLUMN LOCATIONS
- WALL LOUVER FOR MECHANICAL SYSTEM - SEE MECH.
- THRU-WALL PTAC SYSTEM, SEE MECH.
- THRU-WALL EXHAUST FAN, SEE MECH.
- CONC. PAVING, TYP. - SEE SITE / CIVIL
- SUSPENDED UNIT HEATER, TYP. - SEE MECH.
- HOSE-BIBB WITH LOCKABLE BOX, PROVIDE FREEZE-PROOF TYPE - SEE PLUMBING
- 2" W X 1/2" H WITH MARBLE ADA TRANSITION THRESHOLD AT DOOR W/ 1/4" BEVELED EDGE
- ROOF EDGE, TYP. - SEE ROOF PLAN
- EMERGENCY EYE-WASH STATION - SEE PLUMB.
- BASE CABINET W/ PLAS. LAM. FIN. & SINK - SEE A9.01J
- TANKLESS WATER HEATER UNIT. PLACE ON A STAND. SEE MECH / PLUMB.
- REDUCED PRESSURE BACKFLOW PREVENTION UNIT - SEE PLUMBING
- ELECTRICAL PANELS, TERMINAL BOARDS AND CONTROLS - SEE ELECT.

SIGNAGE SCHEDULE

| SIGN NUMBER | DOOR NUMBER | ROOM NUMBER | ROOM NAME | CHARACTER LINE 1 | CHARACTER LINE 2 | NOTES |
|-------------|-------------|-------------|--------------------|------------------|------------------|---------------|
| J01 | J01 | J01 | OFFICE | OFFICE | | 1, 2, 3, 5 |
| J02 | J02 | J02 | BREAK ROOM | BREAK ROOM | | 1, 2, 3, 5 |
| J03 | J03 | J03 | RESTROOM | RESTROOM | | 1, 2, 3, 4, 5 |
| J07A | J07A | J07 | MAINTENANCE SHOP 1 | MAINTENANCE | SHOP | 1, 2, 3, 5 |
| J08A | J09A | J09 | TOOLS CLOSET | TOOLS | CLOSET | 1, 2, 3, 5 |

NOTES:

- PROVIDE SOLID BLOCKING BEHIND DESIGNATED LOCATION OF SIGNAGE
- INSTALL SIGNAGE AT WALL BESIDE DOOR AT LATCH SIDE FOR SINGLE DOOR, INSTALL SIGNAGE AT SECONDARY DOOR LEAF FOR DOUBLE DOOR. SIGNAGE MUST COMPLY WITH ALL ADA REGULATIONS INCLUDING BUT NOT LIMITED TO:
3.1. HEIGHT ABOVE FINISH FLOOR (SEE DOOR SCHEDULE SHEET)
3.2. CHARACTERS
3.3. PICTOGRAMS
3.4. BRAILLE
3.5. FINISH
- PROVIDE UNIVERSAL PICTOGRAM FIGURES FOR RESTROOM
4.1. MAN FIGURE AT MEN'S RESTROOMS
4.2. WOMAN FIGURE AT WOMEN'S RESTROOMS
4.3. MAN AND WOMAN FIGURE AT FAMILY UNISEX RESTROOMS
4.4. WHEELCHAIR / HANDICAP FIGURE AT ALL RESTROOMS
4.5. SHOWER SYMBOL AT ALL RESTROOMS WITH SHOWER
5. PROVIDE ALL MANUFACTURER DRAWINGS FOR APPROVAL PRIOR TO INSTALL.

J00 SIGNAGE SYMBOL

SUBMITTALS / REVISIONS

| NO | DATE | DESCRIPTION |
|----|------------|------------------|
| A3 | 04/21/2023 | Addendum 3 |
| A4 | 04/28/2023 | Addendum 4 |
| R1 | 06/13/2023 | Permit Revisions |
| R2 | 7/15/2024 | VE Changes |

CONFORMED SET

SHEET TITLE
MAINTENANCE FACILITY FLOOR PLAN

PROJECT NO. **22010** DATE **09/19/24**
 DRAWN BY **STAFF** SCALE
 CHECKED BY **NR** 1/4" = 1'-0"
 SHEET NO.

A2.01J

Landon Parks

From: Isaiah Arnold
Sent: Wednesday, November 13, 2024 2:02 PM
To: Landon Parks
Cc: Marco Donjuan; Jose Valerio
Subject: FW: Building J Fire Rated walls

Landon,

Please draft Change Proposal #16 – Storage Room and Tools Closet Framing Change. This is a zero dollar change order to the owner.

Use RFI #114 and Aaron’s email below as supporting documentation.

Thank you,

Isaiah Arnold
Project Manager

iarnold@reevesyoung.com | reevesyoung.com
T 770.271.1159 | M 470.725.0022
45 Peachtree Industrial Boulevard, Sugar Hill, GA 30518



Confidentiality Notice: This message and any attachments are solely for the use of the intended recipients. They may contain privileged and/or confidential information, attorney work product or other information protected by law. If you are not an intended recipient, you are hereby notified that you received this email in error, and that any review, dissemination, distribution or copying of this email and any attachment is strictly prohibited. If you have received this email in error, please contact the sender and delete the message and any attachment from your system. Thank you for your cooperation.

From: Aaron StPierre <astpierre@lose.design>
Sent: Wednesday, November 6, 2024 1:14 PM
To: Brantley Williams <bwilliams@reevesyoung.com>; Barbara Canuto <bcanuto@lose.design>
Cc: Isaiah Arnold <iArnold@reevesyoung.com>; Jacob Pulliam <jpulliam@reevesyoung.com>; Jose Valerio <jvalerio@reevesyoung.com>; Marco Donjuan <MDonjuan@reevesyoung.com>
Subject: Re: Building J Fire Rated walls

Brantley,

I concur with that understanding.

Thanks,
Aaron



Aaron St. Pierre, RLA, ASLA, CID

Vice President

Lose Design

We've Moved! Check out our new address-

p: 770-338-0017 **m:** 504-210-5667

a: 3237 Satellite Blvd., Suite 450

Duluth, GA 30096

w: www.lose.design **e:** astpierre@lose.design

PRIVILEGED AND CONFIDENTIAL: This electronic message and any attachments are confidential property of Lose Design. The information is intended only for the person to whom it is addressed. Any other interception, copying, accessing, or disclosure of this message is prohibited. If you have received this message in error, please immediately notify Lose Design and purge the message received. Do not forward this message without permission.

From: Brantley Williams <bwilliams@reevesyoung.com>

Sent: Monday, November 4, 2024 9:32 AM

To: Aaron StPierre <astpierre@lose.design>; Barbara Canuto <bcanuto@lose.design>

Cc: Isaiah Arnold <IArnold@reevesyoung.com>; Jacob Pulliam <jpulliam@reevesyoung.com>; Jose Valerio <jvalerio@reevesyoung.com>; Marco Donjuan <MDonjuan@reevesyoung.com>

Subject: Building J Fire Rated walls

Aaron.

As discussed on site at our last OAC during our site walk, we would like to switch the fire rated walls to Metal stud framing instead of 2x4 wood. This would allow us to completely enclose the structural beams above without boxing them out. The switch from wood to metal would be a no cost change and would allow a better finish/application. Please let me know if this is acceptable. If I recall correctly Lose and Ascension had no exceptions to the change to metal as long as it was at no cost.

Thanks,

Brantley Williams
Superintendent

bwilliams@reevesyoung.com | reevesyoung.com

T 770.271.1159 M 678.495.7031

45 Peachtree Industrial Boulevard N.W., Suite 200, Sugar Hill, GA 30518



Brantley Williams
Superintendent

bwilliams@reevesyoung.com | reevesyoung.com

T 770.271.1159 | M 678-495-7031

45 Peachtree Industrial Boulevard, Sugar Hill, GA 30518

Confidentiality Notice: This message and any attachments are solely for the use of the intended recipients. They may contain privileged and/or confidential information, attorney work product or other information protected by law. If you are not an intended recipient, you are hereby notified that you received this email in error, and that any review, dissemination, distribution or copying of this email and any attachment is strictly prohibited. If you have received this email in error, please contact the sender and delete the message and any attachment from your system. Thank you for your cooperation.



November 25, 2024

Walton County, GA
The Grove, a Walton County Parks &
Recreation Facility

Attn: John Ward, County Manager
Jeff Prine, Capital Project Manager –
Ascension Program Management

Change Proposal #19 – CCTV and AV Allowance Overage

The below change proposal, per spec 012100, contains the difference between material installation costs for the AV/CCTV systems shown in the contract documents and the contractual AV and CCTV allowances. This pricing also includes the additional material and scope changes regarding Access controls, WAP's, CCTV poles, etc. per Walton County's request. Please see below for further breakdown.

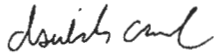
THIS PRICING DOES NOT INCLUDE MATERIALS OR LABOR NOTED DCR MEDIA QUOTE SENT BY ASCENSION. Walton County is to provide direction if work within the above mentioned quote is to be added to Reeves Young's scope.

| Description | Qty | Unit | Unit Price | Total |
|-----------------------------|--------|------|----------------|---------------------|
| AV and CCTV Pricing | 1 | LS | \$899,727.56 | \$899,727.56 |
| CCTV Allowance | 1 | LS | (\$487,500.00) | (\$487,500.00) |
| AV Allowance | 1 | LS | (\$300,000.00) | (\$300,000.00) |
| Allowance Overage | | | | \$112,227.56 |
| Payment & Performance Bond | 0.597 | % | \$670.00 | \$670.00 |
| General Liability Insurance | 0.811% | % | \$910.17 | \$910.17 |
| Builders Risk Insurance | 0.174% | % | \$195.28 | \$195.28 |
| RY Overhead and Profit | 10 | % | \$11,222.76 | \$11,222.76 |
| TOTAL | | | | \$125,225.76 |

If you have any questions or require any additional information, please do not hesitate to contact us at (470) 725-0022 or via email at iarnold@reevesyoung.com.

Sincerely,
Reeves Young, LLC

Isaiah Arnold



Project Manager

45 Peachtree Industrial Blvd Suite 200 770 271.1159
Sugar Hill, GA 30518 reevesyoung.com

Approval

Lose Design (Architect of Record) Signature: _____ Date: _____

Ascension PM (Capital Project Manager) Signature: Thomas J. Prine Date: 11.25.2024

Walton County Signature: _____ Date: _____



Walton County Board of Commissioners Facilities/Risk Mgmt. Dept.

Item 11.1.

303 South Hammond Dr.
Suite 97
Monroe, GA 30655
(770) 267-1401

TO: Rhonda Hawk County Clerk / Purchasing Director

FROM: Hank Shirley

Date: November 21, 2024

RE: Roof Replacement for Nowell Gymnasium

Ms. Hawk,

In accordance with the Walton Country Purchasing Policy, we have advertised a Request for Proposal to provide Roof Replacement for Nowell Gymnasium located at 201 W. Spring Street.

This proposal is to furnish and install a new TPO roofing system on the back gym, installing a new TPO roofing system on the front offices and replacing the shingle roof façade at the front entrance on the Nowell Gym.

We received six proposals. The Facilities Department has reviewed all the acceptable proposals and has determined that the proposal provided by Dusty Greer Roofing, Inc best meets the RFP requirements. The Facilities Department has verified Dusty Greer Roofing, Inc's experience and qualifications to our satisfaction.

It is my recommendation that the Board of Commissioners accept the proposal by Dusty Greer Roofing, Inc in the amount of \$110,948.00

Hank Shirley, Director
Facilities/Risk Mgmt. Dept.