



SANDY SPRINGS

GEORGIA

CITY COUNCIL

Rusty Paul, Mayor

John Paulson – District 1

Melody Kelley – District 2

Melissa Mular – District 3

Jody Reichel – District 4

Tibby DeJulio – District 5

Andy Bauman – District 6

Tuesday, September 5, 2023

Regular Meeting

Following Work Session

The City Council meeting will be held in the Studio Theatre at Sandy Springs City Hall
(1 Galambos Way, Sandy Springs, GA 30328).

Live-stream: www.SandySpringsGA.gov/stream

Public Comment: <http://spr.gs/publiccomment>

I. Call to Order - Mayor Rusty Paul

II. Roll Call and General Announcements - City Clerk

III. Pledge of Allegiance - Mayor Rusty Paul

IV. Public Comment

V. Approval of Meeting Agenda

VI. Consent Agenda

A. 2023-248 Meeting Minutes

August 14, 2023 City Council Special Called Meeting

August 15, 2023 City Council Work Session

August 15, 2023 City Council Meeting

August 22, 2023 City Council Special Called Meeting

B. 2023-249 Request for Mayor and City Council Consideration to Accept a Temporary Driveway Easement on that Tract of Land Located at 6728 Brandon Mill Road (Tax ID# 17-0126-0001-045-7), Lying in Land Lot 126 of the 17th District, City of Sandy Springs, Fulton County, Georgia; TS-172 Brandon Mill Road Sidewalks – Lost Forrest Drive to Brandon Ridge Project
(Presented by William H. Martin, Jr., AIA, Public Works Director)

C. 2023-250 Request for Mayor and City Council Consideration to Accept a Temporary Driveway Easement on that Tract of Land Located at 6778 Brandon Mill Road (Tax ID# 17-0087-0002-011-5), Lying in Land Lot 87 of the 17th District, City of

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.

The City will make reasonable accommodations for those persons.

1 Galambos Way, Sandy Springs, Georgia 30328 • 770-730-5600 • SandySpringsGA.gov



SANDY SPRINGS

GEORGIA

Sandy Springs, Fulton County, Georgia; TS-172 Brandon Mill Road Sidewalks –
Lost Forrest Drive to Brandon Ridge Project

(Presented by William H. Martin, Jr., AIA, Public Works Director)

- D. **2023-251** Request for Mayor and City Council Consideration of Request for Mayor and City Council Consideration of Agreement to Donate a Permanent Drainage Easement on Property Located at 2080 Spalding Drive in Land Lot 357 of the 6th District, City of Sandy Springs, Georgia (Tax ID# 06-0357-LL0205); Stormwater Project

(Presented by William H. Martin, Jr. AIA Public Works Director)

- E. **2023-252** Request for Mayor and City Council Consideration of Acceptance of a Temporary Driveway Easement on Property Located at 255 Mt. Vernon Highway in Land Lot 89 of the 17th District, City of Sandy Springs (Tax ID# 17-0089-0007-016-7); TS-191 Johnson Ferry Road/Mt. Vernon Highway at Roswell Road Improvements Project

(Presented by William H. Martin, Jr. AIA Public Works Director)

- F. **2023-253** Request for Mayor and City Council Consideration of Acceptance of a Temporary Driveway Easement on Property Located at 285 Mt. Vernon Highway in Land Lot 89 of the 17th District, City of Sandy Springs (Tax ID# 17-0089-0007-020-9); TS-191 Johnson Ferry Road/Mt. Vernon Highway at Roswell Road Improvements Project

(Presented by William H. Martin, Jr. AIA Public Works Director)

- G. **2023-254** Request for Mayor and City Council Consideration of Acceptance of an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement on Property Located at 415 Johnson Ferry Road in Land Lot 71 of the 17th District, City of Sandy Springs (Tax ID #17-0071-0001-019-7); TS-191 Johnson Ferry/Mt. Vernon Highway at Roswell Road Intersection Improvements Project

(Presented by William H. Martin, Jr. AIA Public Works Director)

VII. Presentations

VIII. Public Hearing

- A. **2023-255** ABL# 103219 - Approval of Alcoholic Beverage License Application for Beta Chapter Ramen LLC d/b/a Kyuramen – 6623 Roswell Rd, Ste G., Sandy Springs GA 30328

Applicant is James Yang for Consumption on the Premises Wine & Beer Beverages.

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SANDY SPRINGS

GEORGIA

(Presented by Toni Carlisle, Chief Financial Officer)

- B. **2023-256** Request for Mayor and City Council Consideration to Approve Participation and Approve Entering a Memorandum of Understanding to Accomplish this Purpose to the FY 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) Program
(Presented by Forrest Bohannon, Major)
- C. **2023-257** Request for Mayor and City Council Consideration of a Resolution to Approve a Metropolitan River Protection Act Certificate for River Corridor Review RC-23-02SS for Property Located at 6405 Riverside Dr.
(Presented by Michele McIntosh-Ross, Planning & Zoning Manager)

IX. New Business

- A. **2023-258** Request for City Council Consideration of Appointments to the Sandy Springs Hospitality Board (Elizabeth Ann Delmas, Jason Sheetz, and Amanda Singer)
(Presented by Mayor Rusty Paul)
- B. **2023-259** Request for Mayor and City Council Consideration of an Ordinance to Amend Part I, Subpart B, Chapter 105, Article IV - Multifamily Rental Housing, of the City of Sandy Springs Code of Ordinances
(Presented by Ginger Sottile, Director of Community Development)
- C. **2023-260** Request for Mayor and City Council Consideration to Approve Five Contract Awards for On-Call Traffic Engineering and Design Services for the City of Sandy Springs; To Authorize the City Manager to Enter into the Contracts and For Other Purposes
(Presented by William H. Martin, Jr. AIA Public Works Director)
- D. **2023-261** Request for Mayor and City Council Consideration of a Resolution to Approve a Contract Award to Lose Design for the Old Riverside Park Design and Construction Management Services Project and to Authorize the City Manager to Execute the Contract Documents
(Presented by Michael Perry, Director of Recreation and Parks)
- E. **2023-262** Request for Mayor and City Council Consideration of a Resolution to Approve a Contract Award to Atkins North America for the Abernathy Greenway South Improvements Project and to Authorize the City Manager to Execute the same
(Presented by Michael Perry, Director of Recreation and Parks)

X. Reports

- A. **2023-263** Mayor and Council Report

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SANDY SPRINGS

GEORGIA

B. **2023-264** Staff Reports

XI. Executive Session - Real Estate and Litigation

XII. Adjournment

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SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: William H. Martin, Jr., AIA, Public Works Director

DATE: July 3, 2023 Submission for the September 5, 2023 City Council Meeting

ITEM: Request for Mayor and City Council Consideration to Accept a Temporary Driveway Easement on that Tract of Land Located at 6728 Brandon Mill Road (Tax ID# 17-0126-0001-045-7), Lying in Land Lot 126 of the 17th District, City of Sandy Springs, Fulton County, Georgia; TS-172 Brandon Mill Road Sidewalks – Lost Forrest Drive to Brandon Ridge Project

Recommendation:

Staff recommends that the Mayor and City Council accept an Agreement to Donate a Temporary Driveway Easement on that tract of land lying and located in Land Lot 126 of the 17th District, Fulton County, Georgia. The property is owned by Nexvest, LLC and is located at 6728 Brandon Mill Road, NE in Sandy Springs, Georgia, as shown in the attached exhibits.

Background:

The acquisition of a Temporary Driveway Easement on the subject property is necessary in order to construct the TS-172 Brandon Mill Road Sidewalks – Lost Forrest Drive to Brandon Ridge Project.

Discussion:

The Property Owner agreed to donate the required Temporary Driveway Easement at no cost to the City.

Financial Impact:

This is a donation at no cost to the City.

Alternatives:

The acquisition reflects the minimum amount of right-of-way required in order to deliver the desired project. The City can decline to accept the Temporary Driveway Easement and not execute the project as designed.

Review:

Cheryl Oslund, Administrative Coordinator
Marty Martin, Director of Public Works
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 8/24/2023
Approved - 8/24/2023
Approved - 8/24/2023
Approved - 8/31/2023
Final Approval - 9/1/2023

Attachments:

1. Aerial Map and GIS Map
2. Executed Agreement with Attachments
3. Resolution



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Date: 7/26/2023
Map Size: 8.5x11 (LETTER)

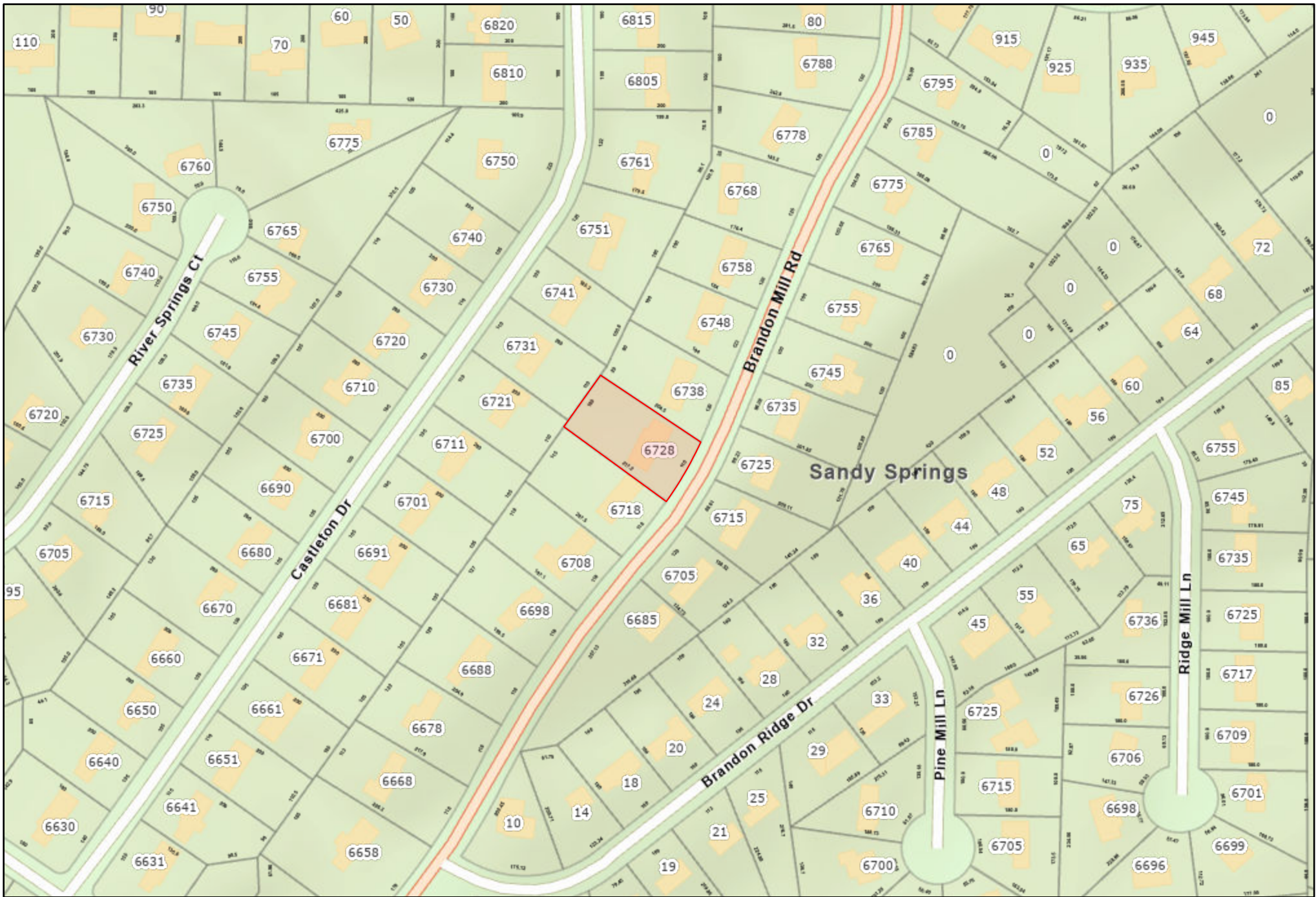


6728 Brandon Mill Rd. AERIAL - Nexvest, LLC

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FULTON
COUNTY



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6728 Brandon Mill Rd. GIS - Nexvest, LLC

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FULTON COUNTY

Tax Parcel No.: 17-0126-0001-045-7

AFTER RECORDING, PLEASE RETURN TO:

City of Sandy Springs City Clerk
1 Galambos Way
Sandy Springs, Georgia 30328

Project No. TS-172
City of Sandy Springs, GA

TEMPORARY DRIVEWAY EASEMENT

**STATE OF GEORGIA
FULTON COUNTY**

THIS EASEMENT is made and executed the 15TH day of AUGUST, 2023.

WHEREAS, the City of Sandy Springs in the County of Fulton, Georgia desires to make certain improvements for the Brandon Mill Sidewalk Project (Lost Forest Drive to Brandon Ridge), Project No. TS-172, hereinafter known as the "Project".

NOW, THEREFORE, for value received, **Nexvest, LLC** hereinafter referred to as the "Grantor," hereby grants a Temporary Driveway Easement to the **CITY OF SANDY SPRINGS, GEORGIA**, hereinafter referred to as the "City," for the right to construct a driveway over and upon the City's land abutting on and adjacent to the City's right of way in such manner as the City may reasonably deem proper to support or accommodate the improvements of said Project. The easement area is described and shown on Exhibit "A," which is attached hereto and incorporated herein by reference. Any slopes will remain in place and the City will cease to maintain the slopes upon completion and final acceptance of the project by the City of Sandy Springs Public Works Department.

The Temporary Driveway Easement granted herein shall commence upon use of this Easement for construction of the Project, and it shall terminate two (2) years from commencement of the City's use of the easement or upon the completion and final acceptance of the Project, whichever date shall first occur. Upon the completion and final acceptance of the Project, Grantor may file a notice to terminate the easement.

The Temporary Driveway Easement granted herein shall bind the successors and assigns of the undersigned party and shall inure to the benefit of the successors in title of the City.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described easement unto the said City against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this easement as of the day and year first written above.

Signed, Sealed and Delivered this 15th day of August, 2023, in the presence of:

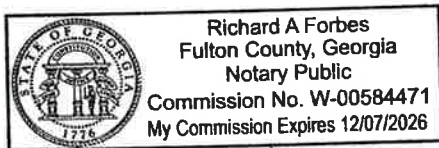
Beatrice Hernandez
Unofficial Witness

NEXVEST, LLC

By: [Signature] (L.S.)
Name: Navid Derakhshan
Title:

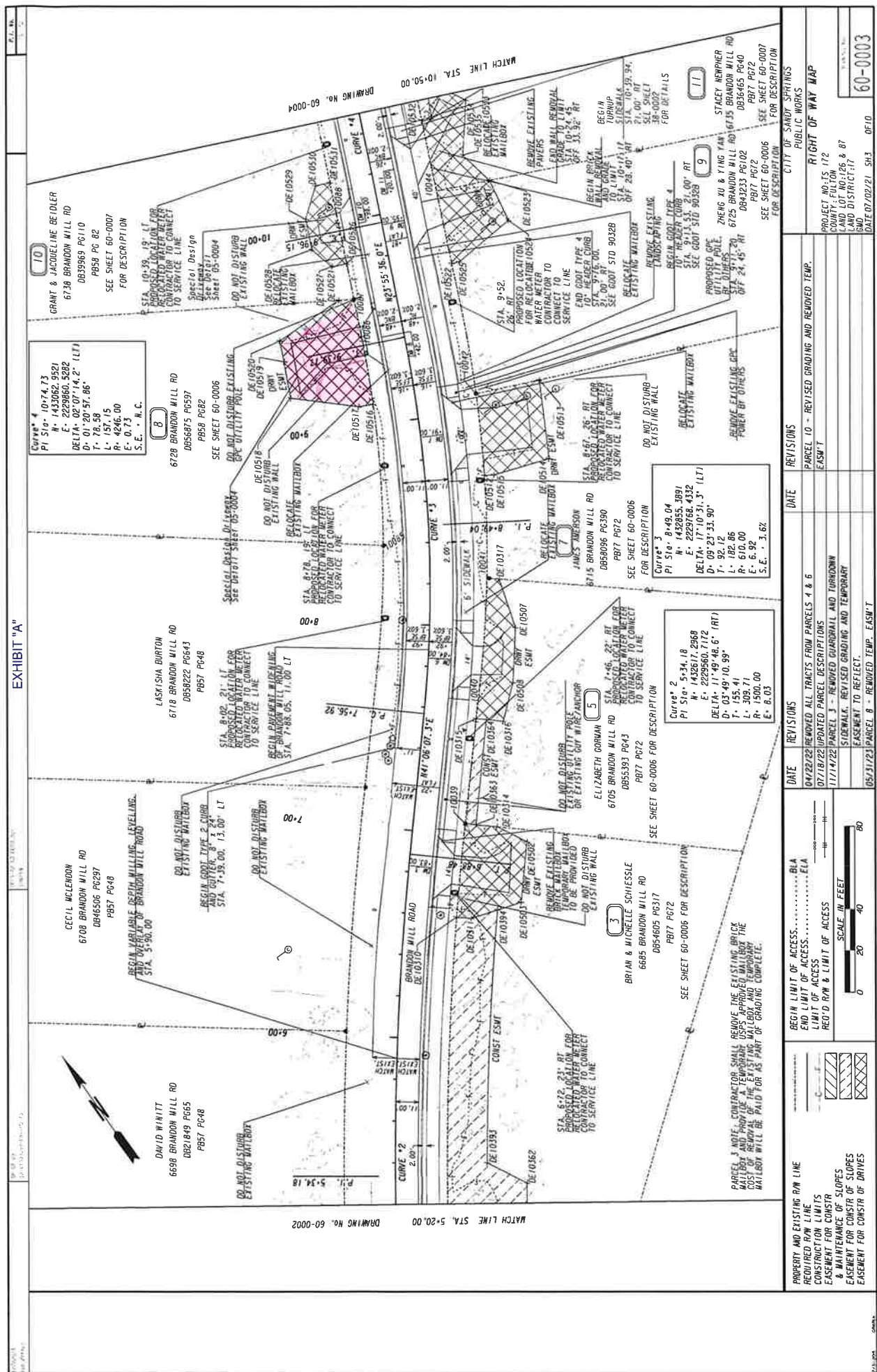
[Signature]
Notary Public

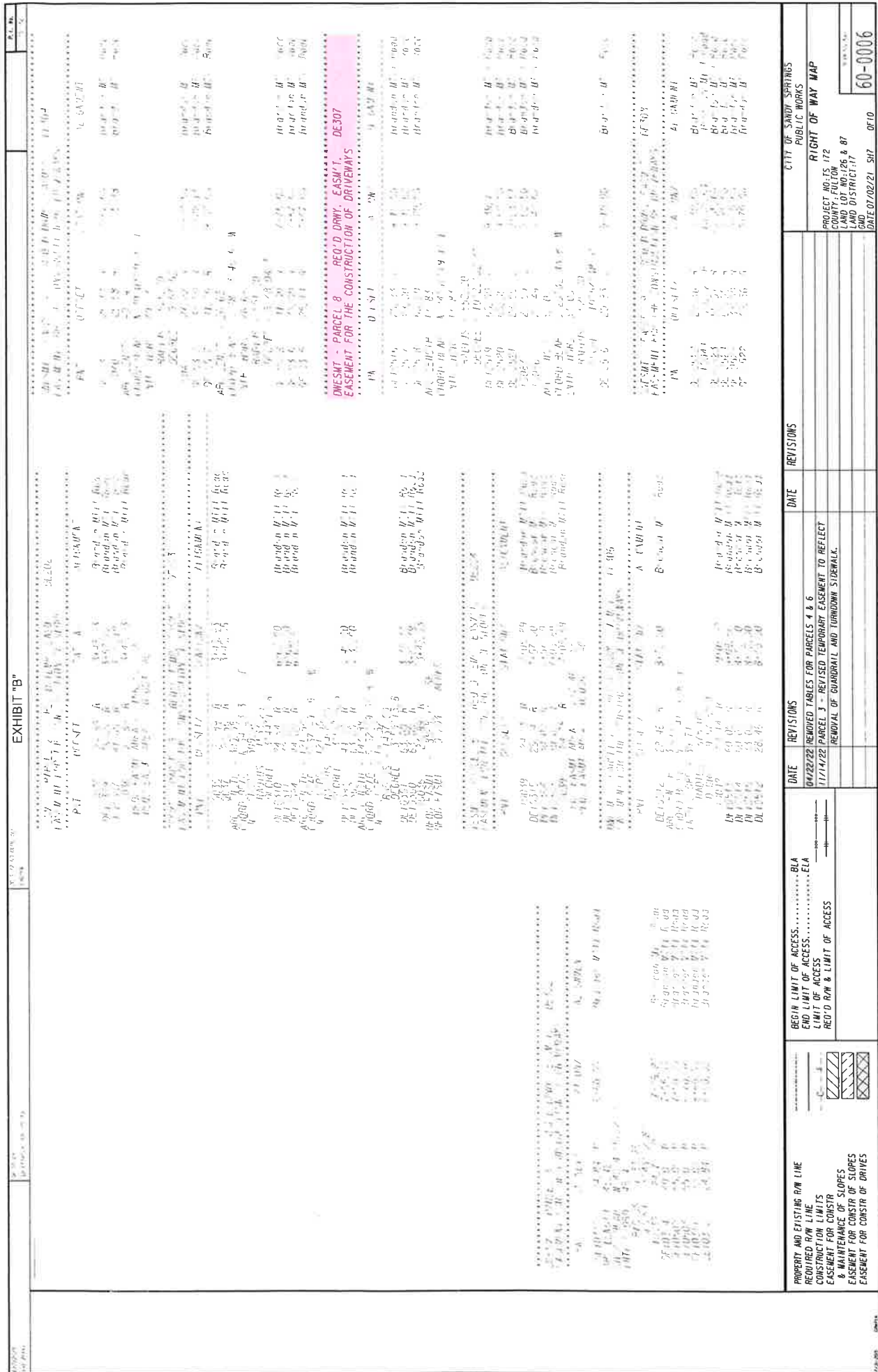
[SEAL]



APPENDUM

rel 1. City of Sandy Springs Agrees to Construct the
new concrete driveway to the existing expansion
joint located approximately 25-30 feet from
edge of pavement.





STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT A TEMPORARY DRIVEWAY EASEMENT
ON THAT TRACT OF LAND LOCATED AT 6728 BRANDON MILL ROAD
(TAX ID# 17-0126- 0001-045-7), LYING IN LAND LOT 126 OF THE 17TH DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures, and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs, and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed and approves the acceptance of a Temporary Driveway Easement by the City of Sandy Springs for property located at 6728 Brandon Mill Road, owned by Nexvest, LLC, in Land Lot 126 of the 17th District, Fulton County, City of Sandy Springs, Georgia

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

To facilitate the construction of the TS-172 Brandon Mill Road Sidewalks – Lost Forest Drive to Brandon Ridge Project, the City approves the acceptance of a Temporary Driveway Easement on property located in Land Lot 126 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this 5th day of September, 2023.

APPROVED:

Russell K. Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: William H. Martin, Jr., AIA, Public Works Director

DATE: July 3, 2023 Submission for the September 5, 2023 City Council Meeting

ITEM: Request for Mayor and City Council Consideration to Accept a Temporary Driveway Easement on that Tract of Land Located at 6778 Brandon Mill Road (Tax ID# 17-0087-0002-011-5), Lying in Land Lot 87 of the 17th District, City of Sandy Springs, Fulton County, Georgia; TS-172 Brandon Mill Road Sidewalks – Lost Forrest Drive to Brandon Ridge Project

Recommendation:

Staff recommends that the Mayor and City Council accept an Agreement to Donate a Temporary Driveway Easement on that tract of land lying and located in Land Lot 87 of the 17th District, Fulton County, Georgia. The property is owned by Brent J. Beaver and Ivonne A. Florez and is located at 6778 Brandon Mill Road, NE in Sandy Springs, Georgia, as shown in the attached exhibits.

Background:

The acquisition of a Temporary Driveway Easement on the subject property is necessary in order to construct the TS-172 Brandon Mill Road Sidewalks – Lost Forrest Drive to Brandon Ridge Project.

Discussion:

The Property Owner agreed to donate the required temporary driveway easement in exchange for a Cost to Cure payment in the amount of \$2,600.00 to be used to help restore the easement area once the project is complete.

Financial Impact:

The amount of \$2,600.00 is to be paid to the property owners once this Agreement is accepted and approved. Sufficient funds exist within the TS-172 Project Budget.

Alternatives:

The acquisition reflects the minimum amount of right-of-way required in order to deliver the desired project. The City can decline to accept the Temporary Driveway Easement and not execute the project as designed.

Review:

Cheryl Oslund, Administrative Coordinator
Marty Martin, Director of Public Works
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 8/24/2023
Approved - 8/24/2023
Approved - 8/24/2023
Approved - 8/31/2023
Final Approval - 9/1/2023

Attachments:

1. Aerial Map and GIS Map
2. Executed Agreement with Attachments
3. Resolution



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Date: 8/9/2023
Map Size: 8.5x11 (LETTER)

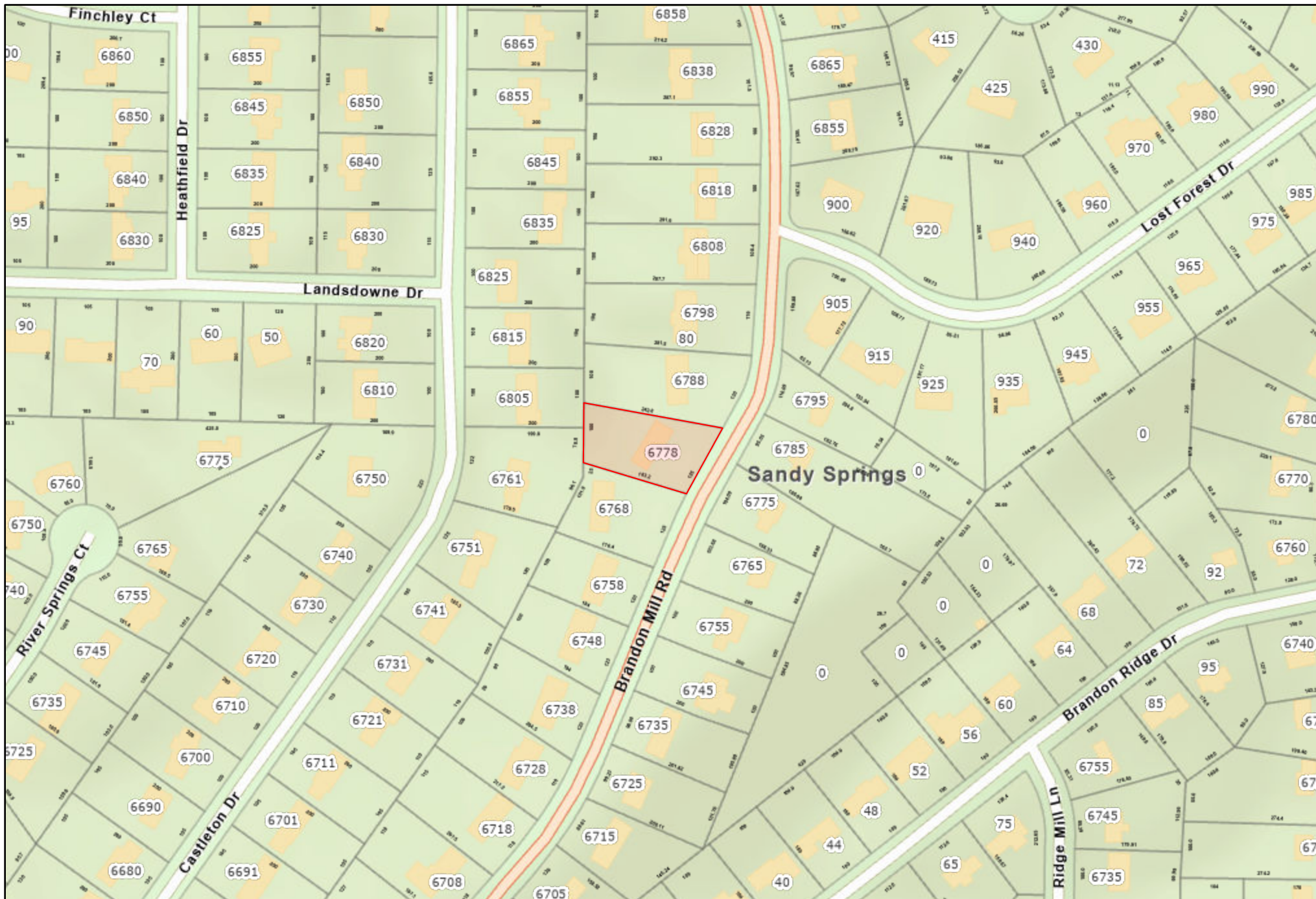


6778 Brandon Mill Rd. AERIAL - Beaver & Florez

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FULTON COUNTY



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Date: 8/9/2023
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6778 Brandon Mill Rd. GIS - Beaver & Florez

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FULTON COUNTY

AGREEMENT TO DONATE TEMPORARY DRIVEWAY EASEMENT

STATE OF GEORGIA, FULTON COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned Brent J. Beaver and Ivonne A. Florez grants to the City of Sandy Springs an option to acquire Temporary Driveway Easement rights on and over the following described real estate:

Those specified rights through that tract or parcel of land located in Land Lots 87 of the 17th District, of Fulton County, Georgia, and being more particularly described on Exhibits "A" and "B", attached hereto, and made a part hereof by reference.

With the donation of Temporary Driveway Easement rights in exchange for a Cost to Cure Payment of \$2,600.00 for improvements being acquired/impacted, the Undersigned agrees to execute and deliver to the City of Sandy Springs, Temporary Construction Easement rights on the lands owned by the undersigned as reflected on the attached Exhibits "A" and "B".

* * * * *

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is the appraised fair market value for all of the rights granted.

<u>N/A</u>	Fee Simple Right of Way
<u>N/A</u>	Permanent Drainage Easement
<u>N/A</u>	Temporary Construction Easement
<u>See Exhibits A&B</u>	Temporary Driveway Easement

- 3) All Temporary Easements granted herein shall commence upon the City's use of the Easement Area for construction of the project. All Temporary Easements shall terminate after two years from the commencement of the City's use of the Easement Area for construction of the project, or upon the completion and final acceptance of the Project by the City, whichever date shall first occur.
- 4) This Agreement shall not be binding until accepted and approved by the City Council of Sandy Springs, Georgia.
- 5) Special Provisions, if any, are listed on Exhibit "C", which will be attached hereto and incorporated herein by reference.

[signatures on the following page]

Signed, Sealed and Delivered in
the presence of:



Witness



Name: Brent J. Beaver (L.S.)



Notary Public 08/03/2023





Witness



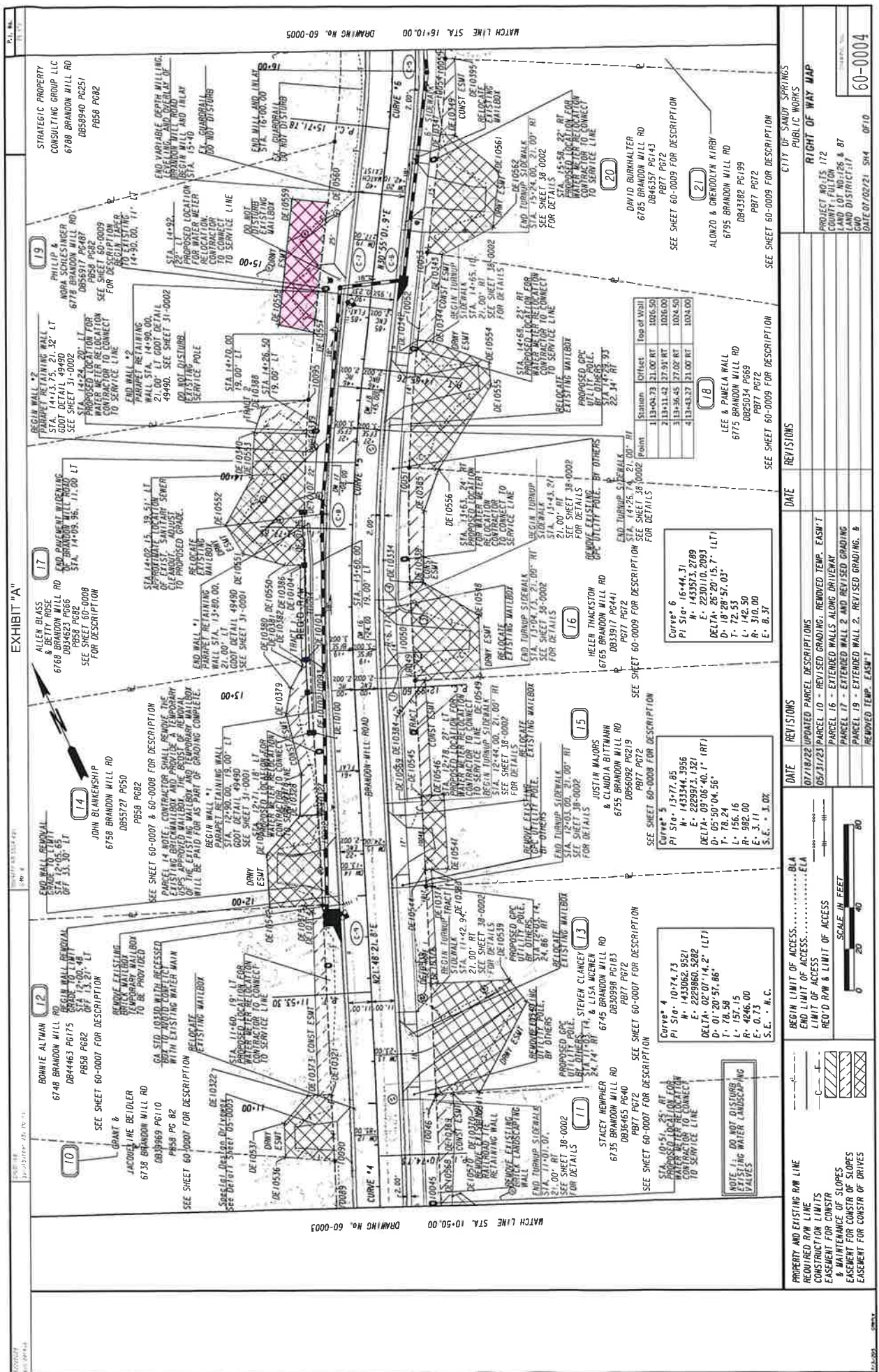
Name: Ivonne A. Florez (L.S.)



Notary Public 08/03/2023

{NOTARY SEAL}





AGREEMENT TO DONATE TEMPORARY DRIVEWAY EASEMENT

EXHIBIT "C" (Page 1 of 2)

The following Special Provisions are attached hereto and incorporated herein by reference.

1. The leaning tree that is located approximately 20 feet north of the existing driveway and outside of the proposed driveway easement area is deemed to be hazardous and shall be removed by the tree clearing contractor prior to construction.
2. The proposed retaining wall shall be clad on both sides and of the same material consistency as the existing sidewalk masonry walls located north of the subject property.

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT A TEMPORARY DRIVEWAY EASEMENT
ON THAT TRACT OF LAND LOCATED AT 6778 BRANDON MILL ROAD
(TAX ID# 17-0087-0002-011-5), LYING IN LAND LOT 87 OF THE 17TH DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures, and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs, and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed and approves the acceptance of a Temporary Driveway Easement by the City of Sandy Springs for property located at 6778 Brandon Mill Road, owned by Brent J. Beaver and Ivonne A. Florez, in Land Lot 87 of the 17th District, Fulton County, City of Sandy Springs, Georgia

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

To facilitate the construction of the TS-172 Brandon Mill Road Sidewalks – Lost Forest Drive to Brandon Ridge Project, the City approves the acceptance of a Temporary Driveway Easement on property located in Land Lot 87 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this 5th day of September, 2023.

APPROVED:

Russell K. Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: William H. Martin, Jr. AIA Public Works Director

DATE: August 7, 2023 Submission for the September 5, 2023 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of Request for Mayor and City Council Consideration of Agreement to Donate a Permanent Drainage Easement on Property Located at 2080 Spalding Drive in Land Lot 357 of the 6th District, City of Sandy Springs, Georgia (Tax ID# 06-0357-LL0205); Stormwater Project

Recommendation:

Staff recommends that the Mayor and City Council accept a Permanent Drainage Easement on that tract of land lying and located in Land Lot 357 of the 6th District, Fulton County, Georgia. The property owners are John David Tholen and Katherine M. Tholen, and the property is located at 2080 Spalding Drive.

Background:

The acquisition of 400 square feet of Permanent Drainage Easement on the subject property is necessary in order to construct the 2080 Spalding Drive Stormwater Project. The property owners have donated the necessary easement rights required to construct the proposed project.

Discussion:

This acquisition is necessary in order to repair storm water infrastructure along Spalding Drive. The property owners have agreed to donate the necessary easement rights required to construct the proposed project.

Financial Impact:

There is no financial impact as the property owners have donated the necessary easement rights to construct the proposed project at no cost to the City.

Alternatives:

The acquisition reflects the minimum amount of Permanent Drainage Easement required to deliver the desired project. The City may decline to execute acceptance of said permanent drainage easement and not execute the project as planned.

Review:

Karen Lugassy, Executive Assistant
Marty Martin, Director of Public Works
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney

Created/Initiated - 8/24/2023
Approved - 8/24/2023
Approved - 8/30/2023
Approved - 8/31/2023

Eden Freeman, City Manager

Final Approval - 9/1/2023

Attachments:

1. Aerial and GIS - 2080 Spalding Dr. (Tholen)
2. Signed PDE - 2080 Spalding Dr. (Tholen)
3. Resolution to Accept PDE - 2080 Spalding Dr. (Tholen)



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Date: 7/27/2023
Map Size: 8.5x11 (LETTER)

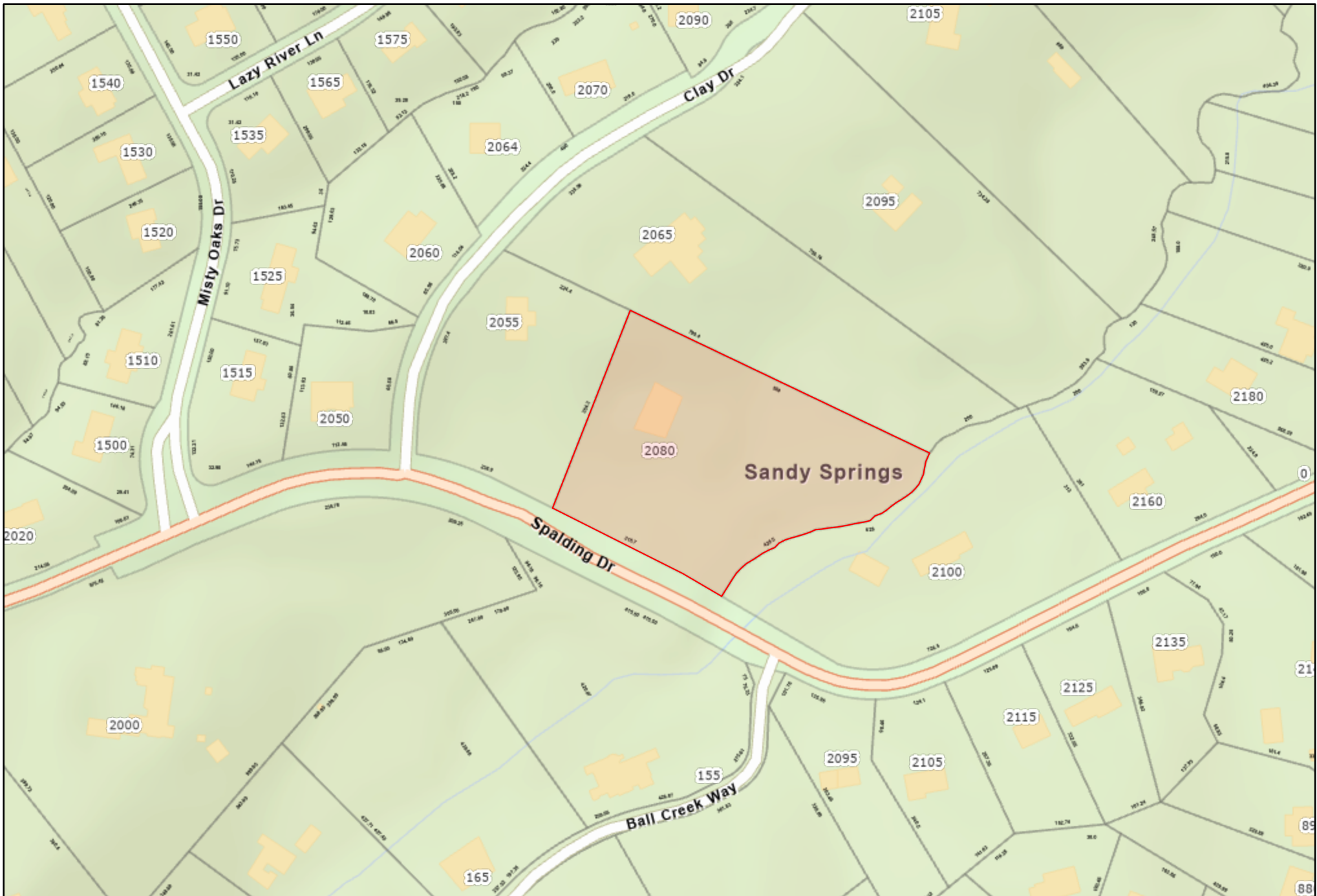


2080 Spalding Dr. AERIAL - Tholen

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COUNTY



2080 Spalding Dr. GIS - Tholen

Date: 7/27/2023
Map Size: 8.5x11 (LETTER)



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FULTON
COUNTY

AFTER RECORDING, PLEASE RETURN TO:
City of Sandy Springs
City Clerk's Office
1 Galambos Way
Sandy Springs, GA 30328

Cross reference:
Deed Book: 17428, Page: 227
Parcel No: 06-0357-LL0205

**STATE OF GEORGIA,
FULTON COUNTY**

PERMANENT DRAINAGE EASEMENT

THIS EASEMENT DEED is made this 27th day of July 2023, by **JOHN DAVID THOLEN and KATHERINE M. THOLEN**, ("Grantor"), to the **CITY OF SANDY SPRINGS, GEORGIA**, a municipal corporation of the State of Georgia ("Grantee"). The term Grantor as used herein is inclusive of the Grantor's heirs, assigns, and successors in interest.

WHEREAS, Grantor is the owner of that certain tract or parcel of land located in Land Lot: 357 of the 6th District of Fulton County, Georgia, and described in a deed recorded in the real property records of Fulton County at Deed Book: 17428, Page: 227 (the "Property");

WHEREAS, Grantee is desirous of obtaining a permanent easement for drainage, access, and other purposes ("easement") of approximately 400 square feet, more or less, over, upon, and across the Property, as described and shown on Easement Exhibit, attached hereto, and incorporated herein by reference,

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR (\$1.00) in hand paid, along with other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants and conveys a perpetual and exclusive permanent easement unto Grantee as described and depicted on Easement Exhibit as follows:

1. Grantee shall have the right to use the easement at any time for any purpose, including, all rights of access by foot and vehicles over and upon, to alter or improve, and to place improvements within, provided Grantee does unreasonably interfere with Grantee's use of the Property;
2. Grantor and its successors and assigns shall defend, indemnify, and hold Grantee harmless from all claims, demands, suits, actions, damages, judgments, and liabilities of any nature whatsoever imposed upon, incurred by, caused by or asserted against Grantee, its agents, employees, successors or assigns related to the exercise of the rights conveyed to Grantee.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written. Signed, sealed and delivered in the presence of:

(signatures on following page)

GRANTOR:

John David Tholen

(S.E.A.L.)

Sworn to and subscribed before me and in my presence
on this the 27th day of July, 2023.

Notary Public
Name:

My commission expires Richard A Forbes
[notary seal] Fulton County, Georgia
Notary Public
Commission No. W-00584471
My Commission Expires 12/07/2026

Unofficial Witness
Name:

GRANTOR:

Katherine M. Tholen

(S.E.A.L.)

Sworn to and subscribed before me and in my presence
on this the 27th day of July, 2023.

Notary Public
Name:

My commission expires Richard A Forbes
[notary seal] Fulton County, Georgia
Notary Public
Commission No. W-00584471
My Commission Expires 12/07/2026

Unofficial Witness
Name:

NORTH
(GRID NORTH GA. WEST)

GeoSurvey

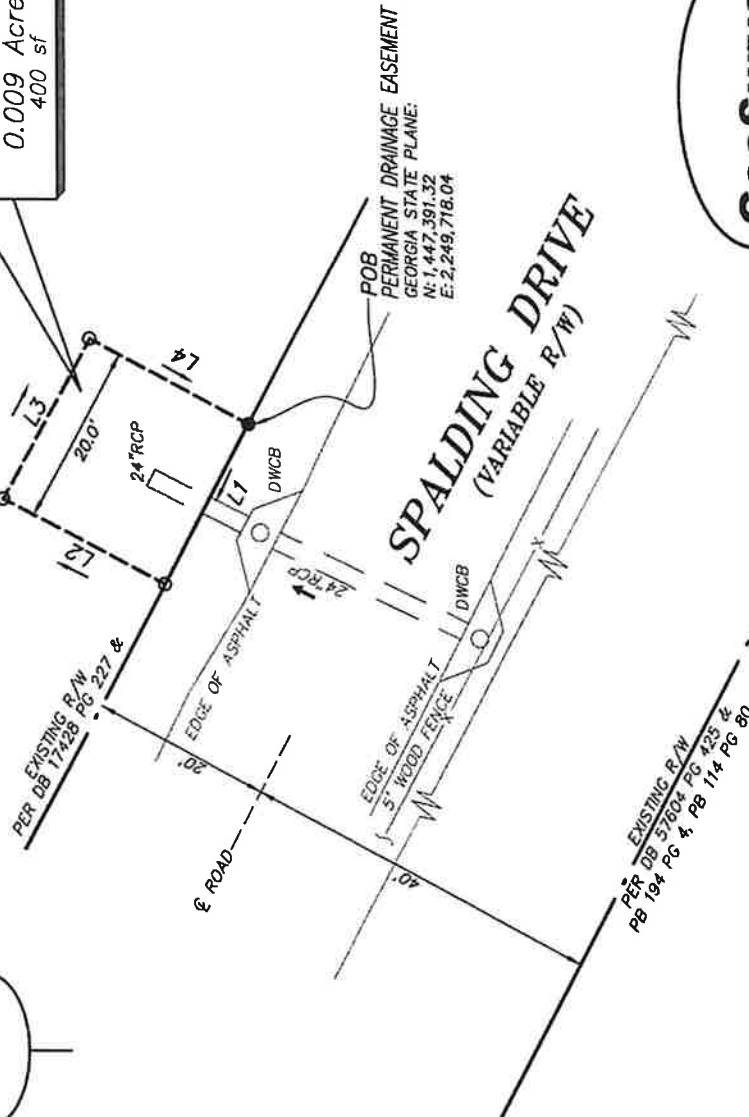
#2080 SPALDING DRIVE
N/F PROPERTY OF

JOHN D. & KATHERINE M. THOLEN

DEED BOOK 17428 / PAGE 227

PID: 06 0357LL0205

**20' PERMANENT
DRAINAGE EASEMENT**
0.009 Acre
400 sf

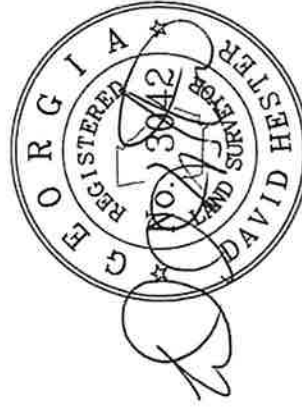


GRAPHIC SCALE

GRAPHIC SCALE 1" = 20'



LINE	BEARING	DISTANCE
L1	N62°03'31"W	20.00'
L2	N27°56'29"E	20.00'
L3	S62°03'31"E	20.00'
L4	S27°56'29"W	20.00'



EASEMENT EXHIBIT "A"

City of Sandy Springs, GA.

JOB NO: 20227355	DRAWING SCALE: 1" = 20'
FIELD WORK: SA	CITY: SANDY SPRINGS STATE: GA
PROJ MGR: GEE	COUNTY: FULTON DISTRICT: 6th
REVIEWED: DLH	LAND LOT: 357
DWG FILE: 7355-2-Exhibit1.dwg	SURVEY DATE: 6-8-2022
	EXHIBIT DATE: 3/27/2023

GeoSurvey

Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

Phone: (770) 795-9900
Fax: (770) 795-8880

www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization LSP-000621

Exhibit "B"
Property Description
20' Permanent Drainage Easement
2080 Spalding Drive
(parcel ID: 06-0357LL205)
(Date: 12-12-22)

All that tract or parcel of land lying and being in Land Lot 357 of the 6th District, Fulton County, City of Sandy Springs Georgia, and being more particularly described as follows:

BEGINNING at a point located on the northeasterly right-of-way of Spalding Drive (variable right-of-way), said point having Georgia State Plane Coordinates of North: 1,447,391.32 East: 2,249,718.04; Thence continuing along said right-of-way North 62 degrees 03 minutes 31 seconds West, a distance of 20.00 feet to a point; Thence departing said right-of-way North 27 degrees 56 minutes 29 seconds East, a distance of 20.00 feet to a point; Thence South 62 degrees 03 minutes 31 seconds East, a distance of 20.00 feet to a point; thence South 27 degrees 56 minutes 29 seconds West, a distance of 20.00 feet to a point located on said northeasterly right-of-way of Spalding Drive, which is the **POINT OF BEGINNING**.

Said tract or parcel of land contains 0.009 Acres, and 400 Square Feet.

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT AN AGREEMENT TO DONATE A PERMANENT
DRAINAGE EASEMENT ON THAT CERTAIN TRACT OF LAND LOCATED AT
2080 SPALDING DRIVE, (TAX ID#06-0357-LL0205) IN LAND LOT 357 OF THE
6TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA,**

WHEREAS the City Manager for the City of Sandy Springs, Georgia (“City”) directed the Department of Public Works (“Department”) to develop standard policies for recurring matters and establish appropriate internal controls and legal compliance in order to provide for an efficient and effective means to serve the City’s constituents; and

WHEREAS the Department has determined a need to facilitate Stormwater infrastructure repairs along Spalding Drive (“Project”); and

WHEREAS the City requires 400 sq. ft. of permanent drainage easement (“Project”) upon that tract of land located in Land Lot 357 of the 6th District, Fulton County, Sandy Springs, Georgia at 2080 Spalding Drive (“Property”).

WHEREAS the Property is owned by John David Tholen and Katherine M. Tholen (“Property Owners”) and the Property Owners have agreed to donate the Permanent Drainage Easement required for the construction of the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA AS FOLLOWS:

That the City of Sandy Springs Mayor and Council approves the Agreement to Donate Permanent Drainage Easement and authorize the City Manager and City Attorney to sign and execute all documents required to facilitate this transaction.

RESOLVED this 5th day of September, 2023.

APPROVED:

Russell K. Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: William H. Martin, Jr. AIA Public Works Director
DATE: August 8, 2023 Submission for the September 5, 2023 City Council Meeting
ITEM: Request for Mayor and City Council Consideration of Acceptance of a Temporary Driveway Easement on Property Located at 255 Mt. Vernon Highway in Land Lot 89 of the 17th District, City of Sandy Springs (Tax ID# 17-0089-0007-016-7); TS-191 Johnson Ferry Road/Mt. Vernon Highway at Roswell Road Improvements Project

Recommendation:

Staff recommends that the Mayor and City Council accept a Temporary Driveway Easement on that tract of land lying and located in Land Lot 89 of the 17th District, Fulton County, Georgia. The property is owned by 255 Mt. Vernon Parkway, LLC, and is located at 255 Mt. Vernon Highway, Sandy Springs, Georgia, as shown in the attached exhibits.

Background:

The acquisition of a Temporary Driveway Easement on the subject property is necessary in order to construct the TS-191 Johnson Ferry Road/Mt. Vernon Highway at Roswell Road Improvements Project.

Discussion:

The Property Owner agreed to donate the required Temporary Driveway Easement at no cost to the City.

Financial Impact:

This is a donation at no cost to the City.

Alternatives:

The acquisition reflects the minimum amount of right-of-way required in order to deliver the desired project. The City can decline to accept the Temporary Driveway Easement not execute the project as designed.

Review:

Karen Lugassy, Executive Assistant
Marty Martin, Director of Public Works
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 8/24/2023
Approved - 8/24/2023
Approved - 8/30/2023
Approved - 8/31/2023
Final Approval - 9/1/2023

Attachments:

1. Aerial Map
2. GIS Map
3. Executed DWE. 255 MVH. 255 Mount Vernon Parkway LLC
4. RESOLUTION



255 Mt. Vernon Highway/ 255 Mount Vernon Parkway, LLC

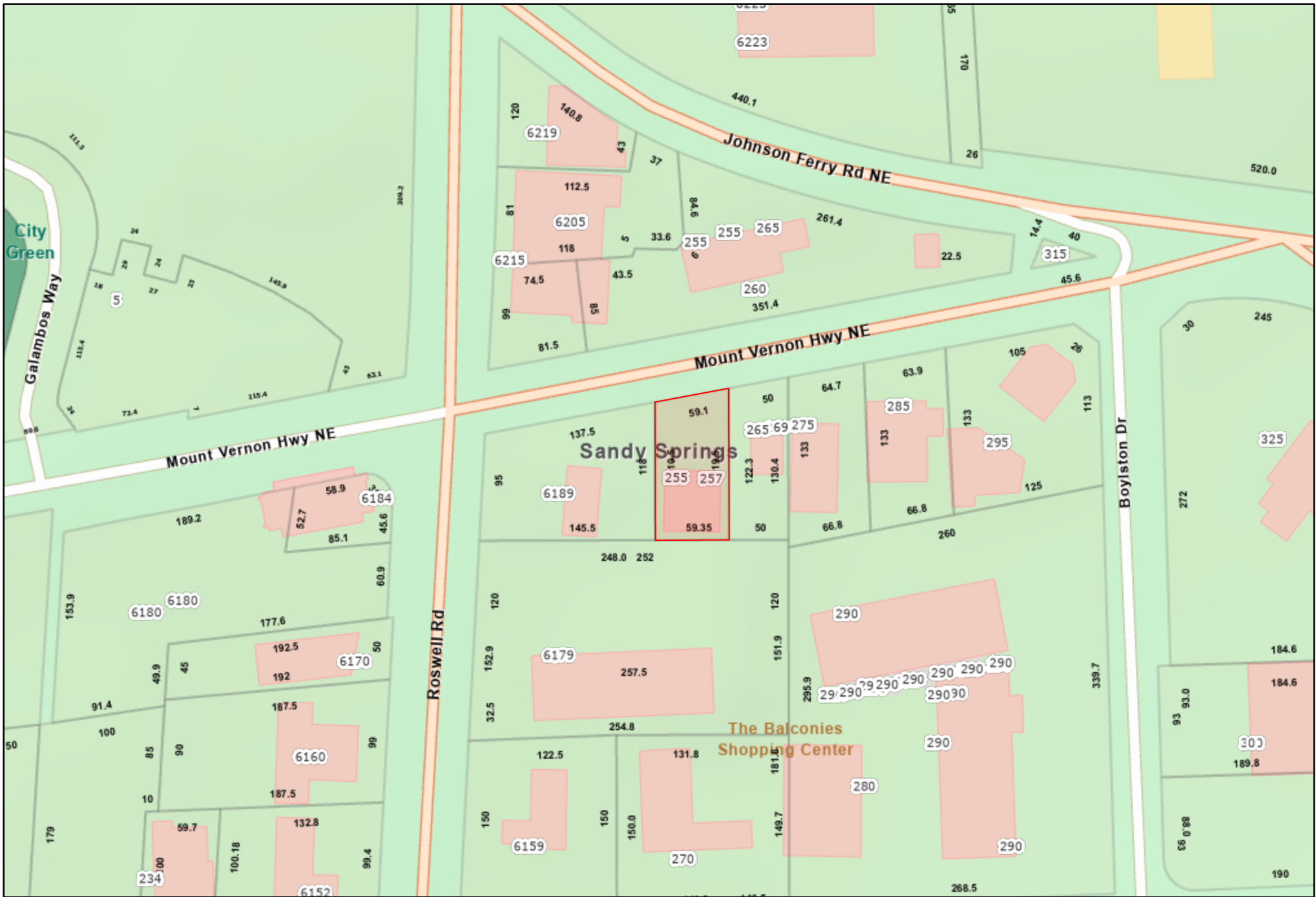
Date: 8/9/2023
Map Size: 8.5x11 (LETTER)



Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.



FULTON
COUNTY



255 Mt. Vernon Highway/ 255 Mount Vernon Parkway, LLC

Date: 8/9/2023
Map Size: 8.5x11 (LETTER)



Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.



FULTON
COUNTY

Please return to:

TAX ID# 17-0089-0007-016-7

TEMPORARY DRIVEWAY EASEMENT

STATE OF GEORGIA
FULTON COUNTY

City Project TS 191
Parcel No. 6 (the "Subject Property")

THIS CONVEYANCE is made and executed the 14th day of August, 2023 (the "Effective Date").

WHEREAS, the City of Sandy Springs in the County of Fulton, Georgia desires to construct the TS-191 Johnson Ferry Road/Mt. Vernon Highway at Roswell Road Intersection Improvements Project (the "Project").

NOW, THEREFORE, for value received, the receipt and sufficiency of which is hereby acknowledged, the undersigned **255 Mount Vernon Parkway Limited Liability Company**, a Georgia limited liability company, ("Grantor"), owner of the Subject Property, does hereby grant to the **City of Sandy Springs**, a Georgia municipal corporation (the "City") the non-exclusive right to execute certain construction over and upon the hereinafter described temporary driveway easement area on the Subject Property in such manner as the City may deem proper to support or accommodate the improvements of said Project, , subject to the terms herein. The easement area is shown with cross-hatched lines and described under the heading "PARCEL 6 REQ'D DRWY. EASM'T. DE50016" for Parcel 6 on the attached Right of Way Map Drawing Nos. 60-0006 and 60-0007, dated 12/09/2019, last revised 11/15/2022 (Drawing No. 60-0006) and 10/21/2022 (Drawing No. 60-00007), attached hereto as **Exhibit "A"** and incorporated herein by this reference (the "Right of Way Plans") (as shown and described, the "Temporary Driveway Easement").

Any slopes(if any) will remain in place and the City will cease to maintain the slopes upon completion and final acceptance of the Project by the City of Sandy Springs Public Works Department.

Said Temporary Driveway Easement shall be constructed in accordance with the Right of Way Plans, the profile for DW 12 shown on the undated Driveway Profiles Drawing No. 17-0005, the undated Construction Plan, Drawing Nos. 13-0002 and 13-0006, the undated Signing and Marking Plans, Drawing Nos. 26-0002 and 26-0006, and the undated Cross Sections, Drawing Nos. 23-0016 and 23-0017, attached hereto as **Exhibit "B"** and incorporated herein by this reference (the "Construction and Driveway Plans and Profiles"). The City shall ensure that the driveway constructed within the Temporary Driveway Easement shall be at least twenty-four feet (24') wide, shall not change or alter the existing driveway grade, and shall have a smooth transition from the driveway to the right of way. All construction shall be conducted in a good and workmanlike manner, ensuring continued drainage in a manner similar to the existing drainage conditions on Grantor's property. Upon commencement of construction on Grantor's property, the City shall diligently pursue the work and complete the same in an expeditious manner and in such a way as to minimize the disturbance to Grantor's property. The City shall ensure only one half of the driveway shall be closed at any time, and shall maintain continuous, open and reasonable ingress and egress for both inbound and outbound traffic through the driveway to the Subject Property at all times, including but not limited to, all delivery trucks and oversized vehicles. Promptly upon completion of construction, the City shall, at its sole cost and expense, restore or cause its Project contractor(s) to restore and/or stabilize any curb and gutter, concrete, asphalt, parking stall striping, or other site improvements disturbed by the construction work to as near as possible the same condition and contour that existed immediately prior to such work, with the exception of the changes contemplated and shown on the Right of Way Plans and the Construction and Driveway Plans and Profiles.

Said Temporary Driveway Easement granted herein shall commence upon the City's use of the Temporary Driveway Easement for construction of the TS-191 Project, and shall terminate three (3) years from the Effective Date; or upon the completion and the City's final acceptance of the TS-191 Project, whichever date shall first occur.

Grantor hereby warrants that it has the right to sell and/or convey said Temporary Driveway Easement and bind, itself, its successors and assigns forever and defend by virtue of these presents.

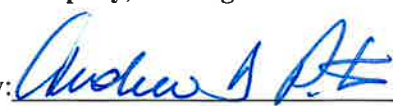
In Witnesseth whereof, Granter has hereunto set its hand and seal as of the day above written.

Signed, Sealed and Delivered this 14th day
of August, 2023 in the presence of:

**255 Mount Vernon Parkway Limited Liability
Company, a Georgia limited liability company**



Witness

By:  (L.S.)
Name:

Title: MANAGER



Notary Public

{NOTARY SEAL}



PROGRESS PRINTS

EXHIBIT "A"

SANDY SPRINGS
GEORGIA



Jacobs

SCALE: 1" = 40' HORIZONTAL
1" = 10' VERTICAL

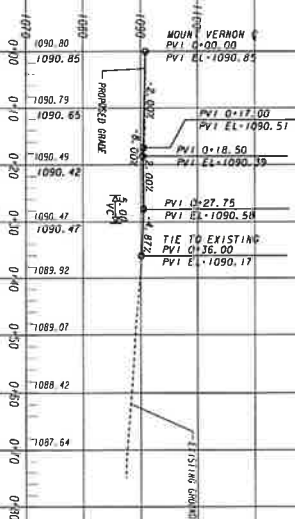
REVISION DATES

DRIVEWAY PROFILES

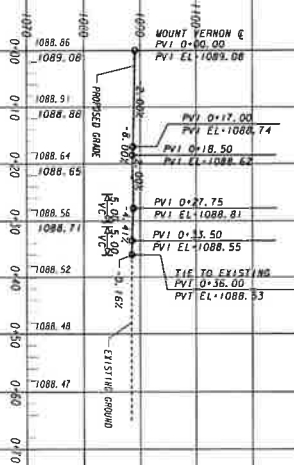
JOHNSON FERRY ROAD
AND MOUNT VERNON HIGHWAY

DATE	17-0005
BY	
CHECKED	
DESIGNED	
IN CHARGE	

DM 12
MOUNT VERNON HIGHWAY
STA. 506+12.93 RT
23' COMMERCIAL ASPHALT
GA. DETAIL A-2



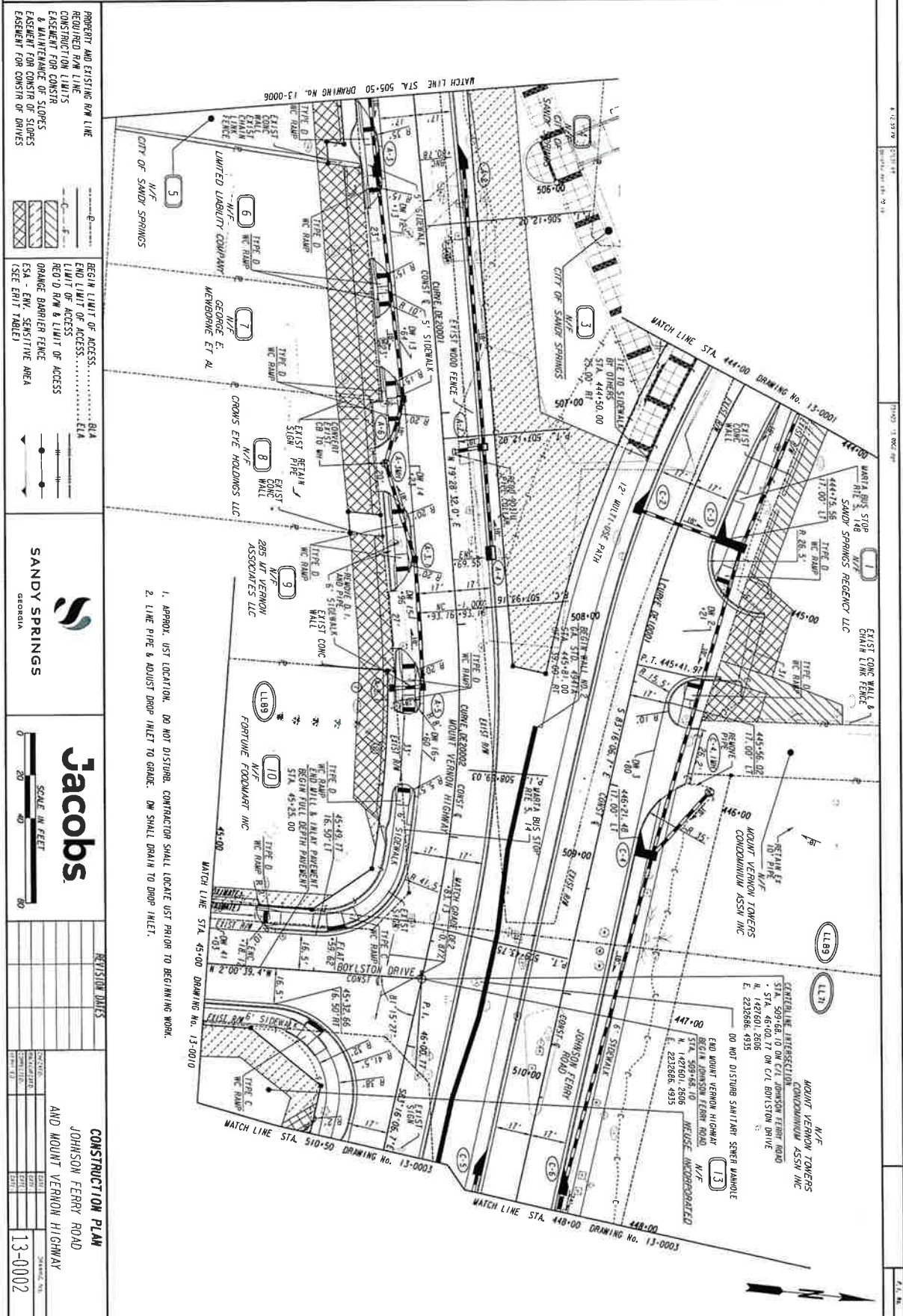
DM 13
MOUNT VERNON HIGHWAY
STA. 506+54.00 RT
23' COMMERCIAL ASPHALT
GA. DETAIL A-2



DM 14
MOUNT VERNON HIGHWAY
STA. 507+22.85 RT
20' COMMERCIAL ASPHALT
GA. DETAIL A-2

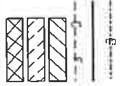


PROGRESS PRINTS



PROGRESS PRINTS

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRAVES



BEGIN LIMIT OF ACCESS.....BIA
END LIMIT OF ACCESS.....BIA
LIMIT OF ACCESS
NEED R/W & LIMIT OF ACCESS
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA
(SEE EMT TABLE)



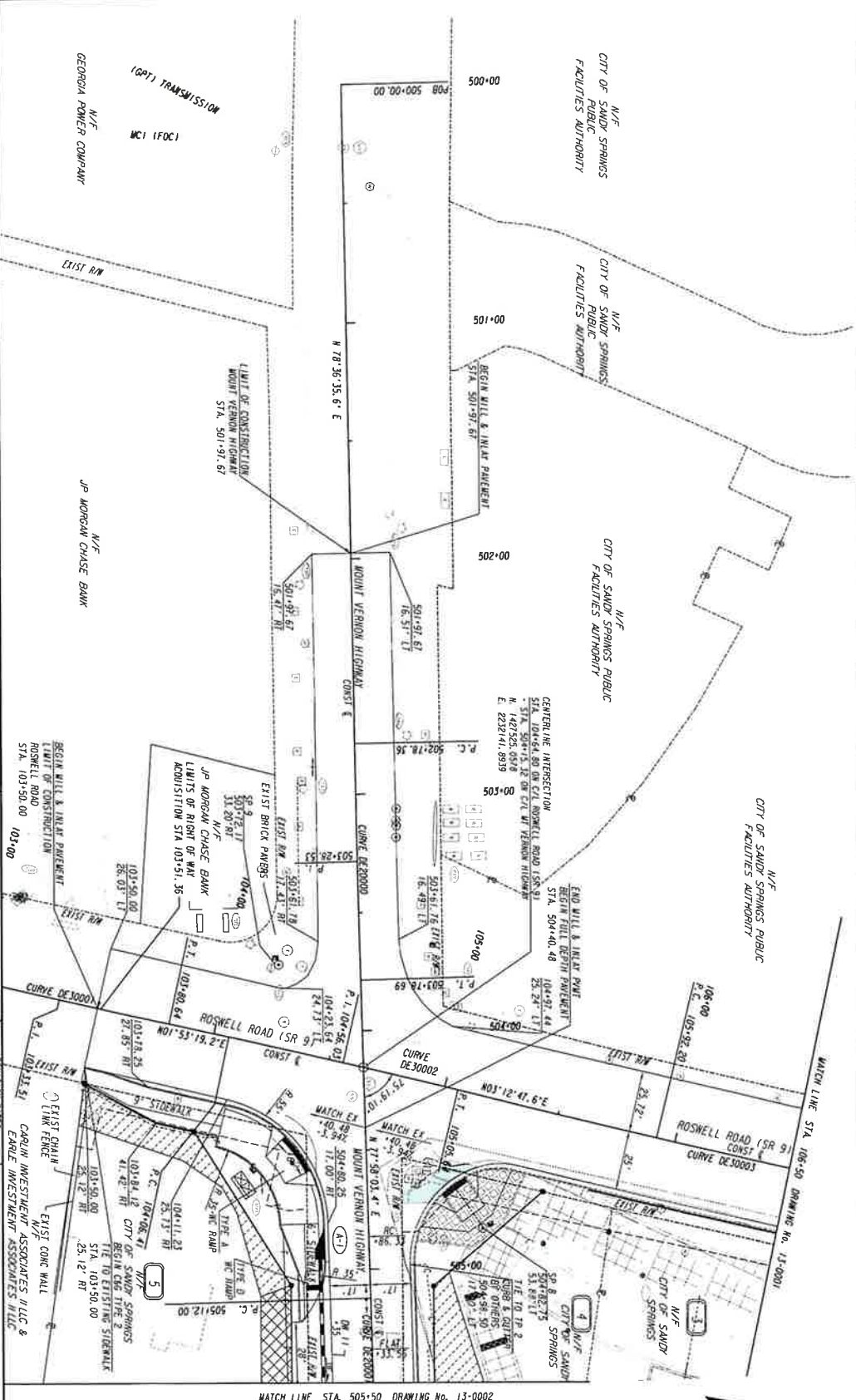
SANDY SPRINGS
GEORGIA

Jacobs
SCALE IN FEET
0 20 40 60

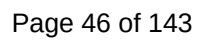
REVISION DATES

CONSTRUCTION PLAN
JOHNSON FERRY ROAD
AND MOUNT VERNON HIGHWAY

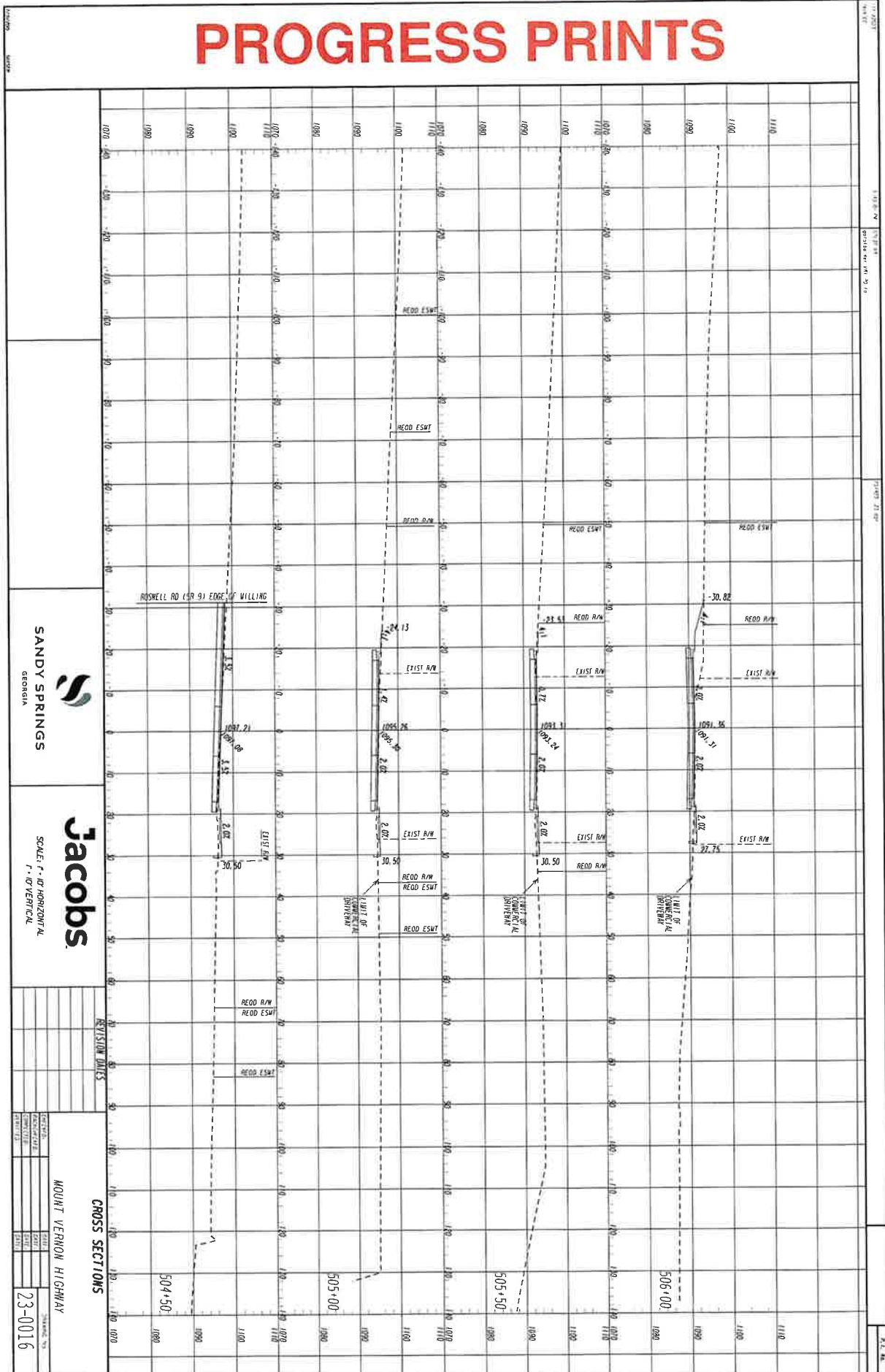
13-0006



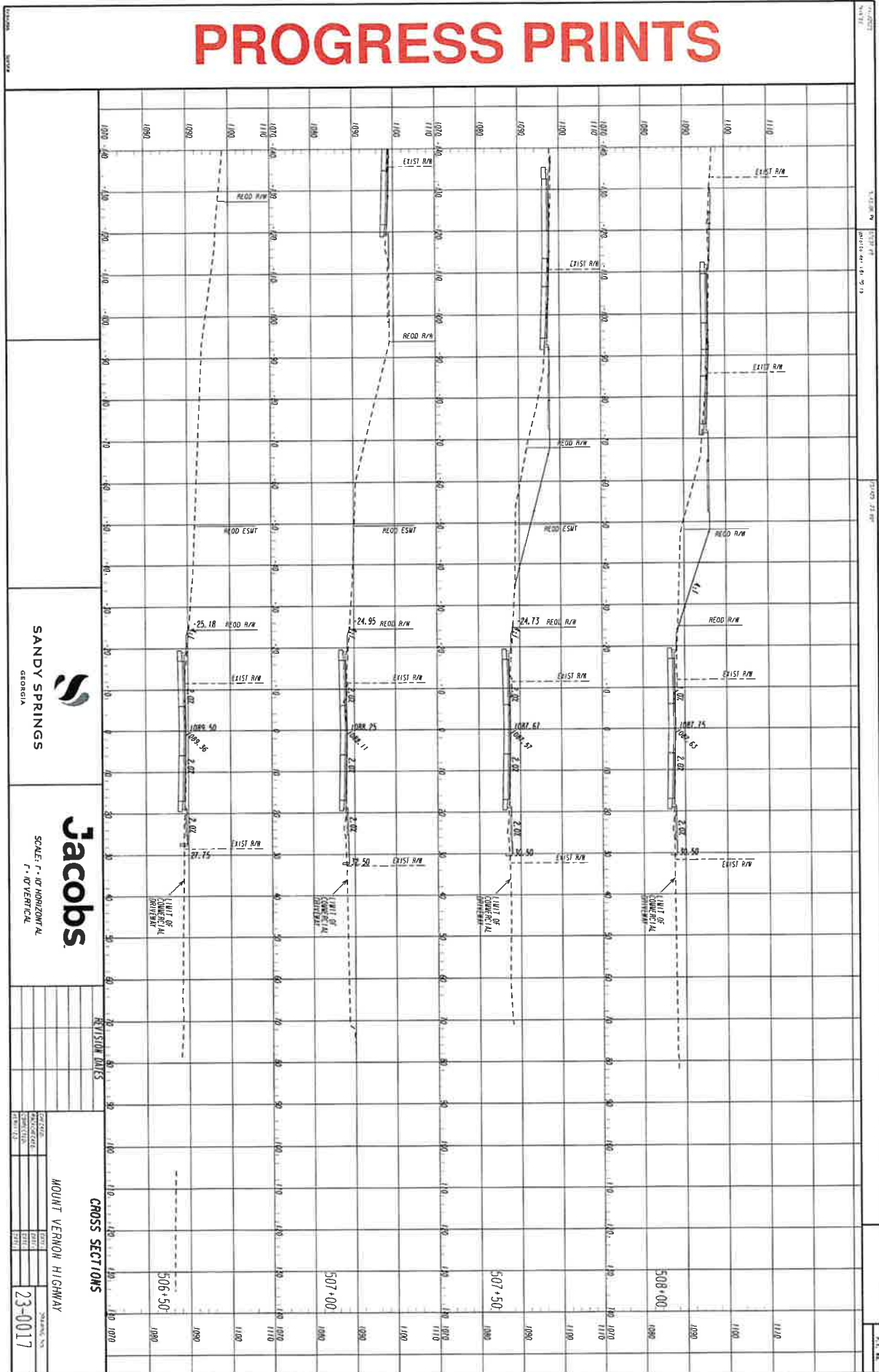
MATCH LINE STA. 505+50 DRAWING No. 13-0002

[illegible]

PROGRESS PRINTS



PROGRESS PRINTS



STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT A TEMPORARY DRIVEWAY EASEMENT
ON THAT TRACT OF LAND LOCATED AT 285 MT. VERNON HIGHWAY
(TAX ID# 17-0089-0007-016-7), LYING IN LAND LOT 89 OF THE 17TH DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs, and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed and approves the acceptance of a Temporary Driveway Easement by the City of Sandy Springs for property located at 255 Mt. Vernon Highway, owned by 255 Mt. Vernon Parkway, LLC, in Land Lot 89 of the 17th District, Fulton County, City of Sandy Springs, Georgia

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

To facilitate the construction of the TS-191 Johnson Ferry Road/Mt. Vernon Highway at Roswell Road Improvements Project, the City approves the acceptance of a Temporary Driveway Easement on property located in Land Lot 89 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this 5th day of September, 2023.

APPROVED:

Russell K. Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: William H. Martin, Jr. AIA Public Works Director
DATE: August 8, 2023 Submission for the September 5, 2023 City Council Meeting
ITEM: Request for Mayor and City Council Consideration of Acceptance of a Temporary Driveway Easement on Property Located at 285 Mt. Vernon Highway in Land Lot 89 of the 17th District, City of Sandy Springs (Tax ID# 17-0089-0007-020-9); TS-191 Johnson Ferry Road/Mt. Vernon Highway at Roswell Road Improvements Project

Recommendation:

Staff recommends that the Mayor and City Council accept a Temporary Driveway Easement on that tract of land lying and located in Land Lot 89 of the 17th District, Fulton County, Georgia. The property is owned by 285 Mt. Vernon Associates, LLC, and is located at 285 Mt. Vernon Highway, Sandy Springs, Georgia, as shown in the attached exhibits.

Background:

The acquisition of a Temporary Driveway Easement on the subject property is necessary in order to construct the TS-191 Johnson Ferry Road/Mt. Vernon Highway at Roswell Road Improvements Project.

Discussion:

The Property Owner agreed to donate the required Temporary Driveway Easement at no cost to the City.

Financial Impact:

This is a donation at no cost to the City.

Alternatives:

The acquisition reflects the minimum amount of right-of-way required in order to deliver the desired project. The City can decline to accept the Temporary Driveway Easement not execute the project as designed.

Review:

Karen Lugassy, Executive Assistant
Marty Martin, Director of Public Works
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 8/24/2023
Approved - 8/24/2023
Approved - 8/30/2023
Approved - 8/31/2023
Final Approval - 9/1/2023

Attachments:

1. Aerial Map
2. GIS Map
3. P#9. 285 Mt. Vernon Assoc. LLC. Executed DWE
4. RESOLUTION



285 Mt. Vernon Highway/ 285 Mount Vernon Associates, LLC

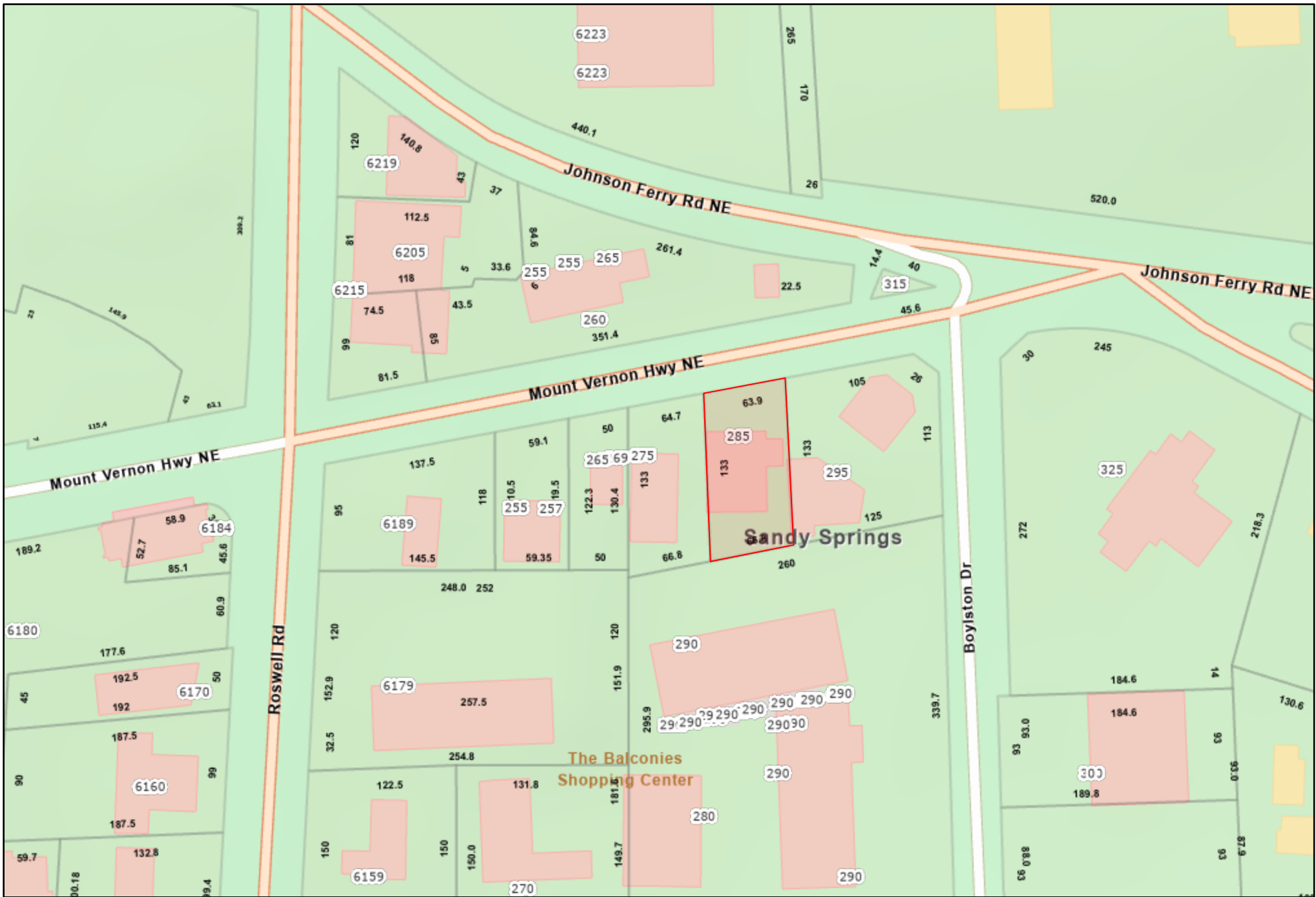
Date: 8/9/2023
 Map Size: 8.5x11 (LETTER)



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FULTON COUNTY



0 0 0 0 mi

Date: 8/9/2023
Map Size: 8.5x11 (LETTER)

N

285 Mt. Vernon Highway/ 285 Mount Vernon Associates, LLC

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.

Please return to:

TAX ID# 17-0089-0007-020-9

TEMPORARY DRIVEWAY EASEMENT

STATE OF GEORGIA
FULTON COUNTY

City Project TS 191
Parcel No. 9 (the "Subject Property")

THIS CONVEYANCE is made and executed the 25th day of July, 2023 (the "Effective Date").

WHEREAS, the City of Sandy Springs in the County of Fulton, Georgia desires to construct the TS-191 Johnson Ferry Road/Mt. Vernon Highway at Roswell Road Intersection Improvements Project (the "Project").

NOW, THEREFORE, for value received, the receipt and sufficiency of which is hereby acknowledged, the undersigned **255 Mount Vernon Associates, LLC**, a Georgia limited liability company ("Grantor"), owner of the Subject Property, does hereby grant a Temporary Driveway Easement to the **City of Sandy Springs**, a Georgia municipal corporation, (the "City") the non-exclusive right to execute certain construction over and upon our land the hereinafter described temporary driveway easement area on the Subject Property in such manner as the City may deem proper to support or accommodate the improvements of said Project, subject to the terms herein. The easement area is shown with cross-hatched lines and described under the heading "PARCEL 6 REQ'D DRWY. EASM'T. DE50016" for Parcel 9 on the Right of Way Map Drawing Nos. 60-0006, 60-0033, and 60-0008, dated 12/09/2019, last revised 11/15/2022 (Drawing No. 60-0006), and 10/21/2022 (Drawing Nos. 60-0033 and 60-0008), attached hereto as **Exhibit "A"** and incorporated herein by this reference (the "Right of Way Plans") (as shown and described, the "Temporary Driveway Easement").

Any slopes (if any) will remain in place and the City will cease to maintain the slopes upon completion and final acceptance of the Project by the City of Sandy Springs Public Works Department.

Said Temporary Driveway Easement shall be constructed in accordance with the Right of Way Plans, the profile for DW 15 shown on the undated Driveway Profiles Drawing No. 17-0006, the undated Construction Plan, Drawing Nos. 13-0002 and 13-0010, the undated Signing and Marking Plans, Drawing Nos. 26-0002 and 26-0010, and the undated Cross Sections, Drawing Nos. 23-0017 and 23-0018, attached hereto as **Exhibit "B"** and incorporated herein by this reference (the "Construction and Driveway Plans and Profiles"). The City shall ensure that the driveway constructed within the Temporary Driveway Easement shall be at least twenty-seven feet (27') wide, and shall have a smooth transition from the driveway to the right of way. All construction shall be constructed in a good and workmanlike manner, ensuring continued drainage in a manner similar to the existing drainage conditions on Grantor's property. Upon commencement of construction on Grantor's property, the City shall diligently pursue the work and complete the same in an expeditious manner and in such a way as to minimize the disturbance to Grantor's property. The City shall ensure only one half of the driveway shall be closed at any time, and shall maintain continuous, open and reasonable ingress and egress for both inbound and outbound traffic through the driveway to the Subject Property at all times, including but not limited to, all delivery trucks and oversized vehicles. Promptly upon completion of construction, the City shall, at its sole cost and expense, restore or cause its Project contractor(s) to restore and/or stabilize any curb and gutter, concrete, asphalt, parking stall striping, or other site improvements disturbed by the construction work to as near as possible the same condition and contour that existed immediately prior to such work, with the exception of the changes contemplated and shown on the Right of Way Plans and the Construction and Driveway Plans and Profiles.

Said Temporary Driveway Easement granted herein shall commence upon the City's use of the Temporary Driveway Easement for construction of the TS-191 Project, and shall terminate three (3) years from the Effective Date; or upon the completion and City's final acceptance of the TS-191 Project, whichever date shall first occur.

Grantor hereby warrants that it has the right to sell and/or convey said Temporary Driveway Easement and bind, itself, its successors and assigns forever and defend by virtue of these presents.

In Witnesseth whereof, Grantor has hereunto set its hand and seal as of the day above written.

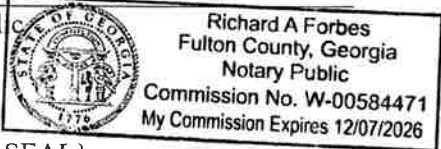
Signed, Sealed and Delivered this 25th day
of July, 2023 in the presence of:

285 MT VERNON ASSOCIATES, LLC,
a Georgia limited liability company

Witness JOAN ESTIVARZ

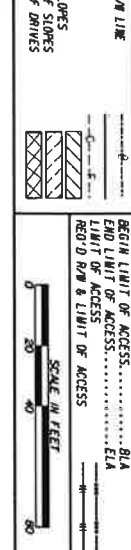
By: [Signature] (L.S.)
Name: GERALD & L. NORTON
Title: MANAGER

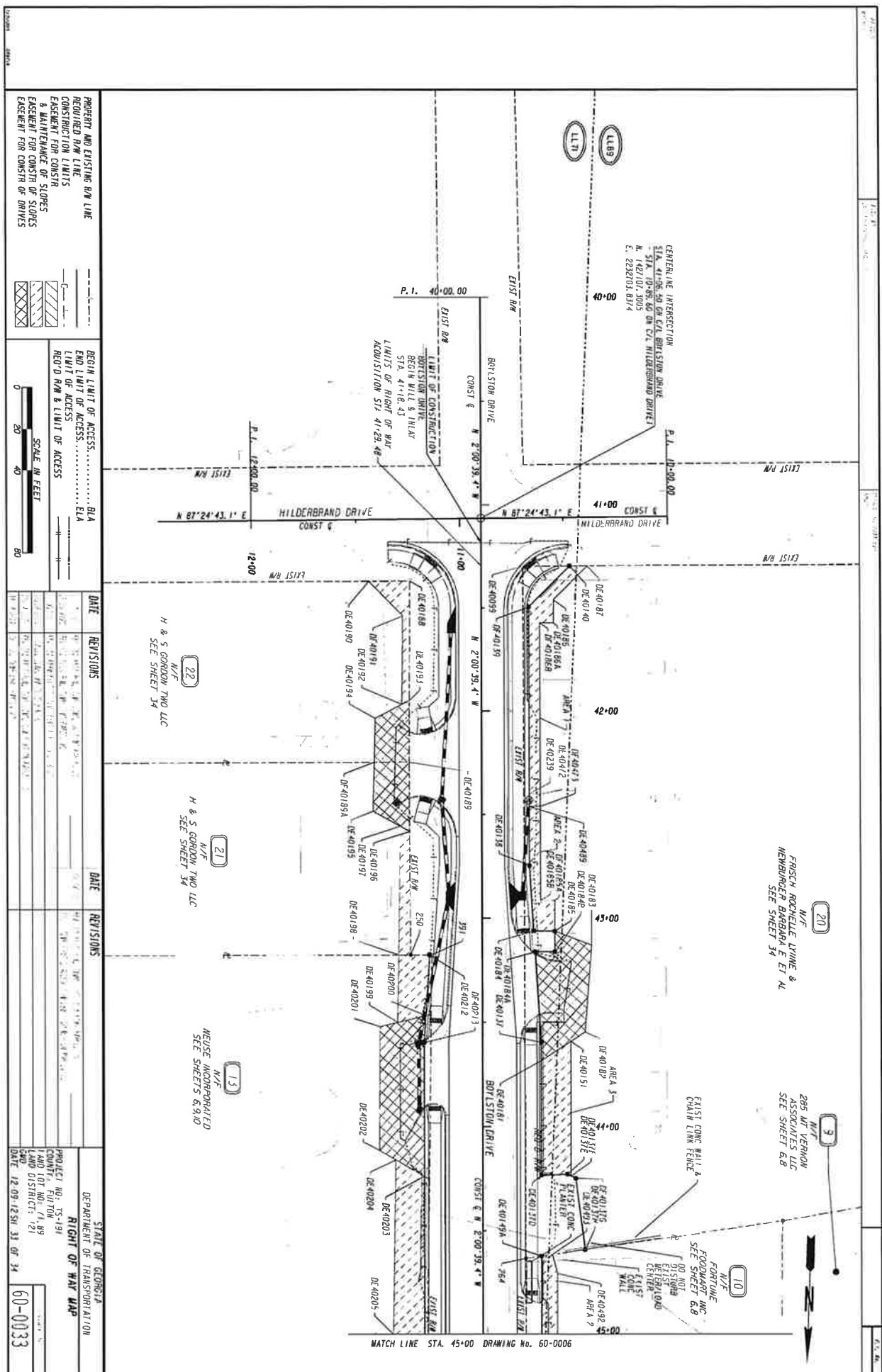
[Signature]
Notary Public



{NOTARY SEAL}

Exhibit A

[illegible]



PROGRESS PRINTS

EXHIBIT "B"

SANDY SPRINGS

Jacobs

SCALE: 1" = 10' HORIZONTAL
1" = 10' VERTICAL

REVISION TABLE

DRIVEWAY PROFILES

JOHNSON FERRY ROAD
AND MOUNT VERNON HIGHWAY

NO.	DATE	BY	CHKD.	APP'D.
1	11/14/12	WJ	WJ	WJ
2	11/14/12	WJ	WJ	WJ
3	11/14/12	WJ	WJ	WJ
4	11/14/12	WJ	WJ	WJ
5	11/14/12	WJ	WJ	WJ
6	11/14/12	WJ	WJ	WJ
7	11/14/12	WJ	WJ	WJ
8	11/14/12	WJ	WJ	WJ
9	11/14/12	WJ	WJ	WJ
10	11/14/12	WJ	WJ	WJ

17-0006

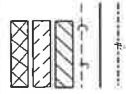
DW 17 JOHNSON FERRY ROAD
STA. 510+77.99 RT
30' COMMERCIAL ASPHALT
GA.
DETAIL A-2

DW 16 MOUNT VERNON HIGHWAY
STA. 508+60.18 RT
33' COMMERCIAL CONCRETE
GA.
DETAIL A-2

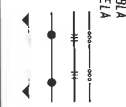
DW 15 MOUNT VERNON HIGHWAY
STA. 507+95.91 RT
27' COMMERCIAL ASPHALT
GA.
DETAIL A-2

PROGRESS PRINTS

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTRUCTION
EASEMENT FOR CONSTRUCTION
EASEMENT FOR CONSTRUCTION



BEGIN LIMIT OF ACCESS.....BIA
LIMIT OF ACCESS.....ELA
RED D R/W & LIMIT OF ACCESS
ORANGE BARBER FENCE
ESA - ENV. SENSITIVE AREA
(SEE ENIT TABLE)

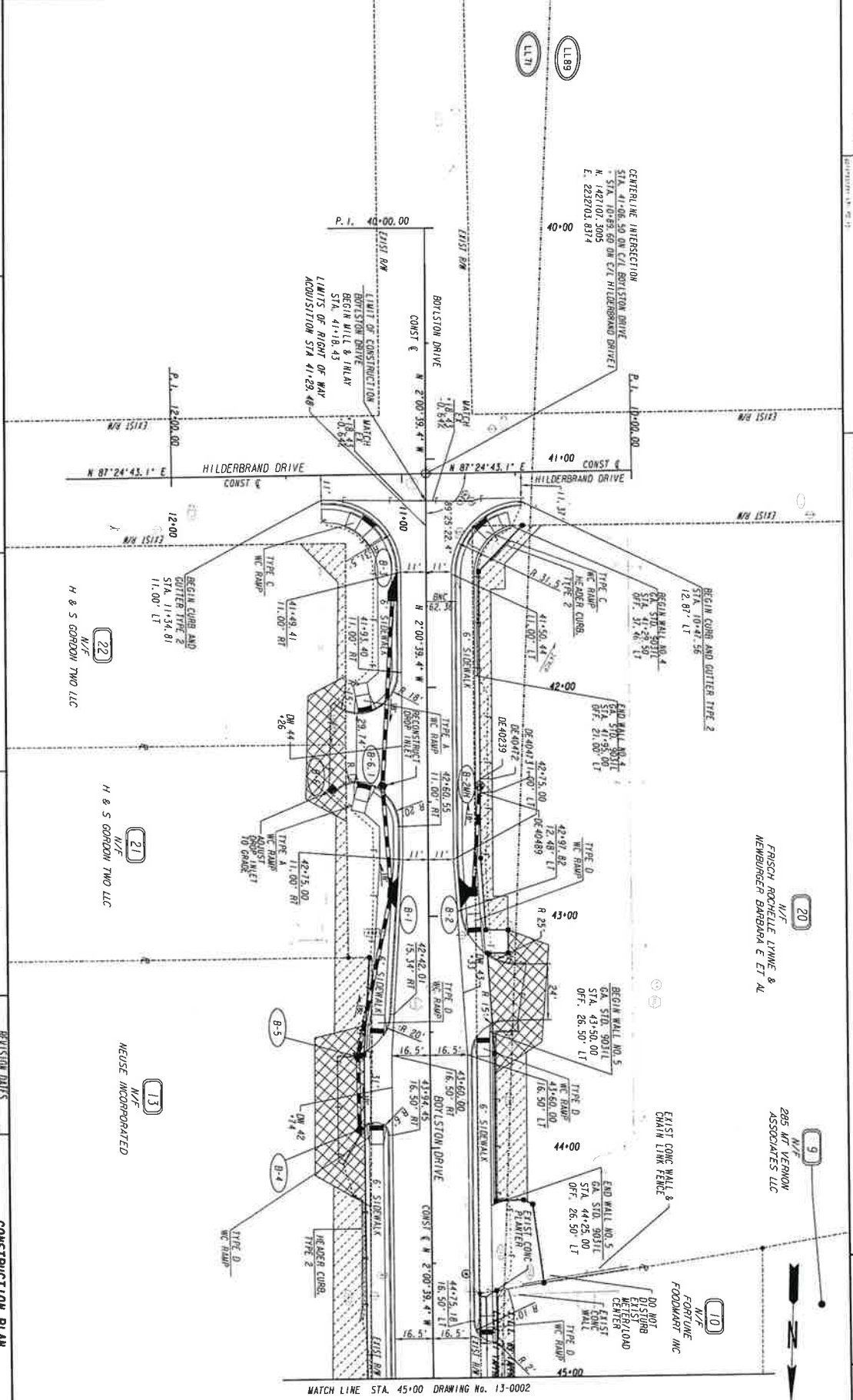


SANDY SPRINGS
GEORGIA

Jacobs
SCALE IN FEET
0 20 40 80

REVISION DATES

CONSTRUCTION PLAN
JOHNSON FERRY ROAD
AND MOUNT VERNON HIGHWAY
13-0010



Experiments 101





STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT A TEMPORARY DRIVEWAY EASEMENT
ON THAT TRACT OF LAND LOCATED AT 285 MT. VERNON HIGHWAY
(TAX ID# 17-0089-0007-020-9), LYING IN LAND LOT 89 OF THE 17TH DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, it is necessary, from time to time, to establish policies, procedures and guidelines consistent with the administration of a municipal government consistent with the US Constitution, Federal Statutes, alignment with Federal, Georgia's State Constitution, and the Charter for the City of Sandy Springs, and

WHEREAS, the City Manager directed the Department of Public Works to develop standard policies for recurring matters, to establish appropriate internal controls and legal compliance, and to provide for an efficient and effective means to serve constituents; and

WHEREAS, the Department of Public Works, in response to the guidance provided by the City Manager, has reviewed and approves the acceptance of a Temporary Driveway Easement by the City of Sandy Springs for property located at 285 Mt. Vernon Highway, owned by 285 Mt. Vernon Associates, LLC, in Land Lot 89 of the 17th District, Fulton County, City of Sandy Springs, Georgia

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA

To facilitate the construction of the TS-191 Johnson Ferry Road/Mt. Vernon Highway at Roswell Road Improvements Project, the City approves the acceptance of a Temporary Driveway Easement on property located in Land Lot 89 of the 17th District, Fulton County, City of Sandy Springs, Georgia.

RESOLVED this 5th day of September, 2023.

APPROVED:

Russell K. Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: William H. Martin, Jr. AIA Public Works Director
DATE: August 9, 2023 Submission for the September 5, 2023 City Council Meeting
ITEM: Request for Mayor and City Council Consideration of Acceptance of an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement on Property Located at 415 Johnson Ferry Road in Land Lot 71 of the 17th District, City of Sandy Springs (Tax ID #17-0071-0001-019-7); TS-191 Johnson Ferry/Mt. Vernon Highway at Roswell Road Intersection Improvements Project

Recommendation:

Staff recommends that the Mayor and City Council accept an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement on that tract of land lying and located in Land Lot 71 of the 17th District, Fulton County, Georgia. The property is owned by Virginia S. Bradshaw and Brooke J. Bradshaw and is located at 415 Johnson Ferry Road, Sandy Springs, Georgia, as shown in the attached exhibits.

Background:

The acquisition of 118.90 square feet of Fee Simple Right of Way and 215.80 square feet of Temporary Construction Easement on the subject property is necessary in order to construct the TS-191 Johnson Ferry/Mt. Vernon Highway at Roswell Road Intersection Improvements Project.

Discussion:

City Staff and the property owner have come to an amicable settlement agreement in the amount of \$37,000.00. The City's appraised fair market value offer was \$29,000.00. The Project will inflict some proximity impacts and landscaping loss to the remainder property and therefore a possible diminution in value will occur. The proposed settlement takes into consideration this diminution of value and landscaping costs to restore the landscaping. Therefore, this agreement is considered reasonable, and Staff recommends Council acceptance and approval of the agreement.

Financial Impact:

Sufficient funds are available for this acquisition in Project TS-191 Johnson Ferry/Mt. Vernon Highway at Roswell Road Intersection Improvements Project.

Alternatives:

The acquisition reflects the minimum amount of right-of-way required in order to deliver the desired project. The City can decline to execute the ROW Agreement and not execute the project as designed.

Review:

Karen Lugassy, Executive Assistant
Marty Martin, Director of Public Works
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 8/24/2023
Approved - 8/24/2023
Approved - 8/30/2023
Approved - 8/31/2023
Final Approval - 9/1/2023

Attachments:

1. Aerial Map
2. GIS Map
3. Executed Agreement to Purchase FS ROW.TCE.415 JFR.Bradshaw
4. Resolution FS ROW and TCE. 415 JFR. Bradshaw



415 Johnson Ferry Road/ Virginia S. Bradshaw and Brooke J. Bradshaw

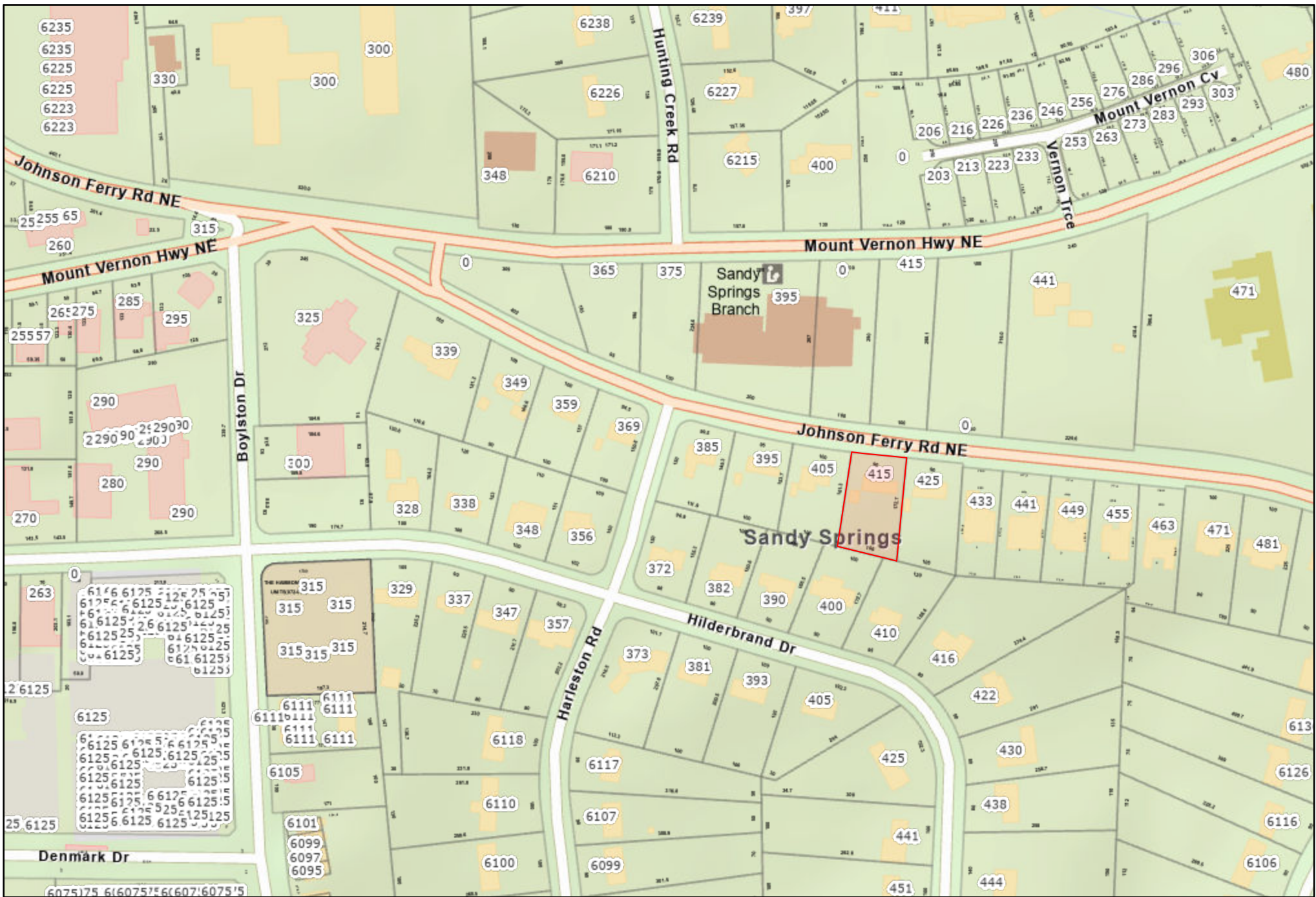
Date: 8/9/2023
Map Size: 8.5x11 (LETTER)



Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.



FULTON COUNTY



415 Johnson Ferry Road/ Virginia S. Bradshaw and Brooke J. Bradshaw

Date: 8/9/2023
Map Size: 8.5x11 (LETTER)



Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use these data, even if Fulton County is advised of the possibility of such losses.



FULTON COUNTY

AGREEMENT TO PURCHASE FEE SIMPLE RIGHT OF WAY AND TEMPORARY CONSTRUCTION EASEMENT

STATE OF GEORGIA, FULTON COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned hereby agrees to convey Fee Simple Right of Way and Temporary Easement Rights and grants to the City of Sandy Springs on and over the following described real estate:

Those specified rights through that tract or parcel of land located in Land Lot 71 of the 17th District, of Fulton County, Georgia (Tax ID# 17-0071-0001-019-7), and being more particularly described on Exhibit "A" and "B", attached hereto and made a part hereof by reference.

For the sum of \$37,000.00, the undersigned agrees to execute and deliver to the City of Sandy Springs, GA, fee simple title and/or easements to the lands owned by the undersigned as reflected on the attached Exhibit "A" and Exhibit "B".

* * * * *

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 90 days from this date.
- 2) The consideration recited is full payment for all of the rights granted.

118.90 sf
215.80 sf
1

Fee Simple Right of Way
Temporary Construction Easement
Temporary Driveway Easement

- 3) Any and all Temporary Construction and/or Driveway Easement(s) granted herein shall commence upon the City's use of these Easements for construction of the TS-191 Project, and shall terminate three years from the commencement of the City's use of these Easements; or upon the completion and City's final acceptance of the TS-191 Project, whichever date shall first occur.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) This Agreement shall not be binding until approved by the City Council of Sandy Springs, Georgia
- 6) Special Provisions, if any, are listed on Exhibit "C", which will be attached hereto and incorporated herein by reference.

Witness my hand and seal this 27 day of July, 2023.

Signed, Sealed and Delivered in the presence of:

Aime Wergell
Unofficial Witness

Virginia Bradshaw (L.S.)
VIRGINIA S. BRADSHAW

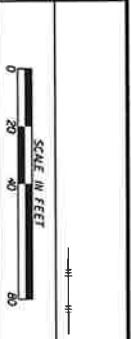
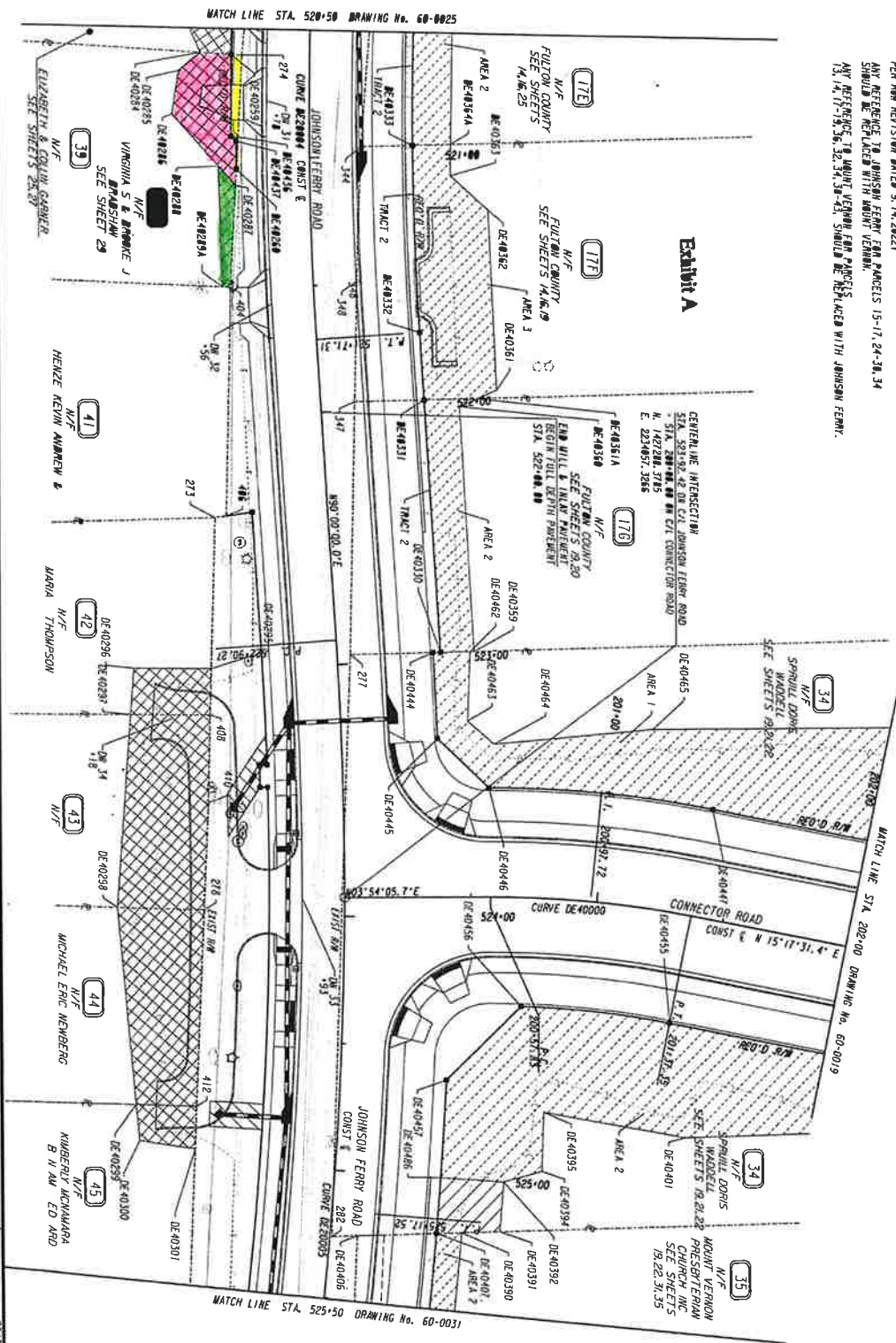
Notary Public

Brooke J. Bradshaw (L.S.)
BROKE J. BRADSHAW

Brooke

Exhibit A

PER NEW REVISION DATED 9.14.2022.
 ANY REFERENCE TO JOHNSON FERRY ROAD
 SHOULD BE REPLACED WITH MOORE FERRY.
 ANY REFERENCE TO MOORE FERRY
 13.14.17.35.36.32.37.38.42. SHOULD BE REPLACED WITH JOHNSON FERRY.



STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 DATE: 2-09-95
 60-0028

18

Exhibit B

PROJECT INFORMATION		DATE		REVISIONS		DATE		REVISIONS		DATE		REVISIONS	
PROJECT NO. 17-191 COUNTY, FULTON LAND DISTRICT, 11 DATE 12-09-1959, 29 OF 35		STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP		DATE 12-09-1959, 29 OF 35		DATE 12-09-1959, 29 OF 35		DATE 12-09-1959, 29 OF 35		DATE 12-09-1959, 29 OF 35		DATE 12-09-1959, 29 OF 35	

PARCEL 40		PARCEL 41		PARCEL 42		PARCEL 43	
SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16 SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16 SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16 SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16		SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16 SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16 SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16 SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16		SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16 SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16 SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16 SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16		SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16 SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16 SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16 SECTION 16, TOWNSHIP 12 N, RANGE 10 E, SECTION 16	

PARCEL NO.	SECTION	TOWNSHIP	RANGE	SECTION	AREA (ACRES)	OWNER
40	16	12 N	10 E	16	1.00	JOHNSON FERRY ROAD
41	16	12 N	10 E	16	1.00	JOHNSON FERRY ROAD
42	16	12 N	10 E	16	1.00	JOHNSON FERRY ROAD
43	16	12 N	10 E	16	1.00	JOHNSON FERRY ROAD

PARCEL NO.	SECTION	TOWNSHIP	RANGE	SECTION	AREA (ACRES)	OWNER
40	16	12 N	10 E	16	1.00	JOHNSON FERRY ROAD
41	16	12 N	10 E	16	1.00	JOHNSON FERRY ROAD
42	16	12 N	10 E	16	1.00	JOHNSON FERRY ROAD
43	16	12 N	10 E	16	1.00	JOHNSON FERRY ROAD

PARCEL NO.	SECTION	TOWNSHIP	RANGE	SECTION	AREA (ACRES)	OWNER
40	16	12 N	10 E	16	1.00	JOHNSON FERRY ROAD
41	16	12 N	10 E	16	1.00	JOHNSON FERRY ROAD
42	16	12 N	10 E	16	1.00	JOHNSON FERRY ROAD
43	16	12 N	10 E	16	1.00	JOHNSON FERRY ROAD

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT AN AGREEMENT TO PURCHASE FEE SIMPLE
RIGHT OF WAY AND TEMPORARY CONSTRUCTION EASEMENT ON THAT
CERTAIN TRACT OF LAND LOCATED AT 415 JOHNSON FERRY ROAD
(TAX ID# 17-0071-0001-019-7), LOT 71 OF THE 17TH DISTRICT,
CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, the City of Sandy Springs (“City”) is currently in the process of constructing the TS-191 Johnson Ferry/Mt. Vernon Highway at Roswell Road Intersection Improvements Project (“Project”); and

WHEREAS, to facilitate construction of the Project, the City requires the acquisition of 118.90 square feet of Fee Simple Right-of-Way and 215.80 square feet of Temporary Construction Easement (“Property”), located at 415 Johnson Ferry Road (Tax Id# 17-0071-0001-019-7), in Land Lot 71 of the 17th District, Fulton County, City of Sandy Springs, Georgia, and owned by Virginia S. Bradshaw and Brooke J. Bradshaw (“Owner”); and

WHEREAS, City staff has reached an amicable settlement with the Owner for purchase of the Property in the amount of \$37,000.00; and

WHEREAS, the Department of Public Works, in response to guidance provided by the City Manager, has reviewed and desires that City Council approve the attached Agreement to Purchase Fee Simple Right-of-Way and Temporary Construction Easement (“Agreement”) for purchase of the Property in the amount of \$37,000.00; and

WHEREAS, the City desires to purchase the Property and to enter into the Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA:

1. That purchase of the Property, as defined above and in the Agreement, is hereby authorized in the amount of \$37,000.00;
2. That the attached Agreement is hereby approved;
3. That the Mayor or appropriate City official is hereby authorized to execute the Agreement, subject to approval of the City Attorney and the City Finance Director; and
4. That the City Manager and appropriate City staff are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this 5th day of September, 2023.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk

(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Toni Carlisle, Chief Financial Officer
DATE: July 24, 2023 Submission for the September 5, 2023 City Council Meeting
ITEM: ABL# 103219 - Approval of Alcoholic Beverage License Application for Beta Chapter Ramen LLC d/b/a Kyuramen – 6623 Roswell Rd, Ste G., Sandy Springs GA 30328

Applicant is James Yang for Consumption on the Premises Wine & Beer Beverages.

Recommendation:

Approve the application Consumption on the Premises Wine & Beer Beverages for Beta Chapter Ramen LLC d/b/a Kyuramen – 6623 Roswell Rd, Ste G, Sandy Springs GA 30328

Background:

Applicant submitted a completed application on June 27, 2023. Applicant has passed the background investigation.

Discussion:

This is a New Business for Consumption on the Premises Wine & Beer Beverages. The business is located at – 6623 Roswell Rd, Ste G., Sandy Springs GA 30328. Staff has reviewed this application and recommends approval.

Financial Impact:

\$3,000.

Alternatives:

None.

Review:

Melissa Barajas, Revenue Technician
Pellum Peters, Revenue Manager
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 7/24/2023
Approved - 8/31/2023
Approved - 8/31/2023
Approved - 8/31/2023
Final Approval - 9/1/2023

Attachments:

1. Final hearing letter- Kyuramen

2. public hearing letter- Kyuramen



To: Eden Freeman, City Manager

From: Toni Carlisle, Chief Financial Officer

Date: June 21, 2023, Submission onto the Sept 05, 2023, City Council Meeting

Agenda Item: 103219 - Approval of Alcoholic Beverage License Application for Beta Chapter Ramen LLC d/b/a Kyuramen – 6623 Roswell Rd, Ste G, Sandy Springs GA 30328

Applicant is James Yang for Consumption on the Premises Wine & Beer Beverages.

CMO (City Manager's Office) Recommendation:

Approve the application Consumption on the Premises Wine & Beer Beverages for Beta Chapter Ramen LLC d/b/a Kyuramen – 6623 Roswell Rd, Ste G, Sandy Springs GA 30328

Background:

Applicant submitted a completed application on June 27, 2023. Applicant has passed the background investigation.

Discussion:

This is a New Business for Consumption on the Premises Wine & Beer Beverages. The business is located at – 6623 Roswell Rd, Ste G, Sandy Springs GA 30328

Staff has reviewed this application and recommends approval.

Alternatives:

None

Financial Impact:

Revenue – \$3,000.

Concurrent Review:

Melissa Barajas, Revenue Specialist



SANDY SPRINGS

GEORGIA

**CITY OF SANDY SPRINGS
PUBLIC NOTICE
23-103219**

PLACE: City of Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328

DATE & TIME: September 5th, 2023
6:00 P.M.

PURPOSE: Alcoholic Beverage License Application
Consumption on the Premises Wine & Beer Beverages.

APPLICANT: Beta Chapter Ramen LLC
DBA Kyuramen
6623 Roswell Rd
Ste G
Sandy Springs GA 30328



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: Kenneth DeSimone, Police Chief

DATE: August 25, 2023 Submission for the September 5, 2023 City Council Meeting

ITEM: Request for Mayor and City Council Consideration to Approve Participation and Approve Entering a Memorandum of Understanding to Accomplish this Purpose to the FY 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) Program

Recommendation:

Staff recommends entering into a memorandum of understanding with the City of Atlanta to apply for the FY 2023 Edward Byrnes Memorial Justice Assistance Grant (JAG) Program Opportunity

Background:

The U.S. Department of Justice Edward Byrne Memorial Justice Assistance Grant (JAG) program provides funding necessary to support criminal justice initiatives, including providing additional personnel, equipment, supplies, contractual support, training, technical assistance, and information systems for criminal justice.

Discussion:

The U.S. Department of Justice is currently seeking applications for funding for the FY 2023 JAG Program to assist criminal justice efforts to prevent and reduce crime and violence and to improve the administration of the criminal justice system. The City of Sandy Springs (City) is eligible to receive a formula amount of \$17,029.

The City of Sandy Springs Police Department (SSPD) recommends these funds to be used to purchase an one (1) 18" Speed Alert Radar Message Sign with strobe to assist with patrol and to promote public trust between the community and the Department through non-enforcement interactions, and a Nikon Z 611 digital camera, DJI RS 3 Mini camera stabilizer, iPhone 14 Pro Max 512g, and iSteady M6 smartphone stabilizer kit to create digital content for the website and social media channels to continue supporting the City's efforts to attract and retain an all-inclusive, diverse, expert, and accountable law enforcement workforce.

The City has been identified by the Bureau of Justice Assistance as a disparate jurisdiction and must submit a joint application to include all eligible applicants in the disparate grouping. To be eligible, the City is required to apply for the program along with Fulton County, the City of Atlanta, the City of College Park, the City of East Point, the City of Roswell, the City of South Fulton, and the City of Union City. The City of Atlanta is serving as the fiscal agent and will submit the application on behalf of all participating disparate municipalities. The City must enter into a memorandum of understanding that establishes the terms of the conditions of the grant and the obligations of the parties. Once awarded, the

City of Atlanta will be responsible for distributing award funds to the other jurisdictions.

Jurisdiction	Government Type	Direct Allocation
Fulton County	County	\$10,818
Atlanta	Municipal	\$423,067
College Park	Municipal	\$24,317
East Point	Municipal	\$41,934
Roswell	Municipal	\$25,560
Sandy Springs	Municipal	\$17,029
South Fulton	Municipal	\$71,807
Union City	Municipal	\$22,879
	Joint Allocation	\$637,411

Financial Impact:

The City of Sandy Springs is eligible to receive a formula amount of \$17,029. The award is based on the City's proportion of the three-year average number of violent crimes committed in the state of Georgia. The City does not anticipate the cost of the proposed items to exceed the awarded amounts and a match is not required for this grant program.

Alternatives:

The City does not enter into an agreement with the City of Atlanta for the FY 2023 JAG Program. However, if this is the outcome, the City will forfeit the direct allocation of funds and perhaps endanger any future awards under this program.

Review:

Caroline Galvin, Executive Project Manager	Created/Initiated - 8/28/2023
Kenneth DeSimone, Police Chief	Approved - 9/1/2023
Toni Carlisle, Chief Financial Officer	Approved - 9/1/2023
Dan Lee, City Attorney	Approved - 9/1/2023
Eden Freeman, City Manager	Final Approval - 9/1/2023

Attachments:

1. FY 2023 Edward Byrne Memorial Justice Assistance Grant Program Presentation
2. Resolution re JAG MOU (09052023)

FY 2023 Edward Byrne Memorial Justice Assistance Grant Program

September 5, 2023



SANDY SPRINGS™
GEORGIA

FY 2023 Edward Byrne Memorial Justice Assistance Grant Program

The U.S. Department of Justice Edward Byrne Memorial Justice Assistance Grant (JAG) program provides funding necessary to support criminal justice initiatives, including providing additional personnel, equipment, supplies, contractual support, training, technical assistance, and information systems for criminal justice.

Funding amount available

- The City of Sandy Springs is eligible to receive a formula amount of \$17,029
- No matching funds required

FY 2023 Edward Byrne Memorial Justice Assistance Grant Program

- Application Process
 - The City has been identified as a disparate jurisdiction
 - Joint application must include all eligible applicants in the disparate grouping
 - Fulton County, Atlanta, College Park, East Point, Roswell, South Fulton, and Union City
- The City of Sandy Springs Police Department (SSPD) recommends these funds to be used to purchase the following items
 - (1) 18" Speed Alert Radar Message Sign with strobe
 - Assist with patrol and to promote public trust between the community and the Department through non-enforcement interactions
 - Nikon Z 611 digital camera, DJI RS 3 Mini camera stabilizer, iPhone 14 Pro Max 512g, and iSteady M6 smartphone stabilizer kit
 - Create digital content for the website and social media channels to continue supporting the City's efforts to attract and retain an all-inclusive, diverse, expert, and accountable law enforcement workforce.

**STATE OF GEORGIA
COUNTY OF FULTON**

RESOLUTION TO APPROVE PARTICIPATION IN 2023 BYRNE JUSTICE ASSISTANCE GRANT PROGRAM, TO DEVELOP MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ATLANTA AND THE CITY OF SANDY SPRINGS, AND TO AUTHORIZE THE MAYOR TO EXECUTE MEMORANDUM OF UNDERSTANDING

WHEREAS, the 2023 Byrne Justice Assistance Grant (“JAG”) Program from the U.S. Department of Justice (“DOJ”) provides funding to local governments to create safer communities and support criminal justice initiatives, which includes providing additional personnel, equipment, supplies, contractual support, training, technical assistance, and information systems for criminal justice; and

WHEREAS, the DOJ is currently soliciting applications for funding from the FY2023 JAG Program and the City of Sandy Springs (“Sandy Springs”) is eligible to receive \$17,029.00 per the DOJ funding formula allocation; and

WHEREAS, a disparity in allocated 2023 JAG Program funding exists between the City of Atlanta (“Atlanta”), Sandy Springs, and other local municipalities, and this disparity is recognized by the DOJ; and

WHEREAS, units of local government identified by the DOJ as disparate must select a fiscal agent that will submit a joint application for the allocation of JAG funds to include all disparate municipalities, and must enter into a Memorandum of Understanding (“MOU”) that identifies which jurisdiction will serve as the applicant or fiscal agent for joint funds; and

WHEREAS, Atlanta will serve as the fiscal agent and will submit the application for the allocation of JAG funds on behalf of all participating disparate municipalities, including Sandy Springs; and

WHEREAS, the MOU will establish the terms and conditions of the JAG funds and the obligations of the parties with respect to the JAG funds; and

WHEREAS, Atlanta and Sandy Springs believe it to be in their best interests to reallocate the JAG funds and desire to enter into an MOU to allow Atlanta to serve as fiscal agent and to apply for and administer the JAG funds on its behalf in consideration for which Atlanta agrees to provide Sandy Springs \$17,029.00 from the JAG funds award in accordance with the DOJ funding formula allocation for the purchase of one (1) 18” Speed Alert Radar Message Sign with strobe and photo and video hardware;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA THAT;

1. The City Manager is hereby authorized, working with the City of Atlanta as the fiscal agent, to participate in the FY2023 JAG Program to obtain a JAG funding allocation in the amount of \$17,029.00 to be used for the purchase of one (1) 18” Speed Alert Radar Message Sign with strobe and photo and video hardware for the Sandy Springs Police Department and;
2. The City Manager and City Attorney are hereby authorized to work with the City of Atlanta to develop an MOU to establish the terms and conditions of the JAG funding and the obligations of the parties with respect thereto and
3. The Mayor is hereby authorized to execute the MOU developed by Atlanta and Sandy Springs and
4. The City Attorney and the City Manager are hereby authorized to take such actions as may be deemed necessary or prudent to effectuate the intent of this resolution prior to execution of the MOU by the Mayor.

RESOLVED, this 5th day of September, 2023.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk

(SEAL)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: Helen Owens, Planner III/Zoning Administrator

DATE: July 25, 2023 Submission for the September 5, 2023 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve a Metropolitan River Protection Act Certificate for River Corridor Review RC-23-02SS for Property Located at 6405 Riverside Dr.

Recommendation:

Staff recommends approval of RC23-02SS, consistent with the Chattahoochee Corridor Plan.

Background:

Properties within 2,000 feet of the Chattahoochee River are subject to the Chattahoochee River Corridor Protection Act. The regulations call for review and approval by the Atlanta Regional Commission (ARC), public hearing and approval by the local governing authority, and issuance of a Metro River Certificate. The review focuses on whether the project is consistent with the Chattahoochee Corridor Plan, which limits clearing and impervious surface within the corridor.

Discussion:

The property owner proposes a pool, deck, and pavilion addition to existing single-family house. The site is located in Vulnerability Category "D," with a proposed impervious area of 15,791 square feet and Category "E" with a proposed impervious area of 1,789 square feet.

Financial Impact:

N/A

Alternatives:

N/A

Review:

Helen Owens, Planner III/Zoning Administrator
Ginger Sottile, Director of Community Development
Kristin Byars Smith, Assistant City Manager
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 7/25/2023
Approved - 7/27/2023
Approved - 8/25/2023
Approved - 8/30/2023
Approved - 8/31/2023
Final Approval - 9/1/2023

Attachments:

1. RC-23-02SS - Review Finding
2. River Corridor Resolution

DATE: JULY 10, 2023

TO: MAYOR RUSTY PAUL, City of Sandy Springs
ATTN TO: HELEN OWENS, ZONING ADMINISTRATOR, City of Sandy Springs
FROM: Anna Roach, Executive Director, Atlanta Regional Commission



ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-23-02SS 6405 Riverside Drive

Submitting Local Government: City of Sandy Springs

Date Opened: June 21, 2023

Date Closed: July 27, 2023

FINDING: ARC staff have completed a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

Additional Comments: No comments were received.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
RIVER LINE HISTORIC AREA

CHATTAHOOCHEE RIVERKEEPER
CITY OF ATLANTA

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: CITY OF SANDY SPRINGS
2. Owner(s) of Record of Property to be Reviewed:
Name(s): WISAWEST SAETIE
Mailing Address: 6405 RIVERSIDE DR.
City: SANDY SPRINGS State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: (404) 788-4770 Fax: —
Other Numbers: NENUSAC HOTMAIL.COM
3. Applicant(s) or Applicant's Agent(s):
Name(s): WISAWEST SAETIE
Mailing Address: 6405 RIVERSIDE DR.
City: SANDY SPRINGS State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: (404) 788-4770 Fax: —
Other Numbers: NCNUSAC HOTMAIL.COM
4. Proposed Land or Water Use:
Name of Development: SAETIE RESIDENCE
Description of Proposed Use: ADDITION AND RENOVATION OF HOUSE.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT 168, 17TH DISTRICT,
LOT 45, FULTON COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
- Size of Development (Use as Applicable):
- | | | |
|--------|-------------------|------------------|
| Acres: | Inside Corridor: | <u>2.0 ACRES</u> |
| | Outside Corridor: | |
| | Total: | <u>2.0 ACRES</u> |
| Lots: | Inside Corridor: | |
| | Outside Corridor: | |
| | Total: | |
| Units: | Inside Corridor: | |
| | Outside Corridor: | |
| | Total: | |
- Other Size Descriptor (i.e., Length and Width of Easement):
- | | |
|-------------------|--|
| Inside Corridor: | |
| Outside Corridor: | |
| Total: | |

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NO

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? NO

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system ✓

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u>	Percent Imperv. <u>Surf.</u>
(Maximums Shown In Parentheses)					
A	<u>-</u>	<u>-</u>	<u>-</u>	(90)	(75)
B	<u>-</u>	<u>-</u>	<u>-</u>	(80)	(60)
C	<u>-</u>	<u>-</u>	<u>-</u>	(70)	(45)
D	<u>73,704</u>	<u>36,852</u>	<u>15,791</u>	(50) <u>50</u>	(30) <u>21.4</u>
E	<u>13,607</u>	<u>4,082</u>	<u>1,789</u>	(30) <u>30</u>	(15) <u>13.1</u>
F	<u>-</u>	<u>-</u>	<u>-</u>	(10)	(2)
Total:	<u>87,311</u>	<u>40,934</u>	<u>17,580</u>	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? NO
If "yes", indicate the 100-year floodplain elevation: _____
NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.
NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.
10. Is any of this land within the 500-year floodplain of the Chattahoochee River? NO
If "yes", indicate the 500-year flood plain elevation: _____
NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).
11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

- ☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- ☒ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- ☒ Written consent of all owners to this application. (Space provided on this form)
- ☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- ___ Description of proposed use(s). (Space provided on this form)
- ___ Existing vegetation plan.
- ☒ Proposed grading plan.
- ☒ Certified as-builts of all existing land disturbance and impervious surfaces.
- ___ Approved erosion control plan.
- ☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

___ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

___ Documentation on adjustments, if any.

___ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☒ Site plan.

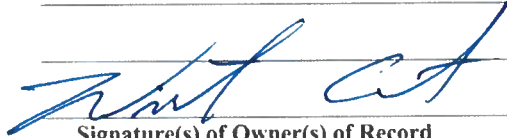
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

___ Concept plan.

___ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)



Signature(s) of Owner(s) of Record 2/5/2023
Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:



Signature(s) of Applicant(s) or Agent(s) 2/5/2023
Date

14. The governing authority of City of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.



Signature of Chief Elected Official or Official's Designee 02/06/2023
Date

SAETIE RESIDENCE

ADDITION AND RENOVATION

6405 RIVERSIDE DR. SANDY SPRINGS, GA. 30328

PROJECT INFORMATION

CONTACTS

OWNER: Wisawest & Lerma Saetie
6405 Riverside Dr. Sandy Spring, Ga. 30328

DESIGNER: WL&3N Properties Co., LLC.
2815 Tanner Lake Trail Marietta, Ga. 30064
(404) 788-4770

PROPERTY DETAILS

GENERAL INFORMATION:
COUNTY : Fulton Count, Sandy Spring City.
Land lot 168 17th District, Lot 45

ZONING: RE-2 Residential

PROJECT SCOPE

Expansion of master bedroom, expansion of bed room #1, expansion of study room, adding master bathroom and workshop.
Refacing the house exterior cedar wood siding to stuccos.
Refacing the house interior insulation and gypsum board.
Repacing or modify all the exterior and interior windows and doors.

BUILDING AREA

RENOVATION EXISTING AREA: 3,805 Sq. Ft.
ADDITION AREA : 898 Sq. Ft.

TOTAL AREA: 4,703 Sq. Ft.

ABBREVIATION

@	AT	G.C.	GENERAL CONTRACTOR
ACT	ACOUSTICAL CEILING TILE	GYP. BD.	GYPSUM BOARD
A.F.F.	ABOVE FINISHED FLOOR	H.M.	HOLLOW METAL
ALUM.	ALUMINUM	HT	HEIGHT
B/	BOTTOM OF	I.B.C.	
BD.	BOARD	JT.	JOINT
BLDG.	BUILDING	L.L.	LANDLORD
BR	BRICK	MFR.	MANUFACTURER
BRG	BEARING	MAT.	MATERIAL
CFMF	COLF FORMED METAL FRAMING	MAX.	MAXIMUM
C.L.	CENTER LINE	MECH.	MECHANICAL
CLR	CLEAR	MIN.	MINIMUM
C.J.	CONTROL JOINT	MTL.	METAL
CMU	CONCRETE MASONRY UNIT	NC.	NON-COMBUSTIBLE
COORD.	COORDINATE	N.I.C.	NOT IN CONTRACT
COL	COLUMN	N.T.E.	NOT TO EXCEED
CONC.	CONCRETE	N.T.S.	NOT TO SCALE
CONT.	CONTINUOUS	O.D.	OVERFLOW DRAIN
Ø	DIAMETER	OPP.	OPPOSITE
DWG.	DRAWING	PL.	PLASTIC LAMINATE
D.S.	DOWN SPOUT	PLYWD.	PLYWOOD
EA.	EACH	PR.	PAIR
ELEV.	ELEVATION	P.T.	PRESSURE TREATED
ELEC.	ELECTRIC	O.C.	ON CENTER
E.S.	EQUIPMENT SUPPLIER	R.D.	ROOF DRAIN
EXP.	EXPANSION	S.B.O.	SUPPLIED BY OWNER
EXT.	EXTERIOR	SCHED.	SCHEDULE
E.W.C.	ELECTRIC WATER COOLER	SIM.	SIMILAR
F.D.	FLOOR DRAIN	STL.	STEEL
FEC	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
F.F.	FINISHED FLOOR	T/	TOP OF
FL.	FLOOR	T&G	TONGUE AND GROOVE
F.O.	FACE OF	TYP.	TYPICAL
F.O.F.	FACE OF FINISH	U.N.O.	UNLESS NOTED OTHERWISE
F.O.M.	FACE OF MASONRY	VERT.	VERTICAL
FOIC	FURNISHED BY OWNER INSTALLED BY	VWC	VINYL WALL COVERING
F.R.	FIRE RETARDANT	W	WIDE
FRANCHISEE		W/	WITH
FRP	FIBERGLASS REINFORCED POLYESTER	WD.	WOOD
		W.F.	WELDED WIRE FABRIC

GENERAL NOTES

- All work shall comply with State and local Building Codes, fire department regulations, utility company standards, and the best trade practices.
- The General Contractor shall arrange all inspections and tests as specified or required by the building department and shall pay all costs and fees for same. The Contractor shall secure all building permits and upon completion of the project (prior to final payment) deliver to the Owner a Certificate of Occupancy or Use from the building department.
- All plumbing and electrical work shall be performed by State licensed contractors. Contractors shall submit all required permits, certificates, and sign-offs to Owner and Architect for their records.
- The General Contractor shall verify all dimensions, be familiar with the existing conditions, and bring any discrepancies to the attention of the Architect prior to submission of construction proposal and before beginning work. The Drawings reflect conditions reasonably inferred from the existing visible conditions but cannot guaranteed by the Architect. Drawings may be scaled for estimating purposes and for general reference only. For all other dimensions or locations, consult the Architect or refer to dimensions on Drawings. Verify all dimensions in the field.
- The General Contractor shall lay out all work and be responsible for all dimensions and conditions for trades such as electrical, plumbing, etc.
- The General Contractor shall provide and maintain access to the premises at all times.
- The Construction Manager shall make the premises secure from the elements and trespass on a daily basis.
- The General Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of Work, the entire construction area is to be thoroughly cleaned and prepared for occupancy by Owner. All materials and debris resulting from the Contractor's work shall be removed from the site and disposed of properly. Care shall be taken during construction that no debris or materials are deposited in any Right of Way area.
- The General Contractor shall be responsible for protecting all existing and new conditions and materials on the site. Any damage caused by or during the execution of the Work is the Contractor's responsibility and shall be repaired to the Owner's satisfaction at the Contractor's expense.
- No cutting or damage to building structural components will be allowed without written authorization from the Architect.
- All utilities shall be connected to provide gas, electric, and water to all equipment whether said equipment is in Contract or not. Equipment shall be guaranteed to function properly upon completion.
- Manufacturer's standard specifications and materials approved for project use are hereby made part of these Notes with same force and effect as if written out in full herein. All appliances, fixtures, equipment, hardware, etc. shall be installed in accordance with Manufacturer's specifications and procedures.
- Written words take precedence over drawn lines. Large-scale details and plans take precedence over smaller details and plans. Should a conflict arrive between the Specifications and Drawings, the requirements deemed most stringent shall be used.
- Minor details not usually shown or specified but necessary for proper and acceptable construction, installation, or operation of any part of the Work as determined by the Architect shall be included in the Work as if it were specified or indicated on the Drawings.
- All architectural drawings and construction notes are complementary. What is indicated and called for by one shall be binding as though called for by all.
- No deviation from the Drawings or Specifications or intent of same shall be made without the Architect's written authorization.
- All Work shall be guaranteed for one year after final approval. The General Contractor shall sign the written guarantee as provided by the Owner. The guarantee shall cover all general and subcontractor work. All defects discovered during this period shall be repaired to the Owner's satisfaction at the Contractor's expense.
- All dimensions are to face of stud or centerline of structure unless otherwise noted (UON).
- Door and window details are indicated on the Door and Window Schedules.
- Door and window dimensions are to centerlines of units UNO.
- After the permit is issued contract the department of Community Development through the online portal to schedule a Building Pre-Construction Meeting with the Building Inspector prior to any land disturbance, building construction, or demolition.

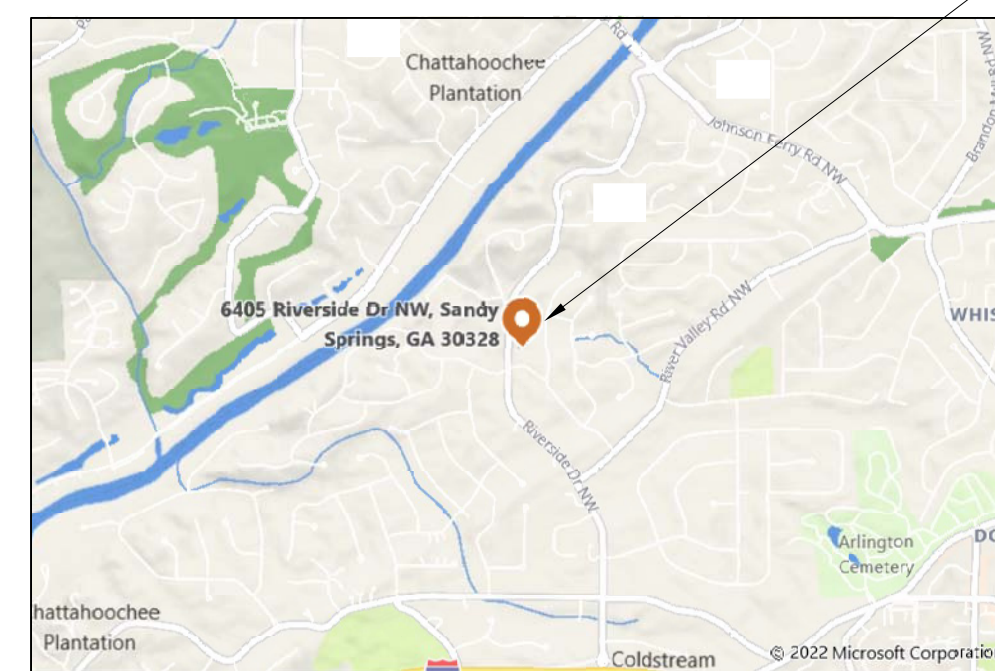
REFERENCE SYMBOLS

	ELEVATION +00'-00"		HEIGHT / ELEVATION MARKER		DEMO KEYNOTE
	SECTION MARK SIM - SIMILAR OPP - OPPOSITE HAND		PLAN KEYNOTES		REVISION
	ENLARGED PLAN / DETAIL MARK		WINDOW NUMBER		ROOM NAME
	ELEVATION CALLOUT		NORTH ARROW		ROOF SLOPE
	DOOR NUMBER		RUN RISE		BATT INSULATION
	FLOOR TRANSITION		EARTH		GRANULAR
	COLUMN AND GRID NUMBER		CONCRETE		STEEL, IRON
	WOOD		BRICK		SOLID GROUT
	WOOD		WOOD DIMENSIONAL		SHEATHING
	WOOD		PLASTER, GYPSUM WALLBOARD		MORTAR NET
	WOOD		RIGID INSULATION		

APPLICABLE BUILDING CODES

• INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022),
• INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020),
• INTERNATIONAL FIRE CODE, 2018 EDITION,
• INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022),
• INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
• INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022),
• NATIONAL ELECTRIC CODE, 2020 EDITION, WITH GEORGIA AMENDMENTS (2021),
• INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022),
• INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020).
FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101).

VICINITY MAP



DRAWING INDEX

CS	COVER SHEET
C-1	EXISTING SITE PLAN
C-2	PROPOSED SITE PLAN
C-3	GRADING AND DRAINAGE PLAN
C-4	EROSION CONTROL PLAN
C-5	EROSION CONTROL DETAILS
C-6	STORM-WATER MANAGEMENT
C-7	TYPICAL RETAINING WALLS
D-1	DEMOLITION PLAN
D-2	DEMOLITION ELEVATIONS
A-1	FLOOR PLAN
A-2	ROOF PLAN
A-3	NORTH-SOUTH ELEVATION
A-4	EAST-WEST ELEVATION
A-5	DOOR DETAILS
A-6	WINDOWS DETAILS
A-7	SECTIONS
A-8	SECTIONS
A-9	SECTIONS & DETAILS
S-1	GENERAL NOTES
S-2	WORK SHOP FOUNDATION PLAN
S-3	MASTER BED&BATH FRAMING PLAN
S-4	LVL. BEAM LOCATION PLAN
S-5	LVL BEAM SECTIONS & DETAILS
S-6	TYPICAL DETAILS
S-7	TYPICAL DETAILS
S-8	TYPICAL DETAILS

REVISIONS

- 1/15/23, City comments
- 2/20/23, City comments
- 3/26/2023, City comments

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PROPERTIES CO., LLC..

WL&3N PROPERTIES CO., LLC.
2815 Tanner Lake Trail Marietta, GA. 30064 (404) 788-4770

6405 RIVERSIDE DR.

COVER SHEET

Drawn By : Kris

Checked By : WS

Date : 9/15/22

Job No. : Job No.

CS

of : 1

1	1/15/23, City comments
2	2/20/23, City comments

WL&3N PROPERTIES CO.,LLC.
2815 Tanner Lake Trail Marietta, GA. 30064 (404)788-4770



Drawn By : KRI

Checked By : WeS

Date : 01/15/2023

Job No. : 21101

of: 23



1/15/23, City comments

2/20/23, City comments

3/25/23, City comments

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6405 RIVERSIDE DR.

GRADING & DRAINAGE PLAN

Drawn By : KRI

Checked By : WeS

Date : 01/15/2023

Job No. : 21101

C-3

of : 2

These standard symbols may be found in the drawing.

- | | |
|--|------------------------|
| | Iron |
| | Building Line |
| | Catch Basin |
| | Yard Inlet |
| | Light Pole |
| | Power Pole |
| | Electric Meter |
| | Water Meter |
| | Sanitary Sewer Manhole |
| | Gas Meter |
| | Air Conditioning Unit |
| | Spot Elevation |
| | Hardwood Tree |
| | Pine Tree |
| | Fence |
| | Neighbor's Fence |
| | Proposed Grading |
| | Silt Fence |
| | Limits of Disturbance |
| | Sanitary Sewer |
| | Water Line |
| | Gas Line |

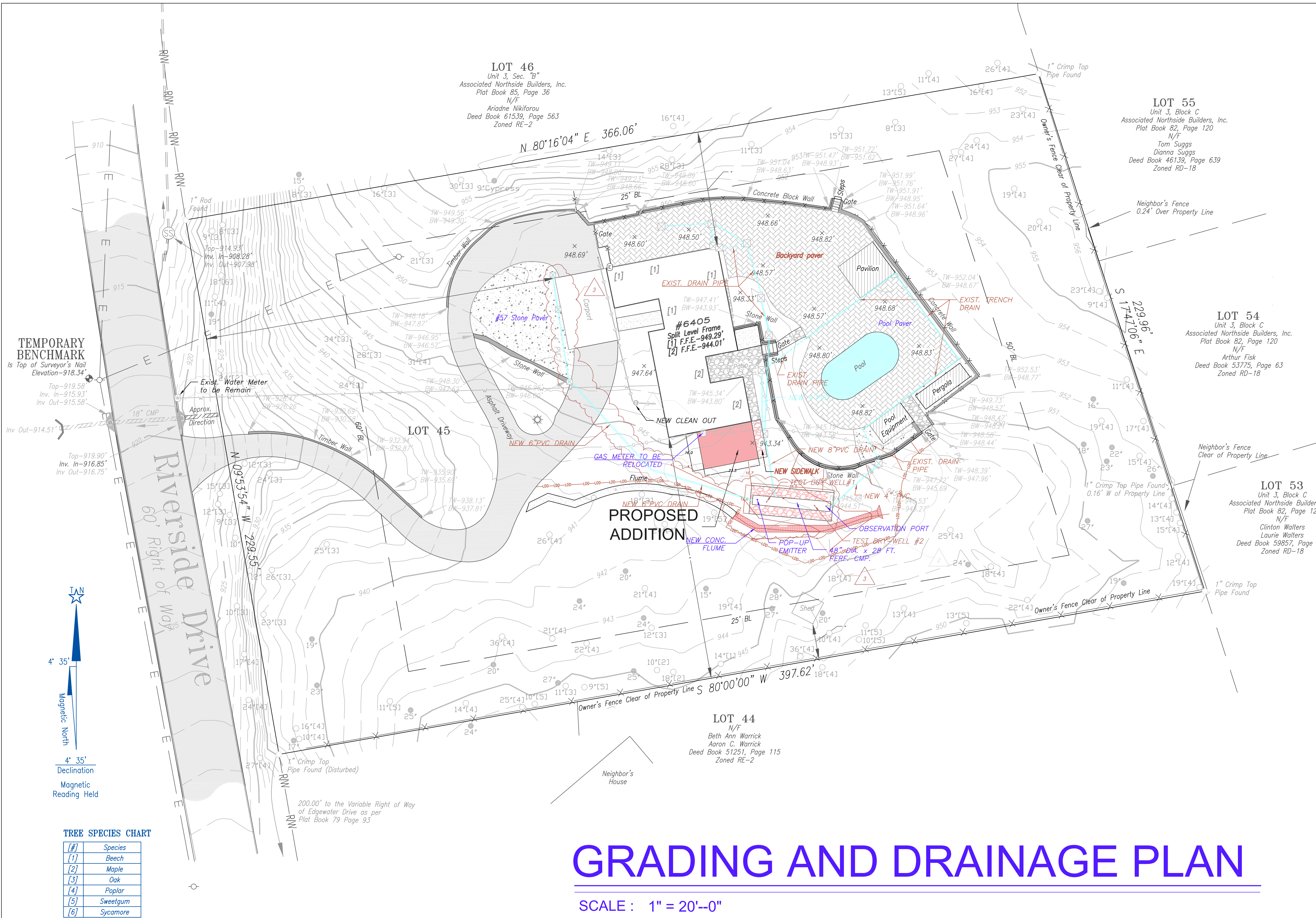
These hatchings may
be found in the drawing.

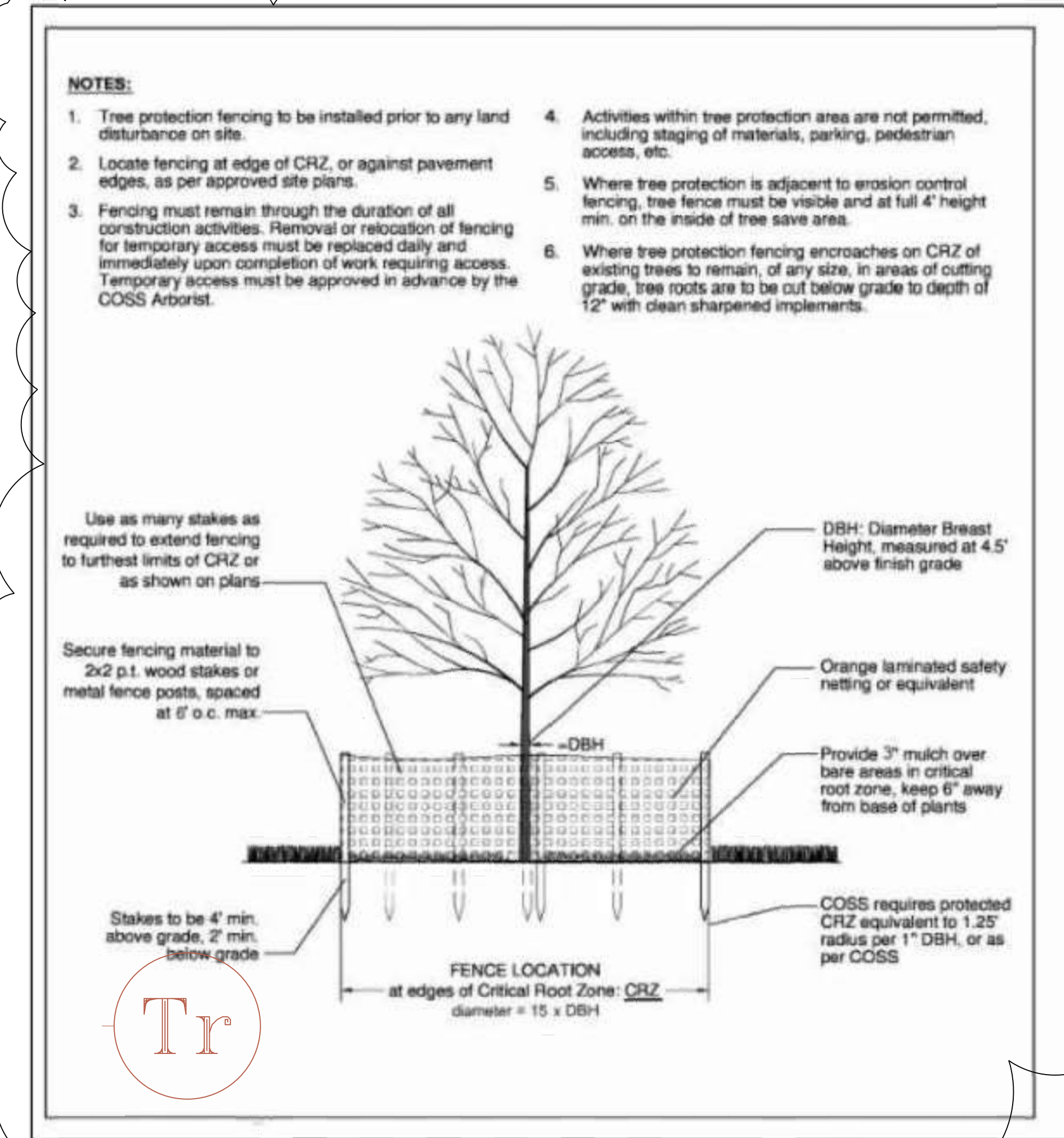
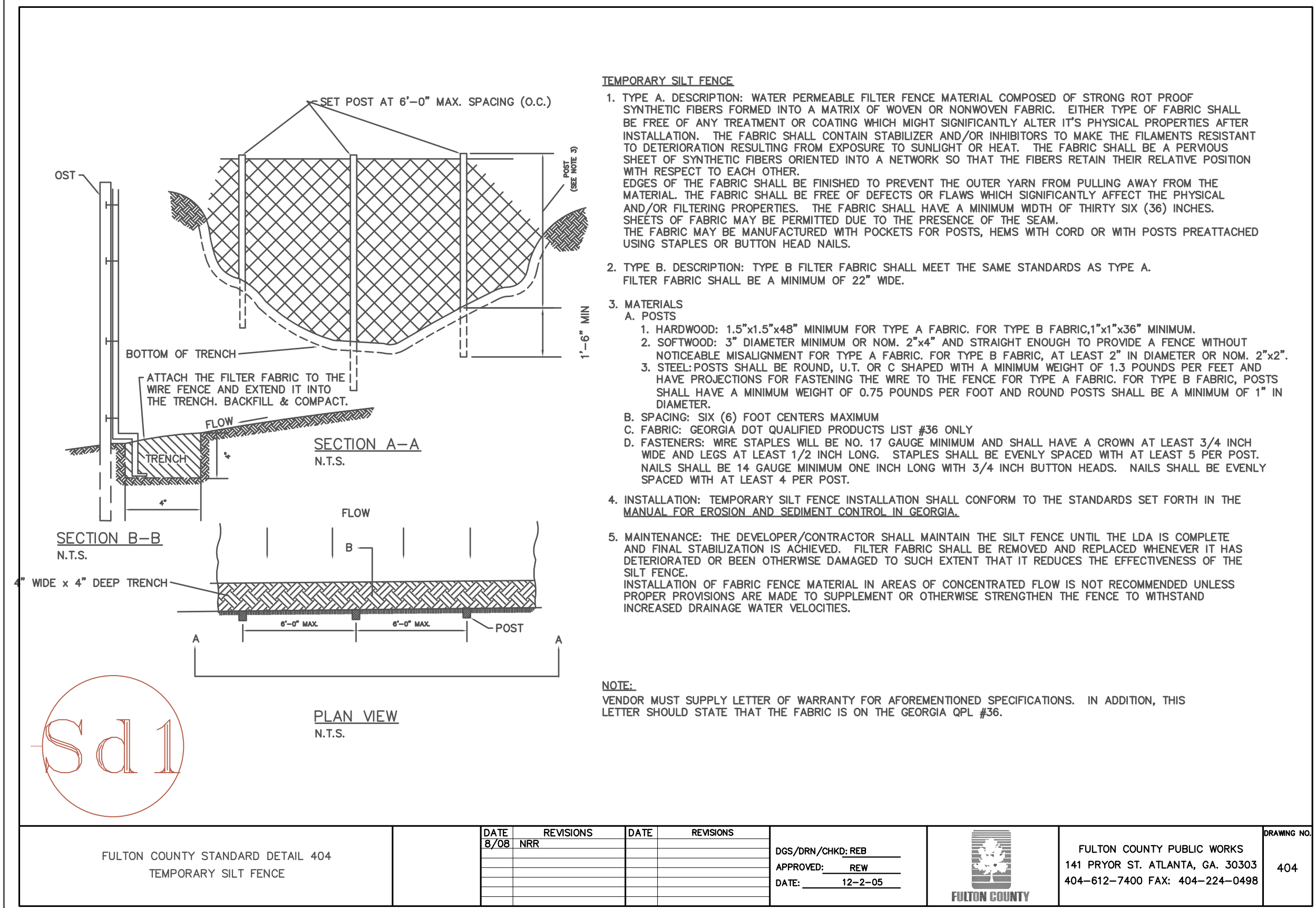
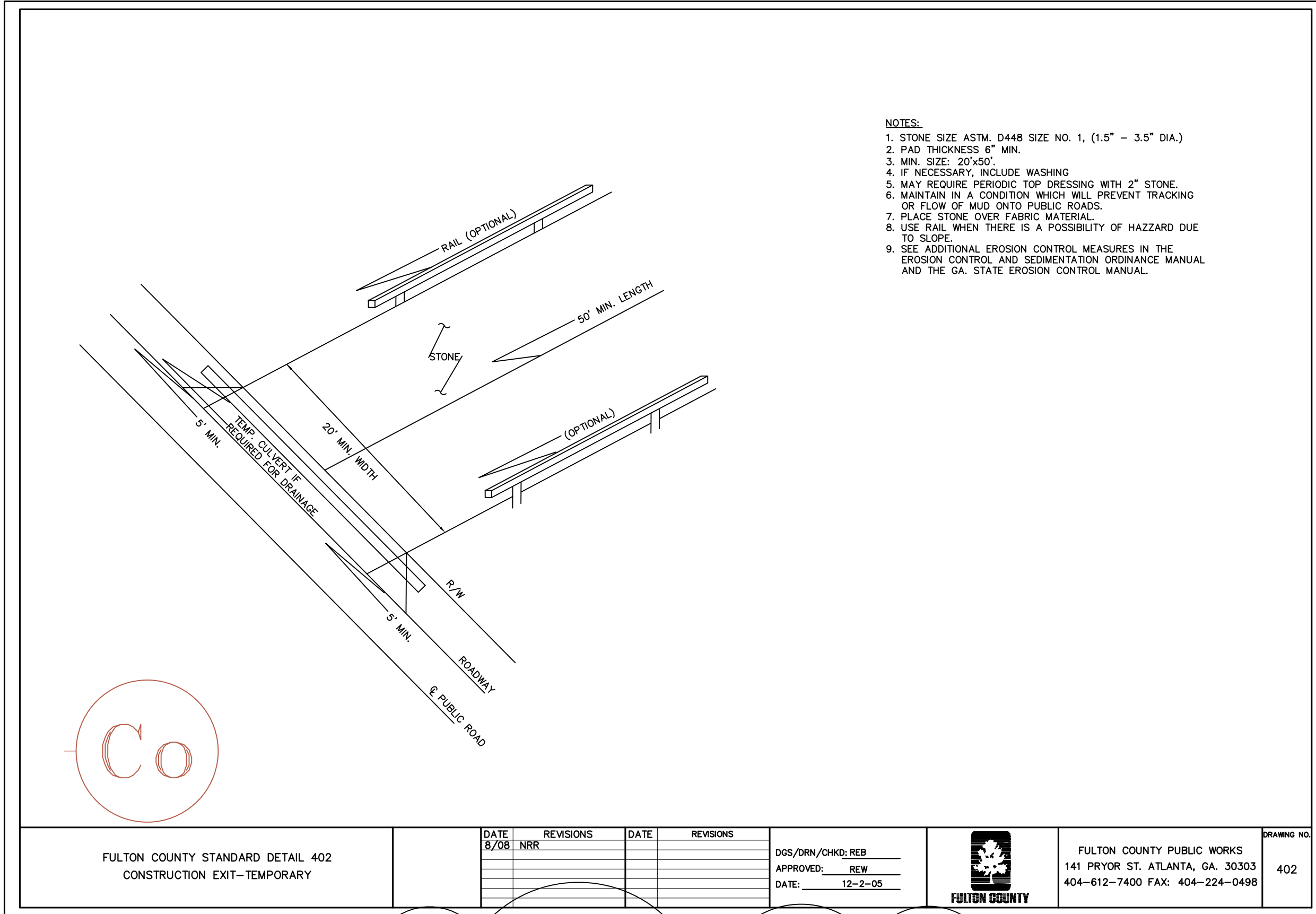
- | | |
|----------|---|
| Concrete |  |
| Asphalt |  |
| Gravel |  |
| Pavers |  |
| Stone |  |

SCALE : 1" = 20'-0"



NO PROTECTED TREES ARE IMPACTED BY CONSTRUCTION



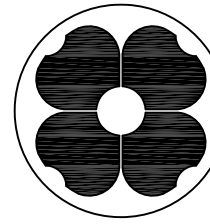


TREE FENCE DETAIL

REVISIONS

1	1/15/23, City comments
2	2/20/23, City comments

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6405 RIVERSIDE DR.

EROSION CONTROL DETAILS

Drawn By : KRI

Checked By : WeS

Date : 1/15/23

Job No. : 21101

C-5

of :

9

IMPERVIOUS AREA:

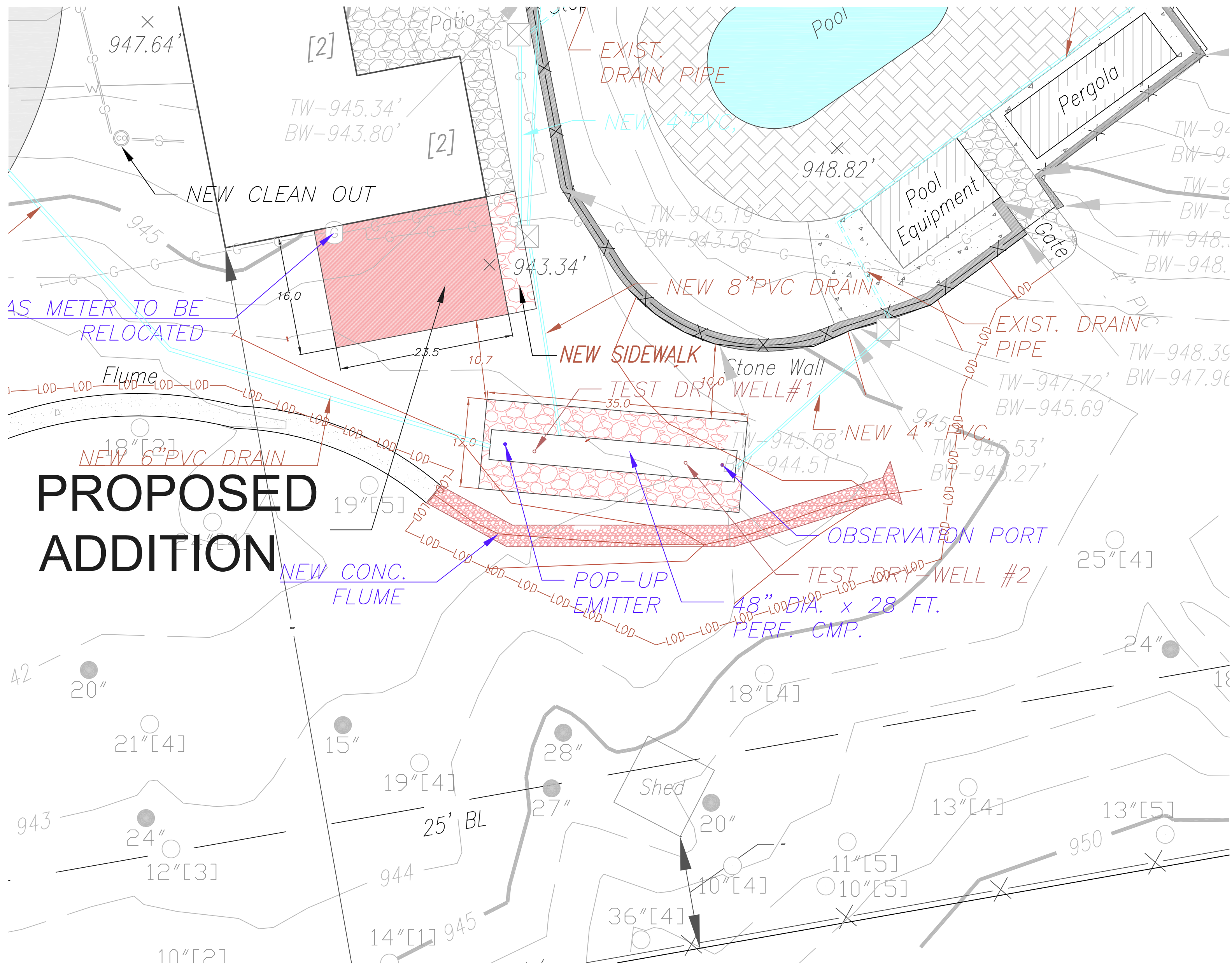
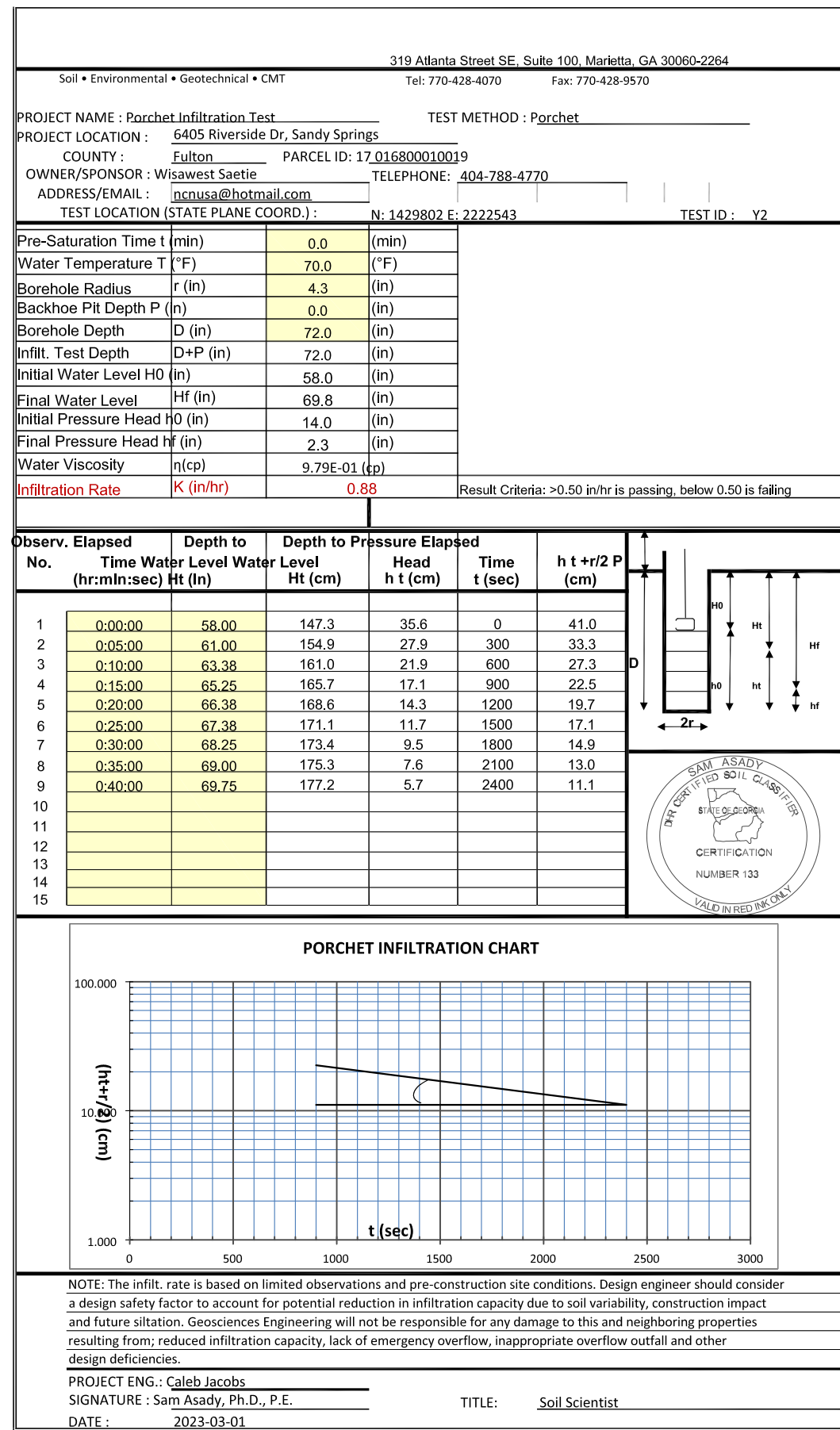
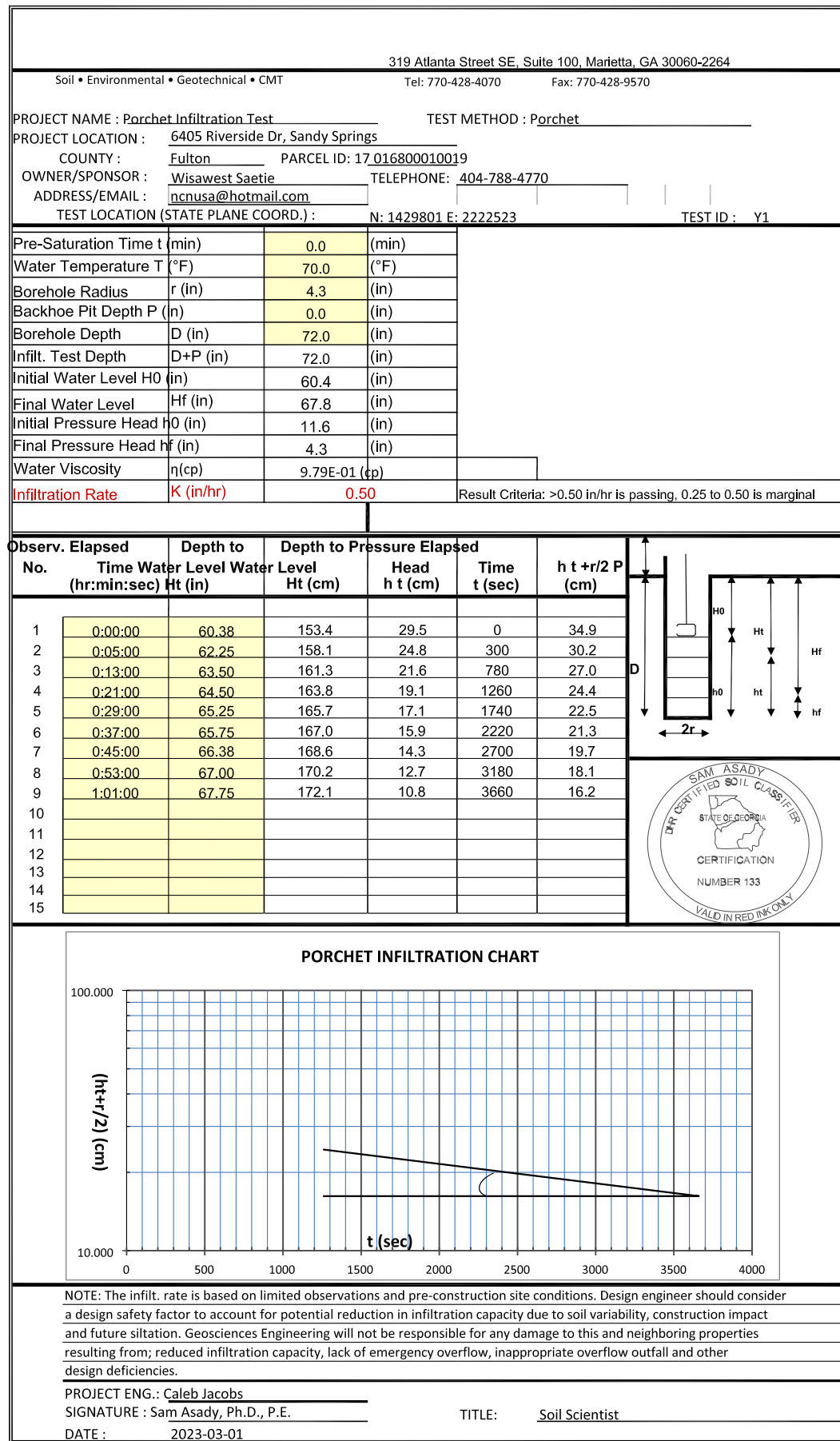
HOUSE = 2,644 SF
CARPORT = 684 SF
POOL = 586 SF
POOL DECK PAVER = 1,961 SF
BACK YARD PAVER = 3,467 SF
POOL EQUIPMENT = 160 SF
PAVILION = 294 SF
PERGOLA = 169 SF
#57 STONE PAVER = 1,384 SF
NEW WALK WAY = 316 SF
NEW WORK SHOP = 376 SF
TOTAL = 12,041 SF.

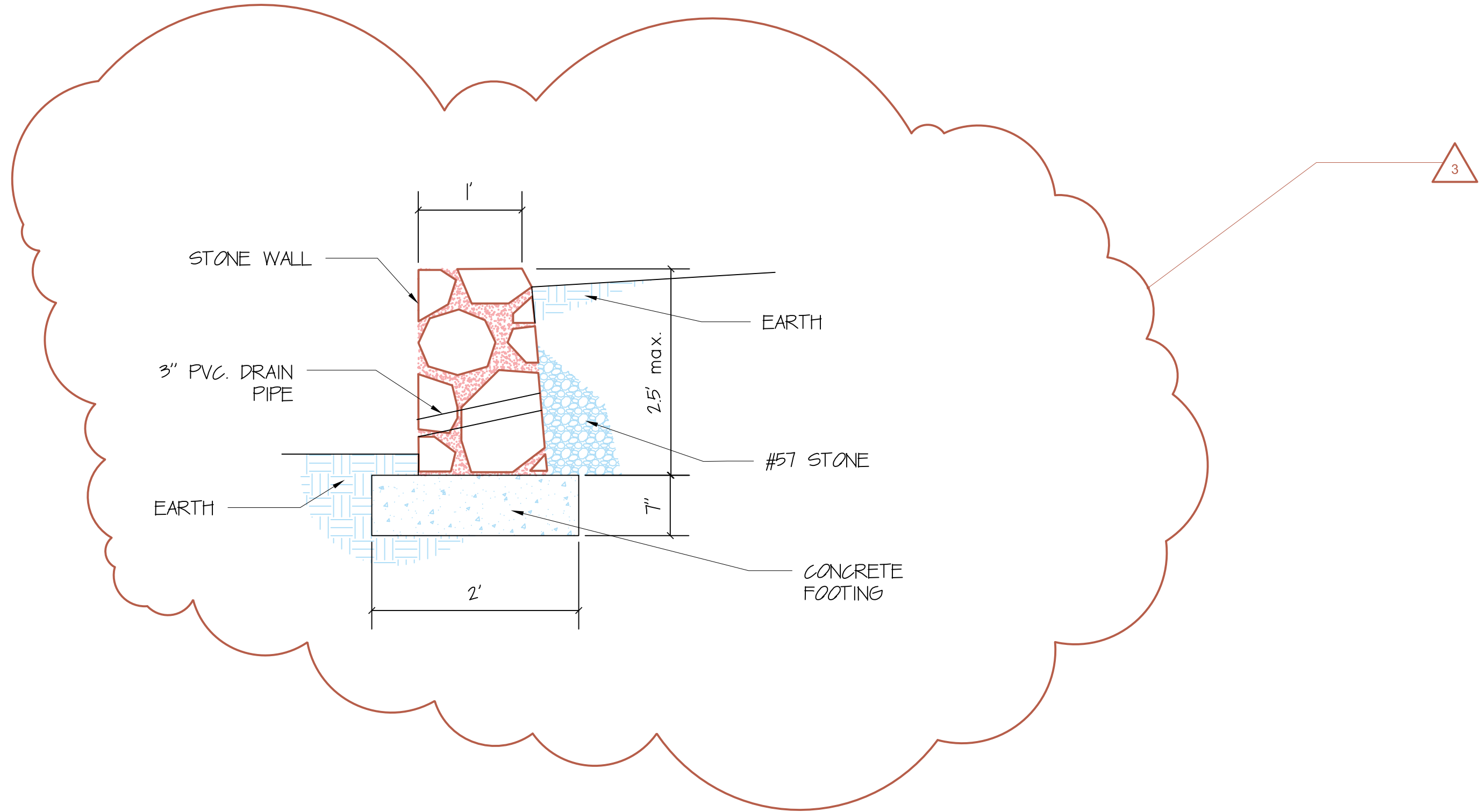
OR = 14.0 % OF LOT

WATER QUALITY CALCULATIONS:

IMPERVIOUS AREA = 12,041 SF.
RRv REQUIRED = 1.2"
RRv CALCULATIONS: 12,041 x 1.2/12 = 1,204.10 CF. REQ'D
INFILTRATION DRY-WELL VOLUME:
PIPE VOLUME: 12.56 CFT/LF x 33 LF. = 414.48 CFT.
ROCK DEPTH = 6 FT, WIDTH = 12 FT, LENGTH = 35 FT.
ROCK VOLUME: (6x12-12.56) CFT/LF = 59.44 CFT/LF
ROCK VOLUME: 59.44 CFT/LF x 35 LF = 2,080.40 CFT (GROSS)
ROCK VOICE = 40%
NET ROCK VOLUME = 2,080.40 CFT x 0.40 = 832.16 CFT.
TOTAL AVAILABLE VOLUME : 414.48 + 832.16 = 1,246.64 CFT.

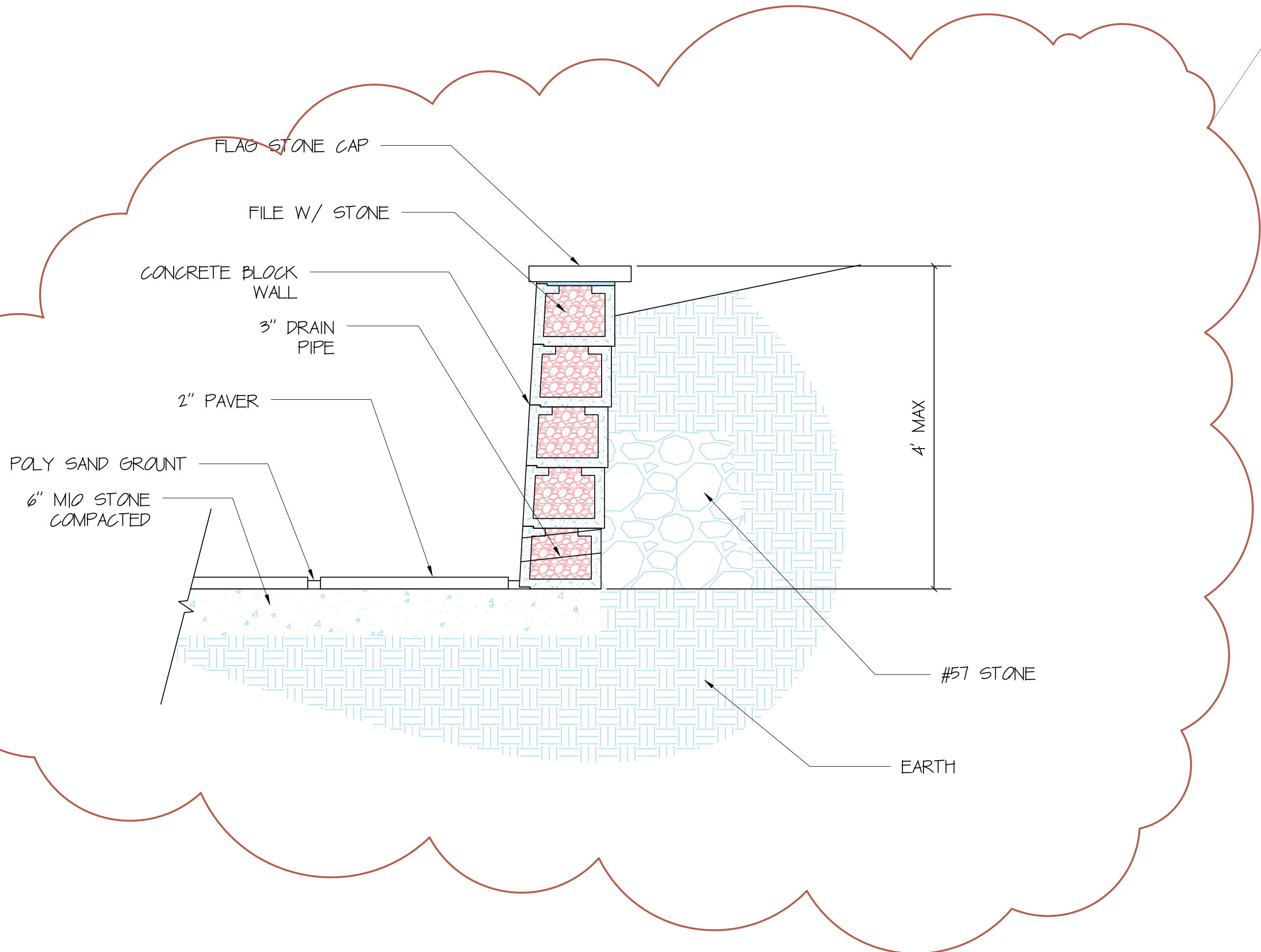
OWNER 24 HR. CONTRACT:
WISAWEST SAETIE
NCNUSA@HOTMAIL.COM
(404) 788-4770





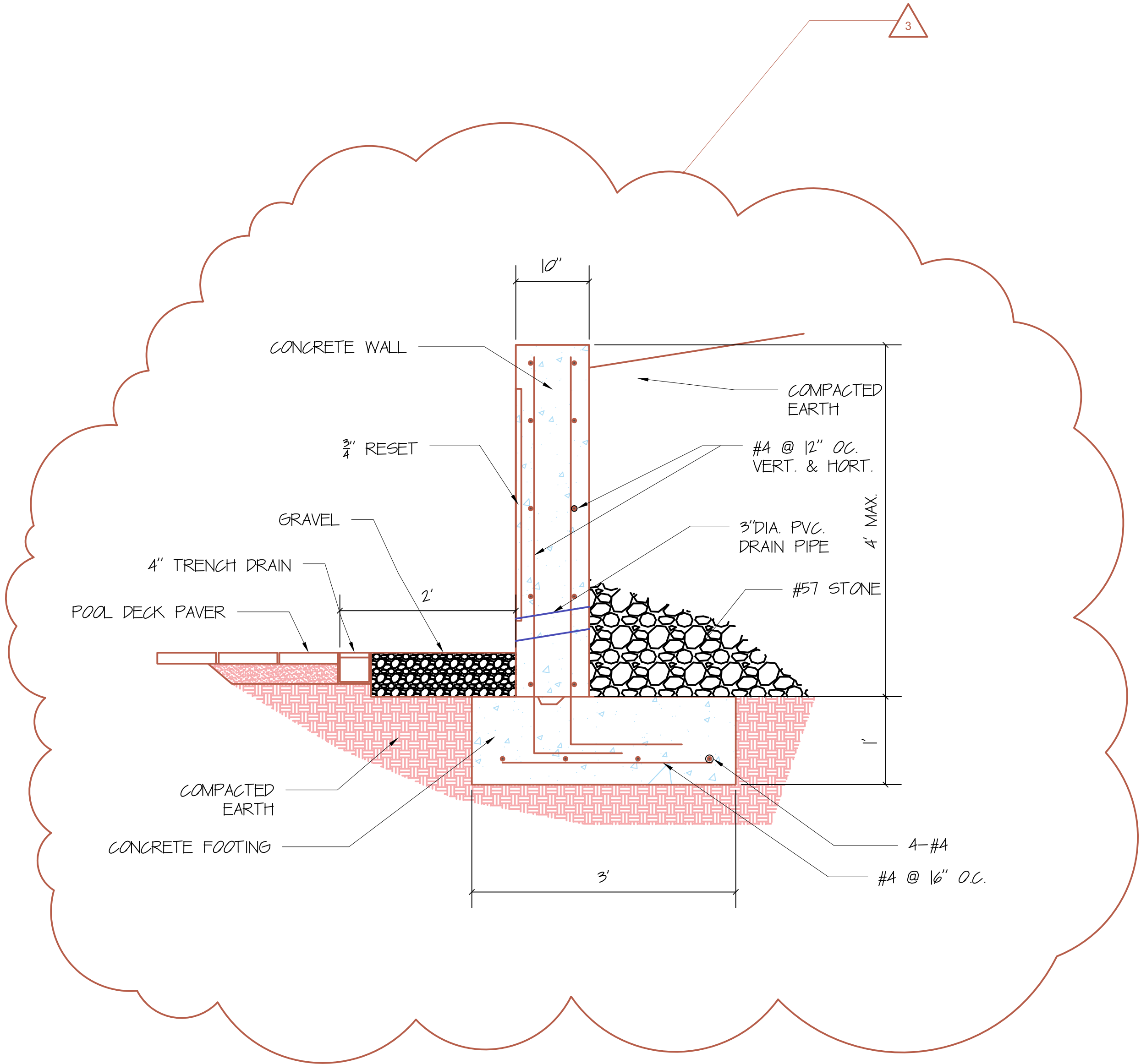
TYPICAL STONE WALL SECTION

SCALE : 1" = 1'-0"



TYPICAL CONCRETE BLOCK WALL

SCALE : 1" = 1'-0"



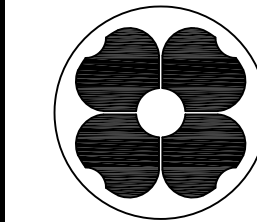
TYPICAL CONCRETE WALL SECTION

SCALE : 1" = 1'-0"

REVISIONS

1 3/26/2023, City comments

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WL&3N PROPERTIES CO.,LLC.

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6405 RIVERSIDE DR.

TYPICAL RETAINING WALL

Drawn By : KRI

Checked By : WeS

Date : 3/23/2023

Job No. : 21102

C-7

of :

S-02

**STATE OF GEORGIA
COUNTY OF FULTON**

**A RESOLUTION TO AUTHORIZE APPROVAL OF A METROPOLITAN RIVER
PROTECTION ACT CERTIFICATE FOR PROPERTY LOCATED AT 6405 RIVERSIDE
DRIVE**

WHEREAS, the Georgia General Assembly adopted the Metropolitan River Protection Act ("MRPA") in 1973, which directed the Atlanta Regional Commission ("ARC") to adopt a plan to protect the Chattahoochee River Corridor and to review development proposals to ensure they are consistent with the plan; and

WHEREAS, the ARC adopted the Chattahoochee Corridor Plan in 1973 ("Plan"); and

WHEREAS, MRPA requires local governments to issue permits based on ARC findings, monitor land-disturbing activity in the corridor, and ensure that land-disturbing activity in the corridor complies with the Plan; and

WHEREAS, properties located within 2,000 feet of the Chattahoochee River are subject to MRPA; and

WHEREAS, anyone desiring to develop such property ("Applicant") must submit an MRPA Certificate Application ("Proposal") for approval; and

WHEREAS, a Proposal was submitted for property located at 6405 Riverside Drive ("Property"); and

WHEREAS, the Applicant proposes to construct a pool, deck, and pavilion; and

WHEREAS, the ARC completed regional review of the Proposal and found that the proposed development is consistent with the Chattahoochee River Corridor Plan;

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
SANDY SPRINGS, GEORGIA:**

1. That the Metropolitan River Protection Act Certificate Application is hereby approved; and
2. That this Resolution will serve as the Certificate.

RESOLVED this 5th day of September 2023.

APPROVED:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk

(Seal)

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO APPOINT A MEMBER TO FILL A VACANCIES ON THE
SANDY SPRINGS HOSPITALITY BOARD**

BE IT RESOLVED by the City Council of the City of Sandy Springs, Georgia, while in regular session on September 5, 2023, as follows:

SECTION 1. That Elizabeth Ann Delmas is hereby appointed to the Sandy Springs Hospitality Board to fill the vacancy created by the resignation of Bruce Alterman; and

SECTION 2. That Jason Sheetz is hereby appointed to the Sandy Springs Hospitality Board; and

SECTION 3. That Amanda Singer is hereby appointed to the Sandy Springs Hospitality Board; and

SECTION 4. That this resolution shall become effective upon its adoption.

RESOLVED this the 5th day of September, 2023.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk

(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Ginger Sottile, Director of Community Development
DATE: August 3, 2023 Submission for the September 5, 2023 City Council Meeting
ITEM: Request for Mayor and City Council Consideration of an Ordinance to Amend Part I, Subpart B, Chapter 105, Article IV - Multifamily Rental Housing, of the City of Sandy Springs Code of Ordinances

Recommendation:

City Staff recommends approval of the update to the Sandy Springs Code of Ordinances regarding Multifamily Rental Housing.

Background:

There are currently 98 apartment complexes in Sandy Springs with two new apartment complexes currently under construction. There are over 25,000 rental units currently in existence with approximately 1,300 structures combined. Of these structures, 47% do not have an automatic sprinkler system, 25% are partially sprinklered, and only 28% are fully sprinklered. This represents a large population of residents in Sandy Springs that are susceptible to fire. Furthermore, over half of the apartment complexes are over 30 years old, and several changes have been made to properties over the years. These changes include remodels that affect the architectural, structural, mechanical, electrical, and/or plumbing of the buildings that oftentimes are done without a permit and/or compromise certain life safety components of the building which increases the risks associated with fire and other types of damage.

Discussion:

The current Multifamily Rental Housing ("MRH") Ordinance is outdated and does not accurately reflect the actual inspection needs of the City to maintain safe multifamily dwellings for its residents. The current ordinance is confusing to owners and property managers since the various MRH requirements are spread out across several different sections of the Sandy Springs, Georgia-Code of Ordinances. Currently, the building inspections are spread out over 5 years making it difficult for all parties to keep track of which buildings have already been inspected. Furthermore, due to the large number of aging apartments without sprinklers, there is a heightened risk of fire and potential loss of human life.

The proposed MRH ordinance was rewritten with simplicity in mind. All requirements were consolidated into one MRH ordinance making it easier for all parties to understand and for the City to enforce. Definitions were added to clearly identify the various items in the ordinance including who the various inspectors are, their respective roles and responsibilities, and their minimum qualifications. A chart was also added to graphically convey the inspection requirements, frequency, and responsible party.

Although most of the proposed MRH ordinance was written for clarity, there are a few notable changes that are based on historical fire trends that the Building Official and Fire Marshal feel are necessary for life safety. The most notable change is that 100% of the inspections will be completed annually, instead of being spread out over 5 years. Additionally, a separate inspection of the mechanical, electrical, and plumbing utility equipment will be required every 5 years to make sure that the equipment is properly maintained and operating within the manufacturer's specifications. Other administrative changes include training all owners and property managers on the new ordinance and requiring a Code Compliance Certificate, Property Manager Certification, and Certificate of Insurance to be submitted with the application for a new, or renewal, occupational tax certificate.

Financial Impact:

No additional financial impact to the City is anticipated at this time.

Alternatives:

Mayor and City Council may decide not to approve the changes to the Sandy Springs Code of Ordinances regarding Multifamily Rental Housing at this time, and provide further direction to Staff.

Review:

Kristin Byars Smith, Assistant City Manager	Created/Initiated - 8/25/2023
Ginger Sottile, Director of Community Development	Approved - 9/1/2023
Kristin Byars Smith, Assistant City Manager	Approved - 9/1/2023
Toni Carlisle, Chief Financial Officer	Approved - 9/1/2023
Dan Lee, City Attorney	Approved - 9/1/2023
Eden Freeman, City Manager	Final Approval - 9/1/2023

Attachments:

1. Chapter 105 - Article IV - Division 2 - Multifamily Rental Housing - Official Ordinance

STATE OF GEORGIA
COUNTY OF FULTON

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, TO REPLACE SUBPART B, CHAPTER 105, ARTICLE IV, DIVISION 2 OF THE CITY'S CODE OF ORDINANCES; TO UPDATE THE ANNUAL INSPECTION REQUIREMENTS OF THE MULTIFAMILY RENTAL HOUSING; TO QUANTIFY AND QUALIFY ALL REQUIRED THIRD-PARTY INSPECTIONS; TO ESTABLISH ALL REQUIRED COMPLIANCE DOCUMENTATION.

BE IT ORDAINED by the Mayor and City Council of the City of Sandy Springs, Georgia that Subpart B (Land Development), Chapter 105 (Buildings and Building Regulations), Article IV (Property Maintenance and Housing Standards), Division 2 (Multifamily Rental Housing) of the City of Sandy Springs - Code of Ordinances is REPLACED as follows:

SECTION I: Subpart B, Chapter 105, Article IV, Division 2 of The Code of the City of Sandy Springs, Georgia, is hereby replaced with the following:

Sec. 105-118 - Definitions.

The following words, terms, and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Certified Building Inspector means any person inspecting for compliance with the various adopted codes who is a registered Architect or a licensed Civil/Structural Engineer in the State of Georgia or holds either an ICC Commercial Combination Inspector certification or an ICC Property Maintenance and Housing Inspector certification. Responsible for the interior inspection of all *Multifamily Rental Dwellings* and *Multifamily Rental Units*. All *Certified Building Inspectors* shall complete an annual certification course presented by the City of Sandy Springs.

Certificate of Insurance is a document issued by an insurance company or broker that verifies the existence of an insurance policy and summarizes the key aspects and conditions of the policy including the policyholder's name, the policy's effective date, the type of coverage, policy limits, and other important details of the policy.

Citation: An official summons to appear before a court of law for any violation or failure to comply with the City Code and/or its referenced standards that is issued by a duly authorized officer of the City. Refer to City Code Section 1-10 – Penalties for Violation of Code for additional information.

City Inspector(s) means any City employee or their designee responsible for enforcing the Multifamily Rental Housing ordinance. The following City departments/divisions and their responsibilities are listed below:

1. ***Building Department:*** Responsible for the overview and final approval of all *Trade Inspector* reports.
2. ***Code Enforcement:*** Responsible for an overall review of all common space/amenity areas and for investigating interior and exterior resident complaints. Responsible for the review and approval of the *Certified Building Inspector* reports.

3. **Fire Marshal's Office:** Responsible for the overall review of all life safety devices and fire deterrent and suppression systems as it relates to preventing loss of life, injuries, and property due to fire. Responsible for the review and approval of the *Fire & Life Safety System Contractors'* reports and fire-related portions of the *Certified Building Inspector* reports.

City Inspection Reports include all standardized reports generated by all *City Inspectors*.

Code Compliance Certificate means the official document provided by the City to the *Owner* stating that all of the existing *Multifamily Rental Housing* complies with all the codes and referenced standards referenced herein at the time of inspection. A new *Code Compliance Certificate* will be issued each year after full compliance is verified by the City. The current year *Code Compliance Certificate* shall be displayed in a prominent location.

Elevator Inspections: Each elevator used or proposed to be used in Georgia must be thoroughly inspected regularly by the State of Georgia Office of Insurance and Safety Fire Commissioner. However, any deficiencies noted by the City of Sandy Springs will be required to be corrected per the Property Maintenance Code.

Fire & Life Safety System Contractors means any person inspecting the *fire alarm systems*, the *fire suppression (sprinkler) systems*, and *private fire hydrants* for proper operation as it relates to life safety. Additional information about each of the fire and life safety systems and the minimum credentials required for their inspection are as follows:

1. **Fire Alarm System:** Any single device or assembly of equipment designed to signal the occurrence of a fire, illegal or unauthorized entry, or other activity requiring immediate attention and to which a public safety department will be requested to respond, but does not include alarms installed in motor vehicles, domestic violence alarms, or alarms designed to elicit a medical response. A *Fire Alarm System* also includes a system or portion of a combination system consisting of components and circuits arranged to monitor and/or exterior annunciate the status of an alarm signal or supervisory signal-initiating devices and to initiate the appropriate response to the emergency alarm signal. All *fire alarm system* companies shall be licensed by the Office of Insurance and Safety Fire Commissioner in the State of Georgia. All inspectors shall have a Level II certification in Fire Alarm Systems from the National Institute for Certification in Engineering Technologies (NICET).
2. **Fire Suppression (Sprinkler) System:** Any system used to extinguish, control, or in some cases, entirely prevent fires from spreading or occurring. All fire suppression system inspectors shall be licensed by the Office of Insurance and Safety Fire Commissioner in the State of Georgia.
3. **Private Fire Hydrant:** Any valved connection to a water main or water supply system to supply water to a fire hose or fire protection apparatus, which fire hydrant is owned by a non-governmental entity and located on private property, including any residential private street where there is ownership of the street by an individual, group of individuals, or a legal entity. All *private fire hydrant* inspectors shall be licensed by the State of Georgia as either of the following: 1) Licensed Utility Contractor; 2) Licensed Fire Sprinkler Contractor; or 3) Licensed Plumber

Fire Barrier is a fire-resistance-rated wall assembly of materials designed to restrict the spread of fire in which continuity is maintained.

Fire extinguisher shall mean a portable device that discharges a dry powder or chemical material to extinguish a fire.

Inspection Report means any report generated by any *City Inspectors* or *Third-Party Inspectors*.

Intumescent paint means a type of fire-retardant paint that provides passive fire protection to a building by slowing down the progress of a fire and protecting the underlying structures.

Lease or Leased means any written or oral agreement that sets forth any conditions concerning the use and occupancy of *Multifamily Rental Dwellings* or *Multifamily Rental Units*.

Multifamily Rental Housing (MRH) means any *Multifamily Rental Unit* and/or any *Multifamily Rental Dwelling* as defined below:

1. **Multifamily Rental Dwelling** means any multifamily structure, multifamily building, or other facility promised and/or *leased* to a residential tenant or tenants for use as a home, residence, or sleeping unit. This definition includes but is not limited to, multiple-family dwellings, multiple-family apartment units, boardinghouses, rooming houses, group homes, and flats.
2. **Multifamily Rental Unit** means any one area, room, structure, flat, apartment, or facility of a *multifamily rental dwelling* that is being *leased* or rented to only one tenant, group of tenants, or family under one *lease*, or under terms of joint and severable liability.

Occupant(s) means all tenants, lessees, and persons residing within a *Multifamily Rental Dwelling* or *Multifamily Rental Unit*.

Owner(s) means any person, agent, firm, or corporation having a legal or equitable interest in the *premises* including any property management company.

Owner Inspection Reports include all standardized reports generated by the *Owner* of a *Multifamily Rental Housing*.

Owner-occupied means any part of a structure used as living quarters by the owner of the said structure whereas other parts of the structure are used as *Multifamily Rental Units*.

Premises means any lot or piece of land inclusive of the *Multifamily Rental Dwelling* or *Multifamily Rental Unit*.

Swimming Pool Inspections: Public swimming pools are subject to periodic county inspections. However, any deficiencies noted by the City of Sandy Springs will be required to be corrected per the Property Maintenance Code.

Third-Party Inspector(s) include all *Certified Building Inspectors*, *Fire & Life Safety System Contractors*, and *Trade Inspectors* hired by the *Owner* to perform inspections.

Third-Party Inspection Report(s) include all standardized reports generated by all *Certified Building Inspectors*, *Fire & Life Safety System Contractors*, and *Trade Inspectors*.

Trade Inspector(s) means any person inspecting the mechanical, electrical, and/or plumbing components of a *building* for safety and code compliance with the various adopted codes. Each of the *trade inspectors* shall have the following credentials:

1. **Mechanical Trade Inspector:** Licensed Conditioned Air Contractor in the State of Georgia
2. **Electrical Trade Inspector:** Licensed Electrical Contractor in the State of Georgia
3. **Plumbing Trade Inspector:** Licensed Plumber in the State of Georgia

Sec. 105-119. Intent

The purpose of the *Multifamily Rental Housing* ordinance is to provide a reasonable level of safety, public health, and general welfare to the *occupants* of *Multifamily Rental Housing* through periodic and annual inspections of the property to ensure structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire, explosion and other hazards including providing a reasonable level of safety to firefighters and emergency responders during emergency operations.

Sec. 105-120. Code Compliance

All buildings, structures, pools, and *premises* shall comply with the latest edition of the International Property Maintenance Code, Fire Code, NFPA 101 – Life Safety Code, and all referenced codes and standards herein that are adopted by the City at the time of inspection.

Sec. 105-121. Maintenance

The *Owner* of the *Multifamily Rental Housing* shall be responsible for the maintenance of all buildings, structures, pools, and *premises* at all times. All equipment systems, devices, and safeguards required by this code or a previous regulation or code under which the buildings, structures, pools, and *premises* were constructed, altered, or repaired shall be maintained in good working order.

Sec. 105-122. Creation of Enforcement Agency.

The Multifamily Rental Housing Task Force (MRH Task Force) is hereby created and the official in charge thereof shall be the Chief Building Official. The MRH Task Force shall consist of the *Building Department*, the *Code Enforcement Division*, and the *Fire Marshal's Office* of the City of Sandy Springs.

Sec. 105-123. Deputies.

By the prescribed procedure of this jurisdiction and with the concurrence of the appointing authority, the Chief Building Official shall hereby delegate the City's *Building Department*, *Code Enforcement Division*, and the *Fire Marshal's Office* as *City Inspectors*. Such employees shall have powers as delegated by the Chief Building Official.

Sec. 105-124. Duties and Power of the MRH Task Force.

The MRH Task Force is hereby authorized and directed to enforce the provisions of this code and to establish the minimum requirements for the inspection of all *Multifamily Rental Housing* including all buildings, structures, pools, and *premises* on the property. The inspection requirements may be modified from time to time by the MRH Task Force to comply with the adoption, revision, or amendment of all applicable laws, codes, certifications, or standards.

Sec. 105-125. Inspections.

All owners of *Multifamily Rental Housing* within the City are required to obtain the services of *Certified Building Inspectors* and *Fire & Life Safety System Contractors* on an annual basis to inspect 100 percent of the buildings, structures, pools, and *premises* on the property. Additionally, the owner shall obtain the services of *Trade Inspectors* to inspect all mechanical, electrical, and plumbing equipment and services located on the property every five years. Additional inspections shall be provided by the Owner and the *City Inspectors*.

In addition to the code requirements listed herein, the City also requires the following life-safety items that are also subject to inspections:

- (1) Fire Suppression System: All vent hoods, or open areas located above a stove or cooking range, shall be equipped with a National Science Foundation (NSF) certified automatic fire suppression device. Such devices shall be always maintained in an operable condition by the owner or their authorized property management company. This section shall not apply to any *multifamily rental unit* that is equipped with an operable sprinkler head as part of a fire suppression (sprinkler) system.
- (2) Fire Extinguishers: The owner is required to install and maintain all *fire extinguishers* in good working condition, and compliant with all applicable laws and standards, including a current service tag from a licensed *fire extinguisher* contractor indicating the *fire extinguisher* has been serviced within the past 365 days. A *fire extinguisher* is required to be located as follows:
 - (a) Interior Units: A *fire extinguisher* classified as a 2A10BC extinguisher or larger with at least five (5) pounds of extinguishing powder shall be located within each *Multifamily Rental Dwelling* and *Multifamily Rental Unit* not equipped with an operable sprinkler head as part of a fire suppression (sprinkler) system.
 - (b) Common Areas: A *fire extinguisher* classified as a 4A60BC extinguisher or larger with at least ten (10) pounds of extinguishing powder shall be located in all common areas, including all hallways and breezeways, on each floor of all structures within a *Multifamily Rental Housing* property.
- (3) Fire Protection: All areas of any *Multifamily Rental Housing* shall have the following fire protection measures installed:
 - (a) Vertical Chase Protection: All open vertical chases that extend into the attic shall be sealed with fire blocking at the attic floor line in accordance with the International Building Code.

- (b) Exposed and Unprotected Wood: All areas without a fire suppression (sprinkler) system, where there are interior exposed and unprotected wood framing studs or plywood, including any attic area not otherwise protected by a dry fire suppression (sprinkler) system, shall be protected by one of the following:
- (i) Fire Barrier: A two-hour rated *fire barrier* shall be installed that extends from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing in the attic. A single layer of 5/8" Type X gypsum board shall also be installed on the underside of the roof framing members and shall extend a minimum of 4'-0" on each side of the *fire barrier*. Each *fire barrier* shall be installed as necessary to create separate fire areas that have no more than two units in each fire area; or as otherwise approved by the Chief Building Official.
 - (ii) Intumescent Paint: All surfaces of exposed and unprotected wood shall be painted with *intumescent paint* in accordance with the manufacturer's specifications. An on-site, third-party inspection is required after installation to verify compliance with the manufacturer's specifications. Thereafter, *intumescent paint* shall be reapplied and maintained where there is a surface breach of the paint and/or in accordance with the manufacturer's specifications.
- As of December 6, 2023, all existing *Multifamily Rental Housing* shall have the initial installation of *intumescent paint* installed. The *Owner* shall maintain the *intumescent paint* per this section and when reapplication is required, the *Owner* shall have the option to install any of the options listed in the Exposed and Unprotected Wood section of this code.
- (iii) Fire Suppression (Sprinkler) System: For exposed and unprotected wood in attics, a fire suppression (sprinkler) system shall be installed in accordance with NFPA 13 or NFPA 13R.
- (4) Self-Closing Doors: All doors providing access to interior corridors, breezeways, or stairs in any *Multifamily Rental Housing* shall be self-closing or equipped with a device that will ensure closing after having been opened. The *Owner* is required to always keep and maintain such doors in good working condition. Any existing *Multifamily Rental Housing* at the time of this ordinance shall have up to two (2) years to conform to the provisions of this ordinance.
- (5) Non-Combustible Siding: All non-sprinklered *Multifamily Rental Housing* with an exterior shared breezeway shall have the exterior material replaced with a non-combustible material. Any existing non-sprinklered *Multifamily Rental Housing* at the time of this ordinance shall have up to two (2) years to conform to the provisions of this ordinance.

Sec. 105-126. Inspection Reports.

A separate written record of inspection for each unit shall be provided for each *Owner Inspection Report* and *Third-Party Inspection Report*. Furthermore, each *Owner* and *Third-Party Inspector* shall keep a written record of all inspections that include the date of the inspection, items inspected, and all violations with photos, if any, observed. If violations are observed, a reinspection shall be required as needed and a written record of each inspection and reinspection shall be generated by the *Owner* and *Third-Party Inspectors* until full code compliance can be verified.

Upon initial inspection of the buildings, structures, pools, and *premises* on the property, should any *Third-Party Inspector* or *City Inspector* determine that further work is necessary to comply with the minimum standards set forth herein, the MRH Task Force shall specify the timeframe allowed to bring any deficiencies noted into compliance. Depending on the severity of the deficiencies noted, an extension may be granted for the completion of repairs and compliance with this division. No extension shall be granted for any life safety issues. Where life safety issues are involved within a unit and cannot be repaired in a timely manner as specified by the MRH Taskforce, any such units shall cease to be occupied and shall not be *leased* until brought into compliance.

A record of all *inspection reports*, logs, and *Code Compliance Certificates* shall be kept on-site in a three-ring binder and shall be made available to any inspector upon request. Failure to maintain a copy of all the records or failure to provide such records to the inspector shall result in a *citation*.

The following table specifies the required inspection types, report frequency, and the responsible party:

Report Frequency Table		
Required Inspection Types	Report Frequency	Responsible Party
City of Sandy Springs		
Fire Marshal	Annually	City of Sandy Springs
Code Enforcement	Annually	City of Sandy Springs
Third-Party Inspections		
Certified Building Inspector	Annually	Third-Party Inspector ²
Fire Alarm System	Annually	Third-Party Inspector ²
Fire Suppression System ¹	Annually	Third-Party Inspector ²
Private Fire Hydrant ¹	Annually	Third-Party Inspector ²
Fireplace & Chimney Inspector ¹	Annually	Third-Party Inspector ²
Mechanical Trade Inspector	5 years	Third-Party Inspector ²
Electrical Trade Inspector	5 years	Third-Party Inspector ²
Plumbing Trade Inspector	5 years	Third-Party Inspector ²
Property Owner Inspections		
Dryer Vent Cleaning Log	Annually	Owner/Maintenance

- Footnotes:
1. Only required for *Multifamily Rental Housing* that has these items.
 2. Hired by the *Multifamily Rental Housing owner* or their authorized property management company.

Sec. 105-127. Inspection Report Submittals.

All *Owner* reports and *Third-Party Inspection Reports*, in accordance with the Report Frequency Table referenced herein, shall be completed by December 31st of each calendar year. Failure to submit any required report by the deadline shall result in a separate *citation* issued per report that is not issued by the deadline.

All completed *Owner reports* and *Third-Party Inspection Reports*, regardless of whether deficiencies were noted, shall be submitted to the City through the online compliance portal within 10 business days of completion. Each completed report shall be subject to a fee in accordance with Section 22-35 - Maintenance and Reporting of Records for Fire and Life Safety Systems.

Sec. 105-128. Penalty For False Inspection and Reporting.

An *Owner* who knowingly participates in furnishing false inspections and/or reports to the City that contains a false compliance certification shall be guilty of a violation of this Code for each *Multifamily Rental Dwelling* and/or *Multifamily Rental Unit* for which the certification is shown to be false. Each violation shall result in a *citation* in accordance with Section 1-10 – Penalties for Violation of Code.

Any *Third-Party Inspector* who furnishes a *Third-Party Inspection Report* which knowingly contains fraudulent information that a *Multifamily Rental Dwelling* or *Multifamily Rental Unit* meets the minimum housing standards of the City referenced herein shall be guilty of a violation of this Code for each *Multifamily Rental Dwelling* and/or *Multifamily Rental Unit* for which the report is shown to be false. Each violation shall result in a *citation* in accordance with Section 1-10 – Penalties for Violation of Code. In addition, the *Third-Party Inspector's* right to submit *inspection reports* to the City may be suspended for a stated period of time, up to five years, by resolution of the MRH Task Force.

Sec. 105-129. Occupational Tax.

All *owners* of *Multifamily Rental Housing* within the City that receive income for the use of four or more *Multifamily Rental Dwellings* or *Multifamily Rental Units* and meet the requirements of O.C.G.A. § 48-13-5 for having a location or office within the City shall be subject to an occupation tax as provided in Section 54-116 – Occupational Tax Certificate Required. Failure to pay the occupational tax as provided herein shall be a violation of this section and is subject to those penalties outlined in Article V – Business and Occupational Taxes.

Sec. 105-130. Code Compliance Certificate.

All *owners* of *Multifamily Rental Housing* within the City are required to obtain a *Code Compliance Certificate* from the City on an annual basis. The certificate shall be issued after all *City Inspection Reports*, *Owner reports*, and *Third-Party Inspection Reports* have been verified for compliance with all applicable codes and standards referenced herein at the time of inspection. The *Code Compliance Certificate* shall be submitted with the application for a new, or renewal, occupational tax certificate. This section shall not apply for the initial year after the completion of new construction provided proper permits and the Certificates of Occupancy are obtained from the City.

Failure to provide a *Code Compliance Certificate* by the deadline noted shall result in a delinquent occupational tax certificate and shall result in a citation in accordance with Section 1-10 – Penalties for Violation of Code. Further, said failure, upon a judicial determination, shall be a condition constituting probable cause and may subject said *Multifamily Rental Housing* to inspection by the MRH Task Force at a fee, as determined by a judicial determination, that covers all costs of such inspection by the city. Said inspection by the city, if required, shall be at the sole cost of the *owner* and failure to pay said cost shall result in a lien being placed on the premises as provided for the collection of taxes.

Sec. 105-131. Property Manager Certification.

All *owners* of each *Multifamily Rental Housing* within the City are required to complete a property management training session on an annual basis at the City. The goal of this training session is for the *owner* and/or Property Manager to familiarize themselves with the current *Multifamily Rental Housing* ordinance and to provide guidance on owner responsibilities as it relates to property maintenance, life safety, required inspections, and reporting.

After attending the training session, the individual will obtain a Certification of Completion issued by the City that will be required to be submitted with an application for a new, or renewal, occupational tax certificate. Failure to provide the referenced Certificate of Completion for the active property manager physically located on the *Multifamily Rental Housing* property shall result in a delinquent occupational tax certificate and shall be a violation of this division and is subject to those penalties contained herein and in Section 1-10 – Penalties for Violation of Code.

Sec. 105-132. Certificate of Insurance.

All *owners* of *Multifamily Rental Housing* within the City are required to possess and maintain an insurance policy for all buildings and structures located on the *Multifamily Rental Housing* property. A *Certificate of Insurance* shall be submitted with the application for a new, or renewal, occupational tax certificate. Failure to provide a *Certificate of Insurance* by the deadline noted shall result in a delinquent occupational tax certificate and shall result in a citation in accordance with Section 1-10 – Penalties for Violation of Code.

Sec. 105-133. Third-Party Inspector Approval.

All *Third-Party Inspectors* are required to submit to the City on an annual basis a copy of their current professional license(s) and/or certification(s) that are required for their inspection scope of work as specified herein. All *Third-Party Inspectors* shall also submit an affidavit to the City stating that they have read the *Multifamily Rental Housing* ordinance and understand the policies and procedures for their scope of work. A list of qualified *Third-Party Inspectors* shall be made available by the City on an annual basis. The goal of verifying professional licenses and certifications is to ensure that qualified inspectors are conducting the inspections to ensure the safety and welfare of the public and tenants of the *Multifamily Rental Housing*.

Sec. 105-134. Safety Education.

The MRH Task Force shall make available to *owners* and tenants resources and information describing safety information and standards for *Multifamily Rental Housing*.

SECTION II: It is the intention of the City Council, and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of The Code of the City of Sandy Springs, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers, and section numbers as and where appropriate.

SECTION III: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION IV: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

SECTION V: This Ordinance shall become effective immediately upon adoption.

APPROVED AND ADOPTED this the 5th day of September, 2023.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk
(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: William H. Martin, Jr. AIA Public Works Director
DATE: August 7, 2023 Submission for the September 5, 2023 City Council Meeting
ITEM: Request for Mayor and City Council Consideration to Approve Five Contract Awards for On-Call Traffic Engineering and Design Services for the City of Sandy Springs; To Authorize the City Manager to Enter into the Contracts and For Other Purposes

Recommendation:

City Staff recommends awarding contracts to provide for Traffic Engineering On-Call Services (the "Services") to the following firms: Atlas Technical Consultants, LLC; Gresham Smith; Jacobs Engineering Group, Inc.; KCI Technologies, Inc.; and Kimley-Horn and Associates, Inc.

Background:

The City issued a Request for Proposals ("RFP") 23-078, "On-Call Traffic Engineering Services," on June 14, 2023. Purchasing conducted a non-mandatory pre-proposal meeting online on June 22, 2022, and the procurement process closed on July 13, 2023. The City received proposals from eleven (11) firms.

The City is seeking Services to provide for:

- Traffic analysis, traffic studies, intersection control evaluations, and traffic safety and operational analysis, including roundabout feasibility studies; and
- Traffic engineering design, intersection design, and concept development; and
- Signal analysis, signal plans, signal phasing, and signal construction engineering inspection; and
- ITS analysis and design.

The purpose of these five (5) contract awards is to have several pre-approved consultants contracted to provide the Services, thus eliminating the need to submit each project through the proposal process which will accelerate project delivery. It is intended to award a contract to each of the five (5) firms for an initial one (1) year period, with up to four (4) optional renewal years. Each of the firms has provided a fee proposal with personnel rates by billing category as stated in each of the five (5) contracts.

Discussion:

Proposals were reviewed by the City's Purchasing Office for administrative and qualifications compliance, as well as by an evaluation committee consisting of the following five (5) members ("Evaluation Committee"):

- Brendan Fitzpatrick, Traffic Engineer

- Allen Johnson, TSPLOST Program Manager
- David Low, Senior Traffic Engineer
- Paris Waterman, Traffic Signal Operations Engineer
- Kristen Wescott, Traffic/Transportation Unit Manager

City Staff evaluated the Proposals with the following criteria:

- Project Understanding and Approach – 30%
- Project Team – 30%
- References – 40%

The Evaluation Committee recommends that the City award contracts to the five (5) highest scoring firms based on the anticipated future project needs.

Firm	Total Score (out of 100)
Gresham Smith	93.6
Kimley-Horn and Associates, Inc.	93
KCI Technologies, Inc.	92.9
Jacobs Engineering Group, Inc	92.6
Atlas Technical Consultants, LLC	92
Croy Engineering, LLC	90.6
Stantec Consulting Services	90.2
Lowe Engineers, LLC	85.8
Columbia Engineering and Services	85.2
NV5 Engineers and Consultants	85.1
WSP USA Inc	84.4

Financial Impact:

The Intersection and Operational Improvement Program, Traffic Management Program, TMC Fiber Program (under the Capital Projects Fund) and the TSPLOST Projects Fund have budgets to support projects for the contracted Services. Each project for these Services will have a separate scope and fee.

Alternatives:

The City could elect to solicit individual proposals for each procurement opportunity in lieu of using pre-qualified firms for the Services.

Review:

Karen Lugassy, Executive Assistant
Marty Martin, Director of Public Works
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 8/24/2023
Approved - 8/24/2023
Approved - 8/30/2023
Approved - 8/31/2023
Final Approval - 9/1/2023

Attachments:

1. Resolution_TrafEng_On-Call_rev

**STATE OF GEORGIA
COUNTY OF FULTON**

**A RESOLUTION TO APPROVE FIVE CONTRACT AWARDS FOR ON-CALL TRAFFIC
ENGINEERING AND DESIGN SERVICES FOR THE CITY OF SANDY SPRINGS; TO
AUTHORIZE THE CITY MANAGER TO ENTER INTO THE CONTRACTS; AND FOR
OTHER PURPOSES**

WHEREAS, on June 14, 2023 the City of Sandy Springs (the “City”) issued an Request for Proposals (“RFP”) for On-Call Traffic Engineering Services, as it relates to traffic operations, traffic signal, fiber, and safety needs within the City; and

WHEREAS, On July 13, 2023, the City received eleven (11) proposals in response to the RFP, including proposals from Atlas Technical Consultants, LLC; Gresham Smith; Jacobs Engineering Group, Inc.; KCI Technologies, Inc.; and Kimley-Horn and Associates, Inc.; and

WHEREAS, City Staff evaluated the eleven (11) responses to the RFP for project understanding and approach, project team, and references and determined that the five (5) highest scoring firms that best met the criteria for providing comprehensive traffic engineering services for the City were as follows: Atlas Technical Consultants, LLC; Gresham Smith; Jacobs Engineering Group, Inc.; KCI Technologies, Inc.; and Kimley-Horn and Associates, Inc.; and

WHEREAS, each Agreement term would provide for one (1) base year contract with four (4) one (1) year renewal options, for a total of five (5) performance years; and

WHEREAS, The City desires to enter into contracts with each of the above-mentioned five (5) firms for on-call traffic engineering and design services.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY
OF SANDY SPRINGS, GEORGIA THAT:**

1. The City award contracts to each Atlas Technical Consultants, LLC; Gresham Smith; Jacobs Engineering Group, Inc.; KCI Technologies, Inc.; and Kimley-Horn and Associates, Inc. for Traffic Engineering On-Call Services; and
2. That the City Manager is hereby authorized to execute the Agreements on behalf of the City, pending approval from the City Attorney and Chief Financial Officer; and
3. That the City Manager is hereby authorized to take such other actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this the 5th day of September, 2023.

Approved:

Attest:

Russell K. Paul, Mayor

Raquel D. González, City Clerk
(SEAL)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Michael Perry, Director of Recreation and Parks
DATE: August 8, 2023 Submission for the September 5, 2023 City Council Meeting
ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve a Contract Award to Lose Design for the Old Riverside Park Design and Construction Management Services Project and to Authorize the City Manager to Execute the Contract Documents.

Recommendation:

City Staff recommends contract award be made to Lose Design for design and construction management of the Old Riverside Park Project (Project No: P0019) (the "Project").

Background:

The purpose of the Project is to design, produce construction documents, coordinate required permitting, and provide construction management services for Old Riverside Park located at 6500 Old Riverside Drive. Lose Design, an approved on-call City design firm, was contracted in March 2022 to work with City Staff and the community to produce a Master Plan for the 23-acre park site. Virtual and in-person opportunities to provide feedback were offered to the community between June 6 and June 27, as well as September 27 through October 7. Community input was utilized to prepare a final concept plan that was presented to Mayor and City Council during the Work Session on December 6, 2022. The plan provides for public access, river observation, play experiences, green infrastructure, and nature trail use while maintaining the passive nature of the site.

Discussion:

Lose Design's Scope of Services for Old Riverside Park includes:

1. Final Design Development
2. Construction Documents
3. Permit Coordination
4. Bid Assistance
5. Contract Administration and Construction Management

Total fees for design services shall not exceed \$500,000. The estimated construction cost for Old Riverside Park is between \$4,500,000 to \$5,000,000. Partial funding is currently allocated within the City's Capital Fund. Should estimated construction costs exceed available funding, additional funding or phasing for the Project will be presented to Mayor and City Council at the appropriate juncture.

Financial Impact:

There are adequate funds available for the described design services in Capital Project P0019.

Alternatives:

Mayor and Council may choose not to approve the Project and provide Staff with further guidance.

Review:

Erika Rose, Administrative Asst.	Created/Initiated - 8/25/2023
Michael Perry, Director of Recreation and Parks	Approved - 8/25/2023
Kristin Byars Smith, Assistant City Manager	Approved - 8/25/2023
Toni Carlisle, Chief Financial Officer	Approved - 8/30/2023
Dan Lee, City Attorney	Approved - 8/31/2023
Eden Freeman, City Manager	Final Approval - 9/1/2023

Attachments:

1. Old Riverside Park Resolution
2. Old Riverside Park Proposal_Lose
3. Old Riverside Park Master Plan

RESOLUTION NO. 2023-_____

**STATE OF GEORGIA
COUNTY OF FULTON**

**A RESOLUTION TO APPROVE CONTRACT AWARD TO LOSE DESIGN FOR DESIGN
SERVICES FOR THE OLD RIVERSIDE PARK PROJECT AND TO AUTHORIZE THE CITY
MANAGER TO EXECUTE THE SAME.**

WHEREAS, the City of Sandy Springs (the “City”) determined the need to make improvements to the Old Riverside Park as it relates to the Old Riverside Park Project (“Project” P0019)(the “Project”); and

WHEREAS, the City desires to engage a consultant to perform design and construction management services to the Project; and

WHEREAS, on June 16, 2020, Lose Design received a contract award for Landscape Design and Architectural Service based on a City solicitation for On-Call Landscape and Architectural Service and to date, continues to remain an approved On-Call design firm for the City; and

WHEREAS, the scope of services provided by Lose Design will include final design development, construction documents, permit coordination, bid assistance contract administration and construction management as described in Exhibit “A” attached hereto; and

WHEREAS, the City wishes to continue the established relationship with Lose Design and award contract to Lose Design to perform the services for the Project as provided in Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA:

1. That contract award be made to Lose Design in an amount of, not to exceed, \$500,000 for design and construction service for the Project; and
2. That the City Manager is authorized to execute the Agreement on behalf of the City, pending any such minor revisions to the Agreement and approval by the City Attorney and Chief Financial Officer; and
3. That the City Manager is hereby authorized to take such other actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this 5th day of September 2023.

Approved:

Attest:

Russell K. Paul, Mayor

Raquel D. González, City Clerk
(Seal)

CONSTRUCTION DOCUMENT PROPOSAL

Project Name: Old Riverside Park
Construction Documents
Lose Project #: 20052.03

Date: 08-17-2023

DESCRIPTION

Adjustment of contract fee for the provision of professional design services for development of construction documents, permitting services, bidding assistance services and construction related services as described below.

SCOPE OF SERVICES

The City of Sandy Springs, GA wishes to implement master plan improvements for Old Riverside Park, located at 6500 Old Riverside Dr NW, Sandy Springs, GA (Fulton Co. Parcel ID# 17-0618-LL0227. Lose Design has developed the following Project Approach to accomplish the goals of this project:

PROJECT APPROACH

TASK 1- PROJECT INITIATION

To initiate the project, Lose Design will meet with the Client Team to revisit the project scope, review the schedule, and establish key delivery dates. This meeting will provide the opportunity to identify known issues and concerns, to gain an overview of the City's resources and to discuss specific areas that may require special attention during the planning process. We will also coordinate with the Client Team to collect applicable background data (i.e., surveys, reports, and other related documents) required to develop the plans. Following this meeting, Lose Design team members will perform an initial site visit to document exiting conditions and familiarize themselves with the project area.

Prior to this meeting, Lose Design will submit a programming questionnaire to the Client Team to review desired materials, finishes, systems, equipment, controls, etc. We would request that the City provide written responses to the programming questionnaire in advance of the initial meeting to streamline discussions.

TASK 2- INITIAL GEOTECHNICAL SERVICES

In order to understand subsurface conditions on the property and their suitability for implementation of the master plan recommendations, we will engage our geotechnical testing partners to perform initial geotechnical



borings and infiltration tests on the property. This information will be useful in determining if adjustments to the master plan elements are required to address existing site conditions. At this time, we propose to provide multiple borings extended up to a maximum depth of 20 feet each. Our current budget allows for a total of 200 feet of test borings. Additionally, we have included eight percolation tests, with testing depths of up to five feet below existing grade.

It is important to note that additional borings and percolation tests may be required in later design phases as the overall design becomes more resolved. If additional borings and tests are required, we will negotiate with the City for those to be performed as additional services. Additionally, it is assumed that the areas intended for borings and percolation tests will be open and accessible for the geotechnical consultant's crews and equipment. If clearing for access to testing areas is required, we will again negotiate those services with the City as an additional service.

TASK 3- SCHEMATIC DESIGN SERVICES

Upon receipt of the site survey, natural resources report and geotechnical report, Lose Design team members will assemble all project files into a workable format as necessary to facilitate initial plan production. If necessary, Lose Design team members will again visit the project site to confirm base data and provide additional documentation.

The preliminary design phase will evaluate the scope of work to be accomplished in relation to the budget. Plans for the building, structures, site work, utilities, and other systems will be developed to a schematic level. During this process, we will continue to coordinate with and plan to meet with City permitting staff to listen to their early suggestions on the plans. At this same time, we will meet with representatives of the ARC to confirm the design intent and the project's compliance with the requirements of Metropolitan River Protection Act (MRPA). We will adjust aspects of the property master plan as necessary to meet the initial feedback received from regulatory agencies and develop schematic plans, along with a preliminary opinion of probable cost for the project. As the plans are completed, we will hold a review meeting with your team.

Note: It is understood that the design team will coordinate with the City to select a pre-engineered composting restroom building for implementation on the site. Lose Design will include basis of design drawings and specifications (from the manufacturer) for use in bidding this structure as part of the overall project development. Lose Design will not provide sealed/engineered drawings or specifications of the selected building system. It will be the responsibility of the general contractor to collect sealed construction plans of this structure and submit them to the architect and the owner for review and

approval. Following approval, it will be the responsibility of the general contractor to submit plans to the city for applicable building permits for this structure.

Following the review meeting with the client team, Lose Design will facilitate one public information meeting to update the community on the design intent of the project. It is not anticipated that any feedback from the community will be used to direct additional plan changes. In the event that any plan changes are required as a result of this community engagement event, we will negotiate with the city for additional services to implement those plan changes.

TASK 4- DESIGN DEVELOPMENT SERVICES

Following the input from the schematic design meeting, team architects will continue on building/structure designs and begin to employ the services of our mechanical, plumbing, electrical, and structural engineering partners as needed. Team civil engineers and landscape architects will continue site work, including utility, grading and stormwater designs and coordination with permitting and regulatory officials. Team landscape architects will continue developing site plan features.

As this draws to a close, a 75% complete design development documents review meeting will be held, and the design team will present the plans and revised supporting opinions of probable cost. The new cost numbers will be compared to the overall project budget to determine if any modification to the project program is needed. If opinions of probable cost exceed budget funding, your team will be asked to identify elements for later phasing consideration.

TASK 5- CONSTRUCTION DOCUMENT SERVICES

Immediately following the receipt of the design development review comments, recommended changes will be made, and preparation of the 95% construction documents/permit submittal documents will begin. We will continue coordination with requisite permitting agencies. The plans and updated opinions of probable cost will be presented to your team for a 95% review meeting. Following that meeting, Lose Design team members will incorporate any final revisions and prepare the plans for incorporation into an initial permit application package.

TASK 6- PERMITTING SERVICES

Upon completion of the final revisions, Lose Design team members will assemble and coordinate permit application packages to be submitted to the requisite permit agencies for review. Comments received from permit officials will be forwarded to your team along with the recommended

remedial action proposed by the design team. Plans will then be modified to reflect codes comments and will be resubmitted to the codes officials for approval. Upon receipt of approved plans from codes officials, the project will be ready for bidding. We will update our opinions of probable cost to reflect the changes that occurred.

TASK 7- BID ASSISTANCE SERVICES

Bid drawings, along with a bid specification manual, will be prepared for the project. In preparing the bid documents, Lose will work in conjunction with the City Attorney to prepare the form of agreement between owner and contractor to be included in the bid package. We will investigate potential alternate bid items and coordinate those with your team for inclusion in the bid. We will update our opinions of probable cost to reflect the changes that occurred during permitting for comparison when bids are opened. During the bid process, we will assist the City in distributing bid documents and attend and facilitate a pre-bid meeting for the prospective contractors. We will respond to contractor questions and issue clarifications and addenda as necessary. We will assist your team in analyzing contractor bids and in the contract award.

TASK 8- CONSTRUCTION ADMINISTRATION SERVICES

During construction we will meet approximately twice each month with your team and the contractor on site to discuss construction progress and to observe site conditions and clarify matters for the contractor. Some of these meetings will be attended by various staff, depending on the progress of construction and items needing review. We will attend regular Owner-Architect-Contractor progress meetings and will prepare minutes of the meeting's discussions and findings. At key periods of construction, various team members responsible for specific portions of the project design will attend meetings as necessary to their trade. Each month, we will review and approve the contractor's applications for payment. As they are submitted, we will review shop drawings, material submittals, requests for information, change order requests (both from owner and contractor), etc. As the project draws to a close we will perform construction closeout review and coordinate with the contractor to collect contractor's occupancy certificates, warranties, as-built information, O&M manuals, lien releases, etc. After the first year of occupancy, we will perform an 11-month warranty inspection with the City and the contractor. We assume a construction administration services period of up to eight (8) months for Substantial Completion and an additional one (1) month to Final Completion, following the City's issuance of a Notice to Proceed to the Contractor.



ADDITIONAL SERVICES

Only items of work specifically called out under the Scope of Services section of this agreement are to be performed for the specified fees as a part of the contract. The Design Professional will consider any items not so specified as "Additional Services" and will perform those services upon request on an hourly fee basis. Such Additional Services may include, but are not limited to, the following:

- Professional rendering services and 3D modeling/imagery;
- Additional site visits or meetings;
- Changes in drawings, specifications, or other documents required by the Client after acceptance of progress documents and final construction documents by the Client;
- Other items requested by the Client not included elsewhere in this agreement;
- Additional Construction Administration Services beyond the specified period of construction.
- Professional Services other than those listed in the above Scope of Services;
- Mechanical/Plumbing Engineering Services;
- FEMA floodplain modeling; LOMR/CLOMR services;
- Traffic Engineering Services;
- Detailed Cost Estimating Services;
- Detailed Construction Inspections other than those listed in the Scope of Services;
- Material Testing Services;
- As-constructed Record Drawings;
- Conformed Set Drawings and Project Manual

EXCLUSIONS

The following services are hereby excluded from the Scope of Services:

- Fees associated with the development including, but not limited to, permit review, impact fees, inspection fees, etc.;
- Hazardous materials testing or permitting related to their abatement.

PROJECT SCHEDULE

Based on the proposed scope of services, we anticipate the following design phase schedule:

- Project Initiation, Schematic Design, Design Development and Construction Document Services: 5-6 months
- Initial Geotechnical Services: 2 months (concurrent with above)
- Permitting Services: 2-3 months (budgeted, TBD)
- Bid Assistance and Construction Administration Services: 10-11 months



PROJECT FEES

BASE FEE

We propose to provide the scope of services described herein for a not-to-exceed (NTE) total of \$500,000.00, to be charged monthly as a percentage of completion, as follows:

TASK 1: PROJECT INITIATION	\$16,500.00
TASK 2: INITIAL GEOTECHNICAL SERVICES	\$11,500.00
TASK 3: SCHEMATIC DESIGN SERVICES	\$63,000.00
TASK 4: DESIGN DEVELOPMENT SERVICES	\$75,500.00
TASK 5: CONSTRUCTION DOCUMENT SERVICES	\$153,000.00
TASK 6: PERMITTING SERVICES	\$42,000.00
TASK 7: BID ASSISTANCE SERVICES	\$31,500.00
TASK 8: CONSTRUCTION ADMIN. SERVICES	107,000.00
Total:	\$500,000.00

ADDITIONAL SERVICES

Any requested additional services and reimbursable expenses associated with those additional services will be charged per the following rate schedule (See Exhibit A).

**EXHIBIT "A"****HOURLY RATE SCHEDULE FOR ADDITIONAL SERVICES****Professional services Hourly Rate for Additional Services**

Principal.....	\$255.00
Vice President.....	\$220.00
Division Director, Senior Architect	\$195.00
Sr. Landscape Architect, Sr. Project Manager, Sr. Engineer, Sr. Planner ..	\$165.00
Landscape Architect, Architect, Engineer, Project Manager, Planner	\$140.00
Senior Proposal Coordinator, Engineer in Training, Interior Designer	\$125.00
Land Planner, Intern Architect, BIM Specialist, GIS Specialist	
Graphic Designer, Marketing Content Manager	\$105.00
Technician	\$90.00
Proposal Coordinator, Project Accounting Coordinator, Admin. Assistant ..	\$85.00

Reimbursable Expenses for Additional Services

Consultants' Services	cost + 10%
Prints	cost + 10%
Postage and Shipping	cost + 10%
Mileage and Travel Expenses	cost + 10%
Copies	cost + 10%

January 1, 2023

NOTE: All the above-stated fees and expenses are to be billed monthly, and the invoices are due and payable upon receipt. Other reimbursable expenses not shown hereon will be invoiced at our cost plus 10%. These rates are current until January 1, 2024, at which time they may be adjusted by the Design Professional.

RIVER OVERLOOK
DECK STRUCTURES WITH BENCH
SWINGS OVERLOOKING RIVER

**NATURALIZED
MEADOW**

OPEN MEADOW WITH NATIVE
PLANTINGS AND VEGETATED
WATER INFILTRATION BASIN

**REVEGETATED TREE
GROVE**

POLLINATOR WALK
NATURAL SURFACE PATH WITH
EDUCATIONAL SIGNAGE AND
FOOTBRIDGE CROSSINGS

RESTROOM BUILDING
CONVENTIONAL RESTROOM WITH
LOW-FLOW FIXTURES

OPEN LAWN
SMALL TURF LAWN WITH
BENCHES AND SHADE TREES FOR
PASSIVE PLAY

TIMBER STAIRS
NATURAL SURFACE WITH TIMBER
BORDERS

PICNIC PADS
SEPARATE PICNIC TABLES WITH
SHADE SAILS

UPLAND OVERLOOK
NATURAL SURFACE CLEARING
WITH VIEWS ACROSS RIVER
VALLEY

**EXISTING
TREE CANOPY
TO REMAIN**

**INTEGRATED FAMILY
ACTIVITY ZONE**
NATURE THEMED ACTIVITY/
PLAY STRUCTURES TO ENGAGE
CHILDREN AND ADULTS
+/- 5,250 SF.

**ACCESS CONTROL
FENCING**
NEW FENCING TO SECURE
PROPERTY PERIMETER

**LOSE
DESIGN**
SPACES FOR LIFE.

ACCESS CONTROL FENCING
NEW FENCING TO SECURE PROPERTY PERIMETER

**EXISTING FULTON COUNTY
PUMP STATION**
CHATTAHOOCHEE RIVER

**SHORELINE
REMEDATION**
REMOVAL OF INVASIVE
SPECIES AND STREAM BUFFER
RESTORATION

**PARK ENTRY/
WALKING LOOP**
LANDSCAPED BUFFER
BETWEEN PARKING AND
PARK INTERIOR, PUBLIC ART
INSTALLATION, PERVIOUS
PAVER WALKING TRAIL LOOP,
0.25 MI (+/-)

UPLAND OVERLOOK
NATURAL SURFACE CLEARING
WITH VIEWS ACROSS RIVER
VALLEY

PARKING
15 SPACES, PERVIOUS
PAVEMENT, VEGETATED
WATER INFILTRATION BASINS

**RENOVATED
DRIVEWAY**
PERVIOUS CONCRETE
PAVEMENT

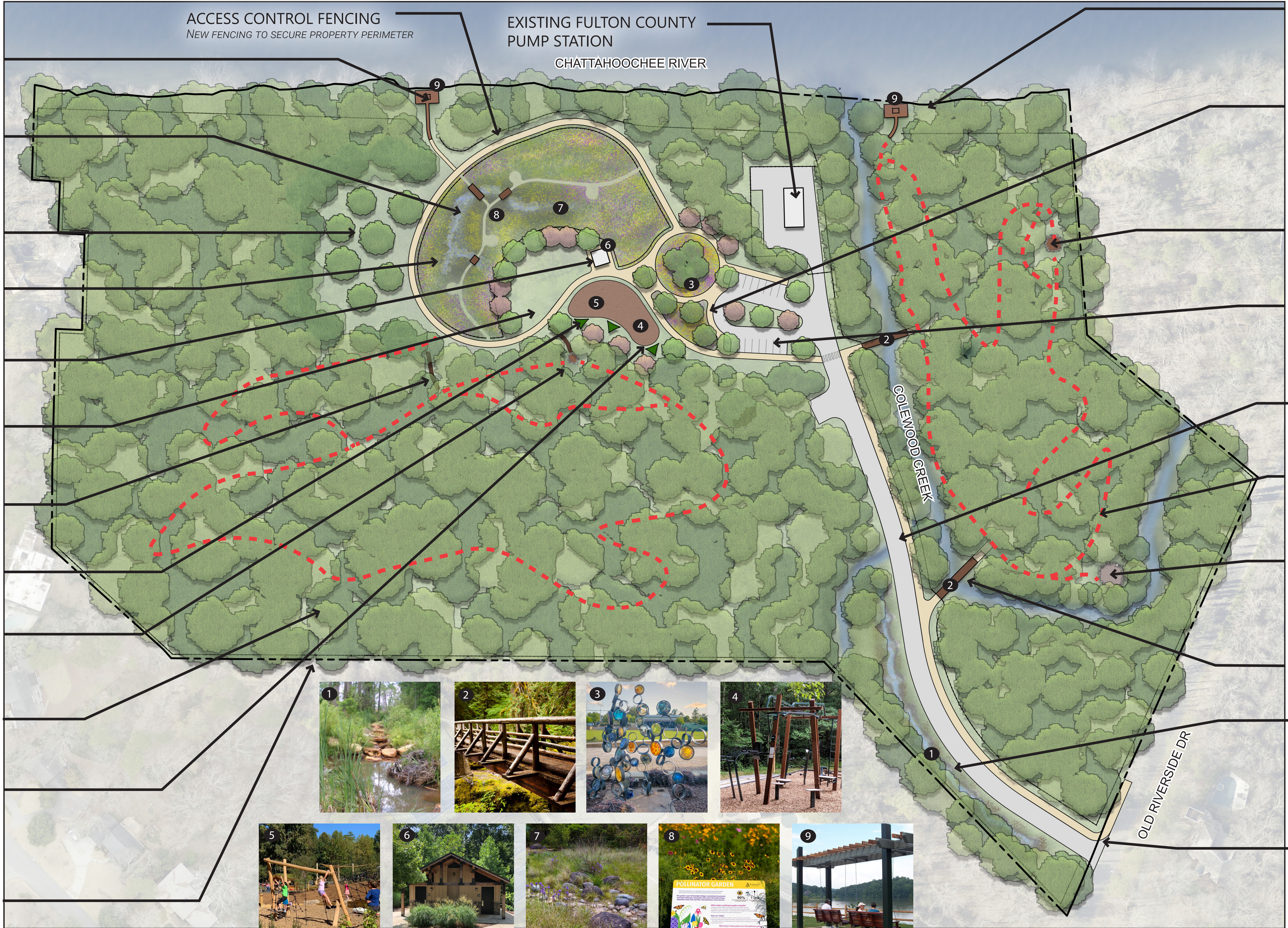
HIKING TRAILS
NATURAL SURFACE
TRAILS WITH MINIMUM
DISTURBANCE, 1 MI (+/-)

**OUTDOOR
CLASSROOM**
NATURAL SURFACE CLEARING
WITH STONE SEATING FOR
OUTDOOR/ENVIRONMENTAL
EDUCATION PROGRAMMING

STREAM CROSSING
TIMBER BRIDGE/ BOARDWALK

**STEPPED
STORMWATER
PONDS**
TIERED STORMWATER BASINS
TO SLOW AND FILTER UPLAND
RUNOFF ALONG EXISTING
DRIVEWAY

**PEDESTRIAN
ACCESS**



OLD RIVERSIDE PARK - PRELIMINARY MASTER PLAN

SANDY SPRINGS, GA

0 60 120 180
SCALE 1"= 60'
NOVEMBER 2022
© LOSE DESIGN
#20052.03

RIVER OVERLOOK
DECK STRUCTURES WITH BENCH
SWINGS OVERLOOKING RIVER

**NATURALIZED
MEADOW**
OPEN MEADOW WITH NATIVE
PLANTINGS AND VEGETATED
WATER INFILTRATION BASIN

POLLINATOR WALK
NATURAL SURFACE PATH WITH
EDUCATIONAL SIGNAGE AND
FOOTBRIDGE CROSSINGS

**REVEGETATED TREE
GROVE**

OPEN LAWN
SMALL TURF LAWN WITH
BENCHES AND SHADE TREES FOR
PASSIVE PLAY

PICNIC PADS
SEPARATE PICNIC TABLES WITH
SHADE SAILS

UPLAND OVERLOOK
NATURAL SURFACE CLEARING
WITH VIEWS ACROSS RIVER
VALLEY

TIMBER STAIRS
NATURAL SURFACE WITH TIMBER
BORDERS

CHATTAHOOCHEE RIVER

**SHORELINE
REMEDATION**
REMOVAL OF INVASIVE
SPECIES AND STREAM BUFFER
RESTORATION

**PARK ENTRY/
WALKING LOOP**
LANDSCAPED BUFFER
BETWEEN PARKING AND
PARK INTERIOR, PUBLIC ART
INSTALLATION, PERVIOUS
PAVER WALKING TRAIL LOOP,
0.25 MI (+/-)

**EXISTING FULTON
COUNTY
PUMP STATION**

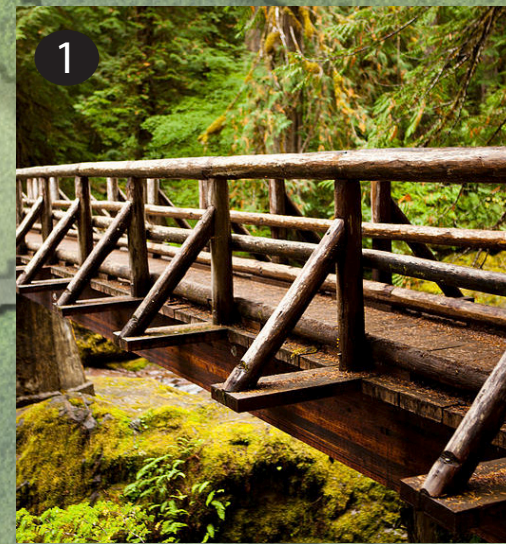
**RESTROOM
BUILDING**
CONVENTIONAL RESTROOM
WITH LOW-FLOW FIXTURES

**INTEGRATED FAMILY
ACTIVITY ZONE**
NATURE THEMED ACTIVITY/
PLAY STRUCTURES TO ENGAGE
CHILDREN AND ADULTS
+/- 5,250 SF.

PARKING
15 SPACES, PERVIOUS
PAVEMENT, VEGETATED
WATER INFILTRATION BASINS

STREAM CROSSING
TIMBER BRIDGE/ BOARDWALK

COLEWOOD CREEK



**LOSE
DESIGN**
SPACES FOR LIFE.

OLD RIVERSIDE PARK - PRELIMINARY MASTER PLAN

SANDY SPRINGS, GA



0 60 120 180

SCALE 1"= 60'
NOVEMBER 2022
© LOSE DESIGN
#20052.03



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: Michael Perry, Director of Recreation and Parks

DATE: August 8, 2023 Submission for the September 5, 2023 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve a Contract Award to Atkins North America for the Abernathy Greenway South Improvements Project and to Authorize the City Manager to Execute Same

Recommendation:

City Staff recommends contract award be made to Atkins North America for design, permitting and construction management of the Abernathy Greenway South Improvement Project (Project No. P0002) (the "Project").

Background:

Abernathy Greenway South is a 14-acre park spanning three (3) blocks. The widening of Abernathy Road caused dramatic changes to the drainage patterns that now exert additional pressure to the tributary on Marsh Creek that runs along the southern property edge. Existing drainage structures are overwhelmed with sedimentation and erosion. While there is little vegetation in the stream buffer, it is mostly composed of invasive plant species. The stream itself is impacted by high peak flows and siltation from large rain events occurring on Abernathy Road. Additionally, the resulting creek overflow washes away the aggregate pedestrian trail that runs the length the greenway.

Discussion:

The City retained Atkins North America in 2022 to evaluate existing conditions and develop an updated master plan of the entire Project site. The Plan includes several strategies to improve stream corridor health through bioretention (rain gardens) and streambank stabilization and in-stream structures. These improvements are a priority as they are necessary for proper functioning of the space as a public park. The Project focuses on the middle and eastern sections (Long Acre Drive to Wright Road and Wright Road to Roswell Road, at the Sandy Springs Village shopping center).

In March of 2023, Mayor and City Council approved an application for a 319(h) *Nonpoint Source Implementation Grant* for site improvements at the Abernathy Greenway South. Should the City be awarded this grant in the amount of \$400,000, these funds will be combined with approved City funding to support the implementation of the site improvement plan.

Atkins North America's Scope of Services for Abernathy Greenway South includes:

1. Final Design Development
2. Construction Documents
3. Permit Coordination

4. Bid Assistance
5. Contract Administration/Construction Management

Total fees for design services shall not exceed \$356,500.
The estimated construction cost is \$3,500,000.

Financial Impact:

Construction funding sources include Capital Project P0002 and potentially the Georgia Environmental Protection Division 319(h) Grant. \$3.4 million in funding is available in Capital Project P0002.

Alternatives:

Mayor and Council may choose not to approve the Project and provide Staff with further guidance.

Review:

Erika Rose, Administrative Asst.	Created/Initiated - 8/25/2023
Michael Perry, Director of Recreation and Parks	Approved - 8/25/2023
Kristin Byars Smith, Assistant City Manager	Approved - 8/28/2023
Toni Carlisle, Chief Financial Officer	Approved - 8/30/2023
Dan Lee, City Attorney	Approved - 8/31/2023
Eden Freeman, City Manager	Final Approval - 9/1/2023

Attachments:

1. Abernathy Greenway South Resolution
2. Abernathy Greenway South Proposal_Atkins
3. Abernathy Greenway South Conceptual Master Plan
4. Abernathy Greenway South Conceptual Master Plan Acreage

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO APPROVE CONTRACT AWARD TO ATKINS NORTH AMERICA FOR
DESIGN SERVICES FOR THE ABERNATHY GREENWAY SOUTH IMPROVEMENT
PROJECT AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE SAME.**

WHEREAS, the City of Sandy Springs (the “City”) determined the need to make necessary stream corridor health improvements, as well as streambank stabilization, at the Abernathy Greenway South park as it relates to Project No.: P0002 (the “Project”); and

WHEREAS, the City desires to engage a consultant to perform design and construction management services for the Project; and

WHEREAS, on June 16, 2020, Atkins North America received a contract award for Landscape Design and Architectural Service based on a City solicitation for On-Call Landscape and Architectural Service, and to date, remains an approved On-Call design firm for the City and

WHEREAS, the scope of services provided by Atkins North America will include final design development, construction documents, permit coordination, bid assistance, contract administration and construction management, as described in Exhibit “A”, attached hereto; and

WHEREAS, the City wishes to continue the establish relationship with Atkins North America and award contract to Atkins North America to perform the services for the Project as provided in Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA:

1. That contract award be made to Atkins North America in an amount of, not to exceed, \$356,500.00 for design and construction service for the Project; and
2. That the City Manager is hereby authorized to execute the Agreement on behalf of the City, pending any such minor revisions and approval by the City Attorney and Chief Financial Officer; and
3. That the City Manager is hereby authorized to take such other actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this 5th day of September 2023.

Approved:

Attest:

Russell K. Paul, Mayor

Raquel D. González, City Clerk
(SEAL)

July 19, 2023

Mr. Michael Perry,
Director of Recreation and Parks, CPRE
City of Sandy Springs
1 Galambos Way
Sandy Springs, Georgia 30328

RE Abernathy Road Greenway, Southside Park Improvements

Dear Mr. Perry,

Atkins understands the City of Sandy Springs would like to implement the proposed Abernathy Greenway Park south side greenway improvements depicted in the Master Plan that was prepared by Atkins, dated April 13, 2023. Due to the appropriated funding the City would like Atkins to focus on completing construction documentation for the middle-section and as much of the eastern section of the proposed improvements that the budget would allow. Currently, we understand that there is some uncertainty in the overall construction budget and that the City anticipates the construction budget will be between 3.5 and 3.9 million to construct the proposed improvements. The final construction budget is pending a potential EPD grant that the City has requested in the amount of \$400,000.00.

As you may recall the master plan proposes to address the following key items on the south side of Abernathy Greenway Park.

- Improve the effectiveness and appearance of the storm drainage swales
- Improve the existing stream channel and erosion control measures for the site
- Improve the condition of the trail and maintain ADA accessibility
- Provide low-maintenance native landscape plantings to stabilize the site and slope areas

Atkins proposes to conduct regular and frequent communication meetings with the City's project manager to discuss priorities, opportunities, and the **key success factors** that will help this project achieve the City's desired outcome. As the design team for the earlier phases of the Greenway project, the knowledge and experience that has been obtained will help us successfully complete this phase of the project and provide permanent solutions that are aesthetically pleasing and provide stability to the site conditions and stream effectiveness. The following services are proposed:

Task I. Limited Survey Services for the Stream Channel

Atkins will prepare a survey of the existing stream channel on the south side of the Greenway to complete the stream restoration, hydrology and hydrological study and documentation. Atkins will survey the creek center line top and bottom of the stream channel and provide stream cross section on average 50' on center. Atkins will also provide survey data for the existing storm structures, headwalls, and outlet control devices that are on site. Atkins will utilize the existing topography survey data that we currently have including the boundary and specimen trees.

Task II. Preparation of Construction Documents

1. Atkins will prepare final construction documents to bid and construct the proposed Greenway south side greenway enhancements. In completing the Conceptual Design Plan, we will incorporate several of the existing details that were prepared and created with the south side Master Plan of the Greenway. With our experience working on the project, we can also provide cost effective design alternatives that will enhance the overall quality of the south side Greenway improvements.

2. Final plan documents will include cover sheet, index sheet and revision summary, general notes, typical sections, summary of quantities, detailed estimate, trail, path, sidewalk plans, layout plans, grading plans, signing and miscellaneous details sheets, drainage studies, water quality and channel protection calculation, storm water plans and profiles, bio-retention pond, swale design, BMP details, landscape and site furnishing plans, typical cross sections, and erosion control drawings and specifications.
3. Atkins will determine the existing drainage areas, provide storm drainage modeling, prepare storm water drainage channel design between outfall and stream.
4. Atkins will provide a pre- and post-conditions hydraulic analyses for the Abernathy Road Greenway Southside Park Improvements project, and a hydrologic/hydraulic report detailing the results. The hydraulic analyses will be performed for the greenway park on the south side of Abernathy Road from downstream of Johnson Ferry Road to approximately 675-feet downstream of Wrights Road. Both hydraulic models will be developed using HEC-RAS, version 6.3, using steady state, 1-dimensional methods. The post-condition model will reflect the proposed project improvements for the greenway park. documenting impacts of the project.
5. Atkins will also prepare special provisions, bid manual and unit price, bid schedule with estimate of quantities, and will provide general coordination with the City and to acquire final plan approval.
6. Atkins will prepare detailed cost and quantity estimates, construction details, and specifications of materials, including special provisions, to successfully communicate the proposed design intent of the project. We will provide general coordination with the City on the preliminary plan review and approvals.
7. Atkins final plans will receive a stringent QA/QC review process. Our technical QC plan is uses a five-step process for all project elements, from calculations to plan submittal, and is readily available for inspection. We invite the City as our client to randomly audit our QA/QC procedures.
8. Because the area affected is depicted as a Zone X, Atkins does not anticipate preparing a CLOMR/LOMR/No-Rise requirements for this project. Should these services be required, Atkins will prepare these services as an additional service.

Stream Assessment, Stabilization and Natural Channel Design

- Atkins will develop design documents and associated specifications, quantities, and cost estimates for the restoration of the existing stream channel banks and stream bed to a condition that is not only physically stable, but also incorporates in-stream structures that restore habitat and provides an aesthetically pleasing solution. The approach will include a pre vs post hydraulic modeling of the stream to determine high velocities and shear stress areas that will help Atkins incorporate adequate rehabilitation and stabilization measures. The purpose of the stream restoration portion of the project is to stabilize the tributary to reduce excessive and accelerated streambank erosion. Primarily, we will be looking to stabilize the channel in place by using bioengineering and natural channel design approaches. We will also explore off-line detention and will potentially utilize the streams to supplement water levels in an off-line water feature. Atkins does not anticipate any floodplain permitting associated with the project (due to it being a non-studied stream).
- Atkins understands the design process for stream restoration, does not end with the final construction plans. Our staff have experience implementing designs and working with contractors during construction to accommodate unforeseen field conditions while still maintaining the integrity of the project objectives. The stream restoration design includes the channel dimension, pattern, and profile for the restored stream reach. Deliverables from the design process typically include construction drawings and specifications that can be incorporated into the Abernathy Road Greenway bid documents.

The goals of the stream enhancement plan and this effort include:

- Preserve and enhance stream buffers to improve flood control and water quality, stabilize soils, control erosion, provide improved water quality, provide habitat for fish and other organisms, support natural biological activity, increase biodiversity, and create healthier ecosystems
- Promote sustainability awareness and education on site. Interpret on-site features and processes to promote understanding of sustainability in ways that positively influence user behavior on site and beyond
- Replace the existing storm water system on the site that is in current state of disrepair
- Provide storm water best management practices (BMPs) by reducing peak flows, extending flow duration, reducing adjacent flooding and create an amenity on site

Task III. Permitting Services

1. Atkins will submit the construction documents through the COSS City Plan Review Department. Atkins will also make the necessary revisions to receive City approval and LDP.
2. It is expected that the site disturbance may be less than 1 acre and will fall under the permit authority of the National Pollutant Discharge Elimination System (NPDES) and a Notice of Intent (NOI) with preparation of a corresponding Erosion, Sedimentation and Pollution Control Plan (ESPCP) in accordance with Georgia Soil and Water Conservation Commission, General Permits, Nos. GAR 100001, 100002, or 100003. The Atkins Team also maintains proper level 1A Erosion and Sediment Control training and will provide a 7- day Erosion Control Inspection in accordance with the National Pollution Discharge Elimination System (NPDES) requirements
3. Corps of Engineers Permitting - Atkins believes the minor stream and/or wetland impacts that may result from this activity should qualify for use of a Nationwide Permit or combination of more than one Nationwide Permits. Our work associated with this task would include identifying the location of Corps jurisdictional features as a baseline existing condition for which the proposed project can be compared. Once the overall greenway design is completed, we will work to quantify the planned stream/wetland encroachments and we will prepare a Pre-Construction Notification package for the Corps' permitting process. Given the nature of the project with stream stabilization activities we believe this will not require compensatory mitigation. At this time, we are not aware of any Federal protected species that may be affected by a project in this area. Through the permitting process the Corps may ask for certain things like compensatory mitigation, protected species surveys, and potential cultural resources surveys. Depending on the nature of the Corps request, this may result in the need to involve specialists and additional budget.
4. GAEPD Stream Buffer Variance (SBV)- Since the project will entail streambank stabilization and other land disturbance in the GEPD regulated stream buffer, a GAEPD stream buffer variance will be required. After receipt of an erosion control plan, we would prepare an application for Stream Buffer Variance. This application would include the completed GAEPD SBV form; we would seek to obtain the Letter of Awareness from the Local Issuing Authority; and the application would identify the location of the buffer encroachments along with the E&S plans.
5. Stream Bank Stabilization Details- As a result of Atkins' Abernathy Southside trail concept, it is apparent that the project will include the installation of certain treatments to stabilize the stream(s) along the project corridor. Using basic natural channel design techniques and other protocol to achieve a stable stream path in proximity to the trail, Atkins will prepare streambank stabilization design details for incorporation into the permitting plans. The details would consider dimension, pattern, profile along with watershed size and type relative to the proximity of the planned trail and urban environment.

Task IV. Bidding Assistance, Construction Administration Services

As part of the Construction Support services Atkins is available to provide the following hourly services:

1. Attend a pre-bid meeting with contractors to discuss the project and to issue addenda
2. Respond to bidders' RFIs and issue clarifications and addenda
3. Attend bid opening
4. Tabulate bids and provide guidance based on the competitive bid process and City requirements
5. Attend a pre-construction meeting
6. Review and process required contractor submittals (shop drawings and material certifications)
7. Prepare revision or clarification drawings as necessary
8. Coordinate with City personnel on project elements
9. Review and make review comments on Contractor monthly pay requests, Contractor lien waivers, addendums and change orders
10. Attend periodic (monthly) progress meetings with the City and the general contractor
11. Visit the construction site weekly during construction activity to monitor effort is in accordance with the contract documents and/or specifications
12. Prepare written field reports following each site visit
13. Notify the Client, in writing, of any work that is observed that does not conform to the contract documents. Make recommendations to the Client for the correction of the nonconforming work
14. Review and provide response to the Contractor request for information (RFI's)
15. Assist the City in compiling a "punch list" of unsatisfactory or incomplete items prior to "substantial completion"
16. Coordinate material certifications submittals to City
17. Conduct a pre-final and final inspection to determine whether the project has been completed in accordance with the contract, contract documents, and any agreed-upon modifications. Once the Contractor has fulfilled all obligations, Atkins will approve, in writing, final payment to the Contractor and provide final construction quantities.
18. Assist the City with the preparation of the Sponsors' Certification of Final Acceptance

During Construction - stream reconstruction is a highly specialized activity, and as a result constant contact between the designer and contractor is highly recommended. This helps to provide a quality project in a variety of diverse ways. This will help construction to remain on track and progresses and to be constructed in accordance with the design plans and specifications. The Atkins Team can provide aid in the Contractor interpreting construction plans, if necessary on-site modification of the design can be performed as needed for construction, and material quantities can be checked. Issues with construction can be remedied promptly and additional construction cost incurred by the Client can be minimized.

Professional Fees for Proposed Services:

Atkins proposes to provide the following scope of services for the south side of the Abernathy Greenway project for the proposed Professional Fees outlined below. Each of the Tasks will be provided based on our normal hourly rates for a Not to Exceed Fee. Invoices are mailed monthly and are due within 30 days. Reimbursable expenses for the project, such as printing, photography, reproduction, couriers, travel, mileage, etc., will be billed in addition to the professional fees to the city. Any additional services requested by the Client that are not specifically identified in the above Scope of Services will be invoiced at the standard hourly rates. The proposed Fees for the services indicated in this scope of work includes:

Proposed Services:

Task I. Limited Survey Services	\$ 18,500.00
Task II. Construction Documentation	\$ 254,000.00
Task III. Permitting	\$ 35,000.00
Task IV. Bidding Assistance and Construction Administration Services	\$ 45,000.00
Proposed Labor-Hourly Not to Exceed Fee	\$352,500.00
Estimated Expenses	\$ 4,000.00
TOTAL FEE	\$356,500.00

Proposed Schedule:

It is our goal to serve the City of Sandy Springs with the highest level of service. If necessary, we can adjust the proposed schedule to meet the projects or the clients' critical path needs. The proposed construction documentation and permitting services are anticipated to take approximately seven to eight (7-8) months from the Notice to Proceed.

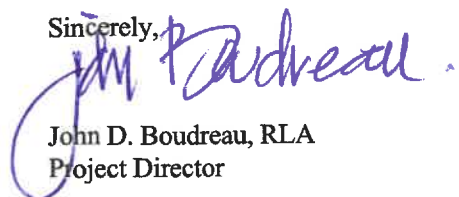
Assumptions/Exclusions: Atkins has identified the following Assumptions and Exclusions for this project. Should the City request service that have been excluded from the proposed scope of services, Atkins will prepare an Additional Service Addendum, for the City review and approval. The Additional Service Addendum will be based on our standard hourly rates. The following Assumptions and Exclusions to the proposed scope of work include:

- No Public meetings are not anticipated.
- No Architectural, irrigation and or electrical design improvements are anticipated or proposed.
- Atkins will prepare one set of documents for bid. Preparation or repackaging of contract documents into alternatives or multiple packages for bidding is not anticipated.
- Atkins will provide the plan sets required for review and permit as described above. The cost of reproducing the final bid sets for prospective bidders and the selected Contractor shall be borne either by the contractor or the City.
- Advertisement for bidding and pre-bid meeting will be authorized and published by the City.
- Geotechnical investigations, including soil and material test, testing for hazardous materials and/or underground storage tank testing are not currently anticipated or included in this agreement.
- The City of Sandy Springs will be responsible for all permit fees associated with this project.
- No FEMA Map amendment including a CLOMAR and or LOMAR services are anticipated
- No stream mitigation services are anticipated
- Any professional services that are not specified in the scope of services are subject to a written addendum to this contract. Additions, deletions, and changes in the scope of proposed services will be agreed upon in writing between both parties.

Our Team's multidisciplinary experience will result in community improvements that will take advantage of the site's full potential, bring continuity to the project as well as deliver the maximum benefit to the City of Sandy Springs, at the lowest possible design and construction cost. With the completion of the next phase of the Abernathy Linear Greenway Park project, it is our sincere desire to finish what we began with the City over 15 years ago. We are dedicated to serve the City of Sandy Springs and our team stands ready to deliver an attractive, safe, sustainable, durable, and beautifully designed project for the community of Sandy Springs to enjoy for years to come.

Thank you for the opportunity to provide you with this proposal for the south side of the Abernathy Greenway Park. We look forward to discussing the project and scope of work with you in further detail. Should you have any questions or require additional information, please do not hesitate to contact Richard Rohrer or myself at 770.933.0280.

Sincerely,



John D. Boudreau, RLA
Project Director

Overall Conceptual Master Plan Including Future Phases

- Drainage and Erosion Control
- Trail Stabilization and Additions
- Raingarden and water quality
- Streambank Restoration
- Pedestrian Crossings at Existing Crosswalks
- Parking Additions
- Additional Seating Areas
- Reconstruct and Enlarge Existing Pond
- Pavilions / Picnic Shelters
- Amphitheater
- Public Art locations
- Slope Stabilization
- Bridge / Boardwalk Replacement
- Pollinator Garden Areas
- Interpretive Educational Signage Opportunities
- Entry Gateway Identity



Abernathy Greenway Southside Project Area

(From Johnson Ferry Road. to Eastside of Wright Road)

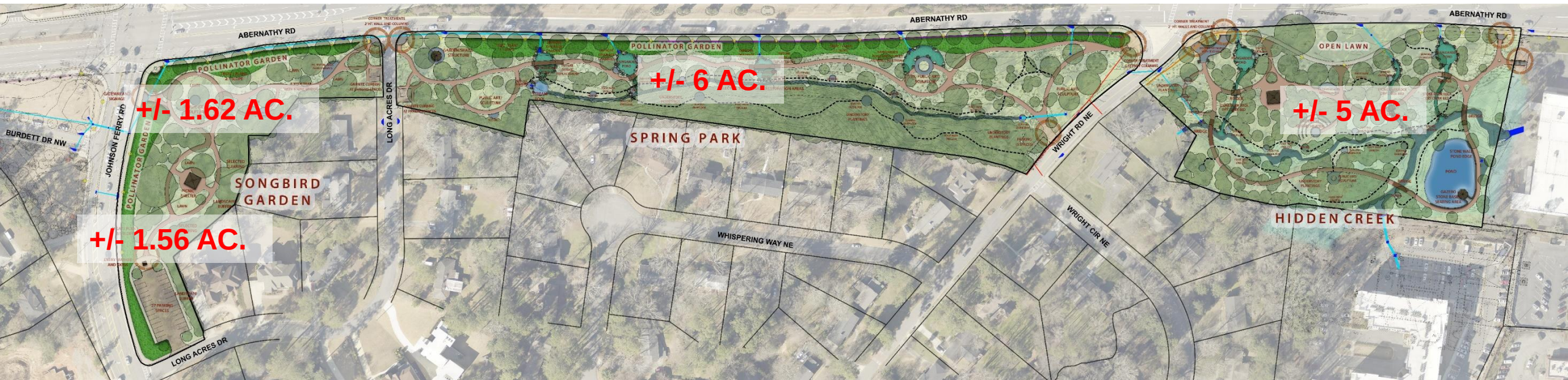
Total Acres = +/- 14.18 Acres

Hidden Creek Area = +/- 5 Acres

Spring Park Area = +/- 6 Acres

Songbird Garden = +/- 1.62 Acres

(COSS and GDOT remnant parcels along Johnson Ferry = +/- 1.56 Acres)





SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM:

DATE: November 11, 2022 Submission for the September 5, 2023 City Council Meeting

ITEM: Staff Reports

Recommendation:

Background:

Discussion:

Financial Impact:

Alternatives:

Review:

Raquel Gonzalez, City Clerk

Raquel Gonzalez, City Clerk

Toni Carlisle, Chief Financial Officer

Kathy Williams, Staff Attorney

Eden Freeman, City Manager

Created -

Attachments:

None