



SANDY SPRINGS

GEORGIA

CITY COUNCIL

Rusty Paul, Mayor
John Paulson – District 1
Melody Kelley – District 2
Melissa Mular – District 3
Frank Roberts – District 4
Mary Ford – District 5
Andrew J. Chinsky – District 6

Tuesday, February 3, 2026

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. **2026-028** Meeting Minutes
January 20, 2026 City Council Work Session
January 20, 2026 City Council Meeting
January 27, 2026 City Council Special Called Meeting

VII. Presentations

VIII. Public Hearing

- A. **2026-029** Request for Mayor and City Council Consideration of a Resolution to Approve a Metropolitan River Protection Act Certificate for River Corridor Review RC-25-06SS for 8935 River Landing Way
(Presented by Michele McIntosh-Ross, Planning & Zoning Manager)

IX. New Business

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

- A. **2026-030** Request for Mayor and City Council Consideration of a Resolution to Appoint Members to the Sandy Springs Planning Commission (Steve Leeds & Elizabeth Kelly)
(Presented by Rusty Paul, Mayor)
- B. **2026-031** Request for the Mayor and City Council Consideration of a Resolution to Approve a Change Order to the Existing Purchase Order with Complete Demolition Services, LLC for the Addition of Demolition Services Related to the Hammond Drive Corridor Widening Project Authorization for the City Manager to Execute the Change Order
(Presented by Dave Wells, Director of Facilities/Capital Construction and Building Operations)
- C. **2026-032** Request for Mayor and City Council Consideration of a Resolution to Approve Supplemental Agreement No. 20 / Amendment No. 1 with Jacobs Engineering Group, Inc. to Extend Construction Engineering and Inspection Services for the Johnson Ferry Road at Mount Vernon Highway Intersection Improvements Project (TS-191) and the Mount Vernon Highway Corridor Improvements Projects (TS-192) and to Authorize the City Manager to execute the Revised Contract Documents
(Presented by William H. Martin, Jr. AIA Public Works Director)
- D. **2026-033** Request for Mayor and City Council Consideration of a Resolution to Approve a Master Agreement and a Project Agreement with PATH Foundation, Inc. for Design and Construction Management Services Related to the Sandy Springs Springway Trail Network and Springway Trail Segment 2C and to Authorize the City Manager to Execute the Agreements
(Presented by Brent Walker, Director of Recreation and Parks)
- E. **2026-034** Request for Mayor and City Council Consideration of a Resolution to Approve the Appropriation of Certain Property Rights and Interests Located at 6036 Kayron Drive, Sandy Springs (Fulton County), Georgia (Tax ID 17-0071-0003-033-6) through the Use of Eminent Domain as It Relates to the Hammond Drive Widening Project (Project No.: S-2193)
(Presented by Dan Lee, City Attorney)

X. Reports

- A. **2026-035** Mayor and Council Report
- B. **2026-036** 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: Helen Owens, Planner III/Zoning Administrator

DATE: January 7, 2026 Submission for the February 3, 2026 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-25-06SS for 8935 River Landing Way

Recommendation:

Staff recommends approval of RC-25-06SS, 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 Metropolitan River Protection Act 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 the construction of a new two-car garage. The site is located in Category "D" with a proposed impervious area of 9,923 SF and Category "E" with a proposed impervious area of 827 SF.

Financial Impact:

N/A

Alternatives:

Council may choose not to approve the Resolution.

Review:

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

Created/Initiated - 1/8/2026
Approved - 1/8/2026
Approved - 1/9/2026
Approved - 1/29/2026
Final Approval - 1/29/2026

Attachments:

1. MRPA_River Corridor Resolution

2. 8935 River Landing Way RC-25-06SS - Review Finding

**STATE OF GEORGIA
COUNTY OF FULTON**

**A RESOLUTION TO AUTHORIZE APPROVAL OF A METROPOLITAN RIVER
PROTECTION ACT CERTIFICATE FOR PROPERTY LOCATED AT 8935 RIVER LANDING
WAY**

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 **8935 River Landing Way** ("Property"); and

WHEREAS, the Applicant proposes to construct a two-car garage; 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.

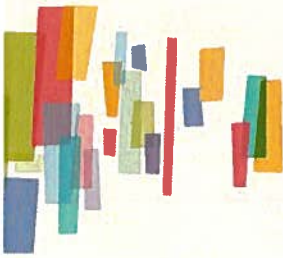
RESOLVED this 3rd day of February 2026.

APPROVED:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk
(Seal)



Regional Review Finding Metropolitan River Protection Act

DATE: December 16, 2025

TO: Mayor Rusty Paul, City of Sandy Springs

ATTN TO: Helen Owens, *Planner 3*, City of Sandy Springs

FROM: Anna Roach, *Executive Director*, Atlanta Regional Commission

ARC has completed a regional review of the following Metropolitan River Protection Act (MRPA) proposal and made the below finding. ARC reviewed the proposed project's compliance with MRPA requirements as well as its relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of nearby local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-25-06SS 8935 River Landing Way

Submitting Local Government: City of Sandy Springs

Date Opened: December 5, 2025 **Date Closed:** December 16, 2025

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: Comments received from the National Park Service related to the use native plants and best management practices for erosion and invasive species control are attached.

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
City of Roswell

Chattahoochee Riverkeeper
City of Sandy Springs

*For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org.
This finding will be published to the ARC review website located at <http://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): WILLIAM AND WENDY RYAN
Mailing Address: 8935 RIVER LANDING WAY
City: SANDY SPRINGS State: GEORGIA Zip: 30350
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-778-5580 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): KADE HOMES + RENOVATIONS / DANIEL M. CIPRIANI
Mailing Address: 401 PILGRIM HILL RD.
City: CUMMING State: GA Zip: 30041
Contact Phone Numbers (w/Area Code):
MOBILE - Daytime Phone: 404-433-2949 Fax: _____
OFFICE Other Numbers: 770-769-5233 Ext 223
4. Proposed Land or Water Use:
Name of Development: RYAN RESIDENCE - GARAGE ADDITION
Description of Proposed Use: RESIDENTIAL / GARAGE ADDITION
DETACHED SINGLE RESIDENCE
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LAND LOT 0081 / DISTRICT 17 / SECTION 8
FULTON COUNTY
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
HUNTCLIFF SUBDIVISION / LOT 3 / BLOCK D / 8935 RIVER LANDING WAY
Size of Development (Use as Applicable):
Acres: Inside Corridor: _____
Outside Corridor: _____
Total: ~~1.0946 ACRES~~ 1.042 ACRES (SMS-12/1/25)
Lots: Inside Corridor: _____
Outside Corridor: N/A
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 ← CURRENT SEPTIC SYSTEM - NO CHANGE

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 NOT CONNECTED

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 Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
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A				(90)	(75)
---	--	--	--	------	------

B				(80)	(60)
---	--	--	--	------	------

C				(70)	(45)
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D	26,647 SF	12,213 SF	9923 SF*	(50) 45.8%	(30) 37.2%*
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E	18,736 SF	1,906 SF	827 SF*	(30) 10.2%	(15) 4.4%*
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F				(10)	(2)
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Total:	46,383 SF	14,119 SF	10,750 SF	N/A	N/A
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* INCLUDES A TRANSFER OF 1286 SF OF IMPERVIOUS SURFACE FROM E TO D AT 1 TO 1.5 (1.5 X 1286 = 1929) AS PER PART 2.a.3.b.(i) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

(ALL FROM 8-TABLE - SMS- 12/1/25.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes

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? Yes

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. IN DRAWINGS

☒ Proposed grading plan. IN DRAWINGS

☒ Certified as-builts of all existing land disturbance and impervious surfaces. IN DRAWINGS

☒ Approved erosion control plan. IN DRAWINGS

☒ Detailed table of land-disturbing activities. (Both on this form and on the plans) IN DRAWINGS

X 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.

X Documentation on adjustments, if any.

 Cashier's check or money order (for application fee). \$500

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

X Site plan. 12 - DRAWINGS

X Land-disturbance plan. 12 - DRAWINGS

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

 Concept plan.

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

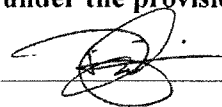
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

CONTRACTOR ACTING AS AGENT

Signature(s) of Owner(s) of Record

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)

10/2/25

Date

City of Sandy Springs

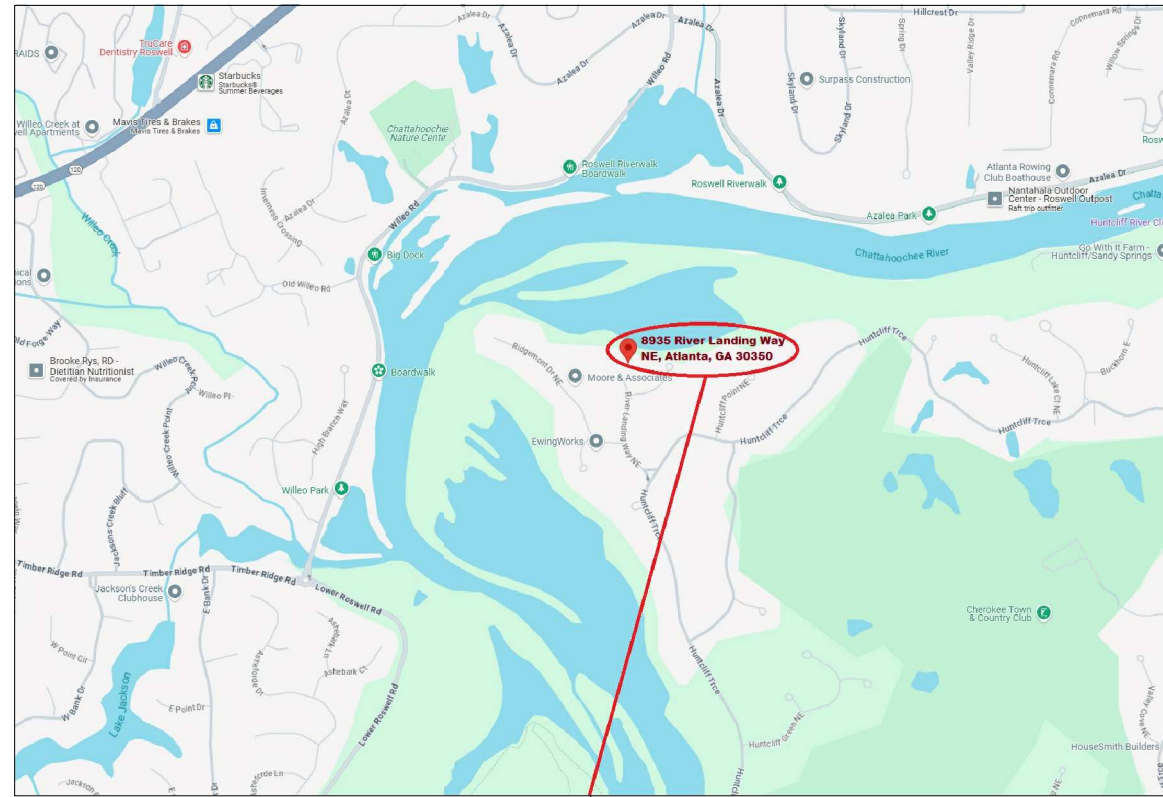
14. The governing authority of _____ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Helen Owens

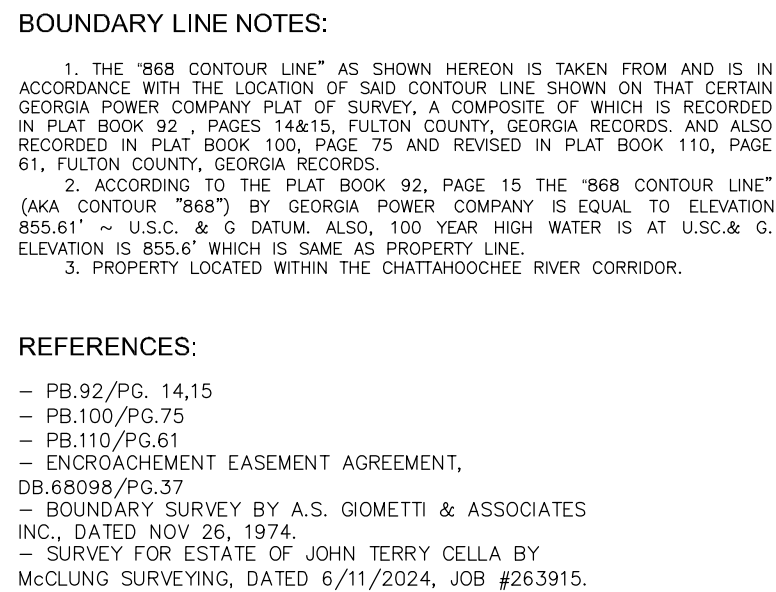
10/02/2025

Signature of Chief Elected Official or Official's Designee

Date



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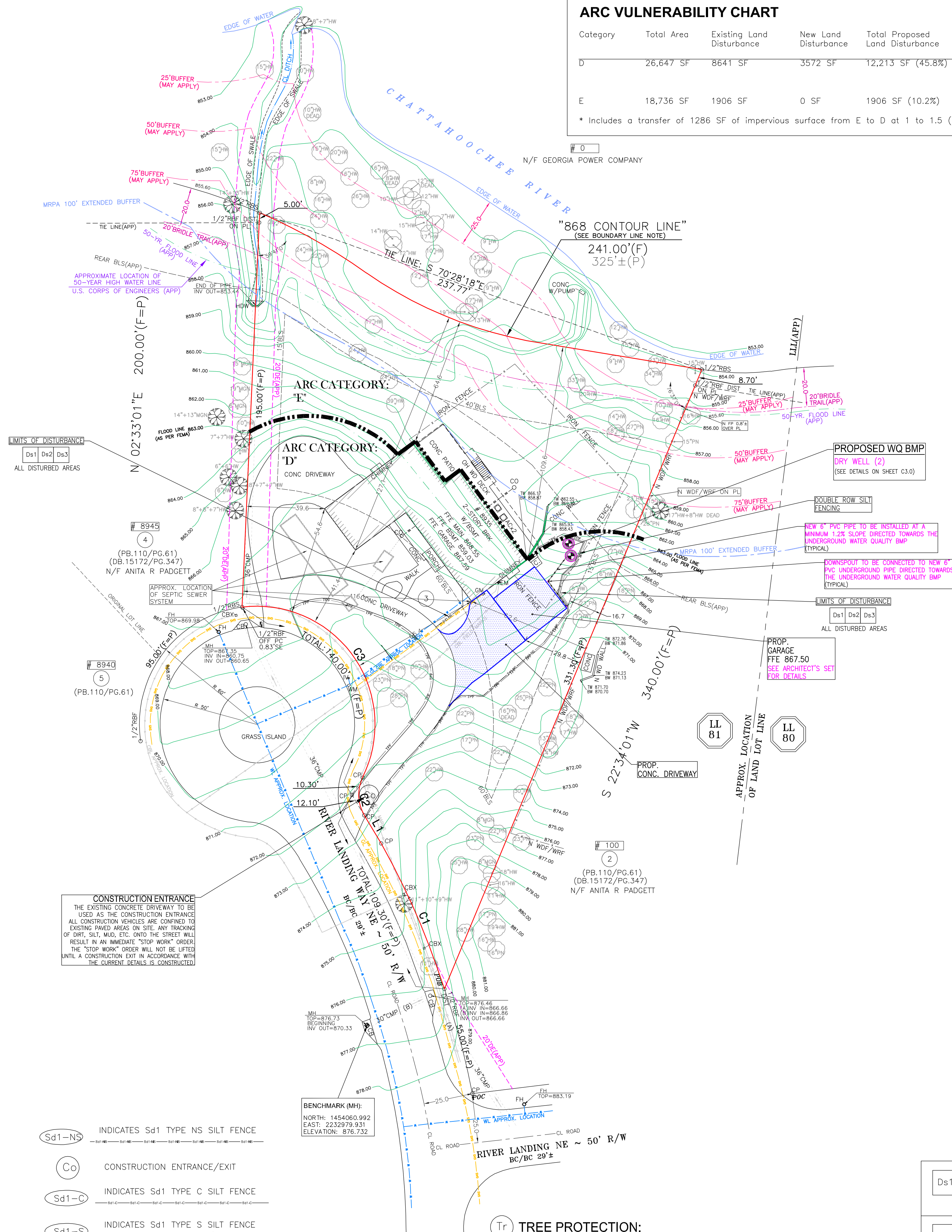


Course	Bearing	Distance
L1	N 31°08'35"W	16.65'

NO PUBLIC SEWER SERVICE WAS FOUND
POSSIBLE SEPTIC TANK FACILITIES

Category	Total Area	Existing Land Disturbance	New Land Disturbance	Total Proposed Land Disturbance	Existing Impervious Surface	New Impervious Surface	Total Proposed Imp. Surface
D	26,647 SF	8641 SF	3572 SF	12,213 SF (45.8%)	8151 SF	1772 SF	9923 SF (37.2%)*
E	18,736 SF	1906 SF	0 SF	1906 SF (10.2%)	827 SF	0 SF	827 SF (4.4%)*

* Includes a transfer of 1286 SF of impervious surface from E to D at 1 to 1.5 (1.5 x 1286 = 1929) as per Part 2.a.3.c.(1) of the Chattahoochee Corridor Plan



TOTAL LAND AREA
45383 SF / 1.042 AC

NOTE:
IMMEDIATE STOP WORK ORDER WILL BE ISSUED IF LIMITS OF
DISTURBANCE IS ALTERED WITHOUT APPROVAL.
FOLLOW PLANS EXACTLY TO PROTECT BOUNDARY TREES.

BEARINGS SHOWN HEREON ARE RELATIVE TO
THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002
ELEVATIONS SHOWN HEREON RELATIVE TO
THE NORTH AMERICAN VERTICAL DATUM OF 1988

Ds1	DISTURBED AREA STABILIZATION (W/ MULCHING ONLY)	Ds1	A TEMPORARY COVER OF PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR A PERIOD OF (6) MONTHS OR LESS WHEN SEEDING IS NOT PRACTICAL.
Ds2	DISTURBED AREA STABILIZATION (W/ TEMPORARY SEEDING)	Ds2	ESTABLISHING A TEMPORARY NEGATIVE COVER WITH FAST GROWING SEEDING ON DISTURBED AREAS. SEE EROSION CONTROL NOTES.
Ds3	DISTURBED AREA STABILIZATION (W/ PERMANENT VEGETATION)	Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES OR LEGUMES ON DISTURBED AREAS. SEE ENLARGED PLANS

 **SURVEY LAND EXPRESS**

24 Lenox Pointe
Atlanta, GA 30324
(404) 252-5747
www.SurveyLandExpress.com

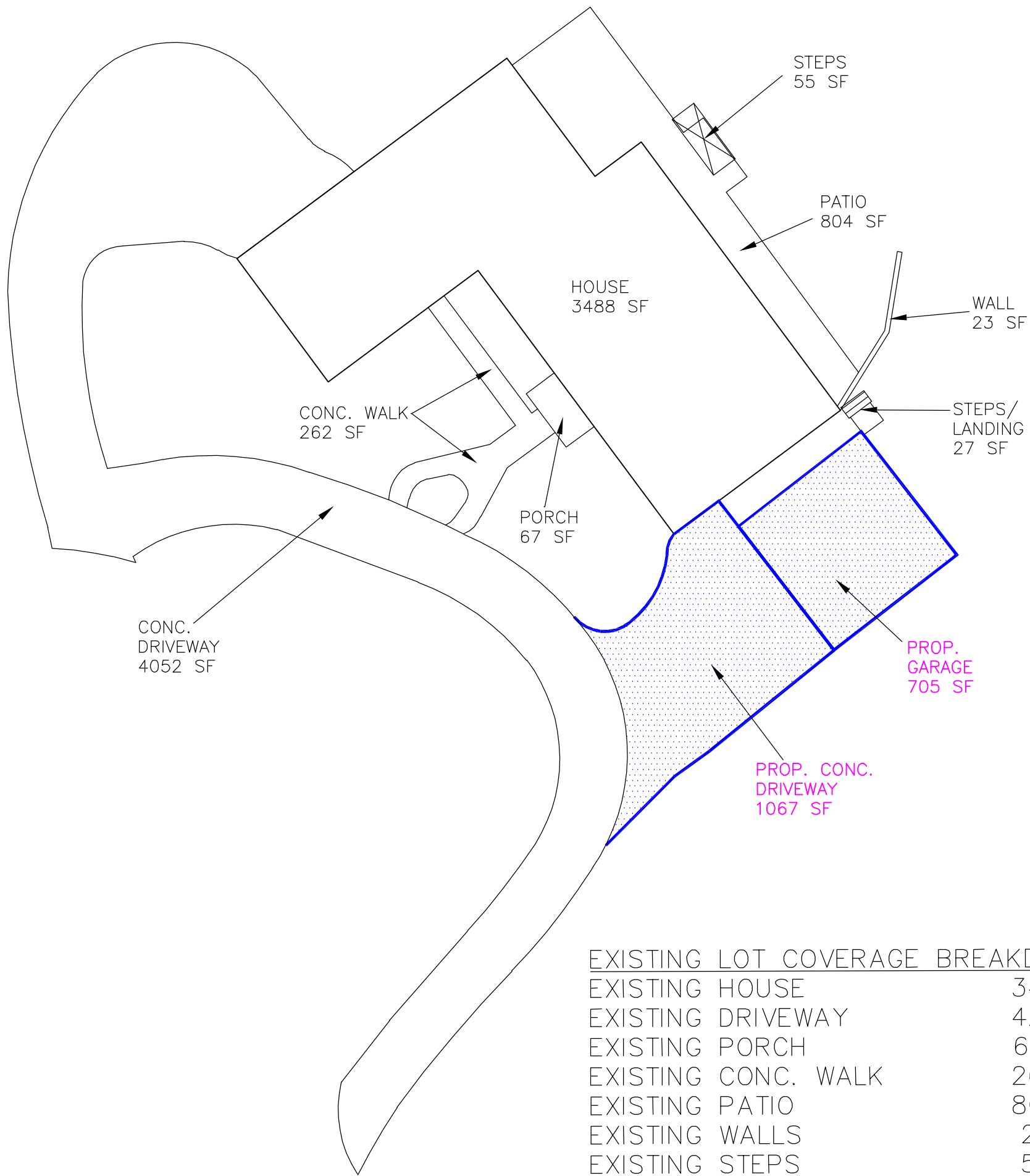
Project No. 20251078
Design By: MC
Drawn By: MC
Checked By: SM
Date: 09/08/2025
Scale: 1" = 30'

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DAN CIPRIANI
KADE HOMES & RENOVATIONS
401 PILGRIM MILL RD
CUMMING, GA 30040
dan@kademade.com

PROPOSED SITE PLAN
RYAN GARAGE PROJECT
8935 RIVER LANDING WAY
CITY OF SANDY SPRINGS, FULTON COUNTY, GA 30327
LAND LOT 81, 17th DISTRICT

Drawing No.
C2.0



EXISTING LOT COVERAGE BREAKDOWN	
EXISTING HOUSE	3488 SF
EXISTING DRIVEWAY	4252 SF
EXISTING PORCH	67 SF
EXISTING CONC. WALK	262 SF
EXISTING PATIO	804 SF
EXISTING WALLS	23 SF
EXISTING STEPS	55 SF
EXISTING STEPS/LANDING	27 SF
TOTAL:	8978 SF

PROPOSED LOT COVERAGE BREAKDOWN	
PROPOSED GARAGE	705 SF
PROPOSED CONC. DRIVEWAY	1067 SF
TOTAL:	1772 SF

TOTAL: 10750 SF

11/20/25, 12:37 PM

Flo-Well Calculator | Dry Well Sizing & Backfill Tools



Flo-Well Calculator

Area 1

Enter the Square Feet: (Ex. Roof)

669

Choose the Coefficient of Runoff:

1.0 (Concrete/Asphalt/Roof)

ADD AREA

Choose the 25 Year Rainfall:

2.25

(see rainfall map)

Enter the depth of the gravel backfill beneath the Flo-Well: (Dimension A)

3

Enter the thickness of the gravel backfill around the Flo-Well: (Dimension B)

3

RESET

PRINT

CALCULATE

Results

Runoff

15.65 GPM

0.04 CFS

of Flo-Wells Needed 1

Volume of water to be stored

469.50 Gallons

62.77 Cubic Feet

Amount of Gravel Needed

9.77 Cubic yards

263.79 Cubic feet

https://www.ndspro.com/us/en/resources/calculators/flo-well-calculator

1/2

11/20/25, 12:37 PM

Flo-Well Calculator | Dry Well Sizing & Backfill Tools

Rational Method

$Q = CIA$

Q = Runoff Flow Rate

C = Runoff Coefficient

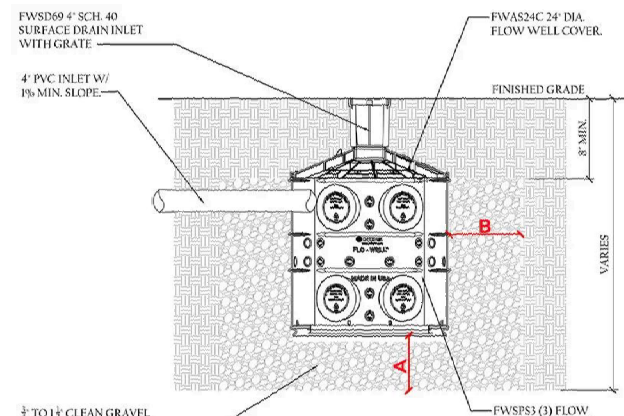
i = Rainfall Intensity

A = Area

Gravel Specifications

Gravel depth beneath Flo-Well (Dimension A) in feet.

Gravel thickness around Flo-Well (Dimension B) in feet.



Also of Interest

NDS Flo-Well® Dry Well

EZ-Flow Calculator

6 in. Round Surface Drain Inlet with Black...

https://www.ndspro.com/us/en/resources/calculators/flo-well-calculator

2/2

WATER QUALITY SIZING CALCULATIONS

STANDARD CALCULATION FOR IMPERVIOUS AREAS:
VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM IMPERVIOUS AREA 1772 SF
 $WQ_v 0.10 \times 1772 = 177.2 \text{ CF}$

STANDARD CALCULATION FOR DISTURBED AREAS:
VOLUME CALCULATIONS FOR THE FIRST 1.2" (0.10 FT) OF STORM RUNOFF FROM DISTURBED AREA 3,689 SF
 $WQ_v 0.10 \times 3,689 = 368.9 \text{ CF}$

177.2 + 368.9 = 546.1 CF TOTAL MINIMUM REQUIRED VOLUME

CIRCLED ITEMS ARE REQUIRED



24 Lenox Pointe
Atlanta, GA 30324
(404) 252-5747
www.SurveyLandExpress.com

Project No. 20251078

Design By: MC

Drawn By: MC

Checked By: SM

Date: 09/08/2025

Scale: 1" = 20'

No

Date

Revision

DAN CIPRIANI

KADE HOMES & RENOVATIONS

401 PILGRIM MILL RD,

CUMMING, GA 30040

dan@kademade.com

(770) 769-5233

IMPERVIOUS AREA DETAIL

RYAN GARAGE PROJECT

8935 RIVER LANDING WAY

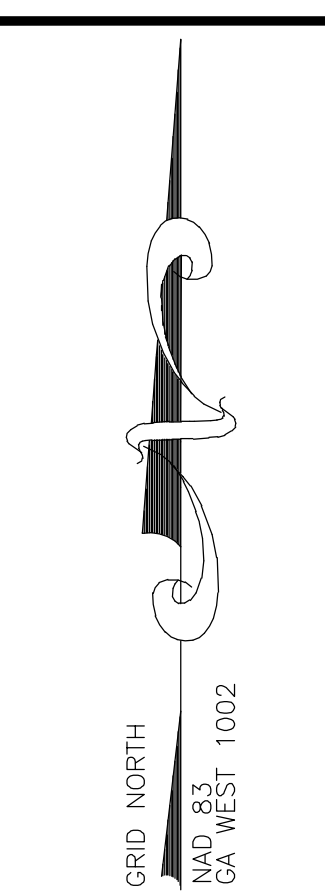
CITY OF SANDY SPRINGS, FULTON COUNTY, GA 30327

LAND LOT 81, 17th DISTRICT

Drawing No.

C3.0

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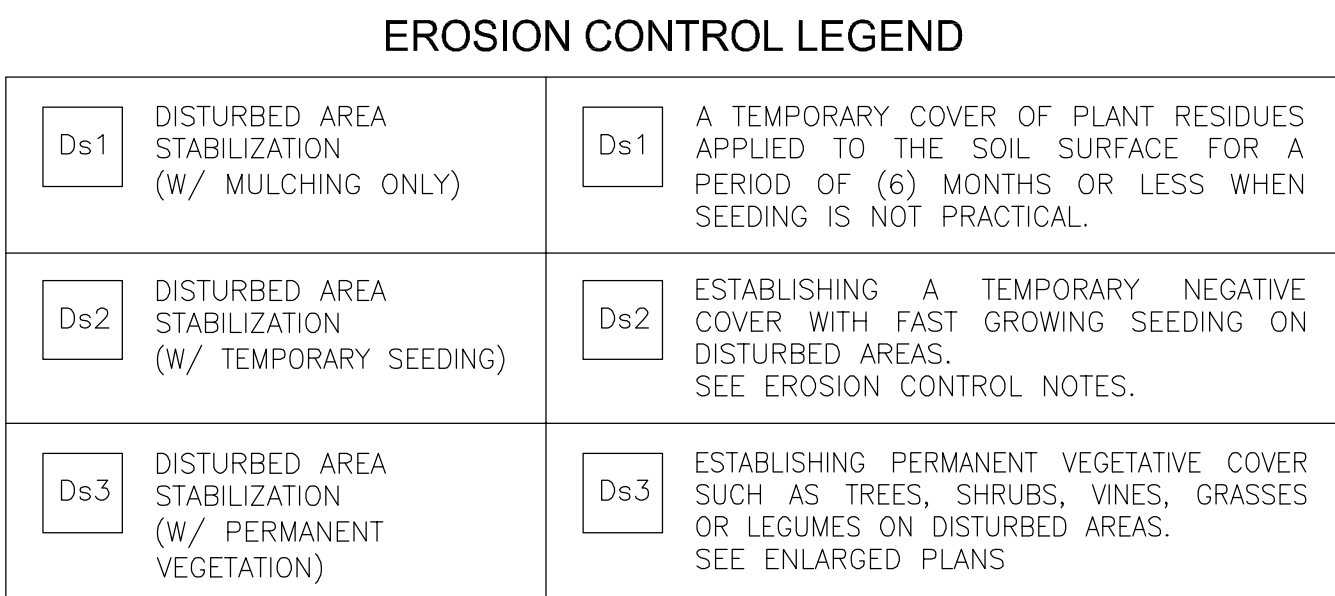


NO PUBLIC SEWER SERVICE WAS FOUND
POSSIBLE SEPTIC TANK FACILITIES



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^{ANY}Includes a transfer of 1286 SF of impervious surface from E to D at 1 to 1.5 ($1.5 \times 1286 = 1929$) as per Part 2.a.3.c.(1) of the Chattahoochee Corridor Plan



BEARINGS SHOWN HEREON ARE RELATIVE TO
THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002
ELEVATIONS SHOWN HEREON RELATIVE TO
THE NORTH AMERICAN VERTICAL DATUM OF 1988

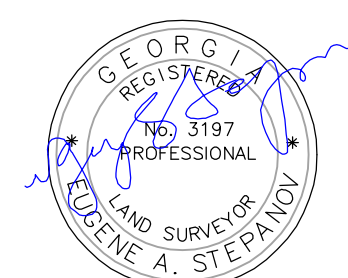
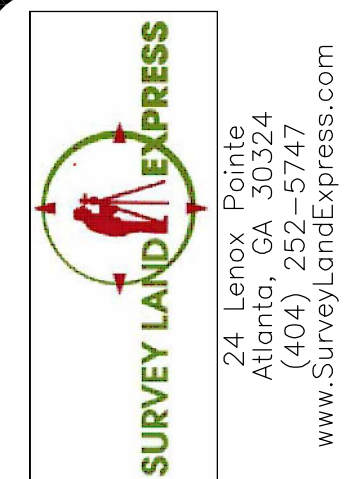
TREE PROTECTION PLAN
RYAN GARAGE PROJECT
8935 RIVER LANDING WAY
F SANDY SPRINGS, FULTON COUNTY, GA
LAND LOT 81, 17th DISTRICT

Drawing No.
C4.0

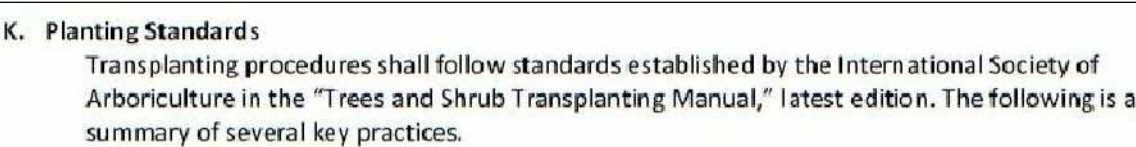
DAN CIPRIANI
KADE HOMES & RENOVATIONS
401 PILGRIM MILL RD
CUMMING, GA 30040
dan@kademade.com
(770) 769-5233

[illegible]

Project No. 20251078
Design By: MC
Drawn By: MC
Checked By: SM
Date: 09/08/2025
Scale: 1" = 30'



NOTES:	
1. Tree protection fencing to be installed prior to any land disturbance or earthwork.	4. Activities within tree protection area are not permitted, including stacking of materials, parking, pedestrian access, etc.
2. Locate fencing at edge of CRZ or against pavement edges, as set approved under this permit.	5. Where tree protection is adjacent to adjacent canal/fencing, tree fence must be visible and extend a height of 1m on the inside of tree save area.
3. Fencing must remain through the duration of all construction activities. Removal or relocation of fencing for temporary access must be replaced daily and immediately upon completion of work requiring clearance. Temporary access must be approved in accordance by the COS's Advisor.	6. Where tree protection fencing encroaches an CRZ of existing trees to remain, of any size, it is as of cutting grade, tree roots are to be cut below grade to depth of CRZ.



- i. Only healthy trees with a well-developed root system and a well formed top, characteristic of the species, shall be planted. Standards for selecting quality stock may be provided by the City Arborist.
- ii. Trees selected for planting must be compatible with the specific site conditions. A site specific tree list is provided in subsection M, further below.
- iii. Make certain there is adequate planting area and soil volume for the tree and the potential size of the tree is appropriate for the site, including potential conflicts with sight distance, traffic and pedestrian clearance, and overhead utilities. (Utilities Protection Section 1-860-282-7411).
- iv. The location of the tree must be in a suitable location of underground utilities prior to digging.
- v. Deciduous and evergreen trees shall be planted between the end of October and the end of February.

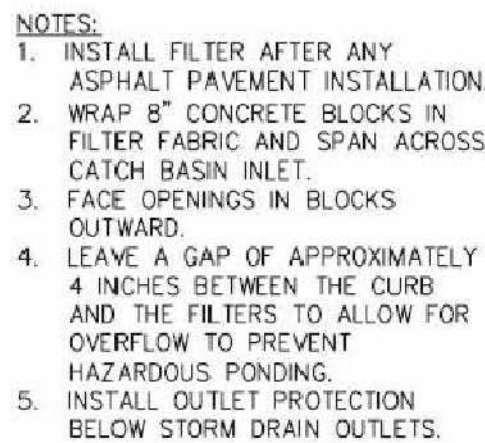
- i. Planting holes shall be no less than two (2) times the width of the root ball or bare roots of the tree being planted. A planting hole 3 to 5 times the width of the root ball is recommended. Figure 5 is the Tree Planting Standard Detail.
- ii. Trees shall not be planted deeper than they were in their former location or container, and shall be 1-4" higher than the surrounding finish grade.
- iii. Space compacted bottom and sides of the planting hole shall be roughed or scarified to allow the penetration of developing roots.
- iv. Water drainage from the bottom of the planting hole essential for root establishment.
- v. Avoid the application of soil amendments or fertilizer at the time of planting.
- vi. All plants must be watered to saturation immediately upon planting. When planting

NOTES:

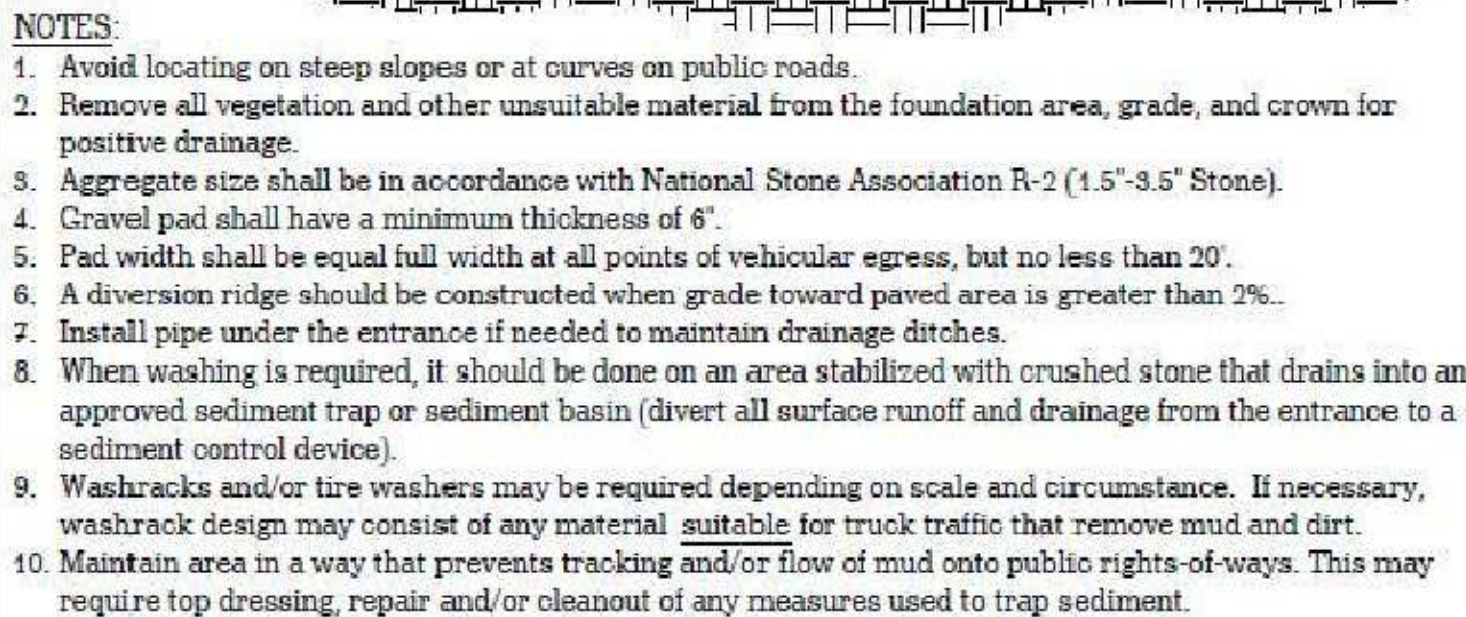
1. Set tree plumb and vertical.
2. Rotate tree to align as grower's north face to North.
3. Prune dead, damaged and diseased branches. Elevate branches to meet standards where applicable. Remove branch tips or central leader.
4. Remove all stakes and guy wires.



CURB INLET FILTER "PIGS IN BLANKET"



GSWCC 2016 Edition



Co CRUSHED STONE CONSTRUCTION EXIT
N.T.S.

1. STRAW OR HAY MULCH CAN BE PRESSED INTO THE SOIL WITH A DISK HARROW WITH THE DISK SET STRAIGHT OR WITH A SPECIAL "PACKER DISK". DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISK SHOULD BE DULL ENOUGH NOT TO CUT THE MULCH BUT TO PRESS IT INTO THE SOIL LEAVING MUCH OF IT IN AN UPRIGHT POSITION. STRAW OR HAY MULCH CAN BE SPREAD BY HAND OR BY SPREADING EQUIPMENT. STRAW OR HAY MULCH CAN BE SPREAD WITH SPECIAL BLOWER-TYPE EQUIPMENT MAY BE ANCHORED WITH EMULSIFIED ASPHALT (GRADE AE-5 OR SS-5). THE ASPHALT EMULSION SHALL BE SPRAYED ON THE MULCH AS IT IS EJECTED FROM THE MACHINE. USE 100 GALLONS OF EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH. TACKIFIERS AND BINDERS CAN BE SUBSTITUTED FOR EMULSIFIED ASPHALT. PLEASE REFER TO SPECIFICATION T- TACKIFIERS AND BINDERS. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN 1 INCH BY ONE INCH SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. NETTING OF THE APPROPRIATE SIZE SHALL BE USED TO ANCHOR WOOD WASTE. OPENINGS OF THE NETTING SHALL NOT BE LARGER THAN THE AVERAGE SIZE OF THE WOOD WASTE CHIPS.
3. POLYETHYLENE FILM SHALL BE ANCHOR TRENCHED AT THE TOP AS WELL AS INCREMENTALLY AS NECESSARY.

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 POUNDS	3 bu.	9/1-3/1
RYEGRASS	0.9 POUND	40 lbs.	8/15-4/1
ANNUAL LESPEDeza	0.9 POUND	40 lbs.	1/15-3/15
WEEPING LOVEGRASS	0.1 POUND	4 lbs.	2/15-6/15
SUDANGRASS	1.4 POUNDS	60 lbs.	3/1-8/1
BROWNTOP MILLET	0.9 POUND	40 lbs.	4/1-7/15
WHEAT	4.1 POUNDS	3 bu.	9/15-2/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 POUNDS	60 lbs.	1/1-12/31
BERMUDA	0.2 POUND	10 lbs.	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 POUNDS	75 lbs.	1/1-12/31
WEEPING LOVEGRASS	0.1 POUND	4 lbs.	2/1-6/15
SWITCHGRASS	0.9 POUND	40 lbs.	3/15-6/1

*UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES.
**SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

NOTES:

1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

- Place in a single row, lengthwise, on the contour.
- Embed in the soil to a depth of 4 inches.
- Secure with stakes or bars driven through the bales or by other adequate means.
- Place in areas of low rate sheet flow.
- For use on projects with a duration of three months or less.

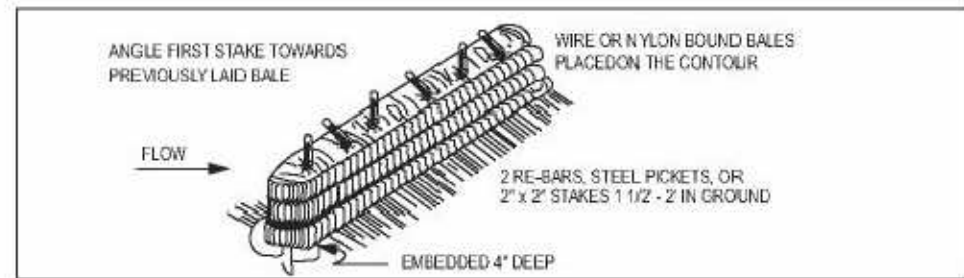


Figure 1. Straw Bale Barrier Installation Requirements



Project No. 20251078	Design By: MC
	Drawn By: MC
	Checked By: SM
Date: 09/08/2022	
Scale: N/A	

[illegible]

DAN CIPRIANI
KADE HOMES & RENOVATIONS
401 PILGRIM MILL RD
CUMMING, GA 30040
dan@kademade.com
(770) 769-5233

EROSION BMP DETAILS
RYAN GARAGE PROJECT
8935 RIVER LANDING WAY
CITY OF SANDY SPRINGS, FULTON COUNTY, GA
LAND LOT 81, 17th DISTRICT

Drawing No.
C5.0

Parcel ID#

17-008000030012

STATE OF GEORGIA)
)
 COUNTY OF FULTON)

EXECUTOR'S DEED

This Indenture made and entered into this 14th day of July 2020,

between THOMAS DANIEL MILLER, Executor of the Last Will and Testament of PEGGY MILLER CELLA, late, of said County, deceased, Party of the First Part, and JOHN TERRY CELLA, of Fulton County, Georgia, Party of the Second Part:

WITNESSETH:

That said Party of the First Part, by virtue of the power and authority vested in him by said Will, which has been duly probated and recorded in the Fulton County Probate Court in solemn form on July 29, 2019, and Letters Testamentary having been issued to him as Executor of the Last Will and Testament of PEGGY MILLER CELLA, on: July 29, 2019, by the Honorable Pinkie T. Toomer, Judge of the Fulton County Probate Court, said Letters being recorded in records of Estate No. PC-2019-001880, Fulton County Probate Records.

NOW THEREFORE, the said Party of the First Part in consideration of the premises, and for the further consideration of the sum of Ten Dollars (\$10.00) to him in hand paid, and in before the sealing and delivery of the presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed unto the said Party of the Second Part, his heirs and assigns, any and all interest in the following described tract and parcel of land:

All that tract or parcel of land lying and being in Land Lot 81, 17th District, Fulton County, Georgia, being Lot 3, Block D, Unit Four, Huntcliff, as per plat recorded in Plat Book 100, Page 75, Fulton County Records, which plat is hereby referred to and made part of this description, being property known as 8935 River Landing Way according to the present system of numbering houses in said county, as more particularly shown on that certain plat of survey prepared by Georgia Land Surveying Co., Inc., dated March 10, 1988.

1

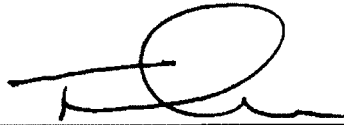
Deed Book 62281 Pg 53
 Filed and Recorded Sep-16-2020 01:55pm
 2020-0296871
 Real Estate Transfer Tax \$0.00
 CATHELENE ROBINSON
 Clerk of Superior Court
 Fulton County, Georgia

Deed Book 62281 Pg 54
CATHELENE ROBINSON
Clerk of Superior Court
Fulton County, Georgia

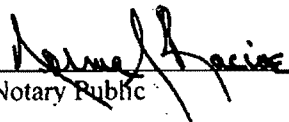
This conveyance is made in accordance with ARTICLE FOUR of the Last Will and Testament of PEGGY MILLER CELLA, dated August 10, 2009.

To have and to hold his undivided interest in the property, together with the rights, members and appurtenances thereunto belongings or in anywise pertaining to him, the said Party of the Second Part, for his own use, benefit and behoof in as full and as ample amount as the same was possessed and enjoyed by the said PEGGY MILLER CELLA, deceased, during her lifetime for her interest in said property hereinabove described.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set his hand and affixed his seal on this 14th day of July, 2020.


THOMAS DANIEL MILLER, Executor of the Last Will and Testament of PEGGY MILLER CELLA

Signed, sealed and delivered in the presence of:


Notary Public

My commission expires: 11/6/2020

NORMA J RACINE

DS


STATE OF GEORGIA
CITY OF SANDY SPRINGS

**A RESOLUTION TO APPOINT MEMBERS TO THE
SANDY SPRINGS PLANNING COMMISSION**

BE IT RESOLVED by the City Council of the City of Sandy Springs, Georgia (“City”) while in regular session on February 3, 2026, at 6:00 p.m. as follows:

SECTION 1. That Stephen Leeds is hereby appointed to serve as member of the Sandy Springs Planning Commission for a first four (4) year term ending on January 31, 2030, replacing Andrea Settles.

SECTION 2. That Elizabeth Kelly is hereby reappointed to serve as member of the Sandy Springs Planning Commission for a third four (4) year term ending on January 31, 2030.

SECTION 3. That this Resolution shall become effective upon its adoption.

RESOLVED this the 3rd day of February, 2026.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk

(SEAL)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: Dave Wells, Director of Facilities/Capital Construction and Building Operations
DATE: December 8, 2025 Submission for the February 3, 2026 City Council Meeting
ITEM: Request for the Mayor and City Council Consideration of a Resolution to Approve a Change Order to the Existing Purchase Order with Complete Demolition Services, LLC for the Addition of Demolition Services Related to the Hammond Drive Corridor Widening Project Authorization for the City Manager to Execute the Change Order

Recommendation:

Staff recommends that the Mayor and City Council approve Change Order No. 1 to increase the existing Purchase Order with Complete Demolition Services, LLC. This Change Order provides funding for additional demolition and site work associated with recently acquired properties within Project S2193 (formerly TS193, Hammond Drive Corridor Widening Project)(the "Project").

Background:

On November 4, 2025, the City issued a Purchase Order to Complete Demolition Services in the amount of \$199,000.00 for the demolition of six (6) properties required for the Hammond Drive Widening Project. Since issuance of the original Purchase Order, the City has acquired one (1) additional property along the Hammond Drive Corridor, 643 Lorell Terrance, with two remaining properties to acquire for this project.

Discussion:

The acquisition of the additional property requires expanded demolition and site preparation services, not covered in the initial scope. Change Order No. 1 will provide the necessary funding to complete this additional work under the existing Purchase Order with Complete Demolition Services. Staff has reviewed the proposed costs and determined they are reasonable and consistent with current Project requirements.

Financial Impact:

Approval of Change Order No. 1 will increase the current Purchase Order with Complete Demolition Services by \$39,900. Sufficient funds are available in the S2193 – Hammond Drive Widening Project budget to support this request.

Alternatives:

Council may choose not to approve Change Order No. 1 and may provide additional direction to staff regarding next steps.

Review:

Octavia Baynes, Administrative Asst.

Created/Initiated -
1/21/2026

Richard Collins, Construction Manager

Approved - 1/22/2026

Dave Wells, Director of Facilities/Capital Construction and Building
Operations

Approved - 1/22/2026

Toni Carlisle, Chief Financial Officer

Approved - 1/23/2026

Dan Lee, City Attorney

Approved - 1/29/2026

Eden Freeman, City Manager

Final Approval -
1/29/2026

Attachments:

1. DOC011526-008
2. 643 Lorell Terrace_ Proposal
3. Resolution_ Hammond Properties_ CDS CO1 (1)

CHANGE ORDER FORM

Date: 01/15/26

Change Order Number: 1

Project Number: 20260196

Project Name: Demolition Services- Hammond Corridor

**Contractor is directed to make the following changes to this contract:**

Demolition and Abatement of additional property located at 643 Lorell Terrace

Original contract amount	\$199,000.00
Net amount of previous change orders	
Original contract amount plus/(minus) net change orders	\$199,000.00
Total amount of this change order	\$39,900.00
% change to total	20.05%
New contract amount including this change order	\$238,900.00
Contract time change in days	0
New date of completion	N/A

Owner: City of Sandy Springs Georgia**1 Galambos Way****Sandy Springs, Georgia 30328**

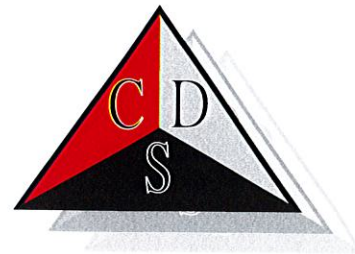
Eden Freeman, City Manager

Owner Name**Signature****Date****Contractor:** Complete Demolition Services**P.O. Box 176 Carrollton, GA 30112**

Complete Demolition Services, LLC

Contractor Name James Morehead**Signature****Date**

COMPLETE DEMOLITION SERVICES, LLC.



January 14, 2026

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

Complete Demolition Services, LLC, appreciates the opportunity to provide you with this bid for the above-mentioned project. Complete Demolition Services, LLC will provide all labor, materials and equipment to complete this project in a timely and professional manner. We are bonded and insured.

SCOPE OF WORK/DEMOLITION AND ABATEMENT OF 643 LORRELL TERRACE

- 643Lorrell Terrace - \$39,900.00

TOTAL BID AMOUNT: \$39,900.00

**STATE OF GEORGIA
COUNTY OF FULTON**

A RESOLUTION APPROVING A CHANGE ORDER TO THE EXISTING PURCHASE ORDER WITH COMPLETE DEMOLITION SERVICES, LLC FOR THE ADDITION OF DEMOLITION SERVICES RELATED TO THE HAMMOND DRIVE CORRIDOR WIDENING PROJECT AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE CHANGE ORDER

WHEREAS, the City previously issued a purchase order to Complete Demolition Services, LLC for demolition of properties required for the Hammond Drive Corridor Widening Project (Project No. S-2193) (the “Project”); and

WHEREAS, the City has since acquired an additional property along the Hammond Drive Corridor that require demolition and site preparation not included in the original scope (the “Additional Services”); and

WHEREAS, Change Order No.1 provides the additional funding necessary to complete this work, and sufficient Project funds are available within Project S2193; and

WHEREAS, it is the desire of the City to approve Change Order No. 1 in an amount of \$39,900 to provide Additional Services, as further described herein.

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

1. Change Order No. 1 to the existing purchase order with Complete Demolition Services, LLC, in an amount of \$39,900 to provide the Services, is approved; and
2. The City Manager is authorized to execute the Change Order, pending the approval of the City Attorney and Chief Financial Officer; and
3. The City Manager and appropriate City Staff, are hereby authorized to take such action, as may be deemed necessary, to effectuate the intent of this Resolution.

SO RESOLVED this the 3rd day of February 2026.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel 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: January 13, 2026 Submission for the February 3, 2026 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve Supplemental Agreement No. 20 / Amendment No. 1 with Jacobs Engineering Group, Inc. to Extend Construction Engineering and Inspection Services for the Johnson Ferry Road at Mount Vernon Highway Intersection Improvements Project (TS-191) and the Mount Vernon Highway Corridor Improvements Projects (TS-192) and to Authorize the City Manager to execute the Revised Contract Documents

Recommendation:

City Staff recommends that Council approve Supplemental Agreement #20 Amendment #1 (the "Agreements") with Jacobs Engineering Group Inc. ("Jacobs") to extend construction engineering and inspection ("CEI") services for the Johnson Ferry Road at Mount Vernon Highway Intersection Improvements Project (Project No. TS-191) and the Mount Vernon Highway Corridor Improvements Project (Project No. TS-192) (collectively, the "Projects").

Background:

The City of Sandy Springs (the "City") currently has a contract with Jacobs for CEI services for the TS191 and TS192 Projects. (the "Contract"). On February 25, 2024, Council approved an amendment to the Contract in the amount of \$996,660.00 for a two (2) year overlapping construction duration that covered both Projects for Jacobs to provide CEI services. Following the amendment, additional time was added to the Contract extending past the two (2) year duration, therefore requiring both monetary and time extensions to Jacobs' Contract to finish providing services through the construction duration.

Discussion:

The Johnson Ferry Road at Mount Vernon Highway Intersection Improvements Project (TS-191) and the Mount Vernon Highway Corridor Improvement Project (TS-192) Notice(s) to Proceed ("NTP") dates were February 26, 2024 and April 15, 2024, respectively. The construction durations for each Contract were seven hundred thirty (730) calendar days.

This Amendment #1 to the supplemental agreement adds an overlapping four (4) months (February 1, 2026 to May 31, 2026) of additional time for TS-191 and two (2) months (April 1, 2026 to May 31, 2026) of additional time for TS-192 and the cost of labor associated with each. For TS-191, an additional ninety-four (94) calendar days of contract time have been added to the construction contract due to conflicts and delays in utility coordination and plan errors from City of Atlanta Department of Watershed Management. The four (4) months of additional time for Jacobs CEI services will cover the addition of those ninety-four (94) days due to utility conflict resolution and additional time to close out the Project.

For TS-192, the construction schedule has not been extended to date. The proposed two (2) month extension will provide necessary schedule flexibility should additional construction time be added and will allow Jacobs to complete required closeout activities for the Project. Combined, these two (2) Projects account for over \$27 million in active construction, layered onto an already significant construction program. Due to the magnitude of transportation construction activity, supplemental construction inspection resources have been necessary to support effective Project oversight and completion. Jacobs shall provide CEI services to augment City staff on these two (2) Projects, which include the extension of the following services:

- Observe the Contractor's work to determine the progress and quality of work, identify discrepancies, report significant discrepancies to the City, and direct the Contractor to correct such observed discrepancies.
- Assign a sufficient number of technically qualified and experienced personnel to the Project to perform the services required in a timely manner to avoid delay to the Contractor.
- Notify the Construction Manager immediately of any unanticipated Project conditions.
- Perform consultant field operations in accordance with City regulations and accepted safety practices.
- Act as Inspector as provided in the Specifications, Special Provisions, and The Source of the State of Georgia Department of Transportation ("GDOT").
- Make certain that test report records or certificates of compliance have been received, prior to the incorporation of materials in the work, for materials tested off the Project site and reject Contractor's work and materials not meeting the Specifications, Special Provisions, or the Source of the State of Georgia Department of Transportation.
- Keep daily diaries, logs and records for a record of the Contractor's progress including Project Engineer's diary and Inspectors' diaries and prepare and submit, such periodic, intermediate and final reports and records as may be required by the City.
- Measure and compute quantities of all materials incorporated in the work, items of work completed, and maintain an item record account.
- Review Contractor submittals of records and reports required by the City and GDOT as applicable to the Project.
- Collect, properly label or identify, and deliver to the City all original diaries, logs, notebooks, accounts, records, reports and other documents prepared by the Consultant in the performance of the contract, upon completion or termination of the Contract.
- Prepare and deliver one copy of the "as-built" or "record" plan to the City.

Financial Impact:

The total proposed/not to exceed fee for this current Supplemental Agreement #20 Amendment #1 is \$170,885.88. This fee will be split between two (2) funding sources for the two (2) Projects that the CEI is covering – TS-191 (\$119,220.84) and TS-192 (\$51,665.04). Sufficient funds are available in both Project budgets to fund this work.

Alternatives:

The City may choose not to approve Supplemental Agreement #20 Amendment #1 with Jacobs Engineering Group, Inc., as submitted. Staff could renegotiate with Jacobs or finish the Project with in-house field superintendent staff only.

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 - 1/23/2026
Approved - 1/23/2026
Approved - 1/23/2026
Approved - 1/29/2026
Final Approval - 1/29/2026

Attachments:

1. RESOLUTION_01232026

**STATE OF GEORGIA
FULTON COUNTY**

A RESOLUTION TO APPROVE SUPPLEMENTAL AGREEMENT #20 AMENDMENT #1 WITH JACOBS ENGINEERING GROUP, INC. TO EXTEND CONSTRUCTION ENGINEERING AND INSPECTION SERVICES FOR THE JOHNSON FERRY ROAD AT MOUNT VERNON HIGHWAY INTERSECTION IMPROVEMENTS PROJECT (TS-191) AND THE MOUNT VERNON HIGHWAY CORRIDOR IMPROVEMENTS PROJECT (TS-192) AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE REVISED CONTRACT DOCUMENTS

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 City of Sandy Springs (the “City”) currently has a contract with Jacobs Engineering Group, Inc. (“Jacobs”) for construction engineering and inspection (“CEI”) services for the Johnson Ferry Road at Mount Vernon highway Intersection Improvements Project (Project No. “TS191”) and the Mount Vernon Highway Corridor Improvements Project (Project No. “TS192”) (the “Contract”); and

WHEREAS, on February 25, 2024, Council approved an amendment to the Contract in the amount of \$996,660.00 for a two (2) year overlapping construction duration that covered the TS-191 and TS-192 projects for Jacobs to provide CEI services; and

WHEREAS, since that amendment, additional time has been added to the Contract extending past the two (2) year duration, therefore requiring both monetary and time extensions to the Contract to finish providing services through the construction duration; and

WHEREAS, the Department of Public Works has reviewed and recommends the approval of Supplemental Agreement #20 Amendment #1 and the revised contract issued by Jacobs to extend Construction Engineering and Inspection services for both Projects, as stated herein; and

WHEREAS, it is the desire of the City to extend the current contract with Jacobs Engineering Group, Inc. to provide concurrent Construction Engineering and Inspection (CEI) services for Projects TS-191 and TS-192 through May 31, 2026.

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

1. The revised Contract and Supplemental Agreement #20 Amendment #1 in an amount of \$170,885.88.00 with Jacobs Engineering Group, Inc. is approved; and
2. The City Manager is authorized to execute the revised contract and Supplemental Agreement #20 Amendment #1, pending approval of the City Attorney and the Chief Financial Officer; and
3. 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.

SO RESOLVED this 3rd day of February, 2026.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk

(Seal)



TO: Eden Freeman, City Manager
FROM: Brent Walker, Director of Recreation and Parks
DATE: January 15, 2026 Submission for the February 3, 2026 City Council Meeting
ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve a Master Agreement and a Project Agreement with PATH Foundation, Inc. for Design and Construction Management Services Related to the Sandy Springs Springway Trail Network and Springway Trail Segment 2C and to Authorize the City Manager to Execute the Agreements

Recommendation:

Staff recommends approval of the attached Master Agreement for trail design with the PATH Foundation, Inc. ("PATH"), and the Project Agreement with PATH to design Segment 2C of the Sandy Springs Springway (Project No. P-2501)(the "Project").

Background:

The City of Sandy Springs (the "City") City Council approved a Trails Master Plan ("Master Plan") led by PATH Foundation, Inc. on October 15, 2019. To begin implementation of the Master Plan, Mayor and City Council approved a Master Agreement on February 4, 2020, with PATH that served as the overarching guide for work PATH performed on behalf of the City. This Master Agreement covered a 5-year period. Mayor and Council also approved a Project Agreement with PATH on November 17, 2020, for construction of Segment 2A of the Sandy Springs Springway.

Discussion:

In order to continue with implementation of the Master Plan and the Springway Segment 2C Project, City staff and PATH have developed two (2) agreements. The first is an updated Master Agreement that will continue to serve as the overarching guide for work that PATH may perform. The Master Agreement does not obligate the City to use PATH on every project. It further provides that on those projects where PATH is used for the design, it will seek grants and other methods of funding to assist the City in trail development.

The second agreement is a Project Agreement that spells out the specific scope of work for Segment 2C of the Springway. PATH Foundation's Scope of Services for Segment 2C includes:

1. Design Development
2. Construction Documents
3. Bid Assistance
4. Contract Administration/ Construction Management

Total fees for design, engineering and construction management services for Segment 2C are

\$307,225.00. As part of the partnership with the City to complete Segment 2C, PATH Foundation has committed \$1,000,000.00 towards the construction costs of the project and has offered to provide construction management services at no cost to the City at a value of \$544,680.00.

Financial Impact:

There are adequate budgeted funds available for described design services in Project P2501.

Alternatives:

The Mayor and Council could decide not to approve the Master Agreement and the Project Agreement and provide staff with further direction.

Review:

Erika Rose, Executive Administrative Assistant	Created/Initiated - 1/22/2026
Brent Walker, Director of Recreation and Parks	Approved - 1/22/2026
Kristin Byars Smith, Assistant City Manager	Approved - 1/28/2026
Toni Carlisle, Chief Financial Officer	Approved - 1/28/2026
Dan Lee, City Attorney	Approved - 1/30/2026
Eden Freeman, City Manager	Final Approval - 1/30/2026

Attachments:

1. Resolution for Master PATH Agreement and Project Agreement
2. PATH Master Agreement Final
3. Project Specific Agreement Springway2C Final

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO APPROVE A MASTER AGREEMENT AND A PROJECT AGREEMENT
WITH PATH FOUNDATION, INC. FOR DESIGN AND CONSTRUCTION MANAGEMENT
SERVICES RELATED TO THE SANDY SPRINGS SPRINGWAY TRAIL NETWORK AND
SPRINGWAY SEGMENT 2C AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE
THE AGREEMENTS**

WHEREAS, the City of Sandy Springs (“City”) is a municipal corporation duly organized and existing under and pursuant to the laws of the State of Georgia, and is charged with providing public services to its residents; and

WHEREAS, the City’s Next Ten Comprehensive Plan and the Recreation and Parks Master Plan identify hiking and multi-use trails as a City priority; and

WHEREAS, to further advance that priority, on October 15, 2019, City Council adopted a Trails Master Plan (“Master Plan”) prepared by PATH Foundation, Inc. (“PATH”); and

WHEREAS, City Council subsequently approved a Master Agreement with PATH on February 2, 2020, which expired in 2025; and

WHEREAS, City Council subsequently approved an application for a significant grant for a specific trails project known as Sandy Springs Springway Segment 2C (Project No. P-2501) (the “Project”); and

WHEREAS, City Council desires to continue implementation of the Master Plan and, specifically, the Project, by entering into agreements with PATH for trail design and construction management services; and

WHEREAS, City Council desires to enter into the attached Master Agreement with PATH to design and manage the construction of trails within the City of Sandy Springs which sets forth the general terms and conditions for all services that PATH may perform for the City in connection with implementing the Master Plan; and

WHEREAS, City Council also desires to adopt the attached Project Agreement with PATH, for trail design and construction management of Segment 2C of the Sandy Springs Springway, which sets forth the terms and conditions for performing the specific scope of work for the Project.

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

1. The attached Master Agreement and Project Agreement with Path Foundation, Inc. for design and construction management are approved; and
2. The City Manager is authorized to execute the Master Agreement and Project Agreement, subject to the approval of the City Attorney and the City’s Chief Financial Officer; and
3. 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.

SO RESOLVED this the 3rd day of February, 2026.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk

(Seal)

**ATTACHMENT A
MASTER AGREEMENT**

**ATTACHMENT B
PROJECT AGREEMENT**

**MASTER AGREEMENT
TO DESIGN AND MANAGE THE CONSTRUCTION OF TRAILS
IN THE CITY OF SANDY SPRINGS**

This **MASTER AGREEMENT TO DESIGN AND MANAGE THE CONSTRUCTION OF TRAILS IN THE CITY OF SANDY SPRINGS** ("Agreement"), made as of the date it shall have been executed by both parties hereto, by and between the City of Sandy Springs, Georgia, a municipal corporation of the State of Georgia, ("City") and the PATH Foundation, Inc. ("PATH"), shall constitute the terms and conditions of a master agreement under which PATH shall provide for the planning, designing and construction management of greenway trails in the City.

WHEREAS, the City Council has determined that the presence of a greenway trail network throughout the City will provide an alternative transportation system which will enhance the air quality, reduce highway congestion, reduce fossil fuel consumption, promote health and public safety, and generally improve the quality of life in Sandy Springs, Georgia; and

WHEREAS, the City Council has further determined that the introduction of a greenway trail system will promote economic growth, appreciation of property values, and tourism in the City; and

WHEREAS, PATH is a non-profit 501(c)3 corporation organized for the purpose of planning, designing, and building a network of greenway trails in Georgia communities; and

WHEREAS, the City desires to enter into this Agreement with PATH for the planning, design and construction of certain trails within the City of Sandy Springs and PATH desires to perform these services for the City.

NOW THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein, the value and sufficiency of which are hereby acknowledged, the City and PATH hereby agree as follows:

ARTICLE I. MASTER AGREEMENT

This Agreement is a master agreement that sets forth the basic terms and conditions pursuant to which PATH shall perform work for the City. The particular terms for each project shall be approved by City Council and agreed to by both parties as set forth in an agreement relating to such project ("Project Agreement"). Each Project Agreement shall incorporate the terms of this Agreement to the extent they are not inconsistent with the terms and conditions of the Project Agreement.

ARTICLE II. CONTRACT TIME

A. The term of this Master Agreement shall commence upon execution and shall expire at midnight on the first date of which all Project Agreements have expired or terminated; provided, however, that in no event shall the term of this Master Agreement exceed five (5) years from the date of execution. Following expiration as provided above, the parties may extend this Agreement upon mutually agreeable terms and conditions.

B. If at any time this Master Agreement is determined by a court of competent jurisdiction to be subject to the provisions of O.C.G.A. § 36-60-13, then the term of this Master Agreement shall revert to an annual term subject to automatic annual renewal by agreement of the parties, unless it is terminated by the City with thirty (30) days' written notice to PATH.

C. The parties hereto agree that to the extent that the term of any Project Agreement exceeds one (1) year, then the Project Agreement shall comply with the provisions of O.C.G.A. § 36-60-13.

ARTICLE III. PAYMENT

A. Services. If applicable, the City shall pay PATH for basic services based on the schedule set forth in the applicable Project Agreement.

B. Reports and Invoices. PATH shall submit monthly reports and invoices to the City which reference the relevant Project Agreement, indicate items with unit cost, percentage of work completed to date, amount previously billed, current month's invoice, all relevant supporting documentation and such other documentation as may be requested by the City's Finance Director.

C. Payment upon Termination. In case of termination of this Agreement or any Project Agreement before the completion of the work, PATH will be paid only for work completed as of the date of termination as determined by the City, if PATH is being paid for any services under the Project Agreement(s).

ARTICLE IV. SCOPE OF WORK

A. Obligations of PATH.

PATH agrees to provide all services necessary to:

1. Suggest particular projects, but PATH will not proceed to collect funds on behalf of the City for a particular project without a preliminary project document ("Preliminary Project Document") from the City which will include identification of any City property or right-of-way to be used in the project as well as any sources of funding (private, state or federal) to be solicited.

2. Identify property to be acquired by the City to implement particular projects in accordance with this Agreement and any Project Agreement, and oversee coordination of such acquisition (including, but not limited to, conducting meetings with property owners, coordinating creation of acquisition plats and legal descriptions with surveyor) as may be requested by the City.

3. Assist City personnel in seeking and obtaining funding for trail projects which have received a Preliminary Project Document.

4. Provide expertise and guidance to the City during all phases of greenway trail development for which a Project Agreement has been approved.

5. When an approved Project Agreement is in place, act as single point source of responsibility, including construction management, as the City's designee, acting under the supervision of a representative of the City ("City Representative"), during the preliminary planning of greenway trails as well as any construction and development which is covered by a Project Agreement.

6. Provide adequate professionally certified staff to effectively supervise all initial planning phases of trail development and any pending Project Agreements.

7. Act as a vehicle for tax deductible contributions from the public to the project, thereby reducing the funding requirements from the City.

B. Obligations of the City.

The City agrees to:

1. Identify staff members from the Community Development, Traffic Engineering, Recreation and Parks, and Public Works Departments, as well as essential personnel from other Departments and allocate time for them to represent the City during initial planning phases and the execution of Project Agreements.
2. Make City maps, studies, plans, etc., available to the design team at no charge during the development of trails; provided, however, that the City makes no representations or warranties as to the accuracy of said maps, studies, plans, etc.
3. Make City-owned right-of-way available for the development of greenway trails, subject to review and approval of routes by the City Council.
4. Use its best efforts to acquire property identified by PATH as necessary to implement particular projects in accordance with this Agreement and any Project Agreement.
5. Provide facilities for and co-host public meetings, as required, during the planning and design of the trail system.
6. Provide in-kind services to the design and construction team as specified in each Project Agreement. These services may include plan review, permits and inspections, dumping fees at City-owned facilities where the facility accepts the items tendered, pick up of vegetative debris at roadside, street signs and striping, and water and/or sewer tap fees if irrigation and restrooms are installed.
7. If applicable, furnish funding for the project as set forth in the Project Agreement.

ARTICLE V. GENERAL CONDITIONS

A. Accuracy of Work. PATH shall be responsible for the accuracy of the work and any error and/or omission made by PATH in any phase of the work under this Agreement; provided, however, PATH shall not be responsible for ongoing routine maintenance of any project constructed under this Agreement.

B. Additional Work. If PATH is asked by the City to perform work beyond the scope of this Agreement or any individual Project Agreement for which payment is desired, PATH shall notify the City in writing, state that the work is considered outside the basic scope of work of this Agreement, give a proposed cost for the additional work, and obtain approval in writing from the City prior to performing such additional work. The City shall in no way be held liable for any work performed under this section which has not first been approved in writing by the City.

C. Ownership of Documents. Absent a provision to the contrary in a Project Agreement, all documents are and remain the property of the City, and PATH agrees that the City may reuse any and all documents described herein in its sole discretion without first obtaining permission of PATH and without any payment of any monies to PATH therefor; provided, however, any reuse of the documents by the City on a different site shall be at its risk, and PATH shall have no liability where such documents are reused on another project.

D. Successors and Assigns. The City and PATH each binds itself and its partners, successors, executors, administrators, and assigns to the other party to this Agreement and to the partners, successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Agreement. Except as above stated, neither the City nor PATH shall assign, sublet, subcontract, or transfer its interest in this Agreement without the written consent of the other. Nothing herein shall be construed as creating any personal

liability on the part of any officers or agents of the City, nor shall it be construed as giving any right or benefits hereunder to anyone other than the parties to this Agreement.

E. Licenses, Standards, and Qualifications. PATH shall meet any and all licensing requirements, standards and/or other qualifications necessary to perform the work described in Article IV A herein.

F. Termination of this Agreement. The City or PATH may unilaterally terminate this Agreement, in whole or in part, for convenience, or because of failure of either of them to fulfill the obligations herein in any respect. The termination of this Agreement shall have no effect on the term of any and all Project Agreements; provided, however, that the City may unilaterally terminate any or all Project Agreements, in whole or in part, for its convenience, or because of PATH's failure to fulfill its obligations therein in any respect. The City or PATH shall terminate by delivering to the other party, with at least thirty (30) days' written notice, a Notice of Termination specifying the nature, extent, and effective date of termination. PATH shall be paid for services rendered up to the date of termination, if applicable, in accordance with the schedules set out in the applicable Project Agreement. The Notice of Termination shall be sent to PATH and the City, addressed as follows:

If to PATH:

PATH Foundation, Inc.
1601 West Peachtree Street
Atlanta, Georgia 30309

If to the City:

City of Sandy Springs
1 Galambos Way
Sandy Springs, Georgia 30328
Attention: City Manager

With a copy to:

City of Sandy Springs
1 Galambos Way
Sandy Springs, Georgia 30328
Attention: City Attorney

All notices sent to the above address shall be binding upon PATH unless said address is changed by PATH in writing to the City.

G. Indemnification Agreement.

- a. In the event that a claim is brought against the City by a person who is not a party to this Agreement, to the fullest extent permitted by law, PATH shall indemnify and hold harmless the City and its elected officials, officers, agents, servants and employees from and against claims, causes of action, liabilities, damages, losses and expenses (including, but not limited to, attorneys' fees) arising out of, or resulting from performance of its duties under this Agreement; provided, however, that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, but only to the extent caused by the negligent acts or omissions of PATH or anyone directly or indirectly employed by it or for whose acts it may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. The

indemnity obligations contained in this paragraph shall survive the expiration or termination of this Agreement.

- b. to the fullest extent permitted by law, the City shall indemnify and hold harmless PATH from and against claims, causes of action, liabilities, damages, losses and expenses (including, but not limited to, attorneys' fees) arising out of, or resulting from performance of its duties under this Agreement. The indemnity obligations contained in this paragraph shall survive the expiration or termination of this Agreement.

H. Insurance. At the time of execution of this Agreement, PATH shall furnish Certificates of Insurance from companies doing business in Georgia or written evidence or self-insurance that is acceptable to the City covering:

1. Statutory Workers' Compensation Insurance and Employer's Liability with limits of at least \$1,000,000 each accident/\$1,000,000 each employee by disease and \$1,000,000 policy limit by disease. Include an Alternate Employer's Endorsement listing the City as the alternate employer or proof that PATH is not required to provide such coverage under Georgia law. PATH agrees to confirm that all subcontractors likewise carry statutory Workers' Compensation insurance, and to provide confirmation of such to the City. This policy shall contain a waiver of subrogation in favor of "City of Sandy Springs, Georgia, its appointed and elected officials, departments, agencies, boards, commissions, officers, agents, employees and volunteers" for losses arising from work performed under this Agreement by or on behalf of PATH.

2. Professional liability insurance on the services in this Agreement with a minimum limit of one million dollars (\$1,000,000).

3. Comprehensive liability insurance covering all operations and automobiles:

- a. With minimum limits of \$100,000/\$300,000 bodily injury; and
- b. With minimum limits of \$100,000 property damage.

4. Commercial General Liability insurance covering liability arising from premises, operations, products-completed operations, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract) with limits of at least \$1,000,000 each occurrence. The City of Sandy Springs, Georgia, its elected and appointed officials, employees, volunteers, boards, and authorities shall be named as an "Additional Insured" on this policy.

PATH may meet the insurance limits set forth herein with any combination of primary and umbrella/excess liability insurance.

This insurance shall apply as primary and non-contributory insurance with respect to any other insurance of self-insurance programs afforded by the City.

All insurance provided by PATH shall be written by companies that have a rating of A-VII or better by the A.M. Best Company.

By requiring insurance herein, the City does not represent that coverage and limits will necessarily be adequate to protect PATH and such coverage and limits shall not be deemed as a limitation of PATH's liability to the City under this Agreement.

PATH waives all rights against the City, its elected and appointed officials, employees, volunteers, boards, and authorities for recovery of damages to the extent these damages are covered by commercial general liability, auto liability (or under any applicable auto physical damage policy), Workers' Compensation or commercial umbrella liability insurance maintained pursuant to this Agreement.

Certificates of insurance shall be executed in accordance with the following provisions:

1. Certificates to contain policy number, policy limits and policy expiration date of all policies issued in accordance with this Agreement;

2. Certificates to contain the location and operations to which the insurance applies;

3. Certificates to contain the following clause:

"Re: Change or Cancellation. Policy will not be changed or cancelled without ten (10) days' prior notice to the City of Sandy Springs, as evidenced by return receipts of registered or certified letters."

I. Non-Discrimination. During performance of this Agreement, PATH shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender, national origin, age, disability, or military or veteran status, or any other status or classification protected by applicable federal, state and local laws. This practice shall apply to all terms and conditions of employment, including but not limited to, hiring, placement, promotion, termination, layoff, recall, transfer, leave of absence, compensation, and training.

PATH shall undertake equal employment opportunity efforts to ensure that applicants and employees are treated without regard to their race, color, religion, sex, sexual orientation, gender, national origin, age, disability, or military or veteran status, or any other status or classification protected by applicable federal, state and local laws. PATH's equal employment opportunity efforts shall include, but not be limited to, all terms and conditions of employment, including but not limited to, hiring, placement, promotion, termination, layoff, recall, transfer, leave of absence, compensation, and training.

PATH shall, in all solicitations or advertisements for employees placed by, or on behalf of PATH, state that all qualified applicants will receive consideration for employment without regard to their race, color, religion, sex, sexual orientation, gender, national origin, age, disability, or military or veteran status, or any other status or classification protected by applicable federal, state and local laws.

PATH shall cause the foregoing provisions to be inserted in all subcontracts for any work covered by the Agreement so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

J. City Representative. The City shall designate the City Representative through whom PATH will contact the City. The City Representative shall be consulted and his/her written recommendation obtained before any request for additional work is presented to City Council. All payments to PATH shall be submitted to and approved by the City Representative in accordance with the payment provision set forth herein.

K. PATH's Status. The relationship between the City and PATH shall be that of owner and independent contractor. Nothing contained in this Agreement shall be construed to constitute PATH or any of its employees, agents or subcontracts as a partner, employee or agent of the City or as the City's exclusive contractor for greenway trail development. The City may, in its sole discretion, engage other contractors for greenway trail development within the City.

L. Sole Agreement. This Agreement constitutes the sole agreement between the parties. No representations oral or written not incorporated herein shall be binding on the parties. No amendments or modifications of this Agreement or any Project Agreement shall be enforceable unless approved by action of the City Council. All Project Agreements shall be approved by action of the City Council.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and date hereinabove written.

PATH FOUNDATION, INC.

By: _____
Signature

Printed Name: _____

Title: _____

ATTEST:

By: _____
Signature

Printed Name: _____

Title: _____

[Signatures Continued on Following Page]

CITY OF SANDY SPRINGS, GEORGIA

By: _____

Date: _____

ATTEST:

City Clerk

(SEAL)

Approved as to form:

City Attorney

**PROJECT AGREEMENT
BY AND BETWEEN THE CITY OF SANDY SPRINGS, GEORGIA, AND
THE PATH FOUNDATION, INC., FOR TRAIL DESIGN AND CONSTRUCTION MANAGEMENT**

PROJECT: SANDY SPRINGS SPRINGWAY SEGEMENT 2C

THIS PROJECT AGREEMENT ("PA" or "Agreement") is made and entered into this _____ day of _____, 20__, by and between the **CITY OF SANDY SPRINGS, GEORGIA** ("City") and **PATH FOUNDATION, INC.** ("PATH").

WITNESSETH:

WHEREAS, the City entered into a Master Agreement with PATH (as at any time modified or amended, the "Master Agreement") to establish the framework within which the City and PATH will proceed to implement specific projects related to the design and management of a greenway trail network within the City; and

WHEREAS, the Master Agreement provides that the parties will work together to determine the terms and conditions for specific projects for the greenway trail network, each to be memorialized in a project agreement (each a "Project Agreement"); and

WHEREAS, the parties have identified the project described in Exhibit A attached hereto ("Project") as a specific project under the Master Agreement and desire to enter into this PA to set forth the terms and conditions to govern the Project.

NOW, THEREFORE, in consideration of the mutual promises and benefits hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1.

DEFINITIONS; PROJECT DESCRIPTION

Terms used but not defined herein shall have the meaning ascribed to them in the Master Agreement. The Project and scope of work are described in Exhibit A attached hereto.

3.

TERM; TERMINATION

This Agreement shall commence on the date of the City's issuance to PATH of a Notice to Proceed and shall continue in effect for a term that ends on the earlier to occur of one (1) year from the date of the City's Notice to Proceed or the date on which the Project covered by this PA has been completed and all obligations of the parties hereunder have been discharged. Subject to any local, state or federal law that may limit its term, this Agreement PA shall automatically renew upon the same terms and conditions as set forth in this PA and the Master Agreement for four (4) one-year terms unless earlier terminated as provided herein.

Notwithstanding the foregoing, this PA shall terminate upon expiration of the term of the Master Agreement (or its earlier termination in accordance with its terms), unless otherwise agreed by the parties in writing.

4.
BUDGET; PAYMENT TERMS

The proposed budget for the design and management of the Project are described in Exhibit B attached hereto. Payment terms for the Project are as described in Exhibit C attached hereto.

5.
DOCUMENTATION AND RECORDS

A. Documentation. PATH will send documentation of the status of the Project in the form and frequency requested by the City Representative. Such documentation shall indicate the progress of specific activities on the Project schedule.

B. Records/Audit. PATH will maintain records and accounts in connection with the performance of this PA for a period of three (3) years from the date of completion of the Project. The City Representative shall have the right to examine and copy the records and accounts at all reasonable times, with reasonable advance notification. The City reserves the right to audit such records and accounts at any time during the period commencing on the date of this PA and ending 365 days after completion of the Project.

6.
PROJECT SCHEDULE

The preliminary schedule for the Project is described in Exhibit D attached hereto. As adjustments in the Project schedule become necessary, the City and PATH shall cooperate in developing a revision to the Project schedule and amending this Agreement.

7.
SUCCESSORS/ASSIGNS; NO ASSIGNMENT/DELEGATION; NO PERSONAL LIABILITY

This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns; provided, however, that no party shall be authorized to delegate performance of any of its duties hereunder to any other person or entity, nor shall either party assign any of its rights or remedies under this Agreement to any person or entity, which restriction on assignments and delegations shall apply to those occurring by operation of law, as well as by contract, merger, or consolidation. Any assignment or delegation in breach of this Agreement shall be void. Nothing herein shall be construed as creating any personal liability on the part of any elected officials, officers, directors, employees, or agents of the City or PATH, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the parties to this Agreement.

8.
GOVERNING LAW/VENUE

This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Georgia.

This Agreement shall be deemed to have been made and performed in City of Sandy Springs, Georgia. For the purpose of venue, all suits or cause of action arising out of this Agreement shall be brought in the courts of Fulton County, Georgia.

9.
AMENDMENTS; NOTICES

This Agreement may be modified or amended by the parties in writing. Written notice by one party to the other shall be sent as provided in the Master Agreement.

10.
ENTIRE AGREEMENT

This Agreement and the Master Agreement constitute the entire agreement between the parties with respect to the subject matter hereof and thereof, and no representation (oral or written) not incorporated herein or therein shall be binding on the parties.

11.
SEVERABILITY

If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of the Agreement shall continue to be valid and enforceable.

12.
TIME OF ESSENCE

Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in three (3) counterparts (each to be considered as an original but all taken together to constitute one and the same agreement) by their authorized representative, on the day and year first written.

PATH FOUNDATION, INC.

(SEAL)

By: _____
Signature

Printed Name

Title

Date: _____

ATTEST:

Secretary

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF SANDY SPRINGS, GEORGIA

By: _____
Russell K. Paul, Mayor

Date: _____

ATTEST:

City Clerk

(SEAL)

Approved as to form:

City Attorney

EXHIBIT A

PROJECT DESCRIPTION/SCOPE OF WORK

The PATH Design Team will provide full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for the 1.7-mile, twelve-foot wide, concrete multi-use trail from Morgan Falls Overlook Park to Grogan's Ferry Road. The trail will predominantly follow the Chattahoochee River as a boardwalk structure or trail on grade with retaining walls. The proposed greenway trail is highlighted in red on the map below.



TASK 1 – Survey Services:

1a. Topographic/Utility Survey

Upon Notice to Proceed, PATH will coordinate with owner and property stakeholders to send out survey notification via letters. The project surveyor will conduct a topographic/utility survey of the project areas. The surveying services will meet the standards for a generally **100' wide** surveying trail corridors (approximately 20.3 acres). Specific scope of services includes:

- preview & research
- topography (2' contours) within the Project Area locating substantial visible improvements
- stormwater structures top and inverts
- wrested vegetation along the Chattahoochee River and (5) unnamed tributaries, 25' state stream buffer / 50' CoSS stream buffer, Metropolitan River Protection Act (MRPA) buffers including 50' state stream buffer along the Chattahoochee River
- FEMA floodplain
- locate visible or marked utilities
- locate trees 10" in diameter and larger within a 100' wide corridor.
- property lines / rights-of-way
- streets, sidewalks, and intersections

- existing cut-ins for driveways
- buildings including accessory buildings, small structures
- retaining walls, privacy and security fences
- all site elements
- coordination and checking
- underground utility designating (SUE Level B) to mark existing underground utilities within the scope area in the improved portion of the southwest portion of the project, the waterline from the existing pump house (if traceable), the existing Fulton County sewer lift station, r/w to r/w along the alignment along Adair Lane, and from the median to the westerly r/w line of Grogans Ferry Road. Services performed by the private utility marking company will include non-gravity utilities only.

1b. Easement Plats and Legal Descriptions

Upon acceptance of the Design Development document (60%) and the easement graphics, the project surveyor will prepare easement plats and legal descriptions for acquiring necessary permanent easements and temporary construction easements. One (1) temporary easement and one (1) permanent easement plat and legal description are anticipated for the following parcels:

2. 415 Morgan Falls Rd	17 0077 LL0250	The Adair Apartments
3. 445 Morgan Falls Rd	17 0077 LL0227	Harbor Pointe Apartments
4. 7075 Adair Ln	17 0030 LL0660	CMF Apartments Owner LLC
5. 8060 Adair Ln	17 0030 LL0710	CMF Apartments Owner LLC
6. Fulton County Sewer		

Deliverables:

- AutoCAD/Civil 3D File
- Stamped survey file in pdf format
- Legal descriptions with exhibit maps (PDF) for five (5) properties

TASK 2 – 30% Schematic Design:

Project Kick-off: Upon receiving the project survey, PATH will conduct a virtual project kickoff meeting with PATH's Design Team and City of Sandy Springs to review project scope and schedules, discuss important deliverables and design milestones, and address any project concerns.

Recurring Project Meetings: PATH will meet monthly or biweekly with PATH's Design Team and City of Sandy Springs as needed during an anticipated **16-month design duration**.

Property Stakeholders Coordination: PATH will conduct several meetings at design milestones with each property stakeholder to ensure clear communication of the proposed design. Meetings will be held virtually or on-site at the end of schematic design (30% CDs) to collect property stakeholders' feedback, and at the end of design development (60% CDs) for their agreement to the required easement acquisition to complete real estate acquisition.

PATH design team will assist with all meeting materials needed, including PowerPoint presentation(s) and digital/hard copies of design document(s). Easement Plats and Legal Descriptions will be produced based on agreed 60% design and easement graphics. See task 1b.

30% Schematic Design: Utilizing the survey file, PATH will create schematic design drawings including proposed alignment, rough grading, length and location of structures, and any amenity areas. Two alignment option with security fencing layout will be created around the Fulton County sewer lift station area. One preferred alignment option will be determined after coordination with City and Fulton County.

During 30% design phase, preliminary flood analysis will be conducted based on the alignment and preliminary grading. The preliminary flood study results will then be used to outline length and location for any structure of the trail, including boardwalk, abutment walls and/or retaining walls.

The trail runs within the Chattahoochee River corridor, which falls under the Metropolitan River Protection Act (MRPA) and is regulated by the Atlanta Regional Commission (ARC). Impacted areas will be the focus of the ARC review and approval process. The 30% drawings will be submitted to ARC for cursory review as a key stakeholder, along with submittal to property owners to collect feedback.

PATH shall prepare 30% Schematic Design Documents as described below:

- Composite Map
- 30% Alignment Construction Plans
- 30% Plan View and Section Graphics
- Preliminary Flood Analysis
- Length and location of proposed structure(s)
- 30% Cost Estimate

PATH will create PowerPoint presentations for each of the subject property for use in obtaining property owners' approval of the alignment.

PATH will hold a design review meeting followed by a site meeting as needed with property owners and City of Sandy Springs to collect feedback on the schematic design document.

PATH will lead a site walk with the boardwalk contractor, Chattahoochee Consulting Group, Stability Engineering, KAIZEN, and City staff to review all design elements proposed in the 30% design. The site walk will result in constructability review on the design elements and flag high-risk cost items as needed. A 30% rough order of magnitude (ROM) cost will be generated for review. In the event any cost estimate reflects that the design of the project exceeds the project cost objective, PATH shall prepare alternatives to reduce the construction costs including value engineering items, cost saving items, construction phasing options. A review meeting will be held with PATH design team with the City to approve/deny any proposed alternatives to reduce construction costs. All confirmed VE items will be incorporated to the 60% submittal.

Upon request of the City, the PATH Design Team will conduct one (1) public workshop to present the 30% design to garner community support and ask for feedback. The City shall assist with scheduling the meeting, circulation notices/advertisement, and providing a facility to accommodate the meeting.

Deliverables:

- A 30% CDs submission will be made for review comments, as digital PDF
- Plan view and typical section graphics (pdf)

- Up to four (4) coordination meetings with property owners (virtual or on-site) with materials to confirm proposed alignment (see Task 1b)
- Up to one (1) Public Workshop
- Preliminary easement graphics
- 30% Design Cost Estimate
- PATH/City of Sandy Springs Team Meeting – biweekly meetings and unlimited number of electronic messaging (i.e. web conference/ conference call)

Task 3 - 60% Design Development

During 60% Design Development, PATH will conduct on-going coordination with City of Sandy Springs and submit progress reports as requested. Each report will include task accomplishments, status of deliverables, and expected upcoming activities. PATH will participate in continued monthly project implementation meetings as requested to discuss key issues or opportunities that arise to keep the project on schedule and within budget.

PATH will support the City Acquisition Manager and Sandy Springs Conservancy on their coordination with property stakeholders, attending up to four (4) additional meetings in-person or virtually as needed.

Based on the acceptance of the 30% Schematic Design documents and the agreed cost estimate, PATH shall prepare 60% Design Development Documents for the project. The documents will further refine and articulate the project elements established in 30% design drawings and address all comments received from the 30% Design Submittal.

3a. Civil Engineering & Hydrological Analysis: PATH design team will prepare the construction documents that address comments on the 30% Design to adhere to the City of Sandy Springs and Fulton County policy for stormwater management for public facilities, the department of public works requirements, and shall include the following:

- Hydrological Analysis to calculate pre and post peak discharges as well as channel protection volume (CPv) requirements.
- Design the trail to capture 100% of RRv (runoff reduction volume) with City of Sandy Springs approved best management practices for green infrastructure.
- Create a Determination of Infeasibility analysis and supporting letter and calculations to provide for exemption from extended detention and CPv.

3b. Flood Study & No-rise Certificate

The PATH design team will create a flood study to model pre and post development of the new trail alignment and provide no-rise certificate for the project. The project is anticipated to be a mix of at-grade trail with retaining walls and elevated sections built top-down. It is anticipated that a no-rise condition can be achieved with cut/fill compensation areas within the vicinity of the project corridor.

A submittal to FEMA for a Conditional Letter of Map Revision (CLOMR) is not anticipated nor included in this proposal.

3c. Structural Engineering

Preliminary Structural design will be included within 60% Design for Construction documents and will be comprised of the following elements:

- Miscellaneous walls and structural slab at Morgan Fall Overlook Park, and short walls along trail leading to boardwalk section.
- Design of approximately 2,130LF top-down boardwalk through five ravines and along steep slopes. Longer spans may require steel beams or pressure treated glulam beam bridges. Use of construction materials that can be transported along the boardwalk corridor will be a major consideration. Drilling through rock will also need to be considered with final details.
- Design of boardwalk abutment walls.
- Foundations will need to consider steep slopes, exposed rock face, and tight working conditions.
- Concrete walls leading to the lift station.
- Concrete structural slab or steel bridge adjacent to the Fulton County lift station which will also serve as construction access.
- Concrete retaining walls above and below trail on either side of the detention pond berm.
- Structural walls at switchback leading up to Adair Ln
- A series of short walls along Adair Ln alongside roadway

3d. Geotechnical Services

Geotechnical services will be provided upon approval of all proposed structure length/location based on 30% design. This proposed scope is outlined based on our understanding of the proposed elevated boardwalks with one bridge crossing, as well as retaining walls at the switchback near Grogans Ferry Road and at Morgan Falls Overlook Park. Based on the concept plan dated November 18, 2025, and a preliminary site walk performed on October 22, 2024, a total of fifty-eight (58) boring locations is proposed. PATH will be responsible for some clearing for access. Approximately 40 of the boring locations can be accessed with track-mounted drilling equipment. Due to access restrictions, hand auger borings will be performed for the remaining borings, (eighteen (18) hand auger borings total), as well as any proposed drill rig borings that cannot be accessed. The SPT borings are proposed to be extended to depths of 10 to 15 feet below existing grades for the boardwalk and retaining wall structures. The two bridge abutments are proposed to be terminated at 50 feet or auger refusal. The proposed hand auger borings will be extended to depths of 7 to 10 feet, if possible. It should be noted that some difficult maneuvering may be required to access some of the proposed boring locations.

Following the field exploration, an engineering report will be prepared outlining the findings of the exploration, the allowable soil bearing pressure of the existing soils and the recommended foundation type and bearing depth based on the findings of the borings for the structural slab abutments and retaining wall foundations. Additionally, the report will provide the recommended retaining wall design parameters including the recommended lateral earth pressures and coefficient of friction values for design of the proposed walls. The presence of potentially unsuitable soils or rock encountered in the excavations, which could require difficult excavation or undercutting, will also be discussed.

3e. Trail Lighting & Security

PATH Design Team will coordinate the construction documents with Georgia Power Lighting & Security/ISO Divisions, through their City Lease Lighting Program, to facilitate the layout of the pedestrian light poles, photometric analysis, meter access points, security camera locations and coverage analysis, conduit design and layout by Georgia Power. This Georgia Power Lighting &

Security Design will be reviewed and approved by City of Sandy Springs and be part of the 100% Issue for Permit Documents.

60% Design Development Submittal: PATH shall prepare 60% Construction Documents as described below:

- Project Cover Sheet/ Index/ General Notes/Composite Map
- Existing Conditions
- Typical Sections
- Layout and Materials Plans
- Construction Details
- Hardscape Plans/Enlargements if any
- Grading & Drainage Plans and Details
- Stormwater Pipe Design and Profiles
- Flood Study Analysis Report
- Lighting and Security Preliminary Plan and Details
- Structural Plans
- Signing and Marking Plans and Details
- Landscape Plans and Details, including revegetation plans within 25' and 50' state stream buffers and City of Sandy Springs stream buffer
- Phased Erosion, Sedimentation and Pollution Control Plans with a NPDES Comprehensive Monitoring Program (CMP)

A MRPA Review package for the disturbed area within the Chattahoochee River Corridor by trail construction will be prepared at 60% Design Development and submitted to ARC for review. The review package shall include but not limited to:

- Cover Sheet
- MRPA Exhibit & Disturbed Area Summary Table per Vulnerability Category
- Impervious areas based on existing disturbed areas and new areas added/subtracted by the trail construction
- Construction Plans, Grading Plans, Typical Sections, Construction Details
- Re-vegetation Plans and Details
- Invasive Species Management Plans, Notes, and Details
- Phased Erosion, Sedimentation and Pollution Control Plans with a NPDES Comprehensive Monitoring Program (CMP)

The 60% level construction documents will be submitted to City of Sandy Springs, and Fulton County Public Works for review and comments. PATH will further coordinate with ARC and address comments if needed. See Task 4 for permitting coordination.

All encroachments within the 25' State Stream Buffer and 50' State Water buffer along the Chattahoochee River will be determined within 60% Construction Documents to prepare all environmental permit applications. Any impact within the State buffers will be mitigated with invasive species removal and native planting revegetation. Georgia EPD permit applications, if required, will be submitted prior to 100% Construction Document.

Deliverables:

- 60% Design for Construction submission will be made to City of Sandy Springs for review comments as digital PDF
- 60% Design for Construction Cost Estimate

- Submittal to Georgia EPD for an approved encroachment permit within the State 25' and/or 50' Stream Buffers as needed.
- Submittal to ARC for review and comments
- Submittal to Fulton County Public Works for review and comments for an approved encroachment permit within sanitary sewer line easement as needed.
- Final Easement Graphics to create easement plats and legal descriptions (.pdf).
- PATH/City of Sandy Springs Team Meeting – monthly meetings and unlimited number of electronic messaging (i.e. web conference/ conference call)

TASK 4 – Permit Coordination:

As a part of the design for construction process, PATH will submit applications necessary for the project to be approved by City of Sandy Springs, EPD, ARC, Fulton County Public Works and any other public agencies having jurisdiction during the 60% design for construction phase. The PATH team will meet with the review agencies needed to keep the permitting as concise and timely as possible.

A USACE permit application is not anticipated for this project.

GDOT encroachment permitting is not part of this contract. This design contract specifically excludes the generation of any plans required to go through the Georgia Department of Transportation Plan Development Process, which is a requirement of most federally funded grants.

Deliverables

- PATH shall coordinate with all review comments from City of Sandy Springs, EPD, ARC, Fulton County Public Works, and any public agencies having jurisdiction of the project and ensure comments are addressed and incorporated into the Issue for Permit Construction Document submittal.
- PATH/City of Sandy Springs Team Meeting – monthly meetings and unlimited number of electronic messaging (i.e. web conference/ conference call)

TASK 5 – 100% Construction Documents:

PATH will address all agency and stakeholder comments to create the 100% Construction Documents that will be issued for final approval and stamped by the required agencies and municipal departments. This process is a negotiation with the municipalities to ensure the permitted set of drawings is constructible, value engineered, and not burdened with unnecessary comments and expense from the permitting authorities.

Deliverables

- PATH shall create the 100% Construction Documents/Permit Set as per any final review comments to finalize all permitting required for the project
- 100% Cost Estimate

TASK 6 – Bid Assistance:

PATH Design Team will assist the City of Sandy Springs with the bidding process, providing a bid item list, description of the scope of work for the City's advertisement purposes, attending one (1) pre-bid meeting, responding to RFIs during the bidding process, and preparing addenda as appropriate. PATH will assist City of Sandy Springs in evaluating the contractor's submitted bidding documents and will provide a recommendation for the City's consideration.

TASK 7 – Construction Management:

The PATH Foundation will provide construction management services for the City of Sandy Springs through assigning a PATH Construction Manager (PATH CM) to the project to work alongside City Staff. These services will bring PATH's knowledge and expertise of building trails throughout the southeast to the project. The PATH CM will provide hands-on assistance to manage the project schedule, cost and quality. The goals of the PATH CM will be to reduce overall project costs, assist with contract negotiations, reduce change orders, and eliminate unnecessary scope and costs. The industry standard value for construction management services is 4% of the construction cost but is provided with no cost to the City of Sandy Springs within this project services agreement.

EXHIBIT B
BUDGET

Proposed budget for the design/engineering, management, and construction of a greenway trail from Morgan Falls Overlook Park to Grogan's Ferry Road known as Springway Segment 2C.

Budget	Cost
Acquisition	\$ TBD
Preliminary Design	\$ 307,225
Construction Management	\$ 544,680*
Construction	\$ 13,617,000
Total Preliminary Budget for Project:	\$ 14,468,905

*PATH will provide construction management services at no cost to the City (valued at 4% of construction costs).

EXHIBIT C
PAYMENT TERMS

PATH has agreed to construction management services, as described in Exhibit A, at no cost to the City; provided however, PATH shall be entitled to reimbursement for out-of-pocket costs expended for this Project that have been pre-approved by the City, as may be invoiced in accordance with the provisions of Article III of the Master Agreement.

EXHIBIT D
PROJECT SCHEDULE*

TASK/SERVICE	MONTH/YEAR
Survey Services	Month 1-3
30% Schematic Design	Month 3-5
Geotech, Property Stakeholder Coordination	Month 5-6
60% Design Development	Month 7-9
Permitting Coordination	Month 10-12
100% Construction Documents	Month 13-16
City of Sandy Springs to Close All Easements	Month 8-16
Advertise for Bid	Month 16
Contract Award	Month 17
Start Construction	Month 18
Substantial Completion	Month 42

*This indicates a general outline of the Project schedule and is subject to change by the parties.



TO: Eden Freeman, City Manager
FROM: Dan Lee, City Attorney
DATE: January 21, 2026 Submission for the February 3, 2026 City Council Meeting
ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve the Appropriation of Certain Property Rights and Interests Located at 6036 Kayron Drive, Sandy Springs (Fulton County), Georgia (Tax ID 17-0071-0003-033-6) through the Use of Eminent Domain as It Relates to the Hammond Drive Widening Project (Project No.: S-2193)

Recommendation:

The City Attorney recommends that the City Council approve the use of eminent domain to acquire the property rights and interest located in Land Lot 71 of the 17th District, Fulton County (Sandy Springs), Georgia and more commonly known as 6036 Kayron Drive (Tax ID: 17-0071-0003-033-6) (Project Parcel No. 27) (hereinafter referred to as the "Property") to construct certain roadway, traffic calming and pedestrian improvements.

Background:

This Property is a part of and referred to as Parcel 27 of the Hammond Drive Widening Project (Project No.: S-2193) (hereafter, the "Project"). In order to construct the Project, fee simple rights are required over, under, and through the property located at 6036 Kayron Drive within the City of Sandy Springs (the "City").

Discussion:

The Property in question is a single-family home located on a 0.461-acre lot. It is located on Kayron Drive, north of Hammond Drive, in a predominantly residential area. The subject property includes 2,665.99 sq. ft. (0.061 acres, more or less) of fee-simple right-of-way and 1,405.70 sq. ft. (0.032 acres, more or less) of temporary construction easement.

Financial Impact:

The City believes that just and adequate compensation for the subject property is \$157,700.00 and is itemized below;

Fee simple	2,665.99 sq. ft.	\$27.00/sq. ft.	\$71,982.00
Temporary Construction Easement	1,405.70 sq. ft.	\$27.00/sq. ft. (30% of total value)	\$11,385.00
Cost to Cure/Incurable Damages*			\$67,784.00
Site Improvements *			\$ 6,548.00

City Staff have been unable to secure the property rights and interests sought by the City for the Project,

even though the City has offered just and adequate compensation to the owner, Ali Tavakol. However, negotiations appear to have reached an impasse.

Alternatives:

The City's failure to obtain the property rights and interests as further described herein, would result in the City having to modify the proposed Project, which would increase the cost of the Project.

Review:

Lark Payne, Paralegal
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 1/27/2026
Approved - 1/28/2026
Approved - 1/29/2026
Final Approval - 1/29/2026

Attachments:

1. RESOLUTION-TAVAKOL 6036 Kayron Drive
2. Pages from Parcel 27 Appraisal-compressed-revised
3. scan_20260202163218 - Copy

**STATE OF GEORGIA
FULTON COUNTY**

**A RESOLUTION TO APPROVE THE APPROPRIATION OF CERTAIN PROPERTY RIGHTS
AND INTERESTS LOCATED IN LAND LOT 71 OF THE 17TH DISTRICT OF FULTON
COUNTY, GEORGIA AND MORE COMMONLY KNOWN AS 6036 KAYRON DRIVE, (TAX ID
17-0071-0003-033-6) THROUGH THE USE OF EMINENT DOMAIN AS IT RELATES TO THE
HAMMOND DRIVE WIDENING PROJECT**

WHEREAS, the City of Sandy Springs (the “City”) has determined it is necessary to construct certain roadway improvements which will improve vehicular and pedestrian mobility, as well as reduce roadway congestion, as it pertains to the Hammond Drive Widening Project (Project No.: S-2193)(the "Project"); and

WHEREAS, in order to construct the Project, fee simple rights are required over, under, and through the property located at 6036 Kayron Drive, Sandy Springs (Fulton County), Georgia 30328 (hereafter, the "Property") those rights being more particularly described in Exhibit “A”, attached hereto; and

WHEREAS, the Mayor and Council have considered the Project and determined that appropriation of the property rights and interests is necessary and must be carried out expeditiously to ensure timely completion of the Project; and

WHEREAS, the Mayor and City Council find that the circumstances are such that it is necessary to proceed with appropriation under eminent domain provisions of Article 1, Chapter 3, of Title 32 of the Official Code of Georgia Annotated (“Georgia Code”).

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

1. The City Attorney’s office is hereby authorized to acquire through the use of eminent domain, pursuant to Title 32 of the Georgia Code, the necessary property rights, and interests over, under and across the property located at 6036 Kayron Drive (Tax ID: 17-0071-0003-033-6) in order to ensure that the City acquires free and clear title to such rights and interests and to ensure the timely completion of the Project; and
2. The City Manager and City Attorney are hereby authorized to take such actions as may be necessary to effectuate the intent of this Resolution.

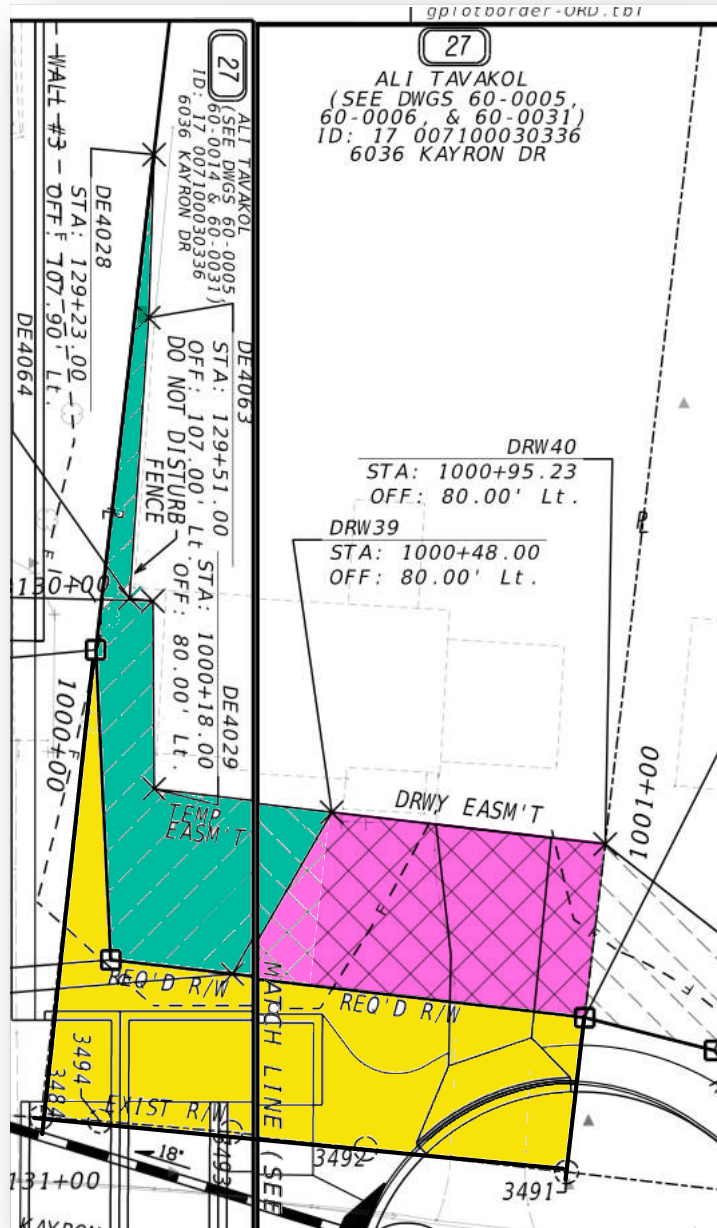
SO RESOLVED this the 3rd day of February, 2026.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk
(SEAL)

ACQUISITION PLANS
ATTACHMENT III


ACQUISITION PLANS
ATTACHMENT III

(27)

ID: 17 007100030336
ALI TAVAKOL
6036 KAYRON DR

PARCEL 27
DE209
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
3484	21.72 L	1000+05.19	KAYRON DR - N
	80.82	N82°50'45.7"W	
DE2042	97.91 L	130+08.00	HAMMOND DRIVE
	53.26	N87°39'30.3"E	
DE2037	50.00 L	1000+14.00	KAYRON DR - N
	21.00	N07°06'19.7"E	
DRW38	50.00 L	1000+35.00	KAYRON DR - N
	60.20	N07°06'19.7"E	
DE2038	50.00 L	1000+95.20	KAYRON DR - N
	26.68	S82°50'16.8"E	
3491	23.82 L	1000+95.17	KAYRON DR - N
	34.71	S07°00'18.8"W	
3492	45.87 L	1000+60.47	KAYRON DR - N
	22.57	S06°25'03.2"W	
3493	22.99 L	1000+37.89	KAYRON DR - N
	22.57	S05°14'09.7"W	
3494	22.26 L	1000+15.33	KAYRON DR - N
	10.16	S04°03'32.7"W	
3484	21.72 L	1000+05.19	KAYRON DR - N
REQD R/W = 2665.99 SF			
REQD R/W = 0.061 ACRES			
REMAINDER = +/- 0.40 ACRES			

(27)

ID: 17 007100030336
ALI TAVAKOL
6036 KAYRON DR

PARCEL 27
DE415
TEMP EASMT

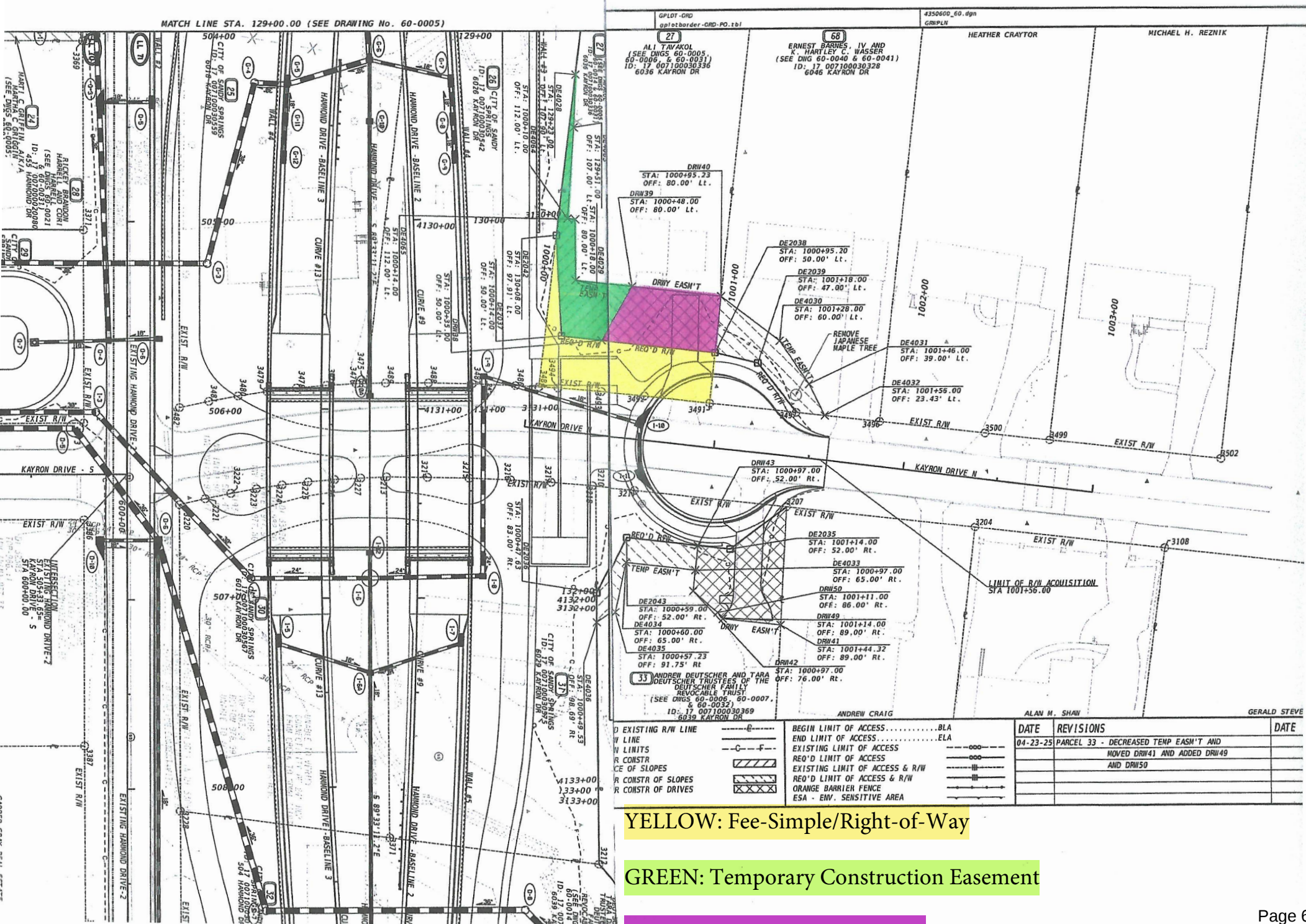
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE2037	50.00 L	1000+14.00	KAYRON DR - N
	53.26	S87°39'30.29"W	
DE2042	97.91 L	130+08.00	HAMMOND DRIVE
	85.59	N82°50'44.41"W	
DE4028	107.90 L	129+23.00	HAMMOND DRIVE
	28.01	S87°42'10.96"E	
DE4063	107.00 L	129+51.00	HAMMOND DRIVE
	48.26	S85°39'00.84"E	
DE4064	112.00 L	1000+10.00	KAYRON DR - N
	4.00	N07°06'19.67"E	
DE4065	112.00 L	1000+14.00	KAYRON DR - N
	32.25	N89°58'49.61"E	
DE4029	80.00 L	1000+18.00	KAYRON DR - N
	30.00	N07°06'19.67"E	
DRW39	80.00 L	1000+48.00	KAYRON DR - N
	32.70	S59°27'57.04"E	
DRW38	50.00 L	1000+35.00	KAYRON DR - N
	21.00	S07°06'19.67"W	
DE2037	50.00 L	1000+14.00	KAYRON DR - N
REQD EASMT = 1405.70 SF			
REQD EASMT = 0.032 ACRES			

(27)

ID: 17 007100030336
ALI TAVAKOL
6036 KAYRON DR

PARCEL 27
DRWY 11
DRWY EASMT

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE2038	50.00 L	1000+95.20	KAYRON DR - N
	60.20	S07°06'19.7"W	
DRW38	50.00 L	1000+35.00	KAYRON DR - N
	32.70	N59°27'57.0"W	
DRW39	80.00 L	1000+48.00	KAYRON DR - N
	47.23	N07°06'19.7"E	
DRW40	80.00 L	1000+95.23	KAYRON DR - N
	30.00	S82°50'18.7"E	
DE2038	50.00 L	1000+95.20	KAYRON DR - N
REQD EASMT = 1611.42 SF			
REQD EASMT = 0.037 ACRES			



YELLOW: Fee-Simple/Right-of-Way

GREEN: Temporary Construction Easement

PINK: Driveway Improvements