



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, April 7, 2026

Regular Meeting

6:00 PM

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. 2026-077** Meeting Minutes
March 17, 2026 City Council Work Session
March 17, 2026 City Council Meeting
 - B. 2026-078** Request for Mayor and City Council Consideration of a Resolution for Acceptance of an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement Related to Property Located at 6110 Peachtree Dunwoody Road in Land Lot 18 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID #17-0018- LL-091-4) in Relation to the TS131 Peachtree Dunwoody Road Last Mile Connectivity Project
(Presented by William H. Martin, Jr. AIA Public Works Director)
 - C. 2026-079** Request for Mayor and City Council Consideration of a Resolution to Approve Acceptance of a Driveway Easement from Todd D. Carter and Maria L. Carter as Trustees for The Carter Family Revocable Living Trust, on Property Located at 4900 Lake Forrest Drive in Land Lot 120 of the 17th District, City of Sandy

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

Springs (Tax ID# 17-0120-0002-064-3); in Relation to the S2185 Lake Forrest Drive Sidewalk Improvements Project

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

VII. Presentations

VIII. Public Hearing

- A. **2026-080** ABL No. 28438
Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License Application for PH Paradise Investment, LLC / DBA Three Dollar Cafe at 4600 Roswell Rd Ste G100, Sandy Springs, GA 30342. The Applicant is Kyung Joo Han for Consumption on premises Wine, Malt & Distilled Spirits.
(Presented by Cori Holiness, Revenue Manager)
- B. **2026-081** ABL No. 28199
Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License Application for FK Brazilian, LLC-8631 Roswell Road Suite A, Sandy Springs, Ga 30350. The Applicant is Fabricio Silvera for Package Beer and Wine.
(Presented by Cori Holiness, Revenue Manager)
- C. **2026-082** Request for Mayor and City Council Consideration of a Resolution to Approve a Metropolitan River Protection Act Certificate for River Corridor Review RC-26-01SS for 6360 River Overlook Drive
(Presented by Michele McIntosh-Ross, Planning & Zoning Manager)

IX. New Business

- A. **2026-083** Request for Mayor and City Council Consideration of a Resolution to Approve Contract Award to Sol Construction, LLC to Construct the Mt. Paran Road and Powers Ferry Road Sidewalk Project and to Authorize the City Manager to Execute the Contract
(Presented by William H. Martin, Jr. AIA Public Works Director)
- B. **2026-084** Request for Mayor and City Council Consideration of a Resolution to Approve Change Order No. 2 to the Existing Contract with Excellere Construction, LLC, for the CDBG Roswell Road Streetscapes Project (T0033-7) and to Authorize the City Manager to Execute the Revised Contract Documents
(Presented by William H. Martin, Jr. AIA Public Works Director)

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- C. **2026-085** Request for Mayor and City Council Consideration of an Ordinance to Amend the Fiscal Year 2026 Budget to Authorize Funding Reduction and Impact Fee Substitution for Project P0019
(Presented by Brent Walker, Director of Recreation and Parks)
- D. **2026-086** Request for Mayor and City Council Consideration of a Resolution to Approve Contract Award to Eastern Builders Inc. to Construct the Old Riverside Park Project and to Authorize the City Manager to Execute the Contract
(Presented by Brent Walker, Director of Recreation and Parks)
- E. **2026-087** Request for Mayor and City Council Consideration of a Resolution to Approve Participation in the FY 2025 Byrne Justice Assistance Grant Program, to Develop a Memorandum of Understanding for the Program, and to Authorize the Mayor to Execute the Same
(Presented by Norman Vik, Mayor)

X. Reports

- A. **2026-088** Mayor and Council Report
- B. **2026-089** Staff Reports

XI. Executive Session - Real Estate and Litigation

XII. Adjournment

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SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: William H. Martin, Jr. AIA Public Works Director
DATE: March 5, 2026 Submission for the April 7, 2026 City Council Meeting
ITEM: Request for Mayor and City Council Consideration of a Resolution for Acceptance of an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement Related to Property Located at 6110 Peachtree Dunwoody Road in Land Lot 18 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID #17-0018- LL-091-4) in Relation to the TS131 Peachtree Dunwoody Road Last Mile Connectivity Project

Recommendation:

Staff recommends that the Mayor and City Council accept an Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement ("Agreement") related to property located at 6110 Peachtree Dunwoody Road in Land Lot 18 of the 17th District, City of Sandy Springs (Tax ID #17-0018-LL-091-4) owned by Aspire Hospitality, LLC. This agreement is related to the TS131 Peachtree Dunwoody Road Last Mile Connectivity Project.

Background:

The acquisition of 100.60 square feet of Fee Simple Right of Way and 1,033.28 square feet of Temporary Construction Easement on the subject property is necessary to construct the TS131 Peachtree Dunwoody Road Last Mile Connectivity Project.

Discussion:

The City and the Property Owners have come to an amicable agreement in the amount of \$37,300.00. The City's Appraised Fair Market Value Offer was \$30,100.00. The settlement is supported by the City's appraised adjusted range of values and also by the submittal of a landscaping and irrigation quote provided by the property owner. This settlement is considered reasonable and acceptable and Staff believes that the Agreement is in the best interest of the City and thereby recommends Council's approval of the Agreement.

Financial Impact:

Sufficient funds are available to cover this acquisition in TS131 Project's budget.

Alternatives:

The acquisition reflects the minimum amount of property rights required to deliver the desired project. The City can decline to accept and approve the Agreement and not execute the project as designed.

Review:

Karen Lugassy, Executive Assistant

Created/Initiated - 3/20/2026

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

Approved - 3/20/2026
Approved - 3/25/2026
Approved - 4/2/2026
Final Approval - 4/3/2026

Attachments:

1. Aerial Map
2. GIS Map
3. Executed Agreement
4. Resolution



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Date: 3/3/2026
Map Size: 8.5x11 (LETTER)

6110 Peachtree Dunwoody Road

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



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

3/2/2026

Aspire Hospitality, LLC
c/o Mr. Jay Burnett, EVP Investments and Development
60 Pointe Circle
Greenville, SC 29615

RE: Project No.: TS131
Project Name: Peachtree Dunwoody Rd Last Mile Connectivity Project
Parcel No.: 2 / 6110 Peachtree Dunwoody Road
Tax ID#: 17-0018- LL-091-4

STATE OF GEORGIA, FULTON COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to the City of Sandy Springs, Georgia, an option to acquire the following described real estate:

Fee Simple Right of Way and/or Easement rights through that tract or parcel of land located in Land Lot 18 of the 17th District, of Fulton County, Georgia, and being more particularly described on Exhibit "A" and Exhibit "B" attached hereto and made a part hereof by reference.

~~\$30,100.00~~
\$37,300.00

For the sum of ~~\$30,100.00~~, the undersigned agrees to execute and deliver to the City of Sandy Springs, Georgia, fee simple title and easements to the lands owned by the undersigned as reflected on the attached Exhibit "A" and "B".

* * * * *

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

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

100.60

Square Feet of Fee Simple Right of Way

1,033.28

Square Feet of Temporary Construction Easement

- 3) All Temporary Easements shall terminate after Two (2) years from the commencement of the use of the Easement Area for construction of the TS131 Project or upon the completion and final acceptance of the Project, whichever date shall first occur.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special Provisions, if any, are listed on Exhibit "C", which is attached hereto and incorporated herein by reference.

Witness my hand and seal this 2nd day of March, 2026.

Signed, Sealed and Delivered in the presence of:

Aspire Hospitality, LLC

Jessie J. Cataland
Witness

By: [Signature] (L.S.)
Name: Dharmendra J. Rama
Title: Manager

Nina Connelly
Notary Public

{NOTARY SEAL}



Comm. Exp 10: 10: 2024

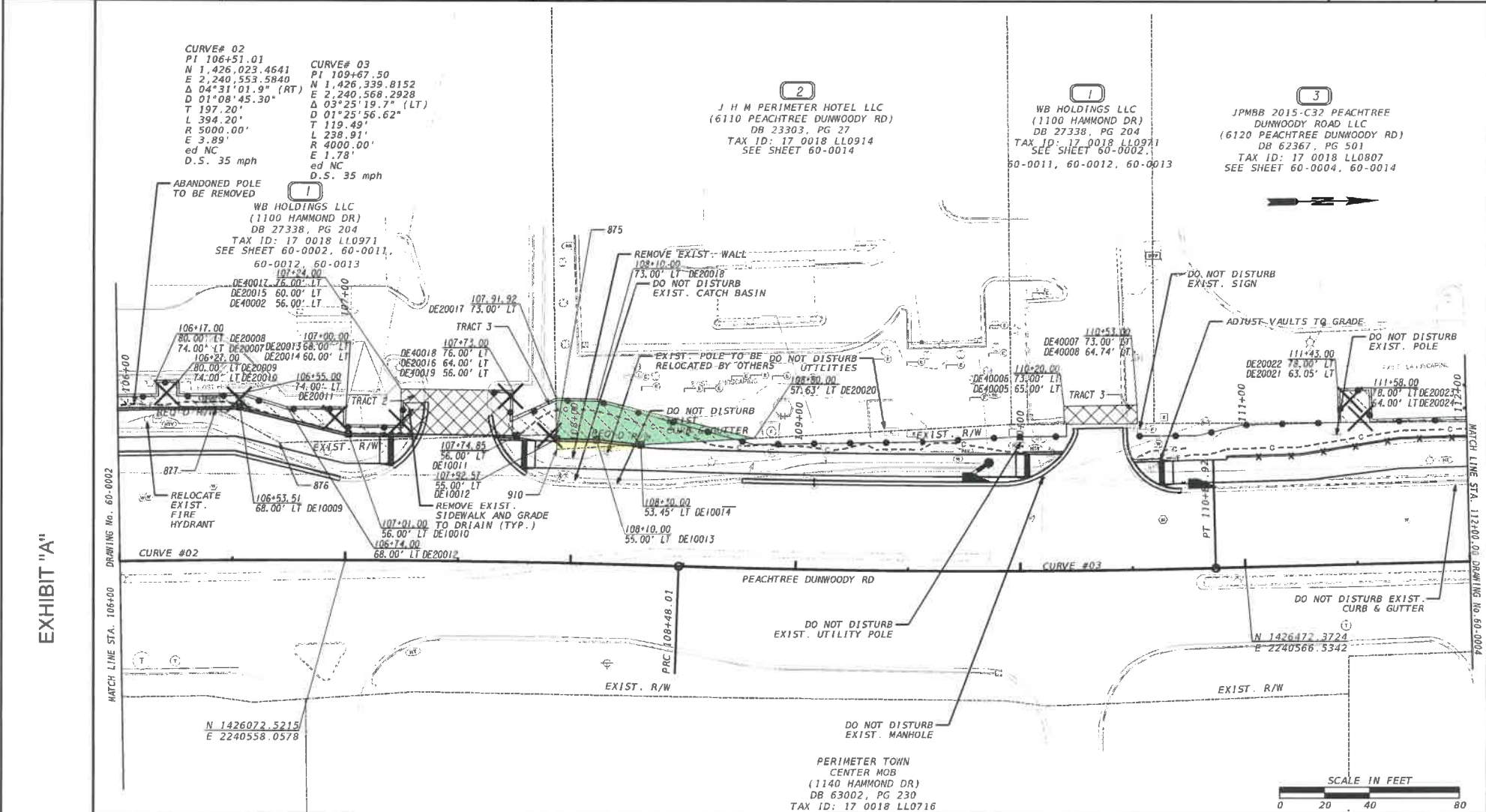


EXHIBIT "A"

PROPERTY AND EXISTING R/W LINE REQUIRED R/W LINE CONSTRUCTION LIMITS EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES EASEMENT FOR CONSTR OF SLOPES EASEMENT FOR CONSTR OF DRIVES	BEGIN LIMIT OF ACCESS.....BLA END LIMIT OF ACCESS.....ELA EXISTING LIMIT OF ACCESS REQ'D LIMIT OF ACCESS EXISTING LIMIT OF ACCESS & R/W REQ'D LIMIT OF ACCESS & R/W ORANGE BARRIER FENCE ESA - ENV. SENSITIVE AREA	DATE	REVISIONS	DATE	REVISIONS

CITY OF SANDY SPRINGS
RIGHT OF WAY MAP

PROJECT NO: TS131
COUNTY: FULTON
LAND LOT NO: 16
LAND DISTRICT: 17
GMD: N/A
DATE: N/A

SH 3 OF 24

DRAWING No.
60-0003

PARCEL 2 DE10004 REQ'D R/W J H M PERIMETER HOTEL LLC SEE SHEET 60-0003						
PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES		ALIGNMENT	
910	50.43 L	107+92.73	N	1426167.0	E 2240510.1	Peachtree Dunwoody Rd
	4.57	S89°56'07.4"W				
DE10012	55.00 L	107+92.57	N	1426167.0	E 2240505.5	Peachtree Dunwoody Rd
	17.63	N02°07'36.6"E				
DE10013	55.00 L	108+10.00	N	1426184.6	E 2240506.2	Peachtree Dunwoody Rd
	20.28	N06°44'20.1"E				
DE10014	53.44 L	108+30.00	N	1426204.8	E 2240508.5	Peachtree Dunwoody Rd
	37.78	S02°19'42.2"E				
910	50.43 L	107+92.73	N	1426167.0	E 2240510.1	Peachtree Dunwoody Rd
REQD R/W	= 100.602	SF				
REQD R/W	= 0.002	ACRES				
REMAINDER	= +/- 1.6	ACRES				

PARCEL 2 DE20004 EASMT. FOR CONST. OF SLOPES J H M PERIMETER HOTEL LLC SEE SHEET 60-0003						
PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES		ALIGNMENT	
DE10012	55.00 L	107+92.57	N	1426167.0	E 2240505.5	Peachtree Dunwoody Rd
	1.89	S89°56'07.4"W				
875	56.89 L	107+92.50	N	1426167.0	E 2240503.6	Peachtree Dunwoody Rd
	16.12	S89°56'07.4"W				
DE20017	73.00 L	107+91.92	N	1426167.0	E 2240487.5	Peachtree Dunwoody Rd
	18.35	N02°07'20.4"E				
DE20018	73.00 L	108+10.00	N	1426185.3	E 2240488.2	Peachtree Dunwoody Rd
	71.70	N14°49'08.2"E				
DE20020	57.63 L	108+80.00	N	1426254.6	E 2240506.5	Peachtree Dunwoody Rd
	49.92	S02°19'42.2"E				
DE10014	53.44 L	108+30.00	N	1426204.8	E 2240508.5	Peachtree Dunwoody Rd
	20.28	S06°44'20.1"W				
DE10013	55.00 L	108+10.00	N	1426184.6	E 2240506.2	Peachtree Dunwoody Rd
	17.63	S02°07'36.6"W				
DE10012	55.00 L	107+92.57	N	1426167.0	E 2240505.5	Peachtree Dunwoody Rd
REQD EASMT	= 1033.280	SF				
REQD EASMT	= 0.024	ACRES				

PARCEL 3 DE20005 EASMT. FOR CONST. OF SLOPES JPMBB 2015-C32 PEACHTREE DUNWOODY ROAD LLC SEE SHEET 60-0003, 60-0004						
PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES		ALIGNMENT	
DE20021	63.05 L	111+43.00	N	1426514.5	E 2240502.9	Peachtree Dunwoody Rd
	14.95	S89°14'16.5"W				
DE20022	78.00 L	111+43.00	N	1426514.3	E 2240488.0	Peachtree Dunwoody Rd
	15.00	N00°45'35.4"W				
DE20023	78.00 L	111+58.00	N	1426529.3	E 2240487.8	Peachtree Dunwoody Rd
	14.00	N89°14'23.7"E				
DE20024	64.00 L	111+58.00	N	1426529.5	E 2240501.8	Peachtree Dunwoody Rd
	42.00	N00°45'36.3"W				
DE20025	64.00 L	112+00.00	N	1426571.5	E 2240501.2	Peachtree Dunwoody Rd
	12.00	S89°14'23.7"W				
DE20026	76.00 L	112+00.00	N	1426571.4	E 2240489.2	Peachtree Dunwoody Rd
	8.00	N00°45'36.3"W				
DE20027	76.00 L	112+08.00	N	1426579.3	E 2240489.1	Peachtree Dunwoody Rd
	12.00	N89°14'23.7"E				
DE20028	64.00 L	112+08.00	N	1426579.5	E 2240501.1	Peachtree Dunwoody Rd
	149.00	N00°45'36.3"W				
DE20029	64.00 L	113+57.00	N	1426728.5	E 2240499.1	Peachtree Dunwoody Rd
	9.00	S89°14'23.7"W				
DE20030	73.00 L	113+57.00	N	1426728.4	E 2240490.1	Peachtree Dunwoody Rd
	10.00	N00°45'36.3"W				
DE20031	73.00 L	113+67.00	N	1426738.4	E 2240490.0	Peachtree Dunwoody Rd
	9.00	N89°14'23.7"E				
DE20032	64.00 L	113+67.00	N	1426738.5	E 2240499.0	Peachtree Dunwoody Rd
	77.01	N01°30'14.9"W				
DE20033	65.00 L	114+44.00	N	1426815.5	E 2240497.0	Peachtree Dunwoody Rd
	23.19	N08°11'26.4"W				
DE20034	68.00 L	114+67.00	N	1426838.4	E 2240493.7	Peachtree Dunwoody Rd
	3.00	N89°13'58.0"E				
DE20035	65.00 L	114+67.00	N	1426838.5	E 2240496.7	Peachtree Dunwoody Rd
	23.00	N00°45'36.3"W				
DE20036	65.00 L	114+90.00	N	1426861.5	E 2240496.4	Peachtree Dunwoody Rd
	15.29	N36°48'39.9"E				
911	55.68 L	115+02.12	N	1426873.7	E 2240505.5	Peachtree Dunwoody Rd
	359.19	S00°24'56.7"W				
DE20021	63.05 L	111+43.00	N	1426514.5	E 2240502.9	Peachtree Dunwoody Rd
REQD EASMT	= 2136.671	SF				
REQD EASMT	= 0.049	ACRES				

EXHIBIT "B"

DATE	REVISIONS	DATE	REVISIONS	CITY OF SANDY SPRINGS RIGHT OF WAY MAP			
09/19/25	Parcel Owners Added			PROJECT NO. TS131 COUNTY: FULTON LAND LOT NO: 18 LAND DISTRICT: 17 GMD: N/A DATE: N/A	<table><tr><td>DRAWING No.</td></tr><tr><td>60-0014</td></tr></table>	DRAWING No.	60-0014
DRAWING No.							
60-0014							
				SH 14 OF 24			

STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO ACCEPT AN AGREEMENT TO PURCHASE FEE SIMPLE RIGHT OF WAY
AND TEMPORARY CONSTRUCTION EASEMENT ON THAT CERTAIN TRACT OF LAND
LOCATED AT 6110 PEACHTREE DUNWOODY ROAD, (TAX ID# 17-0018- LL-091-4), LAND LOT 18
OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA**

WHEREAS, the City of Sandy Springs (“City”) is currently in the process of constructing the TS131 Peachtree Dunwoody Road Last Mile Connectivity Project (“Project”); and

WHEREAS, to facilitate construction of the Project, the City requires the acquisition of 100.60 square feet of Fee Simple Right of Way and 1,033.28 square feet of Temporary Construction Easement (“Property”), located at 6110 Peachtree Dunwoody Road (Tax Id# 17-0018- LL-091-4), in Land Lot 18 of the 17th District, Fulton County, City of Sandy Springs, Georgia, and owned by Aspire Hospitality, LLC (“Owners”); and

WHEREAS, City staff has reached an amicable settlement with the Owner for purchase of the Property in the amount of \$37,300.00; and

WHEREAS, the Department of Public Works, in response to guidance provided by the City Manager, has reviewed and desires that City Council approve the attached Agreement to Purchase Fee Simple Right of Way and Temporary Construction Easement (“Agreement”) for purchase of the Property in the amount of \$37,300.00; and

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

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

1. That purchase of the Property, as defined above and in the Agreement, is hereby authorized in the amount of \$37,300.00;
2. That the attached Agreement is hereby approved;
3. That the Mayor or appropriate City official is hereby authorized to execute the Agreement, subject to approval of the City Attorney and the City Finance Director; and
4. That the City Manager and appropriate City staff are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this 7th day of April, 2026.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk

(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager
FROM: William H. Martin, Jr. AIA Public Works Director
DATE: March 17, 2026 Submission for the April 7, 2026 City Council Meeting
ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve Acceptance of a Driveway Easement from Todd D. Carter and Maria L. Carter as Trustees for The Carter Family Revocable Living Trust, on Property Located at 4900 Lake Forrest Drive in Land Lot 120 of the 17th District, City of Sandy Springs (Tax ID# 17-0120-0002-064-3); in Relation to the S2185 Lake Forrest Drive Sidewalk Improvements Project

Recommendation:

Staff recommends that the Mayor and City Council accept the donation of a Driveway Easement on that tract of land lying and located in Land Lot 120 of the 17th District, Fulton County, Georgia. The property is owned by Todd D. Carter and Maria L. Carter as Trustees for The Carter Family Revocable Living Trust, and is located at 4900 Lake Forrest Drive in Sandy Springs, Georgia, as shown in the attached exhibits.

Background:

The acquisition of 1961.76 square feet of Driveway Easement on the subject property is necessary to construct the S2185 Lake Forrest Drive Sidewalk Improvements Project.

Discussion:

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

Financial Impact:

None. This is a donation at no cost to the City.

Alternatives:

The acquisition reflects the minimum amount of property rights required in order to deliver the desired project.

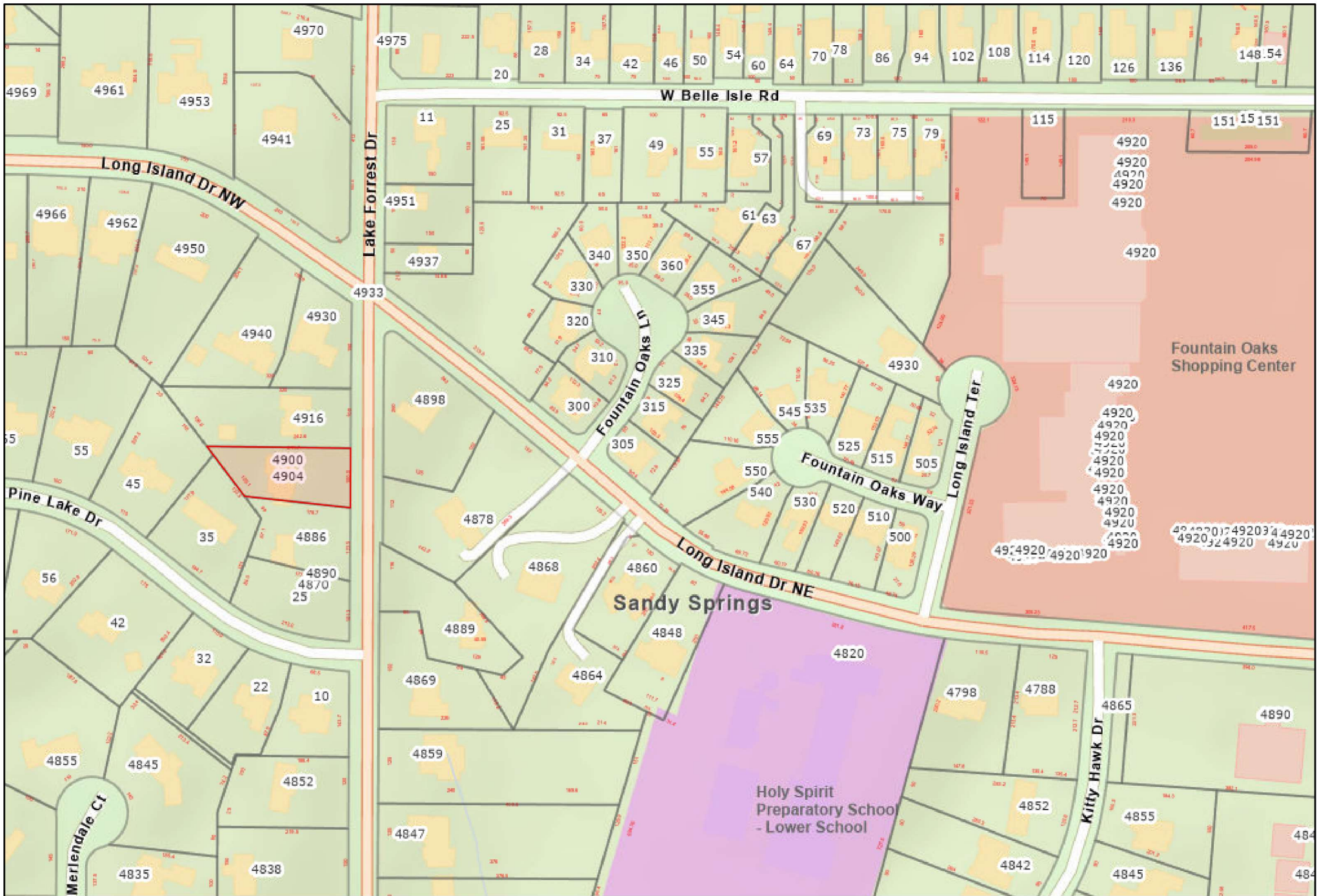
Review:

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

Created/Initiated - 3/20/2026
Approved - 3/20/2026
Approved - 3/25/2026
Approved - 4/2/2026
Final Approval - 4/3/2026

Attachments:

1. Aerial and GIS
2. EXECUTED DWE & EXHIBITS
3. Resolution



GIS MAP| 4900 LAKE FORREST DRIVE

Date: 3/17/2026
Map Size: 8.5x11 (LETTER)



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



FULTON COUNTY
Geographic Information System



AERIAL MAP| 4900 LAKE FORREST DRIVE

Date: 3/17/2026
Map Size: 8.5x11 (LETTER)



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

TAX ID# 17-0120-0002-064-3
Address: 4900 LAKE FORREST DR. (Par. 22)

DRIVEWAY EASEMENT

STATE OF GEORGIA
FULTON COUNTY

THIS CONVEYANCE made and executed the 12th day of March, 2026.

WHEREAS, the City of Sandy Springs in the County of Fulton, Georgia desires to construct the S2185 Lake Forrest Drive Project (Between City Limit. and Mount Paran).

NOW, THEREFORE, for value received, the Undersigned **TODD D. CARTER MARIA L. CARTER AS TRUSTEES FOR THE CARTER FAMILY REVOCABLE LIVING TRUST** does (do) hereby grant an Easement for the Construction of Driveway ("Easement") to the **CITY OF SANDY SPRINGS, GA**, (the "City") the right to execute certain construction over and upon our land abutting on and adjacent to the City right of way in such manner as the City may deem proper to support or accommodate the improvements of said project. The easement area is shown on the attached plat labeled Exhibit "A". Any slopes (if any) will remain in place and the City will cease to maintain the slopes upon completion and final acceptance of the project by the City of Sandy Springs Public Works Department.

Said Easement for the Construction of Driveway granted herein shall commence upon the City's use of the Easement for construction of the S-2185 Project and shall terminate Two (2) years from the commencement of the City's use of this Easement; or upon the completion and City's final acceptance of the S-2185 Project, whichever date shall first occur.

I (we) hereby warrant that I (we) have the right to sell and/or convey said land and bind, ourselves, our heirs, executors and administrators forever and defend by virtue of these presents.

In Witnesseth whereof, we have hereunto set our hands and seal the day above written.

Signed, Sealed and Delivered this 12th day of March, 2026 in the presence of:



Witness

Joan Estival
NOTARY PUBLIC

WINNETT COUNTY, GEORGIA

My Commission Expires 08/11/2029

Notary Public

{NOTARY SEAL}

By:

Name: TODD D. CARTER

(SEAL)



Witness

Joan Estival
NOTARY PUBLIC

WINNETT COUNTY, GEORGIA

My Commission Expires 08/11/2029

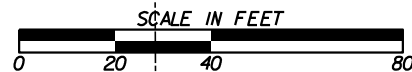
Notary Public

{NOTARY SEAL}

By:

Name: MARIA L. CARTER

(SEAL)



STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: S2185
COUNTY: FULTON
AND LOT NO: 120
AND DISTRICT: 17
MD: N/A
DATE: 9/9/25 SH 7 OF 10

PARCEL 1 REQ'D DRWY. EASMT TRACT 1 DE40000			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE40001	29.58 L	103+65.00	LAKE FORREST DRIVE
	20.28 L	N 64°14'57.6" W	
DE40002	48.00 L	103+73.50	LAKE FORREST DRIVE
	38.50 L	N 0°58'43.7" E	
DE40003	48.00 L	104+12.00	LAKE FORREST DRIVE
	18.39 L	S 89°01'16.3" E	
DE40004	29.61 L	104+12.00	LAKE FORREST DRIVE
	47.00 L	S 0°56'59.4" W	
DE40001	29.58 L	103+65.00	LAKE FORREST DRIVE
REQD EASMT	786.83 SF		
REQD EASMT	0.018 ACRES		

PARCEL 1 REQ'D DRWY. EASMT TRACT 2 DE40001			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE40040	29.66 L	105+15.00	LAKE FORREST DRIVE
	15.34 L	N 89°01'16.3" W	
DE40041	45.00 L	105+15.00	LAKE FORREST DRIVE
	28.05 L	N 0°58'43.7" E	
DE40042	45.00 L	105+43.05	LAKE FORREST DRIVE
	15.33 L	S 88°28'02.3" E	
95	29.67 L	105+42.90	LAKE FORREST DRIVE
	27.90 L	S 0°56'59.4" W	
DE40040	29.66 L	105+15.00	LAKE FORREST DRIVE
REQD EASMT	429.01 SF		
REQD EASMT	0.010 ACRES		

PARCEL 3 REQ'D DRWY. EASMT DE40002			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE40009	29.76 L	107+26.00	LAKE FORREST DRIVE
	21.38 L	N 44°27'31.0" W	
DE40010	45.00 L	107+41.00	LAKE FORREST DRIVE
	26.59 L	N 35°53'16.8" E	
131	29.78 L	107+62.81	LAKE FORREST DRIVE
	86.81 L	S 0°56'59.4" W	
DE40009	29.76 L	107+26.00	LAKE FORREST DRIVE
REQD EASMT	280.26 SF		
REQD EASMT	0.006 ACRES		

PARCEL 10 REQ'D DRWY. EASMT DE40003			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE40011	29.71 L	116+28.00	LAKE FORREST DRIVE
	26.84 L	N 70°46'32.4" W	
DE40012	55.00 L	116+37.00	LAKE FORREST DRIVE
	21.43 L	N 0°21'58.4" W	
DE40013	55.00 L	116+58.43	LAKE FORREST DRIVE
	25.24 L	N 89°16'41.6" E	
151	29.76 L	116+58.59	LAKE FORREST DRIVE
	30.59 L	S 0°27'14.6" E	
DE40011	29.71 L	116+28.00	LAKE FORREST DRIVE
REQD EASMT	657.04 SF		
REQD EASMT	0.015 ACRES		

PARCEL 14 REQ'D DRWY. EASMT DE40004			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE40014	30.23 L	119+65.00	LAKE FORREST DRIVE
	15.94 L	N 68°15'31.1" W	
DE40015	45.00 L	119+71.00	LAKE FORREST DRIVE
	21.00 L	N 0°21'58.4" W	
DE40016	45.00 L	119+92.00	LAKE FORREST DRIVE
	14.73 L	N 89°38'01.6" E	
DE40017	30.27 L	119+92.00	LAKE FORREST DRIVE
	27.00 L	S 0°27'14.6" E	
DE40014	30.23 L	119+65.00	LAKE FORREST DRIVE
REQD EASMT	353.91 SF		
REQD EASMT	0.008 ACRES		

PARCEL 16 REQ'D TEMP. EASMT TRACT 1 DE20001			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20035	30.26 L	122+98.50	LAKE FORREST DRIVE
	3.74 L	S 89°47'40.0" W	
DE20008	34.00 L	122+98.50	LAKE FORREST DRIVE
	10.50 L	N 0°12'20.0" W	
DE20009	34.00 L	123+09.00	LAKE FORREST DRIVE
	3.76 L	N 89°47'40.0" E	
DE20010	30.24 L	123+09.00	LAKE FORREST DRIVE
	10.50 L	S 0°06'27.2" E	
DE20035	30.26 L	122+98.50	LAKE FORREST DRIVE
REQD EASMT	39.40 SF		
REQD EASMT	0.001 ACRES		

PARCEL 16 REQ'D TEMP. EASMT TRACT 2 DE20002			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20015	30.22 L	123+20.50	LAKE FORREST DRIVE
	5.78 L	S 89°47'40.0" W	
DE20016	36.00 L	123+20.50	LAKE FORREST DRIVE
	7.59 L	N 0°11'29.8" W	
DE20036	36.00 L	123+28.07	LAKE FORREST DRIVE
	5.79 L	N 89°19'20.8" E	
165	30.21 L	123+28.12	LAKE FORREST DRIVE
	7.64 L	S 0°06'27.2" E	
DE20015	30.22 L	123+20.50	LAKE FORREST DRIVE
REQD EASMT	44.07 SF		
REQD EASMT	0.001 ACRES		

PARCEL 22 REQ'D DRWY. EASMT DE40006			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
190	30.03 L	130+16.62	LAKE FORREST DRIVE
	22.02 L	N 85°56'28.0" W	
DE40032	52.00 L	130+18.07	LAKE FORREST DRIVE
	75.36 L	N 5°48'01.0" W	
DE40043	60.00 L	130+93.00	LAKE FORREST DRIVE
	29.97 L	S 89°42'22.3" E	
DE40044	30.03 L	130+93.00	LAKE FORREST DRIVE
	76.38 L	S 0°17'29.6" W	
190	30.03 L	130+16.62	LAKE FORREST DRIVE
REQD EASMT	1961.76 SF		
REQD EASMT	0.045 ACRES		

PARCEL 25 REQ'D TEMP. EASMT TRACT 1 DE20003			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20011	34.61 L	135+14.00	LAKE FORREST DRIVE
	40.92 L	N 16°53'53.1" W	
DE20012	47.00 L	135+53.00	LAKE FORREST DRIVE
	18.78 L	N 25°54'55.7" E	
DE20013	39.00 L	135+70.00	LAKE FORREST DRIVE
	4.31 L	S 89°21'33.4" E	
DE20014	34.69 L	135+70.00	LAKE FORREST DRIVE
	56.01 L	S 0°38'26.6" W	
DE20011	34.61 L	135+14.00	LAKE FORREST DRIVE
REQD EASMT	381.96 SF		
REQD EASMT	0.009 ACRES		

PARCEL 25 REQ'D TEMP. EASMT TRACT 2 DE20004			
PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE20019	34.73 L	136+00.00	LAKE FORREST DRIVE
	13.27 L	N 89°17'00.8" W	
DE20020	48.00 L	136+00.00	LAKE FORREST DRIVE
	10.00 L	N 0°42'59.2" E	
DE20021	48.00 L	136+10.00	LAKE FORREST DRIVE
	55.04 L	N 11°52'28.8" E	
DE20022	37.35 L	136+64.00	LAKE FORREST DRIVE
	3.78 L	S 41°31'34.2" E	
214	34.81 L	136+61.20	LAKE FORREST DRIVE
	61.20 L	S 0°38'26.6" W	
DE20019	34.73 L	136+00.00	LAKE FORREST DRIVE
REQD EASMT	555.56 SF		
REQD EASMT	0.013 ACRES		

Kimley»Horn

Engineering, Planning, and Environmental Consultants
3930 East Jones Bridge Road, Suite 350
Peachtree Corners, Georgia 30092

DATE	REVISIONS	DATE	REVISIONS	CITY OF SANDY SPRINGS	
01/05/26	PARCEL 22 REV DMSMT			RIGHT OF WAY MAP	
				PROJECT: LAKE FORREST DR SIDEWALK PROJECT S2185	
				COUNTY: FULTON	
				LAND LOT NO: 119, 120	
				LAND DISTRICT: 17	
				GWD: N/A	
				DATE: 9/9/25 SH 9 OF 10	
				DRAWING NO. 60-0009	

LAKE FORREST DR
SIDEWALK PROJECT S2185

STATE OF GEORGIA
COUNTY OF FULTON

A RESOLUTION TO APPROVE ACCEPTANCE OF A DRIVEWAY EASEMENT FROM TODD D. CARTER AND MARIA L. CARTER AS TRUSTEES FOR THE CARTER FAMILY REVOCABLE LIVING TRUST ON THAT CERTAIN TRACT OF LAND LOCATED AT 4900 LAKE FORREST DR. (TAX ID #17-0120-0002-064-3), LAND LOT 120 OF THE 17TH DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA

WHEREAS, the City of Sandy Springs (“City”) is currently in the process of constructing the S2185 Lake Forrest Drive Sidewalk Improvements Project (“Project”); and

WHEREAS, to facilitate construction of the Project, the City requires the acquisition of 1961.76 square feet of Driveway Easement, located at 4900 Lake Forrest Drive in Land Lot 120 of the 17th District, City of Sandy Springs, Fulton County, Georgia (Tax ID #17-0120-0002-064-3), and owned by **Todd D. Carter and Maria L. Carter as Trustees for The Carter Family Revocable Living Trust**, (“Owners”); and

WHEREAS, City staff has reached an agreement in which the Owners are willingly donating the required Property; and

WHEREAS, the Department of Public Works, in response to guidance provided by the City Manager, has reviewed and desires that City Council approve the attached Agreements; and

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

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

1. That the attached Agreements are hereby approved;
2. That the Mayor or appropriate City official is hereby authorized to execute the Agreement, subject to approval of the City Attorney and the City Finance Director; and
3. That the City Manager and appropriate City staff are hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

RESOLVED this 7th day of April, 2026.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. Gonzalez, City Clerk

(Seal)



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: Toni Carlisle, Chief Financial Officer

DATE: February 26, 2026 Submission for the April 7, 2026 City Council Meeting

ITEM: ABL No. 28438

Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License Application for PH Paradise Investment, LLC / DBA Three Dollar Cafe at 4600 Roswell Rd Ste G100, Sandy Springs, GA 30342. The Applicant is Kyung Joo Han for Consumption on premises Wine, Malt & Distilled Spirits.

Recommendation:

Staff have reviewed this application and recommends approval.

Background:

The applicant submitted a completed application on February 4, 2026. Applicant has passed the background investigation.

Discussion:

This is a New Ownership Application for Consumption of Beer, Wine and Distilled Spirits. The business is located at – 4600 Roswell Rd Ste G100, Sandy Springs, GA 30342

Financial Impact:

Revenue – \$6,700.00

Alternatives:

None

Review:

Tammie Edwards, Revenue Supervisor
Cori Holiness, Revenue Manager
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 2/26/2026
Approved - 4/3/2026
Approved - 4/3/2026
Approved - 4/3/2026
Final Approval - 4/3/2026

Attachments:

1. public hearing letter-three dollar cafe
2. Final hearing letter- Three Dollar Cafe 2026



SANDY SPRINGS

GEORGIA

**CITY OF SANDY SPRINGS
PUBLIC NOTICE
26-120393**

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

DATE & TIME: April 07, 2026
6:00 P.M.

PURPOSE: Alcoholic Beverage License Application
Consumption Beer, Wine & Spirits

APPLICANT: PH Paradise Investment, LLC
DBA Three Dollar Cafe
4600 Roswell Rd. Suite G100
Sandy Springs GA 30342

DISTRICT: City Council District 6,
Council Member Andrew Chinsky



To: Eden Freeman, City Manager

From: Toni Carlisle, Chief Financial Officer

Date: February 25, 2026, Submission onto April 07, 2026, City Council Meeting

Agenda Item: 120393 - Approval of Alcoholic Beverage License Application for PH Paradise Investment, LLC / DBA Three Dollar Cafe at 4600 Roswell Rd Ste G100, Sandy Springs, GA 30342

Applicant is Kyungjoo Han for Consumption Beer, Wine and Distilled Spirits.

CMO (City Manager's Office) Recommendation:

Approve the application Consumption Beer, Wine and Distilled Spirits for PH Paradise Investment, LLC / DBA Three Dollar Cafe at 4600 Roswell Rd Ste G100, Sandy Springs, GA 30342

Background:

Applicant submitted a completed application on February 4, 2026. Applicant has passed the background investigation.

Discussion:

This is a New Ownership Application for Consumption Beer, Wine and Distilled Spirits. The business is located at – 4600 Roswell Rd Ste G100, Sandy Springs GA 30342

Staff have reviewed this application and recommends approval.

Alternatives:

None

Financial Impact:

Revenue – \$6,700.00

Concurrent Review:

Tammie Edwards, Revenue Supervisor



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: Toni Carlisle, Chief Financial Officer

DATE: February 6, 2026 Submission for the April 7, 2026 City Council Meeting

ITEM: ABL No. 28199

Request for Mayor and City Council Consideration of Approval of Alcoholic Beverage License Application for FK Brazilian, LLC-8631 Roswell Road Suite A, Sandy Springs, Ga 30350. The Applicant is Fabricio Silvera for Package Beer and Wine.

Recommendation:

Approve the application for New Alcohol License - Package Beer and Wine, for FK Brazilian Market LLC- 8361 Roswell Road, Suite A, Sandy Springs, GA 30350.

Background:

Applicant submitted a completed application on September 23, 2025. Applicant has passed the background investigation.

Discussion:

This is a New Alcohol License for Consumption on the premises Package Beer and Wine. The business is located at 8361 Roswell Road, Suite A, Sandy Springs, GA 30350.

Staff has reviewed this application and recommends approval.

Financial Impact:

\$2,000

Alternatives:

None

Review:

LaKesha Passemore, Revenue Specialist
Cori Holiness, Revenue Manager
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 2/6/2026
Approved - 2/9/2026
Approved - 2/12/2026
Approved - 4/2/2026
Final Approval - 4/3/2026

Attachments:

1. AL Public Notice-#28199-FK BRAZILIAN



SANDY SPRINGS

GEORGIA

**CITY OF SANDY SPRINGS
PUBLIC NOTICE
26-**

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

DATE & TIME: April 7, 2026
6:00 P.M.

PURPOSE: Alcoholic Beverage License Application for
Package Beer and Wine

APPLICANT: FK Brazilian Market, LLC
8361 Roswell Road, Suite A
Sandy Springs, Ga 30350

DISTRICT: City Council District 1, Council Member John Paulson



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: LaQuita Williams, Planner II

DATE: March 9, 2026 Submission for the April 7, 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-26-01SS for 6360 River Overlook Drive

Recommendation:

Staff recommends approval of RC-26-01SS, 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 a driveway expansion, garage relocation and front entry re-model. The site is located in Category "C" with a proposed impervious area of 1,966 SF.

Financial Impact:

N/A

Alternatives:

Council may choose not to approve the Resolution.

Review:

Michele McIntosh-Ross, Planning & Zoning Manager
Ginger Sottile, Director of Community Development
Kristin Byars Smith, Assistant City Manager
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 3/27/2026
Approved - 4/1/2026
Approved - 4/1/2026
Approved - 4/2/2026
Approved - 4/3/2026
Final Approval - 4/3/2026

Attachments:

1. MRPA River Corridor Resolution

2. 6360 River Overlook Drive RC-26-01SS - Review Finding

**STATE OF GEORGIA
COUNTY OF FULTON**

**A RESOLUTION TO AUTHORIZE APPROVAL OF METROPOLITAN RIVER PROTECTION
ACT CERTIFICATE FOR PROPERTY LOCATED AT 6360 RIVER OVERLOOK DRIVE**

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

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

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

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

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

WHEREAS, a Proposal was submitted for property located at **6360 River Overlook Drive** (“Property”); and

WHEREAS, the Applicant proposes a driveway expansion, garage relocation and front entry re-model, 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 7th day of April 2026.

APPROVED:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk
(Seal)



Regional Review Finding Metropolitan River Protection Act

DATE: February 24, 2026

TO: Mayor Rusty Paul, City of Sandy Springs

ATTN TO: Helen Owens, Zoning Administrator, City of Sandy Springs

FROM: Anna Roach, Executive Director, Atlanta Regional Commission

ARC has completed a regional review of the following 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-26-01SS 6360 River Overlook Drive

Submitting Local Government: City of Sandy Springs

Date Opened: February 9, 2026

Date Closed: February 24, 2026

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

Additional Comments: No comments were received.

The following local governments and agencies received notice of this review:

Atlanta Regional Commission
National Park Service

Georgia Department of Natural Resource
Georgia Conservancy

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): Ed Foric
Mailing Address: 6360 River Overlook Dr, Sandy Springs GA, 30328
City: Sandy Springs **State:** GA **Zip:** 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 864.419.3480 **Fax:** _____
Other Numbers: _____
3. **Applicant(s) or Applicant's Agent(s):**
Name(s): _____
Mailing Address: _____
City: _____ **State:** _____ **Zip:** _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ **Fax:** _____
Other Numbers: _____
4. **Proposed Land or Water Use:**
Name of Development: _____
Description of Proposed Use: Driveway expansion, garage relocation, front entry re-model.
two additional rooms and bathroom above existing garage
5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: 17 0168 00020133

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Riverside
Size of Development (Use as Applicable):
Acres: **Inside Corridor:** .65
Outside Corridor: _____
Total: _____
Lots: **Inside Corridor:** _____
Outside Corridor: _____
Total: _____
Units: **Inside Corridor:** _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

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

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

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

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

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

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

B. Public sewer system X _____

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

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90) _____	(75) _____
B	_____	_____	_____	(80) _____	(60) _____
C	<u>23,294 SF</u>	<u>13,766 SF</u>	<u>9,221 SF</u>	(70) <u>59%</u>	(45) <u>40%</u>
D	<u>3,284 SF</u>	<u>0 SF</u>	<u>0 SF</u>	(50) <u>0%</u>	(30) <u>0%</u>
E	<u>1,893 SF</u>	<u>0 SF</u>	<u>0 SF</u>	(30) <u>0%</u>	(15) <u>0%</u>
F	_____	_____	_____	(10) _____	(2) _____
Total:	<u>28,471 SF</u>	<u>13,766 SF</u>	<u>9,211 SF</u>	N/A	N/A

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? no

If "yes", indicate the 100-year floodplain elevation: _____

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? no

If "yes", indicate the 500-year flood plain elevation: _____

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

____ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

____ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

____ Written consent of all owners to this application. (Space provided on this form)

____ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

____ Description of proposed use(s). (Space provided on this form)

____ Existing vegetation plan.

____ Proposed grading plan.

____ Certified as-builts of all existing land disturbance and impervious surfaces.

____ Approved erosion control plan.

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

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

____ Documentation on adjustments, if any.

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

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☒ Site plan.

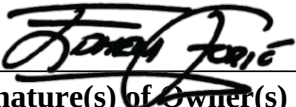
____ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

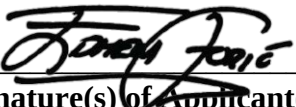
____ Concept plan.

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

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

 1.12.2026
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:

 1.12.2026
Signature(s) of Applicant(s) or Agent(s) Date

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

Helen Owens 01/12/2026
Signature of Chief Elected Official or Official's Designee Date

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 22,692 FEET, AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 115,680 FEET. A TRIMBLE TOTAL STATION AND RECON DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

THIS SITE IS NOT LOCATED WITHIN A ZONE A, AE, OR SHADED ZONE X AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13121C0141F, REVISED DATE 09/18/13 FOR UNINCORPORATED FULTON COUNTY, GEORGIA.

1. THE PURPOSE OF THIS SITE PLAN IS TO SHOW A PROPOSED GARAGE & DRIVEWAY.
2. OWNER:
EDHEM FORIC
6360 RIVER OVERLOOK DRIVE
ATLANTA, GA 30328
3. CONTRACTOR:
DANNY JACOB
JT ENGINEERING
661-212-0429
4. ZONING:
RD-27 (PER SANDY SPRINGS GIS MAP
FRONT SETBACK - 60 FEET
REAR SETBACK - 40 FEET
SIDE SETBACK - 15 FEET
MAX LOT COVERAGE - 30%
5. ELEVATIONS ARE BASED ON GPS OBSERVATIONS USING CARLSON BRX7 GPS.
6. CONTOUR INTERVAL IS 2 FOOT.
7. WATERS OF THE STATE ARE NOT WITHIN 200 FEET OF THE SITE.
8. SITE AREA - 28471.25 SQ. FT. (0.65 ACRES)
9. DISTURBED AREA - 7500 SQ. FT.
10. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
11. ONLY VISIBLE UTILITIES SHOWN.
12. EXISTING WATER LINE AND SANITARY SEWER LINE TO BE RE-USED.

1. TOPOGRAPHY IS BASED ON FIELD RUN DATA BY WIDE OPEN LAND SURVEYING ON 3/7/24.
2. NO DECKS, PATIOS, OR PERMANENT STRUCTURES PERMITTED IN BUFFERS OR EASEMENTS.
3. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
4. CONTACT THE CITY OF SANDY SPRINGS' DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE PORTAL ON LINE TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR LAND DISTURBING ACTIVITY.
5. AFTER PERMIT IS ISSUED, CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE ONLINE PORTAL TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE SITE INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION.
6. PRIOR TO FINAL ACCEPTANCE, AN AS-BUILT SURVEY WILL BE REQUIRED SIGNED AND SEALED BY A GEORGIA REGISTERED LAND SURVEYOR. THE SURVEY SHOULD COMPLY WITH "AS-BUILT" CHECKLIST DATED APRIL 9, 2018.
7. NO SLOPE TO EXCEED 3:1.
8. ALL STORMWATER RUNOFF REDUCTION, WATER QUALITY AND GREEN INFRASTRUCTURE BMPs WILL REQUIRE INSPECTION AND CERTIFICATION BY THE DESIGN PROFESSIONAL PRIOR TO FINAL SITE INSPECTION APPROVAL. AS-BUILT DRAWINGS MUST INCLUDE THIS CERTIFICATION, BMP DIMENSIONS (LENGTH, WIDTH, AND DEPTH) AND AS-BUILT COORDINATES (GEORGIA STATE PLANE - WEST ZONE).
9. STOCKPILE AREAS MUST BE PLACED AND MAINTAINED WITHIN THE LIMITS OF DISTURBANCE AND HAVE APPROPRIATE EROSION CONTROL BMPs IN PLACE OR BE HAULED IMMEDIATELY FROM THE PROJECT SITE. FAILURE TO PROPERLY MAINTAIN AND PROTECT STOCKPILE AREAS MAY RESULT IN A STOP WORK ORDER AND/OR MAY REQUIRE A PLAN REVISION.

INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2024)
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)
INTERNATIONAL FIRE CODE, 2018 EDITION (CONTACT STATE FIRE MARSHAL BELOW)
INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022), (2023), (2024)
INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2024)
INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020), (2022)
NATIONAL ELECTRICAL CODE, 2020 EDITION, WITH GEORGIA AMENDMENTS (2021)
INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020), (2022), (2023)
INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)

AFTER THE PERMIT IS ISSUED CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT THROUGH THE ONLINE PORTAL TO SCHEDULE A BUILDING PRE-CONSTRUCTION MEETING WITH THE BUILDING INSPECTOR PRIOR TO ANY LAND DISTURBANCE, BUILDING CONSTRUCTION, OR DEMOLITION. (THIS IS IN ADDITION TO THE SITE PRE-CONSTRUCTION MEETING) CONTRACTORS WHO SKIP THEIR BUILDING PRE-CONSTRUCTION MEETING (OR OTHER REQUIRED INSPECTIONS) WILL BE FINED FOR DOING SO. SEE IRC SECTIONS R109.3 AND R109.4.

HOUSE - 2234 SQ. FT.
CONCRETE DRIVEWAY/SIDEWALK - 2784 SQ. FT.
REAR WALLS/STEPS - 107 SQ. FT.
POOL - 528 SQ. FT.
CONCRETE AROUND POOL - 1791 SQ. FT.
DECK - 178 SQ. FT.
FRONT PORCH - 64 SQ. FT.

REMOVED TOTAL - 2784 SQ. FT.

TOTAL LOT COVERAGE - 9221 SQ. FT. (32.4%)

DIRT WILL BE BALANCED ONSITE

N. T. S.

1. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER.
2. THE EXISTING DRIVEWAY MAY BE USED AS A CONSTRUCTION EXIT PROVIDED THAT ALL CONSTRUCTION VEHICLES ARE CONFINED TO EXISTING PAVED AREAS ON SITE. ANY TRACKING OF DIRT, SILT, MUD, ETC. ONTO STREET WILL RESULT IN AN IMMEDIATE "STOP WORK" ORDER. THE "STOP WORK" ORDER WILL NOT BE LIFTED UNTIL A CONSTRUCTION EXIT IN ACCORDANCE WITH THE CURRENT DETAIL IS CONSTRUCTED.
3. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
7. THE DESIGN PROFESSIONAL WHOSE SIGNED AND DATED SEAL APPEARS HEREON, AFFIRMS THAT THE SITE WAS VISITED PRIOR TO THE PREPARATION OF THIS SITE PLAN BY HIMSELF OR HIS AUTHORIZED AGENT UNDER HIS SUPERVISION.

CATEGORY	CATEGORY AREA	EXISTING DISTURBED/IMPERVIOUS AREA	PROPOSED DISTURBED AREA	PROPOSED IMPERVIOUS AREA	TOTAL DISTURBANCE
C	23294.38 SQ. FT. (0.53 AC.)	7686 SQ. FT. (0.18 AC.)	4114 SQ. FT. (0.09 AC.)	1966 SQ. FT. (0.05 AC.)	13766 SQ. FT. (59%)
D	3283.56 SQ. FT. (0.08 AC.)	0	0	0	0
E	1893.31 SQ. FT. (0.04 AC.)	0	0	0	0

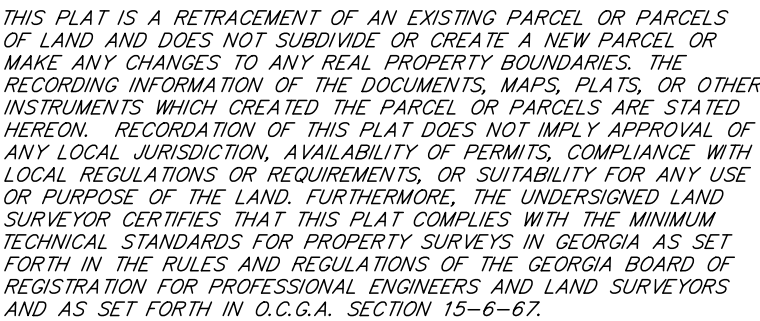
CATEGORY	CATEGORY AREA	EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA	TOTAL IMPERVIOUS SURFACE
C	23294.38 SQ. FT. (0.53 AC.)	7255 SQ. FT. (0.18 AC.)	1966 SQ. FT. (0.05 AC.)	9221 SQ. FT. (40.0%)
D	3283.56 SQ. FT. (0.08 AC.)	0	0	0
E	1893.31 SQ. FT. (0.04 AC.)	0	0	0

PAGE 1 - COVER/INDEX
PAGE 2 - DETAILS
PAGE 3 - STORMWATER
PAGE 4 - EXISTING PLAN
PAGE 5 - PROPOSED PLAN
PAGE 6 - TREE PLAN

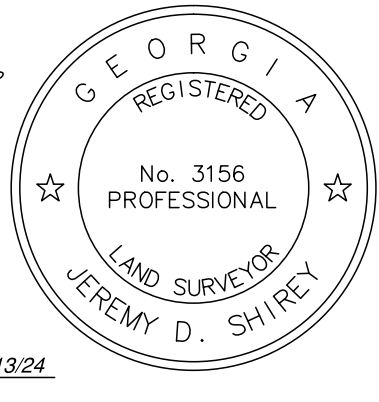
SITE PLAN FOR:
6360 RIVER OVERLOOK DRIVE
EDHEM FORIC & REBECCA LYNCH
LOT 43, BLOCK K, UNIT FOUR, SECTION B, ASSOCIATED NORTHSIDE BUILDERS, INC.
DB 67083, PG 594; PB 82, PG 71

ED FORIC - 864-419-3480

PAGE 1 OF 6



 DIGITALLY SIGNED ON 3/13/24
JEREMY SHIREY, GA RLS #3156 DATE



WIDE OPEN



52 CURETON LANE
MORELAND, GA 30259
678-633-5685
WIDEOPENLANDSURVEYING@GMAIL.COM
WWW.WIDEOPENLANDSURVEYING.COM

JOB #2873

FIELD DATE:	3/4/24
PLAT DATE:	3/13/24
SCALE:	1"=20'
COUNTY:	FULTON
DISTRICT:	17TH
LAND LOT:	168 & 171
CITY:	SANDY SPRINGS ✓

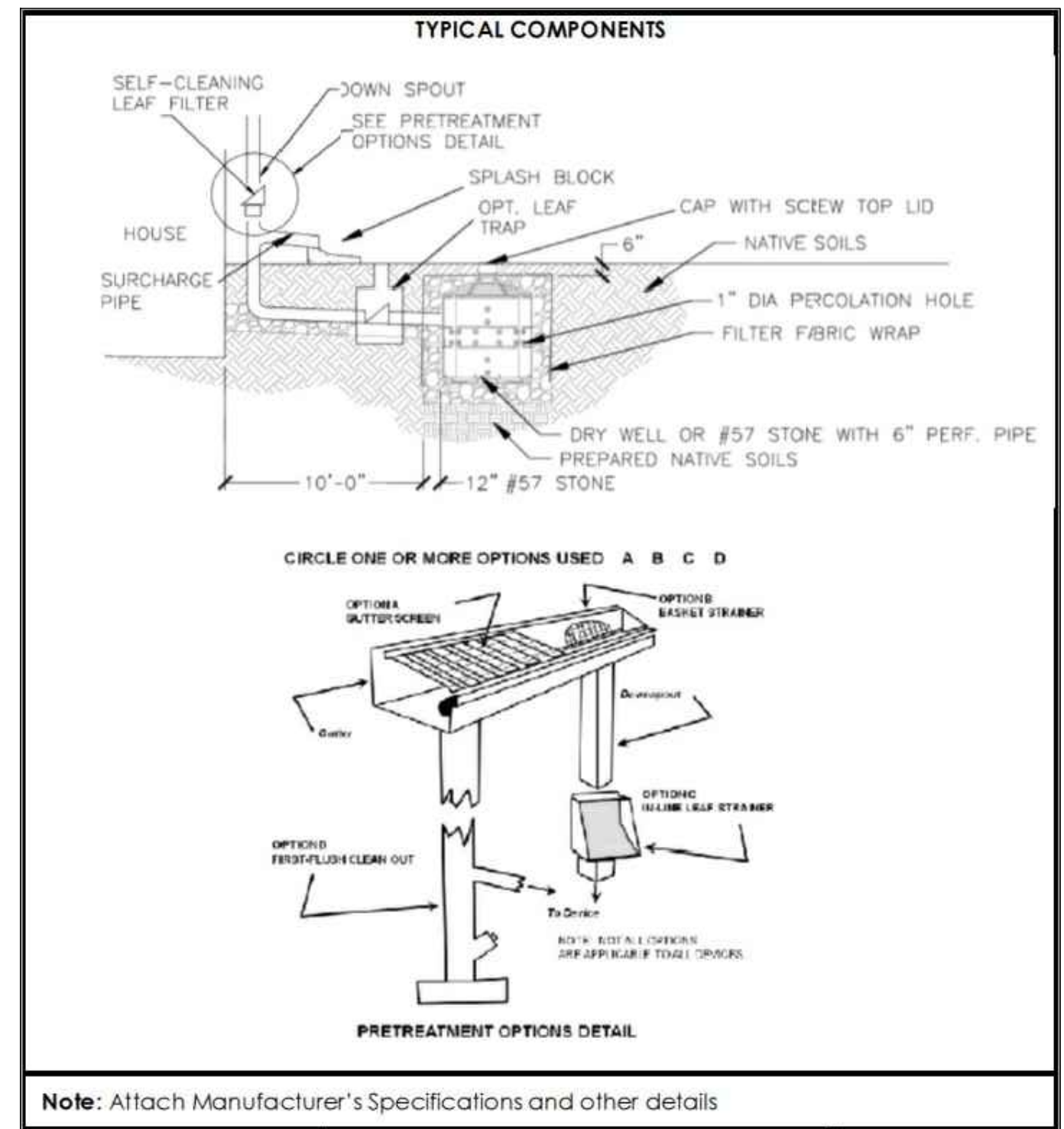
PROPOSED IMPERVIOUS AREA
PROPOSED IMPROVEMENTS FOR CURRENT PERMIT - 1205 SQ. FT.
PROPOSED FUTURE IMPROVEMENTS - 3596 SQ. FT.
TOTAL OVERALL - 4801 SQ. FT.

VOLUME REQUIRED = 480 CU. FT.

DEPTH OF GRAVEL BENEATH FLO-WELLS - 2 FT.

LENGTH OF GRAVEL PIT - 20 FT.

DEPTH OF GRAVEL PIT - 5 FT.



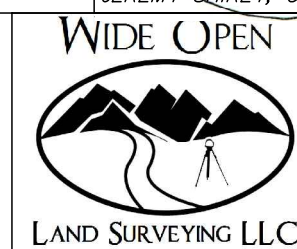
1. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
2. DEVELOPERS/BUILDERS/CONTRACTORS SHALL INSURE THAT ALL STORMWATER DRAINS AWAY FROM THE HOUSE AND THAT ALL ADJACENT DWELLINGS/PROPERTIES ARE NOT IMPACTED BY DRAINAGE AND GRADING ADJUSTMENTS TO THIS SITE.
3. LOTS, BUILDINGS AND ANY PROPOSED STRUCTURES (INCLUDING POOLS) SHALL BE DEVELOPED IN A MANNER TO ENSURE THAT STORMWATER EXITING INDIVIDUAL PARCELS OR LOTS UNDER POST-DEVELOPED CONDITIONS DOES NOT ADVERSELY IMPACT THE ADJACENT PARCELS OR LOTS AS A RESULT OF CONCENTRATED FLOWS, FLOODING, EROSION, OR DEPOSITS OF SILT OR SEDIMENT.
4. THE STORMWATER DISCHARGE FROM A DOWNSPOUT, CISTERN, OR ANY WATER COLLECTION DEVICE SHALL BE LOCATED A DISTANCE OF NO LESS THAN TEN FEET FROM COMMON PROPERTY LINE AND ORIENTED SO DIRECTION OF CONCENTRATED FLOW IS NOT TOWARD THE ADJACENT PROPERTY LINE.
5. DISCHARGE FROM ANY DOWNSPOUT MUST BE DISSIPATED, INFILTRATED, OR DIVERTED SUCH THAT FLOWS WILL NOT BE CONCENTRATED.
6. NO PERSON SHALL ERECT, CONSTRUCT, OR OTHERWISE PERMIT ANY OBSTRUCTION (I.E. FENCES, WALLS, PATIOS, ETC) THAT PREVENTS THE NATURAL OR CONTAINED FLOW OF WATER TO ANY COMPONENT OF THE STORMWATER SYSTEM OF THE CITY OF SANDY SPRINGS, UNLESS SUCH OBSTRUCTION IS ALLOWED AS PART OF A PERMIT.

SITE PLAN FOR:
6360 RIVER OVERLOOK DRIVE

EDHEM FORIC & REBECCA LYNCH

LOT 43, BLOCK K, UNIT FOUR, SECTION B, ASSOCIATED NORTHSIDE BUILDERS, INC.
DB 67083, PG 594; PB 82, PG 71

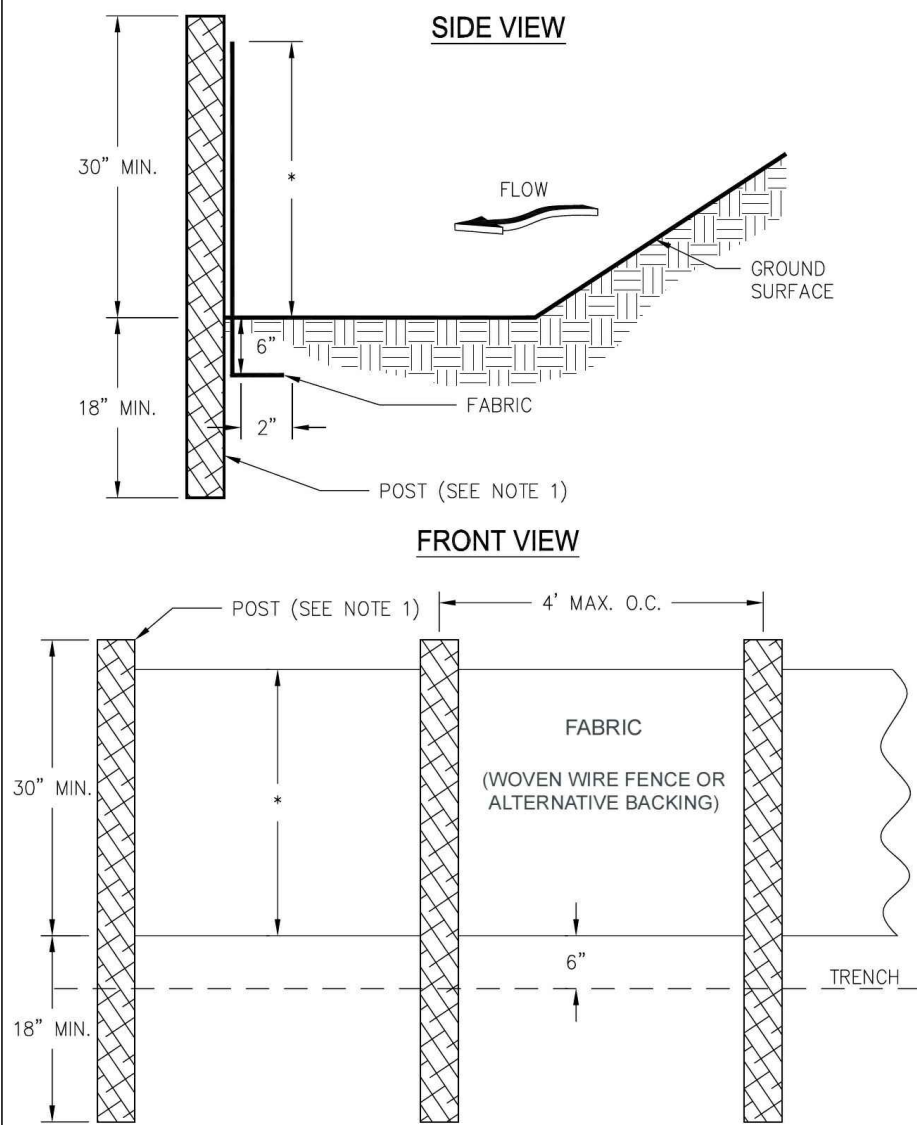
STORMWATER
PAGE 3 OF 6



JOB #2873

FIELD DATE:	3/4/24
PLAT DATE:	3/13/24
SCALE:	1"=20'
COUNTY:	FULTON
DISTRICT:	17TH
LAND LOT:	168 & 171
CITY:	SANDY SPRINGS

SILT FENCE - TYPE C



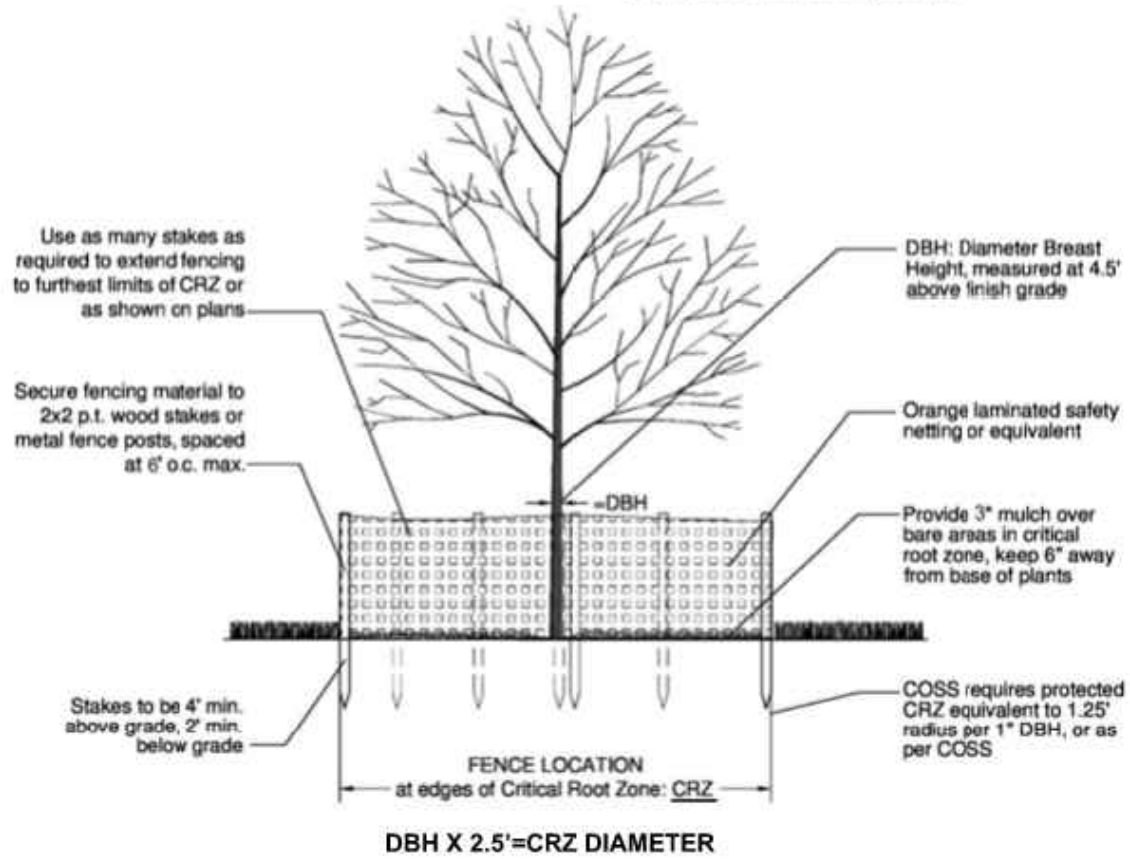
- NOTES:**
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
 2. HEIGHT (**) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

VEGETATIVE PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Establishing temporary protection for disturbed areas where seedlings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMP SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedlings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERM SEEDING)		Ds3	Establishing a permanent vegetative cover such as trees, shrubs, vines, grasses, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (SODDING)		Ds4	A permanent vegetative cover using sods on highly erodable or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction site, roadways and similar sites.

NOTES:

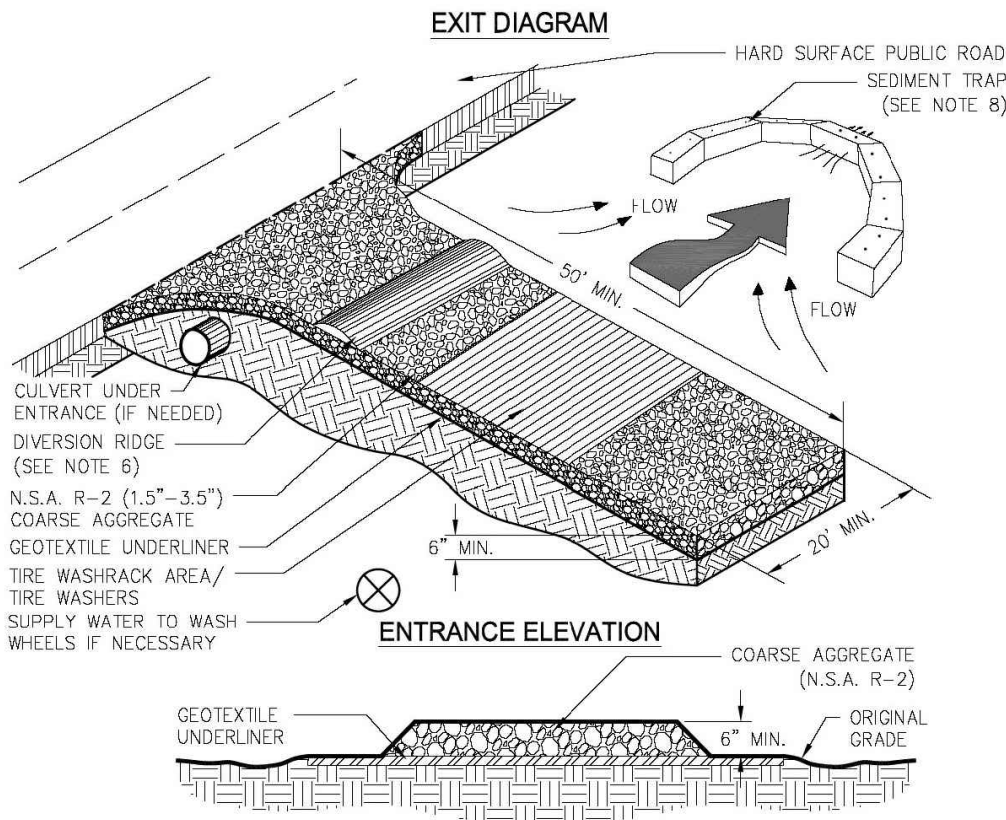
1. Tree protection fencing to be installed prior to any land disturbance on site.
2. Locate fencing at edge of CRZ, or against pavement edges, as per approved site plans.
3. Fencing must remain through the duration of all construction activities. Removal or relocation of fencing for temporary access must be replaced daily and immediately upon completion of work requiring access. Temporary access must be approved in advance by the COSS Arborist.
4. Activities within tree protection area are not permitted, including staging of materials, parking, pedestrian access, etc.
5. Where tree protection is adjacent to erosion control fencing, tree fence must be visible and at full 4' height min. on the inside of tree save area.
6. Where tree protection fencing encroaches on CRZ of existing trees to remain, of any size, in areas of cutting grade, tree roots are to be cut below grade to depth of 12" with clean sharpened implements.



MAINTENANCE

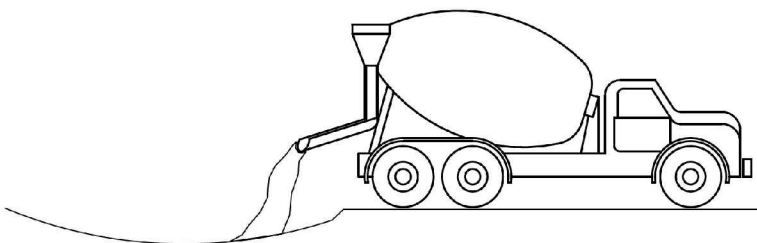
The exit shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.5 inch stone, as conditions demand, and repair and/or cleanout of any structures to trap sediment. All materials spilled, dropped, washed, or tracked from vehicles or site onto roadways or into storm drains must be removed immediately.

CRUSHED STONE CONSTRUCTION EXIT



- NOTES:**
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
 2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
 3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
 4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
 5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
 6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
 7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
 8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
 9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
 10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

CONCRETE TRUCK WASHDOWN



1. DESIGNATE WASHDOWN AREA AND EXCAVATE PIT LARGE ENOUGH TO CONTAIN WASHDOWN WATER. THIS MUST BE AWAY FROM STORM DRAINS AND WATERWAYS.
2. ADVISE CONCRETE TRUCK DRIVERS OF THE DESIGNATED WASH-OUT AREAS BEFORE THEY START THE JOB.
3. WASHDOWN CHUTE, HOPPER, AND REAR OF VEHICLE ONLY. DO NOT WASH OUT DRUM
4. ENSURE THAT ALL WASHDOWN WATER STAYS IN PIT.
5. DISPOSE OF SETTLED, HARDENED CONCRETE IN GARBAGE WITH OTHER CONSTRUCTION DEBRIS.
6. NEVER DISPOSE OF WASHDOWN WATER IN STREETS, STORM DRAINS, OR STREAMS.

CW

DATE	REVISION
4/12/24	ADDRESSED CITY COMMENTS
1/30/26	ADDED ARC CALCULATION & NEW PROPOSED GARAGE/DRIVEWAY

SITE PLAN FOR:
6360 RIVER OVERLOOK DRIVE

EDHEM FORIC & REBECCA LYNCH

LOT 43, BLOCK K, UNIT FOUR, SECTION B, ASSOCIATED NORTHSIDE BUILDERS, INC.
DB 67083, PG 594; PB 82, PG 71

24-HOUR CONTACT

ED FORIC - 864-419-3480

DETAILS

PAGE 2 OF 6

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Jeremy D. Shirey
JEREMY SHIREY, GA RLS #3156

DIGITALLY SIGNED ON 3/13/24

DATE

WIDE OPEN



LAND SURVEYING LLC

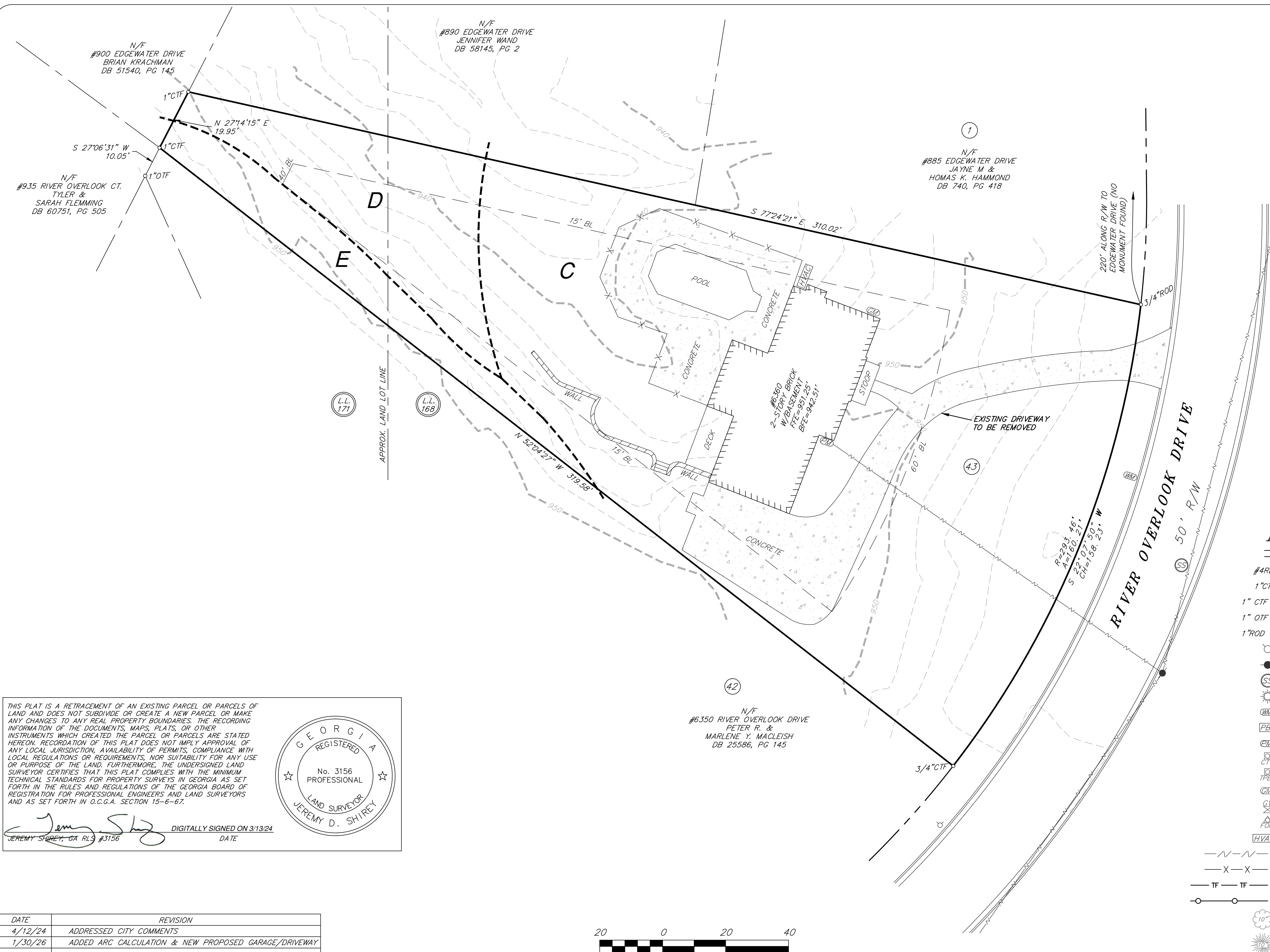
52 CURETON LANE
MORELAND, GA 30259
678-633-5685
WIDEOPENLANDSURVEYING@GMAIL.COM

JOB #2873



DATE

FIELD DATE:	3/4/24
PLAT DATE:	3/13/24
SCALE:	1"=20'
COUNTY:	FULTON
DISTRICT:	17TH
LAND LOT:	168 & 171
CITY:	SANDY SPRINGS



LEGEND

- #4RBF 1/2" REBAR FOUND
- 1"CTF 1" CRIMP TOP PIPE FOUND
- 1" CTF 1" CRIMP TOP PIPE FOUND
- 1" OTF 1" OPEN TOP PIPE FOUND
- 1"ROD 3/4" OPEN TOP PIPE FOUND
- FIRE HYDRANT
- POWER POLE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- WATER METER
- POWER BOX
- POWER METER
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- GAS METER
- GAS VALVE
- FIBER OPTIC MARKER
- HVAC
- OVERHEAD POWER
- FENCE
- TREE FENCE
- SILT FENCE
- HARDWOOD TREE
- PINE TREE

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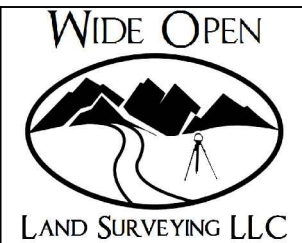
Jeremy Shirey
JEREMY SHIREY, GA RLS #3156
DIGITALLY SIGNED ON 3/13/24
DATE

DATE	REVISION
4/12/24	ADDRESSED CITY COMMENTS
1/30/26	ADDED ARC CALCULATION & NEW PROPOSED GARAGE/DRIVEWAY

SITE PLAN FOR:
6360 RIVER OVERLOOK DRIVE
EDHEM FORIC & REBECCA LYNCH
LOT 43, BLOCK K, UNIT FOUR, SECTION B, ASSOCIATED NORTHSIDE BUILDERS, INC.
DB 67083, PG 594; PB 82, PG 71

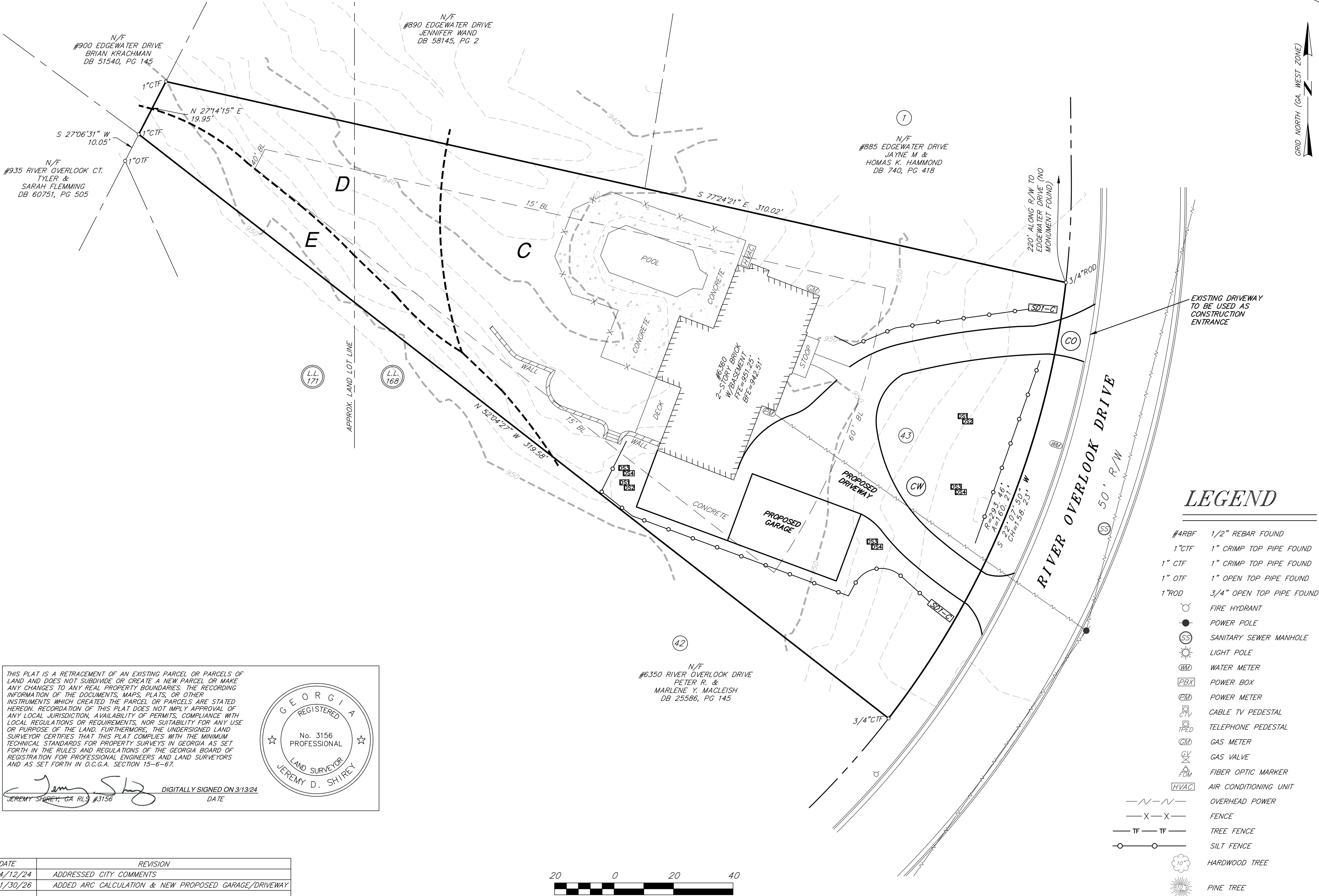
24-HOUR CONTACT
ED FORIC - 864-419-3480

EXISTING PLAN
PAGE 4 OF 6



52 CURETON LANE
MORELAND, GA 30259
678-633-5685
WIDEOPENLANDSURVEYING@GMAIL.COM
WWW.WIDEOPENLANDSURVEYING.COM
JOB #2873

FIELD DATE:	3/4/24
PLAT DATE:	3/13/24
SCALE:	1"=20'
COUNTY:	FULTON
DISTRICT:	17TH
LAND LOT:	168 & 171
CITY:	SANDY SPRINGS



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GEORGIA REGISTERED LAND SURVEYOR
No. 3156
JEREMY D. SHIREY

Jeremy Shirey
JEREMY SHIREY, GA RLS #3156
DATE 3/13/24

DATE	REVISION
4/12/24	ADDRESSED CITY COMMENTS
1/30/26	ADDED ARC CALCULATION & NEW PROPOSED GARAGE/DRIVEWAY

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6360 RIVER OVERLOOK DRIVE

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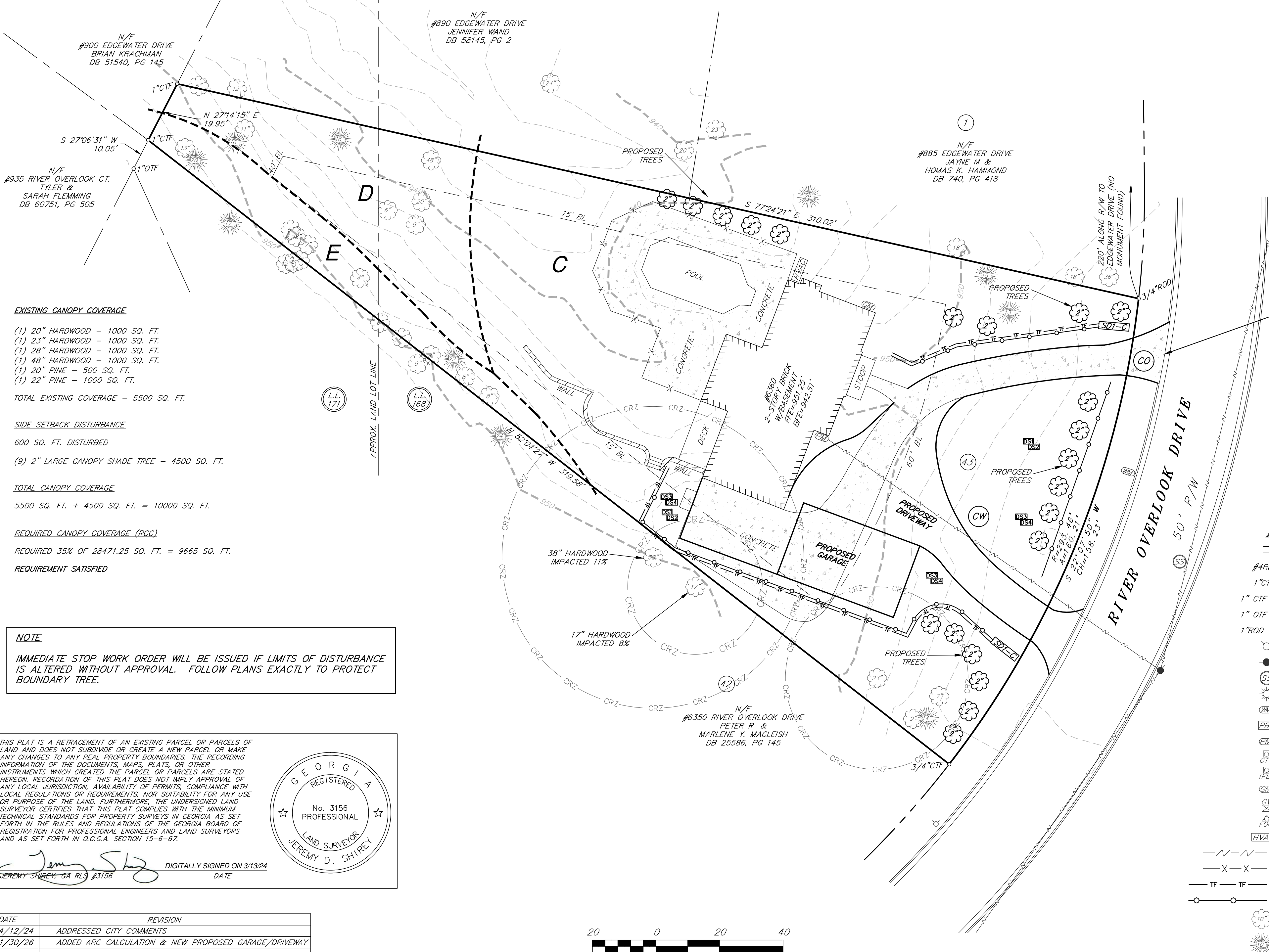
PROPOSED PLAN
PAGE 5 OF 6



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EXISTING CANOPY COVERAGE

- (1) 20" HARDWOOD – 1000 SQ. FT.
 - (1) 23" HARDWOOD – 1000 SQ. FT.
 - (1) 28" HARDWOOD – 1000 SQ. FT.
 - (1) 48" HARDWOOD – 1000 SQ. FT.
 - (1) 20" PINE – 500 SQ. FT.
 - (1) 22" PINE – 1000 SQ. FT.
- TOTAL EXISTING COVERAGE – 5500 SQ. FT.

SIDE SETBACK DISTURBANCE

- 600 SQ. FT. DISTURBED
- (9) 2" LARGE CANOPY SHADE TREE – 4500 SQ. FT.

TOTAL CANOPY COVERAGE

5500 SQ. FT. + 4500 SQ. FT. = 10000 SQ. FT.

REQUIRED CANOPY COVERAGE (RCC)

REQUIRED 35% OF 28471.25 SQ. FT. = 9665 SQ. FT.

REQUIREMENT SATISFIED

NOTE

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

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS, OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



Jeremy D. Shirey
JEREMY SHIREY, GA RLS #3156
DIGITALLY SIGNED ON 3/13/24
DATE

DATE	REVISION
4/12/24	ADDRESSED CITY COMMENTS
1/30/26	ADDED ARC CALCULATION & NEW PROPOSED GARAGE/DRIVEWAY

SITE PLAN FOR:
6360 RIVER OVERLOOK DRIVE
EDHEM FORIC & REBECCA LYNCH
LOT 43, BLOCK K, UNIT FOUR, SECTION B, ASSOCIATED NORTHSIDE BUILDERS, INC.
DB 67083, PG 594; PB 82, PG 71

24-HOUR CONTACT
ED FORIC – 864-419-3480

TREE PLAN
PAGE 6 OF 6



52 CURETON LANE
MORELAND, GA 30259
678-633-5685
WIDEOPENLANDSURVEYING@GMAIL.COM
WWW.WIDEOPENLANDSURVEYING.COM
JOB #2873

FIELD DATE:	3/4/24
PLAT DATE:	3/13/24
SCALE:	1"=20'
COUNTY:	FULTON
DISTRICT:	17TH
LAND LOT:	168 & 171
CITY:	SANDY SPRINGS



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

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

DATE: February 23, 2026 Submission for the April 7, 2026 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve Contract Award to Sol Construction, LLC to Construct the Mt. Paran Road and Powers Ferry Road Sidewalk Project and to Authorize the City Manager to Execute the Contract

Recommendation:

City Staff recommends contract award be made to Sol Construction, LLC for the construction of the Mt. Paran Road and Powers Ferry Road Sidewalk Project S2186 ("Project"), and requests authorization for the City Manager to execute the contract in the amount of \$974,966.62.

Background:

The City of Sandy Springs (the "City") plans to construct new sidewalk along Mt. Paran Road and Powers Ferry Road, extending from Carol Lane to the existing sidewalk at the intersection of Mt. Paran Road and Powers Ferry Road, then continuing west on Mt. Paran Road to Rebel Trail NW. The work includes the installation of approximately 4,000 linear feet of sidewalk, driveway reconstruction and transitions, new ADA-accessible curb ramps, and drainage improvements consisting of, but not limited to, 18-inch RCP with associated catch basins and a flared end section. Construction will also include two gravity retaining walls and other associated site improvements.

Discussion:

On January 16, 2026, the City issued an Invitation to Bid ("ITB") No. 26-031 to identify a qualified contractor to perform the Project. A non-mandatory pre-proposal meeting was held on January 22, 2026. The City received bids from Eight (8) contractors prior to the February 16, 2026 deadline:

Bidder	Bid
1-Sol Construction LLC	\$ 974,966.62
2-CMC, Inc	\$ 1,025,200.00
3-Ohmshiv Construction, LLC	\$ 1,077,318.50
4-Hasbun Construction LLC	\$1,085,196.78
5-Backbone Infrastructure, LLC	\$ 1,085,309.60
6-DAF CONCRETE INC	\$ 1,092,123.00
7-Lagniappe Development Co.,	\$ 1,170,824.10

8-Complete Site, LLC	\$ 1,305,000.15
----------------------	-----------------

The engineer's cost estimate for the work was \$1,158,830.06.

Upon review of the bids, Staff recommends that award be made to the lowest, most responsible and responsive bid from Sol Construction, LLC in the amount of \$974,966.62.

Financial Impact:

There are adequate funds available in the S2186 project budget to award this contract.

Alternatives:

The City may choose not to award this contract to Sol Construction, LLC and provide further instruction to staff.

Review:

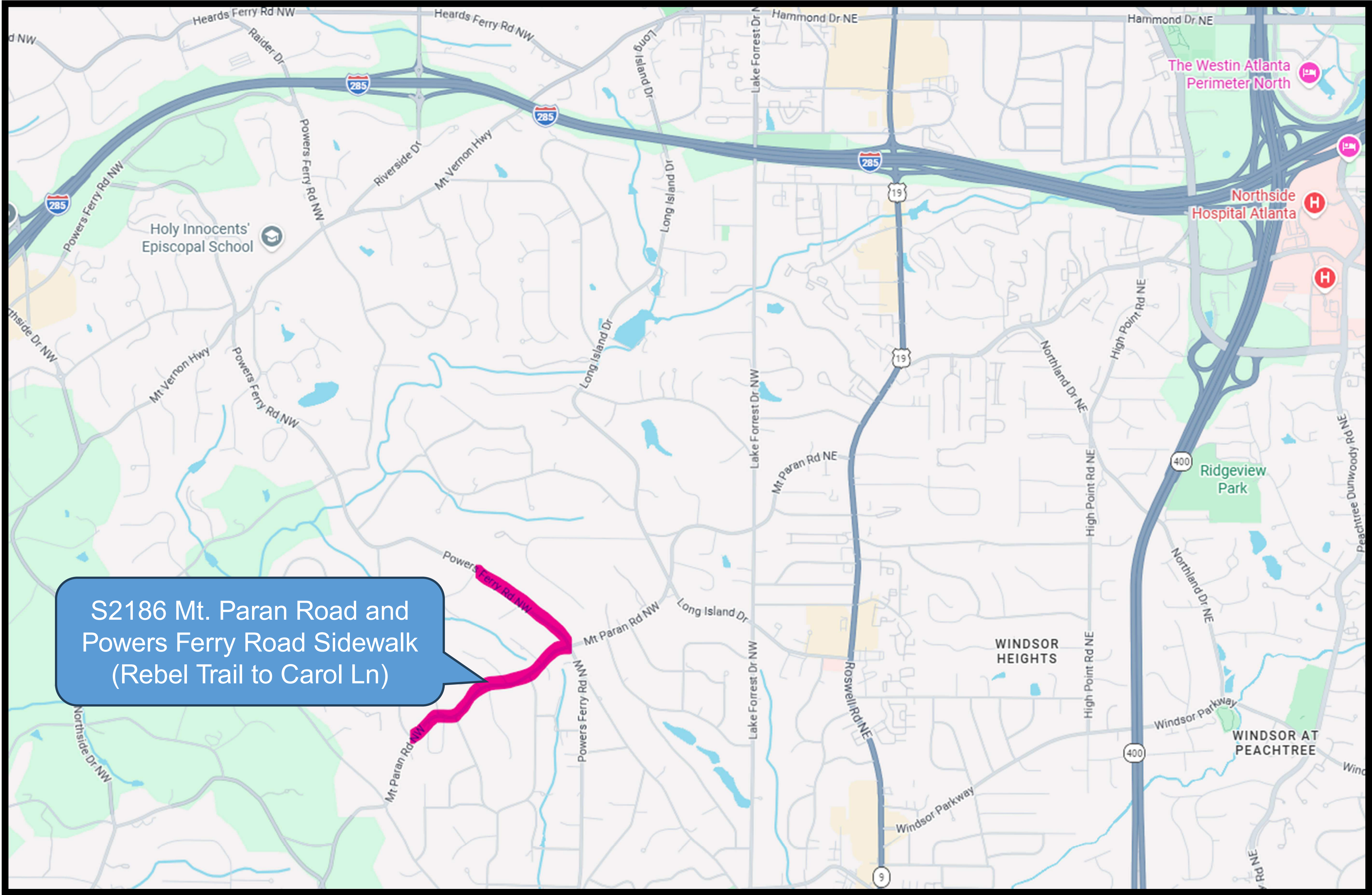
Cheryl Oslund, Administrative Coordinator
Marty Martin, Director of Public Works
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 3/20/2026
Approved - 3/20/2026
Approved - 3/25/2026
Approved - 4/2/2026
Final Approval - 4/3/2026

Attachments:

1. S2186 Vicinity map
2. RESOLUTION_03202026

S2186 Mt. Paran Road and Powers Ferry Road Improvements –Vicinity Map



STATE OF GEORGIA
COUNTY OF FULTON

**A RESOLUTION TO APPROVE CONTRACT AWARD TO SOL CONSTRUCTION, LLC TO
CONSTRUCT THE MT. PARAN ROAD AND POWERS FERRY ROAD SIDEWALK PROJECT
AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE CONTRACT**

WHEREAS, the City of Sandy Springs (the “City”) has determined the necessity for construction of the Mt. Paran Road and Powers Ferry Road Sidewalk Project (Project No. S2186) (the “Project”); and

WHEREAS, to advance construction for the Project, the City issued an Invitation to Bid (“ITB”) No. 26-031 on January 16, 2026, to identify and engage a qualified contractor to perform the Project; and

WHEREAS, on February 16, 2026, the City received eight (8) contractors in response to the ITB, including a bid from Sol Construction, LLC (“Sol”) in the amount of \$974,966.62, which the City determined it to be the most responsive and responsible bid to perform the Project;

WHEREAS, the City desires to award the contract Sol Construction, LLC to perform Mt. Paran Road and Powers Ferry Road Sidewalk Project in an amount of \$974,966.62.

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

1. Contract award for the Project shall be made to Sol Construction, LLC in the amount of \$974,966.62 to perform the Mt. Paran Road and Powers Ferry Road Sidewalk Project is approved; and
2. The City Manager is authorized to execute the contract in the amount of \$974,966.62, pending approval of the City Attorney and approval of 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 the 7th day of April, 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: William H. Martin, Jr. AIA Public Works Director

DATE: February 2, 2026 Submission for the April 7, 2026 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve Change Order No. 2 to the Existing Contract with Excellere Construction, LLC, for the CDBG Roswell Road Streetscapes Project (T0033-7) and to Authorize the City Manager to Execute the Revised Contract Documents

Recommendation:

City Staff recommends approval of Change Order No. 2 to the existing contract with Excellere Construction, LLC. ("Excellere") for CDBG Roswell Road Streetscapes Project (Project No. T0033-7) (the "Project"), increasing contract time by an additional two hundred (200) calendar days and contract amount by \$6,500.00.

Background:

The City of Sandy Springs (the "City") awarded a contract to Excellere to construct a 9-foot sidewalk and streetscapes on the west side of Roswell Road between Lake Placid Drive and Northwood Drive as part of the Community Development Block Grant ("CDBG") Sidewalk Infrastructure Improvements Program. The Project also requires relocations by Utilities to construct the new sidewalk.

Discussion:

Excellere began construction on the Project following issuance of the Notice to Proceed ("NTP") on February 10, 2025 with a contractual performance period of two hundred (200) calendar days. Due to extensive delays caused by Georgia Power Company relocations and associated additional right-of-way acquisitions, a ninety (90) calendar day time extension was approved on August 13, 2025.

Despite this time extension, sidewalk construction continues to be delayed due to incomplete utility relocations. The final utility requiring relocation, AT&T, received GDOT permit approval on February 9, 2026, with an estimated 60-day performance period. Upon completion, Georgia Power will remove the existing poles along Roswell Road, allowing Excellere to complete the remaining streetscape work.

An additional \$6,500.00 is required to repair damaged sidewalk during the idle period and to replace the pedestrian median crossing and ADA warning tiles at Northwood Drive.

Financial Impact:

The total proposed fee for this Change Order is \$6,500.00. With the approval of Change Order No. 2, the total contract amount will be \$498,300.00. Sufficient funds are available within the Project budget to support this work.

Alternatives:

The City may choose not to approve the Change Order from Excellere as submitted. Staff will need to solicit bids and engage a new contractor to complete the remaining work.

Review:

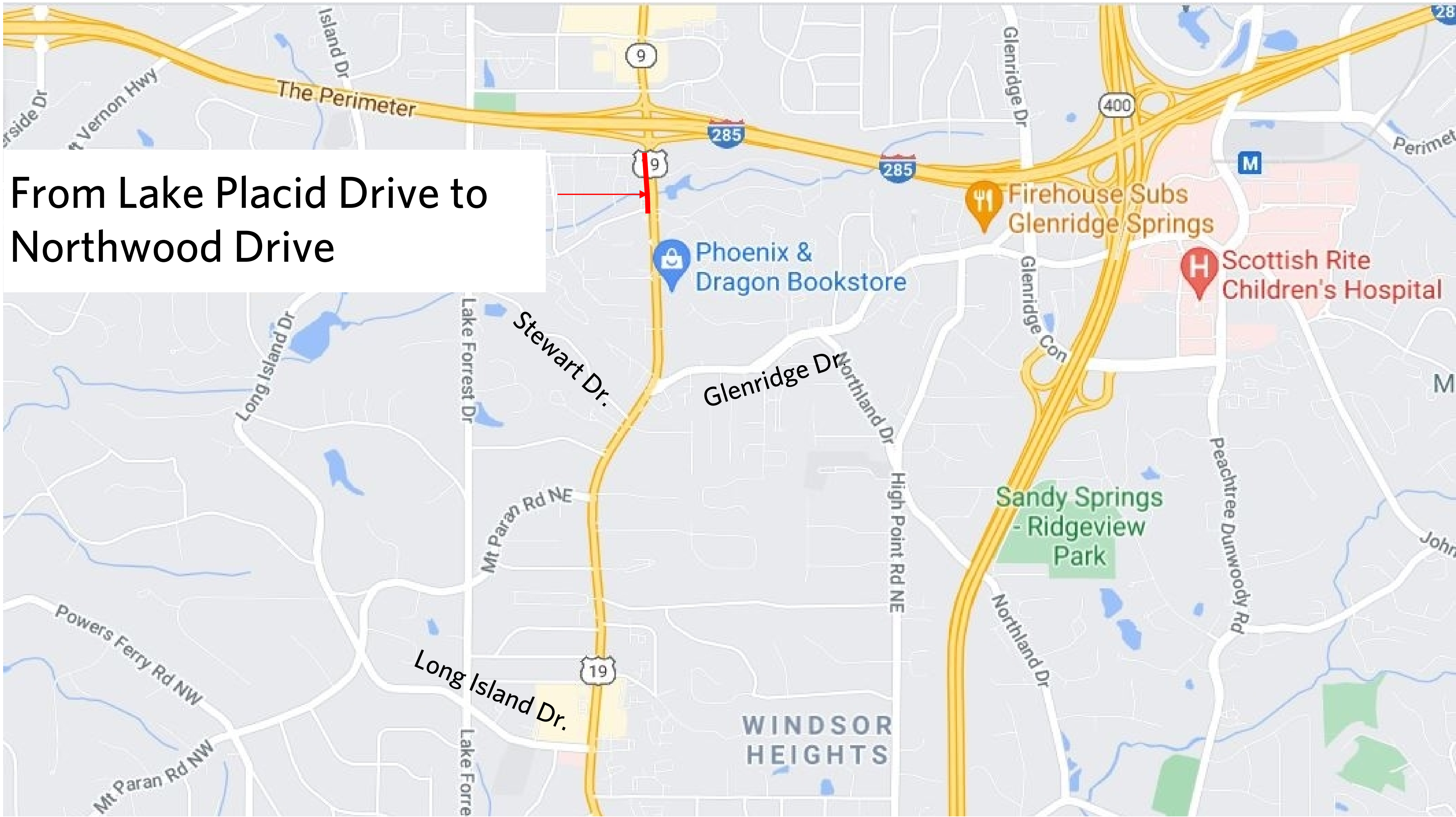
Cheryl Oslund, Administrative Coordinator
Marty Martin, Director of Public Works
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 3/20/2026
Approved - 3/20/2026
Approved - 3/25/2026
Approved - 4/2/2026
Final Approval - 4/3/2026

Attachments:

1. T0033-7 CDBG Phase 2 Vicinity Map
2. Resolution _03202026

T0033-7 CDBG Roswell Road Streetscape Phase 2 Vicinity Map



**STATE OF GEORGIA
FULTON COUNTY**

**A RESOLUTION TO APPROVE CHANGE ORDER NO. 2 TO THE EXISTING CONTRACT
WITH EXCELLERE CONSTRUCTION, LLC. RELATING TO THE CDBG ROSWELL ROAD
STREETSCAPES PROJECT AND TO AUTHORIZE THE CITY MANAGER
TO EXECUTE THE REVISED CONTRACT DOCUMENTS**

WHEREAS, on February 10, 2025, the City of Sandy Springs (the “City”) issued Notice To Proceed to Excellere Construction, LLC. (“Excellere”) for a contract in an amount of \$491,800.00 and two hundred (200) calendar days as it relates to the CDBG Roswell Road Streetscapes Project (Project No. T0033-7) (the “Project”); and

WHEREAS, on August 13, 2025, the City Manager approved Change Order No. 1, extending the contract time by ninety (90) calendar days to accommodate additional work with the scope of the Project; and

WHEREAS, certain additions and modifications to the contract scope are necessary, resulting in increased time and cost; and

WHEREAS, the City desires to amend the contract with Excellere by executing Change Order No. 2 to increase the contract time by two hundred (200) calendar days, and contract amount by \$6,500.00.

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

1. Change Order No. 2 to the existing contract with Excellere Construction, LLC, providing for an additional two hundred (200) calendar days, and an increase in the contract amount of \$6,500.00 is approved; and
2. The City Manager is hereby authorized to execute Change Order 2, pending 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 deemed necessary to effectuate the intent of this Resolution.

SO RESOLVED this 7th day of April 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: March 23, 2026 Submission for the April 7, 2026 City Council Meeting
ITEM: Request for Mayor and City Council Consideration of an Ordinance to Amend the Fiscal Year 2026 Budget to Authorize Funding Reduction and Impact Fee Substitution for Project P0019

Recommendation:

Staff recommends approval of the ordinance to amend the Fiscal Year 2026 Budget to reduce overall funding of Old Riverside Park (Project P0019) and substitute Impact Fees for some of the project's General Fund funding.

Background:

The Old Riverside Park project was first budgeted in FYE2012 with land acquisition occurring in FYE2014, all funded by General Fund transfers. The project budget was closed out, and the project itself remained dormant until FYE2023, when \$4M of Parks Impact Fees (almost all Parks fees on hand) were allocated to the project. Design activity on further improvements for the park began the following fiscal year, and an additional allocation of \$2.5M from the General Fund was made in FYE2025 to complete the estimated funding needs for design and construction (additional minor allocations of Impact Fee funding were also made from funds on hand).

Discussion:

Staff solicited bids for the project on January 16, 2026, and received a competitive bid of \$3,980,770 to build the majority of the park. The soft surface trails were removed from the scope to ensure that all bids were submitted equally. The soft surface trails will be bid as a separate project, with an estimated cost of \$500,000. Currently, there is \$5,902,346 of available budget in Project P0019. Staff is requesting that approximately \$5,500,000 remain in the project to cover the cost of construction for all park amenities and allow for a contingency amount for any unforeseen conditions.

Since the \$2.5M allocation of General Fund transfers in FYE2025, a substantial amount of additional Parks Impact Fees have been collected and are now available for allocation into Project P0019, and can substitute for most of the funding from the General Fund currently budgeted to the project (some General Fund funding must remain as an effective "match" to the Impact Fees). The resulting remaining balance of P0019 can be transferred to Capital Contingency to allow for the funds to be better utilize for other projects as necessary and appropriate.

Financial Impact:

Because 1) the Impact Fees substituting for the General Fund allocations have already been collected and are currently on hand, and 2) the General Fund allocations to be moved to Capital Contingency have

already been allocated to the project, moving the excess City funds from the project to the capital contingency fund will cause no financial impact to the City.

Alternatives:

Council may choose not to reallocate the funding and provide further instructions to staff.

Review:

Erika Rose, Executive Administrative Assistant
Brent Walker, Director of Recreation and Parks
Kristin Byars Smith, Assistant City Manager
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 3/24/2026
Approved - 3/25/2026
Approved - 3/25/2026
Approved - 3/30/2026
Approved - 4/2/2026
Final Approval - 4/3/2026

Attachments:

1. Ordinance_P0019
2. BudAmend_P0019

STATE OF GEORGIA
COUNTY OF
FULTON

**ORDINANCE TO AUTHORIZE AMENDING THE CITY OF SANDY SPRINGS
FYE2026 BUDGET TO AMEND IMPACT FEE AND CIP PROJECT BUDGETS**

WHEREAS, the City of Sandy Springs (“City”) adopted budgets for the fiscal year ending June 30, 2026, related to anticipated expenditures from the Impact Fee and CIP Funds, and

WHEREAS, these budgets included allocations intended for certain site improvements for Old Riverside Park under Project P0019 (“the Project”), to be funded by both transfers of Parks Impact Fees and transfers from the General Fund; and

WHEREAS, the City desires that some of the previous allocations to the Project from the General Fund be replaced by additional allocations of Parks Impact Fees; and

WHEREAS, the City desires that some of the amounts previously budgeted to the Project be reallocated to Capital Contingency for possible further reallocation in the current or later fiscal years; and

WHEREAS, there is a need to amend the budgets of the Impact Fee and CIP Funds;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SANDY SPRINGS, GEORGIA, that the FYE2026 budget is hereby amended as shown on the attached Budget Amendment schedule.

APPROVED AND ADOPTED this the 7th day of April, 2026.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel Gonzalez, City Clerk

(Seal)

Finance Department
Budget Adjustment Entry

Purpose: Substitute ImpFee to Old Riverside Park for GenFund Funding

Effective Date: 2/28/2026

Period: 8

Posting Date: _____

Fiscal Year: 2026

Description		Org	Object	Proj	Debit	Credit
Capital Contingency	C9999	3519000	579000	C9999	2,200,000.00	
Site Improvements	P0019	3516110	541200	P0019		300,000.00
Transfer-In from ImpFee	P0019	35190	391225	P0019		1,900,000.00
Transfer-Out to CIP	ImpFee	2259000	611351	PARKS	1,900,000.00	
Replace General Fund allocations with Impact Fees in Old Riverside Park (Project P0019); Move previous General Fund funding to Capital Contingency						
Council approval needed due to size of adjustments and the new allocation of Impact Fees						
Unbalanced entry OK (using previously collected ImpFee) ----->					<u>4,100,000.00</u>	<u>2,200,000.00</u>
Prepared By: <u>Michael Val Hietter, CPA</u>						
Departmental Approval: <u>Brent Walker</u>						
Budget/Finance Approval: <u>Toni Carlisle</u>						
City Manager Office Approval: <u>Eden Freeman</u>						

City of Sandy Springs
Old Riverside Park (Project P0019) - Budget Amendment Computation
For the Fiscal Year Ending June 30, 2026
Prepared by Michael Val Hietter, CPA

Item	Total	General Fund	Impact Fees	Comments
Current Phase Expense/Encumbrance	\$ 703,653.67			Does not include earlier land acquisition activity
Less: Portable Restroom (total price)	173,070.17			
Current Exp/Enc w/o Restroom	\$ 530,583.50	\$ 19,949.94	\$ 510,633.56	Design and Construction costs limited to 96.24% Impact Fee funding
Portable Restroom (total price)	173,070.17	25,025.95	148,044.22	Restroom limited to 85.54% Impact Fee funding
Total Current Expenses/Encumbrances	\$ 703,653.67	\$ 44,975.89	\$ 658,677.78	
Construction (bid amount)	3,980,770.00	149,676.95	3,831,093.05	
Soft Trails (estimated)	500,000.00	18,800.00	481,200.00	
Contingency	1,019,230.00	38,323.05	980,906.95	Computed as \$5.5M less construction costs (bid and estimated)
Total Current Phase Funding Needed	\$ 6,203,653.67	\$ 251,775.89	\$ 5,951,877.78	
Current Phase Funding Allocated	6,606,000.00	2,496,000.00	4,110,000.00	Does not include earlier land acquisition activity
Adjustment needed	\$ (402,346.33)	\$ (2,244,224.11)	\$ 1,841,877.78	
(rounded)	\$ (300,000.00)	\$ (2,200,000.00)	\$ 1,900,000.00	
	adjust Proj Cost	to Capital Cont	from ImpFee	



SANDY SPRINGS

CITY CLERK'S OFFICE

TO: Eden Freeman, City Manager

FROM: Brent Walker, Director of Recreation and Parks

DATE: March 10, 2026 Submission for the April 7, 2026 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve Contract Award to Eastern Builders Inc. to Construct the Old Riverside Park Project and to Authorize the City Manager to Execute the Contract

Recommendation:

City Staff recommends contract award to Eastern Builders Inc. for the construction of the Old Riverside Park, (Project No. P0019) (the "Project"), and request authorization for the City Manager to execute the contract in the amount of \$3,980,770.00.

Background:

Lose Design, Inc. was contracted in June 2022 to work with City Staff and the community to produce a master plan for Old Riverside Park located at 6500 Old Riverside Drive, Sandy Springs, Georgia. Virtual and in-person opportunities to provide feedback were offered to the community from June through October 2022. Community input was utilized to prepare a concept plan for the 23-acre park property, which was presented to Mayor and City Council during the December 6, 2022, Work Session.

On September 5, 2023, Lose Design was awarded a design contract to develop the construction documents based on the final master plan. The construction documents have been completed and permitted. As shown in the master plan, the park provides public access, river observation, play experiences, green infrastructure, nature trails, and a restroom facility, while maintaining the passive nature of the site.

Discussion:

On January 16, 2026 the City issued Invitation to Bid ("ITB") 26-020 seeking bids from qualified contractors to construct the Project. A non-mandatory virtual pre-bid meeting on was held on January 26, 2026, followed by a non-mandatory on site pre-bid conference was held on January 29, 2026. During the procurement process, Staff issued an addendum to the procurement to remove construction of the soft surface trails from the scope of work. The City will solicit bids separately for these trails.

The City received bids from nine (9) contractors prior to the March 6, 2026 deadline.

26-020 Old Riverside Park Project Bid Tabulation		
Vendor Name	Date of Submittal	Bid Amount
Complete Site, LLC	3/6/2026	\$6,785,000.00

Diversified Construction of Georgia, Inc.	3/6/2026	\$4,370,000.00
Eastern Builders Inc.	3/6/2026	\$3,980,770.00
JHC Corporation	3/5/2026	\$5,509,800.00
Multiplex, LLC	3/6/2026	\$4,323,000.00
Professionally Engineered Structures & Associates, LLC.	3/6/2026	\$5,047,450.00
Sovereign Cooper, Inc.	3/6/2026	5,172,000.00
Surfaces Group, LLC	3/6/2026	\$4,800,000.00
Tri Scapes	3/5/2026	\$4,640,913.36

Upon review of the bids, staff recommend award be made to the lowest most responsible and responsive bidder, Eastern Builders Inc, in the amount of \$3,980,770.00. Staff has contacted the provided references and representatives of other past projects with positive results.

Financial Impact:

There are adequate funds available in account number P0019 to fund this Project.

Alternatives:

Mayor and City Council could choose not to proceed with construction of the Project at this time.

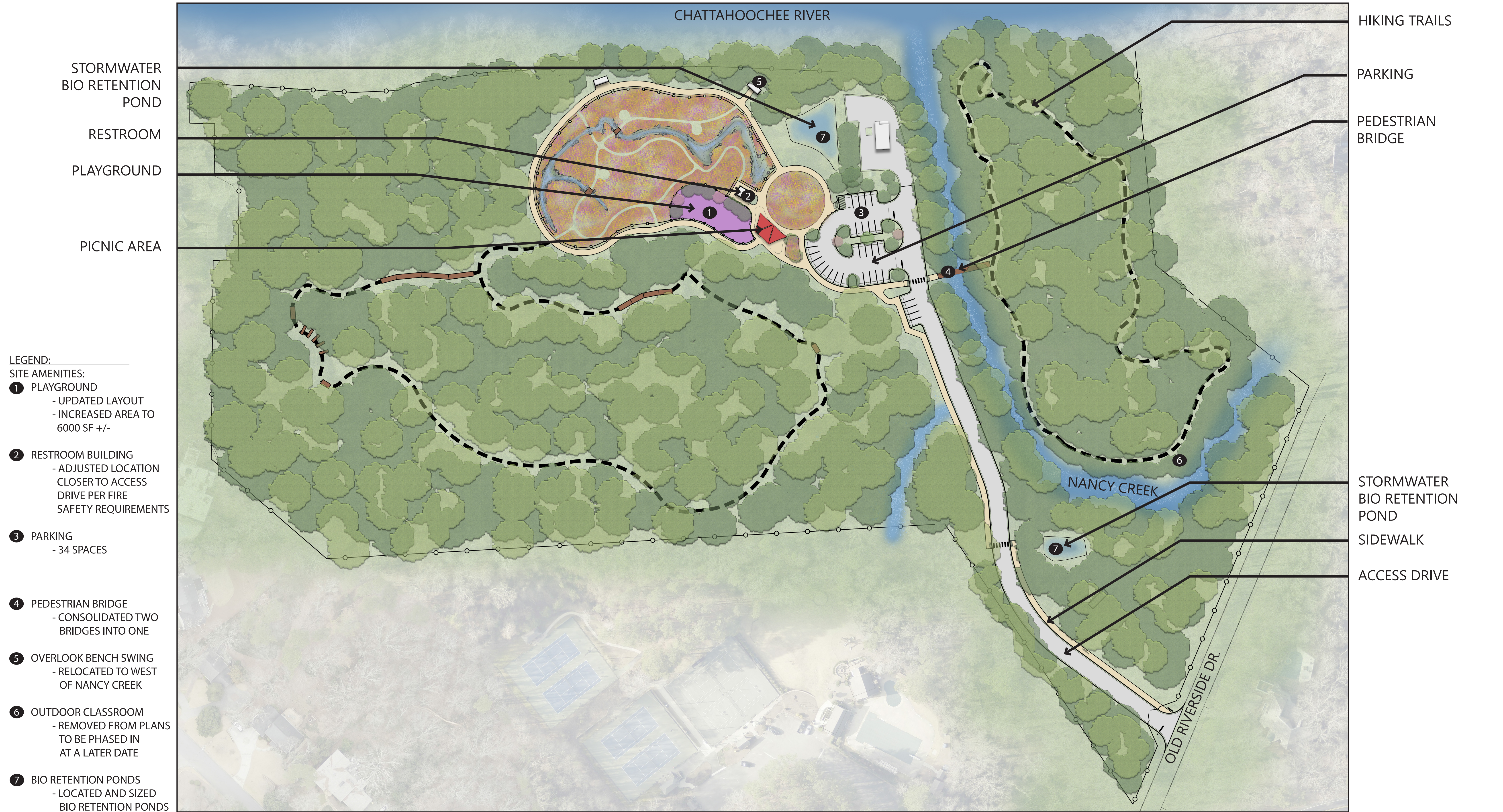
Review:

Erika Rose, Executive Administrative Assistant
Brent Walker, Director of Recreation and Parks
Kristin Byars Smith, Assistant City Manager
Toni Carlisle, Chief Financial Officer
Dan Lee, City Attorney
Eden Freeman, City Manager

Created/Initiated - 3/25/2026
Approved - 3/25/2026
Approved - 3/27/2026
Approved - 3/30/2026
Approved - 4/2/2026
Final Approval - 4/3/2026

Attachments:

1. ORP Concept
2. Old Riverside Park Construction Resolution



**STATE OF GEORGIA
COUNTY OF FULTON**

**A RESOLUTION TO APPROVE CONTRACT AWARD TO EASTERN BUILDERS, INC. TO
CONSTRUCT THE OLD RIVERSIDE PARK PROJECT AND TO AUTHORIZE THE CITY
MANAGER TO EXECUTE THE CONTRACT**

WHEREAS, in June of 2022, Lose Design Inc. was awarded a contract for park design and construction management for the Old Riverside Park Project (Project No. P0019) (the “Project”); and

WHEREAS, the Old Riverside Park Master Plan was approved by Mayor and Council of the City of Sandy Springs (the “City”) on January 25, 2025; and

WHEREAS, to advance construction for the Project, the City issued its Invitation to Bid (“ITB”) No. 26-020 on January 16, 2026, to identify and engage a qualified contractor to perform the Project, excluding construction of the soft surface trails; and

WHEREAS, on March 6, 2025 the City received bids from nine (9) contractors in response to the ITB, including a bid from Eastern Builders Inc. in the amount of \$3,980,770.00, which the City determined to be the most responsive and responsible bid for this Project; and

WHEREAS, the City desires to award the contract to Eastern Builders Inc for construction of the Old Riverside Park Project in an amount of \$3,980,770.00.

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

1. Contract award for the Project to Eastern Builders Inc. in the amount of \$3,980,770.00 is approved; and
2. The City Manager is authorized to execute the contract pending approval of the City Attorney and Chief Financial Officer; and
3. The City Manager and appropriate City Staff hereby authorized to take such actions as may be deemed necessary to effectuate the intent of this Resolution.

SO RESOLVED this the 7th day of April, 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: Norman Vik, Major

DATE: March 17, 2026 Submission for the April 7, 2026 City Council Meeting

ITEM: Request for Mayor and City Council Consideration of a Resolution to Approve Participation in the FY 2025 Byrne Justice Assistance Grant Program, to Develop a Memorandum of Understanding for the Program, and to Authorize the Mayor to Execute the Same

Recommendation:

Staff recommends entering into a Memorandum of Understanding (MOU) to apply and participate in the FY 2025 Edward Byrne Memorial Justice Assistance Grant Program opportunity.

Background:

The Bureau of Justice Assistance (“BJA”) Edward Byrne Memorial Justice Assistance Grant (“JAG”) Program provides funding necessary to support criminal justice initiatives including providing additional personnel, equipment, supplies, contractual support, training, technical assistance, and information systems for criminal justice.

Discussion:

The BJA is currently seeking applications for funding for the FY 2025 JAG Program to assist criminal justice efforts to prevent and reduce crime and violence and to improve the administration of the criminal justice system. The City of Sandy Springs (the “City”) has been identified by the BJA as a disparate jurisdiction and must submit a joint application to include all eligible applicants in the disparate grouping. To be eligible, the City is required to apply for the program along with Fulton County, and the cities of Alpharetta, Atlanta, College Park, East Point, Roswell, South Fulton and Union City. The City of Atlanta (“Atlanta”) is serving as the fiscal agent and will submit the application on behalf of all participating disparate municipalities. The City must enter into a MOU that established the terms and conditions of the grant and the obligations of the parties. Once awarded, Atlanta will be responsible for distributing award funds to other jurisdictions. The City is eligible to receive a formula amount of \$15,898.00.

Jurisdiction	Government Type	Direct Allocation
Fulton County	County	*
Alpharetta	Municipal	\$16,437
Atlanta	Municipal	\$375,574
College Park	Municipal	\$22,964
East Point	Municipal	\$25,449
Roswell	Municipal	\$20,898
Sandy Springs	Municipal	\$15,898
South Fulton	Municipal	\$84,253

Union City	Municipal	\$20,629
	Joint Allocation	\$582,102

The City of Sandy Springs Police Department (“SSPD”) recommends these funds be used to purchase two gun safes (\$1,558), eight ammunition bags with extra rifle magazines (\$800). Two Intelligence Unit laptops (\$7,056). Thirty Dell Pro 22 Plus monitors (\$4,050), and fifteen Dell Pro Thunderbolt 4 Smart Dock units (\$3,420).

Financial Impact:

The City is eligible to receive a formula amount of \$15,898.00. This award is based on the City’s proportion of the three-year average number of violent crimes committed in the State of Georgia. It is anticipated that JAG funds allocated to the City will not be sufficient to cover the entire cost of the equipment, and the difference in cost will be covered by SSPD forfeiture funds if necessary.

Alternatives:

The City may choose not to enter into a MOU with Atlanta for the FY 2025 JAG Program. While this is an available option, declining to participate would result in the forfeiture of the City’s direct allocation of program funds. Additionally, such a decision could have longer-term implications, including the potential to negatively affect the City’s eligibility for or competitiveness in securing future funding opportunities under this program.

Review:

Dabney Brand, Grant Administrator	Created/Initiated - 3/31/2026
Kenneth DeSimone, Police Chief	Approved - 3/31/2026
Toni Carlisle, Chief Financial Officer	Approved - 4/2/2026
Dan Lee, City Attorney	Approved - 4/3/2026
Eden Freeman, City Manager	Final Approval - 4/3/2026

Attachments:

1. jag-local-allocations-ga_2025
2. FY25 JAG Presentation
3. Resolution re JAG MOU 2025

2025 Georgia Local JAG Allocations

Only jurisdictions listed below in the state are eligible to receive FY 2025 JAG funding directly from BJA, with award amounts determined by the annual formula. Important notes:

1) Disparate jurisdictions are listed in shaded groups below, in alphabetic order by county. A single jurisdiction must serve as the fiscal agent on behalf of the group. BJA will only fund one award for the disparate group. Disparate jurisdictions are responsible for determining individual amounts within the Joint Allocation and for documenting allocations via a memorandum of understanding

2) Jurisdictions eligible for a direct allocation (i.e., not part of a disparate group) are listed alphabetically below the shaded, disparate groupings.

For additional details on eligibility and disparate group requirements, refer to the FY25 JAG notice of funding opportunity (NOFO) and the Frequently Asked Questions here: <https://bja.ojp.gov/program/jag/frequently-asked-questions>. For additional details regarding the JAG formula and award calculations process, please refer to the JAG Technical report here: <https://bjs.ojp.gov/library/publications/justice-assistance-grant-jag-program-2024>.

State	Jurisdiction Name	Government Type	Direct Allocation	Joint Allocation
GA	BARTOW County	County	*	
GA	CARTERSVILLE City	Municipal	\$10,120	\$10,120
GA	BULLOCH County	County	*	
GA	STATESBORO City	Municipal	\$11,198	\$11,198
GA	CHATHAM County	County	*	
GA	GARDEN CITY City	Municipal	\$10,359	
GA	SAVANNAH City	Municipal	\$94,073	\$104,432
GA	CLARKE County	County	*	
GA	ATHENS-CLARKE COUNTY City	Municipal	\$62,755	\$62,755
GA	COLQUITT COUNTY	County	*	
GA	MOULTRIE City	Municipal	\$10,479	\$10,479
GA	CRISP County	County	*	
GA	CORDELE City	Municipal	\$13,294	\$13,294
GA	DOUGHERTY County	County	*	
GA	ALBANY City	Municipal	\$61,049	\$61,049
GA	FLOYD County	County	\$16,348	
GA	ROME City	Municipal	\$28,623	\$44,971
GA	FULTON County	County	*	
GA	ALPHARETTA City	Municipal	\$16,437	
GA	ATLANTA City	Municipal	\$375,574	
GA	COLLEGE PARK City	Municipal	\$22,964	
GA	EAST POINT City	Municipal	\$25,449	
GA	ROSWELL City	Municipal	\$20,898	
GA	SANDY SPRINGS City	Municipal	\$15,898	
GA	SOUTH FULTON City	Municipal	\$84,253	
GA	UNION CITY City	Municipal	\$20,629	\$582,102
GA	HOUSTON County	County	*	
GA	WARNER ROBINS City	Municipal	\$50,300	\$50,300
GA	LAURENS County	County	*	
GA	DUBLIN City	Municipal	\$10,240	\$10,240

GA	LIBERTY County	County	*	
GA	HINESVILLE City	Municipal	\$18,264	\$18,264
GA	LOWNDES County	County	\$12,156	
GA	VALDOSTA City	Municipal	\$18,743	\$30,899
GA	MUSCOGEE County	County	*	
GA	COLUMBUS City	Municipal	\$58,653	\$58,653
GA	ROCKDALE County	County	*	
GA	CONYERS City	Municipal	\$11,497	\$11,497
GA	SPALDING County	County	\$13,683	
GA	GRIFFIN City	Municipal	\$26,018	\$39,701
GA	SUMTER County	County	*	
GA	AMERICUS City	Municipal	\$17,785	\$17,785
GA	TROUP County	County	*	
GA	LAGRANGE City	Municipal	\$17,725	\$17,725
GA	WARE County	County	*	
GA	WAYCROSS City	Municipal	\$10,300	\$10,300
GA	AUGUSTA-RICHMOND COUNTY City	Municipal	\$38,024	
GA	BALDWIN County	County	\$11,437	
GA	BROOKHAVEN City	Municipal	\$21,587	
GA	BRUNSWICK City	Municipal	\$16,437	
GA	CARROLL County	County	\$12,485	
GA	CHAMBLEE City	Municipal	\$17,994	
GA	CHEROKEE County	County	\$17,096	
GA	CLAYTON County	County	\$131,858	
GA	COBB County	County	\$115,451	
GA	COWETA County	County	\$63,654	
GA	DEKALB County	County	\$407,071	
GA	DOUGLAS County	County	\$19,072	
GA	DOUGLASVILLE City	Municipal	\$19,581	
GA	DUNWOODY City	Municipal	\$10,659	
GA	FOREST PARK City	Municipal	\$17,395	
GA	FORSYTH County	County	\$13,443	
GA	GAINESVILLE City	Municipal	\$18,503	
GA	GLYNN County	County	\$23,803	
GA	GWINNETT County	County	\$160,571	
GA	HALL County	County	\$27,186	
GA	HENRY County	County	\$44,911	
GA	MACON-BIBB City	Municipal	\$170,541	
GA	MARIETTA City	Municipal	\$27,006	
GA	MILLEDGEVILLE City	Municipal	\$11,827	
GA	NEWNAN City	Municipal	\$39,881	
GA	NEWTON County	County	\$30,929	
GA	PAULDING County	County	\$48,743	
GA	SMYRNA City	Municipal	\$16,527	
GA	TIFT County	County	\$13,892	
GA	TIFTON City	Municipal	\$14,851	
GA	WALKER County	County	\$17,066	
GA	WHITFIELD County	County	\$28,923	
	Local total		\$2,794,168	

FY 2025 Edward Byrne
Memorial Justice
Assistance Grant
Program

SANDY SPRINGS
POLICE

Edward Byrne Memorial Justice Assistance Grant Program (JAG)

- Provides funding to support criminal justice initiatives, including providing additional personnel, equipment, supplies, contractual support, training, technical assistance, and information systems for criminal justice.
- FY25 Funding and Application Process
 - Sandy Springs is eligible to receive a formula amount of \$15,898
 - Joint application must include all eligible applicants in the disparate grouping
 - Fulton County, Alpharetta, Atlanta, College Park, East Point, Roswell, South Fulton, and Union City
 - No matching funds required

Proposed Projects

- Install secure equipment safes and supplies at City Hall and the Performing Arts Center for emergency response use (\$2,358)
 - Police can access critical equipment on-site without leaving the property
 - Reduce response delays by improving immediate access to critical equipment
- Replace two Intelligence Unit laptops that are at end of life (\$7,056)
- Purchase 30 monitors and 15 dock units needed to properly equip workstations for the Traffic Unit to support day-to-day operations (\$7,470)
- Any remaining balance (estimate of \$1,000) to be covered by forfeiture funds

The logo for the Sandy Springs Police is centered on a black background. It features a large, stylized 'S' composed of three parallel diagonal stripes: a central blue stripe flanked by two white stripes. The text 'SANDY SPRINGS' is written in a bold, italicized, black sans-serif font with a white outline, positioned above the word 'POLICE'. 'POLICE' is also in a bold, italicized, black sans-serif font with a white outline, but it is significantly larger and more prominent than the words above it.

SANDY SPRINGS
POLICE

**STATE OF GEORGIA
COUNTY OF FULTON**

RESOLUTION TO APPROVE PARTICIPATION IN FY 2025 BYRNE JUSTICE ASSISTANCE GRANT PROGRAM, TO APPROVE A MEMORANDUM OF UNDERSTANDING WITH THE CITY OF ATLANTA, AND TO AUTHORIZE THE MAYOR TO EXECUTE MEMORANDUM OF UNDERSTANDING

WHEREAS, the 2025 Byrne Justice Assistance Grant (“JAG”) Program from the U.S. Department of Justice (“DOJ”) provides funding to local governments to create safer communities and support criminal justice initiatives, which includes providing additional personnel, equipment, supplies, contractual support, training, technical assistance, and information systems for criminal justice; and

WHEREAS, the DOJ is currently soliciting applications for funding from the FY2025 JAG Program and the City of Sandy Springs (“Sandy Springs”) is eligible to receive funds per the DOJ funding formula allocation; and

WHEREAS, a disparity in allocated 2025 JAG Program funding exists between the City of Atlanta (“Atlanta”), Sandy Springs, and other local municipalities, and this disparity is recognized by the DOJ; and

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

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

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

WHEREAS, Atlanta and Sandy Springs believe it to be in their best interests to reallocate the JAG funds and desire to enter into an MOU to allow Atlanta to serve as fiscal agent and to apply for and administer the JAG funds on its behalf in consideration for which Atlanta agrees to provide Sandy Springs the JAG funds award in accordance with the DOJ funding formula allocation for the purchase of two gun safes (\$1,558), eight ammunition bags with extra rifle magazines (\$800), two Intelligence Unit laptops (\$7,056), thirty Dell Pro 22 Plus monitors (\$4,050), and fifteen Dell Pro Thunderbolt 4 Smart Dock units (\$3,420);

WHEREAS, it is anticipated that the JAG funds allocated to the City will not be sufficient to cover the entire cost of the items, and the difference in cost will be covered by forfeiture funds.

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

1. The City Manager is hereby authorized, working with Atlanta as the fiscal agent, to participate in the FY2023 JAG Program to obtain a JAG funding allocation to be used for the purchase of two gun safes, eight ammunition bags with extra rifle magazines, two Intelligence Unit laptops, thirty Dell Pro 22 Plus monitors, and fifteen Dell Pro Thunderbolt 4 Smart Dock units;
2. The City Manager and City Attorney are hereby authorized to work with Atlanta to approve an MOU to establish the terms and conditions of the JAG funding and the obligations of the parties with respect thereto and;
3. The Mayor is hereby authorized to execute the MOU with the Atlanta and;
4. The City Attorney and the City Manager are hereby authorized to take such actions as may be deemed necessary or prudent to effectuate the intent of this resolution prior to execution of the MOU by the Mayor.

RESOLVED, this 7th day of April, 2026.

Approved:

Russell K. Paul, Mayor

Attest:

Raquel D. González, City Clerk

(SEAL)