



City of Hogansville
City Council
AMENDED Regular Meeting Agenda
Monday, December 19, 2022

**Meeting will be held at Hogansville City Hall,
111 High Street, Hogansville, GA 30230**

Mayor: Jake Ayers	2025	Interim City Manager: Lisa E. Kelly
Council Post 1: Michael Taylor, Jr	2025	City Attorney: Alex Dixon
Council Post 2: Matthew Morgan	2025	Chief of Police: Jeffrey Sheppard
Council Post 3: Mandy Neese*	2023	
Council Post 4: Mark Ayers	2023	
Council Post 5: Toni Striblin	2023	* Mayor Pro-Tem

Regular Meeting – 7:00 pm

1. Call to Order – Mayor Jake Ayers
2. Invocation & Pledge

Consent Agenda

All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion.

1. Approval of Agenda: Regular Meeting December 19, 2022
2. Approval of Minutes: Regular Meeting December 5, 2022

Presentation

1. Parks & Recreation Football Champions
2. Val Akins with Liberty Communities to Discuss Jones Crossing Subdivision

Old Business

1. Board Appointments – Downtown Development Authority

New Business

1. 1st Reading – Text Amendment Change to 102-155 – Public Notices
2. Preliminary Plat Amendment – Jones Crossing Development
3. Royal Theater – Lead Based Paint Screening & O&M Plan
4. Royal Theater – Design Services – Dunwoody-Beeland

Interim City Manager's Report

Council Member Reports

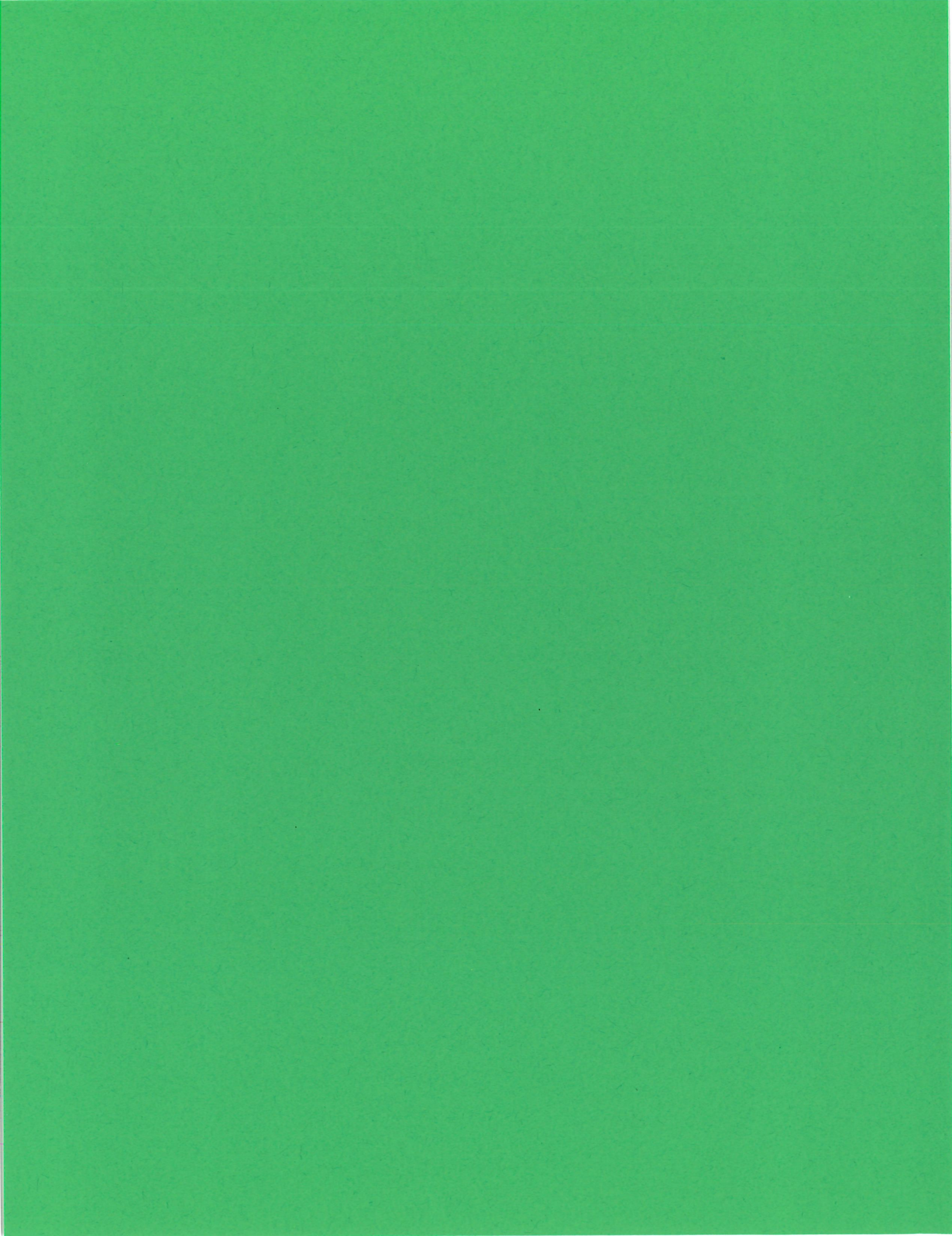
1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

Mayor's Report

Adjourn

Upcoming Dates & Events

- December 23 & December 26, 2022 | City offices closed for the Christmas holiday
- December 30, 2022 & January 2, 2023 | City offices closed for the New Year holiday
- January 3, 2023 | Regular Meeting of the Mayor and Council at Hogansville City Hall





12/05/2022

Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230

Regular Meeting

Call to Order: Mayor Jake Ayers called the meeting to order at 7:02 pm. Present were Council Member Michael Taylor, Jr., Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers and Council Toni Striblin. Also present were Interim City Manager Lisa Kelly, Police Chief Jeff Sheppard, City Attorney Alex Dixon, and Deputy City Clerk LeAnn Lehigh.

Council Member Striblin gave an invocation and Mayor Ayers led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Striblin moved to approve the Consent Agenda with an amendment to add a Presentation by Police Chief Jeff Sheppard. The motion was seconded by Council Member Neese.

Motion Carries 5-0

PRESENTATION

1. Hogansville Charitable Trust

Jason Stewart gave an update on the Hogansville Charitable Trust. The Charitable Trust had a very successful Hummingbird Festival and at their meeting last week, they voted to donate \$50,000 of festival proceeds toward the City Hall building loan payment.

2. Chief Jeff Sheppard Police Department Presentation

Hogansville Police Chief Jeff Sheppard presented Sgt. Jack Hollis a plaque for Specialty Training. Sgt. Hollis completed his training course to become a Police Department Instructor. He said this was one of the hardest training courses at the Georgia Public Safety Training Center.

Chief Sheppard also presented Officer Danielle Thompson a plaque for getting her certification as a LEADS instructor. Chief Sheppard also acknowledged Officer Thompson for her certification as an SRO (School Resource Officer), the first in the City of Hogansville.

OLD BUSINESS

1. 2nd Reading and Adoption – Ordinance – Jake Brake

Motion: Motion was made by Council Member Taylor to adopt the ordinance that prohibits the use of engine braking, also known as jake braking. The motion to was seconded by Council Member Striblin.

Discussion: None

Motion Carries 5-0

NEW BUSINESS

1. Intergovernmental Agreement – SPLOST VI

Motion: Motion was made by Council Member Neese to enter into the Intergovernmental Agreement with the cities of LaGrange and West Point, and with Troup County for the use and distribution of SPLOST VI funds if the referendum is passed next year. The motion to was seconded by Council Member Morgan.

Discussion: None

Motion Carries 5-0

2. ***Board Appointment – Downtown Development Authority***

No action was taken at tonight's meeting. Council will appoint four members to the Downtown Development Authority at the next Council Meeting on December 19. Council Members were given the applications to review before making their decisions.

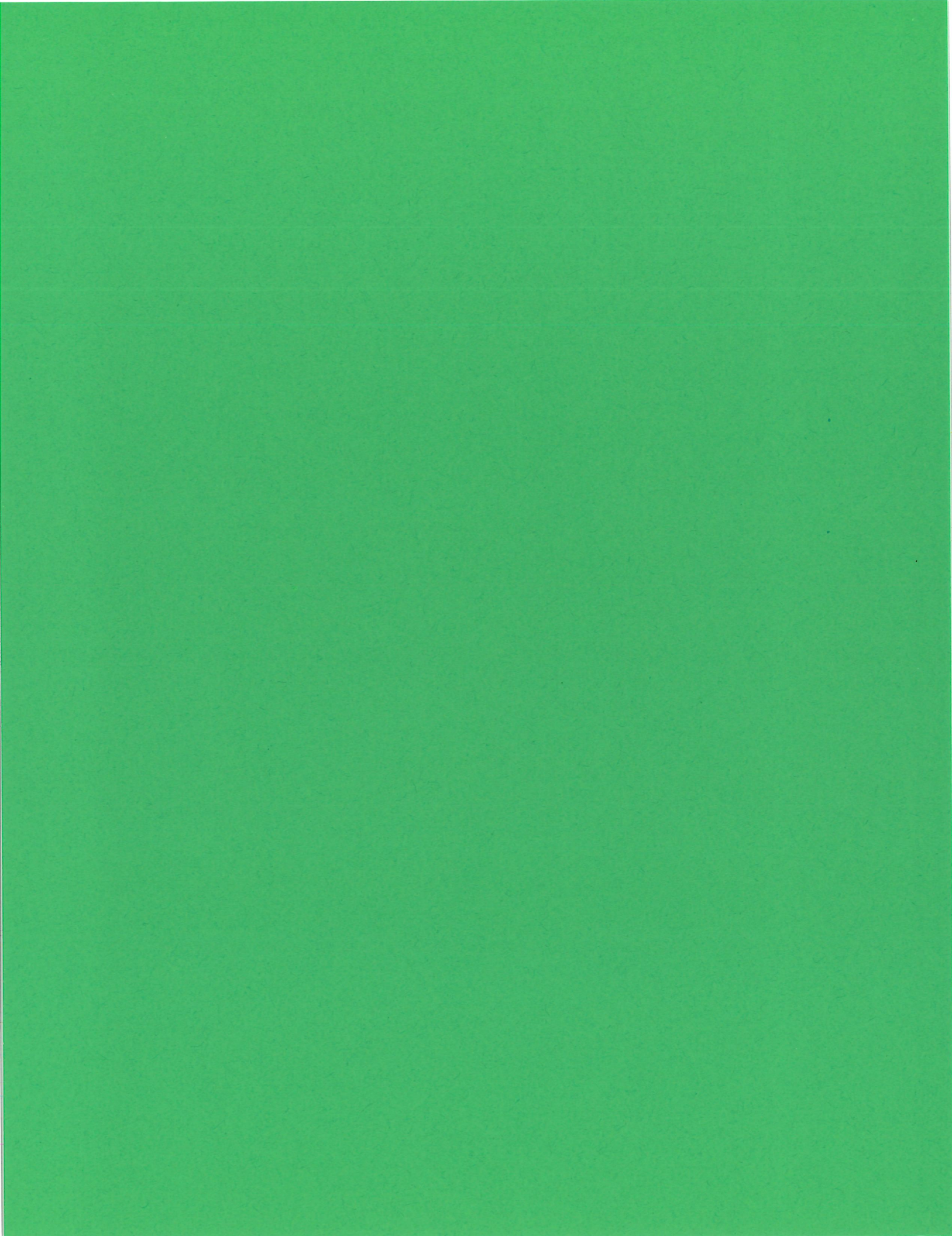
ADJOURNMENT

On a motion made by Council Member Taylor and duly seconded, Mayor Jake Ayers adjourned the meeting at 7:35 pm.

Respectfully,

A handwritten signature in black ink that reads "LeAnn Lehigh". The signature is written in a cursive, flowing style.

LeAnn Lehigh
Deputy City Clerk



CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5



City Manager - Open
Lisa Kelly, Interim City Manager
Alex Dixon, City Attorney

111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: December 19, 2022

SUBMITTED BY: Lynne Miller *LSM*

AGENDA TITLE: Citizen Appointments – Downtown Development Authority

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

The Hogansville Downtown Development Authority (DDA) has three vacancies and one existing member – Kandis Strickland -- whose 4-year term is up for renewal or replacement and who'd like to be reappointed. Potential candidates were solicited via the May 2022 utility bill mailing, and seven citizens – Amanda McManious, Kane Hicks, Kandis Strickland, Shereen Barker, Lauren Ayers, Stephano Canducci and Drew Mezza – submitted the attached applications.

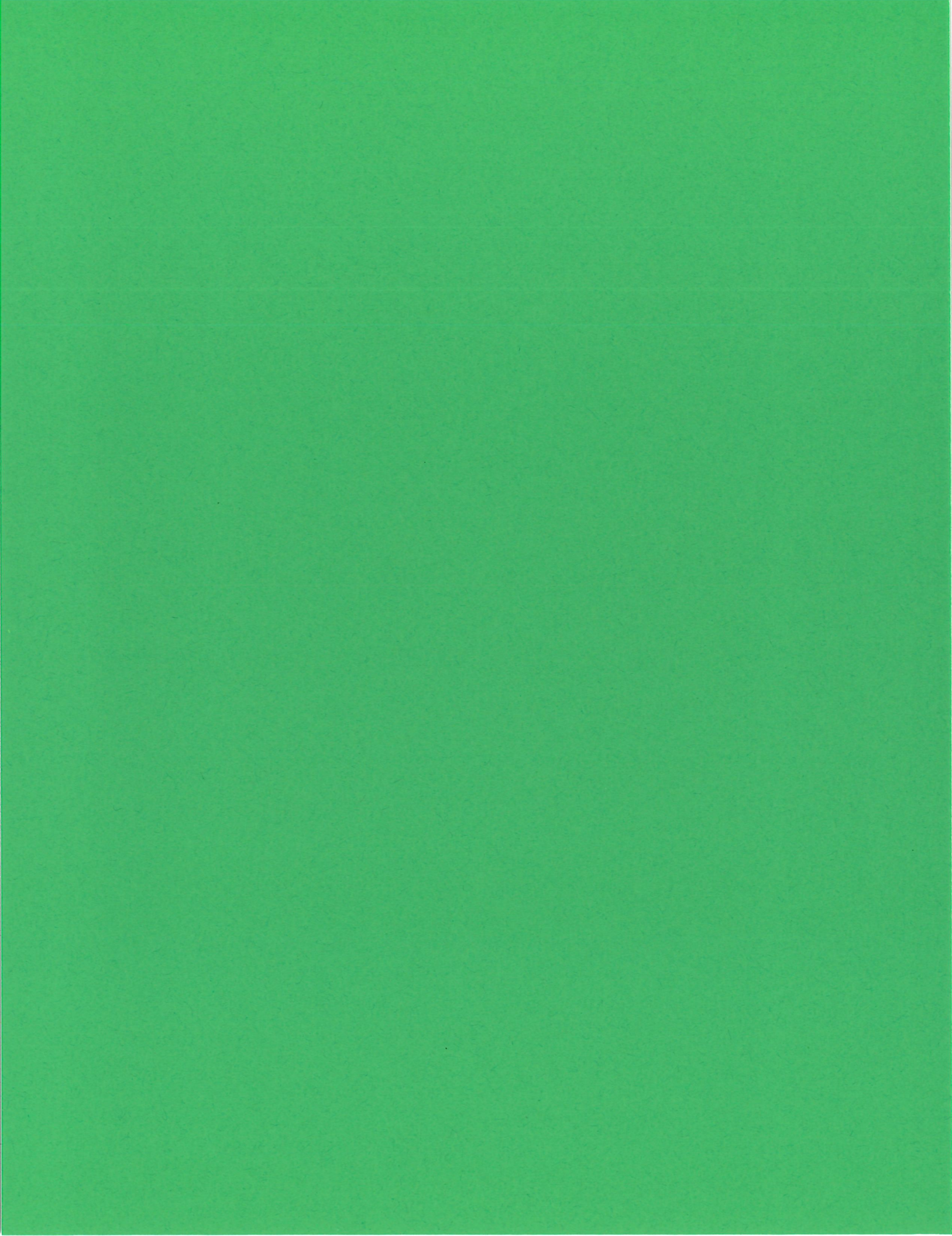
In accordance with GA law, the DDA Chair recently recruited a nominating committee of two – at least one of whom has a downtown business, at least one of whom owns property downtown, and neither of whom is currently on the DDA – to recommend which four applicants should be selected. The nominating committee recommends directly to City Council and has recommended that Kandis Strickland be reappointed and that Amanda McManious, Kane Hicks and Shereen Barker be appointed to the DDA. The DDA will encourage the 3 remaining applicants to participate as non-voting members on the DDA and/or to consider helping with various community projects.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

No budget impact.

Staff recommends that City Council follow the recommendation to appoint Amanda McManious, Kane Hicks and Shereen Barker and reappoint Kandis Strickland to the DDA for 4-year terms.

STAFF RECOMMENDATION (Include possible options for consideration)



Lisa Kelly

From: Aaron Fortner <aaron@canvasplanninggroup.com>
Sent: Tuesday, December 6, 2022 10:08 PM
To: Lynne Miller; Lisa Kelly
Subject: Text change needed to change posting requirements prior to UDO adoption process

Lisa and Lynne, we need to prepare an amendment to the current zoning ordinance text to enable you to create a new zoning map without having to post on every property that is being rezoned – since we will be creating an entirely new zoning and if you don't change this then every property in the city would have to be posted. We made this same change for LaGrange prior to their UDO adoption. The change will be written to say that city-initiated zoning map changes will not have to be posted. They will still have to be advertised but not posted. See below and please discuss with the city attorney so we can get this drafted and submitted as soon as possible.

CURRENT TEXT

Sec. 102-155. - Public notice.

(b) *Posting of signs.* As to an application to amend the official zoning map, the zoning administrator or a designee shall post, at least 15 days and no more than 45 days in advance of the city council's hearing, in a conspicuous place on the property for which an application has been submitted, a sign containing information as to the application and the date, time, and place of the public hearing before the city council.

PROPOSED TEXT

Sec. 102-155. - Public notice.

(b) *Posting of signs.* As to an application to amend the official zoning map, the zoning administrator or a designee shall post, at least 15 days and no more than 45 days in advance of the city council's hearing, in a conspicuous place on the property for which an application has been submitted, a sign containing information as to the application and the date, time, and place of the public hearing before the city council. **A sign shall not be required for amendments to the text of the Zoning Ordinance, nor for amendments to the zoning map initiated by the city council.**

Aaron

--

Aaron Fortner, AICP
Canvas Planning Group
404.664.5416
www.canvasplanninggroup.com

[canvas]
PLANNING GROUP

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND SECTION 102-155 OF THE CODE OF THE CITY RELATED TO ZONING; TO CLARIFY PROVISIONS FOR PUBLIC NOTICE OF CHANGES TO TEXT OF ZONING ORDINANCE OR CHANGES OT ZONING MAP; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

SECTION 1:

That Section 102-155 of the Code of Ordinances of the City of Hogansville be modified by deleting said section, in its entirety, and inserting in lieu thereof new Section 102-155 to read as follows:

“Sec. 102-155. – Public Notice.

(a) Publication of notice. Due notice of the public hearing before the city council on an application for amendment under this division shall be published in the newspaper of general circulation for the city in which is carried the legal advertisements of the city by advertising the application and the date, time, place, and purpose of the public hearing at least 15 days and not more than 45 days prior to the date of the hearing conducted by the city council. If the application is for amendment to the official zoning map, then this notice also shall include the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property.

(b) Posting of signs. As to an application to amend the official zoning map, the zoning administrator or a designee shall post, at least 15 days and no more than 45 days in advance of the city council's hearing, in a conspicuous place on the property for which an application has been submitted, a sign containing information as to the application and the date, time, and place of the public hearing before the city council. A sign shall not be required for amendments to the text of the Zoning Ordinance, nor for amendments to the zoning map initiated by the city council.”

SECTION 2:

All ordinances or parts of ordinances in conflict with the provisions of this ordinance shall be and the same are hereby repealed.

SECTION 3:

This ordinance, after adoption by the Council and upon approval by the Mayor, shall become effective immediately.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5



City Manager - Open
Lisa Kelly, Interim City Manager
Alex Dixon, City Attorney

111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: December 19, 2022

SUBMITTED BY: Lynne Miller *LSM*

AGENDA TITLE: Preliminary Plat Amendment, Jones Crossing Development

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

In 2018 the City of Hogansville approved a Preliminary Plat for the Jones Crossing Development along E. Main Street. An 1,800 square foot minimum dwelling unit size was proposed by the developer and listed as a condition on the plat.

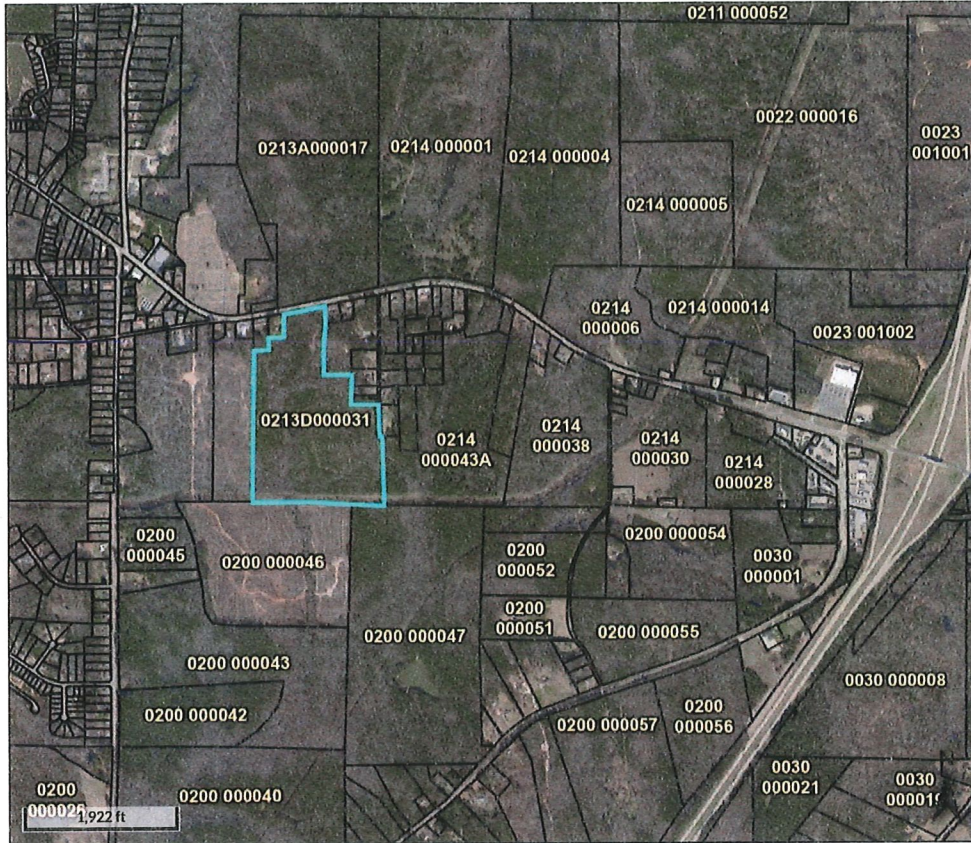
Jones Crossing Development is now requesting an amendment to its Preliminary Plat so that the stipulated minimum floor areas be reduced from 1,800 sf, to 1,600+ sf for 75% of the units and 1,400+ sf for the other 25%. The subdivision will have 171 homes total. Phase I will have 90 units. They will start building homes next spring. No changes are proposed to the lot sizes. The City of Hogansville Planning Commission met December 15, 2022 and is recommending approval of the dwelling size reductions as proposed. The subdivision is zoned R2 Residential.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

N/A

STAFF RECOMMENDATION (Include possible options for consideration)

Approve the recommended Jones Crossing Preliminary Plat amendment, to change the minimum heated floor areas from 1,800 square feet, to 1,600+ sf for 75% of the units and 1,400+ square feet for the rest.



Overview



Legend

- Parcels
- Roads

Parcel ID	0213D000031	Owner	JONES CROSSING DEVELOPMENT LLC	Last 2 Sales		
Class Code	Residential		270 N JEFF DAVIS DR	Date	Price	Reason Qual
Taxing District	18-HOGANSVILLE		FAYETTEVILLE, GA 30214	4/6/2021		QC U
City	HOGANSVILLE	Physical Address	E MAIN ST	4/6/2021	\$1297750	LM Q
Acres	63.35	Assessed Value	Value \$1273330			
		Land Value	Value \$1267000			
		Improvement Value				
		Accessory Value	Value \$6330			

(Note: Not to be used on legal documents)

Date created: 12/8/2022
 Last Data Uploaded: 12/6/2022 11:51:14 PM

Developed by Schneider
 GEOSPATIAL



Letter of Intent

December 7, 2022

City of Hogansville
111 high Street
Hogansville, GA 30230
Attn: Lisa Kelly
Interim City Manager

Re: Reduction of the Minimum allowable square footage for – Jones Crossing Subdivision
East Main Street, Hogansville, Georgia. Troup Tax ID Numbers 0213 D000 030, 0213 D000 030A
and 0213 D000 031

Dear Lisa,

Please accept this correspondence as our “Letter of Intent” to reduce the minimum square footage requirements for the above referenced property.

The current approved zoning for Jones Crossing is detailed as follows:

R2 – Single Family Patio Homes has a minimum square footage of 1800 square feet.

Preliminary Plat approved 2018

- Development shall consist exclusively of Single Family detached dwellings, no duplexes.
- Minimum 1800 heated square feet dwellings
- Sidewalks required throughout the development
- Developer shall provide a 25’ undisturbed buffer around the perimeter of the development
- Although a second entrance shall be created to access Hutchins Moody Road, such shall be restricted to emergency traffic only, and
- Homeowners Association shall be created for Car and Maintenance of Amenities and Common Areas

We are requesting that the City of Hogansville reduce the Minimum heated square footage from 1800 to 1600 or greater for 75% of the homes in Jones Crossing and 1400 or greater for the remaining 25% of the homes.

We are planning a very attractive, professionally designed park with playground and parking, as well as an attractive entrance monument with extensive landscaping.

We have included copies of the plans for the landscaping, the approved Entrance Monument, and the homes with the square footage reduction we are requesting to include in our line up for Jones Crossing.



LIBERTY

COMMUNITIES

We want to thank you in advance for your assistance and consideration in this matter.

If you have any questions, concerns, or need anything further, please do not hesitate to contact me.

Sincerely,



Val Akins

Liberty Communities, LLC

(678) 414-9175

val@libertycommunities.com



OPTIONAL REVERSE PAINTED SIGN FACE

JONES CROSSING

CEDAR WOOD PAINTED GREEN BLACK

V BEVEL ROUTED HDU SIGN FACE

2 1/2" THICK DOUBLE STONE CAP PAINTED WHITE
1 1/2" OVERHANG (TYP)

CONTRACTOR GRADE STANDARD BRICK PAINTED WHITE

STANDARD BRICK PAINTED WHITE

CEDAR WOOD PAINTED GREEN BLACK

STONE CAPS 4" TOTAL THICKNESS

V BEVEL ROUTED SIGN FACE

Check: Vils SV7 7551

Color: black SW 9901

Client: BRENT HOLDINGS
 Location: HOGANSVILLE, GA
 Project: JONES CROSSING
 Drawn by: JACOB WOLFE
 Date: 6-7-22
 File:

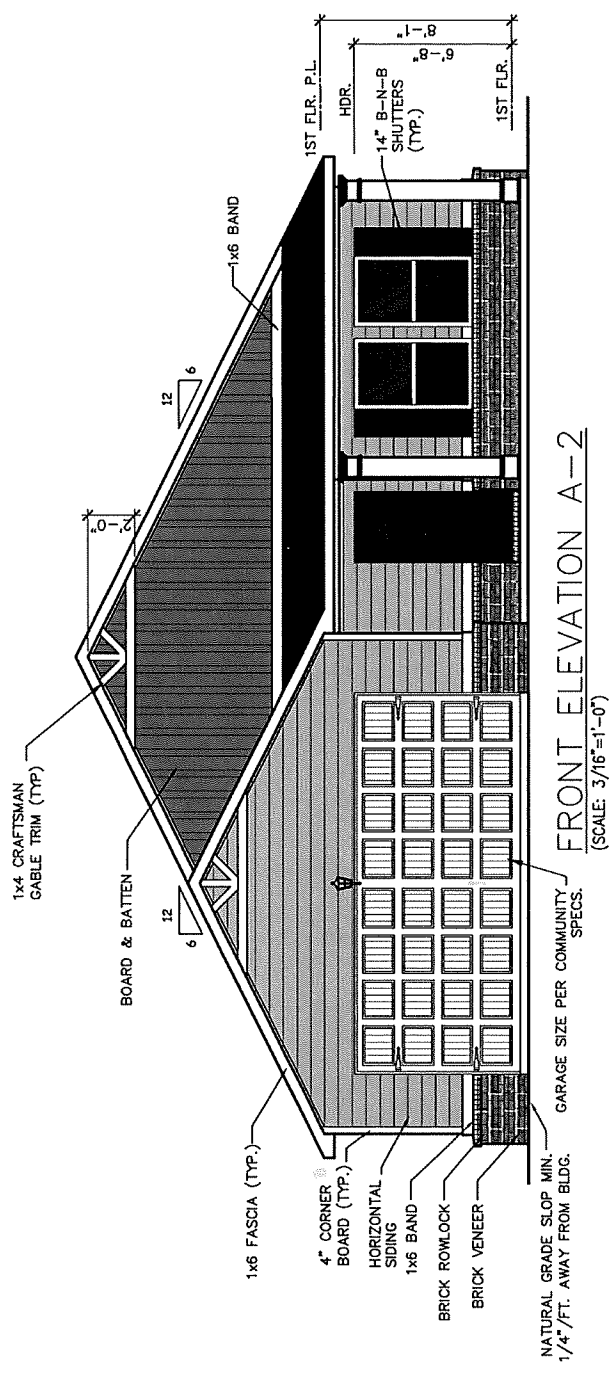
I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND CONTENT OF PRODUCT TO BE FABRICATED AND APPROVE THIS PROJECT TO BE FABRICATED AS SHOWN WITH REVISIONS AS SHOWN

By: _____
 Date: _____

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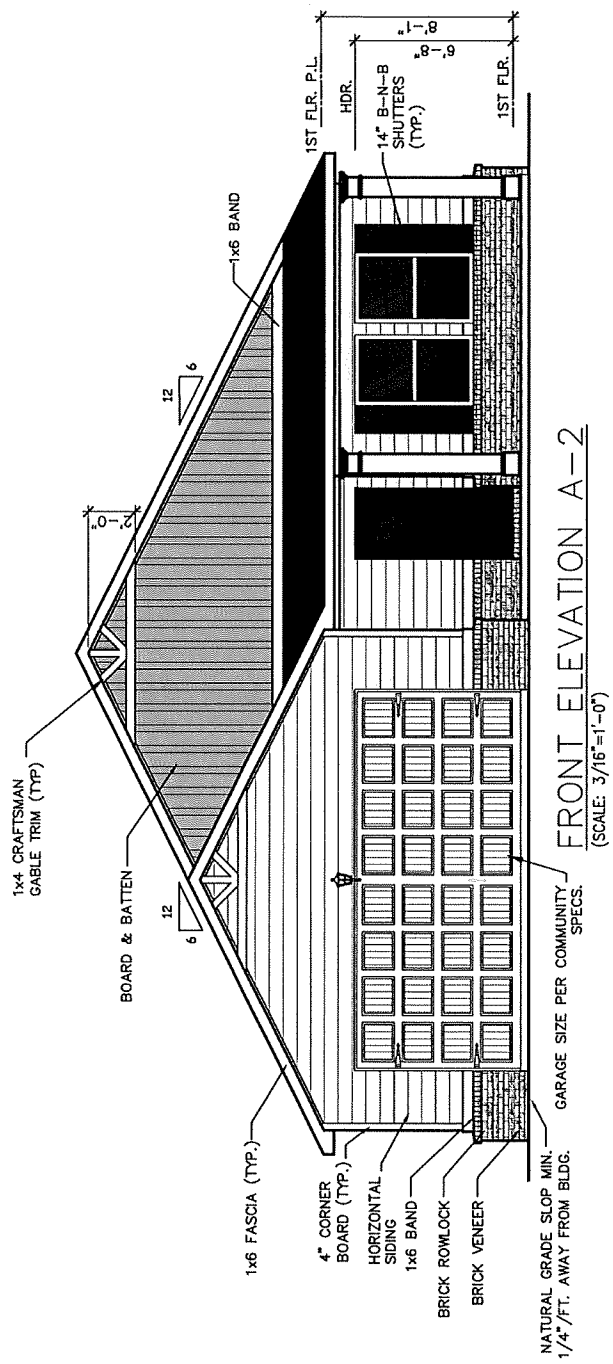
A SIGN GROUP INC
 770-486-1806 FAX: 678-364-6690



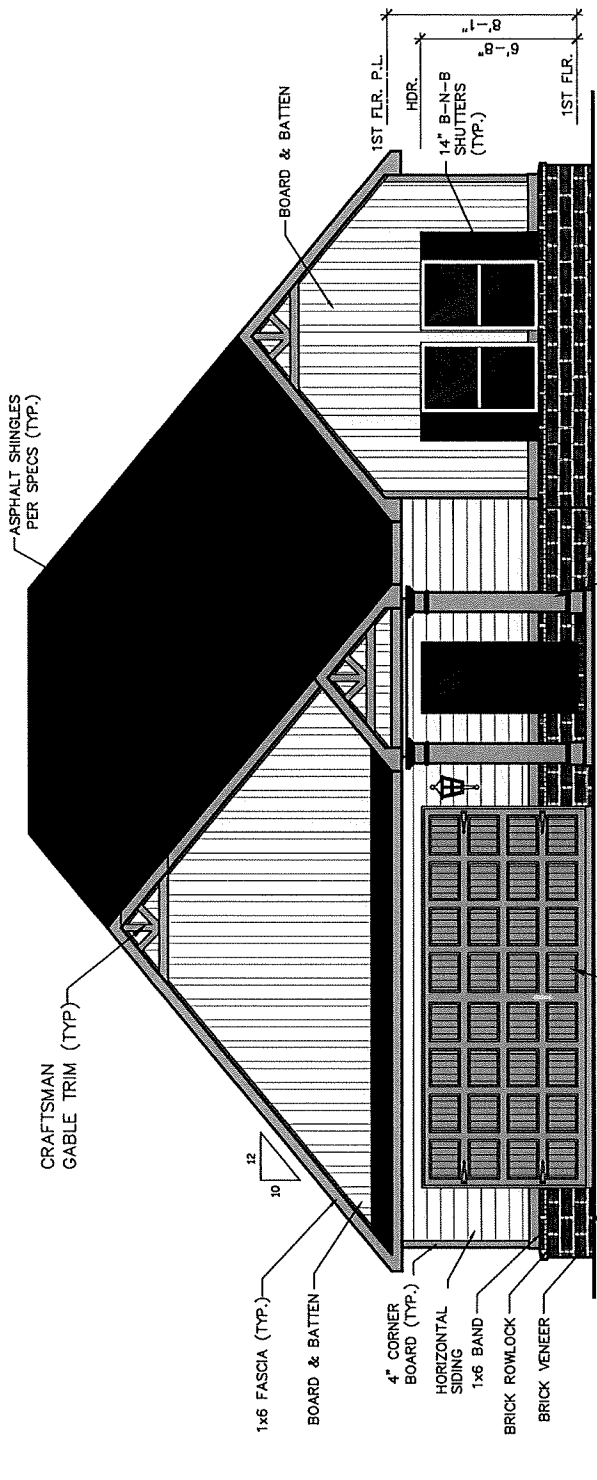
FRONT ELEVATION A-2
 (SCALE: 3/16"=1'-0")

1450 HEATED SQUARE FEET

NATURAL GRADE SLOP MIN. 1/4" / FT. AWAY FROM BLDG.
 GARAGE SIZE PER COMMUNITY SPECS.

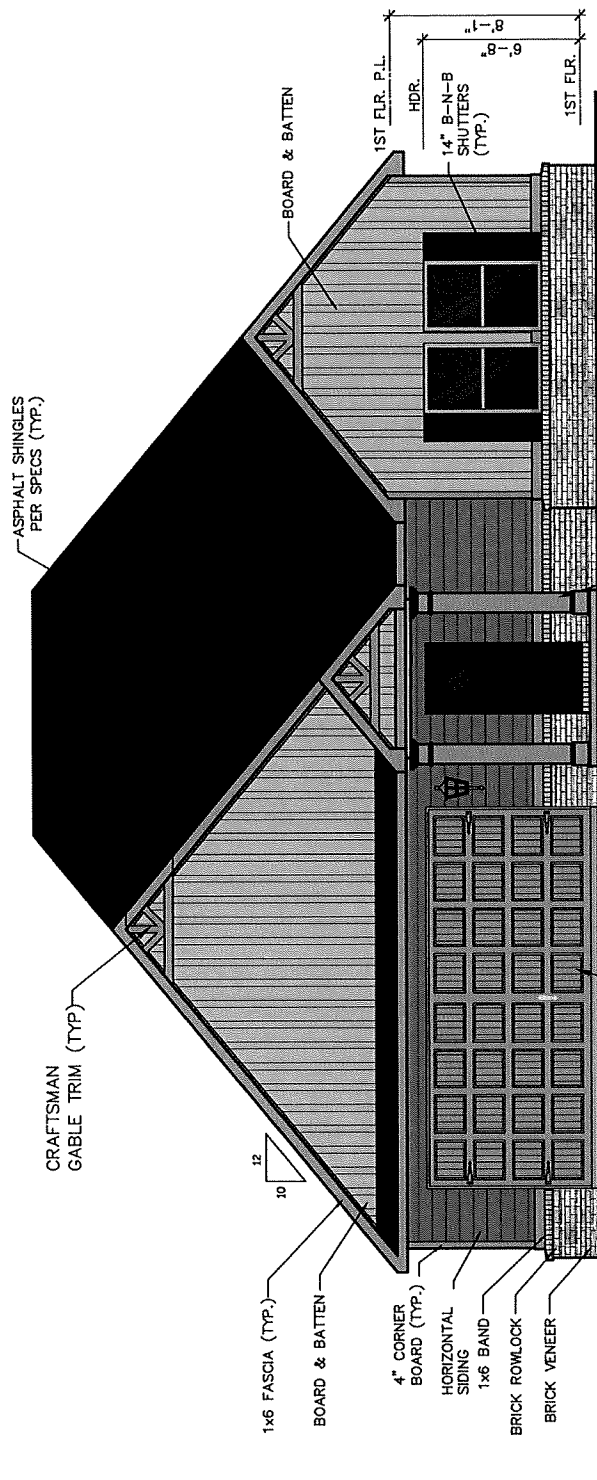


1450 HEATED SQUARE FEET



FRONT ELEVATION 2
(SCALE: 3/16"=1'-0")

1750 HEATED SQUARE FEET



FRONT ELEVATION 2
(SCALE: 3/16"=1'-0")

1750 HEATED SQUARE FEET



FRONT ELEVATION A-2
 (SCALE: 3/16"=1'-0")

1600 HEATED SQUARE FEET

APPROVAL DATE:

Address/Contact Info
P.O. BOX 2422
MCDONOUGH,
GA, 30253
770-284-0841

DRAWING ISSUE RECORD

LIBERTY COMMUNITIES
LIBERTY COMMUNITIES, LLC

PROJECT TITLE
FRONT ELEVATION 2
Winfield

02/27/18
DESIGNER DATE:
RND
SHEET NO.

A3
SCALE:



FRONT ELEVATION A-2
(SCALE: 3/16"=1'-0")

1600 HEATED SQUARE FEET

APPROVAL DATE

Address/Contact Info
 P.O. BOX 2422
 MCDONOUGH,
 GA, 30253
 770-284-0841

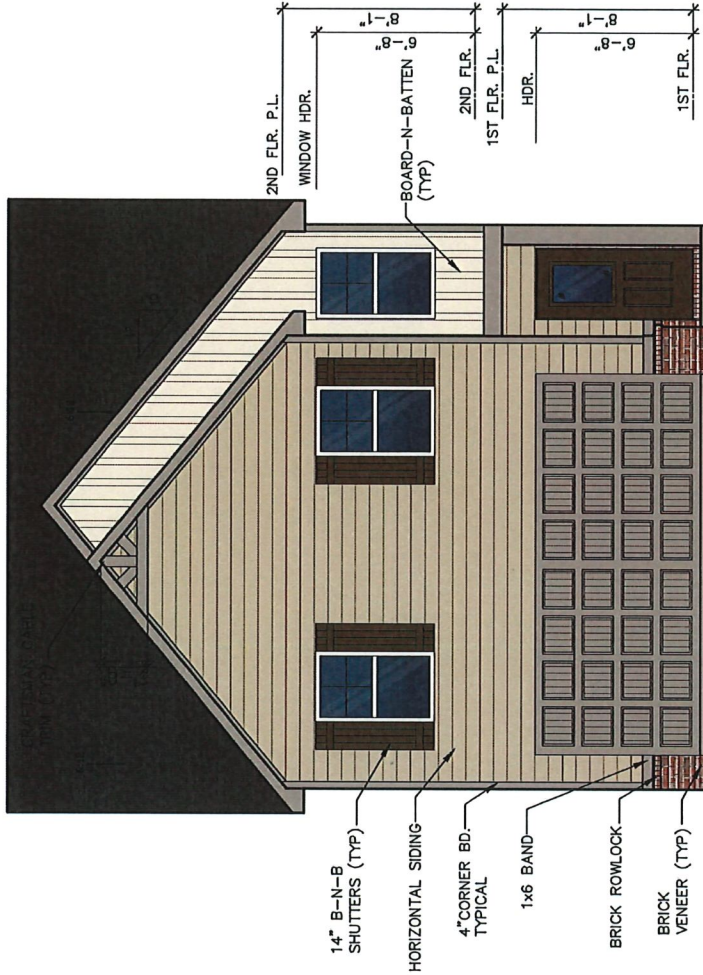
DRAWING ISSUE RECORD

COPY RIGHT 2010
 Liberty Communities LLC

PROJECT TITLE
FRONT ELEVATION 2
 CECIL-LH FE

02/27/18
 DESIGNER DATE
 RND
 SHEET NO.

SCALE: A3



FRONT ELEVATION B-2
 (SCALE: 3/16"=1'-0")

1700 HEATED SQUARE FEET

APPROVAL DATE

Address/ Contact Info
 P.O. BOX 2422
 MCDONOUGH,
 GA, 30253
 770-284-0841

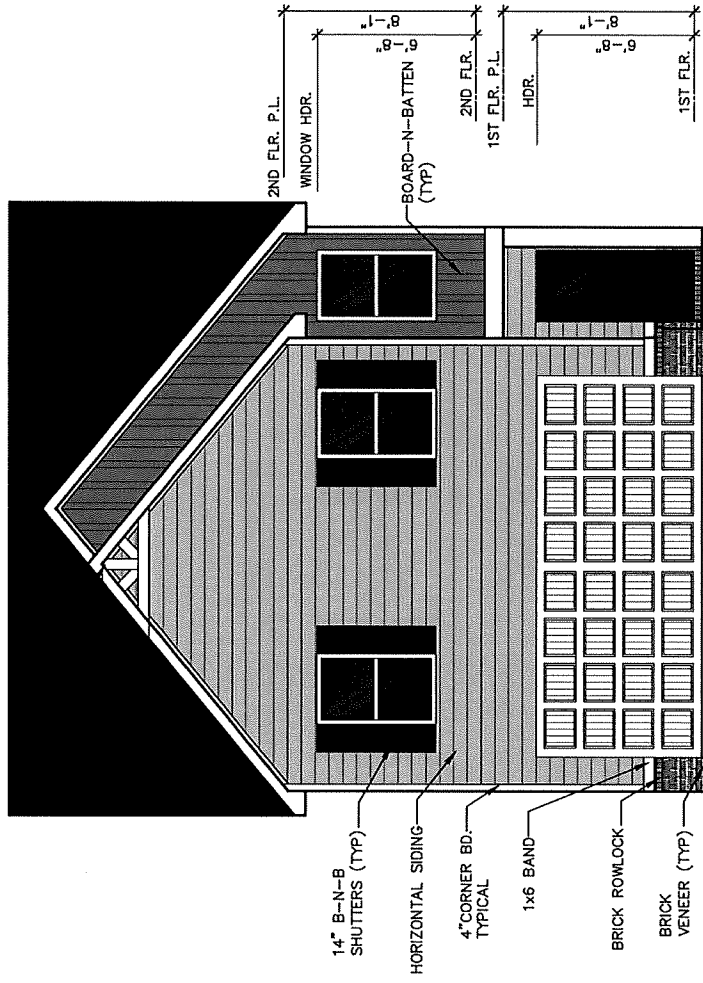
DRAWING ISSUE RECORD

COPY RIGHT 2018
 Liberty Communities, LLC

FRONT ELEVATION 2
 PROJECT TITLE
 CECIL-LH FE

DESIGNER: RND
 DATE: 02/27/18
 SHEET NO.

SCALE:
 A3



FRONT ELEVATION B-2
 (SCALE: 3/16"=1'-0")

1700 HEATED SQUARE FEET

LANDSCAPE PLANS FOR:

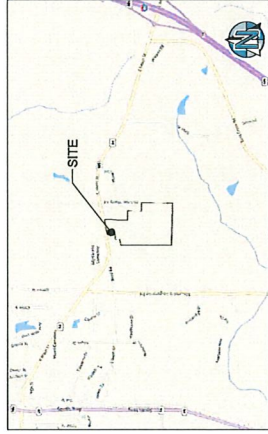
JONES CROSSING AMENITY AREA AND ENTRANCE

1211 EAST MAIN STREET
HOGANSVILLE, GA 30230

LAND LOT 127, 11TH DISTRICT, PARCEL #:
ZONED: R-2, -----

SHEET INDEX

- G-1 COVER
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS



VICINITY MAP
NOT TO SCALE

PROJECT DIRECTORY

OWNER/DEVELOPER
 JONES CROSSING DEVELOPMENT, LLC
 270 NORTH JEFF DAVIS DRIVE,
 FAYETTEVILLE, GA 30214
 404-539-2124

LANDSCAPE ARCHITECT
 FORESITE GROUP, INC.
 3740 DAVINCI CT, SUITE 100
 PEACHTREE CORNERS, GA 30092
 (770) 368-1399
 CONTACT: PEDRO TORRES

SURVEYOR
 DANIEL FIELDS
 250 CORPORATE CENTER DR, SUITE 200
 STOCKBRIDGE, GA 30281
 770-389-8666
 CONTACT: FALCON DESIGN CONSULTANTS,
 LLC

LOCAL ISSUING AUTHORITY
 CITY OF HOGANSVILLE PLANNING &
 ZONING COMMISSION
 111 HIGH STREET
 HOGANSVILLE, GA 30230
 706-388-8627
 CONTACT: CITY COUNCIL

Sketch

DRAWN:



DEVELOPER:

JONES CROSSING DEVELOPMENT, LLC
 270 NORTH JEFF DAVIS DRIVE
 FAYETTEVILLE, GA 30214
 CONTACT: DANIEL FIELDS

PROJECT:
 JONES CROSSING AMENITY AREA
 AND ENTRANCE
 1211 EAST MAIN STREET
 HOGANSVILLE, GA 30230
 LAND LOT 127, 11TH DISTRICT
 PARCEL #:

SCALE:

REVISION	DATE

PROJECT NUMBER:	PT
DRAWN BY:	TH
JURISDICTION:	HOGANSVILLE
DATE:	2022-11-10
SCALE:	AS SHOWN
TITLE:	

COVER	
SHEET NUMBER:	G-1
COMMENTS:	NOT RELEASED FOR CONSTRUCTION
DRAWING NUMBER:	1935.003

PREPARED BY:



ForeSite Group, LLC
 3740 David Ct.
 Suite 100
 Peachtree Corners, GA 30092
 o | 770.368.1399
 f | 770.368.1944
 w | www.foresitegroup.net

24 HR CONTACT:
 DANIEL FIELDS
 404-539-2124

ISSUED:
 10/10/2022
 1935.003



DRAWN BY

FORESITE
group

ForeSite Group, LLC
3740 David Ct.
Fayetteville, GA 30215
917.736.1399
1.770.366.1794

DEVELOPER

JONES CROSSING DEVELOPMENT, LLC
1221 EAST MAIN STREET
HOANSVILLE, GA 30226

CONTRACT

JONES CROSSING AMENITY AREA
AND ENTRANCE

1211 EAST MAIN STREET
HOANSVILLE, GA 30226
LAND LOT 177, 11TH DISTRICT

DATE

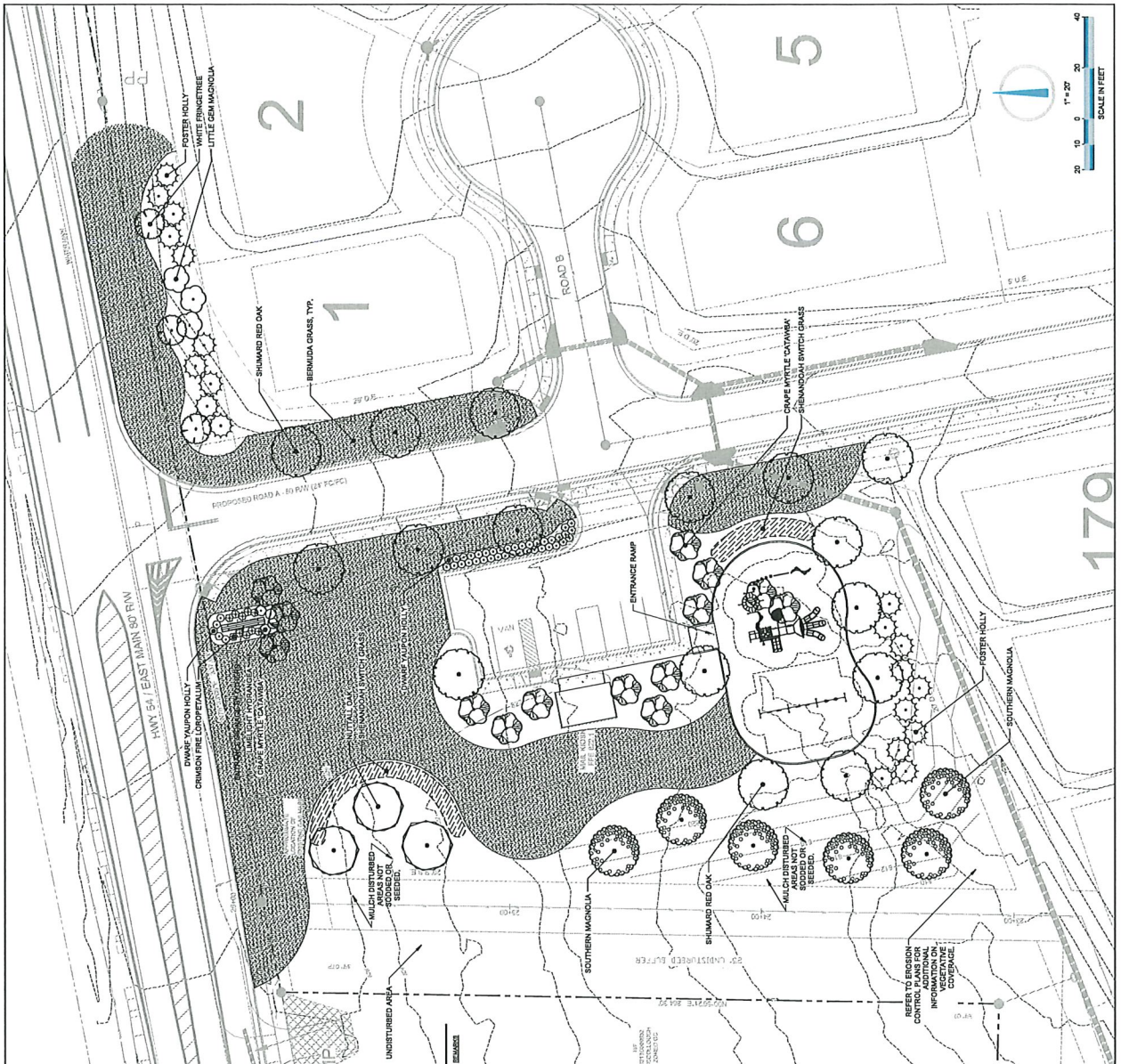
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 17
DRAWING BY: [Signature]
ASSOCIATION: HOANSVILLE
DATE: 2025-11-05
SCALE: 1" = 20'
TITLE: LANDSCAPE PLAN

SHEET NUMBER: L-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB FILE NUMBER: 1935.003



GENERAL LANDSCAPE NOTES:

1. VERIFY ALL PLANTING MATERIALS TO BE INSTALLED TO BE AVAILABLE AT THE TIME OF INSTALLATION AND IN SUFFICIENT QUANTITY TO COMPLETE THE WORK.
2. PLANTS SHALL BE SPECIALLY GROWN AND AMERICAN GROWN FOR INSTANTANEOUS DELIVERY.
3. PLANTS SHALL BE SPECIALLY GROWN AND AMERICAN GROWN FOR INSTANTANEOUS DELIVERY.
4. PLANTS SHALL BE SPECIALLY GROWN AND AMERICAN GROWN FOR INSTANTANEOUS DELIVERY.
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9. PLANTS SHALL BE SPECIALLY GROWN AND AMERICAN GROWN FOR INSTANTANEOUS DELIVERY.
10. PLANTS SHALL BE SPECIALLY GROWN AND AMERICAN GROWN FOR INSTANTANEOUS DELIVERY.
11. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER REPRESENTATIVE.
12. CONTRACTOR SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, INCLUDING BUT NOT LIMITED TO: MULCH, PLANTING, SOIL, MULCH, WOOD AND WIRE STAKES TO BE INSTALLED TO BE INSTALLED WITHIN WORK AREA.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

PLANT SCHEDULE

PLANT	QTY	SIZE	DATE	CA	SIZE	REMARKS
3	8.0	7 FT. DIA.	2024	2024	2024	CRIMSON FINE LOROPETALUM
4	8.0	7 FT. DIA.	2024	2024	2024	SHUMARD RED OAK
5	8.0	7 FT. DIA.	2024	2024	2024	CRIMSON FINE LOROPETALUM
6	8.0	7 FT. DIA.	2024	2024	2024	SHUMARD RED OAK
7	8.0	7 FT. DIA.	2024	2024	2024	CRIMSON FINE LOROPETALUM
8	8.0	7 FT. DIA.	2024	2024	2024	SHUMARD RED OAK
9	8.0	7 FT. DIA.	2024	2024	2024	CRIMSON FINE LOROPETALUM
10	8.0	7 FT. DIA.	2024	2024	2024	SHUMARD RED OAK
11	8.0	7 FT. DIA.	2024	2024	2024	CRIMSON FINE LOROPETALUM
12	8.0	7 FT. DIA.	2024	2024	2024	SHUMARD RED OAK
13	8.0	7 FT. DIA.	2024	2024	2024	CRIMSON FINE LOROPETALUM
14	8.0	7 FT. DIA.	2024	2024	2024	SHUMARD RED OAK
15	8.0	7 FT. DIA.	2024	2024	2024	CRIMSON FINE LOROPETALUM
16	8.0	7 FT. DIA.	2024	2024	2024	SHUMARD RED OAK
17	8.0	7 FT. DIA.	2024	2024	2024	CRIMSON FINE LOROPETALUM
18	8.0	7 FT. DIA.	2024	2024	2024	SHUMARD RED OAK
19	8.0	7 FT. DIA.	2024	2024	2024	CRIMSON FINE LOROPETALUM
20	8.0	7 FT. DIA.	2024	2024	2024	SHUMARD RED OAK

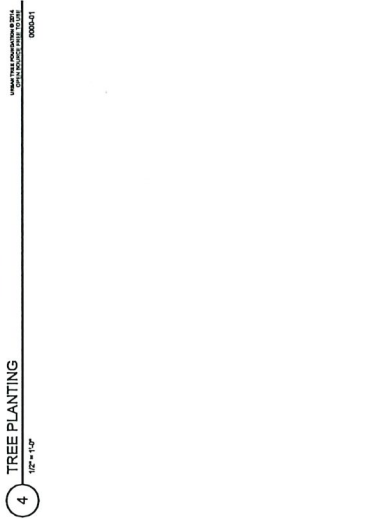
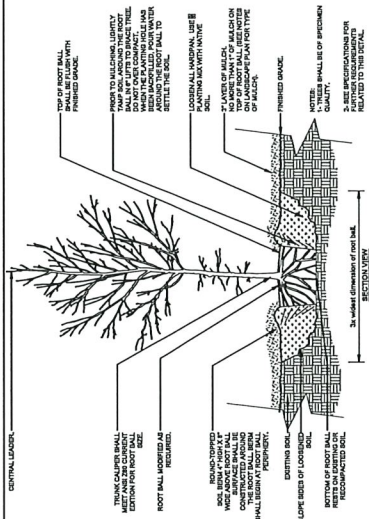
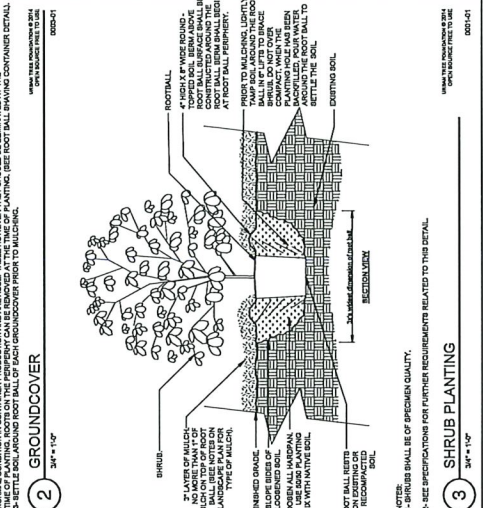
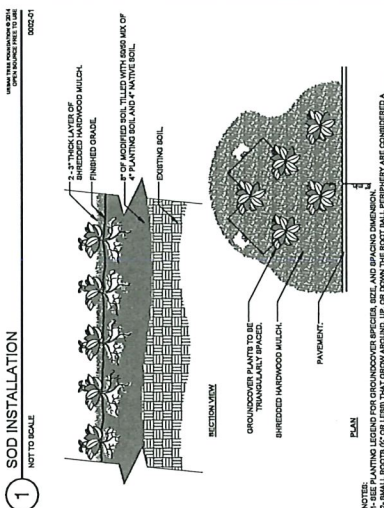
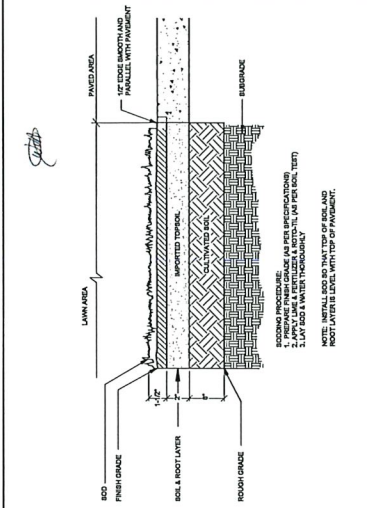
LEGEND

- 1. CRIMSON FINE LOROPETALUM
- 2. SHUMARD RED OAK
- 3. CRIMSON FINE LOROPETALUM
- 4. SHUMARD RED OAK
- 5. CRIMSON FINE LOROPETALUM
- 6. SHUMARD RED OAK
- 7. CRIMSON FINE LOROPETALUM
- 8. SHUMARD RED OAK
- 9. CRIMSON FINE LOROPETALUM
- 10. SHUMARD RED OAK
- 11. CRIMSON FINE LOROPETALUM
- 12. SHUMARD RED OAK
- 13. CRIMSON FINE LOROPETALUM
- 14. SHUMARD RED OAK
- 15. CRIMSON FINE LOROPETALUM
- 16. SHUMARD RED OAK
- 17. CRIMSON FINE LOROPETALUM
- 18. SHUMARD RED OAK
- 19. CRIMSON FINE LOROPETALUM
- 20. SHUMARD RED OAK

NOTES

1. COORDINATE LANDSCAPE WITH EROSION CONTROL PLANS.
2. QTY QUANTITY SHOWN FOR AMENITY AREA AND ENTRANCE ONLY.

GEORGIA 811
Utility Protection Center, Inc.
www.georgia811.com
Call before you dig.





InPlay Structure Layout STR-35564

CAT # STR-35564-BN

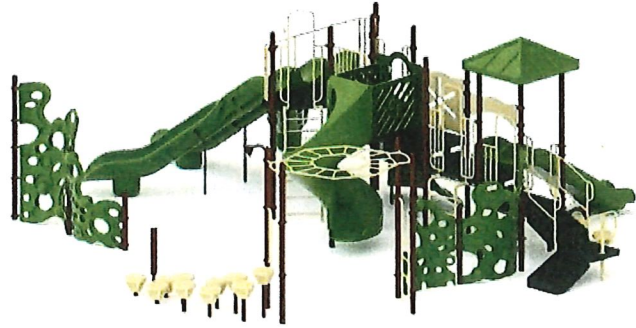
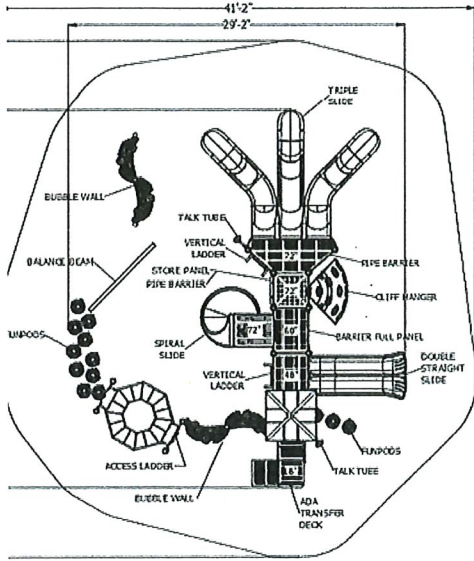
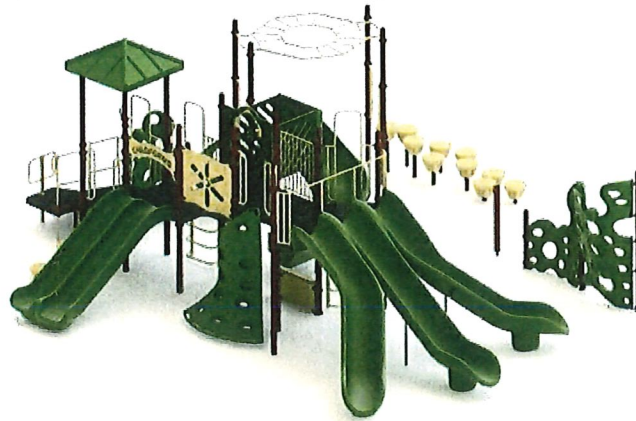
1473.0 Approximate Square Feet

Actual Size: 29'-2" x 32'-6"

Actual Use Zone: 41'-2" x 44'-6"

Age Group: 5-12 Capacity: 110

Fall Height: 7' Weight: 3,700

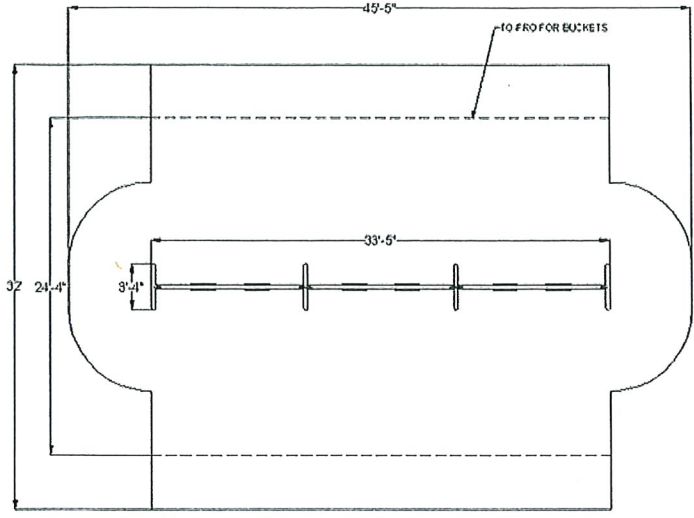




Part Number: **SWG-00043-G**
Description: **Triple Bay Arch Swing**
Materials:
Frame: Color **Green** powder coated, ϕ 3.50" OD, 14 gauge steel tubing.
Seats: 5/16" Thick x 6" x 24" Wide Neoprene strap.
OR
3/8" Thick x 9" Deep x ϕ 12" Wide Neoprene full bucket.
Chain: 5/16" welded zinc coated
Hardware: 318 Stainless Steel Truss-Head bolts and Locknuts

Dimensions:
Overall Height: 96" High
Approximate Square Feet: 1219.1 sq ft
Actual Size: 3'-4" x 33'-5"
Actual Use Zone: 32'-0" x 45'-5"
Assembled Weight: 483 lbs

Warning Zone: Overhead fall zone views are for planning purposes only. Please follow guidelines as specified by the CPSC and STM F1487



CIVIL DESIGN DRAWINGS FOR JONES CROSSING AMENITY AREA

LAND LOT 127,11TH DISTRICT
CITY OF HOGANSVILLE, GEORGIA

OWNER/DEVELOPER:
JONES CROSSING
DEVELOPMENT, LLC
270 N JEFF DAVIS DR
FAYETTEVILLE, GA 30214
PHONE: (404) 539-2124

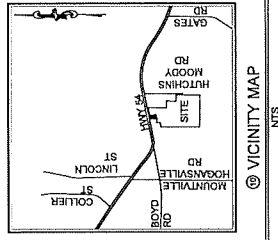
24 HOUR CONTACT:
DANIEL FIELDS
PHONE: (404) 539-2124
dfields@jonescrossing.com

SURVEYOR:
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8666

ENGINEER:
FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.,
SUITE 200
STOCKBRIDGE, GA 30281
PHONE: (770) 389-8666



COVER PAGE
FOR
JONES CROSSING
AMENITY AREA
LOCATED IN:
LAND LOT 127,11TH DISTRICT
CITY OF HOGANSVILLE, GEORGIA



Sheet Number	Sheet Title
1.0	COVER PAGE
2.0	GENERAL NOTES
2.1	EROSION CONTROL NOTES
2.2	NPPES NOTES AND ESFC CHECKLIST
3.0	EXISTING CONDITIONS
4.0	EROSION CONTROL PLAN
5.0	SITE PLAN
6.0	GRADING PLAN
7.0	EROSION CONTROL DETAILS
7.1	EROSION CONTROL DETAILS
8.0	CONSTRUCTION DETAILS

FIRM
FLOOD INSURANCE RATE MAP

NATIONAL FLOOD INSURANCE PROGRAM

TRIP COUNTY,
AND INCORPORATED AREAS

PANEL 70 OF 400

DATE MAP ISSUED FOR FIRM PANEL LAYOUT: 06/20/2011

DATE: 06/20/2011

SCALE: 1" = 100'

MAP NUMBER: 13285C0070E

EFFECTIVE DATE: JULY 3, 2012

Map to User: The Map Number shown below refers to the National Flood Insurance Program's Flood Insurance Rate Map for the area shown. The map is available for purchase from the Federal Emergency Management Agency.

FEMA FLOOD MAP
N.T.S.

FLOOD NOTE
AS SHOWN ON FLOOD INSURANCE RATE MAP FROM PANEL NUMBER 13285C0070E, THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

DEVELOPMENT DATA

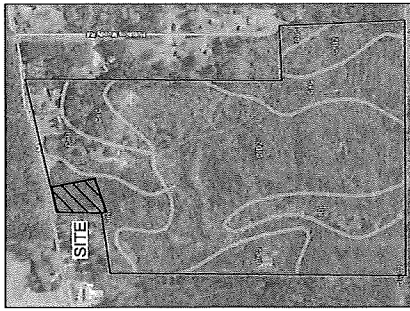
1. OWNER/DEVELOPER: JONES CROSSING DEVELOPMENT, LLC 270 N JEFF DAVIS DR FAYETTEVILLE, GA 30214 PHONE: (404) 539-2124	2. 24 HOUR CONTACT: DANIEL FIELDS PHONE: (404) 539-2124	3. EROSION CONTROL DATA THE PARCEL SHOWN HEREIN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 13285C0070E EFFECTIVE DATE JULY 3, 2012.
4. SITE LOCATION DATA THE PARCEL IS LOCATED WITHIN 200 FT. OF THE ENTRANCE OF JONES CROSSING IN THE CITY OF HOGANSVILLE, GEORGIA.	5. PROJECT ADDRESS 12711 EAST MAIN STREET STOCKBRIDGE, GA 30281	6. PROPERTY ADDRESS 12711 EAST MAIN STREET STOCKBRIDGE, GA 30281
7. SITE BOUNDARIES UNNAMED TRIBUTARY OF FLAT CREEK	8. PROJECT AREA 1.31 ACRES	9. EROSION CONTROL DATA THE PARCEL SHOWN HEREIN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 13285C0070E EFFECTIVE DATE JULY 3, 2012.
10. SITE LOCATION DATA THE PARCEL IS LOCATED WITHIN 200 FT. OF THE ENTRANCE OF JONES CROSSING IN THE CITY OF HOGANSVILLE, GEORGIA.	11. BOUNDARY SURVEY PERFORMED BY: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666 DATE: JUNE 21, 2011	12. PROJECT AREA 1.31 ACRES
13. BOUNDARY SURVEY PERFORMED BY: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666 DATE: JUNE 21, 2011	14. BOUNDARY SURVEY PERFORMED BY: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666 DATE: JUNE 21, 2011	15. BOUNDARY SURVEY PERFORMED BY: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666 DATE: JUNE 21, 2011
16. BOUNDARY SURVEY PERFORMED BY: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666 DATE: JUNE 21, 2011	17. BOUNDARY SURVEY PERFORMED BY: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666 DATE: JUNE 21, 2011	18. BOUNDARY SURVEY PERFORMED BY: FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666 DATE: JUNE 21, 2011

NOTE
THIS DRAWING IS FOR INFORMATION ONLY. ANY CHANGES TO THE DRAWING MUST BE APPROVED BY FALCON DESIGN CONSULTANTS FOR COMPLETE REVISION DESIGN.

DATE:	SCALE:	PROJECT NUMBER:	DESIGNED BY:
1/18/12	1" = 100'	13285C0070E	



SHEET NUMBER
1.0



SOILS INFORMATION:
 SOURCE: USDA WEB SOIL SURVEY
 HYDROLOGY STUDY AND BASIN MAPS:
 REFER TO HYDROLOGY STUDY FOR JONES CROSSING BY FALCON DESIGN

Map Unit Symbol	Map Unit Name	Area in Acre	Percent of Acre
CR1	Clay loam, 2 to 8"	0.3	1.4%
CR2	Clay loam, 8 to 12"	10.2	23.7%
CR3	Clay loam, 12 to 18"	3.1	6.8%
CR4	Clay loam, 18 to 24"	38.9	85.2%
CR5	Clay loam, 24 to 30"	0.0	0.0%
CR6	Clay loam, 30 to 36"	4.5	9.8%
CR7	Clay loam, 36 to 42"	48.4	108.9%

Notes for Areas of Interest:



EROSION CONTROL LEGEND

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
CA	SEEDING			Aerial seeding before or after construction starts to provide temporary erosion control on steep slopes.
CB	VEGETATION			Planting native species to stabilize slopes and provide long-term erosion control.
CC	CONSTRUCTION SCHEDULING			Limiting construction activities to periods of low rainfall to minimize soil erosion.
CD	CONSTRUCTION ROAD PROTECTION			Using straw mulch or other protective materials on construction roads to prevent erosion.
CE	VEGETATION PROTECTION			Using straw mulch or other protective materials on existing vegetation to prevent erosion.
CF	CONSTRUCTION SCHEDULING			Limiting construction activities to periods of low rainfall to minimize soil erosion.
CG	CONSTRUCTION ROAD PROTECTION			Using straw mulch or other protective materials on construction roads to prevent erosion.
CH	VEGETATION PROTECTION			Using straw mulch or other protective materials on existing vegetation to prevent erosion.
CI	CONSTRUCTION SCHEDULING			Limiting construction activities to periods of low rainfall to minimize soil erosion.
CJ	CONSTRUCTION ROAD PROTECTION			Using straw mulch or other protective materials on construction roads to prevent erosion.
CK	VEGETATION PROTECTION			Using straw mulch or other protective materials on existing vegetation to prevent erosion.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
DA	GRAZING RESTRICTIONS			Restricting livestock grazing on slopes to prevent soil erosion.
DB	VEGETATION PROTECTION			Using straw mulch or other protective materials on existing vegetation to prevent erosion.
DC	CONSTRUCTION SCHEDULING			Limiting construction activities to periods of low rainfall to minimize soil erosion.
DD	CONSTRUCTION ROAD PROTECTION			Using straw mulch or other protective materials on construction roads to prevent erosion.
DE	VEGETATION PROTECTION			Using straw mulch or other protective materials on existing vegetation to prevent erosion.
DF	CONSTRUCTION SCHEDULING			Limiting construction activities to periods of low rainfall to minimize soil erosion.
DG	CONSTRUCTION ROAD PROTECTION			Using straw mulch or other protective materials on construction roads to prevent erosion.
DH	VEGETATION PROTECTION			Using straw mulch or other protective materials on existing vegetation to prevent erosion.
DI	CONSTRUCTION SCHEDULING			Limiting construction activities to periods of low rainfall to minimize soil erosion.
DJ	CONSTRUCTION ROAD PROTECTION			Using straw mulch or other protective materials on construction roads to prevent erosion.
DK	VEGETATION PROTECTION			Using straw mulch or other protective materials on existing vegetation to prevent erosion.

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
EA	GRAZING RESTRICTIONS			Restricting livestock grazing on slopes to prevent soil erosion.
EB	VEGETATION PROTECTION			Using straw mulch or other protective materials on existing vegetation to prevent erosion.
EC	CONSTRUCTION SCHEDULING			Limiting construction activities to periods of low rainfall to minimize soil erosion.
ED	CONSTRUCTION ROAD PROTECTION			Using straw mulch or other protective materials on construction roads to prevent erosion.
EE	VEGETATION PROTECTION			Using straw mulch or other protective materials on existing vegetation to prevent erosion.
EF	CONSTRUCTION SCHEDULING			Limiting construction activities to periods of low rainfall to minimize soil erosion.
EG	CONSTRUCTION ROAD PROTECTION			Using straw mulch or other protective materials on construction roads to prevent erosion.
EH	VEGETATION PROTECTION			Using straw mulch or other protective materials on existing vegetation to prevent erosion.
EI	CONSTRUCTION SCHEDULING			Limiting construction activities to periods of low rainfall to minimize soil erosion.
EJ	CONSTRUCTION ROAD PROTECTION			Using straw mulch or other protective materials on construction roads to prevent erosion.
EK	VEGETATION PROTECTION			Using straw mulch or other protective materials on existing vegetation to prevent erosion.

CONSTRUCTION ACTIVITY SCHEDULE

PHASE	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH	MONTH
INITIAL PHASE									
FINAL PHASE									

CONSTRUCTION REQUIREMENTS (ON-SITE)

REQUIRED STORAGE: 47,140 CY
 AVAILABLE STORAGE: 47,140 CY
 TOTAL SILT STORAGE PROVIDED: 47,140 CY

ADDITIONAL STORAGE PROVIDED BY DOWNSTREAM STORM WATER MANAGEMENT

ADDITIONAL STORAGE PROVIDED BY DOWNSTREAM STORM WATER MANAGEMENT: 0 CY
 TOTAL STORAGE PROVIDED: 47,140 CY

NOTE: ADDITIONAL STORAGE PROVIDED BY DOWNSTREAM STORM WATER MANAGEMENT IS BASED ON THE ASSUMPTION THAT THE DOWNSTREAM SUBDIVISION WILL MAINTAIN THE EXISTING STORM WATER CONTROL AND TREE PROTECTION MEASURES.

CITY OF HOANSVILLE, GEORGIA
 LAND LOT 17, 11TH DISTRICT
JONES CROSSING
 AMENITY AREA
 LOCATED IN:
EROSION CONTROL NOTES

FALCON DESIGN CONSULTANTS
 CONSULTING ENGINEERS AND ARCHITECTS
 1000 W. MAIN ST., SUITE 100
 HOANSVILLE, GA 30143
 (770) 962-4400
 WWW.FALCONDESIGNCONSULTANTS.COM

CITY ENGINEER
 NAME: _____
 TITLE: _____
 DATE: _____

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: _____

DATE: _____

SHEET NUMBER: 2.1

CITY OF HOANSVILLE, GEORGIA
 LAND LOT 17, 11TH DISTRICT
JONES CROSSING
 AMENITY AREA
 LOCATED IN:
EROSION CONTROL NOTES

FALCON DESIGN CONSULTANTS
 CONSULTING ENGINEERS AND ARCHITECTS
 1000 W. MAIN ST., SUITE 100
 HOANSVILLE, GA 30143
 (770) 962-4400
 WWW.FALCONDESIGNCONSULTANTS.COM

CITY ENGINEER
 NAME: _____
 TITLE: _____
 DATE: _____

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: _____

DATE: _____

SHEET NUMBER: 2.1

CIVIL ENGINEERING
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING

FALCON DESIGN CONSULTANTS
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: 404.525.8800
 Fax: 404.525.8801
 Website: www.falcondesign.com

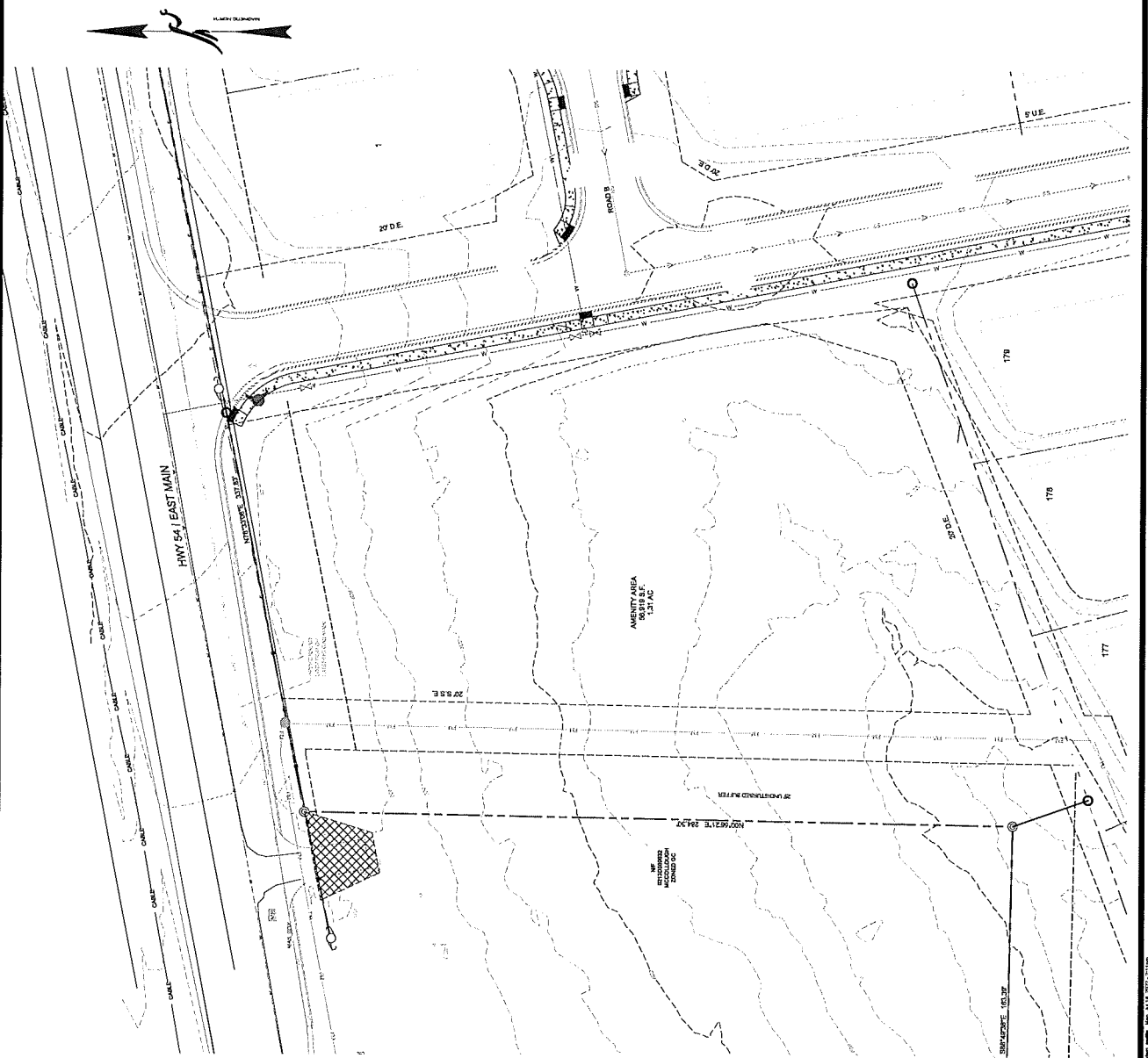
EXISTING CONDITIONS
 FOR
JONES CROSSING
 AMENITY AREA
 LOCATED IN:
 LAND LOT 127, 11TH DISTRICT
 CITY OF HOGANSVILLE, GEORGIA

DATE: _____
 REVISIONS: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

DATE: 1/11/2022
 PROJECT NUMBER: 2101011
 DRAWN BY: DANA
 REVIEWED BY:
 PROJECTED BY:


SHEET NUMBER
3.0

PROPOSED	EXISTING
RIGHT-OF-WAY	DNV
BOUNDARY LINE	
PROPERTY LINE	
WATER UTILITY	
SEWER UTILITY	
RAILROAD	
BUILDING	
SIDEWALK	
FENCE	
FIRE HYDRANT	
WATER VALVE	
WATER METER	
WEIR INLET	
WATER MAIN	
SEWER MAIN	
SEWER PIPE	
STORM PIPE	
WATER MAIN	
CONTOUR (MAJOR)	
CONTOUR (MINOR)	
DRAINAGE BASIN LINE	



PROJECT: Jones Crossing Amenity Area, 127th District, City of Hogansville, Georgia. Date: 1/11/2022.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND MANAGEMENT
PLANNING



FALCON DESIGN CONSULTANTS

1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
Phone: (404) 525-1100
Fax: (404) 525-1101
www.falcondesign.com


EROSION CONTROL PLAN
FOR
JONES CROSSING
AMENITY AREA
LOCATED IN:
LAND LOT 127, 11TH DISTRICT
CITY OF HOANGSVILLE, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

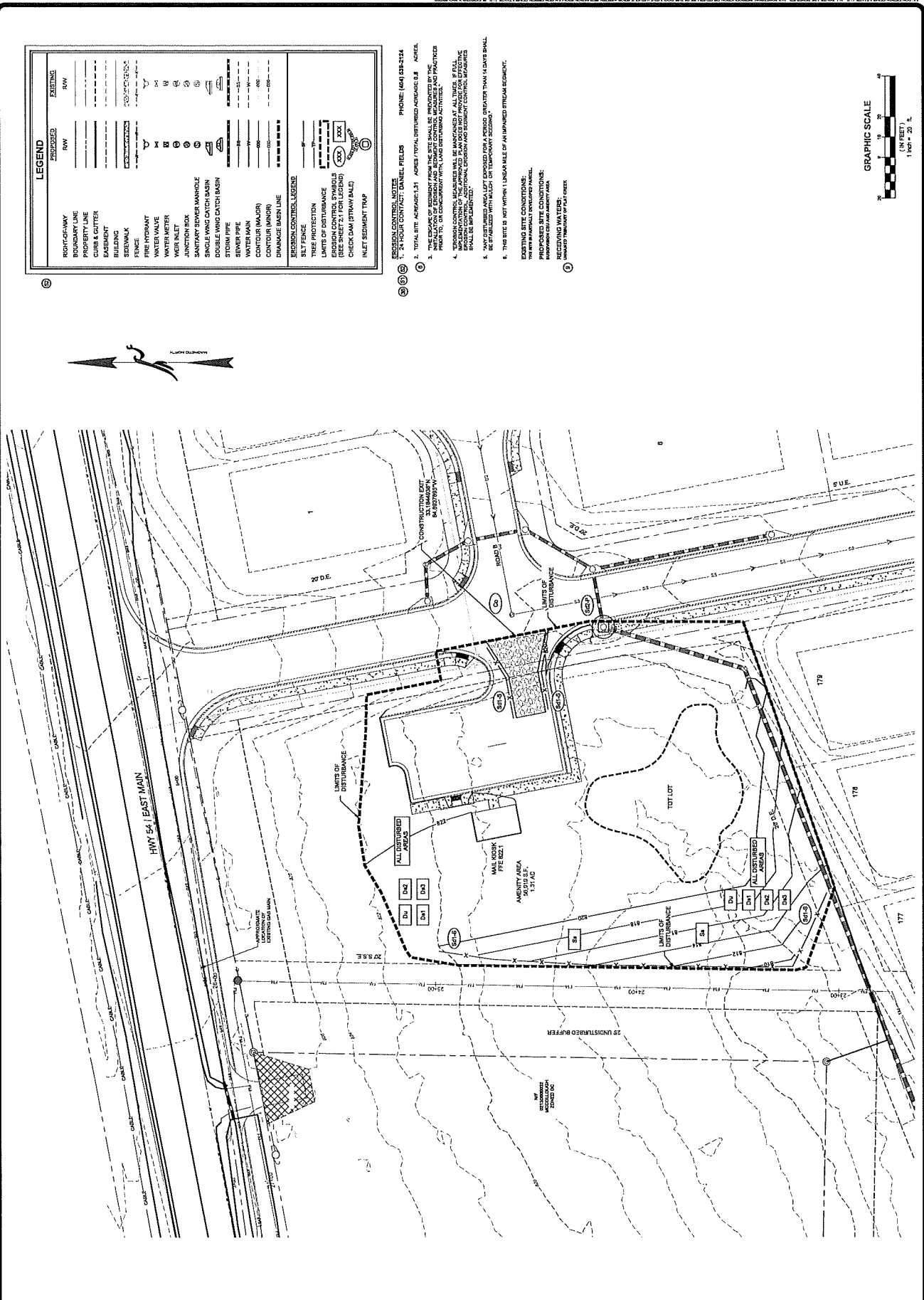
DATE: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____
PROJECT NO.: _____
SHEET NO.: _____

SEAL



DANIEL FIELDS
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
STATE OF GEORGIA

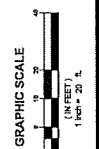
SHEET NUMBER
4.0



LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
PROPERTY LINE	PROPERTY LINE
CURB & GUTTER	CURB & GUTTER
EXHIBIT	EXHIBIT
BUILDING	BUILDING
SEWER	SEWER
WATER	WATER
WATER METER	WATER METER
WATER VALVE	WATER VALVE
WATER INLET	WATER INLET
JUNCTION BOX	JUNCTION BOX
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
SINGLE WING CATCH BASIN	SINGLE WING CATCH BASIN
DOUBLE WING CATCH BASIN	DOUBLE WING CATCH BASIN
STORM PIPE	STORM PIPE
STORM MANHOLE	STORM MANHOLE
WATER MARK	WATER MARK
CONTOUR (MAJOR)	CONTOUR (MAJOR)
CONTOUR (MINOR)	CONTOUR (MINOR)
DRAINAGE BASIN LINE	DRAINAGE BASIN LINE
EROSION CONTROL LEGEND	EROSION CONTROL LEGEND
SILT FENCE	SILT FENCE
TREE PROTECTION	TREE PROTECTION
LIMITS OF DISTURBANCE	LIMITS OF DISTURBANCE
EROSION CONTROL SYMBOLS (SEE PART 2 FOR LEGEND)	EROSION CONTROL SYMBOLS (SEE PART 2 FOR LEGEND)
CHINA BARS (STRAIN BARS)	CHINA BARS (STRAIN BARS)
INLET SEDIMENT TRAP	INLET SEDIMENT TRAP

- EROSION CONTROL NOTES**
1. 24 HOUR CONTACT: DANIEL FIELDS PHONE: (404) 525-1100
 2. TOTAL SITE APPROXIMATELY 1.31 ACRES / TOTAL DISTURBED AREA IS 0.8 ACRES.
 3. THE LOCATION OF SEDIMENT FROM THE SITE SHALL BE PROTECTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES AS SHOWN ON THIS PLAN.
 4. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF ALL TYPICAL SITES AND DETERMINED THAT THE APPROVED PLAN DOES NOT PROVIDE FOR EXISTING CONDITIONS THAT WOULD REQUIRE EROSION AND SEDIMENT CONTROL MEASURES TO BE IMPLEMENTED.
 5. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
 6. THIS SITE IS NOT WITHIN 1 LINEAR MILE OF AN UNPAVED STREAM SEGMENT.
- EXISTING SITE CONDITIONS:**
THE SITE SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- PROPOSED SITE CONDITIONS:**
THE SITE SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.



DATE: 10/15/2024
DRAWN BY: DANIEL FIELDS
CHECKED BY: DANIEL FIELDS
SCALE: AS SHOWN
PROJECT NO.: JCS-2024-001
SHEET NO.: 4.0

CITY OF HOAGSVILLE
 COMMUNITY DEVELOPMENT
 MANAGEMENT
 ARCHITECT

**LAND DEVELOPMENT
 ARCHITECT**

**FALCON DESIGN
 CONSULTANTS**
 ARCHITECTS
 1200 19TH AVENUE
 SUITE 100
 HOAGSVILLE, GA 30423
 770.430.1000
 www.falcondesign.com

GRADING PLAN
 FOR
JONES CROSSING
 AMENITY AREA
 LOCATED IN:
 LAND LOT 127, 11TH DISTRICT
 CITY OF HOAGSVILLE, GEORGIA

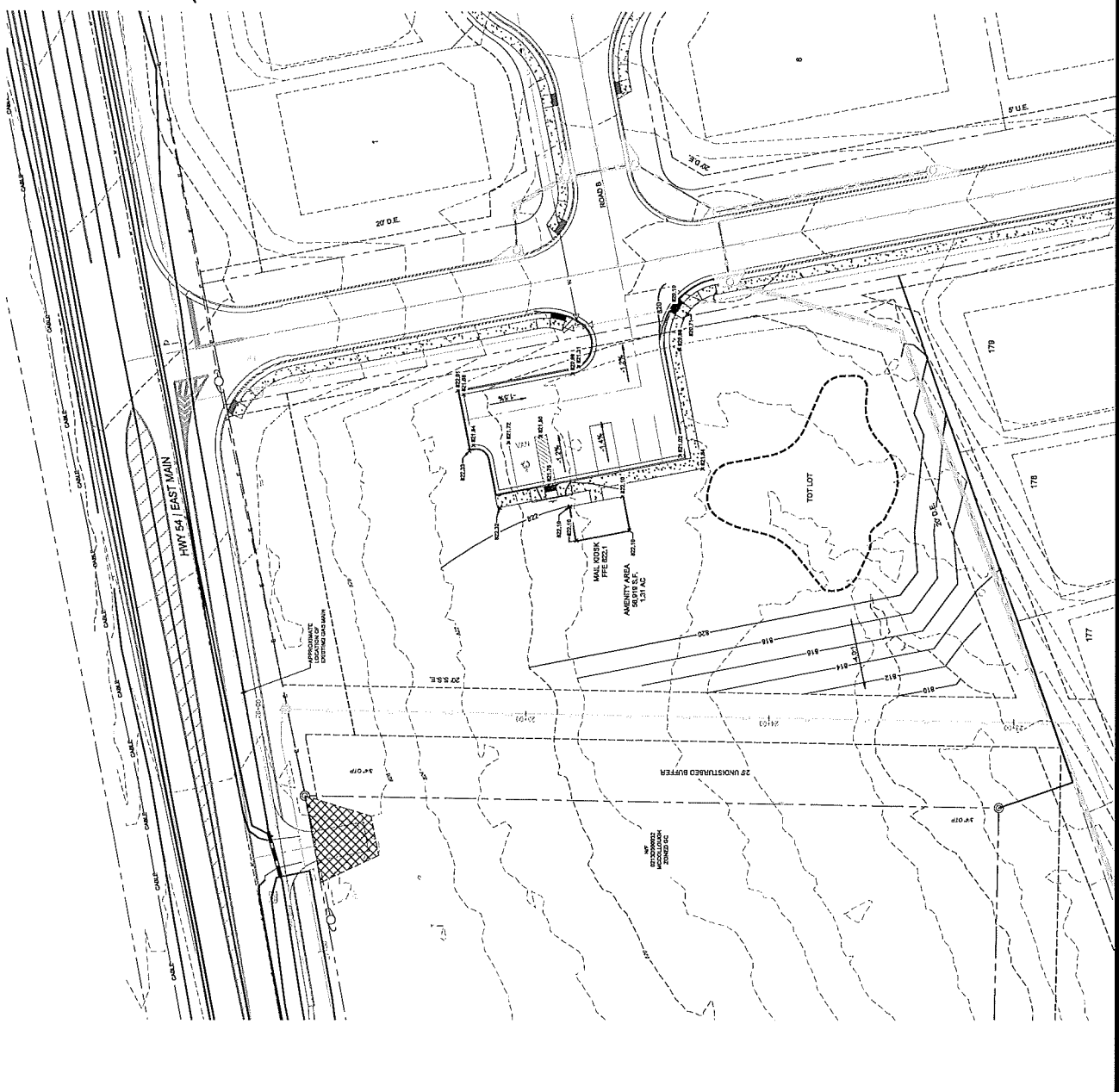
DATE	DESCRIPTION

TITLE	GRADING
SCALE	1" = 20'
PROJ. NUMBER	210-011
DRAWN BY	DM
CHECKED BY	DM
DATE	11/19/23




SHEET NUMBER
 6.0

LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	PROPOSED
[Symbol]	EXISTING
[Symbol]	UNDISTURBED BUFFER
[Symbol]	PROPOSED CURB
[Symbol]	PROPOSED DRIVE
[Symbol]	PROPOSED DRIVEWAY
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED WALKWAY
[Symbol]	PROPOSED BIKEWAY
[Symbol]	PROPOSED BIKEWAY MARKING
[Symbol]	PROPOSED BIKEWAY SIGNAGE
[Symbol]	PROPOSED BIKEWAY LIGHTING
[Symbol]	PROPOSED BIKEWAY SEATING
[Symbol]	PROPOSED BIKEWAY STORAGE
[Symbol]	PROPOSED BIKEWAY REPAIR STATION
[Symbol]	PROPOSED BIKEWAY MAINTENANCE
[Symbol]	PROPOSED BIKEWAY CLOSURE
[Symbol]	PROPOSED BIKEWAY DIVERSION
[Symbol]	PROPOSED BIKEWAY DIVERSION SIGNAGE
[Symbol]	PROPOSED BIKEWAY DIVERSION LIGHTING
[Symbol]	PROPOSED BIKEWAY DIVERSION SEATING
[Symbol]	PROPOSED BIKEWAY DIVERSION STORAGE
[Symbol]	PROPOSED BIKEWAY DIVERSION REPAIR STATION
[Symbol]	PROPOSED BIKEWAY DIVERSION MAINTENANCE
[Symbol]	PROPOSED BIKEWAY DIVERSION CLOSURE
[Symbol]	PROPOSED BIKEWAY DIVERSION DIVERSION
[Symbol]	PROPOSED BIKEWAY DIVERSION DIVERSION SIGNAGE
[Symbol]	PROPOSED BIKEWAY DIVERSION DIVERSION LIGHTING
[Symbol]	PROPOSED BIKEWAY DIVERSION DIVERSION SEATING
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[Symbol]	PROPOSED BIKEWAY DIVERSION DIVERSION MAINTENANCE
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[Symbol]	PROPOSED BIKEWAY DIVERSION DIVERSION DIVERSION DIVERSION



CONSTRUCTION MANAGEMENT



FALCON DESIGN CONSULTANTS

1500 W. WASHINGTON AVENUE
SUITE 200
HOUSTON, TEXAS 77056
713-344-2222
www.falcondesign.com

EROSION CONTROL DETAILS

FOR
JONES CROSSING

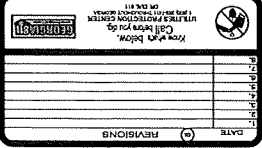
LOCATED IN:
AMENITY AREA

CITY OF HOANSVILLE, GEORGIA

LAND LOT 127, 11TH DISTRICT

LAND AND SITE PLAN NO. 2011-00451-SUB A

PERMITS CROSS-SECTION



1. EROSION CONTROL MAT (ECM) OR GEOTEXTILE WITH MULCH AND TURF GRASS (SLOPE 1:1)

2. EROSION CONTROL MAT (ECM) OR GEOTEXTILE WITH MULCH AND TURF GRASS (SLOPE 1:1)

3. EROSION CONTROL MAT (ECM) OR GEOTEXTILE WITH MULCH AND TURF GRASS (SLOPE 1:1)

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNER'S RESPONSIBILITY

THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND THE CONSTRUCTION OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

DATE: _____

DESIGNER: _____

Dust Control on Disturbed Areas

MEASUREMENT: This is performed daily at 8 AM, 12 PM, 4 PM, and 8 PM. The area to be measured is the surface of the site. The measurement shall be taken in the center of the site. The measurement shall be taken in the center of the site. The measurement shall be taken in the center of the site.

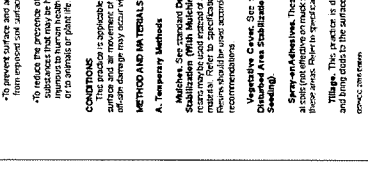
BARRIERS: Solid board fences, windbreaks, subsoil chiseling, tilling, and other methods shall be used to reduce dust. The barriers shall be placed in a manner that will not impede access to the site. The barriers shall be placed in a manner that will not impede access to the site. The barriers shall be placed in a manner that will not impede access to the site.

METHODS AND MATERIALS:

- Temporary Methods:** These are used on areas that are to be stabilized in the future. They include straw, mulch, and other materials.
- Permanent Methods:** These are used on areas that are to be stabilized permanently. They include vegetation, concrete, and other materials.

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

BLANKET AND MATTING CROSS-SECTIONS



1. EROSION CONTROL MAT (ECM) OR GEOTEXTILE WITH MULCH AND TURF GRASS (SLOPE 1:1)

2. EROSION CONTROL MAT (ECM) OR GEOTEXTILE WITH MULCH AND TURF GRASS (SLOPE 1:1)

3. EROSION CONTROL MAT (ECM) OR GEOTEXTILE WITH MULCH AND TURF GRASS (SLOPE 1:1)

APPROVED BY: _____

DATE: _____

SPECIES	BREASTER CLASS	PLANTING DATES	PLANTING DATES												REMARKS	
			1	2	3	4	5	6	7	8	9	10	11	12		
ALYSSUM	40 mm	15														
...

SPECIES	BREASTER CLASS	PLANTING DATES	PLANTING DATES												REMARKS	
			1	2	3	4	5	6	7	8	9	10	11	12		
ALYSSUM	40 mm	15														
...

DUST CONTROL REQUISITES FOR ROAD	
TYPED MATERIALS	REQUIREMENTS
COMMON	M, P, C
...	...

DUST CONTROL REQUISITES FOR ROAD	
TYPED MATERIALS	REQUIREMENTS
COMMON	M, P, C
...	...

CONSTRUCTION EIT

The contractor shall be responsible for the construction of the project. The contractor shall be responsible for the construction of the project. The contractor shall be responsible for the construction of the project.

DUST CONTROL REQUISITES FOR ROAD	
TYPED MATERIALS	REQUIREMENTS
COMMON	M, P, C
...	...

DUST CONTROL REQUISITES FOR ROAD	
TYPED MATERIALS	REQUIREMENTS
COMMON	M, P, C
...	...

DUST CONTROL REQUISITES FOR ROAD	
TYPED MATERIALS	REQUIREMENTS
COMMON	M, P, C
...	...

The contractor shall be responsible for the construction of the project. The contractor shall be responsible for the construction of the project. The contractor shall be responsible for the construction of the project.

DUST CONTROL REQUISITES FOR ROAD	
TYPED MATERIALS	REQUIREMENTS
COMMON	M, P, C
...	...

CIVIL ENGINEERING
 ENVIRONMENTAL ENGINEERING
 SURVEYING & MAPPING
 LAND PLANNING
FALCON DESIGN CONSULTANTS
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: (404) 525-8800
 Fax: (404) 525-8801
 Website: www.falcondesign.com

EROSION CONTROL DETAILS
 FOR
JONES CROSSING
 AMENITY AREA
 LOCATED IN:
 LAND LOT 127, 11TH DISTRICT
 CITY OF HOGANSVILLE, GEORGIA

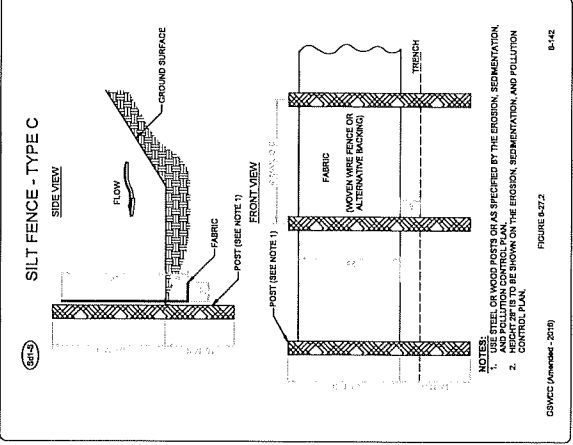
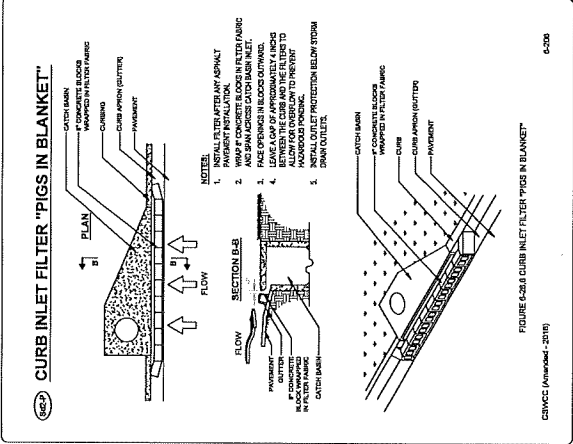
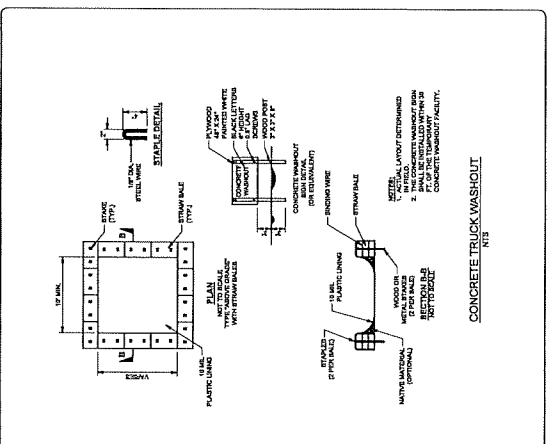
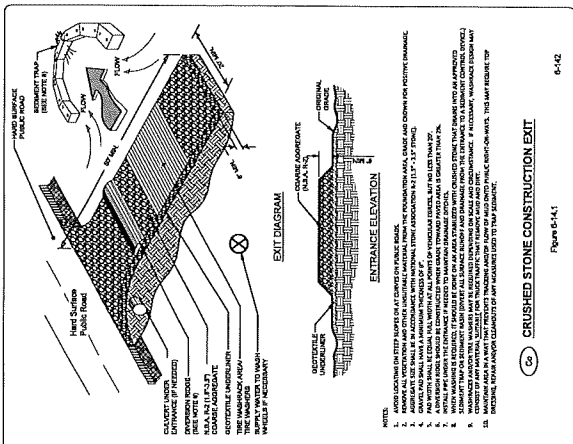
NO.	DATE	REVISIONS

Keep it Below
 UTAH'S PROTECTION CENTER
 5000 S. 2000 E. SUITE 100
 SALT LAKE CITY, UT 84143
 TEL: 801-487-0000 FAX: 801-487-0001

DATE: 7/1/02
 PROJECT NUMBER: 210-011
 DRAWING NO.: 10A1
 REVISIONS: 1
 DESIGNED BY: []
 CHECKED BY: []
 APPROVED BY: []

CIVIL
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: (404) 525-8800
 Fax: (404) 525-8801
 Website: www.falcondesign.com

SHEET NUMBER
7.1





FALCON DESIGN CONSULTANTS
ARCHITECTURAL & CIVIL ENGINEERING
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
Tel: 404.525.8800
Fax: 404.525.8801
www.falcondesign.com

CONSTRUCTION DETAILS
FOR
JONES CROSSING
AMENITY AREA
LOCATED IN:
LAND LOT 127, 11TH DISTRICT
CITY OF HOANSVILLE, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

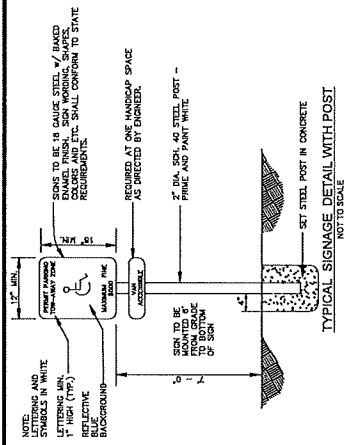
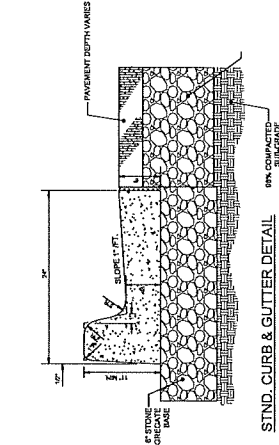
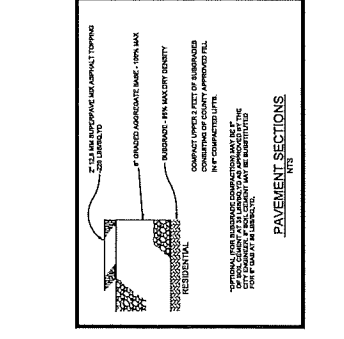
PROJECT INFORMATION

DATE	
SCALE	
PROJECT NUMBER	
DRAWN BY	
CHECKED BY	

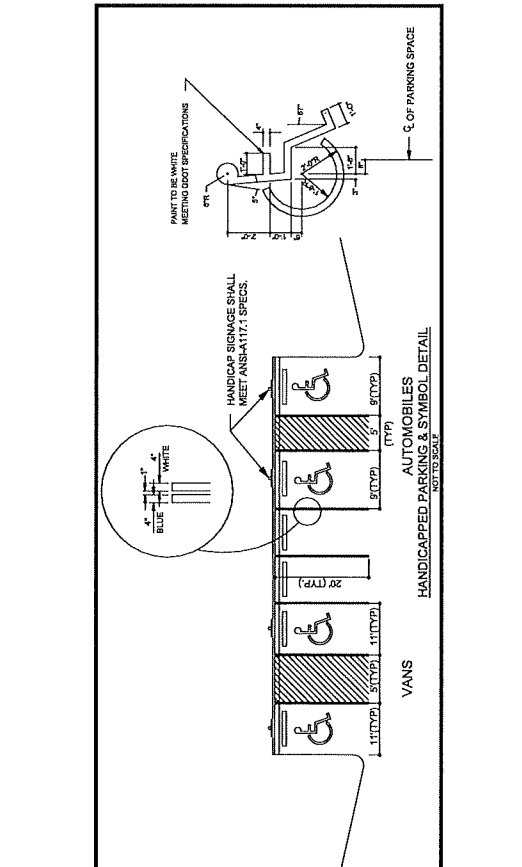
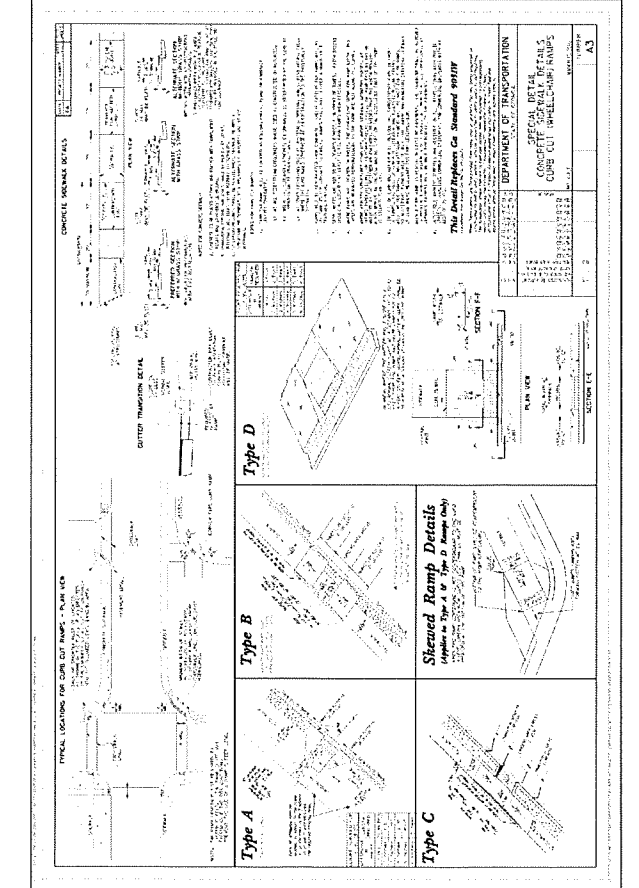
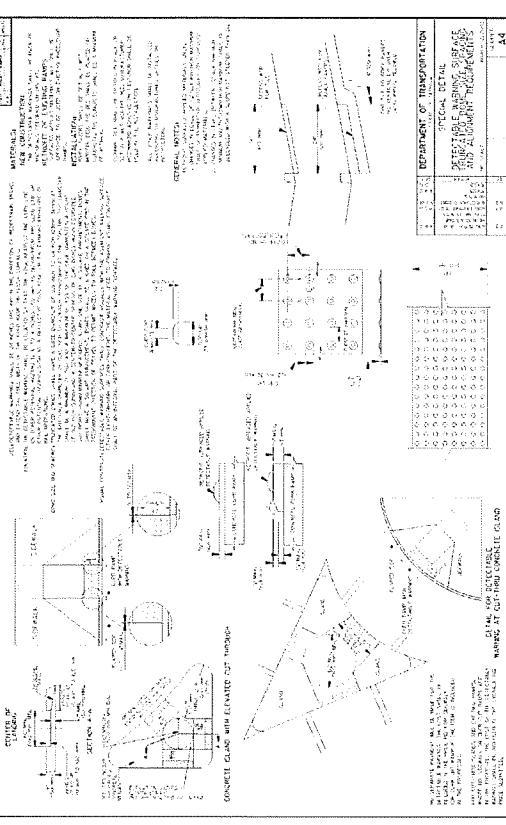
CONTRACT INFORMATION

CONTRACT NO.	
CONTRACT DATE	
CONTRACT DESCRIPTION	

SHEET NUMBER
8.0



- NOTE:**
1. CURB AND INTERSECTIONS.
 2. STRUCTURES & CURB RETAINING.
 3. MATERIALS TO BE USED AS APPROVED BY THE ENGINEER.
 4. CONCRETE FINISH SHALL BE SMOOTH JOINTS - 45°.
 5. CONCRETE FINISH SHALL BE SMOOTH - 2" FINISH.
 6. OTHER CURB & GUTTER SECTIONS WILL BE EVALUATED AS APPROPRIATE BY THE CITY ENGINEER.



CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5



City Manager - Open
Lisa Kelly, Interim City Manager
Alex Dixon, City Attorney

111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: December 19, 2022

SUBMITTED BY: Lynne Miller

AGENDA TITLE: Royal Theater – Lead-Based Paint Screening & O&M Plan

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

Before the City can hire a general contractor for the Royal Theater renovation, our EDA grant requires that we test for lead-based paint and provide a Lead-Based Paint Operations and Maintenance Plan if any LBP is found. The City recently obtained quotes from 3 qualified environmental consultants for this task. The three quotes were:

- 1) Willmer Engineering, Atlanta GA: \$13,000 for the testing and an additional \$4,100 for the O&M Plan.
- 2) Environmental Associates, Roswell GA, as sub to Southeast Environmental Services Inc: \$5,445 for testing and plan.
- 3) Paragon Industrial LLP, Opelika AL: \$115 per test, with no reference to number of tests nor O&M Plan.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

This work will be funded by existing Royal Theater grants.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends that the City engage Environmental Associates of Roswell GA to perform the required lead-based paint testing and provide the required Lead-Based Paint Operations and Maintenance, for a sum not to exceed \$5,445, working with Southeast Environmental Services Inc.

Lynne Miller

From: Tom Wasson <tom.wasson@sesi.net>
Sent: Monday, December 12, 2022 9:24 AM
To: Lynne Miller
Cc: Arielle Schlesinger; Nicole Kondos; Fabricio Cardoza (saltarin1967@yahoo.com)
Subject: FW: Royal Theater Hogansville-LBP Proposal Attached
Attachments: LBP-RoyalTheater-001.pdf

Importance: High

Good Morning,

We received this proposal over the weekend we will add 10% or \$495.00

The total Proposal will be \$ 5445.00

Tom Wasson
SESI
770 616 6835

From: jeff giles <gilesjeff@live.com>
Sent: Sunday, December 11, 2022 7:29 AM
To: Tom Wasson <tom.wasson@sesi.net>; Nicole Kondos <nicole.kondos@sesi.net>
Subject: Royal Theater Hogansville-LBP Proposal Attached
Importance: High

Hey Tom,

See attached proposal. Let us know when we can start.

Thanks!
Jeff

Environmental Associates, Inc.

270 Hollyridge Drive
Roswell GA, 30076
678-831-0146

Tom Wasson
Southern Environmental Services
105 Triad Court, Suite 12
Marietta, GA 30062

December 10, 2022

REF: Lead-Based Paint (LBP) Screening/O&M Plan
SUBJECT SITE: Royal Theater 400 E Main St, Hogansville, GA 30230

Dear Tom,

Environmental Associates, (EAI) would like to thank you for the opportunity to submit a proposal in regards to the LBP screening and Operations & Maintenance (O&M) plan at the above-mentioned site.

EAI will complete the field work utilizing a XRF paint analyzer, bulk paint chips will be collected on as needed basis.

XRF Lead inspection \$ 2,900.00
(2 days of field work, access would need to be provided for any coatings over 15 Ft. high)

*In the event the XRF reads none detected (ND), bulk paint chips will need to be collected and analyzed at a 3rd party laboratory.

Bulk Paint Chip Analysis \$ 450.00
(Estimated 10 paint chip samples collect)

O&M Plan \$ 1,600.00

TOTAL COST ESTIMATE \$ 4,950.00

A final report of our findings for the subject site will be submitted within 7 days after the initial field work is completed. All services related to this project will be performed in compliance with all applicable Federal, State and Local regulations and codes.

If you have any questions concerning this proposal or any other matter in which we may be of assistance, please feel free to contact me directly at (770) 891-0484.

Respectfully,



Jeff Giles
Senior Industrial Hygienist
770-891-0484
gilesjeff@live.com

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5



City Manager - Open
Lisa Kelly, Interim City Manager
Alex Dixon, City Attorney

111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: December 19, 2022

SUBMITTED BY: Lynne Miller

AGENDA TITLE: Royal Theater – Dunwody-Beeland Design Services Contract

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

Attached is Dunwody-Beeland's proposed contract to provide design services for the Royal Theater restoration. Dunwody-Beeland's proposed fee is \$140,000, based on a \$2 million construction budget (5% of construction cost for design, and 2% of construction cost for construction administration). \$140,000 is in line with the firm's original proposal to the City in October 2021. If we are successful in securing additional funds, then DB's fee would be adjusted accordingly, always limited to 7% of construction cost. The firm has worked closely and satisfactorily with us so far.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

This contract will be funded by existing Royal Theater grants and SPLOST.

STAFF RECOMMENDATION (Include possible options for consideration)

Approve Dunwody-Beeland's contract, not to exceed 7% of Royal Theater construction costs.



AIA® Document B102™ – 2007

Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect's Services

AGREEMENT made as of the 12th day of December
in the year 2022
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

City of Hogansville
111 High Street
Hogansville, Georgia 30230

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

and the Architect:
(Name, legal status, address and other information)

Dunwoody/Beeland, Architects, Inc.
300 Mulberry Street, Suite 604
Macon, GA 31201

for the following Project:
(Name, location and detailed description)

Remediation and Remodeling of the HistorRoyal Theater in Downtown Hogansville

Existing 7,300 square foot building

The Owner and Architect agree as follows.

Init.

TABLE OF ARTICLES

1	ARCHITECT'S RESPONSIBILITIES
2	OWNER'S RESPONSIBILITIES
3	COPYRIGHTS AND LICENSES
4	CLAIMS AND DISPUTES
5	TERMINATION OR SUSPENSION
6	COMPENSATION
7	MISCELLANEOUS PROVISIONS
8	SPECIAL TERMS AND CONDITIONS
9	SCOPE OF THE AGREEMENT

ARTICLE 1 ARCHITECT'S RESPONSIBILITIES

§ 1.1 The Architect shall provide the following professional services:

(Describe the scope of the Architect's services or identify an exhibit or scope of services document setting forth the Architect's services and incorporated into this document in Section 9.2)

SEE EXHIBIT 1

§ 1.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 1.3 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 1.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 1.5 The Architect shall maintain the following insurance for the duration of this Agreement. If any of the requirements set forth below exceed the types and limits the Architect normally maintains, the Owner shall reimburse the Architect for any additional cost:

(Identify types and limits of insurance coverage, and other insurance requirements applicable to the Agreement, if any.)

.1 General Liability
\$1,000,000.00

.2 Automobile Liability
\$1,000,000.00

.3 Workers' Compensation
\$1,000,000.00

.4 Professional Liability
\$1,000,000.00

ARTICLE 2 OWNER'S RESPONSIBILITIES

§ 2.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, schedule, constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements. Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of or enforce lien rights.

§ 2.2 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 2.3 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of consulting services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants maintain professional liability insurance as appropriate to the services provided.

§ 2.4 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 2.5 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

ARTICLE 3 COPYRIGHTS AND LICENSES

§ 3.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project. If the Owner and Architect intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

§ 3.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 3.3 Upon execution of this Agreement, the Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for the Project, provided that the Owner substantially performs its obligations, including prompt payment of all sums when due, under this Agreement. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and material or equipment

Init.

suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Sections 5.3 and 5.4, the license granted in this Section 3.3 shall terminate.

§ 3.3.1 In the event the Owner uses the Instruments of Service without retaining the author of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 3.3.1.

§ 3.4 Except for the licenses granted in this Article 3, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

ARTICLE 4 CLAIMS AND DISPUTES

§ 4.1 General

§ 4.1.1 The Owner and Architect shall commence all claims and causes of action, whether in contract, tort, or otherwise, against the other arising out of or related to this Agreement in accordance with the requirements of the method of binding dispute resolution selected in this Agreement within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 4.1.1.

§ 4.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201™-2007, General Conditions of the Contract for Construction, if applicable. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.

§ 4.1.3 The Architect and Owner waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 5.7.

§ 4.2 Mediation

§ 4.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 4.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this Section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 4.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 4.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 4.2, the method of binding dispute resolution shall be the following:

(Check the appropriate box. If the Owner and Architect do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.)

- Arbitration pursuant to Section 4.3 of this Agreement
- Litigation in a court of competent jurisdiction
- Other: *(Specify)*

§ 4.3 Arbitration

§ 4.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration, which unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of this Agreement. A demand for arbitration shall be made in writing, delivered to the other party to this Agreement, and filed with the person or entity administering the arbitration.

§ 4.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 4.3.2 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 4.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 4.3.4 Consolidation Or Joinder

§ 4.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 4.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 4.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 4.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

ARTICLE 5 TERMINATION OR SUSPENSION

§ 5.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Architect shall be paid all sums due prior to suspension and any expenses incurred in the

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interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 5.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 5.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 5.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 5.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 5.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due and all Termination Expenses as defined in Section 5.7.

§ 5.7 Termination Expenses are in addition to compensation for the Architect's services and include expenses directly attributable to termination for which the Architect is not otherwise compensated, plus an amount for the Architect's anticipated profit on the value of the services not performed by the Architect.

§ 5.8 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 3 and Section 6.3.

ARTICLE 6 COMPENSATION

§ 6.1 The Owner shall compensate the Architect for services described in Section 1.1 as set forth below, or in the attached exhibit or scope document incorporated into this Agreement in Section 9.2.

(Insert amount of, or basis for, compensation or indicate the exhibit or scope document in which compensation is provided for.)

A fee of 5% of construction cost for Architectural and Engineering drawings and 2% for Construction Administration and paid as follows:

Preliminary Plans	35%
Construction Documents	45%
Bidding	5%
Construction Administration	25%

§ 6.2.1 Reimbursable Expenses are in addition to compensation for the Architect's professional services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

- .1 Transportation and authorized out-of-town travel and subsistence;
- .2 Long distance services, dedicated data and communication services, teleconferences, Project Web sites, and extranets;
- .3 Fees paid for securing approval of authorities having jurisdiction over the Project;
- .4 Printing, reproductions, plots, standard form documents;
- .5 Postage, handling and delivery;
- .6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
- .7 Renderings, models, mock-ups, professional photography, and presentation materials requested by the Owner;
- .8 Architect's Consultant's expense of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits if the Owner requests such insurance in excess of that normally carried by the Architect's consultants;
- .9 All taxes levied on professional services and on reimbursable expenses;
- .10 Site office expenses; and
- .11 Other similar Project-related expenditures.

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§ 6.2.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus an administrative fee of Zero percent (0 %) of the expenses incurred.

§ 6.3 Compensation for Use of Architect's Instruments of Service

If the Owner terminates the Architect for its convenience under Section 5.5, or the Architect terminates this Agreement under Section 5.3, the Owner shall pay a licensing fee as compensation for the Owner's continued use of the Architect's Instruments of Service solely for purposes of the Project as follows:

N/A

§ 6.4 Payments to the Architect

§ 6.4.1 An initial payment of

(\$ 0) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 6.4.2 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid Thirty (60) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

N/A

§ 6.4.3 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 6.4.4 Records of Reimbursable Expenses and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 7 MISCELLANEOUS PROVISIONS

§ 7.1 This Agreement shall be governed by the law of the place where the Project is located, except that if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 4.3.

§ 7.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201-2007, General Conditions of the Contract for Construction.

§ 7.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement.

§ 7.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement.

§ 7.5 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Architect.

§ 7.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

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§ 7.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project.

§ 7.8 If the Architect or Owner receives information specifically designated by the other party as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except to (1) its employees, (2) those who need to know the content of such information in order to perform services or construction solely and exclusively for the Project, or (3) its consultants and contractors whose contracts include similar restrictions on the use of confidential information.

ARTICLE 8 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

ARTICLE 9 SCOPE OF THE AGREEMENT

§ 9.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.

§ 9.2 This Agreement is comprised of the following documents listed below:

- .1 AIA Document B102™-2007, Standard Form Agreement Between Owner and Architect
- .2 ~~AIA Document E201™-2007, Digital Data Protocol Exhibit, if completed, or the following:~~

- .3 Other documents:
(List other documents, including the Architect's scope of services document, hereby incorporated into the Agreement.)

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

ARCHITECT (Signature)

(Printed name and title)

(Printed name and title)

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CERTIFICATION FOR CONTRACTS, GRANTS AND LOANS

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant or Federal loan, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant or loan.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant or loan, the undersigned shall complete and submit Standard Form - LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including contracts, subcontracts, and subgrants under grants and loans) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

(name)

(date)

(title)

COMPLIANCE STATEMENT

This statement relates to a proposed contract with City of Hogansville, GA

(Name of borrower or grantee)

who expects to finance the contract with assistance from either the Rural Housing Service (RHS), Rural Business-Cooperative Service (RBS), or the Rural Utilities Service (RUS) or their successor agencies, United States Department of Agriculture (whether by a loan, grant, loan insurance, guarantee, or other form of financial assistance). I am the undersigned bidder or prospective contractor, I represent that:

1. I have, have not, participated in a previous contract or subcontract subject to Executive Order 11246 (regarding equal employment opportunity) or a preceding similar Executive Order.
2. If I have participated in such a contract or subcontract, I have, have not, filed all compliance reports that have been required to file in connection with the contract or subcontract.
 If the proposed contract is for \$50,000 or more: or If the proposed nonconstruction contract is for \$50,000 or more and I have 50 or more employees, I also represent that:
3. I have, have not previously had contracts subject to the written affirmative action programs requirements of the Secretary of Labor.
4. If I have participated in such a contract or subcontract, I have, have not developed and placed on file at each establishment affirmative action programs as required by the rules and regulations of the Secretary of Labor.

I understand that if I have failed to file any compliance reports that have been required of me, I am not eligible and will not be eligible to have my bid considered or to enter into the proposed contract unless and until I make an arrangement regarding such reports that is satisfactory to either the RHS, RBS or RUS, or to the office where the reports are required to be filed.

I also certify that I do not maintain or provide for my employees any segregated facilities at any of my establishments, and that I do not permit my employees to perform their services at any location, under my control, where segregated facilities are maintained. I certify further that I will not maintain or provide for my employees any segregated facilities at any of my establishments, and that I will not permit my employees to perform their services at any location, under my control, where segregated facilities are maintained. I agree that a breach of this certification is a violation of the Equal Opportunity clause in my contract. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and wash rooms, restaurants and other eating areas time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin, because of habit, local custom, or otherwise. I further agree that (except where I have obtained identical certifications for proposed subcontractors for specific time periods) I will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause; that I will retain such certifications in my files; and that I will forward the following notice to such proposed subcontractors (except where the proposed subcontractors have submitted identical certifications for specific time periods):

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays the valid OMB control number. The valid OMB control number for this information collection is 0575-0018. The time required to complete this information collection is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

**NOTICE TO PROSPECTIVE SUBCONTRACTORS OF REQUIREMENTS FOR
CERTIFICATIONS OF NON-SEGREGATED FACILITIES**

A certification of Nonsegregated Facilities, as required by the May 9, 1967, order (32F.R. 7439, may 19, 1967) on Elimination of Segregated Facilities, by the Secretary of Labor, must be submitted prior to the award of a subcontract exceeding \$ 10,000 which is not exempt from the provisions of the Equal Opportunity clause. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

DATE _____

(Signature of Bidder or Prospective Contractor)

Address (including Zip Code)

U.S. DEPARTMENT OF AGRICULTURE

**Certification Regarding Debarment, Suspension, Ineligibility
and Voluntary Exclusion - Lower Tier Covered Transactions**

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 7 CFR Part 3017, Section 3017.510, Participants' responsibilities. The regulations were published as Part IV of the January 30, 1989, **Federal Register** (pages 4722-4733). Copies of the regulations may be obtained by contacting the Department of Agriculture agency with which this transaction originated.

(BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS ON REVERSE)

- (1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Organization Name

PR/Award Number or Project Name

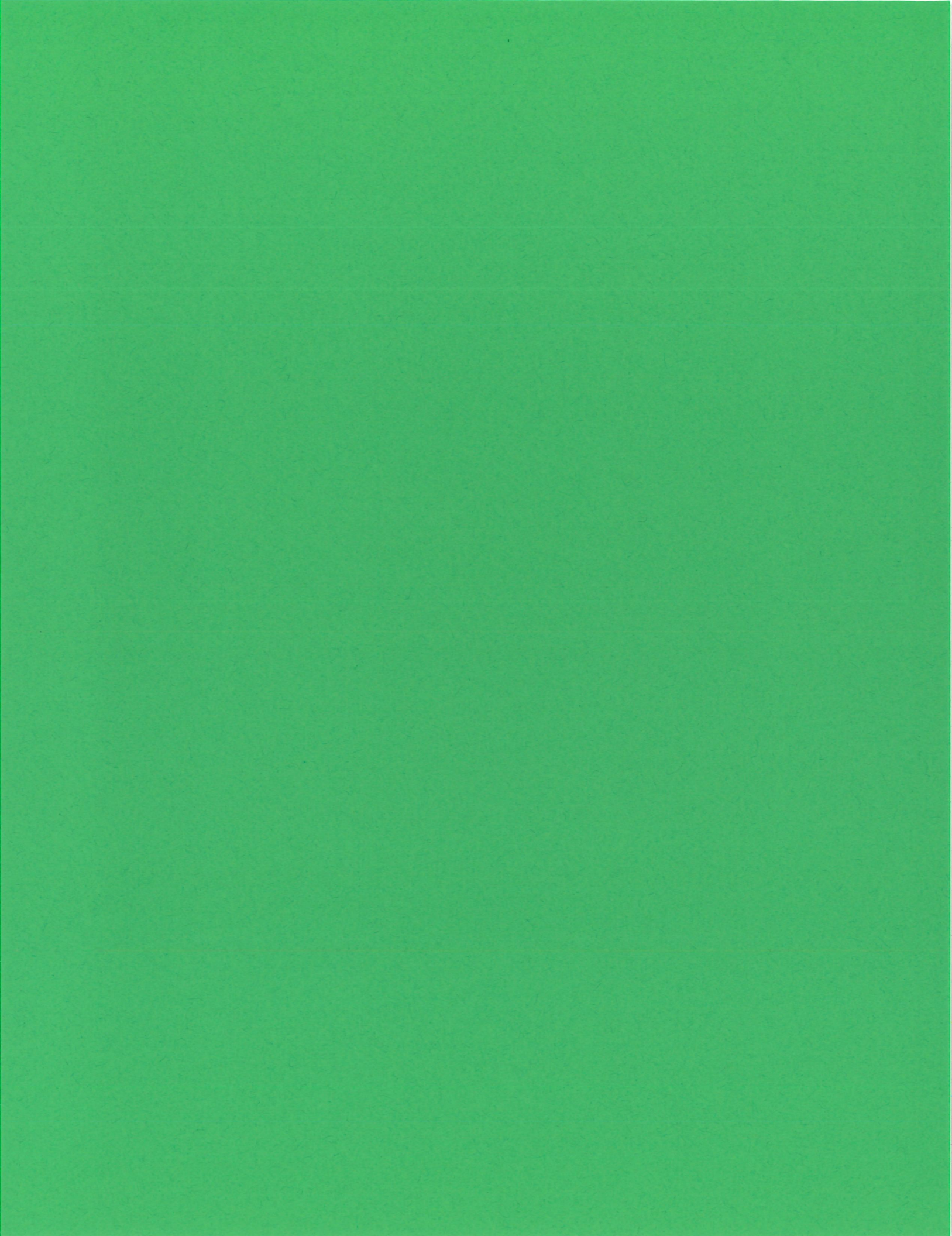
Name(s) and Title(s) of Authorized Representative(s)

Signature(s)

Date

Instructions for Certification

1. By signing and submitting this form, the prospective lower tier participant is providing the certification set out on the reverse side in accordance with these instructions.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this proposal is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this form that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this form that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List.
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.



From: Aaron Fortner <aaron@canvasplanninggroup.com>

Sent: Monday, December 5, 2022 6:49 PM

To: Lisa Kelly <lisa.kelly@cityofhogansville.org>; Lynne Miller <lynne.miller@cityofhogansville.org>

Subject: UDO schedule

Lisa/Lynne,

Below are my thoughts on what I think our remaining schedule should be. Please review and let me know your thoughts.

December

- Finalize the draft zoning map
- Finalize the draft UDO document language
- Send to attorney for review (schedule a meeting if necessary)
- Submit text amendment language to the current code enabling the city to introduce its own legislation to change the zoning map for the entire city without having to post on every property in the city (this is a normal amendment to make in advance of changing your city zoning map)
- Advertise for the above text amendment

January

- Working group meeting
- Internal project management team meeting
- Planning commission presentation
- 1-on-1 mayor and council member meetings if needed
- Obtain attorney review comments (schedule a meeting if necessary)
- Submit text amendment language to the current code enabling the city to introduce its own legislation to change the zoning map for the entire city without having to post on every property in the city (this is a normal amendment to make in advance of changing your city zoning map)
- Planning Commission and City council approval of the text amendment needed to make the city wide map changes

February

- Working group meeting (if needed)
- Internal project management team meeting
- Produce final draft of the new zoning map – allow time for circulation this month
- Produce final draft of the new UDO document – allow time for circulation this month
- Advertise for a March public hearing on the UDO adoption and zoning map changes

March

- Planning Commission meeting for UDO adoption and zoning map changes – but hold for final vote in April
- City Council meeting for UDO adoption and zoning map changes (public hearing) – but hold for final vote in April

April

- Planning Commission meeting for UDO adoption and zoning map changes – final vote
- City Council meeting for UDO adoption and zoning map changes (public hearing) – final vote

Aaron

--

Aaron Fortner, AICP
Canvas Planning Group
404.664.5416

FYI... regarding Royal Theater

From: Arielle Schlesinger <aschlesinger@dunwodybeeland.com>
Sent: Thursday, December 15, 2022 8:38 AM
To: Lynne Miller <lynne.miller@cityofhogansville.org>
Cc: robert beeland <rbeeland@dunwodybeeland.com>; Gene Dunwody Jr <gdunwodyjr@dunwodybeeland.com>
Subject: Re: EDAs' Amended Royal Construction Schedule

Lynne,

I didn't get a chance to call you yesterday, but I was actually going to ask if we could adjust the schedule since the demolition revealed the existing conditions of the plaster, framing, decorative elements, construction methods, etc., and we are now able to move forward with incorporating these items and additional details into the drawings. More existing conditions will be revealed after the abatement. Thank you so much for adjusting the schedule!

Sincerely,

Arielle Schlesinger; ASID
Dunwody/Beeland Architects, Inc.
300 Mulberry Street, Suite 604
Macon, GA 31201
T: 478.742.5321
F: 478.743.0863

On Wed, Dec 14, 2022 at 4:24 PM Lynne Miller <lynne.miller@cityofhogansville.org> wrote:

Actually, EDA's amended schedule gives us until June 19, 2023 to begin the general construction and June 19, 2025 to complete the construction.

So I'll give Lettie Pate foundation something like this:

- January 15, 2022 – Redesign complete
- February 15, 2023 – Design clears grant agency reviews and project is put to bid
- March 30, 2023 – Construction bids are due
- April 17, 2023 – Bid award
- April 24, 2023 – Preconstruction conference and Notice to Proceed
- May 1, 2023 – Construction begins, and
- May 1, 2024 – Construction is complete.

Lynne S. Miller, AICP

Planning & Development Director
City of Hogansville – 111 High Street
Hogansville, GA 30230
lynne.miller@cityofhogansville.org
706.637.8629 – office
770.301.6251 – cell