



City of Hogansville
City Council
Regular Meeting Agenda
Monday April 20, 2026 – 7:00 pm

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

Mayor: <i>Jake Ayers</i>	2029	City Manager: <i>Lisa E. Kelly</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2029	Assistant City Manager: <i>Oasis Nichols</i>
Council Post 2: <i>Jason Baswell</i>	2029	City Attorney: <i>Alex Dixon</i>
Council Post 3: <i>Mandy Neese *</i>	2027	Chief of Police: <i>Jeffrey Sheppard</i>
Council Post 4: <i>Mark Ayers</i>	2027	City Clerk: <i>LeAnn Lehigh</i>
Council Post 5: <i>Kandis Strickland</i>	2027	* 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 April 20, 2026
2. Approval of Minutes: Work Session Meeting April 6, 2026
3. Approval of Minutes: Regular Meeting April 6, 2026

PRESENTATION

1. Employee Recognition – Lillian Drake – 15 Year Anniversary

NEW BUSINESS

1. Ordinance – 1st Reading – Rezoning – Parcel No. 0023001016 – Weaver Tract
2. Preliminary Plat Application – HillStar Ridge - Chisel Mill Design & Build LLC
3. Hummingbird Hollow – Final Plat
4. Bid Award – LCRR Water Line Determination & Replacement

CITY MANAGER’S REPORT

ASSISTANT CITY MANAGER’S REPORT

CHIEF OF POLICE REPORT

COUNCIL MEMBER REPORTS

1. Council Member Ayers
2. Council Member Strickland
3. Council Member Taylor
4. Council Member Baswell
5. Council Member Neese

MAYOR’S REPORT

EXECUTIVE SESSION

1. Real Estate Exemption

ADJOURN

Upcoming Dates & Events

- April 19-25, 2026 – GEORGIA CITIES WEEK
- April 22, 2026 – Community Clean Up, Tire Amnesty, Shred at Calvin Hipp Park Downtown Hogansville
- April 25, 2026 – Touch-A-Truck and Celebrate Recovery’s Annual Car Show – Downtown Hogansville
- May 4, 2026 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall

The Royal Theater Happenings

- Saturday, April 25, 2026 – 7:30 pm | LIVE EVENT: One Night in Memphis
- Friday, May 1, 2026 – 7:00 pm | MOVIE: Caddyshack
- Friday, May 8, 2026 – 7:00 pm | MOVIE: Blue Collar Comedy Tour the Movie
- Saturday, May 9, 26 – 4:00 pm | MOVIE: Bambi
- Saturday, May 9, 26 – 7:00 pm | MOVIE: Coal Miner’s Daughter
- Saturday, May 16, 2026 – 7:30 pm | LIVE EVENT: Boomer Broads



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

Work Session Meeting
April 6, 2026

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:03 pm. Present were Mayor Ayers, Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Clerk LeAnn Lehigh, City Attorney Alex Dixon, and Assistant Police Chief James Vincent. Police Chief Jeff Sheppard was not present at the Work Session meeting.

1) Paving Bid Notice

Staff presented an update on the paving bid proposal, noting that a preliminary draft has been completed. The proposed project includes paving improvements on College Street, Elm Street, Oak Street, and Duck Walk Way, as previously identified by the Council. In addition, the project incorporates patching work within the village area utilizing funds from the prior year's LMIG allocation. Staff further explained that combining the paving and patching components into a single bid package is intended to enhance competitiveness and secure more favorable pricing from contractors. Bid documents will be refined and presented at the next work session for Council review prior to release. There were concerns about repaving Elm Street while a large, unfinished apartment development remains. The decision by Council was to proceed with including Elm Street in bid documents, while seeking legal clarity on holding future developers responsible for road damage. Structure the bid "a la carte" so each road is individually priced and selectable. Council also proposed to add ordinances making developers responsible for street damage caused by construction activities. Consider making restoration to pre-construction condition mandatory and consider requiring separate land disturbance permits for each phase of multi-phase projects to increase oversight. City Attorney Alex Dixon will draft an ordinance establishing developer liability for road damage.

2) LRA Funding

The City is applying to receive \$66,703.30 in supplemental LRA funding from GDOT. There is no City match required, unlike LMIG. Staff is proposing to allocate all LRA funds to the Oak Street paving project, estimated at around \$94,361 before the recent price increase. Using funds for a specific project aligns with GDOT preferences and simplifies the application process. This item is on the Regular Meeting tonight for Council action.

3) Smart Pole Update

City staff had a meeting with LG on the smart pole project: two poles planned—one downtown and one at Lake Jimmy Jackson. The redesign integrates a closed-circuit monitoring camera system. The city will have software access to control informational display content. LG is preparing schematics and power supply specifications for both sites. The project will move forward once schematics are received and an update will be provided at the next meeting.

Mayor Ayers adjourned the Work Session at 6:40pm.

Respectfully,

LeAnn Lehigh
City Clerk



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

REGULAR MEETING

April 6, 2026

Call to Order: Mayor Jake Ayers called the Regular Meeting to order at 7:00 pm. Present were Mayor Ayers, Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, City Clerk LeAnn Lehigh, and Assistant Police Chief James Vincent. Police Chief Jeff Sheppard was not present at the Regular Meeting.

Council Member Baswell gave the invocation, and Mayor Ayers led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Strickland moved to approve the Consent Agenda. The motion was seconded by Council Member Neese.

Motion Carries 5-0

CITIZEN APPEARANCE

1. Gage Bailey to Discuss Data Center Ordinance

Gage Bailey expressed disappointment and confusion over a recent amendment to the real estate purchase option agreement with FGI, extending it to March 9, 2027. He questioned the transparency of the council, stating he learned about the amendment from other citizens and not in a public meeting. He stated that the lack of transparency erodes trust between the council and the community.

2. Ila Burdett to Discuss UDO Revisions

Ila Burdett urged the council to consider the large scale of the proposed data center project. She warned that the project could devalue residential properties. She advocated using the zoning ordinance to require full project disclosure before granting rezoning.

3. Paula Darden to Discuss Data Center Disposal of Water

Paula Darden pointed out that the city is committing to providing electricity and water without knowing the specific requirements of the data center. She highlighted global shortages and long wait times (2-5 years) for critical components like transformers, switchgear, and high-capacity batteries. She also raised concerns about wastewater contamination with PFAS and other toxic chemicals from cooling systems.

4. Evie Kettler to Discuss Animal Ordinance

Evie Kettler spoke on behalf of a dog named Beauty, challenging the city's breed-specific legislation (sections 10-76 through 10-81). She argued that identifying "pit bull" type dogs by appearance is unreliable and subjective. She stated the ordinance penalizes dogs based on classification, not behavior, with requirements like a \$200 fee and \$500,000 in liability insurance. She is advocating for a behavior-based ordinance, similar to Georgia's Dangerous Dog Law.

5. Karen Spurlock to Discuss Animal Ordinance

Ms. Spurlock of 301 Scott Street owns a medical support dog, a Staffordshire terrier mix named Beauty, adopted from a shelter. After a 911 call, code enforcement informed her of several requirements under the 2010 ordinance, which she described as outdated and a hardship. She emphasized her dog is not dangerous, weighs 25 pounds, and has physical limitations from past abuse.

NEW BUSINESS

1. LRA Funding

Motion: Council Member Baswell moved to approve the use of a \$66,703 LRA grant from GDOT for the Oak Street paving project (from the old water filter plant to E. Boyd Rd), covering about 70% of its estimated \$99,000 cost. The motion was seconded by Council Member Neese.

Discussion: None

Motion Carries 5-0

EXECUTIVE SESSION

1. Litigation Exemption

Council Member Strickland made a motion to move into Executive Session at 8:09 pm under the Litigation Exemption. The motion was seconded by Council Member Ayers.

Motion Carries 5-0

The Regular Meeting was reconvened at 8:18pm.

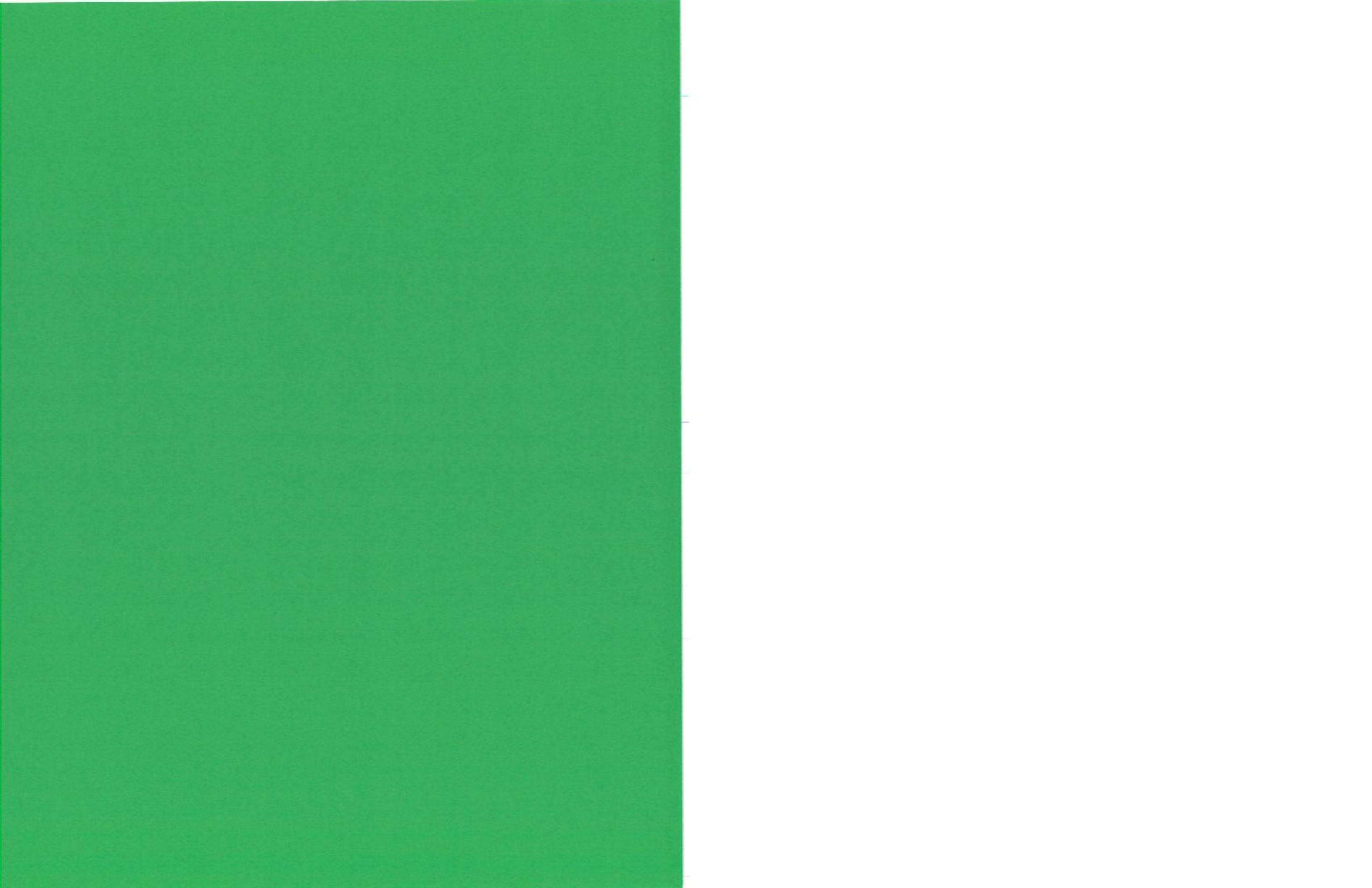
ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 8:19 pm.

Respectfully,



LeAnn Lehight
City Clerk



CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Jason Baswell, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



City Manager – Lisa Kelly
Assistant City Manager- Oasis Nichols
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: April 20, 2026 **SUBMITTED BY:** Dhayna Portillo 

AGENDA TITLE: Public Hearing and First Reading –Rezoning and Map Amendment for Parcel No. 0023001016

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

Ordinance (No. ____) Contract Information Only Public Hearing

Resolution (No. ____) Ceremonial Discussion/Action Other

BACKGROUND (Includes description, background, and justification)

Property owners David Andres Weaver as Trustee of the Weaver Family 2004 Dynasty Trust and authorized agent LDO Troup, LLC are requesting the rezoning of Parcel No. 0023002026, which is a 56.069-acre tract that is located on East Main Street on the eastern side of I-85.

The applicants are wanting to rezone from Estate Single Family Residential (ES-R) to Corridor Mixed Use (CR-MX) to allow for the development of a commercial mixed-use development. The proposed development would be accessed via East Main Street.

At its regular meeting on March 19, 2026, the Hogansville Planning and Zoning Board voted to recommend approval of the rezoning and map amendment to the City Council.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends that City Council approve the rezoning application from ES-R to CR-MX as recommended by the Hogansville Planning Commission on March 19, 2026 based on the findings in the staff report and current zoning of surrounding parcels.

**LDO TROUP, LLC
9008 Highway 16
Senola GA 30276**

February 20, 2026

City of Hogansville
111 High Street
Hogansville, GA 30230

RE: Rezoning of the property located at Troup County Tax Map No. 0023 001016 to CR-MX

Dear Honorable Mayor and Council, City Manager/Staff and City Attorney:

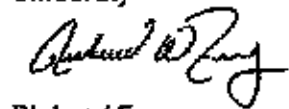
We look forward to the opportunity to bring this request for rezoning.

Among the facts supporting this request are the following:

- The property is currently zoned ES-R although it abuts the Interstate.
- Per the City's current zoning map the property surrounds a tract that is currently zoned CR-MX, borders another tract that is currently zoned CR-MX and abuts Mariweather Industrial Park on the western property boundary.
- The City's Comprehensive plan identifies this parcel as an Interstate Character area. The Interstate Character area supports CR-MX zoning.
- This request will not adversely affect the existing use of adjacent or nearby parcels, or Infrastructure.

Your consideration in this matter is greatly appreciated.

Sincerely



Richard Ferry

Application Number: R26-01



Rezoning Application Form

THE FOLLOWING IS A GENERAL DESCRIPTION OF THE PROCEDURES USED FOR THE PROCESSING OF AN APPLICATION FOR A REZONING REQUEST.

PLANNING COMMISSION:

- 1) After receipt and acceptance of the zoning petition, staff reviews the requests and develops a recommendation which is forwarded to the Planning Commission for review and recommendation.
- 2) The Planning Commission meets on the third Thursday of each month at 6:00 p.m. at City Hall. It is important that the petitioner attend these meetings to answer questions that may arise from board members.
- 3) After hearing interested citizens and after reviewing the request, the Planning Commission votes to recommend APPROVAL, APPROVAL WITH CONDITIONS, DENIAL, OR TABLING of the request.
- 4) This recommendation is forwarded to Mayor and Council.

MAYOR AND COUNCIL MEETINGS:

- 1) The Mayor and Council will hear a report on the request and determine if the request is reasonable.
- 2) If the request is deemed to be reasonable, Mayor and Council will place the request on the agenda for first and second readings at two consecutive meetings.
- 3) Public support in favor or opposition to the request will be received by the Mayor and Council.
- 4) Mayor and Council will vote on the request.

Your application and all required materials (listed below) must be submitted at least seven days prior to the next Planning meeting to be put on the agenda.

MATERIALS NECESSARY FOR A REQUEST FOR REZONING APPLICATION:

One (1) copy of this application, completed in full.

A written request to the Mayor and Council and Planning Commission, signed by the owner and dated, explaining the nature of the rezoning request.

Applicant's Rezoning Disclosure Statement

Authorization forms

One (1) digital and Three (3) 24x36 paper copies of site plan.

Full payment of \$250.00 (NON-REFUNDABLE) application fee.

Legal description of the property

One (1) 24x36 sign to be placed at each lot frontage. *

One (1) legal advertisement to be published in the LaGrange Daily News. *

The wording will be supplied by the Zoning Administrator and must be posted 15-45 days before the public hearing

Application Received : 2-27-2026 [Signature]

Application Accepted : 2-1-2026

Application for Rezoning – City of Hogansville Georgia

Property Owner: David Andres Weaver as Trustee of the Weaver Family 2004 Dynasty Trust
Property Owner Address: 38 Suffolk Road
City, State, Zip: Chesnut Hill, MA 02467
Phone Number: _____
Email: geroglaland@gmail.com

Authorized Agent: LDO Troup, LLC
Agent's Address: 9008 E Highway 18
City, State, Zip: Senoia, GA 30276
Phone Number: 770-461-0478
Email: rferry@brantholdings.net

Subject Property Address: E Main St
City, State, Zip: Hogansville, GA 30230
Troup Tax Parcel Number: 0023 001016
Size of property (acres): 56.0687
Current Zoning: ES-R Proposed Zoning: CR-MX
Current Use: Vacant Land
Proposed Use: Commercial mixed use development
If rezoned, when will the proposed use start? January 2027
Is subject property vacant? Yes
Are you also asking to annex the subject property? No

I hereby attest that the information I have provided in this application is true and accurate to the best of my knowledge. I also agree to cooperate with the City of Hogansville, in responding promptly to any reasonable request for additional information that may rise during the review process.

 _____
Signature of Owner or Authorized Agent Date

2/20/2026

Date

APPLICANT'S REZONING DISCLOSURE STATEMENT
(OC.GA. 36-67A-i eg seq.)

Property/Financial Disclosure

Does any member of the Hogansville City Council or Hogansville Planning and Zoning Commission have a financial or property interest in the subject property requested for zoning change or in a corporation, partnership, firm, trust, or association which has a property interest in the subject property?

NO

If so, describe the nature and extent of such interest:

Campaign Contribution Disclosure

Has the applicant made, with two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more, or made gifts having a combined value of \$250 or more to a member or members of the Hogansville City Council or Hogansville Planning and Zoning Commission?

NO

If so, give the name of the member(s) to whom the campaign contribution or gifts were made, the dollar amount of each campaign contribution, and an enumeration and description of each gift:

Site Plan Requirements

Site Plans shall contain the following information:

1. Property owner and address
2. Street address of subject property
3. Total property acreage
4. Tax Map and Lot Number
5. Date prepared, Map Scale and North Arrow
6. Location of all property lines on neighboring properties and streets or alleys located 50 feet from subject property.
7. Names of adjacent property owners
8. Boundaries of all current zoning districts on the subject properties and all neighboring properties shown on the map. Each zoning district must be labeled.
9. Special markings (shading, cross hatching, or heavy outline) to identify the areas intended to be rezoned.
10. The general location of all existing structures or buildings on the subject property.

SKETCH PLAN DOES NOT HAVE TO BE DRAWN TO EXACT SCALE OR PREPARED BY A PROFESSIONAL, BUT IT MUST BE NEAT AND PREPARED IN INK.



Each zoning map amendment application, whether submitted by local government or by a party other than local government, shall include with it a complete, written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Yes, the rezoning use is suitable as the subject property abuts two CR-MX zoning parcels, the interstate, and Meriwether county industrial land.

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

No, the adjacent property is zoned CR-MX and General Industrial

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

No, as the property is currently zoned ES-R

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No, property is located along state highway and adjacent to the interstate.

5. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive land use plan.

Yes, this property is identified as an "Interstate Character Area" on the City of Hogansville's Comprehensive plan

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


Yes, the grounds for approval are the property abuts a state highway and abuts an interstate interchange that is planned to be improved by GDOT.


HOGANVILLE
GEORGIA
Owner Authorization Form
City of Hogansville

This is a written request from (property owner
name): David Andres Weaver as Trustee of The Weaver Family 2004 Dynasty Trust, the legal owner of Property (address):
E. Main St., Hogansville, Troup County, Georgia; Troup County
Tax Parcel Number 0023 001016. At
this time, we are requesting that the said property rezoned from ES-R to
CR-MX.

Esta es una petición escrito de (nombre del dueño) _____,
el dueño legal de la Propiedad (dirección) : _____,
Hogansville, Condado de Troup, Georgia ; El Número de Parcela Fiscal
_____.

En este momento, estamos pidiendo que se considere la propiedad para estar rezonificada de
_____ a _____.



Property Owner Signature/Firma del dueño

2-20-26

Date/Fecha:



Notary Public





Third Party Authorization Form

City of Hogansville

This is a written request from David Andres Weaver as Trustee of The Weaver Family 2004 Dynasty Trust, the legal owner of Property: E. Main St, Hogansville, Troup County, Georgia and the Tax Parcel Number 0023 001016. I hereby grant authorization to LDO Troup, LLC to act as the applicant or agent for submitting requests related to this property.

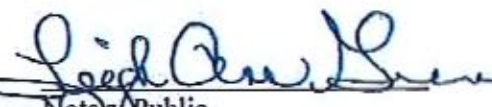
Esta es una petición escrita de _____, el dueño legal de la Propiedad: _____, Hogansville, Condado de Troup, Georgia y el Número de Parcela Fiscal _____. Por la presente autorizo a _____ a actuar como solicitante o representante para presentar solicitudes relacionadas con esta propiedad.




Property Owner Signature/Firma del dueño

2-20-24

Date/Fecha:



Notary Public



LEGAL DESCRIPTION

AS SET FORTH IN FILE NO. 69464

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 124 OF THE ELEVENTH LAND DISTRICT OF TROUP COUNTY, GEORGIA AND BEING A PORTION OF LANDS SHOWN ON THAT CERTAIN PLAT OF SURVEY OF THE ESTATE OF H.V. HAMMETT, MADE BY WHITE AND CAMP, ENGINEERS AND SURVEYORS, DATED JANUARY 7, 1963, AND WHICH PLAT IS RECORDED IN PLAT BOOK 8, PAGE 294, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF TROUP COUNTY, GEORGIA, WHICH PLAT IS, BY REFERENCE, INCORPORATED HEREIN AND MADE A PART HEREOF FOR THE PURPOSE OF A MORE COMPLETE LEGAL DESCRIPTION.

LESS AND EXCEPT ANY PORTION OF THE ABOVE--DESCRIBED PROPERTY LYING WEST OF INTERSTATE 85 AND SOUTH OF HIGHWAY 54.

FURTHER LESS AND EXCEPT PROPERTY DESCRIBED IN DECLARATION OF TAKING. DEPARTMENT OF TRANSPORTATION VS. JAMES M. COLLINS, MRS. LOUISE HAMMETT AND WARE BROTHERS, INC., DATED DECEMBER 19, 1973, FILED AUGUST 26, 1975, RECORDED IN DEED BOOK 312, PAGE 423, TROUP COUNTY, GEORGIA RECORDS.

FURTHER LESS AND EXCEPT PROPERTY DESCRIBED IN LIMITED WARRANTY DEED FROM DAVID ANDRÉS WEAVER, AS TRUSTEE OF 2004 WEAVER FAMILY DYNASTY TRUST TO WILLIAM B. JONES, DATED JUNE 27, 2018, FILED AUGUST 14, 2018, RECORDED IN DEED BOOK 1939, PAGE 528, TROUP COUNTY, GEORGIA RECORDS.



Legend
 Address Numbers
 □ Parcels
 = Roads

Parcel ID	0023 001016	Owner	WEAVER DAVID ANDRES & CHRISTINA W VEST AS TRUSTEES OF THE WEAVER FAMILY 2004 DYNASTY TRUST 38 SUFFOLK RD CHESSNUT HILL, MA 02467	Last 2 Sales			
Class Code	Commercial			Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE			1/26/2023		CD	U
City	HOGANSVILLE			12/15/2022		N	U
Acres	52.75	Physical Address	E MAIN ST				
		Assessed Value	Value \$1055000				
		Land Value	Value \$1055000				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 2/27/2026
 Last Data Uploaded: 2/26/2026 10:34:13 PM



CITY OF HOGANVILLE REZONING REQUEST STAFF ANALYSIS AND REPORT

Case # : R26-01

Type of Request:
ES-R to CR-MX

Date: 03/01/2026

Owner: David Andres Weaver
as Trustee of the Weaver Family
2004 Dynasty Trust

Location: East Main Street

Parcel Number: 0023001016

Acreage: 52.75

Zoning: Estate Single Family
Residential

Current Use: Vacant Land

Proposed Use: Commercial
Mixed Use development

Character Area: Interstate

Public Notification:
Notice in Paper: March 25th
Sign Posted: March 25th

Date of Scheduled Hearings:
P/Z: March 19th

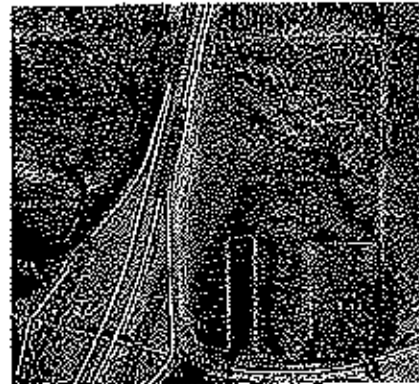
City Council 1st reading: April
20th

City Council 2nd reading: May
4th

Request:

David Weaver has submitted a request to rezone his 52.75-acre property located off East Main Street. The parcel is currently zoned ES-R, and the proposed rezoning to CR-MX would allow for the planned Commercial Mixed-Use development.

Location Map:



Existing Land Uses:

Adjacent uses consist of the following:

- WEST:** Interstate 85-N
- NORTH:** Parcel 0023 001001B – G-LI -a 20-acre lot that is currently vacant and wooded.
- EAST:** Parcel 0023 001001 – G-LI - a 233 acre lot that will hold the new Amazon Sortation Center
- SOUTH:** 1945 East Main Street – CR-MX – a 2.32-acre property currently developed with a gas station (JP) and a fast-food restaurant (Burger King).

Previous Related Actions:

None.

DRI Review: N/A

Findings:

- 1: This site is the only parcel zoned ES-R within a 0.75 mile radius
- 2: This site is located east of Interstate 85-N
- 3: The parcel is surrounded by CR-MX and G-L1 zoning districts, making the proposed rezoning more compatible with the surrounding area

Standards for Rezoning:

- 1) Is the proposed use suitable given the zoning and development of adjacent and nearby property? *Yes*
- 2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? *No*
- 3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?
Yes, these properties are within the Interstate Character Area which is a mixed use commercial area that could include residential, subdivisions, and light industrial.
- 4) Are there substantial reasons why the property cannot or should not be used as currently zoned? *Yes, ES-R does not allow for any commercial uses.*
- 5) Will the proposed use cause excessive or burdensome use of public utilities or services including but not limited to streets, schools, water or sewer utilities or police or fire protection? *No*
- 6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties? *No, the comprehensive plan supports mixed use developments within the Interstate character area.*

7) Does the proposed use reflect a reasonable balance between the promotion of public health, safety, morality, or general welfare and the right to unrestricted use of property?

Yes

Staff Recommendation:

Staff recommends approval of the proposed rezoning request. The application satisfies all seven (7) rezoning standards. Approval of the requested rezoning will not adversely affect the public health, safety, or welfare and will make the subject parcel consistent and compatible with the surrounding properties, which are currently zoned in a similar manner.

(3/12)

City of Hogansville,
Application for



GA
Preliminary Plat

Approval

Required for all proposed projects with 6+ lots or when required

Property Owner Name Chisel Mill Design + Build LLC

Address of Project

0 Bass Cross Rd.

Hogansville, GA zip 30230

Phone (706) 672-5400 Email brandon@chiselmill.com

Troup Tax Map No. 0200 0000480, 48F, 48E, 48D, 48C

Project Name (if applicable) Hillstar Ridge

Site Info.:

Zoning: CR-MR

Property Size: 20.48 ac

of Lots: 55

Utilities:

Water: Public Private Well

Sewer: Public Private Septic

Electric: Underground Will be overhead

Other: _____

Project Description – Please be as specific as possible

85 single family lots, under & conforming to current zoning (CR-MR)

Nature of any proposed changes since the Concept Plan approval – Please be as specific as possible.

I certify that the foregoing information is true and correct,

this day of March 10th 2026

 (Affix Seal Here)
Notary Public

Darell Blandshaw
NOTARY PUBLIC
Fayette County, GEORGIA
My Commission Expires 09/14/2027

Applicant's Signature





City of Hogansville, GA
Preliminary Plat Checklist

Application received	<u>3-12</u>	<u>DP</u>
Application accepted	_____	_____
Scheduled for Planning Commission action	<u>3-12</u>	<u>DP</u>
Planning action taken	_____	_____
City Council action taken	_____	_____
City decision	Approved <input type="checkbox"/>	Denied <input type="checkbox"/>

Instructions for the Preliminary Plat

- Clearly and legibly drawn by a civil engineer, landscape architect, or land surveyor currently registered in the State of Georgia.
- Drawn at a scale of not more than 100 feet to one (1) inch
- (3) 24x36 hard copies and (1) electronic pdf
- Ground elevations by contours at intervals of not more than two (2) feet, based on a datum plane as approved by the Building Official.

Information to be provided on Preliminary Plat:

- Name and address of owner of record and of subdivider.

- Developer Name and Addresses.
- Project Surveyor/Engineer Name and Addresses.
- Proposed name of subdivision.
- North point, graphic scale and date.
- Vicinity map showing location.
- Acreage of the subdivision.
- Tax map, block, and parcel number.
- Exact boundary lines of the tract by lengths and bearings.
- Lot Numbers (based on projected development order).
- Building Setback Lines.
- Names of owners of record of adjoining land.
- Existing streets and utilities on and adjacent to the tract.
- Proposed layout including streets and alleys with proposed street names, right-of-way and pavement widths, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than single-family dwellings.
- Locations of existing and proposed water supply, sanitary sewerage, and storm drainage lines and structures.
- Such street cross-sections and center line profiles as may be required by the City Engineer.
- Acreage in Street Right-of-Ways.
- Lineal Feet of Streets.
- Show all pedestrian oriented features including but not limited to: sidewalks, crosswalks and ramps.
- Lineal Feet of Sidewalks.
- Required Streetlights.
- Acreage in Single-Family Lots.
- Acreage in Other Land Uses.
- Average Lot Size.
- Location of Watercourses and applicable stream buffers.
- Location of Floodplain Areas and Floodway Elevations.
- Floodplain Note, referenced to FEMA.
- Minimum Floor Elevation (show for each lot within a flood plain).
- General Location of any Proposed Structural Stormwater Management Facilities.
- Ponds, Marshes, wetlands and all other Significant Natural or Man-Made Features.
- Location of Street Lights.
- Preliminary Tree Management Plan.
- Preliminary plat conditions (ensure flock cameras will be installed)
- Demonstration of HOA responsibility for maintenance of lawns, open spaces, sidewalks, streetlights, and all infrastructure



Preliminary Plat Application Instructions

Following a required concept meeting with City of Hogansville administrative staff, an application for a preliminary plat must be completed and signed by the applicant and submitted to City Hall at least 7 days before the next regularly scheduled Planning Commission meeting.

The Planning Commission will consider the application at its next regular meeting. In order that any questions that arise may be answered, your presence at the meeting will be required. It is the practice of the Commission to deny any application where the applicant is not present. Witnesses may be called, and the applicant has the right to question any witness.

The Commission may, at its sole discretion, recommend or limitation to a request which may be necessary to protect adjacent property owners and the public good. If at any time after the preliminary plat has been approved by City Council, the zoning administrator or building inspector finds that the conditions imposed and the agreements made have not been or are not being fulfilled by the holder of the application, the plat shall be terminated.

The final decision to grant the request shall be made by the Hogansville City Council after hearing the recommendation of the Planning Commission. Any appeals of the City Council's decision shall be taken to the proper courts.



Owner Authorization Form

City of Hogansville

This is a written request from (property owner name): John Knight, the legal owner of Property (address): O Bass Cross Rd., Hogansville, Troup County, Georgia; Troup County Tax Parcel Number 0200 0000480, 48F, 48E, 48D, 48C.

At this time, we are requesting that the said property be taken into consideration for Preliminary Plat Approval.

Esta es una petición escrito de (nombre del dueño) _____, el dueño legal de la Propiedad (dirección) : _____, Hogansville, Condado de Troup, Georgia ; El Número de Parcela Fiscal _____.

En este momento, estamos pidiendo que se considere la propiedad para esto:


Property Owner Signature/Firma del dueño

3/10/2020
Date/Fecha:

 (Affix Raised Seal Here)

Notary Public

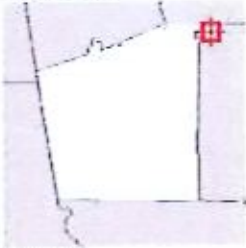
Darell Blandshaw
NOTARY PUBLIC
Fayette County, GEORGIA
My Commission Expires 09/14/2027



Third Party Authorization Form



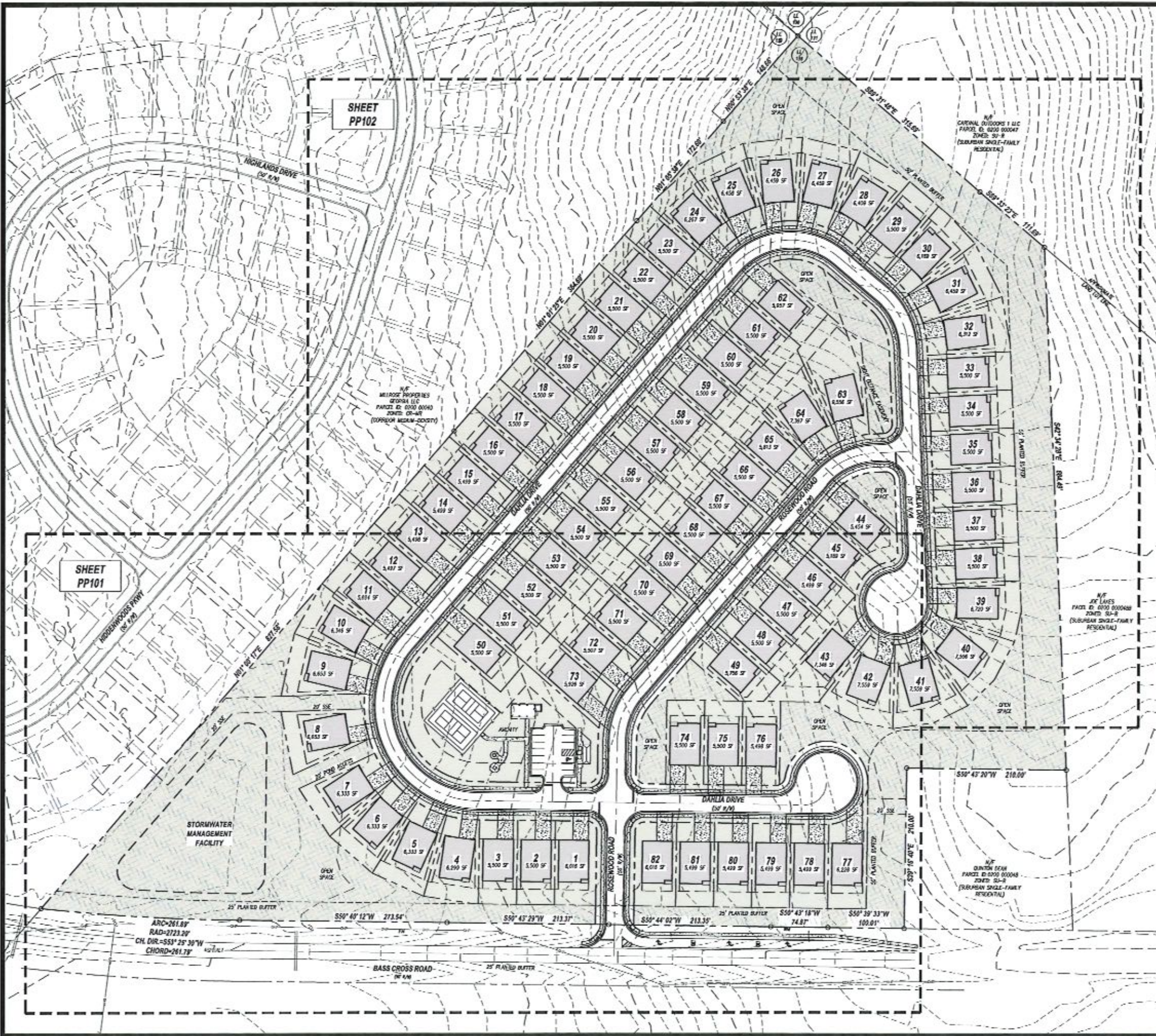
Overview



Legend

- Address Numbers
- Parcels
- Roads

Date created: 3/12/2026
 Last Data Uploaded: 3/11/2026 8:15:13 PM



DEVELOPMENT SUMMARY

ZONING	PROPOSED ZONING	CONFORM MEDIUM DENSITY RESIDENTIAL DISTRICT (DM-40)
AREA	SITE AREA	20.48 ACRES
	OPEN SPACE REQUIRED	1.03 ACRES (5%)
	OPEN SPACE PROVIDED	5.08 ACRES (24%)
	GREEN SPACE REQUIRED	8.70 ACRES (42%)
	GREEN SPACE PROVIDED	12.63 ACRES (61%)
DENSITY	SINGLE-FAMILY DETACHED	82 UNITS
	PROPOSED DENSITY	4.00 UNITS/ACRE
STRAIGHT	FRONT YARD	25 FEET
	SIDE YARD	5 FEET
	3 SIDE YARD	10 FEET
	REAR YARD	20 FEET
	MINIMUM LOT SIZE	ACRE
	MINIMUM LOT WIDTH	30 FEET
	BUILDING HEIGHT (MAXIMUM)	40 FEET
PARKING	REQUIRED PARKING	184 SPACES (2 SPACES PER UNIT)
	PROVIDED PARKING	184 SPACES (2 SPACES PER UNIT)

ADJACENT TO HUMMINGBIRD HOLLOW PHASE I

- DEVELOPER: CHISEL MILL HOMES
- ADDRESS: 160 WHITNEY STREET, FAYETTEVILLE, GA 30214
- PHONE: 404.538.1945

ADDITIONAL SITE INFORMATION

INCREASE IN STREET RIGHT-OF-WAY	350 FEET
LINEAL FEET OF SIDEWALK	2,922.00 FEET
LINEAL FEET OF SIDEWALK	6,180 FEET
AVERAGE LOT SIZE (SINGLE-FAMILY LOTS)	5,008 SQFT

24 HOUR CONTACT:
JOHN KNIGHT
404.538.1068



Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



PRELIMINARY PLAT
HILLSTAR RIDGE
LAND LOTS 158
11TH DISTRICT
CITY OF HOGANSVILLE, GEORGIA



CSMCC CERTIFICATION NUMBER: 5881
 EXPIRATION DATE: 09.01.2026

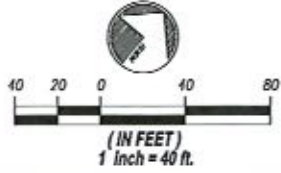


REVISIONS

11.12.2025	- CITY COMMENTS
12.11.2025	- CITY COMMENTS
01.08.2026	- CITY COMMENTS
01.30.2026	- CITY COMMENTS
01.11.2026	- CITY COMMENTS

OVERALL PRELIMINARY PLAT
PP100

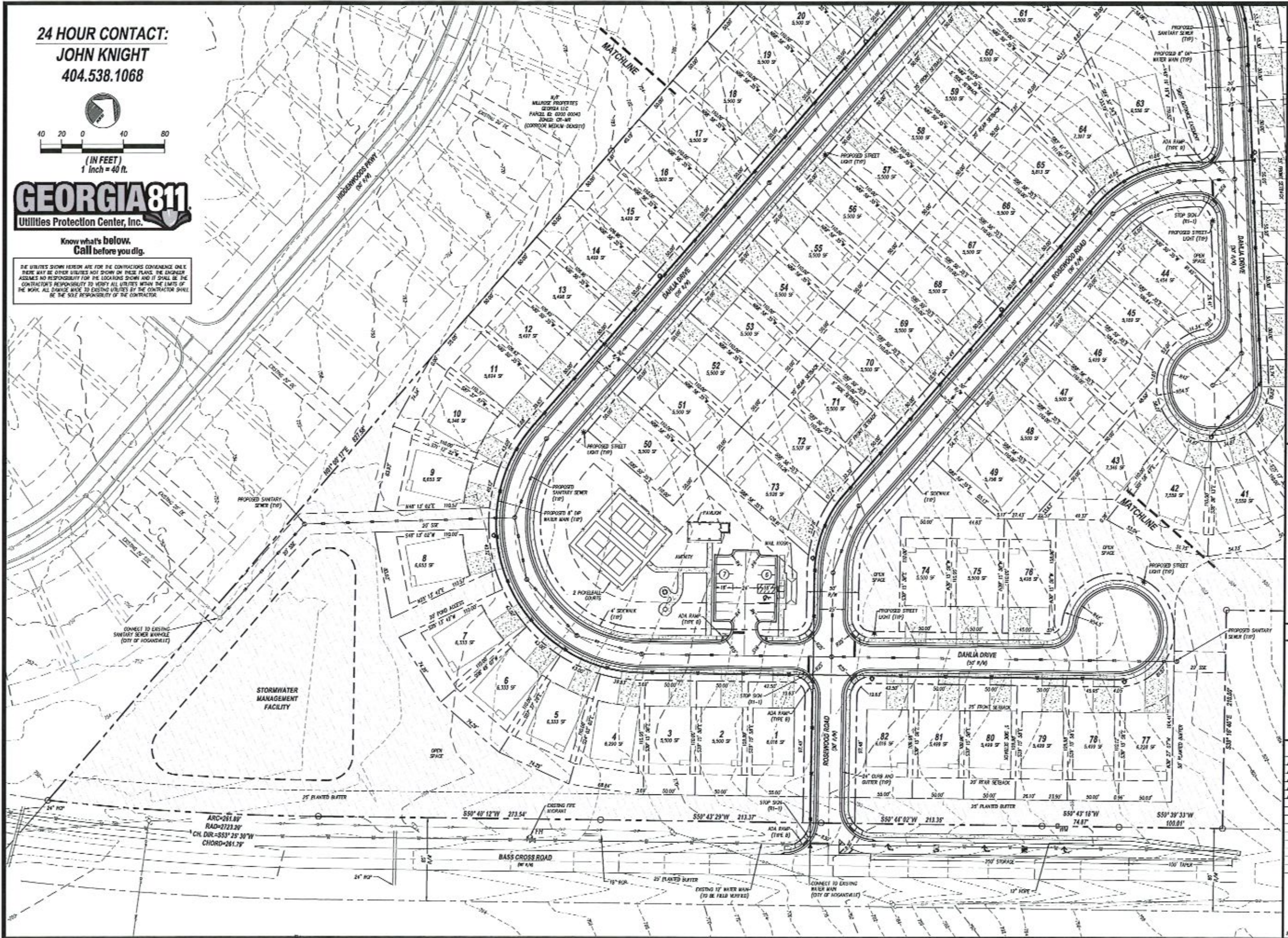
24 HOUR CONTACT:
JOHN KNIGHT
 404.538.1068



GEORGIA811
 Utilities Protection Center, Inc.

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RIDGE PLANNING AND ENGINEERING
 8841 Old Highway 5
 Suite 207380 - Woodstock, GA 30180
 OFFICE 770.838.9000

PRELIMINARY PLAT
 HILLSTAR RIDGE
 LAND LOTS 158
 11TH DISTRICT
 CITY OF HOGANVILLE, GEORGIA

OWNER/DEVELOPER
CHISEL MILL HOMES
 160 WHITNEY STREET
 FAYETTEVILLE, GA 30214
 PHONE: 404.585.1945

GSICC CERTIFICATION NUMBER: 9881
 EXPIRATION DATE: 03.01.2026

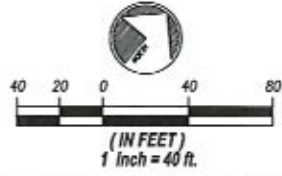


REVISIONS

11.13.2025	- CITY COMMENTS
12.11.2025	- CITY COMMENTS
01.06.2026	- CITY COMMENTS
01.30.2026	- CITY COMMENTS
03.11.2025	- CITY COMMENTS

PRELIMINARY PLAT
PP101
 819 PRELIMINARY PLAT 09 11.12.2025
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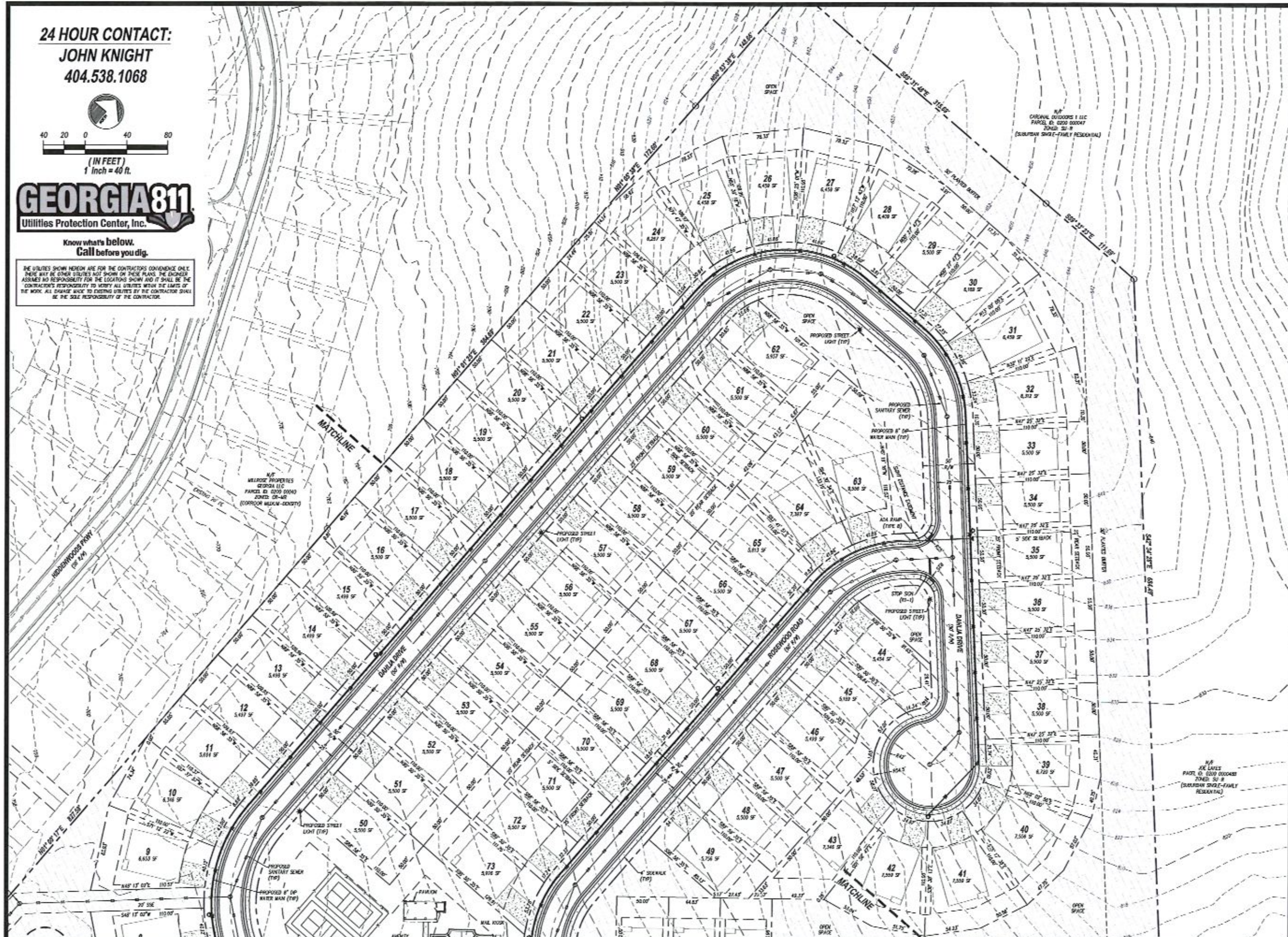
24 HOUR CONTACT:
JOHN KNIGHT
 404.538.1068



GEORGIA811
 Utilities Protection Center, Inc.

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RIDGE PLANNING AND ENGINEERING®
 8584 OLD HIGHWAY 5
 SUITE 207/2050, WOODBRIDGE
 OFFICE: 770.838.9000

PRELIMINARY PLAT
 HILLSTAR RIDGE
 LAND LOTS 158
 11TH DISTRICT
 CITY OF HOGANSVILLE, GEORGIA

OWNER/DEVELOPER
 CHISEL
 MILL
 HOMES
 160 WHITNEY STREET
 FAYETTEVILLE, GA 30214
 PHONE: 404.555.1945

GSWCC CERTIFICATION NUMBER: 9331
 EXPIRATION DATE: 03.01.2026



REVISIONS

11.13.2025	- CITY COMMENTS
12.11.2025	- CITY COMMENTS
01.09.2026	- CITY COMMENTS
01.30.2026	- CITY COMMENTS
03.11.2026	- CITY COMMENTS

PRELIMINARY PLAT
PP102
 8409 PRELIMINARY PLAT 09S
 11.12.2025
 Copyright © 2025

THIS SURVEY DOES NOT GUARANTEE THAT ALL EASEMENTS OR RIGHTS MAY AFFECT THIS PROPERTY AND SURVEY.

SES
 ENGINEERING SERVICES, INC.
 21 EASTMAN STREET
 GAITHERSBURG, GEORGIA 30514
 PHONE: (770) 962-2861
 WWW.SESENGINEERING.COM

SCANTON ENGINEERING SERVICES, INC.
 21 EASTMAN STREET
 GAITHERSBURG, GEORGIA 30514
 PHONE: (770) 962-2861
 WWW.SCANENGINEERING.COM

LOT COMBINATION SURVEY
 FOR
CHISEL MILL HOMES
 LOCATED IN LAND LOT 158 OF THE 116 DISTRICT,
 CITY OF HOGANSVILLE, GEORGIA

AL = ALUMINUM
 BR = BRASS
 COP = COPPER
 FIBER = FIBER OPTIC
 GALV = GALVANIZED
 HDPE = HIGH DENSITY POLYETHYLENE
 HDPE = HIGH DENSITY POLYETHYLENE
 HDPE = HIGH DENSITY POLYETHYLENE

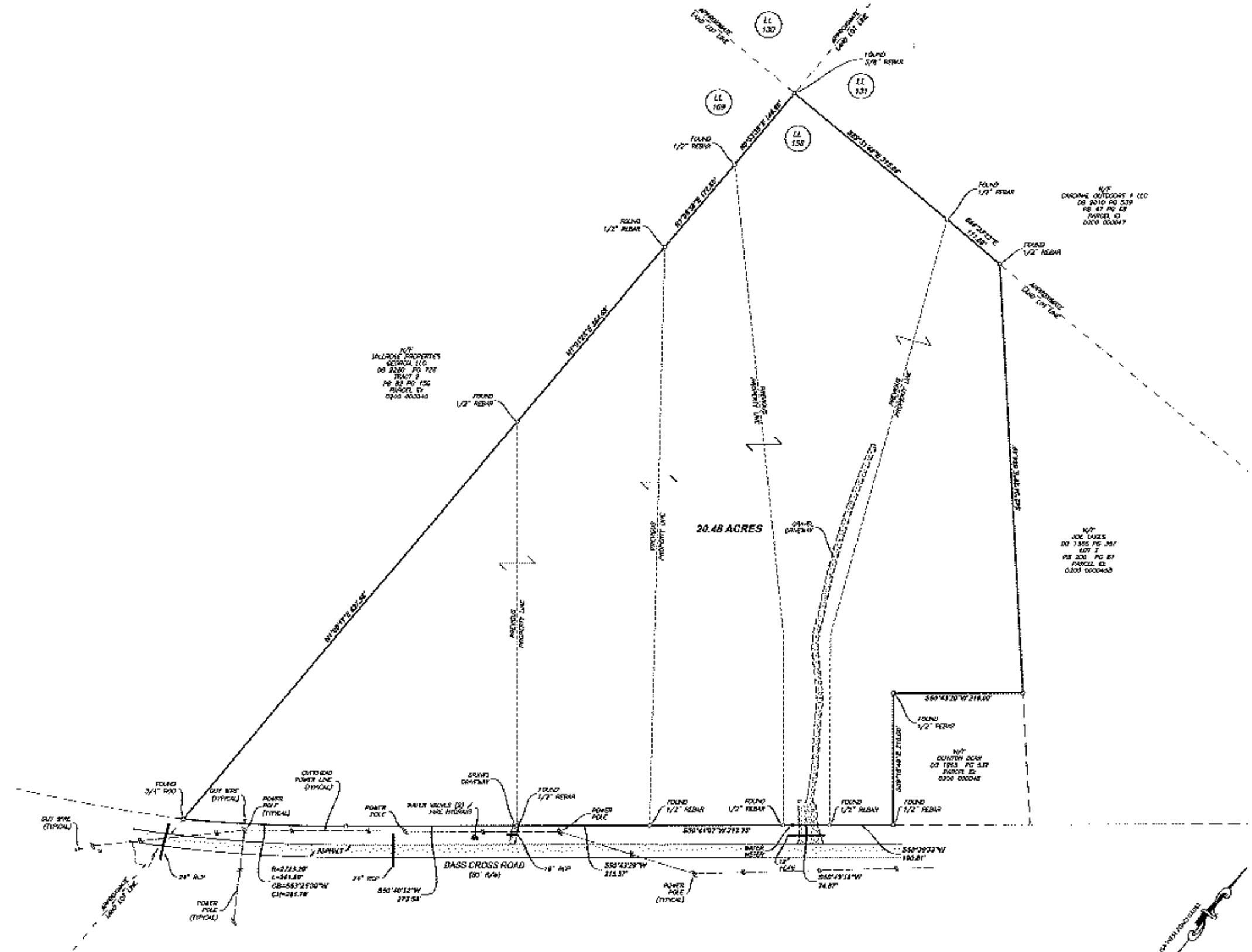
- DEVELOPER
 CHASE LLC
 160 WHITNEY STREET
 FAYETTEVILLE, GA 30514
 CONTACT: ANN ROBERTS, PRESIDENT
 PHONE: (770) 575-1945
 CELL: (404) 536-1168
 EMAIL: aroberts@chase.com
- SURVEYOR
 SCANTON ENGINEERING SERVICES, INC.
 21 E. EASTMAN STREET
 GAITHERSBURG, GA 30514
 CONTACT: SCOTT GRUSEMEYER, PLS
 PHONE: (770) 962-2861
- NO PORTION OF THIS PROPERTY IS IN A FLOOD HAZARD AREA PER F.E.M.A. FIRM MAP FIRM 13265C002A, DATE 7/3/2012.
- WATER SERVICE PROVIDED TO THE SITE BY AN EXISTING MUNICIPAL WATER SYSTEM.
- SANITARY SEWER SERVICE PROVIDED TO THE SITE BY PROPOSED ON-SITE SEWAGE DISPOSAL SYSTEM.
- THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 6 & 7 PLAT BOOK 200 PAGE 87 AND LOTS 3, 4, AND 5 PLAT BOOK 200 PAGE 87 INTO ONE PARCEL.
- THE FIELD WORK WAS PERFORMED ON 10/22/2014. THIS PLAT WAS PREPARED ON 10/22/2014. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 275,000 FEET.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED AND COMPLETED ON 10/22/2014, WAS OBTAINED USING A LEICA CS150 AND THE HIGH SMARTNET NETWORK. THE AVERAGE RELATIVE POSITIONAL ACCURACY IS 0.027 (1:1).

APPROVED:	
TROUP COUNTY ENGINEERING DEPARTMENT	
BY:	DATE:
APPROVED:	
TROUP COUNTY ENGINEERING DEPARTMENT	
BY:	DATE:
APPROVED:	
TROUP COUNTY GIS / MAPPING DEPARTMENT	
BY:	DATE:
APPROVED:	
TROUP COUNTY HEALTH DEPARTMENT	
BY:	DATE:

OWNER ACKNOWLEDGMENT	
BY:	DATE:

As required by subsection (b) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by an appropriate local authority as to recording its conformity with applicable laws, regulations, statutes, or ordinances. Such authority or authorities should be determined with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for land surveying in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67. SCANTON ENGINEERING SERVICES, INC. (S7000019) (1/10/2014/2014)

Scott Grusemeyer
 SCOTT D. GRUSEMEYER, PLS GA #37140
 20002scantoneng.com



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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LOT COMBINATION SURVEY

Prepared by:	Drawn by:
Checked by:	Date:

SHEET #12 OF 11
 7361D
 SHEET 2 OF 11

FINAL PLAT FOR HUMMINGBIRD HOLLOW PHASE 1



PROVED IN THE OFFICE OF
GASKINS + LECRAW
© 2025 GASKINS + LECRAW, INC.
1298 POWDER SPRINGS RD SW
MARIETTA, GA 30066
PHONE - 770.424.7158
www.gsklinc.com

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

GENERAL SURVEY NOTES

- THE FIELD SURVEY WAS PERFORMED ON 08/05/24. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH A TOPCON Hiper-GPS RECEIVER. GROUND MEASUREMENTS WERE OBTAINED USING A TOPCON PS-10A TOTAL STATION.
- THE BEARING BASIS IS OLD NORTH, NAD 83, GEORGIA COORDINATE SYSTEM OF 1984, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING GPS REAL TIME NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- THIS PLAT IS PREPARED FROM A FIELD SURVEY USING RTK BASE AND ROVER OCCUPYING MULTIPLE BASE LOCATIONS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITIONAL ACCURACY OF LESS THAN 0.07 FEET + 30 PPM. THE SCALE FACTOR USED TO CALCULATE GRID COORDINATES TO GROUND COORDINATES IS 1.00001812235.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN: TRACT 2 IS 1 FOOT IN 12,398.311.
- BASED ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 132502002C, TROUP COUNTY, GA.
- AND INCORPORATED AREAS, EFFECTIVE DATE: 9/29/2006, PORTIONS OF THE SUBJECT PROPERTY DO NOT LIE WITHIN F.E.M.A. ZONE, "X" AS DEFINED THEREON AS FOLLOWS:
T.1. ZONE "X" BASIC FLOOD ELEVATIONS DETERMINED (BFE)
T.2. THE LIMITS OF THE FLOOD HAZARD AREA SHOWN WERE SCANNED FROM THE F.I.R.M. PANEL AND ARE APPROXIMATE ONLY. THE BASIC FLOOD ELEVATIONS SHOWN WERE TAKEN FROM THE REFERENCED F.E.M.A. PANEL. OTHER LOCAL FLOODING CONDITIONS MAY EXIST OR SEVERE LOCAL STORMS MAY OCCUR. NO PART OF THIS SURVEY IS A GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT FLOODING WILL NOT OCCUR ON THE PROPERTY. ENGINEERING STUDIES SHOULD BE PERFORMED IF CONDITIONS EXIST THAT MAY CAUSE FLOODING.
- PROPERTY CORNER MONUMENTS WERE SET AT ALL LOT CORNERS AS SHOWN.
- ALL PROPERTY CORNER MONUMENTS SET ARE 10-INCH REBAR WITH YELLOW PLASTIC CAP INCORPORATED 1/4" LIP 1/8" UNLESS OTHERWISE NOTED.
- ALL UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM DESIGN PLANS AND ARE CURRENTLY UNDER CONSTRUCTION. NO UTILITIES WERE FIELD LOCATED BY THE SURVEYOR. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF ANY INFORMATION THAT WAS NOT VISIBLE AT THE TIME OF THE SURVEY. NO CERTIFICATION IS MADE REGARDING THE ACCURACY, THOROUGHNESS OR PRESENCE OF UNDERGROUND UTILITY STRUCTURES. THE GEORGIA ONE CALL SYSTEM SHOULD BE CONTACTED PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION OR DISTURBING ACTIVITIES.
- THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR LOCAL REQUIREMENTS AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON. NO TITLE COMMITMENT OR CHAIN OF TITLE WAS PROVIDED. OTHER CLAIMS, EASEMENTS, RIGHTS, OR RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON. A GEORGIA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED CONCERNING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS THAT MAY BE REVEALED BY TITLE EXAMINATION.
- TOPOGRAPHY AND ELEVATIONS SHOWN ARE REFERENCED TO NAVD 83 DATUM AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING GPS REAL TIME NETWORK. THE CONTOUR INTERVAL IS 2 FOOT BASED ON A FIELD SURVEY.
- CRKX AND STREAM BUFFER LOCATIONS SHOWN HEREON WERE TAKEN FROM INFORMATION PROVIDED BY THE CLIENT AND ARE APPROXIMATE ONLY. NO WETLANDS STUDY OR MAPPING WAS PROVIDED TO THE SURVEYOR. ANY INFORMATION REGARDING JURISDICTIONAL AREAS AND ASSOCIATED BUFFERS WAS TAKEN SOLELY FROM THE INFORMATION PROVIDED.
- THE BOUNDARY LINE ALONG THE CRKX IS DEFINED BY RECORD DOCUMENTS AS THE CENTERLINE OF CRKX. THE APPROXIMATE CENTERLINE OF CRKX MEASURED LINE SHOWN IS AN ESTIMATED AVERAGE OF THE MIDDLE OF THE CRKX CHANNEL AT THE TIME OF THE SURVEY AND IS SHOWN FOR THE PURPOSE OF CHAIN AND MATHematicAL CALCULATIONS AND APPROXIMATE AREAS AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMIT OF THE CRKX. THE BOUNDARY LINE EXTENDS TO THE THRESHOLD OF THE MAIN CURRENT OF THE WATER AND IS SUBJECT TO CHANGING DUE TO NATURAL CAUSES. SEE THE OFFICIAL CODE OF GEORGIA ANNOTATED, TITLE 44, CHAPTER 8, FOR A MORE DETAILED DESCRIPTION OF WETLANDS BUFFER ZONES AND HOW THEY MAY VARY.
- DRAINAGE EASEMENTS AND SEWER EASEMENTS WIDTHS ARE BASED ON AN OFFSET OF THE PIPES OR CENTERLINE OF DITCH UNLESS OTHERWISE NOTED.
- DISTANCES SHOWN ON THE PLAT SHALL BE HORIZONTAL.

FLOOD PLAIN NOTE

THIS PARCEL OF LAND IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" AND "X". ACCORDING TO F.E.M.A. FLOOD INFORMATION RATE MAP, COMMUNITY NUMBERS 130478 AND 130408, AND MAP NUMBER #132502002C DATED 07/03/2012

DEFINITION OF ZONE "X"
AREAS OF MODERATE OR MINIMAL HAZARD SUBJECT TO FLOODING FROM SEVERE STORM ACTIVITY OR LOCAL DRAINAGE PROBLEMS.

DEFINITION OF ZONE "X2"
AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH EPI'S HAVE BEEN DETERMINED.

THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OF FLOODPLAIN FOR 750A PANELS 131303046F DATED 9/29/2006.

UTILITY LOCATION NOTE

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS OCCURRING THEIR UNEXPECTED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

GPS NOTES

- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 83.
- THE NORTHING, EASTING, AND ELEVATION OF THE STATIONING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE S850 GPS RECEIVER WITH A TRIMBLE 15C2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE GPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VISION REAL TIME NETWORK OPERATED BY GPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

REGULAR CLOSED TRAVERSE NOTE

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING RTK BASE AND ROVER OCCUPYING MULTIPLE BASE LOCATIONS AND DUPLICATE OBSERVATIONS ON CORNERS. THE PROCESSED DATA HAS A HORIZONTAL POSITIONAL ACCURACY OF LESS THAN 0.07 FEET + 30 PPM. THE SCALE FACTOR USED TO CALCULATE GRID COORDINATES TO GROUND COORDINATES IS 1.00001812235.

SITE SUMMARY

SITE AREA	
SITE AREA:	108.95 ACRES (4745291.51 S.F.)
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF HOGANSVILLE
ZONING:	PLD
BUILDING SETBACKS	
FRONT:	20'
SIDE:	5'
REAR:	20'

AREA CALCULATIONS:

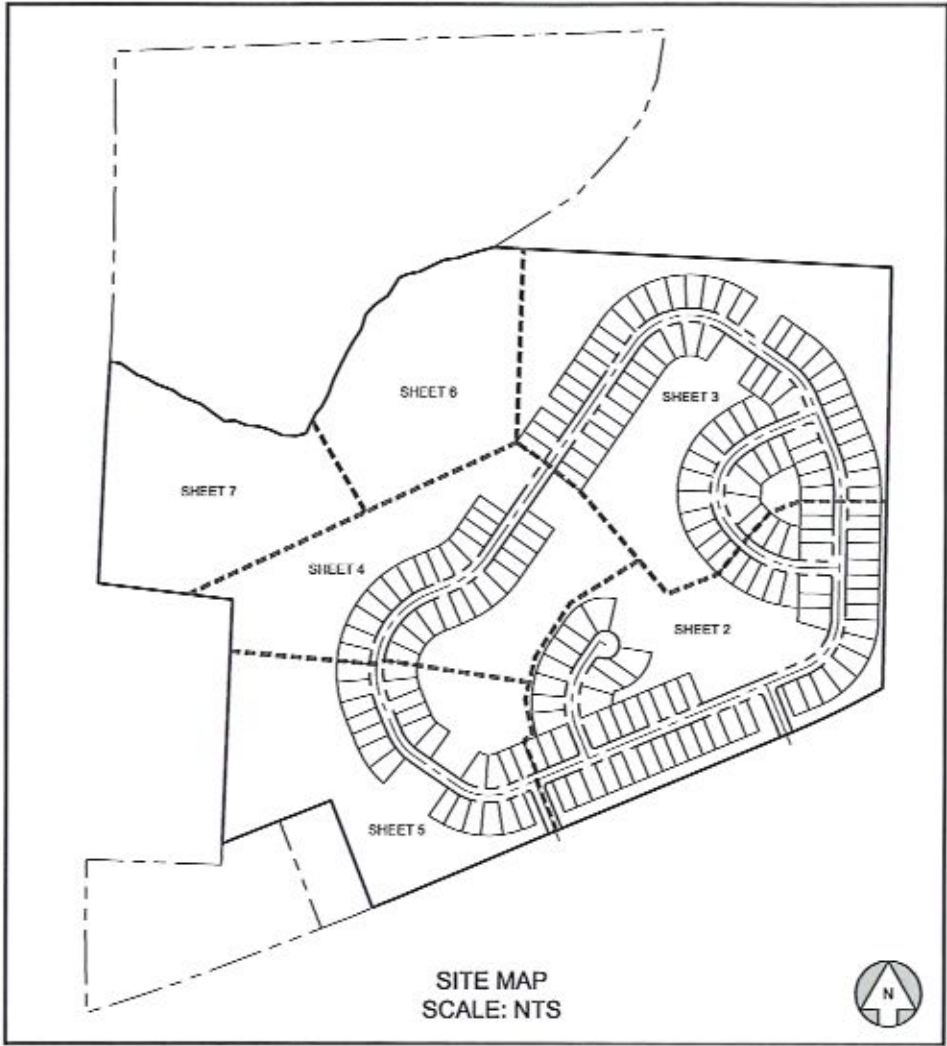
ROAD RIGHT OF WAY	8,567.00 S.F.
SHERWOOD DRIVE	8,659.24 S.F.
QUICKPARK DRIVE	27,747.85 S.F.
WINDY LOW HILL CHURCH	51,252.90 S.F.
HIDDENWOODS DRIVE	252,259.77 S.F.
TOTAL RIGHT OF WAY	350,795.76 S.F.
POUD AREA	142,421.95 S.F.
OPEN SPACE	3,078,755.84 S.F.
LOT AREA	1,175,907.95 S.F.
TOTAL SITE AREA	4,745,891.51 S.F.

CENTERLINE OF ROAD CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C166	250.00'	249.88'	S8°01'21"W	239.59'	138.45'
C167	200.00'	231.72'	N34°11'07"E	218.99'	130.83'
C168	350.00'	287.95'	S65°29'16"E	279.92'	152.70'
C169	190.00'	306.74'	S4°24'01"W	274.00'	198.48'
C170	500.00'	148.00'	S59°01'14"W	145.57'	73.57'
C171	400.00'	164.65'	N10°48'03"W	163.71'	83.63'
C172	250.00'	142.84'	N38°58'39"W	140.91'	73.43'
C173	200.00'	392.70'	S79°39'15"W	353.55'	250.00'
C174	300.00'	171.41'	S51°01'21"W	169.09'	88.11'
C175	300.00'	471.24'	S22°23'27"W	424.29'	300.00'
C176	200.00'	114.27'	S38°58'39"E	112.72'	58.74'
C177	200.00'	199.89'	S83°58'39"E	191.61'	109.19'

DRAINAGE ESMT NOTE

BE OWNER OF RECORD, OR BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST SPECIFICALLY RELEASES THE CITY OF HOGANSVILLE FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS OR DRAINAGE FEATURES SHOWN HEREON. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THE REGULATIONS OF THE CITY OF HOGANSVILLE. THE CITY OF HOGANSVILLE MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER OBSTACLES, EXCAVATION, FILLING AND THE LIKE, NECESSARY TO RESTORE A CONDITION WHICH IN THE JUDGMENT OF THE CITY MANAGER IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROADS OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF HOGANSVILLE NOR AN ABRIGATION OF THE CITY'S RIGHTS TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY/ES OF THE LANDS THAT GENERATED THE CONDITIONS.



CERTIFICATIONS

SURVEYOR'S CERTIFICATE:
A SURVEYOR'S CERTIFICATION, DIRECTLY ON THE FINAL PLAT AS FOLLOWS. IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY OF HOGANSVILLE, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

BY: *Chris W. Robertson* 07-15-2025
REG. GEORGIA LAND SURVEYOR NO. 3195 DATE

OWNER'S CERTIFICATION:
STATE OF GEORGIA, COUNTY OF TROUP
I, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT: ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID; ALL STREETS, DRAINAGE WAYS AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE USE OF THE PUBLIC AND ENFORCEMENT BY PUBLIC SAFETY OFFICIALS FOREVER; AND, THAT I WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL INFRASTRUCTURE ASSOCIATED WITH THIS DEVELOPMENT UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.

PROPERTY OWNER: _____ DATE: _____

CITY OF HOGANSVILLE CERTIFICATE:
A CERTIFICATE OF ACCEPTANCE, DIRECTLY ON THE PLAT, AS FOLLOWS: THE CITY OF HOGANSVILLE HEREBY ACCEPTS ALL STREET RIGHTS-OF-WAY AND THE IMPROVEMENTS THEREON AND ANY CATCH BASINS, JUNCTION BOXES, STORM DRAINAGE PIPE EASEMENTS, OR OTHER STRUCTURES OR AREAS OUTSIDE OF SAID STREET RIGHTS-OF-WAY (EXCLUDING DITCHES AND OTHER OPEN DRAINAGE WAYS) WHICH ARE SPECIFICALLY INDICATED ON THIS PLAT AS BEING DEDICATED TO THE PUBLIC; HOWEVER, THIS CERTIFICATION DOES NOT OBLIGATE THE CITY TO MAINTAIN THE ABOVE STATED INFRASTRUCTURE UNTIL EXPIRATION OF THE MAINTENANCE PERIOD.

CITY MANAGER: _____ DATE: _____

ZONING ADMINISTRATOR'S CERTIFICATE:
A CERTIFICATE OF APPROVAL OF THE FINAL PLAT BY THE ZONING ADMINISTRATOR, DIRECTLY ON THE PLAT, AS FOLLOWS: PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF HOGANSVILLE, GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL ON _____, 2025.

ZONING ADMINISTRATOR: _____ DATE: _____

PROJECT CONTACTS	
OWNER/DEVELOPER LENNAR 11560 GREAT OAKS WAY, SUITE 100 ALPHARETTA, GA 30022 (770) 470-2740	PROJECT ENGINEER ROGE PLANNING AND ENGINEERING 6236 OLD HIGHWAY E, SUITE 04-150 WOODSTOCK, GA 30188 (770) 938-4900 CONTACT: MARK HANCOCK, P.E. EMAIL: MHX@ROGEPE.COM
24 HR CONTACT CLAUDY VANN (478) 567-8448	

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (4) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS IN RECORD. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

Chris W. Robertson
CHRIS W. ROBERTSON DATE 07/15/2025
GEORGIA REGISTERED LAND SURVEYOR NO. 3195

REVISIONS:

NO.	DATE	BY	DESCRIPTION

FINAL PLAT FOR PROJECT: **HUMMINGBIRD HOLLOW PHASE 1**
 LAND LOTS 130 & 131
 CLIENT: **LENNAR**
 11560 GREAT OAKS WAY, SUITE 100
 ALPHARETTA, GA 30022

CALL BEFORE YOU DIG

Know what's below. Call before you dig.

SCALE & NORTH ARROW:

SURVEY INFO:

DRAWN BY:	CAN
REVISION BY:	CWR
FIELD DATE:	06/09/2024
OFFICE DATE:	08/05/2025
JOB #:	06610025.001

FINAL PLAT
1 OF 7

Drawing created by: C:\Users\ecraw\OneDrive\Desktop\Gaskins+Lecraw\Projects\2025\Hummingbird Hollow Phase 1\Drawings\15-6-67 Final Plat.dwg, Date: 08/15/2025, 4:37 PM, by: ecraw

L8F001371

REVISIONS:

NO.	DATE	BY	DESCRIPTION

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

PROJECT CONTACTS

OWNER/DEVELOPER LENNAR 11980 GREAT OAKS WAY, SUITE 100 ALPHARETTA, GA 30022 (770) 473-2742	PROJECT ENGINEER RIDGE PLANNING AND ENGINEERING 8234 OLD HIGHWAY 5, SUITE 09-250 WOODSTOCK, GA 30189 (770) 928-0000 CONTACT: MIKE HAPONOSKI, P.E. EMAIL: MIKE@RIDGEPE.COM
24 HR CONTACT CLAUDIE VANN (478) 947-8448	

SYMBOL LEGEND

[Symbol]	EXISTING HEADWALL
[Symbol]	EXISTING PLANNED END SECTION
[Symbol]	EXISTING SINGLE RING CATCH BASIN
[Symbol]	EXISTING DOUBLE RING CATCH BASIN
[Symbol]	EXISTING PERIMETER PAVE
[Symbol]	EXISTING EJECTION BOX
[Symbol]	EXISTING GRATE AILET
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING VALVE
[Symbol]	EXISTING WATER METER
[Symbol]	EXISTING SANITARY SEWER MANHOLE
[Symbol]	EXISTING SANITARY SEWER CLEANOUT
[Symbol]	IRON PIN FOUND (TYPE NOTED)
[Symbol]	IRON PIN SET
[Symbol]	CONCRETE MOUNTMENT FOUND (COMP)

ABBREVIATION LEGEND

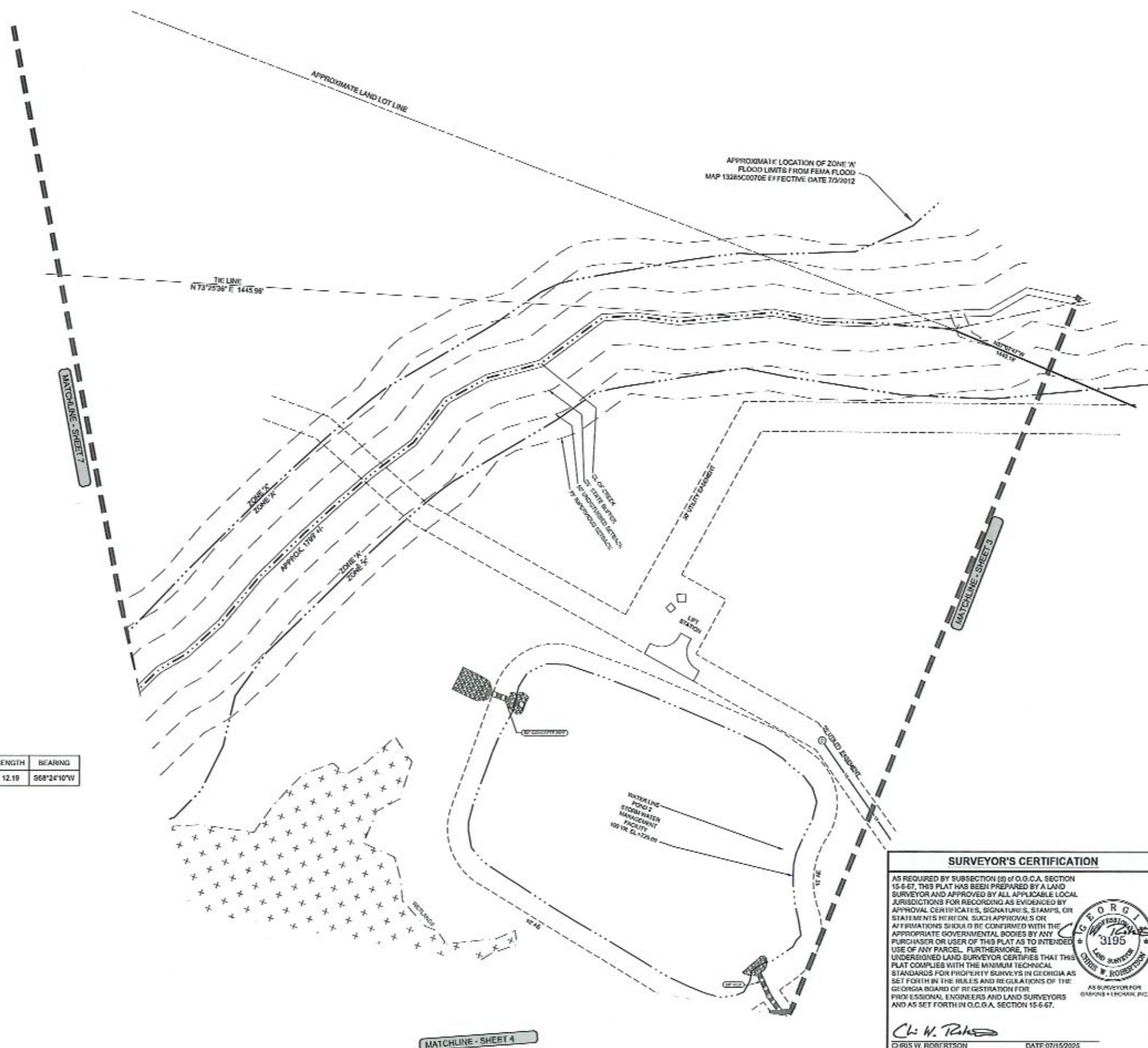
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
AE	ACCESS EASEMENT
REB	REBAR FOUND
CITY	CRIMP TOP PIPE FOUND
CITY	OPEN TOP PIPE FOUND
BOL	BUILDING SETBACKLINE

LINE LEGEND

[Line Style]	STORM SEWER
[Line Style]	SANITARY SEWER
[Line Style]	WATER MAIN

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	39.90	N50°39'06"E	L21	41.85	S53°21'53"E	L41	3.62	S34°39'15"W	L61	12.19	S68°24'10"W
L2	38.37	N72°24'36"E	L22	41.54	S65°02'19"E	L42	1.01	S22°36'33"E			
L3	35.98	S65°55'22"E	L23	38.21	S76°12'06"E	L43	39.39	S15°18'33"E			
L4	38.56	S65°12'15"E	L24	26.94	N2°01'13"W	L44	41.80	S0°17'50"E			
L5	11.58	N55°20'45"W	L25	43.38	N3°55'40"W	L45	41.60	S15°07'35"W			
L6	28.54	N17°15'34"W	L26	34.70	N18°42'30"W	L46	41.60	S30°33'00"W			
L7	30.25	N30°53'28"W	L27	11.60	S22°36'33"E	L47	42.35	S46°06'51"W			
L8	31.00	N22°36'33"W	L28	11.30	S67°23'27"W	L48	35.23	S09°40'43"W			
L9	14.50	N8°34'48"E	L29	3.53	N55°20'45"W	L49	17.83	S8°16'28"W			
L10	33.69	S67°23'27"W	L30	33.13	S68°21'57"E	L50	3.71	N67°23'27"E			
L11	18.60	S65°52'25"W	L31	35.77	S76°17'23"W	L51	32.53	N67°23'27"E			
L12	45.31	S69°41'52"W	L32	37.77	S72°26'31"W	L52	15.93	N61°26'46"E			
L13	39.56	S53°50'41"W	L33	13.59	S19°53'47"W	L53	29.42	N40°06'00"E			
L14	9.41	S4°24'01"W	L34	37.68	S5°05'07"W	L54	18.68	N34°39'15"E			
L15	42.25	S4°24'01"W	L35	2.20	S54°12'06"E	L55	3.71	N87°23'27"E			
L16	13.35	S4°24'01"W	L36	28.89	S37°00'00"E	L56	5.40	S22°36'33"E			
L17	7.65	S41°51'00"E	L37	5.90	S22°36'33"E	L57	6.68	N23°09'40"W			
L18	7.65	N41°51'00"W	L38	2.23	S23°01'16"E	L58	5.40	N22°36'33"W			
L19	26.04	S41°51'00"E	L39	10.41	S61°35'25"W	L59	3.52	N41°51'00"W			
L20	20.23	S44°02'41"E	L40	3.62	S34°39'15"W	L60	21.41	N55°20'45"W			



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (g) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

Cl. W. Roberts
 CHRIS W. ROBERTSON DATE 07/15/2025
 GEORGIA REGISTERED LAND SURVEYOR NO. 3195

FINAL PLAT FOR PROJECT
HUMMINGBIRD HOLLOW PHASE 1
 LAND LOTS 130 & 158
 11TH DISTRICT, TROUP COUNTY, CITY OF HOGANSVILLE, GEORGIA
 CLIENT: **LENNAR**
 11980 GREAT OAKS WAY, SUITE 100
 ALPHARETTA, GA 30022

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:

GRID NORTH, GEORGIA WEST ZONE
 SCALE: 1" = 60'

SURVEY INFO:
 DRAWN BY: CAM
 REVIEWED BY: GWR
 FIELD DATE: 06/05/2024
 OFFICE DATE: 06/25/2025
 JOB #: 06610005.001

FINAL PLAT
6 OF 7

DRAWN BY: CAM, REVIEWED BY: GWR, FIELD DATE: 06/05/2024, OFFICE DATE: 06/25/2025, JOB #: 06610005.001

STORM SEWER LEGEND	
	EXISTING DOUBLE WING CATCH BASIN
	EXISTING SINGLE WING CATCH BASIN
	EXISTING PLANNED END SECTION
	EXISTING GRATE INLET
	EXISTING HEADWALL
	1100D AND GRATE INLET
	EXISTING JUNCTION BOX
	OUTLET CONTROL STRUCTURE
	EXISTING PEDESTAL INLET

STORM SEWER LINE LEGEND	
	STORM SEWER

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW
 © 2025 GASKINS + LECRAW, INC.
 1299 POWELL SPRINGS RD SW
 MARIETTA, GA 30064
 PHONE: 770.424.7168
 www.gaskinslecrow.com

LS7001371

REVISIONS:

NO.	DATE	BY	DESCRIPTION

STORM SEWER ASBUILT FOR PROJECT:
HUMMINGBIRD HOLLOW PHASE 1
 LAND LOTS 130 & 159
 11TH DISTRICT, TROUP COUNTY, CITY OF HOGANSVILLE, GEORGIA
 CLIENT:
LENNAR
 11560 GREAT OAKS WAY, SUITE 100
 ALPHARETTA, GA 30022

PROJECT CONTACTS	
OWNER/DEVELOPER LENNAR 11560 GREAT OAKS WAY, SUITE 100 ALPHARETTA, GA 30022 (770) 470-2743	PROJECT ENGINEER RIDGE PLANNING AND ENGINEERING 6234 OLD HIGHWAY 5, SUITE 05-290 WOODSTOCK, GA 30189 (770) 868-9000 CONTACT: MIKE HANCOCK, P.E. EMAIL: MIKE@RPE.COM
24 HR CONTACT CLAUDE VANN (478) 567-5445	

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.G.C.A. SECTION 15-8-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-8-67.

AS SURVEYOR FOR GASKINS + LECRAW, INC.

Chris Bertison
 REGISTERED LAND SURVEYOR NO. 3195
 DATE: 07/15/2025

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

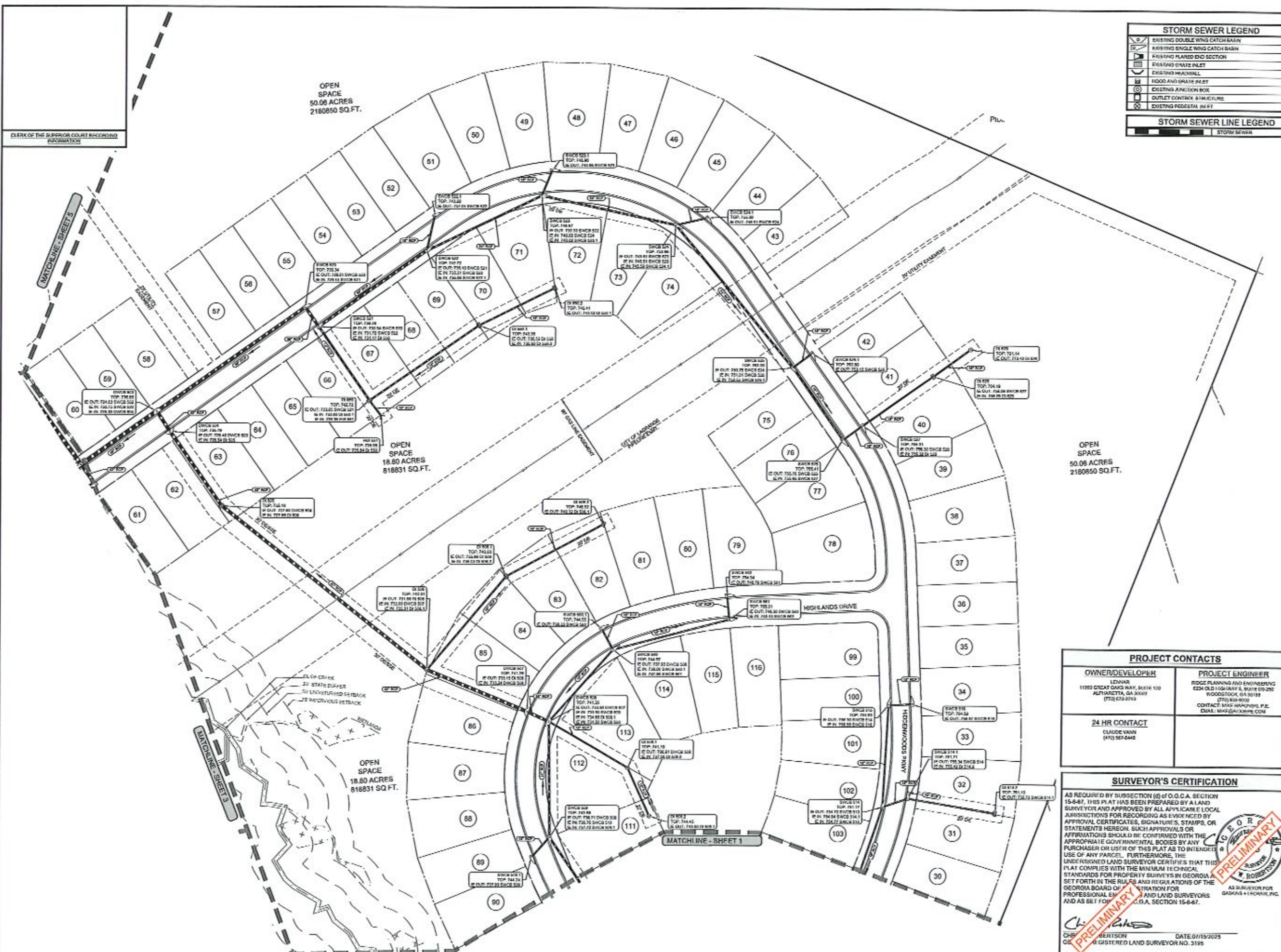
GRID NORTH, NAD83 WEST ZONE
 SCALE: 1" = 50'

SURVEY INFO:

DRAWN BY:	CAM
REVIEWED BY:	CWR
FIELD DATE:	06/25/2024
OFFICE DATE:	09/25/2025
JOB #:	00510005.001

STORM SEWER PLAN

2 OF 5



DRAWING DATE: 07/15/2025
 DRAWN BY: CAM
 CHECKED BY: CWR
 PROJECT: HUMMINGBIRD HOLLOW PHASE 1

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

STORM SEWER LEGEND	
	EXISTING DOUBLE WING CATCH BASIN
	EXISTING SINGLE WING CATCH BASIN
	EXISTING FLANGED END SECTION
	EXISTING GRATE INLET
	EXISTING HEADWALL
	HOOD AND GRATE INLET
	EXISTING JUNCTION BOX
	OUTFALL CONTROL STRUCTURE
	EXISTING PRECAST INLET

STORM SEWER LINE LEGEND	
	STORM SEWER

PREPARED IN THE OFFICE OF

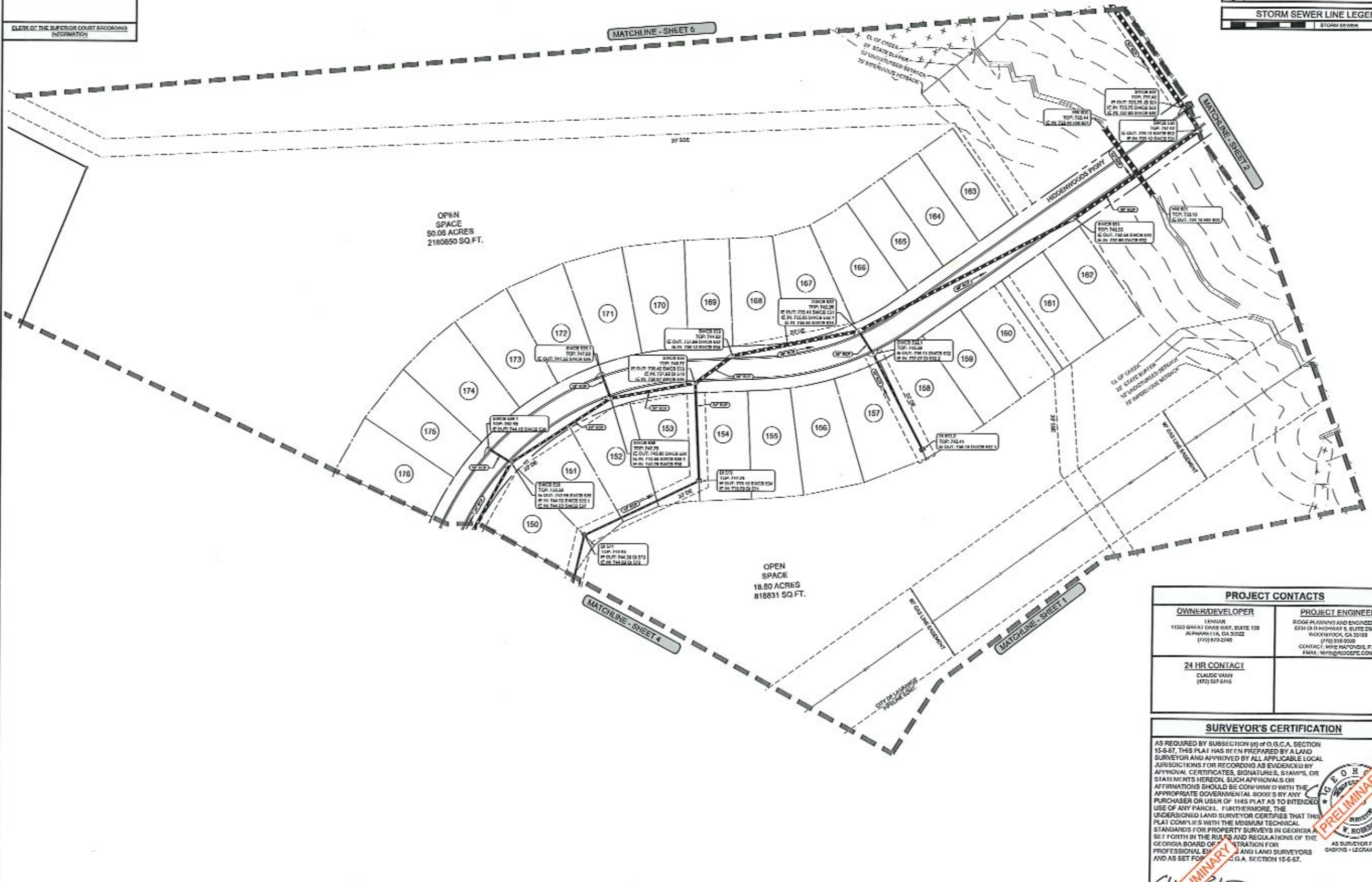
GASKINS + LECRAW

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1266 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE: 770.424.7188
www.gaskinsleecraw.com

LSF001374

REVISIONS:

NO.	DATE	BY	DESCRIPTION



STORM SEWER ASBUILT FOR PROJECT

HUMMINGBIRD HOLLOW PHASE 1
LAND LOTS 130 & 150
11TH DISTRICT, TROUP COUNTY, CITY OF HOGANSVILLE, GEORGIA

CLIENT: **LENNAR**
11580 GREAT OAKS WAY, SUITE 100
ALPHARETTA, GA 30022

PROJECT CONTACTS	
OWNER/DEVELOPER LENNAR 11580 GREAT OAKS WAY, SUITE 100 ALPHARETTA, GA 30022 (770) 679-2740	PROJECT ENGINEER RODGE PLANNING AND ENGINEERING 6234 OLD HIGHWAY 5, SUITE 20-220 WOODBRIDGE, GA 30188 (770) 558-0000 CONTACT: MIKE PATRICK, P.E. EMAIL: MIKE@RODGE.COM
24 HR CONTACT CLAUDE VANN (878) 587-6443	

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (g) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODY: 5 BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

Cl. Robertson
CLAUDE ROBERTSON
REGISTERED LAND SURVEYOR NO. 3195
DATE 07/15/2025

AS SURVEYOR FOR GASKINS + LECRAW, INC.

CALL BEFORE YOU DIG

Know what's below. Call before you dig.

SCALE & NORTH ARROW:

SCALE: 1" = 50'

SURVEY INFO:

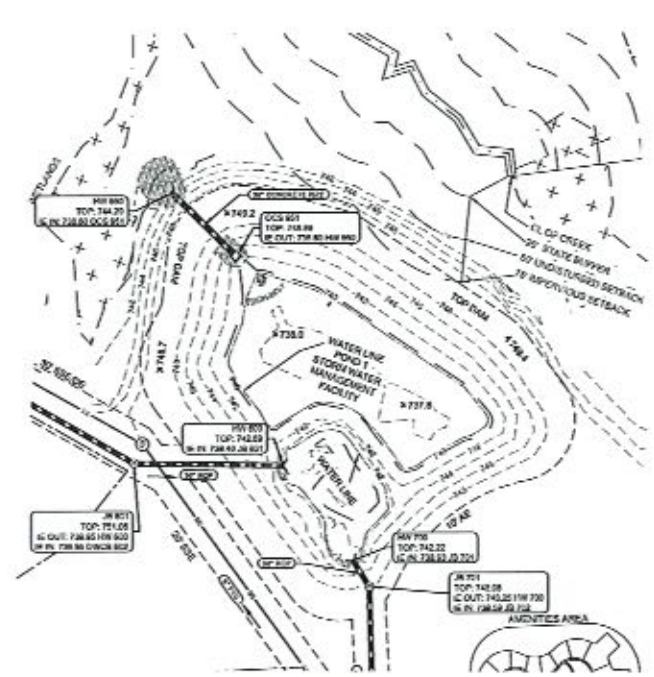
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REVIEWED BY: CWR
FIELD DATE: 06/25/2024
OFFICE DATE: 09/25/2025
JOB #: 0921005.001

STORM SEWER PLAN

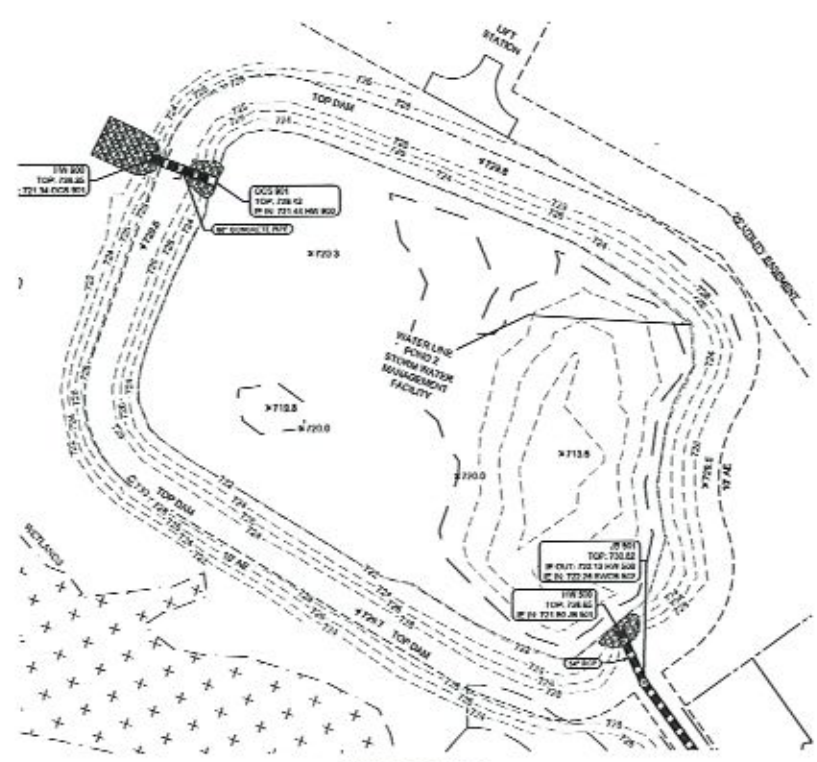
3 OF 5

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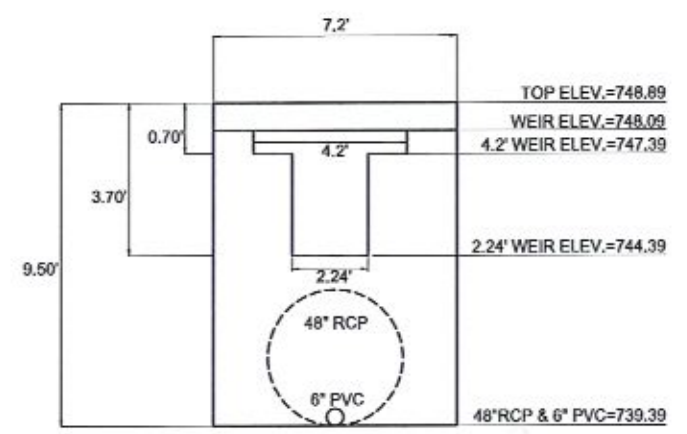
CLERK OF THE SUPERIOR COURT RECORDING INFORMATION



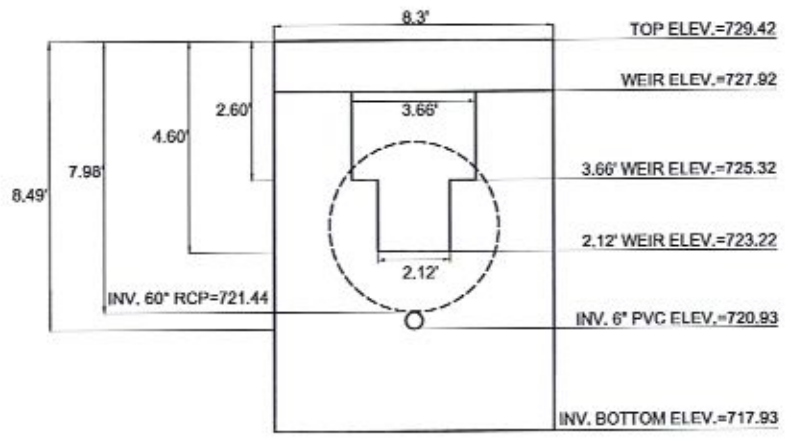
SMF POND 1
SCALE=1:50



SMF POND 2
SCALE=1:50



SMF POND 1 OCS 951



SMF POND 2 OCS 901

STORM SEWER LEGEND	
	EXISTING DOUBLE WING CATCH BASIN
	EXISTING SINGLE WING CATCH BASIN
	EXISTING PLANK AND SECTION
	EXISTING GRATE INLET
	EXISTING HEADWALL
	HOOD AND GRATE INLET
	EXISTING JUNCTION BOX
	OUTLET CONTROL STRUCTURE
	EXISTING PEDISTAL INLET
STORM SEWER LINE LEGEND	
	STORM SEWER

PROJECT CONTACTS	
OWNER/DEVELOPER LENNAR 11560 GREAT OAKS WAY, SUITE 100 ALPHARETTA, GA 30022 (770) 410-3143	PROJECT ENGINEER RODGE PLANNING AND ENGINEERING 8234 OLD HIGHWAY 5, SUITE 09 255 WOODSTOCK, GA 30189 (770) 935-8000 CONTACT: MIKE WAPONISH, P.E. EMAIL: MIKE@RODGE.COM
24 HR CONTACT CLAUD VANH (478) 527-8448	

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (4) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE COMPILED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

PRELIMINARY

DATE 07/15/2025
REGISTERED LAND SURVEYOR NO. 3195

GASKINS + LECRAW

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1285 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7168
www.gaskinslecrow.com

LSF001371

REVISIONS:			
NO.	DATE	BY	REV.

POND ASBUILT FOR PROJECT

HUMMINGBIRD HOLLOW PHASE 1
LAND LOTS 130 & 159
11TH DISTRICT, TROUP COUNTY, CITY OF HOGANSVILLE, GEORGIA

CLIENT: **LENNAR**
11560 GREAT OAKS WAY, SUITE 100
ALPHARETTA, GA 30022

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:

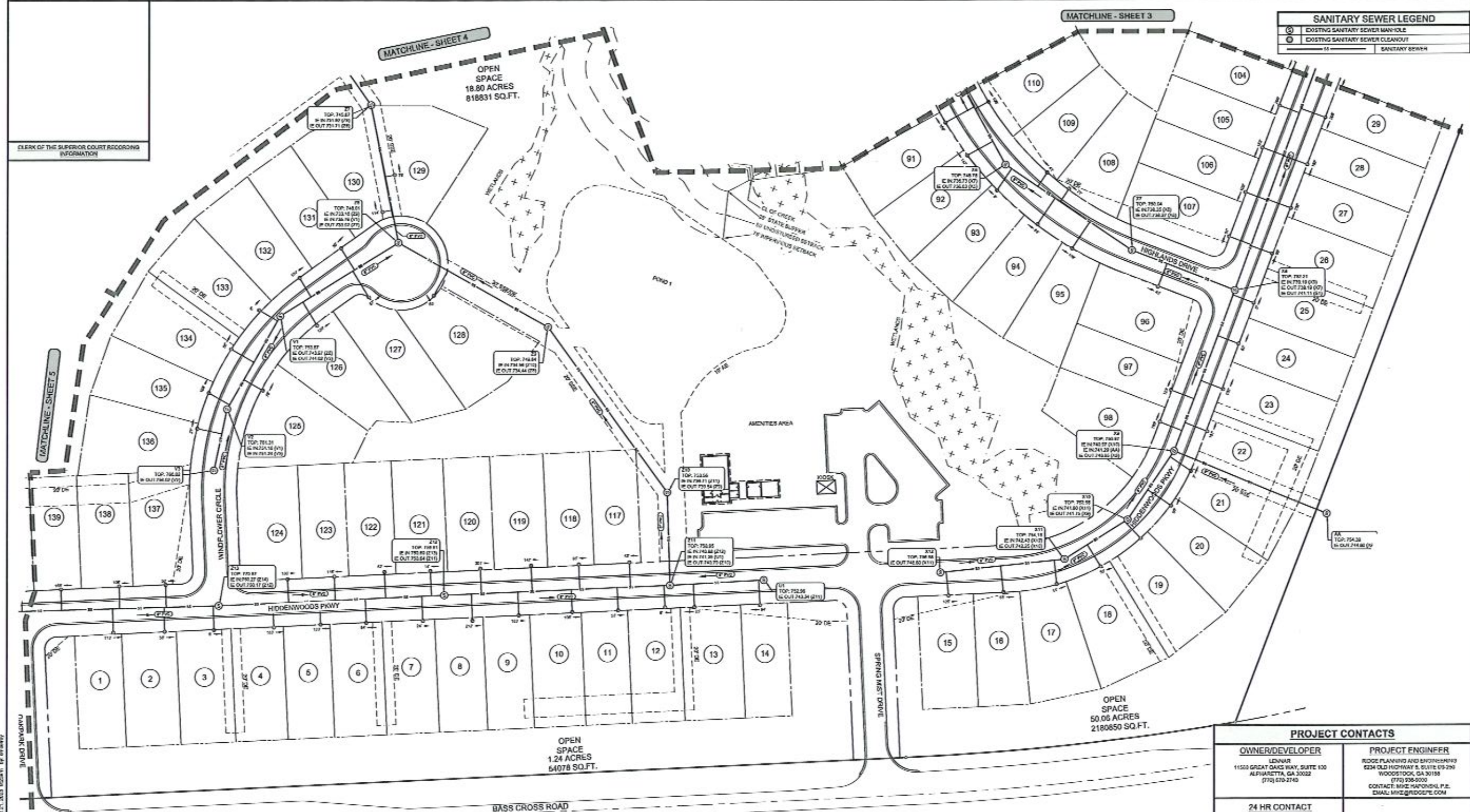
GRID NORTH, GEORGIA WEST ZONE
SCALE: 1" = 50'

SURVEY INFO:

DRAWN BY: CAM
REVIEWED BY: CWR
FIELD DATE: 06/26/2024
OFFICE DATE: 06/25/2025
JOB #: 0001005.001

STORM SEWER PLAN
5 OF 5

Drawing Name: C:\Users\mcm\OneDrive\Documents\Projects\2025\Hummingbird\Hummingbird\Final.dwg, Plot Date: 07/15/2025 10:24:11 AM, Plotter: HP DesignJet 2550



SANITARY SEWER LEGEND

⊙	EXISTING SANITARY SEWER MANHOLE
○	EXISTING SANITARY SEWER CLEANOUT
—	SANITARY SEWER

PREPARED IN THE OFFICE OF
GASKINS + LECRAW
 1205 POWDER SPRINGS RD SW
 ALPHARETTA, GA 30004
 PHONE - 770.424.7158
 www.gskl.com

LSF001371

REVISIONS:

NO.	DATE	BY	CHKD	DESCRIPTION

SANITARY SEWER AS BUILT FOR PROJECT
HUMMINGBIRD HOLLOW PHASE 1
 LAND LOTS 130 & 150
 CLIENT: **LENNAR**
 11TH DISTRICT, TROUP COUNTY, CITY OF HOGANSVILLE, GEORGIA
 11560 GREAT OAKS WAY, SUITE 100
 ALPHARETTA, GA 30022

PROJECT CONTACTS

OWNER/DEVELOPER LENNAR 11520 GREAT OAKS WAY, SUITE 100 ALPHARETTA, GA 30022 (770) 470-2740	PROJECT ENGINEER RIDGE PLANNING AND ENGINEERING 8224 OLD HIGHWAY 5, SUITE 05-290 WOODSTOCK, GA 30188 (770) 938-5000 CONTACT: MIKE HAFONSKI, P.E. EMAIL: MIKE@RIDGEPE.COM
24 HR CONTACT CLAUDE VANN (478) 587-2448	

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.G.C.A. SECTION 15-6-57, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING AND AS SET FORTH IN O.G.C.A. SECTION 15-6-57.

CH. BERTSON
 REGISTERED LAND SURVEYOR NO. 3195
 DATE 07/15/2025

AS SURVEYOR FOR
 GASKINS + LECRAW, INC.

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:

GRID NORTH, GEORGIA WEST ZONE
 SCALE: 1" = 50'

SURVEY INFO:

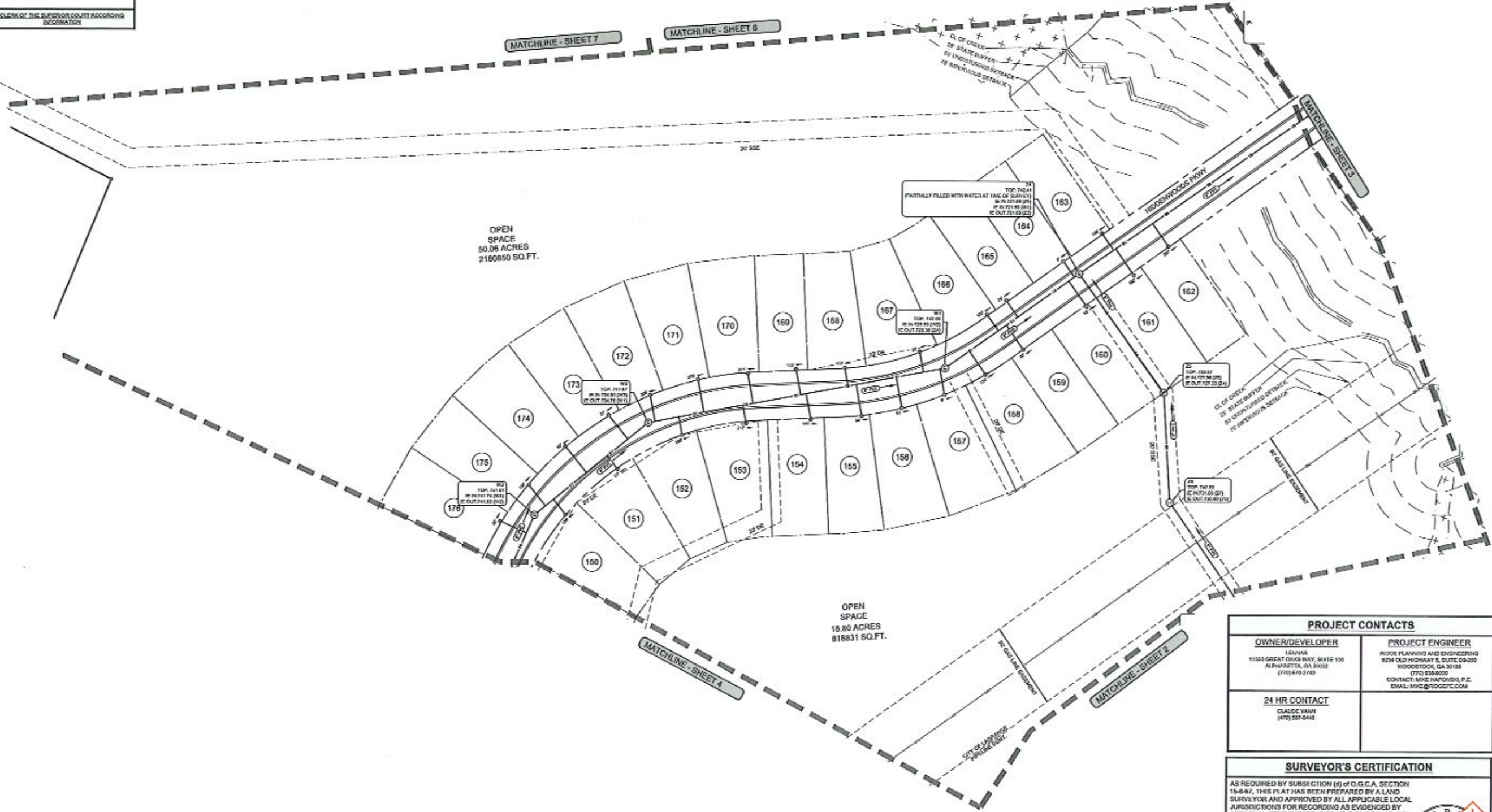
DRAWN BY: CMW
 REVIEWED BY: CWR
 FIELD DATE: 05/20/2024
 OFFICE DATE: 06/25/2025
 JOB #: 0061008.001

SANITARY SEWER PLAN

1 OF 5

Checked by: C. L. Bertson, Registered Land Surveyor No. 3195, Date: 07/15/2025. Prepared by: CMW

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION



SANITARY SEWER LEGEND	
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	SANITARY SEWER

PREPARED IN THE OFFICE OF:

GASKINS + LECRAW

© 2025 GASKINS + LECRAW, INC.
1265 POWDER SPRINGS RD SW
MARIETTA, GA 30064
PHONE - 770.424.7166
www.gaskinslecrow.com

LSF001371

REVISIONS:

NO.	DATE	BY	DESCRIPTION

SANITARY SEWER AS-BUILT FOR PROJECT:

HUMMINGBIRD HOLLOW PHASE 1
LAND LOTS 130 & 159
11TH DISTRICT, TROUP COUNTY, CITY OF HOGANVILLE, GEORGIA

CLIENT:
LENNAR
11580 GREAT OAKS WAY, SUITE 100
ALPHARETTA, GA 30022

PROJECT CONTACTS	
OWNER/DEVELOPER LENNAR 11580 GREAT OAKS WAY, SUITE 100 ALPHARETTA, GA 30022 (770) 470-2748	PROJECT ENGINEER MIXE PLANNING AND ENGINEERING 8234 OLD HIGHWAY 5, SUITE 05-202 WOODSTOCK, GA 30188 (770) 504-8000 CONTACT: MIKE WAPONDIS, P.E. EMAIL: MIKE@RDGCPC.COM
24 HR CONTACT CALICE VANN (478) 587-8448	

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (6) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

Chris Bertison
CHRIS BERTISON
REGISTERED LAND SURVEYOR NO. 3195

DATE: 07/15/2025

AS SURVEYOR FOR GASKINS + LECRAW, INC.

CALL BEFORE YOU DIG

Know what's below.
Call before you dig.

SCALE & NORTH ARROW:

SCALE: 1" = 50'

SURVEY INFO:

DRAWN BY:	CAW
REVIEWED BY:	OWR
FIELD DATE:	06/05/2024
OFFICE DATE:	08/25/2025
JOB #:	0010005.001

SANITARY SEWER PLAN

Drawn: (name) C:\Users\jg\OneDrive\My Documents\Projects\15-6-67\15-6-67\15-6-67.dwg 08/25/2025 08:11:33 15-6-67.dwg by caw



ATLANTA
AUGUSTA
AIKEN
SWAINSBORO
ST. SIMONS ISLAND

April 8, 2026

Mayor and Council
City of Hogansville
111 High Street
Hogansville, Georgia 30230

Attention: Ms. Lisa Kelly, City Manager

Re: City of Hogansville
Service Line Replacement
Project No. 242733.001

We have checked the bids received April 7, 2026 on subject project. Below is a tabulation of the bids received.

<i>Contractor</i>	<i>Total Amount Bid</i>
1. F.S. Scarbrough, LLC Peachtree City, Georgia	\$353,913.39
2. RDJE, Inc. Newnan, Georgia	\$412,615.00
3. Crawford Grading & Pipeline, Inc. Luthersville, Georgia	\$481,505.00
4. Helix Grading & Utility, LLC Zebulon, Georgia	\$566,284.00
5. Compass Environmental Group, LLC Villa Rica, Georgia	\$630,808.00

As indicated, the low bidder is F.S. Scarbrough, LLC of Peachtree City, Georgia. Since the low bidder appears to have adequate experience, technical ability and financial capability to complete the project, we recommend contract award be made F.S. Scarbrough, LLC of Peachtree City, Georgia in the amount of \$353,913.39.

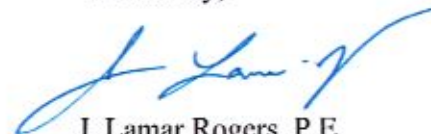
We have enclosed a certified tabulation of the bids received and a sample resolution the City should consider adopting. Please forward us a copy of the City's signed resolution to

award.

The contract award should be made subject to the low bidder meeting the requirements regarding DBE/WBE/MBE compliance. After approval of the contract award by the City and concurrence from GEFA, we will proceed with preparation of the contract documents for execution by both the Contractor and the City.

If you have any questions concerning our recommendations, please call us.

Yours truly,

A handwritten signature in blue ink, appearing to read "J. Lamar Rogers".

J. Lamar Rogers, P.E.
Turnipseed Engineers

JLR:km
Enclosures

CITY OF HOGANSVILLE, GEORGIA
 SERVICE LINE REPLACEMENT
 PROJECT NO. 242733.001
 CERTIFIED BID TABULATION
 BIDS RECEIVED APRIL 7, 2026

THIS IS TO CERTIFY THAT THIS
 IS A CORRECT TABULATION


 J. Lamar Rogers, P.E.
 Turnipseed Engineers
 Atlanta, Georgia

CITY OF HOGANSVILLE, GEORGIA	F.S. Searbrough, LLC	RDJE, Inc.
SERVICE LINE REPLACEMENT	Peachtree City, Georgia	Newnan, Georgia

For furnishing all materials and equipment and performing all labor necessary as specified for the following unit prices and approximate quantities shown (quantities based on known replacements plus estimated number of unknowns that may require replacement). The Owner reserves the right to increase the initial list of replacements and add additional quantities based on results from the service line inventory.

SERVICE LINE INVENTORY

ITEM NO.	QTY.	UNIT DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	266	EA EXCAVATION, RESTORATION AND DOCUMENTATION (PER METER)	\$302.83	\$80,552.78	\$300.00	\$79,800.00
2.	50	EA ADDITIONAL COST FOR EXCAVATION, RESTORATION AND DOCUMENTATION PER POT HOLE IN ASPHALT OR CONCRETE (IN ADDITION TO ITEM 1).	\$605.65	\$30,282.50	\$715.00	\$35,750.00
3.	1	1.S PRINT AND INSTALL BIPARTISAN INFRASTRUCTURE LAW SIGN	\$1,717.20	\$1,717.20	\$2,475.00	\$2,475.00
Subtotal, Items 1 through 3 inclusive, the amount of:				\$112,552.48		\$118,025.00

SERVICE LINE REPLACEMENT

ITEM NO.	QTY.	UNIT DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
4.		3/4" SERVICE LINE REPLACEMENT				
a.	34	EA Locate and Replace Existing Service on City Side of Meter (Including New Pipe Saddle, Corporation Stop, and Curb Stop)	\$1,403.13	\$47,706.42	\$1,520.00	\$51,680.00
b.	19	EA Reconnect Service on Customer Side of Meter (Including Connection to Existing Service 5' Outside of House)	\$1,157.77	\$21,997.63	\$1,215.00	\$23,085.00
c.	2,550	1.F 1/2" Service Line (PEX)	\$12.59	\$32,104.50	\$10.25	\$26,137.50
d.	230	1.F 2" PVC Schedule 40 Casing (For Long Side Services)	\$26.29	\$6,046.70	\$7.00	\$1,610.00
e.	6	EA Service Bores (In Addition to Item a. through d.)	\$1,211.31	\$7,267.86	\$1,700.00	\$10,200.00
5.		TRAFFIC CONTROL				
a.	10	EA Traffic Control for Connection to Existing Water Line under Roadway (Georgia DOT Route)	\$572.40	\$5,724.00	\$950.00	\$9,500.00
b.	32	EA Traffic Control for Connection to Existing Water Line under Roadway (Non-Georgia DOT Route)	\$286.20	\$9,158.40	\$170.00	\$5,440.00
6.	2,550	1.F GRASSING	\$2.79	\$7,114.50	\$1.75	\$4,462.50
7.		REMOVE AND REPLACE				
a.	200	SY Asphalt Roadway (Including Concrete Base and Stone)	\$116.58	\$23,316.00	\$250.00	\$50,000.00
b.	50	SY Asphalt Driveway (Including Concrete Base and Stone)	\$236.43	\$11,821.50	\$360.00	\$18,000.00
c.	80	SY Concrete Driveway	\$147.09	\$11,767.20	\$285.00	\$22,800.00
d.	140	SY Concrete Sidewalk	\$134.98	\$18,897.20	\$250.00	\$35,000.00
e.	100	1.F Gravel	\$17.84	\$1,784.00	\$52.00	\$5,200.00
f.	20	SY Remove and Replace Decorative Sidewalk Pavers	\$363.39	\$7,267.80	\$275.00	\$5,500.00
Subtotal, Items 4 through 7 inclusive, the amount of:				\$211,973.71		\$268,615.00

EXTRA WORK IF ORDERED BY ENGINEER
 (To cover authorized changes in scope)

ITEM NO.	QTY.	UNIT DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
8.		1" SERVICE LINE REPLACEMENT				
a.	600	1.F 1" Service Line (PEX)	\$12.88	\$7,728.00	\$10.50	\$6,300.00
9.	20	EA INSTALL METER BOX WITH CAST IRON LID	\$327.57	\$6,551.40	\$225.00	\$4,500.00
10.	20	EA INSTALL 3/4" BACKFLOW PREVENTER	\$436.34	\$8,726.80	\$215.00	\$4,300.00
11.	300	1.F SOD	\$21.27	\$6,381.00	\$36.25	\$10,875.00
Subtotal, Items 8 through 11 inclusive, the amount of:				\$29,387.20		\$25,975.00
TOTAL AMOUNT BID, ITEMS 1 THROUGH 11 INCLUSIVE, THE AMOUNT OF:				\$353,913.39		\$412,615.00

CITY OF HOGANSVILLE, GEORGIA
SERVICE LINE REPLACEMENT

Crawford Grading & Pipeline, Inc.
Luthersville, Georgia

Helix Grading & Utility, LLC
Zebulon, Georgia

For furnishing all materials and equipment and performing all labor necessary as specified in the following unit prices and approximate quantities shown (quantities based on known replacements plus estimated number of replacements that may require replacement). The Owner reserves the right to increase the initial list of replacements and add additional quantities based on results from the service line inventory.

SERVICE LINE INVENTORY

ITEM							
NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1.	266	EA	EXCAVATION, RESTORATION AND DOCUMENTATION (PER METER)	\$210.00	\$56,000.00	\$198.00	\$52,668.00
2.	50	EA	ADDITIONAL COSTS FOR EXCAVATION, RESTORATION AND DOCUMENTATION PER POT HOLE IN ASPHALT OR CONCRETE (IN ADDITION TO ITEM 1).	\$535.00	\$26,750.00	\$271.00	\$13,550.00
3.	1	LS	PRINT AND INSTALL BIPARTISAN INFRASTRUCTURE T.A.W SIGN	\$11,000.00	\$11,000.00	\$1,120.00	\$1,120.00
Subtotal, Items 1 through 3 inclusive, the amount of:					\$94,750.00		\$67,338.00

SERVICE LINE REPLACEMENT

ITEM							
NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
4. 3/4" SERVICE LINE REPLACEMENT							
a.	34	EA	Locate and Replace Existing Service on City Side of Meter (Including New Pipe Saddle, Corporation Stop, and Curb Stop)	\$1,975.00	\$67,150.00	\$1,572.00	\$53,448.00
b.	19	EA	Reconnect Service on Customer Side of Meter (Including Connection to Existing Service 5' Outside of House)	\$850.00	\$16,150.00	\$2,400.00	\$45,600.00
c.	2,550	LF	3/4" Service Line (PEX)	\$21.00	\$53,550.00	\$20.00	\$51,000.00
d.	230	LF	2" PVC Schedule 40 Casing (For Long Side Services)	\$23.00	\$5,290.00	\$2.00	\$460.00
e.	6	EA	Service Trees (In Addition to Items a. through d.) (TRAFFIC CONTROL)	\$2,000.00	\$12,000.00	\$2,153.00	\$12,918.00
5. TRAFFIC CONTROL							
a.	10	EA	Traffic Control for Connection to Existing Water Line under Roadway (Georgia DOT Route)	\$3,750.00	\$37,500.00	\$3,361.00	\$33,610.00
b.	32	EA	Traffic Control for Connection to Existing Water Line under Roadway (Non-Georgia DOT Route)	\$1,500.00	\$48,000.00	\$2,240.00	\$71,680.00
6. GRASSING							
	2,550	LF	GRASSING	\$1.20	\$3,115.00	\$1.00	\$2,550.00
7. REMOVE AND REPLACE							
a.	200	SY	Asphalt Roadway (Including Concrete Base and Stone)	\$278.00	\$55,600.00	\$376.00	\$65,200.00
b.	50	SY	Asphalt Driveway (Including Concrete Base and Stone)	\$339.80	\$16,990.00	\$665.00	\$33,250.00
c.	80	SY	Concrete Driveway	\$142.50	\$11,400.00	\$138.00	\$11,040.00
d.	140	SY	Concrete Sidewalk	\$95.00	\$13,300.00	\$58.00	\$8,120.00
e.	160	LF	Gravel	\$10.60	\$1,696.00	\$175.00	\$28,000.00
f.	20	SY	Remove and Replace Decorative Sidewalk Pavers	\$100.00	\$2,000.00	\$151.00	\$3,020.00
Subtotal, Items 4 through 7 inclusive, the amount of:					\$338,905.00		\$432,946.00

EXTRA WORK IF ORDERED BY ENGINEER
 (To cover authorized changes in scope)

ITEM							
NO.	QTY.	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
8. 1" SERVICE LINE REPLACEMENT							
a.	600	LF	1" Service Line (PEX)	\$22.25	\$13,350.00	\$45.00	\$27,000.00
9.	20	EA	INSTALL METER BOX WITH CAST IRON LID	\$300.00	\$6,000.00	\$439.00	\$8,780.00
10	20	EA	INSTALL 3/4" BACKFLOW PREVENTER	\$500.00	\$10,000.00	\$731.00	\$14,620.00
11	300	LF	SOD	\$40.00	\$12,000.00	\$54.00	\$16,200.00
Subtotal, Items 8 through 11 inclusive, the amount of:					\$33,350.00		\$66,600.00
TOTAL AMOUNT BID, ITEMS 1 THROUGH 11 INCLUSIVE, THE AMOUNT OF:					\$481,505.00		\$566,284.00

CITY OF HOGANSVILLE, GEORGIA
SERVICE LINE REPLACEMENT

Compass Environmental Group, LLC
 Villa Rica, Georgia

For furnishing all materials and equipment and performing all labor necessary as specified for the following unit prices and approximate quantities shown (quantities based on known replacements plus estimated number of unknowns that may require replacement). The Owner reserves the right to increase the initial list of replacements and add additional quantities based on results from the service line inventory.

SERVICE LINE INVENTORY

ITEM NO.	QTY.	UNIT DESCRIPTION	UNIT PRICE	TOTAL PRICE
1.	266	EA EXCAVATION, RESTORATION AND DOCUMENTATION (PER METER)	\$950.00	\$252,700.00
2.	50	EA ADDITIONAL COST FOR EXCAVATION, RESTORATION AND DOCUMENTATION PER POT HOLE IN ASPHALT OR CONCRETE (IN ADDITION TO ITEM 1).	\$1,150.00	\$57,500.00
3.	1	LS PRINT AND INSTAL. BIPARTISAN INFRASTRUCTURE LAW SIGN	\$1,713.00	\$1,713.00
Subtotal, Items 1 through 3 inclusive, the amount of:				\$311,913.00

SERVICE LINE REPLACEMENT

ITEM NO.	QTY.	UNIT DESCRIPTION	UNIT PRICE	TOTAL PRICE
4.		3/4" SERVICE LINE REPLACEMENT		
a.	34	EA Locate and Replace Existing Service on City Side of Meter (Including New Pipe Saddle, Corporation Stop, and Curb Stop)	\$2,800.00	\$95,200.00
b.	19	EA Reconnect Service on Customer Side of Meter (Including Connection to Existing Service 5' Outside of House)	\$878.00	\$16,682.00
c.	2,550	LF 3/4" Service Line (PEX)	\$11.00	\$28,050.00
d.	238	LF 2" PVC Schedule 40 Casing (For Long Side Services)	\$26.00	\$6,188.00
e.	6	EA Service Holes (In Addition to Item a. through d.)	\$988.00	\$5,928.00
5.		TRAFFIC CONTROL		
a.	10	EA Traffic Control for Connection to Existing Water Line under Roadway (Georgia DOT Route)	\$2,340.00	\$23,400.00
b.	12	EA Traffic Control for Connection to Existing Water Line under Roadway (Non-Georgia DOT Route)	\$750.00	\$9,000.00
6.	2,550	LF GRASSING	\$2.20	\$5,610.00
7.		REMOVE AND REPLACE		
a.	200	SY Asphalt Roadway (Including Concrete Base and Stone)	\$240.00	\$48,000.00
b.	50	SY Asphalt Driveway (Including Concrete Base and Stone)	\$284.00	\$14,200.00
c.	80	SY Concrete Driveway	\$130.00	\$10,400.00
d.	110	SY Concrete Sidewalk	\$122.00	\$13,420.00
e.	100	LF Gravel	\$18.00	\$1,800.00
f.	20	SY Remove and Replace Decorative Sidewalk Pavers	\$91.00	\$1,820.00
Subtotal, Items 4 through 7 inclusive, the amount of:				\$291,465.00

EXTRA WORK IF ORDERED BY ENGINEER
 (For cover authorized changes in scope)

ITEM NO.	QTY.	UNIT DESCRIPTION	UNIT PRICE	TOTAL PRICE
8.		1" SERVICE LINE REPLACEMENT		
a.	600	LF 1" Service Line (PEX)	\$17.00	\$10,200.00
9.	20	EA INSTAL. METER BOX WITH CAST IRON LID	\$176.50	\$3,530.00
10.	20	EA INSTAL. 3/4" BACKFLOW PREVENTER	\$400.00	\$8,000.00
11.	300	LF SOD	\$9.00	\$2,700.00
Subtotal, Items 8 through 11 inclusive, the amount of:				\$24,430.00
TOTAL AMOUNT BID, ITEMS 1 THROUGH 11 INCLUSIVE, THE AMOUNT OF:				\$638,808.00

RESOLUTION

WHEREAS bids were received by the City of Hogansville, Georgia on April 7, 2026, for Service Line Replacement, and

WHEREAS the low, responsible, responsive bidder is F.S. Scarbrough, LLC of Peachtree City, Georgia with a bid in the amount of \$353,913.39, and

WHEREAS the low bidder, F.S. Scarbrough, LLC, appears to have the necessary financial and technical ability to complete the project,

BE IT THEREFORE resolved the City of Hogansville, Georgia hereby makes contract award of the construction contract to the low bidder, F.S. Scarbrough, LLC of Peachtree City, Georgia, in the amount of \$353,913.39.

Award of this contract is contingent upon the selected bidder meeting the GEFA State Revolving Fund requirements regarding DBE/MBE/WBE compliance as requested of the Georgia Environmental Finance Authority.

THIS RESOLUTION was passed by a vote of ____ to ____ at a regular meeting of the Mayor and Council on _____.

CITY OF HOGANSVILLE, GEORGIA

Jake Ayers, Mayor

Attest: _____
City Clerk