

BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman
Edward Gibbons, Vice Chairman
Eric K. Maxwell
Charles D. Rousseau
Charles W. Oddo



FAYETTE COUNTY, GEORGIA

Steve Rapson, County Administrator
Dennis A. Davenport, County Attorney
Tameca P. Smith, County Clerk
Marlena Edwards, Chief Deputy County Clerk

140 Stonewall Avenue West
Public Meeting Room
Fayetteville, GA 30214



AGENDA

February 12, 2026
5:00 p.m.

Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2nd and 4th Thursday of each month at 5:00 p.m.

OFFICIAL SESSION:

Call to Order
Invocation and Pledge of Allegiance by Chairman Lee Hearn
Acceptance of Agenda

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

PUBLIC COMMENT:

Speakers will be given a five (5) minute maximum time limit to speak before the Board of Commissioners about various topics, issues, and concerns. Speakers must direct comments to the Board. Responses are reserved at the discretion of the Board.

CONSENT AGENDA:

1. Approval of the annual Budget Calendar for Fiscal Year 2027, which begins July 1, 2026 and ends June 30, 2027. (pages 3-4)
2. Approval of the Georgia County Internship Program Grant Agreement from Association of County Commissioners of Georgia (ACCG) Civic Affairs Foundation, Inc. to the Fayette County State Court for award of the General Georgia County Internship Program (GCIP) Grant in the amount of \$3,259.50 for one intern. (pages 5-20)
3. Approval of the January 22, 2026, Board of Commissioners Meeting Minutes. (pages 21-31)

OLD BUSINESS:

NEW BUSINESS:

4. Consideration of an Annexation Notification from the Town of Tyrone regarding a request to annex one (1) parcel, Parcel No. 0739 023, a total of 4.672 acres, located in Land Lot 148 of the 7th District, and fronting on Briarwood Road and Palmetto Road. (pages 32-61)

5. Consideration of Fayette County serving as the official project sponsor for the Town of Tyrone's application to the Atlanta Regional Commission (ARC) Transportation Improvement Program (TIP) 2026 solicitation for the Senoia Road Corridor Streetscape and Mobility LCI Implementation Project. (pages 62-63)
6. Request to establish a new 2017 SPLOST project for SR 279 and North Drive; reallocate \$20,000 from Project 17TAK to the new project number; and authorize staff to acquire all necessary easements for the SR 279 and North Drive Quick Response Project. (pages 64-65)
7. Request to acquire all fee simple right-of-way and easements for the SR 279, SR 85, and Corinth Road Project GDOT PI 0017813 (R-8D). (pages 66-109)
8. Request to award Bid #26073-B, to ER Snell, Inc. for FY26 Resurfacing Project in the amount of \$3,893,213.21. (pages 110-115)
9. Request to award Contract #26093-S for Audio Visual Equipment for the new Multi-Use Recreation Facility to Sound Principles Pro Multi Media, Inc., in the amount of \$289,543.99. (pages 116-131)
10. Request to approve Contract #1229-P; Change Order #6 for Mission Critical Partners for a not to exceed amount of \$274,988. (pages 132-134)

ADMINISTRATOR'S REPORTS:

- A. Contract #2018-P: Public Works Engineer of Record; Task Order 43: 671 Kenwood Road; Change Order #1: Environment Support Services (page 135)
- B. Contract #2378-S: Water System Engineer of Record; Task Order 26-08: On-Call Water Modeling Services (page 136)
- C. Contract #2563-B: On-Call Annual Contract for Water Distribution and Stormwater Infrastructure; Task Order 27: On-Call Long Service with Bore (page 137)
- D. Contract #2572-S: Purate for Water Treatment; Change Order #1: Additional Purate (page 138)
- E. Contract #26077-A: Lake Horton Dam Flow Weir Repair (pages 139)
- F. Gym Equipment for Multi-Use Recreation Building Acquisition Through Purchase Order (pages 140-143)

ATTORNEY'S REPORTS:

COMMISSIONERS' REPORTS:

EXECUTIVE SESSION:

ADJOURNMENT:

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval of the annual Budget Calendar for Fiscal Year 2027, which begins July 1, 2026 and ends June 30, 2027.

Background/History/Details:

Annually, the county conducts a budget process for the purpose of developing a balanced budget to present to the Board of Commissioners for their consideration regarding the upcoming fiscal year.

A recommended budget calendar for FY2027 is attached. Staff is requesting the Board to adopt the proposed calendar as presented.

What action are you seeking from the Board of Commissioners?

Approval of the annual Budget Calendar for Fiscal Year 2027, which begins July 1, 2026 and ends June 30, 2027.

If this item requires funding, please describe:

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

**FY 2027 Budget Calendar
BOC - Needs BOC Approval**

2026 DATE		PARTICIPANTS	BUDGET TASK
March 9, 2026	Mon	Finance / Departments / Agencies	Budget forms, budget calendar, instructions published. Budget entry available
March 18, 2026	Wed	Departments / Finance	CIP, Capital, Vehicles, Equipment Requests are Due to Finance
<i>TBD</i>	<i>TBD</i>	<i>Finance</i>	<i>Next Year Budget Entry Training - New personnel</i>
March 23, 2026	Mon	Agencies / Finance	Budget requests submissions due from Agencies
March 23, 2026	Mon	Human Resources / Finance	Human Resources - Post Salary/Benefits projection to budget projection
March 30, 2026	Mon	Departments / Finance	Budget requests submissions due from County Departments (including Personnel requests and training forms)
April 10, 2026	Fri	Finance / County Administrator	Countywide budget requests to the County Administrator
April 22 - April 26	Thu - Sun	Commissioners / County Administrator / County Staff	Annual ACCG Conference Savannah
April 27, 28, & 29	Mon - Wed	County Administrator / County Staff	Budget Workshops as necessary
May 13, 2026	Wed	Commissioners / County Staff (Open to the Public)	BOC Annual Retreat - Policy and Board of Commissioner Discussions
May 20, 2026	Wed	Finance / County Administrator	Publish the FY 2027 Proposed Budget Summary and Public Hearings dates and times in local newspapers and on the County's website. Make available detail binders of the FY 2027 Proposed Budget.
May 21, 2026	Thu	Commissioners / County Administrator / County Staff (Open to the Public)	Conduct Special Called Budget Meeting to formally present the FY 2027 Proposed Budget to the Board of Commissioners.
June 11, 2026	Thu		Hold first Public Hearing on the FY 2027 Proposed Budget.
June 25, 2026	Thu		Hold second Public Hearing on the FY 2027 Proposed Budget. Request BOC to adopt FY 2027 Budget.

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval of the Georgia County Internship Program Grant Agreement from Association of County Commissioners of Georgia (ACCG) Civic Affairs Foundation, Inc. to the Fayette County State Court for award of the General Georgia County Internship Program (GCIP) Grant in the amount of \$3,259.50 for one intern.

Background/History/Details:

The State Court has been awarded the General GCIP Grant for one intern. The total amount of the grant is \$3,259.50 and must be used to fund costs associated with the intern's salary, FICA, and worker's compensation as specified in the agreement.

The internship will further develop the student's legal writing and research skills. Being able to work in a court, not as an advocate, but as a neutral party, offers law students a glimpse of the inner workings of the legal system and hands-on experience.

What action are you seeking from the Board of Commissioners?

Approval of the Georgia County Internship Program Grant Agreement from Association of County Commissioners of Georgia (ACCG) Civic Affairs Foundation, Inc. to the Fayette County State Court for award of the General Georgia County Internship Program (GCIP) Grant in the amount of \$3,259.50 for one intern.

If this item requires funding, please describe:

Funding will be reimbursed through the ACCG grant.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

ACCG Civic Affairs Foundation

GEORGIA COUNTY INTERNSHIP PROGRAM GRANT AGREEMENT

This AGREEMENT is made and entered into by and between the ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA CIVIC AFFAIRS FOUNDATION, INC., (the “FOUNDATION”), having its principal office at 191 Peachtree Street, Suite 700, Atlanta, Georgia, 30303, and Fayette County (“COUNTY”), having its principal office at 140 Stonewall Avenue, Suite 100, Fayetteville, GA 30214. In exchange for valuable consideration, the parties agree as follows.

I. GENERAL TERMS.

A. Agreement Term:

This Agreement shall be effective as of the last date of execution by the parties. Pursuant to O.C.G.A. § 36-10-1, approval by the COUNTY’S governing authority and entry on the COUNTY’S minutes is necessary before the parties may execute. Evidence thereof shall be provided to the Foundation from the COUNTY Clerk’s Office as requested and incorporated into this Agreement.

B. Purpose of Agreement:

The FOUNDATION is providing grant funding through the Georgia County Internship Program pursuant to the grant award letter (“Grant Award Letter”) (**Exhibit A**) to reimburse certain costs to the COUNTY to employ interns to complete projects as described in the county grant application (“County Grant Application”) (**Exhibit B**) from May 1, 2026 until September 1, 2026. This Agreement provides the terms and conditions under which the COUNTY may receive reimbursement from the FOUNDATION.

II. REIMBURSEMENT TO COUNTY.

In exchange for the COUNTY hiring the intern(s) to perform projects as described in the approved County Grant Application and to learn about the operations of county government, the FOUNDATION shall provide reimbursement to the COUNTY as follows:

A. Use of Grant Funds.

1. Amount of Reimbursement

- a. **Hourly Rate.** The FOUNDATION shall reimburse the COUNTY for the cost of wages at the rate of \$15.00 per hour for each hour worked up to 200 hours, for a maximum reimbursement of \$3,000.00 for wages per intern, per internship, unless

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the COUNTY has agreed to pay a percentage of the costs as described within the County Grant Application.

The COUNTY may pay the intern at a higher rate than \$15.00 per hour at its own expense as provided for in their approved County Grant Application or as established at a later time by the COUNTY. In either case, the COUNTY shall be responsible for payment for all the costs above the reimbursed hourly rate of \$15.00 per hour, including workers' compensation and FICA.

- b. **Workers' Compensation.** The FOUNDATION shall reimburse the COUNTY for a portion of the cost to cover the intern under the COUNTY'S workers' compensation plan in the Foundation's sole discretion up to a maximum reimbursement rate of up to \$30.00 per intern, per internship.
 - c. **FICA.** The FOUNDATION shall reimburse the COUNTY for a portion of the cost of paying Federal Insurance Contributions Act (FICA) in the Foundation's sole discretion at a maximum reimbursement of up to \$229.50 per intern, per internship.
2. **Additional Compensation for Intern.** The COUNTY may pay the intern(s) in an amount greater than \$15.00 per hour or allow the intern(s) to work more than 200 hours during the grant period. However, the COUNTY will not be entitled to additional grant reimbursement for wages, workers' compensation, FICA or any other employment costs for the additional wages or hours.

III. Obligations of COUNTY:

- A. **Use of Grant Funds.** Grant reimbursement is limited to the actual amount of wages paid and approved employment costs for up to 200 hours of actual work performed by a qualified intern, from May 1, 2026 to September 1, 2026, for the Foundation approved internship project as described within the attached County Grant Application.
- B. **Compensation.** The COUNTY shall pay interns funded in whole or in part by this grant a minimum of \$15.00 per hour for each hour suffered or permitted to be worked by the intern.
- C. **Internship Requirements.** All interns must have on-site supervision, be provided with work projects as provided in the approved County Grant Application submitted by the COUNTY and be afforded the opportunity to learn about the operations of county government.
- D. **Required Information: Proof of Payment of Intern and Reporting Requirements.** Upon completion of the internship, the COUNTY shall provide the following information to the FOUNDATION: (1) copy of the offer letter provided to the intern upon hire; (2) employment verification, including the E-Verify usage and acknowledgement form (E-Verify Usage and Acknowledgement Form") (**Exhibit C**); (3) proof of payment for each

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payment period for every intern receiving funding through this Agreement; (4) signed and completed reimbursement request (“Reimbursement Request”) (**Exhibit D**); and (5) completed Intern Evaluation Requirements (**Exhibit E**). All required information shall be submitted by the COUNTY and received by the FOUNDATION by October 12, 2026 in order to be eligible to receive grant reimbursement.

- E. Hiring of Intern.** In order to be eligible to receive the reimbursement provided for in Paragraph A of Section II of this Agreement, the COUNTY must hire an intern who is an undergraduate student, graduate student, recent college graduate, or a high school student 16 years of age or older who is dually enrolled in a college program, as an employee to perform the projects as provided for in the approved County Grant Application. The COUNTY may not hire an intern as an independent contractor for reimbursement under this Agreement. The intern hired must be willing and agreeable to having certain information shared about them and their internship pursuant to this Agreement. The COUNTY must submit to the FOUNDATION no later than July 1, 2026; intern consent form (“Intern Consent Form”) (Exhibit F); the county and intern information (“Intern and County Information Requirements”) (Exhibit G); and an intern photograph.
- F. Tax Withholdings.** The COUNTY is responsible for withholding all applicable state and federal income taxes on an intern’s earnings.
- G. Nondiscrimination in Employment Practices.** The COUNTY agrees to comply with federal and state laws, rules and regulations, relative to nondiscrimination in employment practices because of political affiliation, religion, race, color, sex, disability, age over 40 years, national origin or any other protected class as provided by law. Nondiscrimination in employment practices is applicable to employees, applicants for employment, promotions, demotions, dismissal and other elements affecting employment/employees.
- H. Compliance with Applicable Provisions of Federal and State Laws and Regulations.** The COUNTY agrees to comply with all applicable federal and state laws, including, but not limited to:
1. **The Americans with Disabilities Act.** The COUNTY agrees to comply with all applicable provisions of the Americans with Disabilities Act (ADA) and any relevant federal and state laws, rules and regulations regarding employment practices toward individuals with disabilities and the availability/accessibility of programs, activities, or services for clients with disabilities.
 2. **Fair Labor Standards Act**
 3. **Georgia Security and Immigration Compliance Act.** The COUNTY agrees to comply with all of the E-Verify usage and hiring requirements as provided for in O.C.G.A. § 13-10-91(a).

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- I. Duty to Notify FOUNDATION.** It shall be the duty of the COUNTY to notify the FOUNDATION if an intern quits or is terminated by the COUNTY within five (5) days of separation.
- J. Nepotism.** If the COUNTY has a nepotism policy for new hires, that policy shall apply to the hire and engagement of any intern reimbursed in whole or in part through this grant. In the absence of such a policy, the COUNTY shall refrain from hiring interns who are closely related by blood or marriage to COUNTY employees or officials who have a hiring or supervisory role over the intern. The COUNTY shall apply its personnel policies on dating in the workplace to any intern hired through this grant. If the COUNTY fails to follow these requirements, the COUNTY will not receive grant funding for any of the interns who have been involved in any of the aforementioned activities at the sole discretion of the FOUNDATION.
- K. Campaign and Other Impermissible Activities.** Interns hired through the Georgia County Internship Program and paid through grant funding are not permitted to work on campaigns for elections of commissioners or for any other elected official as part of their work with the COUNTY. Interns are further not permitted to run personal errands for COUNTY officials and staff or work on projects that are unrelated to county government. If the COUNTY fails to follow these requirements, they will not receive grant funding for any of the interns who have been involved in any of the aforementioned activities at the sole discretion of the FOUNDATION.

IV. CONTRACT MODIFICATION

No amendment, modification, or alteration of this AGREEMENT shall be valid or effective unless such modification is made in writing and signed by both parties.

V. TERMINATION

This Agreement may be terminated in the following circumstances:

- A. Due to default or for cause.** The FOUNDATION may terminate this AGREEMENT at any time if the COUNTY fails to perform any of its obligations under this AGREEMENT and fails to cure any breach within 10 days of a notice of breach and intention to terminate by the FOUNDATION. The COUNTY shall be required to submit all required information identified in Section III (D) not later than 20 days after the date of written notice of termination. The COUNTY shall not receive any grant reimbursement for costs incurred after the date of termination or in the event a breach occurred that could not be satisfied.
- B. Due to Early Separation of Intern.** Should the intern funded by this grant be separated from the COUNTY'S employment prior to the expiration of their internship period, this AGREEMENT shall terminate within 20 days of the separation unless another undergraduate student, graduate student, recent graduate, or a high school student 16 years

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of age or older who is dually enrolled in a college program, is hired to continue and complete the approved internship within the grant period and at least 100 hours are remaining of the internship.

- C. **Natural Termination.** Unless otherwise terminated, this Agreement shall terminate December 31, 2026.
- D. **Survival.** The following sections shall survive termination for any reason of this Agreement: Access to Records, Records Retention, and Investigation; Hold Harmless; Program Publicity and COUNTY Participation;

VI. Access to Records, Records Retention, and Investigation

- A. The **FOUNDATION** shall have access to any pertinent books, documents, papers, and records of the **COUNTY** for the purpose of making audit examinations, excerpts, and transcripts. The **COUNTY** shall retain all records related to this grant for seven years from submission of the required information. If any litigation, claim, or audit is started before the expiration of the seven-year period, the records shall be retained until all litigation, claims, or audit findings involving the records have been resolved.
- B. The **COUNTY** agrees that the **FOUNDATION** has the authority to investigate any allegation of misconduct made by the **COUNTY** pertaining to this Agreement. The **COUNTY** agrees to cooperate fully in such investigations by providing the **FOUNDATION** reasonable access to its records and any other resources as necessary to investigate the allegation.

VII. Hold Harmless

To the extent permitted by law, the **COUNTY** agrees to hold harmless the **FOUNDATION**, Association County Commissioners of Georgia, their employees and agents for any claim growing out of any action performed by the **COUNTY**, its agents or employees under any provision of this contract.

VIII. Program Publicity and COUNTY Participation

- A. The **COUNTY** agrees to allow preplanned site visits from the **FOUNDATION** for the purpose of interviewing the intern(s) and supervisor, taking photographs, video, or audio, and reviewing projects that have been assigned. The **COUNTY** further agrees that any photographs or information obtained during such site visits may be used to promote the Georgia County Internship Program and **FOUNDATION**, which may include, but is not limited to, usage through websites, social networking sites, brochures, press releases, and other forms of media.

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- B. The **COUNTY** further agrees that any promotional information by the **COUNTY** regarding the Georgia County Internship Program must be preapproved by the **FOUNDATION**.
- C. The **COUNTY** additionally agrees that any research, study, review, or analysis relative to the Georgia County Internship Program, or internship, conducted by or on behalf of the **COUNTY** must be reviewed and approved by the **FOUNDATION**.

XI. Miscellaneous Provisions

- A. The intern is an employee of the county. At no time shall the intern be considered an employee or independent contractor of the **FOUNDATION**, or the Association County Commissioners of Georgia.
- B. Neither the **FOUNDATION** nor any of its employees, agents, or subcontractors shall be considered a partner, employee, or agent of the **COUNTY**.
- C. Neither party to this **AGREEMENT** shall have the authority to bind the other party.

This **AGREEMENT** is executed and shall be controlled by the laws of the State of Georgia.

XII. CONTRACT EXHIBIT INCLUSION:

This contract includes the following exhibits, which are attached and incorporated herein by reference:

Exhibit A	Grant Award Letter
Exhibit B	County Grant Application
Exhibit C	E-Verify Usage and Acknowledgement Form
Exhibit D	Reimbursement Request
Exhibit E	Intern Evaluation Requirements
Exhibit F	Intern Consent Form
Exhibit G	Intern and County Information Requirements

ACCG Civic Affairs Foundation

COUNTY:

ASSOCIATION COUNTY COMMISSIONERS OF
GEORGIA CIVIC AFFAIRS FOUNDATION, INC.:

Signature



Signature

Printed Name

Dave Wills

Printed Name

Title:

Secretary-Treasurer

Title:

This ____ day of _____, 2026

This 16 day of Dec., 2025

COUNTY CLERK CERTIFICATION:

The undersigned Clerk of the governing authority of _____ County, DOES HEREBY CERTIFY that the Georgia County Internship Program Grant Agreement with the Association County Commissioners of Georgia Civic Affairs Foundation, Inc. was adopted by the _____ County Governing Authority in a meeting that was properly advertised and open to the public on _____, 2026, and that the original of said agreement appears of record in the minute book of the County, which is in my custody and control.

WITNESS my hand and the official seal of the governing authority of County.

(SEAL)

Clerk

ACCG Civic Affairs Foundation

December 22, 2025

Ms. Kelly Espy
1 Center Drive
Fayetteville, Georgia 30214

Dear Ms. Espy:

I am pleased to inform you that **Fayette County** has been awarded a Georgia County Internship Program (GCIP) grant from the Association County Commissioners of Georgia Civic Affairs Foundation (“ACCG Civic Affairs Foundation”) contingent upon the parties entering into the terms and conditions of the Georgia County Internship Program Grant Agreement (the “Agreement”) that this grant award letter is incorporated hereto. A grant contract package is enclosed for you to complete and return. Upon proper completion of such as solely determined by the ACCG Civic Affairs Foundation, this grant is awarded for the 2026 summer program in the amount of **\$3,259.50** for the **Legal Intern** project to cover **one** internship. The grant provided must be used to fund costs associated with the intern’s salary, FICA, and worker’s compensation as specified in the Agreement.

Please contact Michele NeSmith at mnesmith@accg.org or at 404-922-8737 if you need assistance with grant requirements or in publicizing the proposed internship position. While the ACCG Civic Affairs Foundation will post this position through their website and help to publicize it through other channels, it is the responsibility of the County to recruit, interview, and hire the intern. In the event the County is unable to hire a summer intern for the project description provided, the grant award designated for this purpose will be rescinded in full.

Congratulations and thank you for participating in the GCIP 2026 grant program.

Sincerely,



Dave Wills
Association County Commissioners of Georgia Civic Affairs Foundation Secretary-Treasurer

cc: Chair Lee Hearn
Steve Rapson
Tameca Smith

Fayette County State Court Legal Internship Application

Grant Category: General GCIP Grant

Grant County: Fayette County

County E-Verify Number: 58-6000826

Number of Interns Requested: 1

Primary Department: Fayette County State Court

Primary Position: Staff Attorney

Primary Address: 1 Center Drive, Fayetteville, Georgia 30214

Primary Email: kespy@fayettecountyga.gov

Primary Phone: 770-716-4266

Partial Funding: 0

Funding Amount:

Additional Funding: 0

Additional Funding Amount:

Intern Title: Legal Intern

Intern Position Description: We will look for an intern who is currently a student at an accredited law school. Please see the project description in the attached file. Thank you! Kelly Espy

Supervisor Name:

Supervisor Department:

Supervisor Email:

Supervisor Phone:

Kelly Espy
Staff Attorney
(770) 716-4266

Jourdan Crawford
Accountability Courts Coordinator
(770) 716-4328



STATE COURT OF FAYETTE COUNTY
JASON B. THOMPSON, JUDGE
One Center Drive, Fayetteville, Georgia 30214
(770) 716-4270

Tara Barfield
Judicial Administrative Coordinator
(770) 716-4264

Sylvia Wilson
Administrative Assistant
(770) 716-4270

Submitted Electronically

Dear ACCG Civic Affairs Foundation:

We are excited to host a legal intern for the summer. Being able to work in a court, with a staff attorney and a judge helps provide the law student with valuable insight into the court and the practice of law.

Fayette County State Court hears both criminal and civil matters, ranging from traffic citations and criminal probations calendars to personal injury cases and other civil actions.

The intern will work on the following projects:

1. Research and drafting a criminal order, after hearing the criminal motion argued in Court. The intern will be reading and analyzing both sides of the parties' arguments, researching the applicable constitutional/criminal law, and preparing a draft for the Judge's review and editing.
2. Research and drafting a civil order, after hearing the civil motion argued in Court. The intern will be reading and analyzing arguments regarding various civil law issues.
3. Observing both criminal and civil trials and other proceedings
4. Drafting other criminal and civil orders, as needed.
5. Assisting with the preparation of jury instructions, as needed.
6. Participating in weekly staff meetings with Judge Thompson.

There is frequent supervision and guidance from the Staff Attorney to assist the intern. The intern will see real-time trial practice, listen to oral arguments in both criminal and civil matters and gain an understanding of the impact that cases have on an individual's life, as well as the lives of the parties' families and the community at large.

We feel that it is important for the law students to realize how meaningful the courts are to our community and why what we do matters. This is an irreplaceable experience that we are happy to share with our intern. We thank you in advance for your consideration of a grant for our intern so that they can gain both legal experience and financial support.

Sincerely,

Kelly Espy, Fayette County State Court Staff
Attorney to Judge Jason B. Thompson



Georgia County Internship Program (GCIP) E-Verify Usage and Acknowledgement Form

Georgia law through O.C.G.A. §13-10-91(a) requires all counties to use E-Verify to verify the employment eligibility of all newly hired employees. All intern participants in the GCIP must be verified through this process by the county when they are hired. Failure to complete this process will result in the forfeiture of grant funds by the ACCG Civic Affairs Foundation to the county.

The following information should be prepared by the Human Resources Director or person for your county who processes new employees to verify that the county did use E-Verify to verify the employment eligibility of interns hired through the GCIP. This form is to be submitted along with a copy of the offer letter to complete the proof of hire grant requirement. The county should not submit the E-Verify confirmation issued by USCIS, I9 form, or other sensitive information such as copies of a driver’s license, passport, or social security card to satisfy this requirement.

I, _____, acknowledge that _____ County used the E-Verify program to verify the employment eligibility of _____, GCIP summer intern, on the _____ day of _____ 2026.

County Position

Signature

Date

E-Verify Number

Date of E-Verify Authorization



Georgia County Internship Program (GCIP) Grant Reimbursement Request

Grant reimbursements will be mailed to the County before the end of the contract period, upon proper completion and submission of all required information and obligations pursuant to this Agreement.

The following information will be required to be submitted and certified via the Foundation grant portal:

County Requesting Reimbursement: _____

Requested By: _____

Intern Information

Name: _____

Department Hired: _____

Number of Hours Worked: (Only include hours worked under the grant) _____

Cost of Wages: (Only include wages covered by the grant) _____

Cost of FICA: (Only include FICA covered by the grant) _____

Cost of Worker's Compensation: (Only include WC covered by the grant) _____

Total Amount of Reimbursement Requested: _____

For illustrative purposes, the County may request up to the maximum reimbursement amount of \$3259.50 as follows and pursuant to the Agreement. Where any conflict arises between this exhibit and the terms and conditions of the Agreement, the terms and conditions shall control.

Intern wages are paid through the grant at a rate of \$15.00 per hour for each hour worked up to 200 hours, for a maximum reimbursement of \$3000.00 for wages per intern, per internship, unless the **COUNTY** has agreed to pay a percentage of the costs as described within the County Grant Application.

Reimbursement for Worker's Compensation may be requested at a rate of \$1 per \$100 salary for a maximum reimbursement of \$30.00.

Reimbursement for FICA may be requested at a rate of .0765% multiplied by salary for a maximum reimbursement of \$229.50.

All interns are required to be covered under the County's Workers Compensation Plan. The funds provided for Workers Compensation and for FICA must be used for those purposes. Any wages paid at a rate higher than \$15 per hour shall be paid by the county as well as the cost of FICA and Worker's Compensation associated with wages above that rate.

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Intern Evaluation Requirements

The following questions will be provided to the intern(s) in survey form via email:

1. Before this internship, were you familiar with county government operations?
2. What have you learned about county government from your internship?
3. What were your major internship responsibilities as you understood them? Please specify.
4. What do you believe were your most significant successes during the internship? Please specify.
5. What was the favorite part of your internship?
6. What specific skills, experiences or knowledge did you gain during the internship? Do you believe these will be useful in helping you meet your future career goals and, if so, how?
7. What advice would you give your peers who are considering a county internship?
8. Based on your internship, would you consider a career in county government?
9. How did you hear about this internship opportunity?
10. Do you have any advice for counties on how best to recruit high school, college, or graduate students for future county internships?
11. Do you have any recommendations on how this program can be improved?

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Georgia County Internship Program (GCIP)

INTERN CONSENT FORM

I, _____, authorize the Association County Commissioners of Georgia Civic Affairs Foundation, Inc., and _____ County to use my name, college or university, year in school, major, terms of employment, image, audio, video, quotations, internship evaluation, interviews and any other pertinent information related to my internship in the Georgia County Internship Program for reporting, promotional, and data collection and analysis purposes, which may include, but is not limited to social networking sites, website, brochures, publications, press releases, videos, photographs and other forms of print and digital media.

Signature of Intern

Date



GEORGIA COUNTY INTERNSHIP PROGRAM INTERN AND COUNTY INFORMATION REQUIREMENTS		
COUNTY INFORMATION		
Name of Supervisor:	Title:	
County:	Department:	
Street Address:		
City:	State:	ZIP Code:
Phone Number:	Email Address:	
INTERNSHIP POSITION INFORMATION		
Full Name of Intern (Hired):		
Street Address:		
City:	State:	ZIP Code:
Phone Number:	Personal Email address:	
College/University/ Highs School Student Attends:	Program or Major:	Expected Year of Graduation:
Post Graduation Plans:		
Intern Position Title:	Department:	
Start Date:	End Date:	Hours Worked Per Week:
SIGNATURES		
Signature of County Supervisor:		Date:
Signature of Hired Intern:		Date:

This form must be completed in full for each intern the county has hired who is being paid through Georgia County Internship Program grant funds. No funding will be granted without this form.

BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman
Edward Gibbons, Vice Chairman
Eric K. Maxwell
Charles D. Rousseau
Charles W. Oddo



FAYETTE COUNTY, GEORGIA

Steve Rapson, County Administrator
Dennis A. Davenport, County Attorney
Tameca P. Smith, County Clerk
Marlena Edwards, Chief Deputy County Clerk

140 Stonewall Avenue West
Public Meeting Room
Fayetteville, GA 30214



MINUTES

January 22, 2026
5:00 p.m.

Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2nd and 4th Thursday of each month at 5:00 p.m.

OFFICIAL SESSION:

Call to Order

Chairman Lee Hearn called the January 22, 2026 Board of Commissioners meeting to order at 5:00 p.m. A quorum of the Board was present. Chairman Lee Hearn was absent.

Invocation and Pledge of Allegiance by Commissioner Charles Oddo

Commissioner Charles Oddo gave the Invocation and led the audience in the Pledge of Allegiance.

Acceptance of Agenda

Commissioner Oddo moved approve the agenda as written. Commissioner Rousseau seconded. The motion passed 4-0.

PROCLAMATION/RECOGNITION:

- 1. Recognition of Mr. William A. Beckwith as an outgoing board member for the Zoning Board of Appeals and the Planning Commission.**

Planning and Zoning Director, Debbie Bell, recognized and thanked Mr. William Beckwith for 30 years of dedicated service on both the Planning Commission and Zoning Board of Appeals. Mr. Beckwith played a vital role in shaping thoughtful growth, protecting community values, and making fair and responsible land-use decisions. She acknowledged that his willingness to serve had a lasting impact on the County and its residents.

Commissioner Maxwell expressed his appreciation for Mr. Beckwith and thanked him for his dedicated service to the community.

- 2. Recognition of Mr. John H. Culbreth, Sr., as an outgoing board member for the Planning Commission.**

Ms. Bell recognized and thanked Mr. John H. Culbreth, Sr., for 12 years of service on the Planning Commission. She stated that Mr. Culbreth's commitment to the County was reflected in his leadership and dedication to the community. Serving on the Planning Commission required a commitment of time to review and carefully consider each case and his contributions have made a lasting impact on the community.

- 3. Accountability Court updates and strategic planning efforts for FY26 and FY27.**

Judge Jason Thompson provided the Board with a brief overview of Accountability Court highlighting their recent feature on Channel 5 News for their efforts in assisting Drug/DUI Court participants as they graduate with a new lease on life preparing for success. The feature noted that the program had graduated 117 participants since 2017 and saved taxpayers an estimated \$4M.

4. Presentation by Fayette County's auditing firm, Nichols, Cauley & Associates, LLC, of the results of the Fiscal Year 2025 annual audit.

Fayette County Chief Finance Officer, Sheryl Winnman introduced Gregory Chapman with Nichols, Cauley & Associates, LLC. She noted that this was the eleventh year Fayette County received an unmodified opinion for their audit, and extended a kudos and job well done to her team.

Gregory Chapman with Nichols, Cauley & Associates, LLC provided the Board with a brief outline of the results of the Fiscal Year 2025 annual audit. Mr. Chapman stated that the responsibility of his firm was to perform an audit over the financial statements. He stated that this audit was performed in accordance with Auditing Standards Generally Accepted in the United States of America (GAAS) and Government Auditing Standards (GAS). Mr. Chapman stated that they did consider the internal control structure of the County, however, they did not express an opinion based on the internal control as a part of the audit. He stated that their objective was to provide reasonable, not absolute, assurance that the basic financial statements were free from material misstatement. He noted that the financial statements were the responsibility of the County's management. They do assist with the preparation of the financial statements but only with the information provided. Mr. Chapman continued stating that the audit was an unmodified "clean" opinion on the basic financial statements, presented fairly in accordance with accounting principles generally accepted in the United States of America (GAAP). Mr. Chapman stated that the financial report was provided to the Department of Audits in accordance with state law and submitted to the Government Finance Officers Association (GFOA).

Mr. Chapman stated that they received full cooperation with the County's management, staff, and others. He noted that Nichols Cauley & Associates, LLC was independent with regard to the County and its financial reporting process. He acknowledged that Fayette County had received the GFOA Certificate of Achievement for Excellence in Financial Reporting for their 2024 reporting, he noted that this was the 31st consecutive year of Fayette County receiving this recognition. Only 27 counties in Georgia (out of 159 counties) have received this award for 2024. Mr. Chapman added that as a part of the audit they were required to provide certain communications to the Board, which included significant accounting policies and significant accounting estimates and disclosures. Mr. Chapman noted that he and his firm were independent of the County as required by Government Auditing Standards. He provided a brief financial overview. He concluded by expressing his appreciation to the Board for the opportunity to serve Fayette County.

Commissioner Oddo asked Mr. Chapman about the peer review they participated in. He felt it was important for the public to know, to help them understand and appreciate the quality of the analysis the County received.

Mr. Chapman stated that the peer review was ultimately an audit of their audits. An independent firm would come in and conduct a "peer review" where his firm goes through an audit-like review to ensure they were following the quality control standards that were in place for financial consulting firms. He noted that they received a tentative clean "pass report" with no deficiencies via their last review, pending final approval.

Mr. Rapson commended staff for over eleven years of clean reports for the County, which was a big deal.

PUBLIC HEARING:

Planning and Zoning Director, Debbie Bell read the process and procedures of the public hearing.

5. Consideration of amendments to Chapter 110. Zoning Ordinance, regarding Article VII. - Zoning Board of Appeals. Sec. 110-241. - Public Hearing.

Ms. Bell stated that this item was to discuss amendments to Chapter 110. Zoning Ordinance, regarding Article VII. - Zoning Board of Appeals. Sec. 110-241. - Public Hearing. She noted that periodically the state would review and update the zoning procedural laws that the County had to comply with. So, before the Board were amendments that reflected recent updates regarding the advertising window for items to be heard before the Zoning Board of Appeals. Ms. Bell stated that both staff and the Planning Commission recommended approval.

No one spoke in favor or opposition.

Commissioner Oddo moved to approve amendments to Chapter 110. Zoning Ordinance, regarding Article VII. - Zoning Board of Appeals. Sec. 110-241. - Public Hearing. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

6. Consideration of Petition No. 1368-25, Parcel 0722 023; Stuart Reagan and Laura K. Reagan, owners, request to rezone 8.053 acres from R-70 (Single-Family Residential) to A-R (Agricultural-Residential); property located in Land Lot 75 of the 7th District and fronts on Sun Road.

The petitioner requested to table this item, due to lack of a full Board.

Commissioner Oddo moved to table this item to the February 26th Board of Commissioners meeting. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

7. Consideration of Petition No. 1370-25, Parcel 0448 013; Jean Allen Living Trust, Jerome Allen P.O.A., owner, requests to rezone 6.00 acres from A-R (Agricultural-Residential) to R-80 (Single-Family Residential); property located in Land Lot(s) 249 & 250 of the 4th District and fronts on Antioch Road.

Ms. Bell stated that before the Board was a request to rezone 6.00 acres from A-R (Agricultural-Residential) to R-80 (Single-Family Residential); property located in Land Lot(s) 249 & 250 of the 4th District and fronts on Antioch Road. She stated that the lot was the legal lot of record and met or exceeded the requirements of the R-80 zoning district. Ms. Bell stated that the Future Land Use Map designates this area as rural residential 3, which has a 3-acre minimum lot size. As a result, the request to rezone to R-80 was consistent with the Future Land Use Map and Comprehensive Plan. She noted that the existing house was legal non-conforming structure but did not meet the dimensional requirements for R-80 for building setbacks nor for minimum floor area. Therefore, staff recommended conditional approval of the request to rezone. Ms. Bell added that the Planning Commission recommended conditional approval, with the following conditions:

1. The applicant shall obtain a variance to the minimum floor area requirement in R-80, or make appropriate modifications to the house, within 180 calendar days or before applying for any final plats or permits, whichever comes first.
2. The applicant shall obtain a variance to the side yard setback requirement in R-80, or make appropriate modifications to the house, within 180 calendar days or before applying for any final plats or permits, whichever comes first.

Petitioner Jerome Allen stated that this was family property and the request to rezone was for residential purposes and family would be moving there.

Vice Chairman Gibbons asked Mr. Allen if he was ok with proceeding with less than a full Board.

Mr. Allen stated yes, he was.

No one spoke in opposition

Commissioner Oddo moved to approve Petition No. 1370-25, Parcel 0448 013; Jean Allen Living Trust, Jerome Allen P.O.A., owner, requests to rezone 6.00 acres from A-R (Agricultural-Residential) to R-80 (Single-Family Residential); property located in Land Lot(s) 249 & 250 of the 4th District and fronts on Antioch Road. Commissioner Maxwell seconded.

Commissioner Maxwell expressed his concern as it related to the 3-acre lot minimum requirement for the R-80 zoning and the 6-acre parcel size. He wanted the petitioner to be aware that they could potentially not have enough acreage.

Mr. Allen stated that he understood.

Vice Chairman asked Mr. Allen if he also was ok with the conditions as outlined.

Mr. Allen agreed to the conditions.

Vice Chairman Gibbons asked what happens if the variances were not approved.

County Attorney Dennis Davenport stated that if the variances were not approved the way the conditions read it states that the structure must be modified to respect the setback requirements.

Commissioner Oddo moved to approve Petition No. 1370-25, Parcel 0448 013; Jean Allen Living Trust, Jerome Allen P.O.A., owner, requests to rezone 6.00 acres from A-R (Agricultural-Residential) to R-80 (Single-Family Residential); property located in Land Lot(s) 249 & 250 of the 4th District and fronts on Antioch Road. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

8. Consideration of Petition No. 1371-25, Parcel 1306 023, CK 138 LLC, owner, requests to rezone 15.733 acres from R-40 (Single-Family Residential) to C-H (Highway Commercial); property located in Land Lot(s) 198 of the 13th District and fronts on State Route 138.

The petitioner requested to table this item, due to lack of a full Board.

Commissioner Oddo moved to table this item to the February 26th Board of Commissioners meeting. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

9. Consideration of a Petition 1372-25-A, 1246 Hwy. 314 Fayette Co LLC, Owner; Randy Boyd, Agent, requests to rezone 45.412 acres from R-40 (Single-Family Residential) to A-R (Agricultural-Residential); property located in Land Lot(s) 219 of the 13th District and fronts on Highway 314.

The petitioner requested to table this item, due to lack of a full Board.

Commissioner Oddo moved to table this item to the February 26th Board of Commissioners meeting. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

10. Consideration of a Petition 1372-25-B, 1246 Hwy. 314 Fayette Co LLC, Owner; Randy Boyd, Agent, requests to rezone 4.738 acres from R-40 (Single-Family Res) to A-R (Agricultural-Residential); property located in Land Lot(s) 219 of the 13th District and fronts on Highway 314.

The petitioner requested to table this item, due to lack of a full Board.

Commissioner Oddo moved to table this item to the February 26th Board of Commissioners meeting. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

- 11. Consideration of Petition No. 1373-25, Parcel 0504 049; Kyle D. Wieshaar and Laura S. Weishaar, owners, request to rezone 7.745 acres from A-R (Agricultural-Residential) to R-78 (Single-Family Residential); property located in Land Lot(s) 26 of the 5th District and fronts on Harp Road.**

The petitioner requested to table this item, due to lack of a full Board.

Commissioner Oddo moved to table this item to the February 26th Board of Commissioners meeting. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

PUBLIC COMMENT:

Johnathan Bonner briefly introduced himself noting that he was running for State House 68. He thanked the Board for their service to the community and expressed his excitement to or with them in the future.

CONSENT AGENDA:

Commissioner Oddo moved to approve the Consent Agenda. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

- 12. Approval of Resolution 2026-01, establishing qualifying fees for the 2026 elections in Fayette County.**
- 13. Approval to adopt Resolution 2026-02; Updated 2025 Fayette County Hazard Mitigation Plan as required by the Federal Emergency Management Agency's Disaster Mitigation Act of 2000.**
- 14. Approval to add Windsor Court (FKA Nash Oaks) subdivision to Fayette County's Street Light Program.**
- 15. Approval of an amendment to the existing lease at Huddleston Road tower site to correct Exhibit "A" of the lease.**
- 16. Approval of Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Lacy Curry in the amount of \$2,318.65 for tax year(s) 2022, 2023, and 2024.**
- 17. Approval of Bid #26081-B to Holbrook Asphalt, Inc. for HA 5 High Density Mineral Bond in the amount of \$237,146.91**
- 18. Approval of Resolution 2026-03; FA-01 Kenwood Road Path Project in response to the Atlanta Regional Commission (ARC) 2026 Transportation Improvement Program (TIP) solicitation.**
- 19. Approval of Resolution 2026-04; FA-02 Sandy Creek Road Path Project in response to the Atlanta Regional Commission (ARC) 2026 Transportation Improvement Program (TIP) solicitation.**
- 20. Approval of Resolution 2026-05; FA-03 SR 54 Coweta-Fayette Connectivity Study in response to the Atlanta Regional Commission (ARC) 2026 Transportation Improvement Program (TIP) solicitation.**
- 21. Approval of Resolution 2026-06; FA-04 Redwine Road Path Gap Closure Scoping Study in response to the Atlanta Regional Commission (ARC) 2026 Transportation Improvement Program (TIP) solicitation.**
- 22. Approval of Resolution 2026-07; FA-279 SR 279 realignment project (PI0017813) in response to the Atlanta Regional Commission (ARC) 2026 Transportation Improvement Program (TIP) solicitation.**

23. **Approval of Resolution 2026-08; FA-280 Sandy Creek Road, Eastin Road, Sams Drive/Trustin Lake Drive Intersection Improvement Project (PI 0021206) in response to the Atlanta Regional Commission (ARC) 2026 Transportation Improvement Program (TIP) solicitation.**
24. **Approval to authorize the Fayette County Solicitor's Office to accept a continuing grant award from the Criminal Justice Coordinating Council in the amount of \$57,752.00 with the continuing grant award period beginning October 1, 2025 and expiring September 30, 2026.**
25. **Approval to proceed with implementation of the top priority tasks outlined in the Starr's Mill Educational Facility Master Concept Plan related to 2023 SPLOST R23AE.**
26. **Approval of January 8, 2026, Board of Commissioners Meeting Minutes.**

OLD BUSINESS:

NEW BUSINESS:

27. **Consideration of an Annexation Notification from the City of Fayetteville regarding a request to annex three (3) parcels, Parcels #0545 025; 0545 003; 0546 011 - located at Hwy 85 N and between Hwy 85 and Hwy 314, Fayetteville, GA; a total of 242+/- acres located in Land Lots 198, 199, 200, 201 and 216 of the 5th District, fronting on SR 85 N and SR 314.**

Ms. Bell stated that the City of Fayetteville received a Step 2 request to annex three (3) parcels, Parcels #0545 025; 0545 003; 0546 011 - located at Hwy 85 N and between Hwy 85 and Hwy 314, Fayetteville, GA; a total of 242+/- acres located in Land Lots 198, 199, 200, 201 and 216 of the 5th District, fronting on SR 85 N and SR 314. She stated that the applicant proposed to rezone L-I, which was light industrial and business park under the City of Fayetteville zoning ordinance. The current County zoning in that area was CH, which was similar to the proposed L-I zoning requested by the City of Fayetteville. Ms. Bell provided a brief visual overview of proposed property and surrounding zoning. Ms. Bell stated that the proposed land use and zoning under the City of Fayetteville was similar to the County's Future Land Use designations, with some differences. Although there were no specific points of objection from County staff, the Fire Department does have concerns about loss of revenue. Environmental Health supported the request because connection to public sanitary sewer would alleviate issues with the current septic system serving the Fun Spot development. These details are included in the accompanying staff report. The City's public hearings were scheduled for January 27, 2026 (Planning and Zoning) and February 19, 2026 (Mayor and City Council). Staff was presenting a brief assessment of the property and potential concerns related to annexation of the property. There are no objections from County staff. It was staff's opinion that this annexation request does not warrant an objection under OCGA 36-36-113. Objection to annexation; grounds and procedures.

Commissioner Oddo moved to not object to Annexation Notification from the City of Fayetteville regarding a request to annex three (3) parcels, Parcels #0545 025; 0545 003; 0546 011 - located at Hwy 85 N and between Hwy 85 and Hwy 314, Fayetteville, GA; a total of 242+/- acres located in Land Lots 198, 199, 200, 201 and 216 of the 5th District, fronting on SR 85 N and SR 314. Commissioner Maxwell seconded.

Commissioner Maxwell asked what they were going to use the property for.

Ms. Bell stated that they said business park which could include several things, for example, data center.

Commissioner Maxwell asked if this request was in conjunction with Funspot.

Ms. Bell stated that all the parcels were submitted as a collective annexation request, which was the appropriate way to ensure an island was not created. She stated that she was not aware of any plans to expand the Funspot site.

Commissioner Maxwell stated that he was just trying to determine or figure out what their plans for the property were because the request would affect both sides of the highway and this could potentially affect traffic in that area. He noted that he felt he did not have enough information to make an informed decision.

Commissioner Rousseau asked how far down the future planned construction extends on Highway 85.

Public Works Director Phil Mallon stated that the construction work would not extend that far south down highway 85. Construction would stop a few hundred feet south of Corinth Road.

Commissioner Oddo stated that if there was no viable reason for the County to object, it made no sense to do so because it would go into arbitration and the County would lose. But noted that there were concerns specifically about the impact this would have on traffic in this area. He urged the City of Fayetteville to conduct traffic impact studies for that corridor. Commissioner Oddo stated that the County was receiving annexation request every month and it was becoming difficult to monitor what was going on throughout the County. He noted that he was hesitant but had no actual object.

Commissioner Maxwell asked if this request had a time limit and did the County need to object within a certain timeframe.

Mr. Davenport stated that the annexation objection timeframe was 30 days.

Commissioner Maxwell reiterated his hesitance based on the lack of information on what the purpose of the proposed property was.

Mr. Rapson stated that before the Board there was an annexation request that was consistent with County zoning and as a result there was no basis to object. While concerns regarding what potentially could go there were valid, the City was not obligated to disclose or provide the County with those details.

Commissioner Maxwell stated that his concern was regarding not knowing what the property would be used for and the fact that a data center was a legitimate use under this zoning. He noted that he was open to reviewing and updating the language of some of the zoning ordinances.

Commissioner Oddo stated that he thought the City of Fayetteville had placed a moratorium on data centers.

Ms. Bell stated that she was not aware of that but would check.

Vice Chairman stated that unfortunately he had no material basis to lodge an objection. And wished they would receive advance notice of annexation request and included more information.

Commissioner Rousseau noted that there were residents at the rear of the proposed site that had reached out with concern. He noted that he was happy to hear his colleagues' openness to language review of the zoning ordinance, which he agreed with. Commissioner Rousseau stated that he wanted to establish a more collaborative and collective approach to development and zoning in the County, which would require input, feedback, and dialogue with the municipalities, especially when considering the upcoming Comprehensive Plan review. Commissioner Rousseau stated that he had very serious concerns and reservations regarding this request and the impact it would have on the surrounding area.

Commissioner Oddo moved to not object to Annexation Notification from the City of Fayetteville regarding a request to annex three (3) parcels, Parcels #0545 025; 0545 003; 0546 011 - located at Hwy 85 N and between Hwy 85 and Hwy 314, Fayetteville, GA; a total of 242+/- acres located in Land Lots 198, 199, 200, 201 and 216 of the 5th District, fronting on SR 85 N and SR 314. Commissioner Maxwell seconded. The motion failed 2-2, with Commissioner Maxwell and Commissioner Rousseau voting in opposition. Chairman Hearn was absent.

Mr. Davenport stated as a point of clarification that no vote by the Board means that no object was lodged and as a result the City of Fayetteville would move forward with the annexation.

28. Request to appoint MEJA Construction as Construction Managers at Risk for the Animal Shelter Phase II project in the sum of \$292,500.00.

Project Manager, Tim Symonds, noted that the Animal Shelter Phase 2 was currently in the design phase which was an ideal time to look for and appoint a construction manager who would assist with finalizing the design phase of the project as well as value engineering the overall project. Mr. Symonds stated that with the assistance of the Purchasing Department they received five responsive bidders. The bids were scored through the evaluation committee with MEJA Construction being selected. Mr. Symonds asked for the Board favorable approval to appoint MEJA Construction as Construction Managers at Risk for the Animal Shelter Phase II project in the sum of \$292,500.00.

Commissioner Oddo asked if MEJA would be up to the task of handling two projects simultaneously, both the Park and Recreation Multipurpose Facility and the Animal Shelter Phase 2.

Mr. Symonds stated yes, they managed over \$275M in project contracts last year and had the capacity to facilitate these projects.

Commissioner Oddo moved to approve MEJA Construction as Construction Managers at Risk for the Animal Shelter Phase II project in the sum of \$292,500.00. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

29. Request to award Bid #26074-B: 2017 SPLOST; Stormwater Category II, Tier II; 21SAJ Cross Creek Trail Culvert Replacement to the lowest responsive, responsible bidder, Helix Grading & Utility, LLC, in the amount of \$734,625.85 and to transfer \$35,220.00 from 17SAS Stormwater Improvement Plans CAT IV.

Environmental Management Assistant Director, Courtney Hassenzahl, stated that currently the Cross Creek Trail Culvert was failing, with four 72" corrugated metal pipes being replaced with a double 9x9 concrete box culvert.

Commissioner Oddo moved to approve Bid #26074-B: 2017 SPLOST; Stormwater Category II, Tier II; 21SAJ Cross Creek Trail Culvert Replacement to the lowest responsive, responsible bidder, Helix Grading & Utility, LLC, in the amount of \$734,625.85 and to transfer \$35,220.00 from 17SAS Stormwater Improvement Plans CAT IV. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

30. Request for award of Bid #26029-B - Alum System Improvements to Bar Environmental Supply Inc. in the amount of \$229,850.

Water Systems Director, Vanessa Tigert, stated that this request was part of the larger SCADA upgrade project. She stated that currently operators had to travel from the SCADA system, away from the main building, to manually monitor the system, then go back to the main building to make adjustments. This request will alleviate that issue and allow staff the ability to operate and make adjustments into SCADA directly.

Commissioner Oddo asked if this would pay for itself over time.

Ms. Tigert stated yes this would help operations run more efficiently.

Commissioner Oddo moved to approve Bid #26029-B - Alum System Improvements to Bar Environmental Supply Inc. in the amount of \$229,850. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

31. Request to approve Change Order #1 to Contract #2563-B-On-Call Annual Contract for Water Distribution and Stormwater Infrastructure, Task Order #2-10" Main – Kenwood Road at Morning Creek Bridge, in the amount of \$362,775.00 to repair the water distribution line on Kenwood Road at Morning Creek.

Ms. Tigert stated that in July 2024, this water distribution line broke on the east side of the bridge where the bridge transitions to the ramp leading up to the bridge causing significant erosion along the right-of-way and underneath Kenwood Road. She continued stating that the Kenwood Road water distribution line provided hydraulic connectivity between Ellis Road and Hwy 92 Water System storage tanks. Morning Creek Bridge on Kenwood Road was replaced in 2010 using 2004 SPLOST funds. The 10 in. water main on Kenwood Road at the bridge was not improved or relocated at construction, therefore burying the main further by 4-6 ft. The line is trellised over the creek and then becomes buried parallel to the bridge ramps. The overall depth of this pipe was at a minimum, 10 ft. The water main was located on the north side of Kenwood Road and then crossed to the south side of the road underneath the Morning Bridge east ramp. Due to the pipe's depth, size and unknown damage along the bridge ramp and underneath Kenwood Road, this pipe could not be repaired until the Water Distribution and Stormwater Infrastructure On-Call contract became effective. Repair began in October 2024 but was stopped due to unsafe working conditions due to pipe depth and nature of fill material. Ms. Tigert stated that staff determined the safest way to move forward with the repair was to replace the trellised line above the creek by boring under Morning Creek. The on-call contractor received two estimates to perform the additional work. The lowest of the two estimates was \$362,775.

Commissioner Rousseau asked how quickly she could get the contractors onsite to begin the project.

Ms. Tigert stated that it was dependent on the number of emergency main-breaks that occurred, because this was the same contractor being used to manage both.

Commissioner Rousseau stated that this project had been on hold for a long time and needed to be at the top of the priority list and asked for a sense of urgency in getting this project completed.

Mr. Rapson stated that the County had limited staff available to perform the work and as a result enlisted the assistance of a third-party contractor, this project was top of the priority list.

Commissioner Oddo moved to approve Change Order #1 to Contract #2563-B-On-Call Annual Contract for Water Distribution and Stormwater Infrastructure, Task Order #2-10" Main – Kenwood Road at Morning Creek Bridge, in the amount of \$362,775.00 to repair the water distribution line on Kenwood Road at Morning Creek. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

ADMINISTRATOR'S REPORTS:

A: Contract 1477-S: Carbyne Public Safety Ecosystem; Renewal 4; Five-Month Extension

Board of Elections

Mr. Rapson stated that they needed a Selection Committee to fill a vacancy for the Board of Commissioner's appointed seat on the Board of Elections.

Commissioner Rousseau asked what the status was for Board of Elections, changing from a three-person board to a five-person board that was sent to the Legislator.

Mr. Devenport stated that there had been communication with the State Legislator and an open invitation to all local delegation to sit down with them and discuss this request. They had a draft of the legislation and the publisher's affidavit, everything needed to move forward. He was currently waiting for an update and will advise the Board once received.

Vice Chairman Gibbons moved to appoint Commissioner Maxwell and Commissioner Rousseau to serve on a selection committee for Board of Elections. Commissioner Oddo seconded. The motion passed 4-0. Chairman Hearn was absent.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Attorney Dennis Davenport stated that there were three items for Executive Session. Two items involving threatened litigation and the review of the January 8, 2026 Executive Session Minutes.

COMMISSIONERS' REPORTS:

Commissioner Maxwell

Commissioner Maxwell commended the reversal of the shower head regulation that was passed a few years ago that limited the amount of water that could be used via the shower head per minute.

Commissioner Rousseau

Commissioner Rousseau stated as a point of clarification, in response to citizens expressing concerns on why the discussion and public hearing regarding property off Highway 314 had been pushed out yet again, he wanted the public to be aware of the process and advised that the item was tabled at the request of the applicant because there was not a full Board present.

Commissioner Oddo

Commissioner Oddo extended his congratulations to the Finance team for another well executed audit. He also noted that the weather forecast predicted bad weather and urged everyone to be careful.

Vice Chairman Gibbons

Vice Chairman Gibbons extended gratitude to Mr. Beckwith and Mr. Culbreth for their long-term service to the community. He noted that anytime citizens extend a willingness to serve on any of the various committees, boards, and/or authorities it was appreciated.

He also thanked Mr. Rapson and the Finance staff for a job well done on the audit, acknowledging the 11th year of clean reports, which was a huge accomplishment.

He concluded relay experience from his recent travels to Poland where he helped in the training military staff on how to plan and conduct combat operations and he wanted to extend his appreciation to those men and women.

EXECUTIVE SESSION:

Two items involving threatened litigation and the review of the January 8, 2026 Executive Session Minutes.

Vice Chairman Gibbons moved to go into Executive Session. Commissioner Oddo seconded. The motion passed 5-0.

The Board recessed into Executive Session at 6:28 p.m. and returned to Official Session at 6:37 p.m.

Return to Official Session and Approval to Sign the Executive Session Affidavit: Commissioner Oddo moved to return to Official Session and for the Chairman to sign the Executive Session Affidavit. Commissioner Rousseau seconded. The motion passed 4-0. Chairman Hearn was absent.

Approval of January 8, 2026 Executive Session Minutes: Commissioner Oddo moved to approve January 8, 2026 Executive Session Minutes. Commissioner Maxwell seconded the motion. The motion passed 4-0. Chairman Hearn was absent.

ADJOURNMENT:

Commissioner Oddo moved to adjourn the January 22, 2026, Board of Commissioners meeting. Commissioner Maxwell seconded. The motion passed 4-0. Chairman Hearn was absent.

The January 22, 2026 Board of Commissioners meeting adjourned at 6:37 p.m.

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 12th day of February 2026. Attachments are available upon request at the County Clerk's Office.

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Consideration of an Annexation Notification from the Town of Tyrone regarding a request to annex one (1) parcel, Parcel No. 0739 023, a total of 4.672 acres, located in Land Lot 148 of the 7th District, and fronting on Briarwood Road and Palmetto Road.

Background/History/Details:

The Town of Tyrone has received a request for annexation of the above-referenced property. The applicant proposes to rezone this property to R-12, a single family residential district under the Town of Tyrone's Zoning Ordinance. The current Fayette County zoning is A-R, Agricultural Residential and the County's Future Land Use Plan designation is Low Density Residential. The proposed land use and zoning of R-12 under the Town of Tyrone is analogous to the County's R-20 zoning, with only minor differences. The proposed zoning does align with the County's Future Land Use Map and Comprehensive Plan.

Although there are no specific points of objection from County Staff, Engineering Department does have some recommendations noted in their assessments of the request. These are included in the accompanying Staff Report.

The Town of Tyrone has not yet scheduled their public hearings for this request.

Staff is presenting an assessment of the property and potential concerns related to annexation of the property for the Boards' consideration. There are no objections from staff.

What action are you seeking from the Board of Commissioners?

Consideration of an Annexation Notification from the Town of Tyrone regarding a request to annex one (1) parcel, Parcel No. 0739 023, a total of 4.672 acres, located in Land Lot 148 of the 7th District, and fronting on Briarwood Road and Palmetto Road.

If this item requires funding, please describe:

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

To: Board of Commissioners

From: Debbie Bell, Director of Planning and Zoning

Date: January 21, 2026

Re: Tyrone Annexation Request for Parcel #0739 023 - located at the southeast corner of Briarwood Road and Palmetto Road, Tyrone, GA

INTRODUCTION

The Town of Tyrone has received a request for annexation of Parcel No. 0739 023. The annexation application indicates that the total property is 4.672 acres. The property is currently zoned A-R, Agricultural-Residential, and the Fayette County Future Land Use Plan designates the area as Low Density Residential (1 Unit/1 Acre). The proposed zoning under the Town of Tyrone is R-12, Single-Family Residential (1 Unit/1 Acre). The Town of Tyrone has not yet set dates for the public hearings for this request.

Subject Parcel(s)

Location	Parcel ID	Acreage	Current Zoning	County Land Use Designation	Proposed City Zoning & Land Use
Briarwood Road at Palmetto Road	0739 023	4.672	A-R	Agricultural-Residential	R-12 (Single Family Residential w/1-acre minimum lot size)

The proposed annexation would not create an island. The annexation application does not include a concept plan.

The parcel is bounded by the following uses and zoning:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North (across Palmetto Road)	2.0	R-45	Single-Family Residential	Low Density Residential – 1 Unit/1 Acre
South	2.0	Tyrone	SF Residential	Tyrone
East	4	A-R	SF Residential	Low Density Residential – 1 Unit/1 Acre
West (across Briarwood Road)	1.9 (County); 4 (Tyrone)	A-R; R-12	SF Residential	Low Density Res. – 1 Unit/1 Acre; Tyrone

HISTORY

The property has not been the subject of a previous rezoning request or annexation application.

DEPARTMENTAL COMMENTS**Planning and Zoning:**

The proposed zoning and land use categories under the Town of Tyrone are generally consistent with the County's zoning and land use plans and staff has no objection.

The county governing authority may by majority vote to object to the annexation because of a material increase in burden upon the county. The material increase in burden upon the county must be directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

The objection shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection. Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in (1), (2), and (3) above.

In order for an objection to be valid, the proposed change in zoning or land use must:

- (1) Result in:
 - (A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or
 - (B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-8-110, which is furnished by the county to the area to be annexed; and
- (2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

Fire/EMS: No objections.

Sheriff's Office: No objections.

Building Safety: No objections.

Water System: No comments.

Environmental Health: No issues.

Public Works/Engineering Comments: No objections. However, Fayette County requires residential driveways for corner lots to be off the lower classification road, in this case Briarwood Road. Per the Thoroughfare Plan Palmetto Road is an Arterial and Briarwood Road is a local.

If annexed and rezoned, we recommend Tyrone consider two conditions of rezoning.

1. All new driveways for the development be off Briarwood Rd (i.e., no driveways onto Palmetto Road).
2. The owner/developer shall deed to Fayette County all land, as needed, to provide a minimum 50-ft right-of-way as measured from the centerline of Palmetto Road.

Environmental Management: No comments.

Emergency Management: No comments.

Board of Education: No issues.

Planning & Zoning: No objections.

SUMMARY & RECOMMENDATIONS:

The subject property is currently zoned A-R in the County, with a 5-acre minimum lot size. The County's Future Land Use designation for this area is Low Density Residential (1 unit/1 acre). The proposed zoning under Town of Tyrone's regulations is for a similar zoning district, R-12, which also has a 1-acre minimum lot size and is for single family residential. Staff has no objections related to the request other than the Public Works/Engineering concerns noted above.

CONCLUSION: It is Staff's opinion that the proposed annexation does not warrant on objection.

PROPOSED ZONING

The proposed zoning under the Town of Tyrone's Zoning Ordinance is R-12, a single family residential district.

Sec. 113-121. - R-12.*(a) Permitted uses:*

- (1) Community facilities (parks; public uses; and public utility facilities); and
- (2) Single-family dwellings.

(b) Conditional uses (see article VII):

- (1) Accessory uses and structures;
- (2) Community living arrangements (June 6, 2013);
- (3) Customary home occupations;
- (4) Group homes (June 6, 2013);
- (5) Homeowners' association recreation centers or swimming pools;
- (6) Personal care homes (June 6, 2013); and
- (7) Religious institutions (October 18, 2007).

(c) Development standards:

- (1) Minimum lot area—One acre;
- (2) Minimum lot width at building line—125 feet;
- (3) Yard setbacks:
 - a. From a major or minor thoroughfare—80 feet;
 - b. From a residential street—55 feet;
 - c. Side yard setbacks—15 feet;
 - d. Rear yard setbacks—30 feet;
- (4) Maximum height of structures—35 feet;
- (5) Minimum square footage of principal structure—1,200 square feet; and
- (6) Maximum lot coverage—25 percent.

(Revised June 6, 2013; Ord. No. 2019-11, §§ 10, 11, 11-21-2019; Ord. No. 2019-12, §§ 10, 11, 11-21-2019)

PROCEDURAL INFORMATION

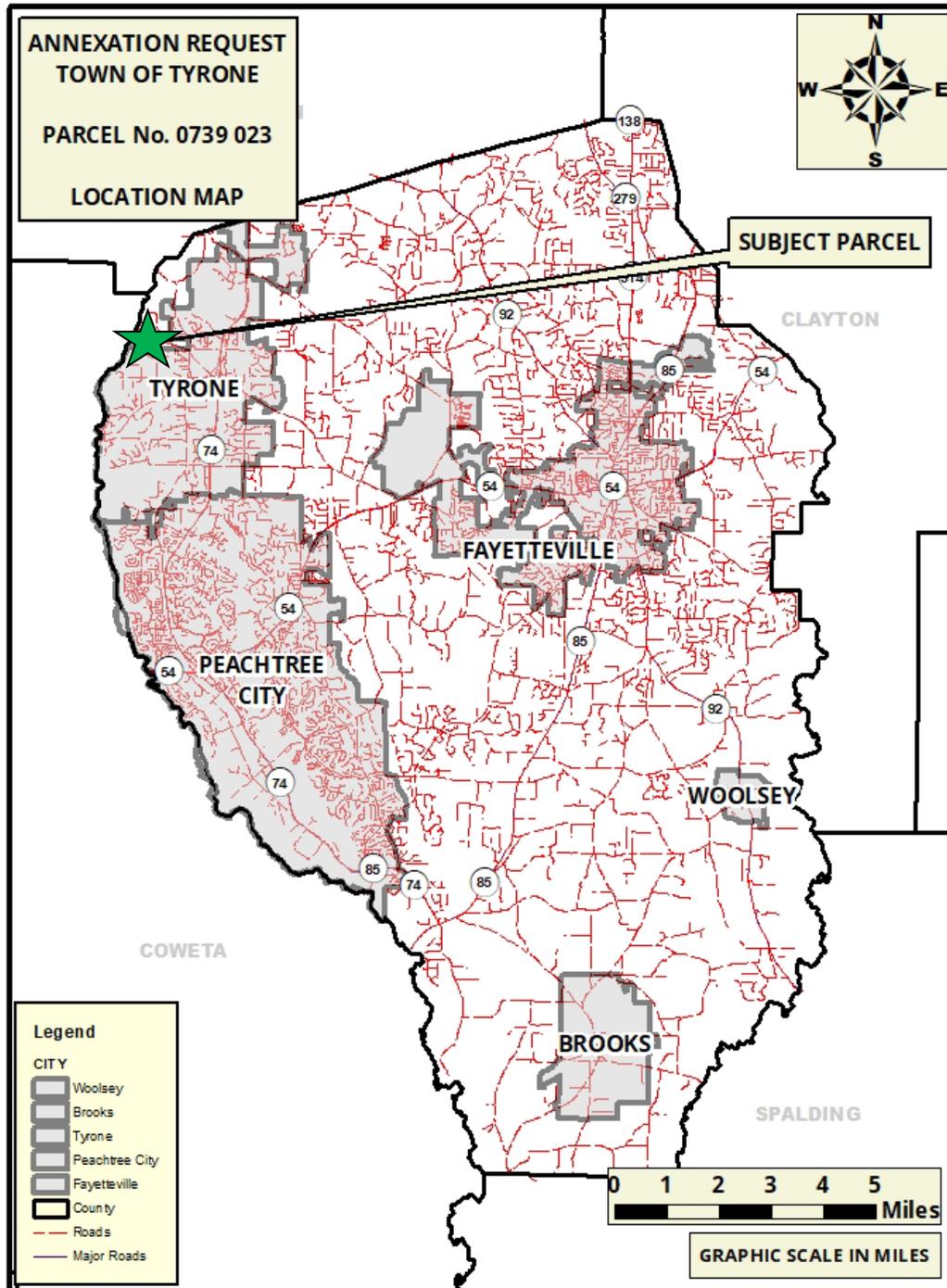
The county governing authority may by majority vote to object to the annexation because of a material increase in burden upon the county. The material increase in burden upon the county must be directly related to any one or more of the following:

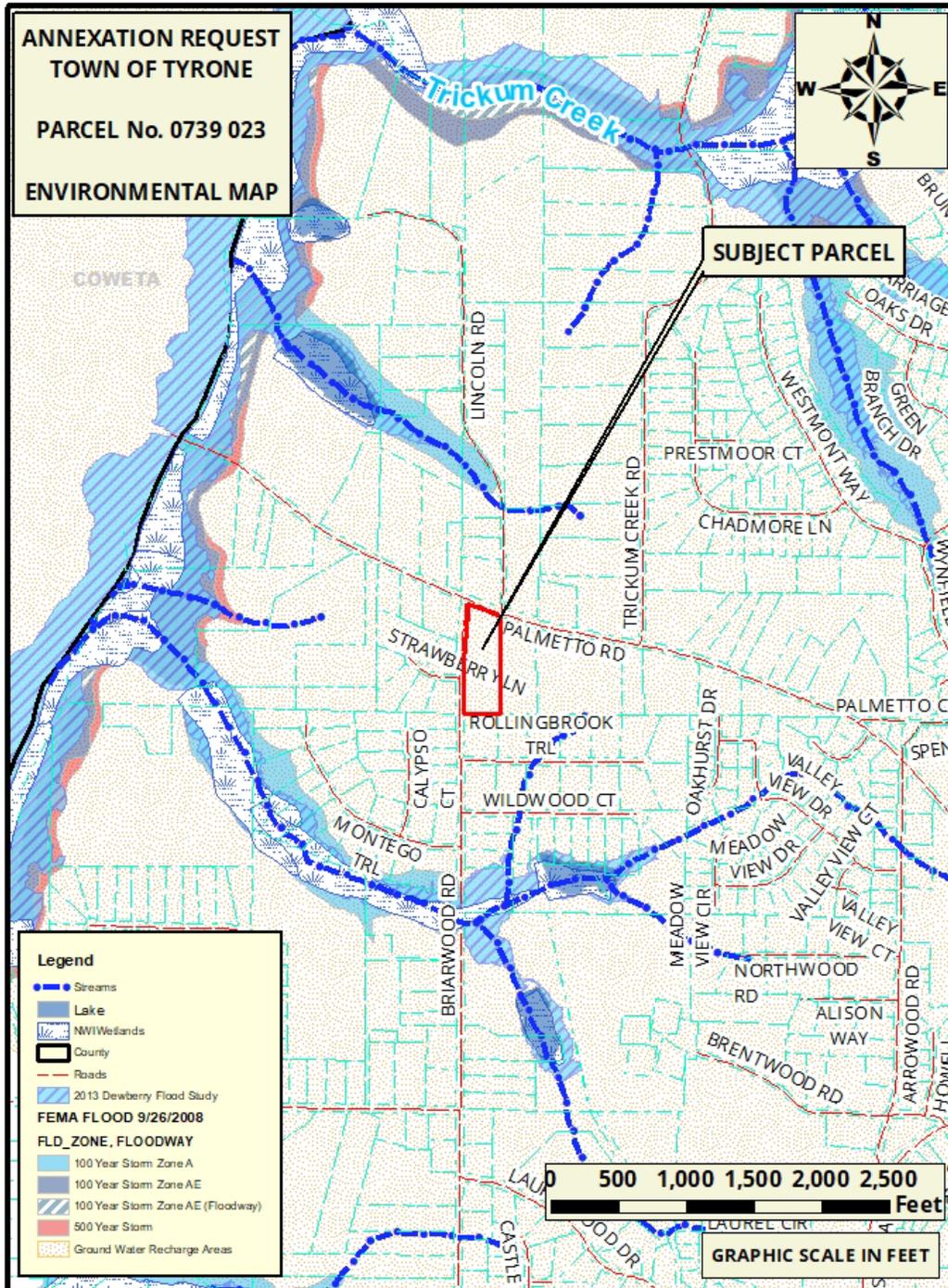
- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

The objection shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection. Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in (1), (2), and (3) above.

In order for an objection to be valid, the proposed change in zoning or land use must:

- (1) Result in:
 - (A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or
 - (B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-8-110, which is furnished by the county to the area to be annexed; and
- (2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.







STATE LAW

**TITLE 36. LOCAL GOVERNMENT
 PROVISIONS APPLICABLE TO MUNICIPAL CORPORATIONS ONLY
 CHAPTER 36. ANNEXATION OF TERRITORY
 ARTICLE 7. PROCEDURE FOR RESOLVING ANNEXATION DISPUTES**

36-36-113. Objection to annexation; grounds and procedures

- (a) The county governing authority may by majority vote to object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:
- (1) The proposed change in zoning or land use;
 - (2) Proposed increase in density; and
 - (3) Infrastructure demands related to the proposed change in zoning or land use.
- (b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.
- (c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in Code Section 36-36-111.
- (d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:
- (1) Result in:
 - (A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or
 - (B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-8-110, which is furnished by the county to the area to be annexed; and
 - (2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

36-36-114. Arbitration panel; composition and membership

- (a) Not later than the fifteenth calendar day following the date the municipal corporation received

the first objection provided for in Code Section 36-36-113, an arbitration panel shall be appointed as provided in this Code section.

- (b) The arbitration panel shall be composed of five members to be selected as provided in this subsection. The Department of Community Affairs shall develop three pools of arbitrators, one pool which consists of persons who are currently or within the previous six years have been municipal elected officials, one pool which consists of persons who are currently or within the previous six years have been county elected officials, and one pool which consists of persons with a master's degree or higher in public administration or planning and who are currently employed by an institution of higher learning in this state, other than the Carl Vinson Institute of Government. The pool shall be sufficiently large to ensure as nearly as practicable that no person shall be required to serve on more than two panels in any one calendar year and serve on no more than one panel in any given county in any one calendar year. The department is authorized to coordinate with the Georgia Municipal Association, the Association County Commissioners of Georgia, the Council of Local Governments, and similar organizations in developing and maintaining such pools.
- (c) Upon receiving notice of a disputed annexation, the department shall choose at random four names from the pool of municipal officials, four names from the pool of county officials, and three names from the pool of academics; provided, however, that none of such selections shall include a person who is a resident of the county which has interposed the objection or any municipal corporation located wholly or partially in such county. The municipal corporation shall be permitted to strike or excuse two of the names chosen from the county officials pool; the county shall be permitted to strike or excuse two of the names chosen from the municipal officials pool; and the county and municipal corporation shall each be permitted to strike or excuse one of the names chosen from the academic pool.
- (d) Prior to being eligible to serve on any of the three pools, persons interested in serving on such panels shall receive joint training in alternative dispute resolution together with zoning and land use training, which may be designed and overseen by the Carl Vinson Institute of Government in conjunction with the Association County Commissioners of Georgia and the Georgia Municipal Association, provided such training is available.
- (e) At the time any person is selected to serve on a panel for any particular annexation dispute, he or she shall sign the following oath: "I do solemnly swear or affirm that I will faithfully perform my duties as an arbitrator in a fair and impartial manner without favor or affection to any party, and that I have not and will not have any ex parte communication regarding the facts and circumstances of the matters to be determined, other than communications with my fellow arbitrators, and will only consider, in making my determination, those matters which may lawfully come before me."

36-36-115. Meetings of arbitration panel; duties; findings and recommendations; compensation

- (a) (1) The arbitration panel appointed pursuant to Code Section 36-36-114 shall meet as soon after appointment as practicable and shall receive evidence and argument from the municipal corporation, the county, and the applicant or property owner and shall by majority vote render a decision which shall be binding on all parties to the dispute as provided for in this article not later than the sixtieth day following such appointment. The meetings of the panel in which evidence is submitted or arguments of the parties are made shall be open to the public

pursuant to Chapter 14 of Title 50. The panel shall first determine the validity of the grounds for objection as specified in the objection. If an objection involves the financial impact on the county as a result of a change in zoning or land use or the provision of maintenance of infrastructure, the panel shall quantify such impact in terms of cost. As to any objection which the panel has determined to be valid, the panel, in its findings, may establish reasonable zoning, land use, or density conditions applicable to the annexation and propose any reasonable mitigating measures as to an objection pertaining to infrastructure demands.

- (2) In arriving at its determination, the panel shall consider:
- (A) The existing comprehensive land use plans of both the county and city;
 - (B) The existing land use patterns in the area of the subject property;
 - (C) The existing zoning patterns in the area of the subject property;
 - (D) Each jurisdiction's provision of infrastructure to the area of the subject property;
 - (E) Whether the county has approved similar changes in intensity or allowable uses on similar developments in other unincorporated areas of the county;
 - (F) Whether the county has approved similar developments in other unincorporated areas of the county which have a similar impact on infrastructure as complained of by the county in its objection; and
 - (G) Whether the infrastructure or capital outlay project which is claimed adversely impacted by the county in its objection was funded by a county-wide tax.
- (3) The county shall provide supporting evidence that its objection is consistent with its land use plan and the pattern of existing land uses and zonings in the area of the subject property.
- (4) The county shall bear at least 75 percent of the cost of the arbitration. The panel shall apportion the remaining 25 percent of the cost of the arbitration equitably between the city and the county as the facts of the appeal warrant; provided, however, that if the panel determines that any party has advanced a position that is substantially frivolous, the costs shall be borne by the party that has advanced such position.
- (5) The reasonable costs of participation in the arbitration process of the property owner or owners whose property is at issue shall be borne by the county and the city in the same proportion as costs are apportioned under paragraph (4) of this subsection.
- (6) The panel shall deliver its findings and recommendations to the parties by certified mail or statutory overnight delivery.
- (b) If the decision of the panel contains zoning, land use, or density conditions, the findings and recommendations of the panel shall be recorded in the deed records of the county with a caption describing the name of the current owner of the property, recording reference of the current owner's acquisition deed and a general description of the property, and plainly

showing the expiration date of any restrictions or conditions.

- (c) The arbitration panel shall be dissolved on the tenth day after it renders its findings and recommendations but may be reconvened as provided in Code Section 36-36-116.
- (d) The members of the arbitration panel shall receive the same per diem, expenses, and allowances for their service on the committee as is authorized by law for members of interim legislative study committees.
- (e) If the panel so agrees, any one or more additional annexation disputes which may arise between the parties prior to the panel's initial meeting may be consolidated for the purpose of judicial economy if there are similar issues of location or similar objections raised to such other annexations or the property to be annexed in such other annexations is within 2,500 feet of the subject property.

36-36-116. Appeal

The municipal or county governing authority or an applicant for annexation may appeal the decision of the arbitration panel by filing an action in the superior court of the county within ten calendar days from receipt of the panel's findings and recommendations. The sole grounds for appeal shall be to correct errors of fact or of law, the bias or misconduct of an arbitrator, or the panel's abuse of discretion. The superior court shall schedule an expedited appeal and shall render a decision within 20 days from the date of filing. If the court finds that an error of fact or law has been made, that an arbitrator was biased or engaged in misconduct, or that the panel has abused its discretion, the court shall issue such orders governing the proposed annexation as the circumstances may require, including remand to the panel. Any unappealed order shall be binding upon the parties. The appeal shall be assigned to a judge who is not a judge in the circuit in which the county is located.

36-36-117. Annexation after conclusion of procedures; remedies for violations of conditions

If the annexation is completed after final resolution of any objection, whether by agreement of the parties, act of the panel, or court order as a result of an appeal, the municipal corporation shall not change the zoning, land use, or density of the annexed property for a period of one year unless such change is made in the service delivery agreement or comprehensive plan and adopted by the affected city and county and all required parties. Following the conclusion of the dispute resolution process outlined in this article, the municipal corporation and an applicant for annexation may either accept the recommendations of the arbitration panel and proceed with the remaining annexation process or abandon the annexation proceeding. A violation of the conditions set forth in this Code section may be enforced thereafter at law or in equity until such conditions have expired as provided in this Code section.

36-36-118. Abandonment of proposed annexation; remedies for violations of conditions

If at any time during the proceedings the municipal corporation or applicant abandons the proposed annexation, the county shall not change the zoning, land use, or density affecting the property for a period of one year unless such change is made in the service delivery agreement or comprehensive plan and adopted by the affected city and county and all

required parties. A violation of the conditions set forth in this Code section may be enforced thereafter at law or in equity until such period has expired. After final resolution of any objection, whether by agreement of the parties, act of the panel, or any appeal from the panel's decision, the terms of such decision shall remain valid for the one-year period and such annexation may proceed at any time during the one year without any further action or without any further right of objection by the county.



Annexation Application

Tax Map Number: 0739 023

Date: 1-6-26

Date Annexation will become effective and official: _____

Address of subject property: 155 Briarwood Rd Tyrone, Ga 30290

Owner of Property: Elizabeth Cagle Smith

Owner's Address: 2905 US Hwy 278 W, Cullman AL 35057

Telephone Number: 678-416-3127

Housing Units: 1 Single Family home Other Buildings: 1 small barn 1 small shed

Authorization to Inspect Premises - I hereby authorize the Town of Tyrone Council, the Planning Commission and their staff to inspect the premises which is the subject of this annexation application.

Elizabeth Cagle Smith
Signature

Signature

PETITION REQUESTING ANNEXATION

TOWN OF TYRONE, GEORGIA

DATE 1-6-20

TO THE HONORABLE TOWN COUNCIL OF THE TOWN OF TYRONE, GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully request that the Town of Tyrone Council annex this territory to the Town of Tyrone, Georgia and extend the City boundaries to include the same.
2. The territory to be annexed abuts the existing boundary of Tyrone, Georgia and the description of such territory area is as follows:

Address/Location of Property:

155 Briarwood Rd Tyrone, Ga 30290

Tax Map Number: 0739 023

3. It is requested that this territory to be annexed shall be zoned: R-12

For the following reasons:

Match Surrounding Zoning,
(See Rezoning Analysis)

WHEREFORE, the Petitioners pray that the Town Council of the Town of Tyrone, Georgia pursuant to the provision of the Acts of the General Assembly of the State of Georgia, Georgia Laws, 1946, do by proper ordinance annex said property to the Town Limits of Tyrone, Georgia.

Respectfully Submitted,

Elizabeth Cade Smith

Owners

AUTHORIZATION BY PROPERTY OWNER

I Swear That I Am The Owner Of The Property Which Is The Subject Matter Of The Attached Application, As Is Shown In The Records Of Fayette County, Georgia. I Authorize The Person Named Below To Act As Applicant In The Pursuit Of An Annexation Request Of This Property.

Name of Applicant Jerry Crozier

Address 105 Retreat Point

Peachtree City Ga 30269
City State Zip Code Telephone

Number 770 - 310 - 8320



Signature of Owner

APPLICATION FOR ANNEXATION

Application must be submitted online. For submission instructions, visit the Town's website. All information to be presented to the Planning Commission and Town Council should be assembled. This application will not be processed if any items are missing.

Application Type « 100% « 60%

- Completed application forms signed by 100% of the land owners and/or electors (in the case of existing residential property owners) residing in the area to be annexed and by owners of not less than 100% of the total land area, by acreage. The application contains a "Contiguity Statement" which must be signed by an engineer or surveyor of the month.
- Current land survey by a registered surveyor that includes a legal description and lists acreage to be annexed.
- Utility Availability Letters – A letter from the following service providers must be obtained: Power, Atlanta Gas Light, Fayette County (water and sewer availability) and Fayette County Board of Education (discussing impact the development will have on schools in the area).
- Attach names and addresses of owners of all property within 250 feet of the subject property (from County Tax Assessors Office). Once an application has been accepted for presentation the applicant must also demonstrate that all property owners within 250 feet of the subject property have been notified of the Public Hearings (see sample letter).
- Application Fee of \$350.00 - If advertising fee exceeds the \$350.00, you will be billed any additional amount spent on advertising. It is necessary for this fee to be paid prior to any meeting dates.

Petitioner will be notified of the scheduled Public Hearing for which his/her application will be considered.

We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Town Council annex this territory to the Town of Tyrone, Georgia, and extend the town boundaries to include the same.

Name (Print)	Address	Signature	Date (Print)
1. Jerry Crozier	105 Retreat Point Peachtree City Ga 30249		1-6-26
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

CONTIGUITY STATEMENT

Contiguous areas means at the time the annexation procedures are initiated, any area that meets the following conditions:

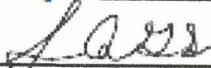
(1) At least one-eighth of the aggregate external boundary either abuts directly on the municipal boundary or would directly abut on the municipal boundary or would directly abut the municipal boundary if it were not otherwise separated, in whole or in part, from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state or by the definite width of (A) any street or street right-of-way, (B) any creek or river, or (C) any right-ofway of a railroad or other public service corporation which divides the municipal boundary and any area proposed to be annexed;

(2) The entire parcel or parcels of real property owned by the person seeking annexation is being annexed; provided, however, that lots shall not be subdivided in an effort to evade the requirements of this paragraph; and

(3) The private property annexed, excluding any right of way of a railroad or other public service corporation, complies with the annexing municipality's minimum size requirements, if any, to construct a building or structure occupiable by persons or property under the policies or regulations of the municipal development, zoning, or subdivision ordinances.

I, SWINSON A. GASKINS, SR. a registered Surveyor in the State of Georgia, hereby certify that the parcel requested to be annexed into the Town of Tyrone lying in land lot(s) 148 of the 7th district Fayette County, has a contiguous boundary of _____ feet with the existing Town limits of the Town of Tyrone which is at least one-eighth aggregate of the total property to be annexed.

This the 23rd day of November 2025

Signature 

1620
Georgia Registered Surveyor #

Pursuant to O.C.G.A 36-36-111 Town of Tyrone will give official notice to Fayette County of your intent to annex. The County Commission must vote in an open meeting whether or not to object to the annexation and provide written notice of the vote by certified mail or statutory overnight delivery not later than the end of the 30th day following receipt of the notice of annexation.

The county's objection must be substantiated with evidence of financial impact forming the basis of the objection AND the objection must be based on a material increase in burden upon the county directly related to:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; or
- (3) Infrastructure demand related to the proposed change in zoning or land use.

Additionally, for an objection to be valid, the proposed change in zoning or land use must differ substantially from the uses of the property suggested by the county's comprehensive land use plan or permitted for the property by the county's zoning ordinance AND must result in:

- (1) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; OR (2) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project furnished by the county to the area to be annexed.
- (2) A use which significantly increases the net cost of infrastructure or significantly diminishes the values or useful life of a capital outlay project furnished by the county to the area to be annexed.

Property Owner's Authorization

The Undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name _____ of _____

Applicant Jerry Crozier

Telephone _____ Number _____

770-310-8320 _____ Address of Subject _____

Property 155 Briarwood Rd Tyrone Ga 30290

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Fayette County, Georgia.

Elyse Cagle Smith
Signature of Owner

Personally appeared before me

Indya McIntyre

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Indya McIntyre 9/4/2025
Notary Public Date

(Affix Raised Seal Here)



----- Forwarded message -----

From: **Gas South Cust Care Fax_9** <custcarefax9@gassouth.com>

Date: Tue, Dec 9, 2025 at 12:43 PM

Subject: Re: Your gas sign-up requires more info

To: miller.owen97@gmail.com <miller.owen97@gmail.com>

Dear Owen Miller,

Thank you for your update. Once we receive the correct meter number, yes, we can move forward with running gas to the property at 155 Briarwood Rd, Tyrone, GA 30290.

If you have questions, please reply to us or call 877-347-7243. Our customer care team is happy to assist you Monday through Friday, from 8am-7 pm and Saturday 8 am-5 pm.

Thank you for choosing Gas South!

Best regards,

Tes

Gas South Customer Care



Coweta-Fayette

From: Steve Jones <stjones@utility.org>
Sent: Monday, December 8, 2025 2:56 PM
To: Jerry Crozier <jerry@accentpropertiesolutions.com>
Subject: 155 Briarwood Tyrone GA 30290

We currently provide power to this home.

Steve Jones
Distribution Design Supervisor
stjones@utility.org
O: 678-423-6808
M: 678-488-8834



Coweta-Fayette





Water Service Availability Letter Existing Water Service

Briarwood

12/5/2025

0739 023, 155 BRIARWOOD RD, Tyrone, GA 30290,

Availability Number: **2025.12.0500**

Water service is available at Parcel # 0739 023, 155 BRIARWOOD RD, Tyrone, GA 30290. **This property is currently serviced by a ¾ -inch residential water meter.**

- If this property intends to start a new water account using the existing meter, please contact Customer Service at 770-461-1146 or water@fayettecountyga.gov.
- If this property intends to upgrade the meter size or add an additional meter, please update the Sages application with the new request details and resubmit project for review.

Call Customer Service at 770-461-1146 with any questions. We're happy to help!

Billing Contact Information

Contact: Jerry Crozier

Address: 105 Retreat Pt

Peachtree City Georgia

Phone: (770) 310-8320

Email: jerry@accentpropertysolutions.com

Receive

bill by No

email?

New Meter
Service
Agreement

I acknowledge that I am responsible for the billing on any meter purchased until such time that I notify the Fayette County Water System (FCWS) of a new property owner. Further, I hereby grant access to FCWS to the property for the purpose of repairing, checking, and/or reading the meter installed on the below listed property. I also acknowledge that the meter and meter box are FCWS property and shall remain so, and FCWS shall have the authority to control and regulate its use. I also hereby acknowledge that I am prohibited by Fayette County Ordinances from connecting my plumbing to any other water source while connected and receiving service from FCWS, included but not limited to, wells located on my property or any other private water supply, and am required to notify FCWS of any such source, present or in the future. It is the customer's responsibility to install and maintain a pressure reducing valve on their plumbing line. With each meter installation, FCWS installs a backflow preventer. There is potential for the customer to have a problem with thermal expansion from water in the hot water heater and it is the customer's responsibility to have the water heater inspected. I acknowledge that the water meter has an antenna on the meter box lid, transmitter, and a computer chip inside the meter box. Use caution when lifting the meter box lid.

Notice: A monthly bill will be charged once the meter is installed.

Having signed the Sages application, I certified that I have read the above agreement. My typed name in the Applicant Signature box was my acceptance of the terms of this agreement and monthly billing (see application for New Meter Service Agreement signature).

CONTIGUITY STATEMENT

Contiguous areas means at the time the annexation procedures are initiated, any area that meets the following conditions:

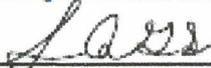
(1) At least one-eighth of the aggregate external boundary either abuts directly on the municipal boundary or would directly abut on the municipal boundary or would directly abut the municipal boundary if it were not otherwise separated, in whole or in part, from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state or by the definite width of (A) any street or street right-of-way, (B) any creek or river, or (C) any right-ofway of a railroad or other public service corporation which divides the municipal boundary and any area proposed to be annexed;

(2) The entire parcel or parcels of real property owned by the person seeking annexation is being annexed; provided, however, that lots shall not be subdivided in an effort to evade the requirements of this paragraph; and

(3) The private property annexed, excluding any right of way of a railroad or other public service corporation, complies with the annexing municipality's minimum size requirements, if any, to construct a building or structure occupiable by persons or property under the policies or regulations of the municipal development, zoning, or subdivision ordinances.

I, SWINSON A. GASKINS, SR. a registered Surveyor in the State of Georgia, hereby certify that the parcel requested to be annexed into the Town of Tyrone lying in land lot(s) 148 of the 7th district Fayette County, has a contiguous boundary of _____ feet with the existing Town limits of the Town of Tyrone which is at least one-eighth aggregate of the total property to be annexed.

This the 23rd day of November 2025

Signature 

1620
Georgia Registered Surveyor #

Annexation & Rezoning Plat

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	263.19'	8828.89'	263.18'	S 67°43'25" E
C2	582.06'	7295.64'	581.91'	N 03°26'02" E

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEYORS CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein, RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS 'FUTURE' AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE GEORGIA PLAT ACT (O.C.G.A. SECTION 15-6-67).

BY: *Laws*
 SWINSON A. GASKINS, Sr. GEORGIA REGISTERED LAND SURVEYOR NO.1620
 DATE: 11/12/25

CONTIGUITY STATEMENT

Contiguous areas means at the time the annexation procedures are initiated, any area that meets the following conditions:

- (1) At least one-eighth of the aggregate external boundary either abuts directly on the municipal boundary or would directly abut on the municipal boundary or would directly abut the municipal boundary if it were not otherwise separated, in whole or in part, from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state or by the definite width of (A) any street or street right-of-way, (B) any creek or river, or (C) any right-of-way of a railroad or other public service corporation which divides the municipal boundary and any area proposed to be annexed;
- (2) The entire parcel or parcels of real property owned by the person seeking annexation is being annexed; provided, however, that lots shall not be subdivided in an effort to evade the requirements of this paragraph; and
- (3) The private property annexed, excluding any right of way of a railroad or other public service corporation, complies with the annexing municipality's minimum size requirements, if any, to construct a building or structure occupiable by persons or property under the policies or regulations of the municipal development, zoning, or subdivision ordinances.

I, SWINSON A. GASKINS, SR., a registered Surveyor in the State of Georgia, hereby certify that the parcel requested to be annexed into the Town of Tyrone lying in Land lot(s) 148 of the 7th district Fayette County, has a contiguous boundary of _____ feet with the existing Town limits of the Town of Tyrone which is at least one-eighth aggregate of the total property to be annexed.

This the 23rd day of November 2025

Signature: *Laws*

Georgia Registered Surveyor # 1620

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS SURVEY WAS PERFORMED IS BASED UPON GPS OBSERVATIONS WHICH WERE ESTABLISHED USING CHC NAV I89 AND CHC NAV I89 BASE MULTI-FREQUENCY RECEIVERS USING REAL TIME KINEMATIC OBSERVATIONS, THE RELATIVE POSITIONAL ACCURACY ACHIEVED IS BETTER THAN 0.07 FEET PER OBSERVATION POINT.

THIS SURVEY BASIS FOR DIRECTIONS SHOWN HEREON ARE GRID NORTH AS DEFINED BY NAD 83 AND NAD 83, WEST GEORGIA ZONE AND DETERMINED THROUGH RTK-GPS METHODS UTILIZING EGPS SOLUTIONS VRS NETWORK.

FIELD CLOSURE = N/A
 ANGLE POINT ERROR = N/A
 EQUIPMENT USED = CHC NAV I89 AND OR CHC NAV I89 BASE
 ADJUSTMENT METHOD = N/A
 PLAT CLOSURE = 1" IN 100,000 +

FLOOD STATEMENT
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP OF FAYETTE COUNTY AND UNINCORPORATED AREAS DATED SEPTEMBER 25, 2008 MAP NUMBER 13113C00076E, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR, ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN WERE NOT SUPPLIED TO THIS OFFICE.



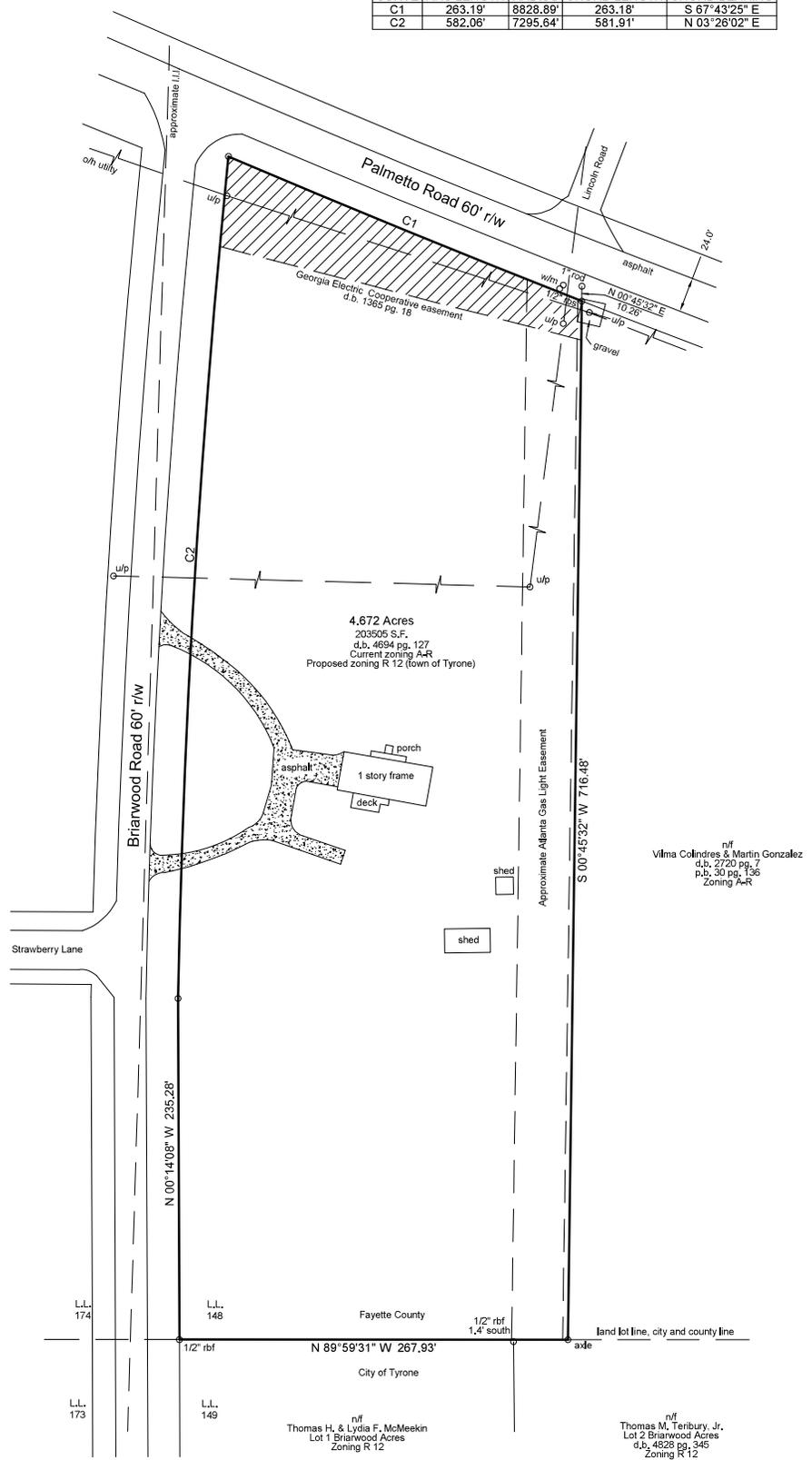
Job No. SA25-133A
 Drawn By: s.a.g.
 Reviewed By: r.d.g.
 Issue Date: 11/12/25
 F.W.P.D.: 09/28/25



Prepared For:
 Jerry Crozier

Property Location
 Land Lot 148 Of The 7th Land District
 Fayette County, Georgia

S.A. GASKINS & ASSOCIATES, LLC
 surveyors planners development consultants
 981 Camp Ground Road Griffin Ga. 30223
 678-618-5067
 sagaskins55@gmail.com



COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Consideration of Fayette County serving as the official project sponsor for the Town of Tyrone's application to the Atlanta Regional Commission (ARC) Transportation Improvement Program (TIP) 2026 solicitation for the Senoia Road Corridor Streetscape and Mobility LCI Implementation Project.

Background/History/Details:

The Atlanta Regional Commission (ARC) has opened its 2026 Transportation Improvement Program (TIP) solicitation for federal funding. Eligible applicants must either be Local Administering Project (LAP) certified or partner with a LAP-certified agency in order to submit an application and administer federal funds.

The Town of Tyrone is currently pursuing LAP certification; however, their certification is not expected to be finalized prior to ARC's submittal deadlines. Because Fayette County is a fully LAP-certified agency, the Town of Tyrone has requested that Fayette County act as the project sponsor for their TIP application. This project will implement many of the priority recommendations from the Town's recently adopted Streetscape and Mobility LCI to improve multi-modal safety and access in the Town's downtown district through the construction of a multi-use trail, complete sidewalk connectivity, speed reduction, improved crossings, and improved intersection operations. The project cost is estimated at \$12,930,000 and it is currently in the design phase. The Town of Tyrone will provide the required 20% local match and documentation. This action does not commit the County to any financial contribution. If ARC awards the project, all final details and agreements will be presented to the Board of Commissioners for consideration.

What action are you seeking from the Board of Commissioners?

Approval of Fayette County serving as the official project sponsor for the Town of Tyrone's application to the Atlanta Regional Commission (ARC) Transportation Improvement Program (TIP) 2026 solicitation for the Senoia Road Corridor Streetscape and Mobility LCI Implementation Project.

If this item requires funding, please describe:

No County funding required.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

Senoia Rd. Corridor Streetscape & Mobility LCI Implementation Project ID: TYRONE-01

Description

This project improves approximately 1.9 miles of Senoia Road from the Palmetto/Tyrone intersection to the Crestwood intersection, including key intersection upgrades. It implements priority recommendations from the Town’s adopted Town Center Streetscape and Mobility LCI to improve multimodal safety and access by reducing speeds toward a 25 mph target, enhancing crossings, and improving operations. The project builds a continuous complete-streets network with a 10’–12’ multi-use path and a 6’ sidewalk that shift sides as needed to maximize existing right-of-way, along with streetscape and traffic-calming elements. It includes RRFB crossings, feasible on-street parking improvements, and green infrastructure where possible. Work includes a new signal at Palmetto/Tyrone, plus safety and geometric improvements at Arrowood/Commerce and Castlewood. Construction only; design funded separately.

Details

Project Source	2023 SPLOST & 2026 TIP
Total Estimated Cost	\$12.9 Million
Jurisdiction	Town of Tyrone

Location

The location section includes a map of the study area, a legend, and three 3D renderings. The map shows the study area boundary, streets, parcels, and railroads. The legend defines these symbols. The 3D renderings show: 1) Intersection at Senoia & Palmetto with a multi-use path, signalized intersection, and decorative pavement. 2) Mid-block crossing at the Depot with a decorative crosswalk and realigned drive cut. 3) On-street parking with a 3D rendering showing the street view and a parking & streetscape example map showing 15 net gain spaces.

Objective

This project will transform Senoia Road into a safer, more walkable “main street” that functions as Tyrone’s primary Town Center corridor rather than an extension of its former highway role. It will address documented safety needs within the project limits, including improvements at the Senoia Road @ Palmetto/Tyrone Road intersection identified as a priority location in the Fayette County SS4A Safety Action Plan (using 2019–2023 crash data). The project will implement complete-streets and operational upgrades that reduce vehicle speeds toward the Town’s adopted 25 mph target, improve driver awareness, and better balance access for pedestrians, cyclists, PTV users, and motorists. It will also provide continuous, connected pedestrian and bicycle facilities and safer, more visible crossings to support frequent crossing demand between Town Hall, Shamrock Park, civic destinations, parks, and downtown businesses. By reducing the need for routine police traffic control during community events and improving overall corridor operations, the project will strengthen Senoia Road’s role as the Town’s central civic and downtown commercial hub.

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Request to establish a new 2017 SPLOST project for SR 279 and North Drive; reallocate \$20,000 from Project 17TAK to the new project number; and authorize staff to acquire all necessary easements for the SR 279 and North Drive Quick Response Project.

Background/History/Details:

Georgia Department of Transportation (GDOT) has initiated a Quick Response Project at the intersection of SR 279 and North Drive to improve traffic operations and safety. Under this effort, GDOT will construct the left-turn lane improvements, while Fayette County will complete the right-turn lane improvements as a coordinated component of the project.

Utilizing funds from 17TAK SR 279 Corridor Improvement Concept Study, staff plans to acquire all right-of-way acquisition associated with this project in order to facilitate moving forward with this QR GDOT Project.

Additional funds will be required for Fayette County's portion of the construction phase.

What action are you seeking from the Board of Commissioners?

Approval to establish a new 2017 SPLOST project for SR 279 and North Drive; reallocate \$20,000 from Project 17TAK to the new project number; and authorize staff to acquire all necessary easements for the SR 279 and North Drive Quick Response Project.

If this item requires funding, please describe:

Funding for the ROW phase is available from the 2017 SPLOST Project 17TAK. New project will be created upon approval by the BOC.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

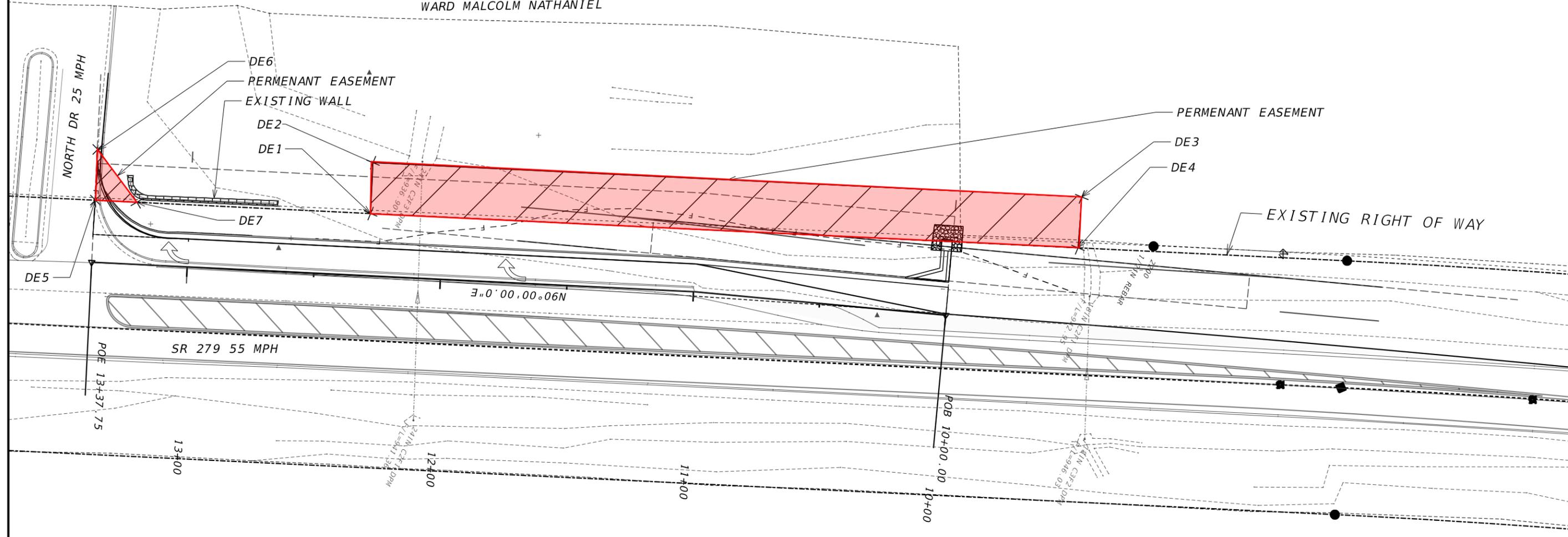
County Clerk's Approval

Administrator's Approval

Staff Notes:

01

WARD MALCOLM NATHANIEL



PARCEL 1 TRACT 1 WARD MALCOLM NATHANIEL
PERMENANT ESMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1	24.545 R 20.000	12+28.743 S67.239°W	N 1288360.761 E 2206579.423	NORTH DR-RTL1
DE2	44.545 R 280.000	12+28.754 N22.761°W	N 1288353.024 E 2206560.981	NORTH DR-RTL1
DE3	70.950 R 20.000	9+50.883 N68.651°E	N 1288611.213 E 2206452.717	NORTH DR-RTL1
DE4	58.523 R 279.477	9+50.489 S22.751°E	N 1288618.494 E 2206471.344	NORTH DR-RTL1
DE1	24.545 R	12+28.743	N 1288360.761 E 2206579.423	NORTH DR-RTL1
REQD EASMT = 5601.946 SF REQD EASMT = 0.129 ACRES				

PARCEL 1 TRACKT 2 WARD MALCOLM NATHANIEL
PERMENANT ESMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE5	24.484 R 20.000	13+37.502 S67.239°W	N 1288260.473 E 2206621.502	NORTH DR-RTL1
DE6	44.484 R 25.881	13+37.513 N27.836°E	N 1288252.735 E 2206603.060	NORTH DR-RTL1
DE7	24.494 R 16.429	13+21.073 S22.767°E	N 1288275.621 E 2206615.144	NORTH DR-RTL1
DE5	24.484 R	13+37.502	N 1288260.473 E 2206621.502	NORTH DR-RTL1
REQD EASMT = 164.032 SF REQD EASMT = 0.004 ACRES				



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----F-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	---∞---
END LIMIT OF ACCESS.....ELA	---∞---
EXISTING LIMIT OF ACCESS	---∞---
REQ'D LIMIT OF ACCESS	---∞---
EXISTING LIMIT OF ACCESS & R/W	---III---
REQ'D LIMIT OF ACCESS & R/W	---III---
ORANGE BARRIER FENCE	●---●---●
ESA - ENV. SENSITIVE AREA	▼---▼---▼

DATE	REVISIONS	DATE	REVISIONS

RIGHT OF WAY MAP

PROJECT NO. QR
 COUNTY: FAYETTE
 LAND LOT NO: 220
 LAND DISTRICT: 13
 GMD
 DATE 05/19/2025 SH 01 OF 01

DRAWING No.
60-0001

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Request to acquire all fee simple right-of-way and easements for the SR 279, SR 85, and Corinth Road Project GDOT PI 0017813 (R-8D).

Background/History/Details:

On March 24, 2022, the BOC awarded a "multi-phase, project-specific" contract (#1981-Q) to Practical Design Partners, LLC (PDP) for engineering, design, and related services. Since then, the project team has developed an approved Concept Report, Preliminary Plans, draft Environmental Reports, and Right of Way (ROW) Plans.

This agenda item provides the necessary basis for staff to begin the ROW acquisition process with pre-acquisition activities (project staking, title research, detailed cost estimates, utility coordination, database documentation, etc.) and then complete formal appraisals, negotiations, fee-simple acquisitions, etc. once right-of-way authorization is approved by GDOT.

The project impacts 35 parcels and the existing ROW budget is \$5,490,000. Of this total amount, \$3,891,200 are Federal funds, and the remaining \$1,598,800 are the local match (Fayette County).

The Right-of-Way plans (dated 1/21/2026) are provided as back-up to this request.

What action are you seeking from the Board of Commissioners?

Approval to acquire all fee simple right-of-way and easements for the SR 279, SR 85, and Corinth Road Project GDOT PI 0017813 (R-8D).

If this item requires funding, please describe:

Funding for the ROW phase is available from the 2004 SPLOST Project R-8D. Up to 80% of the ROW costs are eligible for federal aid reimbursement.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

Grant fund for SPLOST will need to be created.

Active Transportation Grants Overview

2017 ARC TIP

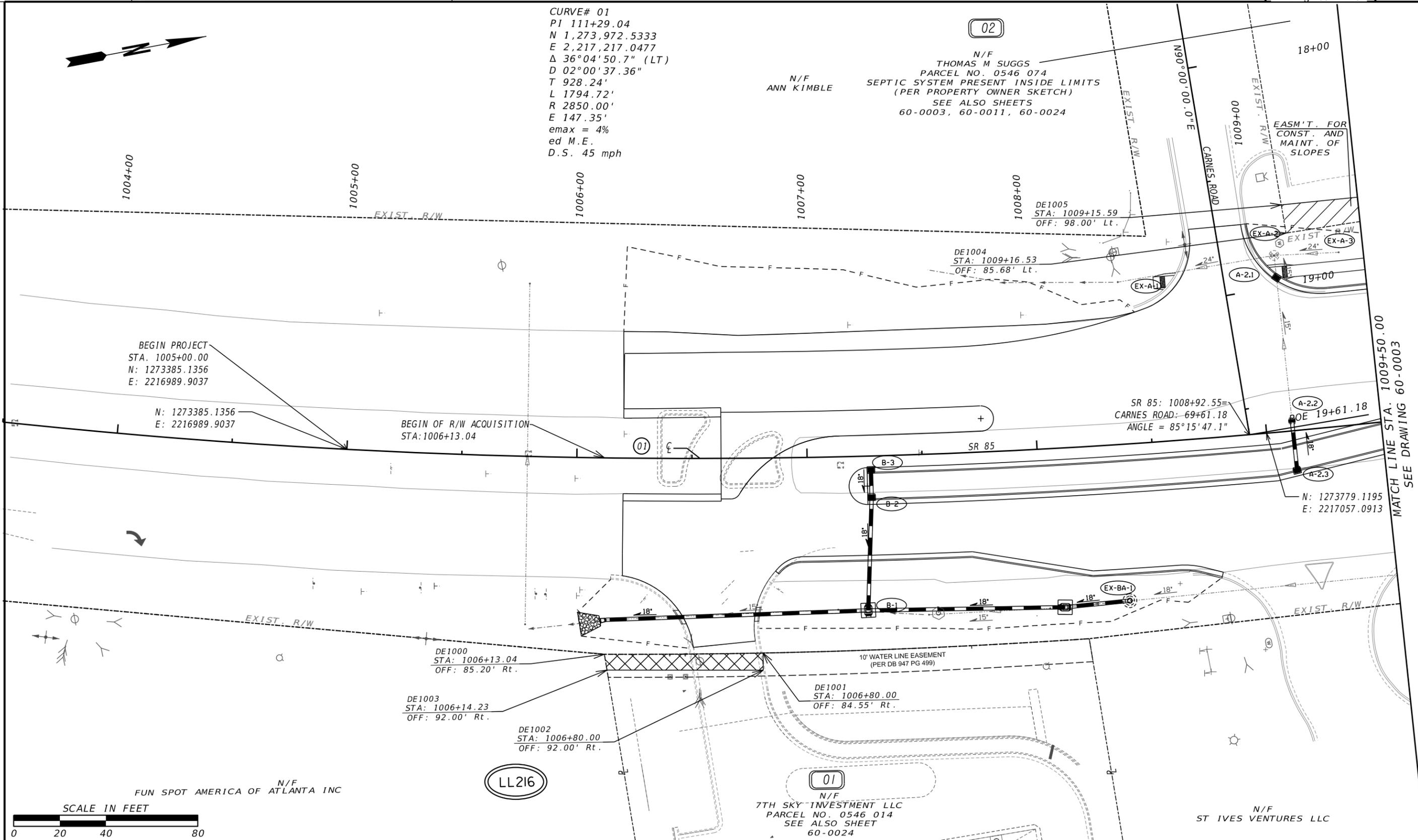
Project Name	Grant	Phase	Total Project Cost (\$)	Federal Amount (\$)	Local Amount (\$)	Local Funding Source	Authorization Fiscal Year	Grant Agreement	BOC Application Approval	Project Status	BOC Application Approval
Intersection Improvement - SR 85 @ 1 LOC; SR 279 @ 1 LOC & CORINTH ROAD @ 1 LOC (FA-279/0017813)	2017 ARC TIP	PE	\$265,029	\$212,023	\$53,006	17TAD	2021	PFA - 5/20/21	5/11/2017	BOC Approved	4/8/2021
	2021 ARC TIP	PE	\$734,971	\$587,977	\$146,994	17TAD	2023	SA #1 - 2/23/23	12/9/2021	BOC Approved	1/26/2023
	Admin. Mod.	PE	\$1,300,000	\$1,040,000	\$260,000	17TAD	Admin Mod - 4/1/25	SA #2 - 5/20/24	-	BOC Approved	6/13/2024
	2024 ARC TIP	ROW	\$5,490,000	\$3,891,200	\$1,598,800	R-8D	TBD	Pending - March/April 2026	4/23/2024	Award Notification	Pending
	2026 ARC TIP	UTL	\$1,000,500	\$800,400	\$200,100	R-8D	Pending	-	1/8/2026	Pending	-
	2026 ARC TIP	CST	\$2,982,000	\$2,385,600	\$596,400	R-8D	Pending	-	1/8/2026	Pending	-
	2026 ARC TIP	CST	\$9,971,080	\$7,976,864	\$1,994,216	17TAD	Pending	-	1/8/2026	Pending	-
<i>Subtotal</i>			\$21,743,580	\$16,894,064	\$4,849,516						

CURVE# 01
PI 111+29.04
N 1,273,972.5333
E 2,217,217.0477
Δ 36°04'50.7" (LT)
D 02°00'37.36"
T 928.24'
L 1794.72'
R 2850.00'
E 147.35'
emax = 4%
ed M.E.
D.S. 45 mph

02

N/F
ANN KIMBLE

N/F
THOMAS M SUGGS
PARCEL NO. 0546 074
SEPTIC SYSTEM PRESENT INSIDE LIMITS
(PER PROPERTY OWNER SKETCH)
SEE ALSO SHEETS
60-0003, 60-0011, 60-0024



BEGIN PROJECT
STA. 1005+00.00
N: 1273385.1356
E: 2216989.9037

N: 1273385.1356
E: 2216989.9037

BEGIN OF R/W ACQUISITION
STA: 1006+13.04

DE1004
STA: 1009+16.53
OFF: 85.68' Lt.

DE1005
STA: 1009+15.59
OFF: 98.00' Lt.

SR 85: 1008+92.55=
CARNES ROAD: -69+61.18
ANGLE = 85°15'47.1"

N: 1273779.1195
E: 2217057.0913

DE1000
STA: 1006+13.04
OFF: 85.20' Rt.

DE1003
STA: 1006+14.23
OFF: 92.00' Rt.

DE1002
STA: 1006+80.00
OFF: 92.00' Rt.

DE1001
STA: 1006+80.00
OFF: 84.55' Rt.

LL216

01

N/F
7TH SKY INVESTMENT LLC
PARCEL NO. 0546 014
SEE ALSO SHEET
60-0024

N/F
ST IVES VENTURES LLC

N/F
FUN SPOT AMERICA OF ATLANTA INC



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Hatched Box]

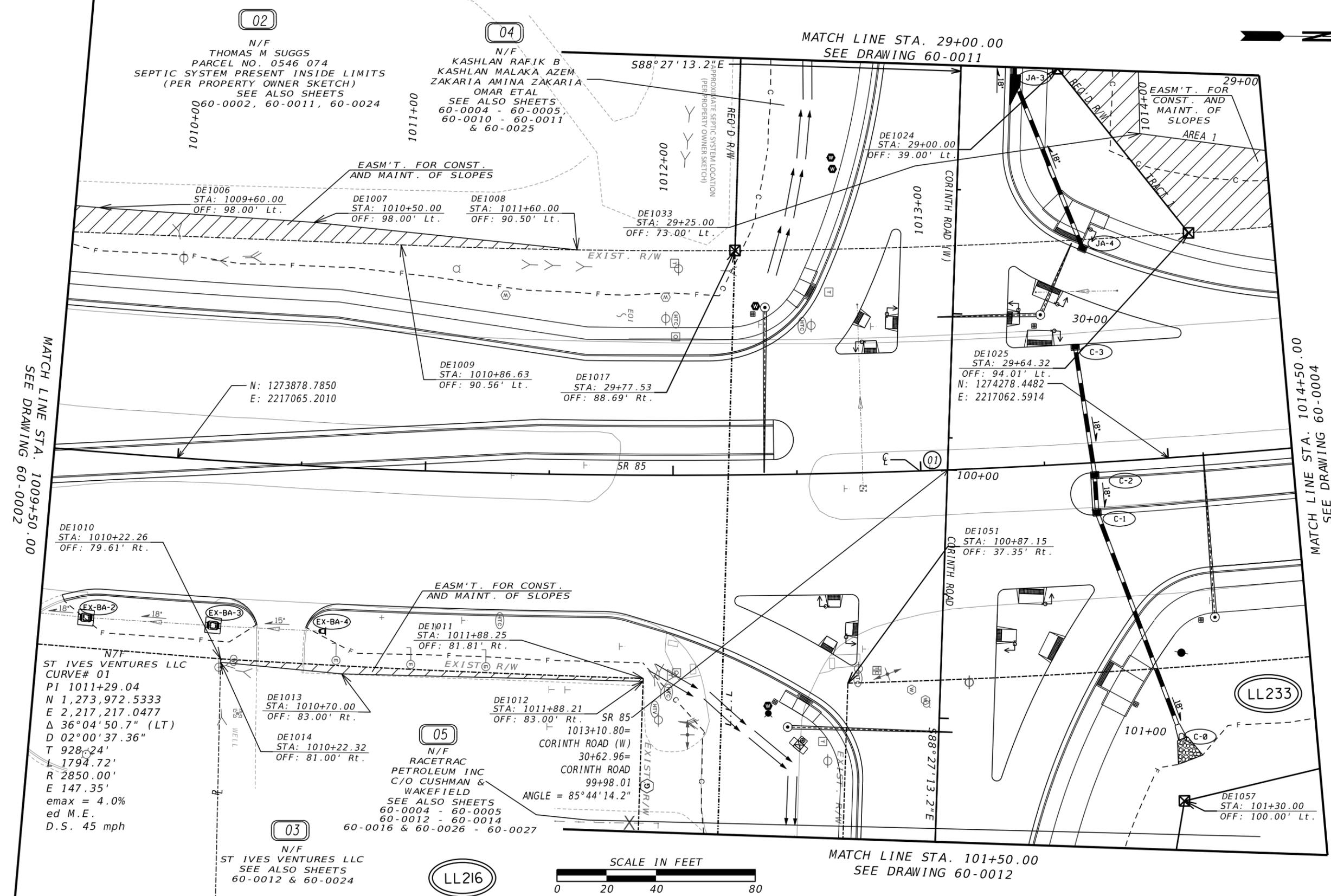
BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	---∞---
REQ'D LIMIT OF ACCESS	---∞---
EXISTING LIMIT OF ACCESS & R/W	---III---
REQ'D LIMIT OF ACCESS & R/W	---III---
ORANGE BARRIER FENCE	●-----●
ESA - ENV. SENSITIVE AREA	▼-----▼

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 02 OF 42

DRAWING No.
60-0002



MATCH LINE STA. 1009+50.00
SEE DRAWING 60-0002

MATCH LINE STA. 29+00.00
SEE DRAWING 60-0011

MATCH LINE STA. 101+50.00
SEE DRAWING 60-0004

DE1010
STA: 1010+22.26
OFF: 79.61' Rt.

DE1009
STA: 1010+86.63
OFF: 90.56' Lt.

DE1017
STA: 29+77.53
OFF: 88.69' Rt.

DE1024
STA: 29+00.00
OFF: 39.00' Lt.

DE1025
STA: 29+64.32
OFF: 94.01' Lt.
N: 1274278.4482
E: 2217062.5914

DE1051
STA: 100+87.15
OFF: 37.35' Rt.

DE1057
STA: 101+30.00
OFF: 100.00' Lt.

N7F
ST IVES VENTURES LLC
CURVE# 01
PI 1011+29.04
N 1,273,972.5333
E 2,217,217.0477
Δ 36°04'50.7" (LT)
D 02°00'37.36"
T 928.24'
L 1794.72'
R 2850.00'
E 147.35'
emax = 4.0%
ed M.E.
D.S. 45 mph

DE1013
STA: 1010+70.00
OFF: 83.00' Rt.

DE1014
STA: 1010+22.32
OFF: 81.00' Rt.

DE1011
STA: 1011+88.25
OFF: 81.81' Rt.

DE1012
STA: 1011+88.21
OFF: 83.00' Rt.

05
N/F
RACETRAC
PETROLEUM INC
C/O CUSHMAN &
WAKEFIELD
SEE ALSO SHEETS
60-0004 - 60-0005
60-0012 - 60-0014
60-0016 & 60-0026 - 60-0027

03
N/F
ST IVES VENTURES LLC
SEE ALSO SHEETS
60-0012 & 60-0024

LL216



MATCH LINE STA. 101+50.00
SEE DRAWING 60-0012

PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----C-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	-----
REQ'D LIMIT OF ACCESS	-----
EXISTING LIMIT OF ACCESS & R/W	-----
REQ'D LIMIT OF ACCESS & R/W	-----
ORANGE BARRIER FENCE	-----
ESA - ENV. SENSITIVE AREA	-----

DATE	REVISIONS	DATE	REVISIONS

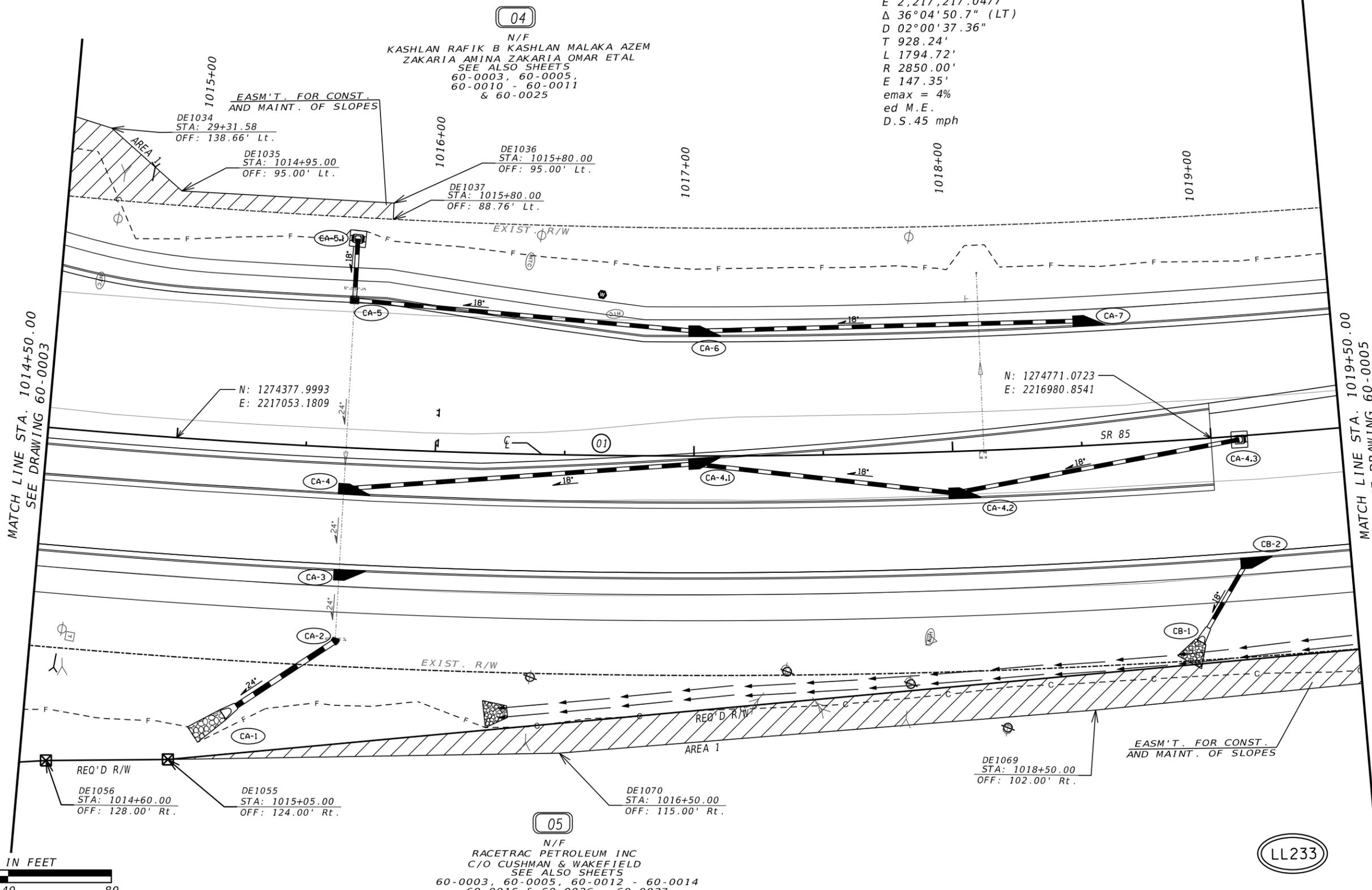
DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 03 OF 42

DRAWING No.
60-0003

CURVE# 01
 PI 111+29.04
 N 1,273,972.5333
 E 2,217,217.0477
 Δ 36°04'50.7" (LT)
 D 02°00'37.36"
 T 928.24'
 L 1794.72'
 R 2850.00'
 E 147.35'
 emax = 4%
 ed M.E.
 D.S.45 mph



MATCH LINE STA. 1014+50.00
SEE DRAWING 60-0003

MATCH LINE STA. 1019+50.00
SEE DRAWING 60-0005



(04)
N/F
KASHLAN RAFIK B KASHLAN MALAKA AZEM
ZAKARIA AMINA ZAKARIA OMAR ETAL
SEE ALSO SHEETS
60-0003, 60-0005,
60-0010 - 60-0011
& 60-0025

(05)
N/F
RACETRAC PETROLEUM INC
C/O CUSHMAN & WAKEFIELD
SEE ALSO SHEETS
60-0003, 60-0005, 60-0012 - 60-0014
60-0016 & 60-0026 - 60-0027

DATE	REVISIONS	DATE	REVISIONS

PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----F-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	---OO---
REQ'D LIMIT OF ACCESS	---OO---
EXISTING LIMIT OF ACCESS & R/W	---III---
REQ'D LIMIT OF ACCESS & R/W	---III---
ORANGE BARRIER FENCE	●-----●
ESA - ENV. SENSITIVE AREA	▼-----▼

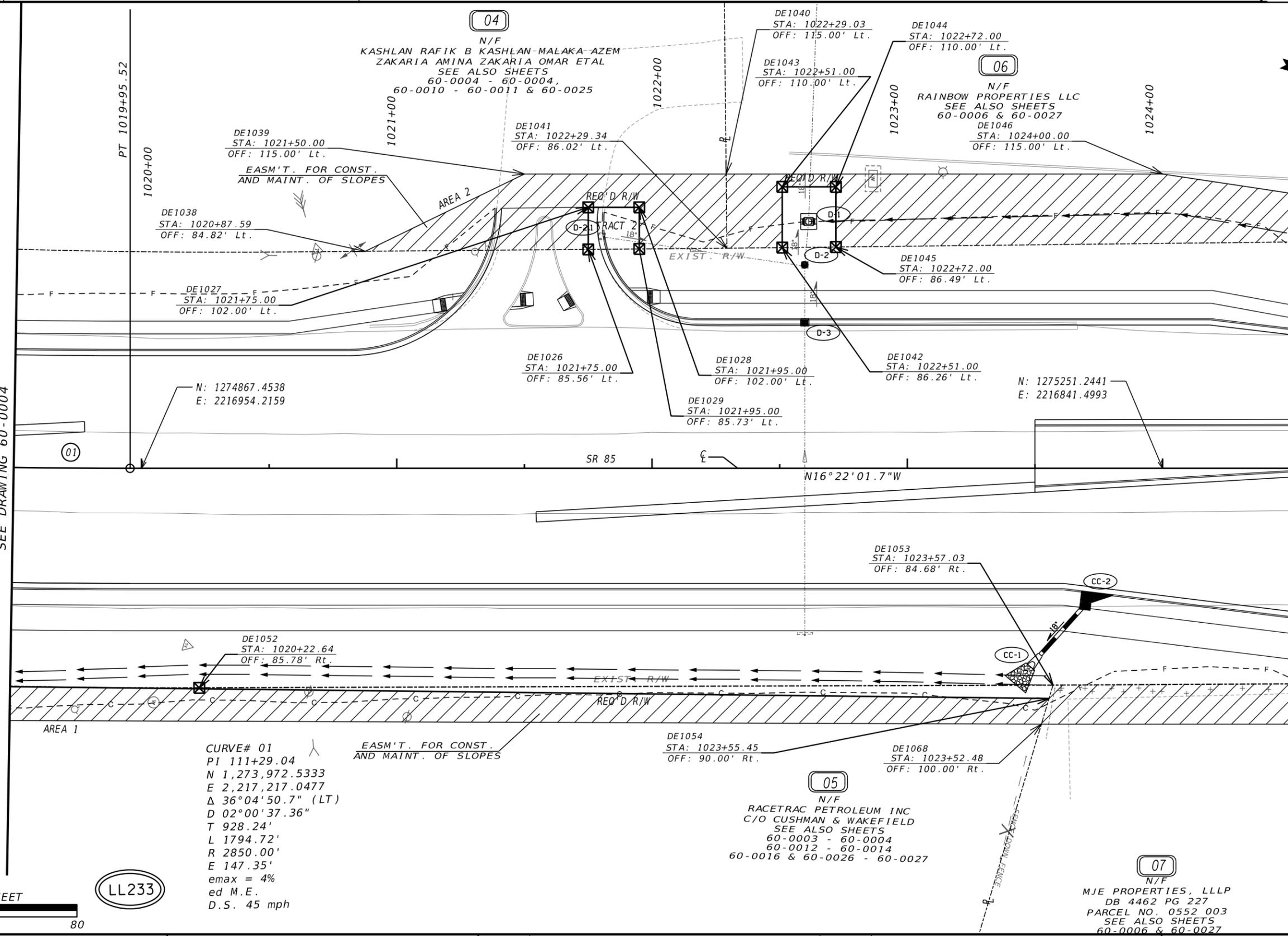
STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP

PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 04 OF 42

DRAWING No.
60-0004

MATCH LINE STA. 1019+50.00
SEE DRAWING 60-0004

MATCH LINE STA. 1024+50.00
SEE DRAWING 60-0006



LL233

PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----F-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	---∞---
REQ'D LIMIT OF ACCESS	---∞---
EXISTING LIMIT OF ACCESS & R/W	---III---
REQ'D LIMIT OF ACCESS & R/W	---III---
ORANGE BARRIER FENCE	●-----●
ESA - ENV. SENSITIVE AREA	▼-----▼

DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS	DATE	REVISIONS

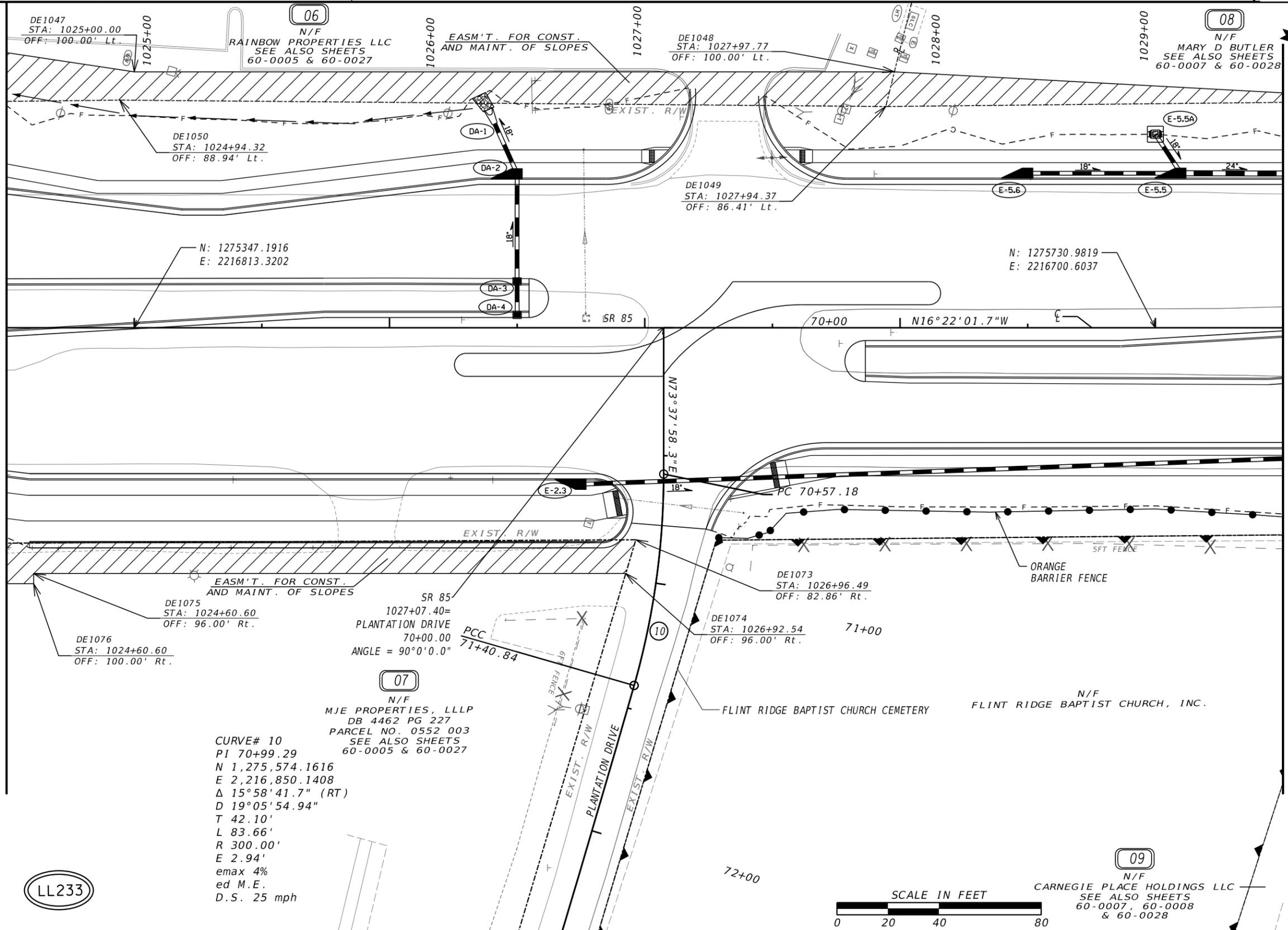
STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 05 OF 42

DRAWING No.
60-0005

MATCH LINE STA. 1024+50.00
SEE DRAWING 60-0005

MATCH LINE STA. 1029+50.00
SEE DRAWING 60-0007



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----F-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	-----
REQ'D LIMIT OF ACCESS	-----
EXISTING LIMIT OF ACCESS & R/W	-----
REQ'D LIMIT OF ACCESS & R/W	-----
ORANGE BARRIER FENCE	-----
ESA - ENV. SENSITIVE AREA	-----

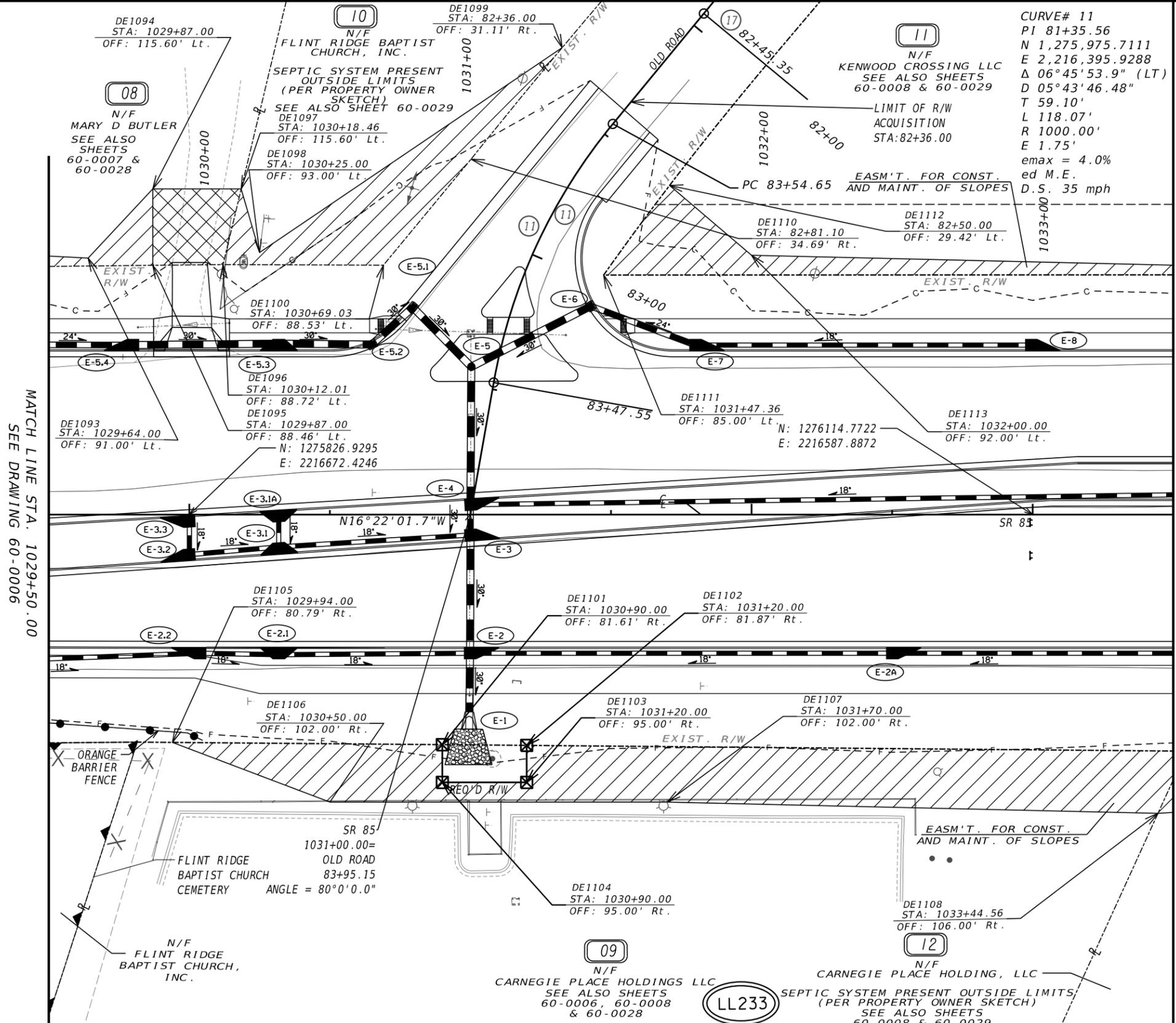
DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 06 OF 42

DRAWING No.
60-0006



MATCH LINE STA. 1029+50.00
SEE DRAWING 60-0006

MATCH LINE STA. 1033+50.00
SEE DRAWING 60-0008



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----F-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	-----
REQ'D LIMIT OF ACCESS	-----
EXISTING LIMIT OF ACCESS & R/W	-----
REQ'D LIMIT OF ACCESS & R/W	-----
ORANGE BARRIER FENCE	●-----●
ESA - ENV. SENSITIVE AREA	▼-----▼

DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS

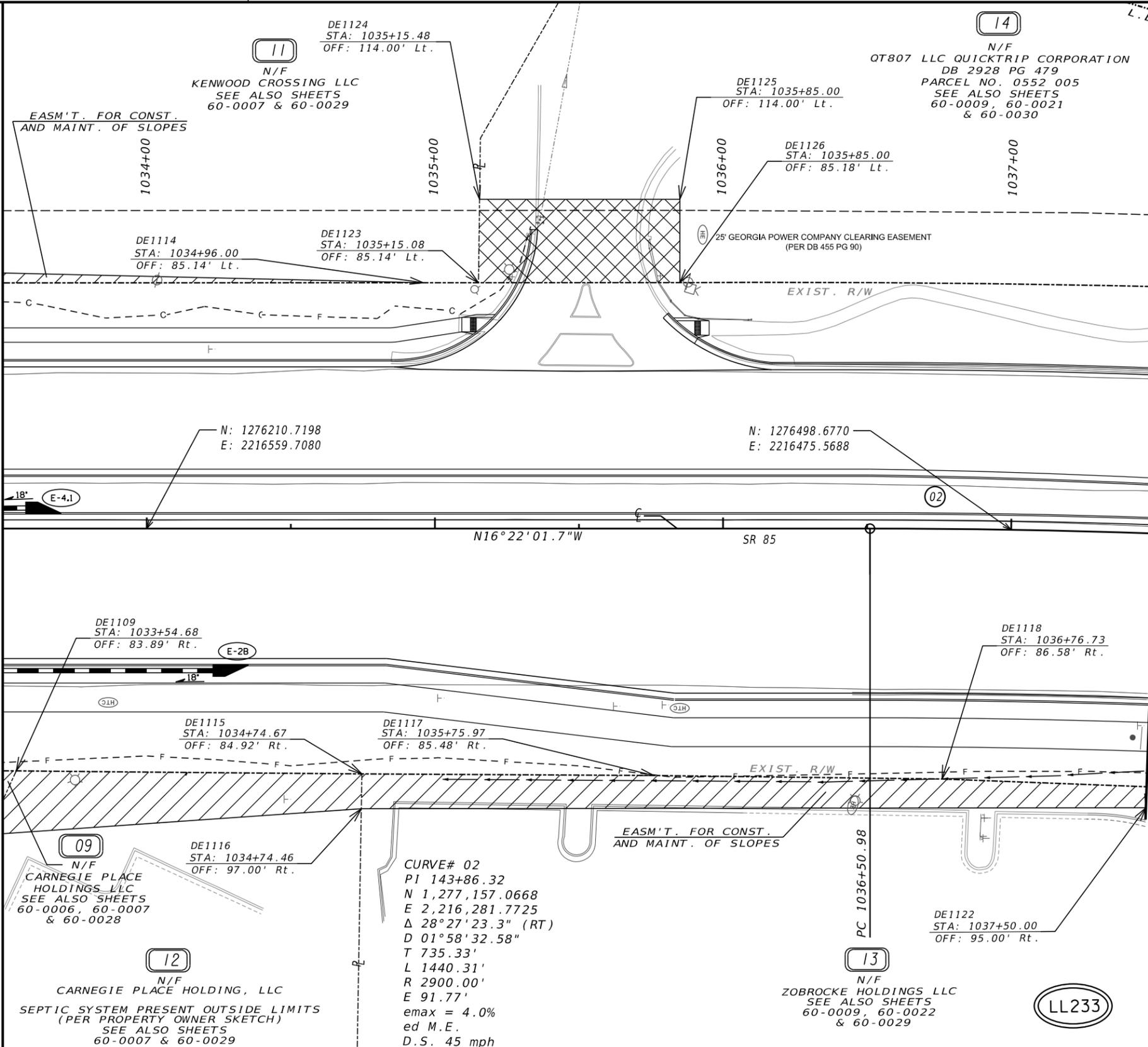
STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 07 OF 42

DRAWING No.
60-0007

MATCH LINE STA. 1033+50.00
SEE DRAWING 60-0007

MATCH LINE STA. 1037+50.00
SEE DRAWING 60-0009



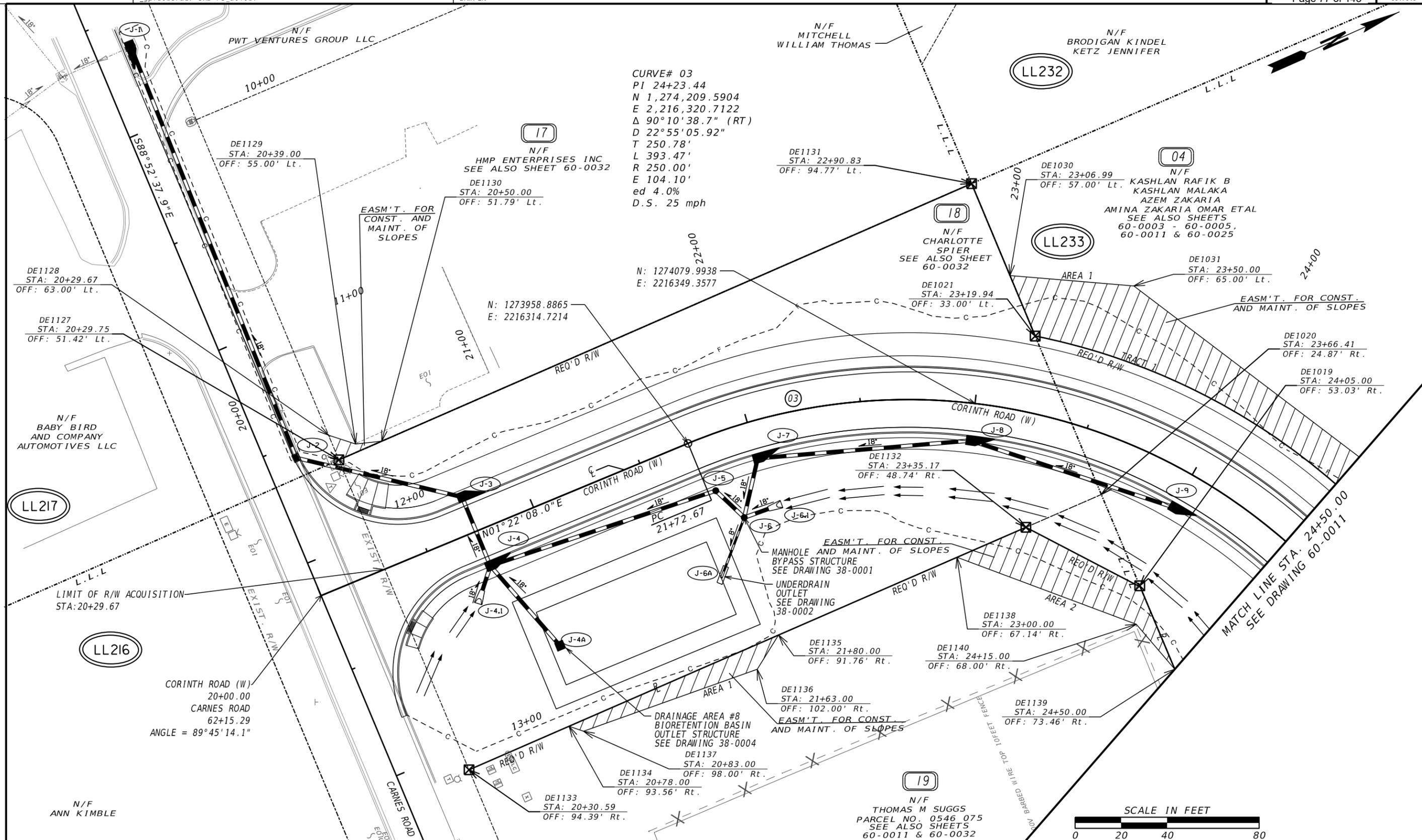
PROPERTY AND EXISTING R/W LINE	-----E-----	BEGIN LIMIT OF ACCESS.....BLA	-----
REQUIRED R/W LINE	-----	END LIMIT OF ACCESS.....ELA	-----
CONSTRUCTION LIMITS	---C---F---	EXISTING LIMIT OF ACCESS	-----
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	//////	REQ'D LIMIT OF ACCESS	-----
EASEMENT FOR CONSTR OF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

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 08 OF 42

DRAWING No.
60-0008



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Diagonal Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Cross-hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	-----
REQ'D LIMIT OF ACCESS	-----
EXISTING LIMIT OF ACCESS & R/W	-----
REQ'D LIMIT OF ACCESS & R/W	-----
ORANGE BARRIER FENCE	●-----●
ESA - ENV. SENSITIVE AREA	▼-----▼

DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 10 OF 42

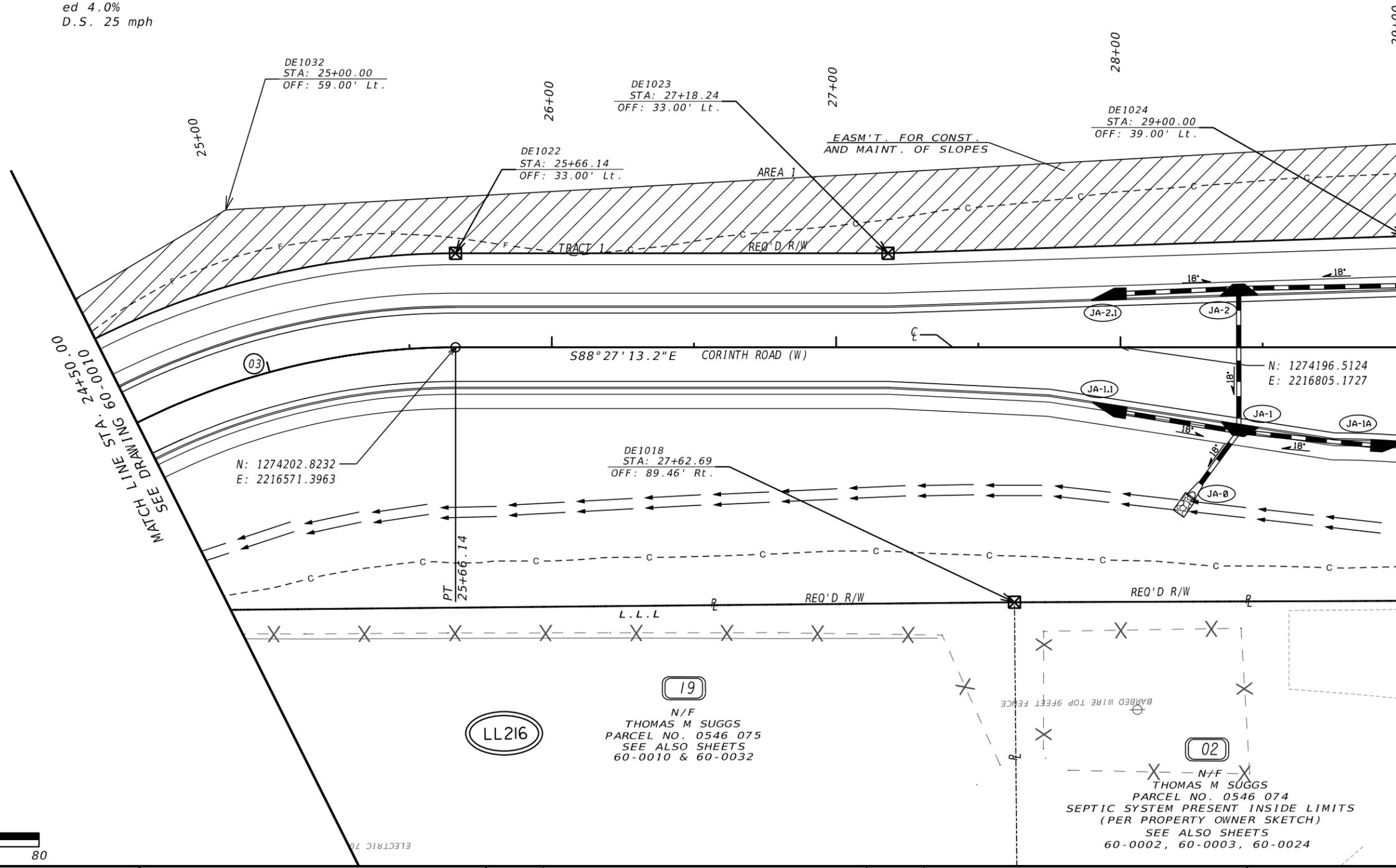
DRAWING No.
60-0010

CURVE# 03
 PI 24+23.44
 N 1,274,209.5904
 E 2,216,320.7122
 Δ 90°10'38.7" (RT)
 D 22°55'05.92"
 T 250.78'
 L 393.47'
 R 250.00'
 E 104.10'
 ed 4.0%
 D.S. 25 mph

LL233

04

N/F
 KASHLAN RAFIK B KASHLAN
 MALAKA AZEM ZAKARIA
 AMINA ZAKARIA OMAR ETAL
 SEE ALSO SHEETS
 60-0003 - 60-0005,
 60-0010 & 60-0025



MATCH LINE STA. 24+50.00
 SEE DRAWING 60-0010

MATCH LINE STA. 29+00.00
 SEE DRAWING 60-0003



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Cross-hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	---∞---
REQ'D LIMIT OF ACCESS	---∞---
EXISTING LIMIT OF ACCESS & R/W	---III---
REQ'D LIMIT OF ACCESS & R/W	---III---
ORANGE BARRIER FENCE	●-----●
ESA - ENV. SENSITIVE AREA	▼-----▼

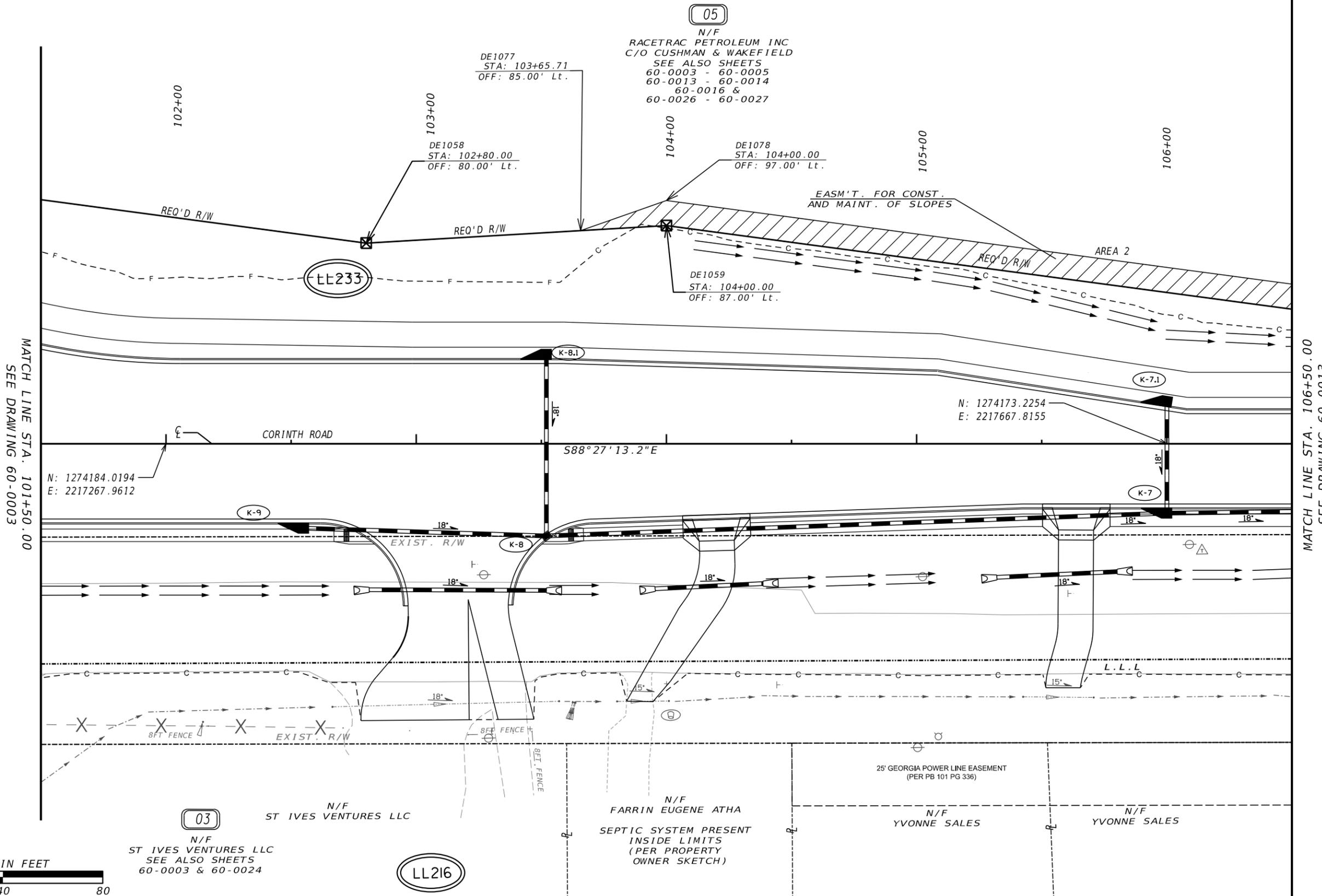
DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP

PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 011 OF 42

DRAWING No.
60-0011



MATCH LINE STA. 101+50.00
SEE DRAWING 60-0003

MATCH LINE STA. 106+50.00
SEE DRAWING 60-0013



03
N/F
ST IVES VENTURES LLC
SEE ALSO SHEETS
60-0003 & 60-0024

LL216

05
N/F
RACETRAC PETROLEUM INC
C/O CUSHMAN & WAKEFIELD
SEE ALSO SHEETS
60-0003 - 60-0005
60-0013 - 60-0014
60-0016 &
60-0026 - 60-0027

PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----E-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Cross-hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	---OO---
REQ'D LIMIT OF ACCESS	---OO---
EXISTING LIMIT OF ACCESS & R/W	---III---
REQ'D LIMIT OF ACCESS & R/W	---III---
ORANGE BARRIER FENCE	---●---●---
ESA - ENV. SENSITIVE AREA	---▲---▲---

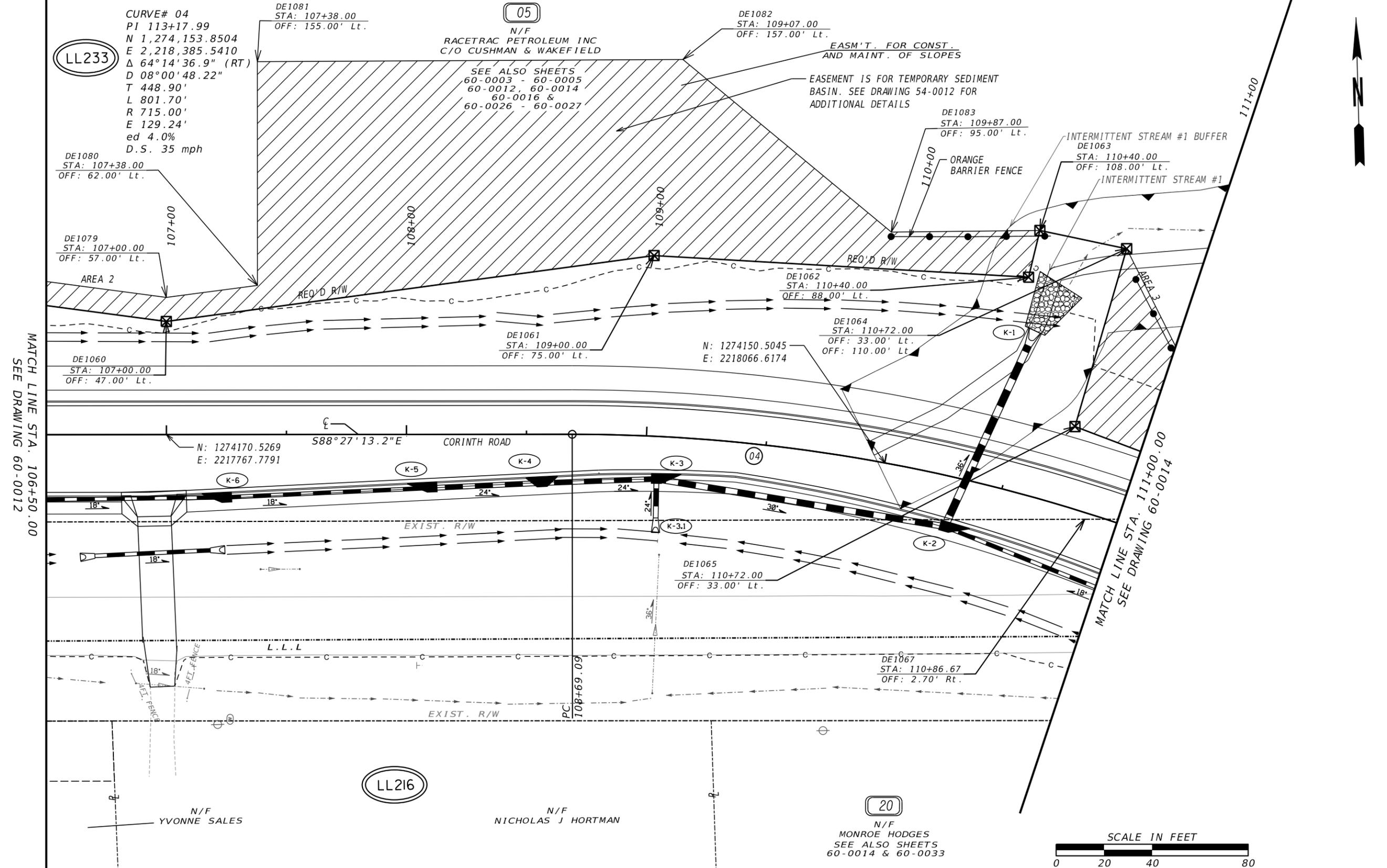
DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 012 OF 42

DRAWING No.
60-0012



MATCH LINE STA. 106+50.00
SEE DRAWING 60-0012

MATCH LINE STA. 111+00.00
SEE DRAWING 60-0014



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----F-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	---OO---
REQ'D LIMIT OF ACCESS	---OO---
EXISTING LIMIT OF ACCESS & R/W	---III---
REQ'D LIMIT OF ACCESS & R/W	---III---
ORANGE BARRIER FENCE	●-----●
ESA - ENV. SENSITIVE AREA	▼-----▼

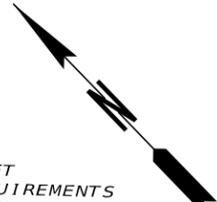
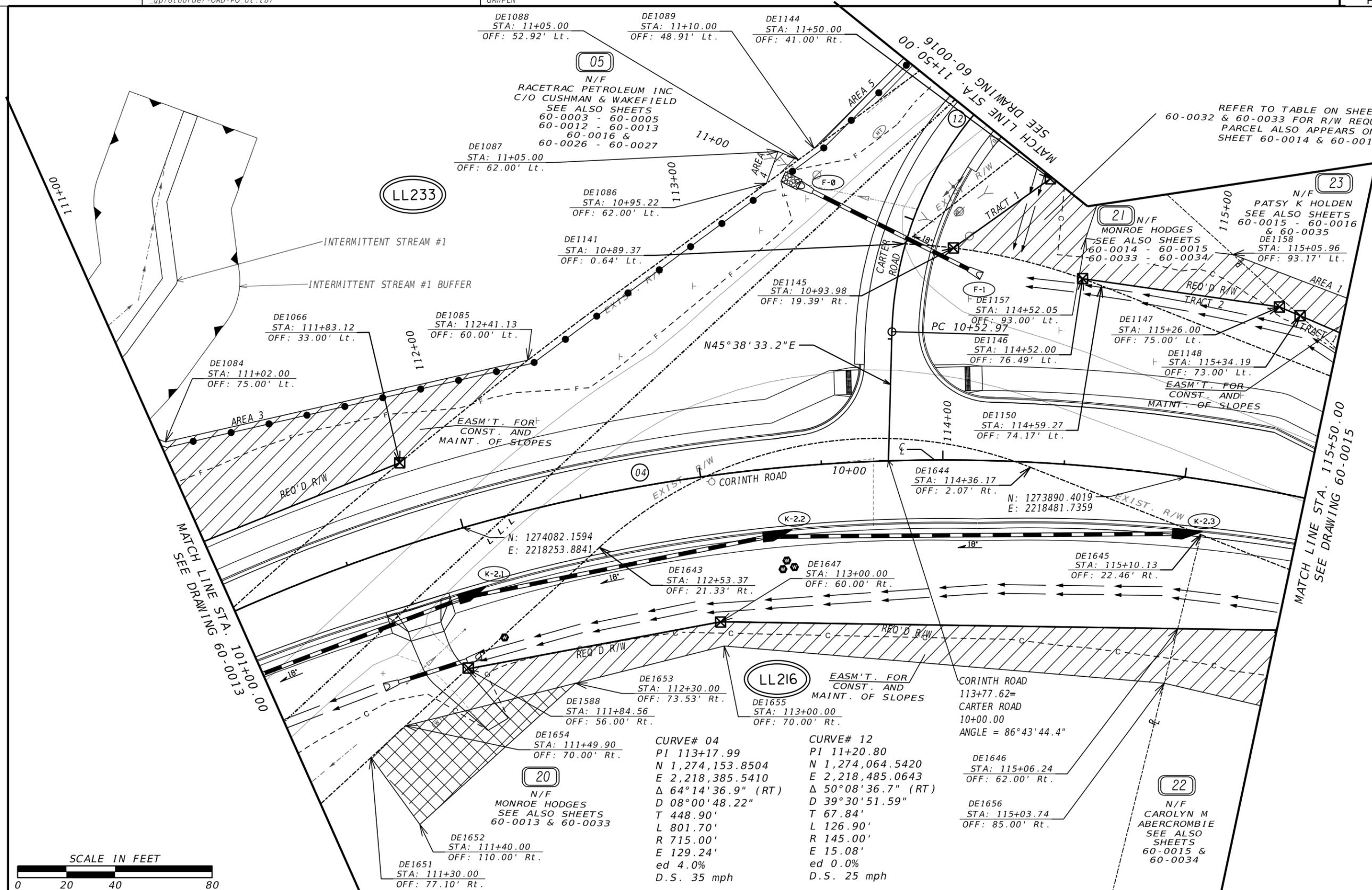
DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 013 OF 42

DRAWING No.
60-0013



REFER TO TABLE ON SHEET
60-0032 & 60-0033 FOR R/W REQUIREMENTS
PARCEL ALSO APPEARS ON
SHEET 60-0014 & 60-0015



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----F-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	-----
REQ'D LIMIT OF ACCESS	-----
EXISTING LIMIT OF ACCESS & R/W	-----
REQ'D LIMIT OF ACCESS & R/W	-----
ORANGE BARRIER FENCE	●●●●●
ESA - ENV. SENSITIVE AREA	▼▼▼▼▼

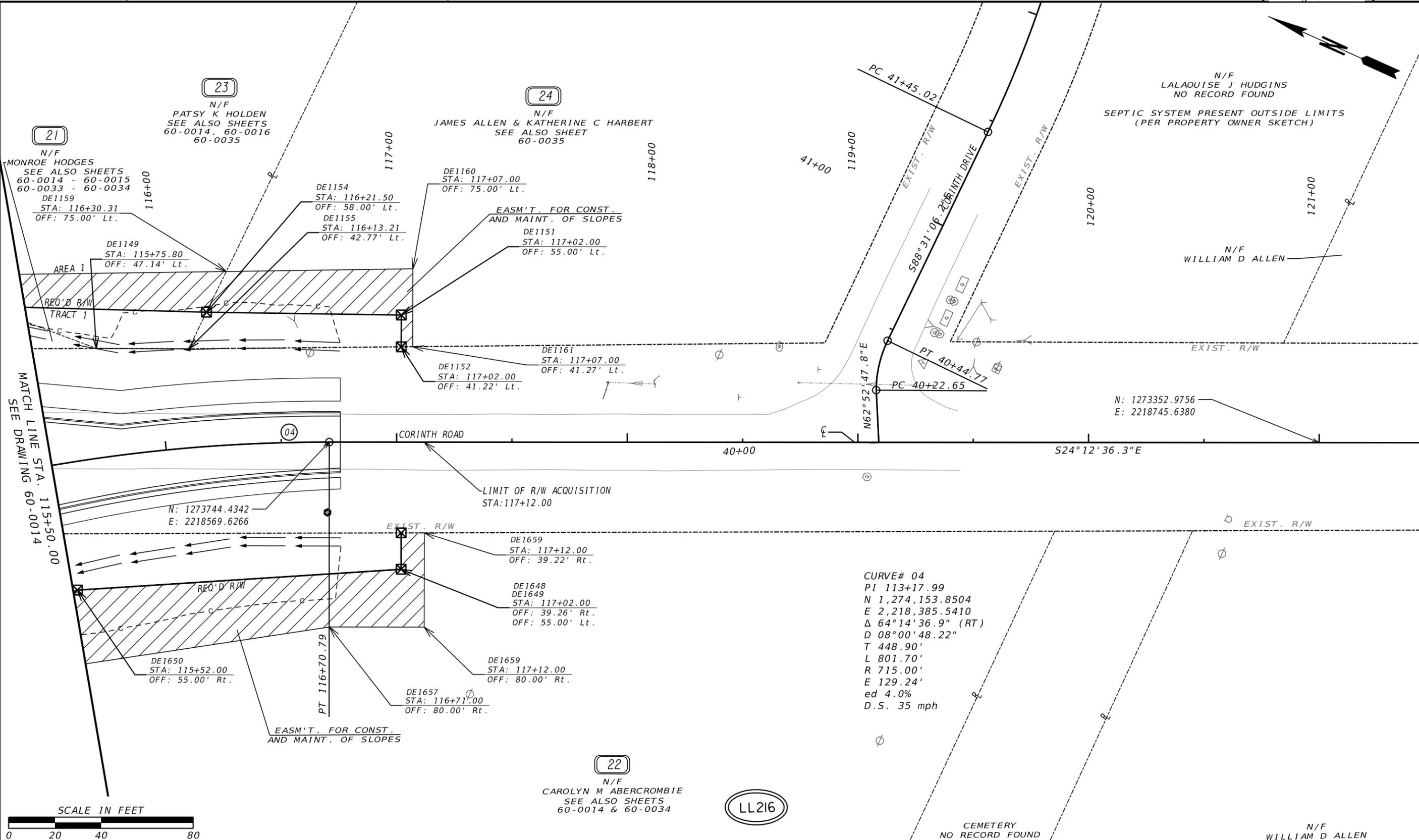
DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 014 OF 42

DRAWING No.
60-0014



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----F-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	---∞---
REQ'D LIMIT OF ACCESS	---∞---
EXISTING LIMIT OF ACCESS & R/W	---III---
REQ'D LIMIT OF ACCESS & R/W	---III---
ORANGE BARRIER FENCE	●-----●
ESA - ENV. SENSITIVE AREA	▼-----▼

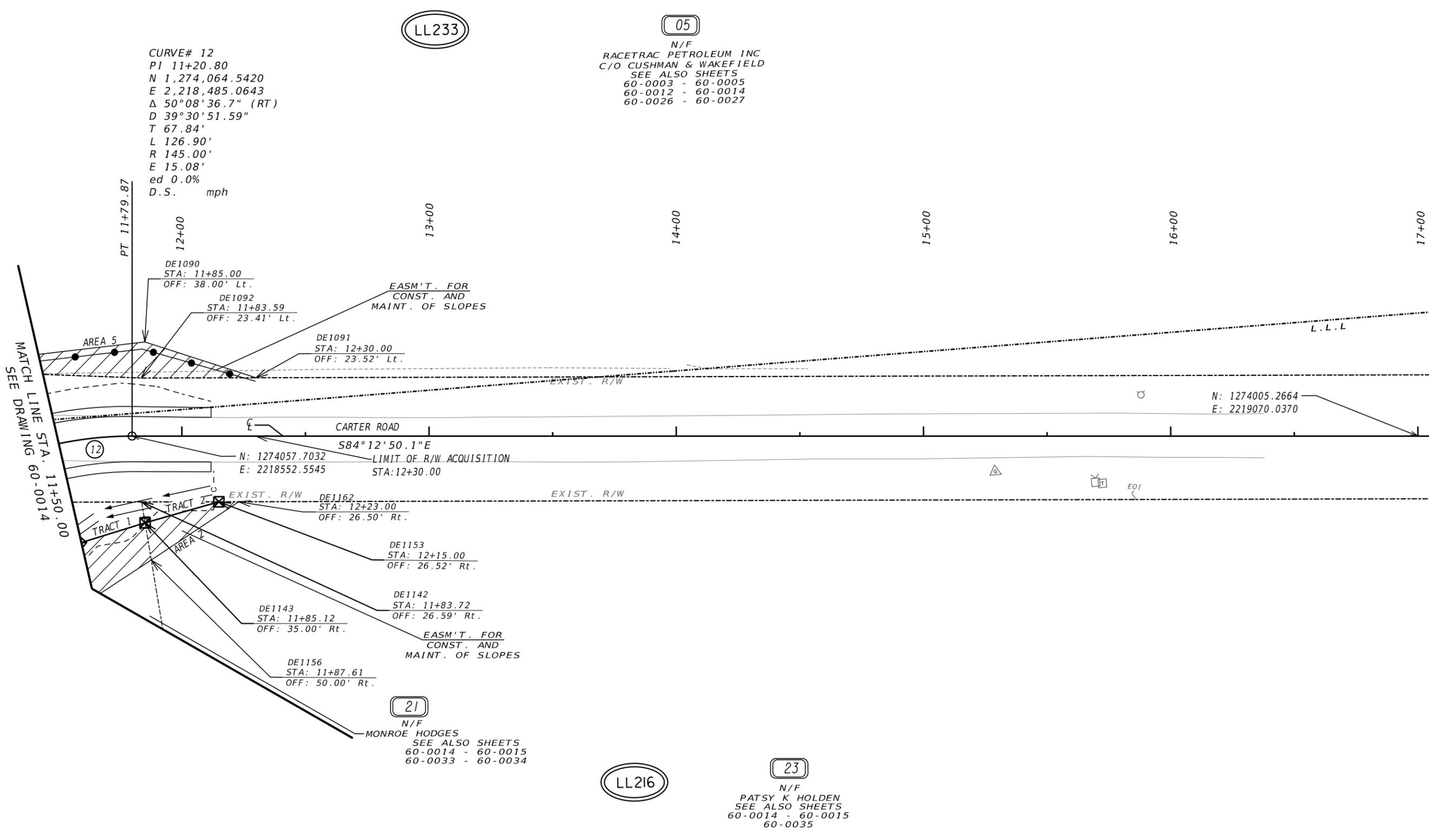
DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 015 OF 42

DRAWING No.
60-0015



CURVE# 12
PI 11+20.80
N 1,274,064.5420
E 2,218,485.0643
Δ 50°08'36.7" (RT)
D 39°30'51.59"
T 67.84'
L 126.90'
R 145.00'
E 15.08'
ed 0.0%
D.S. mph

05
N/F
RACETRAC PETROLEUM INC
C/O CUSHMAN & WAKEFIELD
SEE ALSO SHEETS
60-0003 - 60-0005
60-0012 - 60-0014
60-0026 - 60-0027

LL233

21
N/F
MONROE HODGES
SEE ALSO SHEETS
60-0014 - 60-0015
60-0033 - 60-0034

LL216

23
N/F
PATSY K HOLDEN
SEE ALSO SHEETS
60-0014 - 60-0015
60-0035



PROPERTY AND EXISTING R/W LINE	-----E-----	BEGIN LIMIT OF ACCESS.....BLA	----
REQUIRED R/W LINE	-----	END LIMIT OF ACCESS.....ELA	----
CONSTRUCTION LIMITS	---C---F---	EXISTING LIMIT OF ACCESS	----
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	▨▨▨▨▨▨	REQ'D LIMIT OF ACCESS	----
EASEMENT FOR CONSTR OF SLOPES	▩▩▩▩▩▩	EXISTING LIMIT OF ACCESS & R/W	----
EASEMENT FOR CONSTR OF DRIVES	▧▧▧▧▧▧	REQ'D LIMIT OF ACCESS & R/W	----
		ORANGE BARRIER FENCE	●●●●●●
		ESA - ENV. SENSITIVE AREA	▼▼▼▼▼▼

DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 016 OF 42

DRAWING No.
60-0016

CURVE# 05
 PI 303+53.79
 N 1,277,027.8536
 E 2,213,874.5899
 Δ 28°33'07.2" (LT)
 D 05°12'31.35"
 T 279.90'
 L 548.16'
 R 1100.00'
 E 35.05'
 ed 4.0%
 D.S. 45 mph

LL249

LL232

N: 1277052.6072
 E: 2213932.9750

25
 N/F
 KATHLEEN GARNER ESTATE
 SEE ALSO SHEET
 60-0035

27
 N/F
 JAMES CARLTON GARNER
 SEE ALSO SHEETS
 60-0018 & 60-0036

26
 N/F
 H & K ENTERPRISES INC.
 SEE ALSO SHEETS
 60-0018 & 60-0036



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----E-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	-----
REQ'D LIMIT OF ACCESS	-----
EXISTING LIMIT OF ACCESS & R/W	-----
REQ'D LIMIT OF ACCESS & R/W	-----
ORANGE BARRIER FENCE	●-----●
ESA - ENV. SENSITIVE AREA	▼-----▼

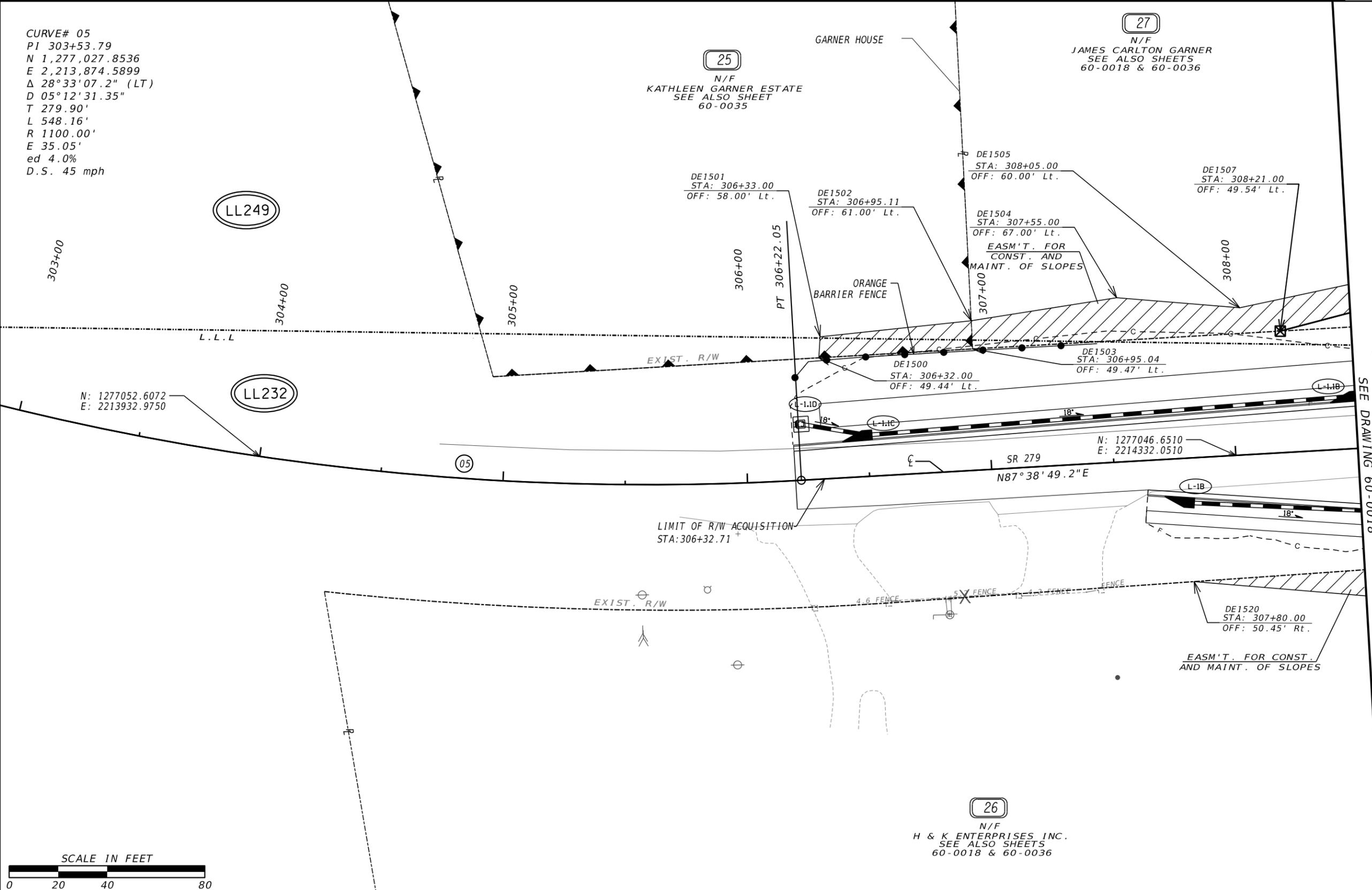
DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP

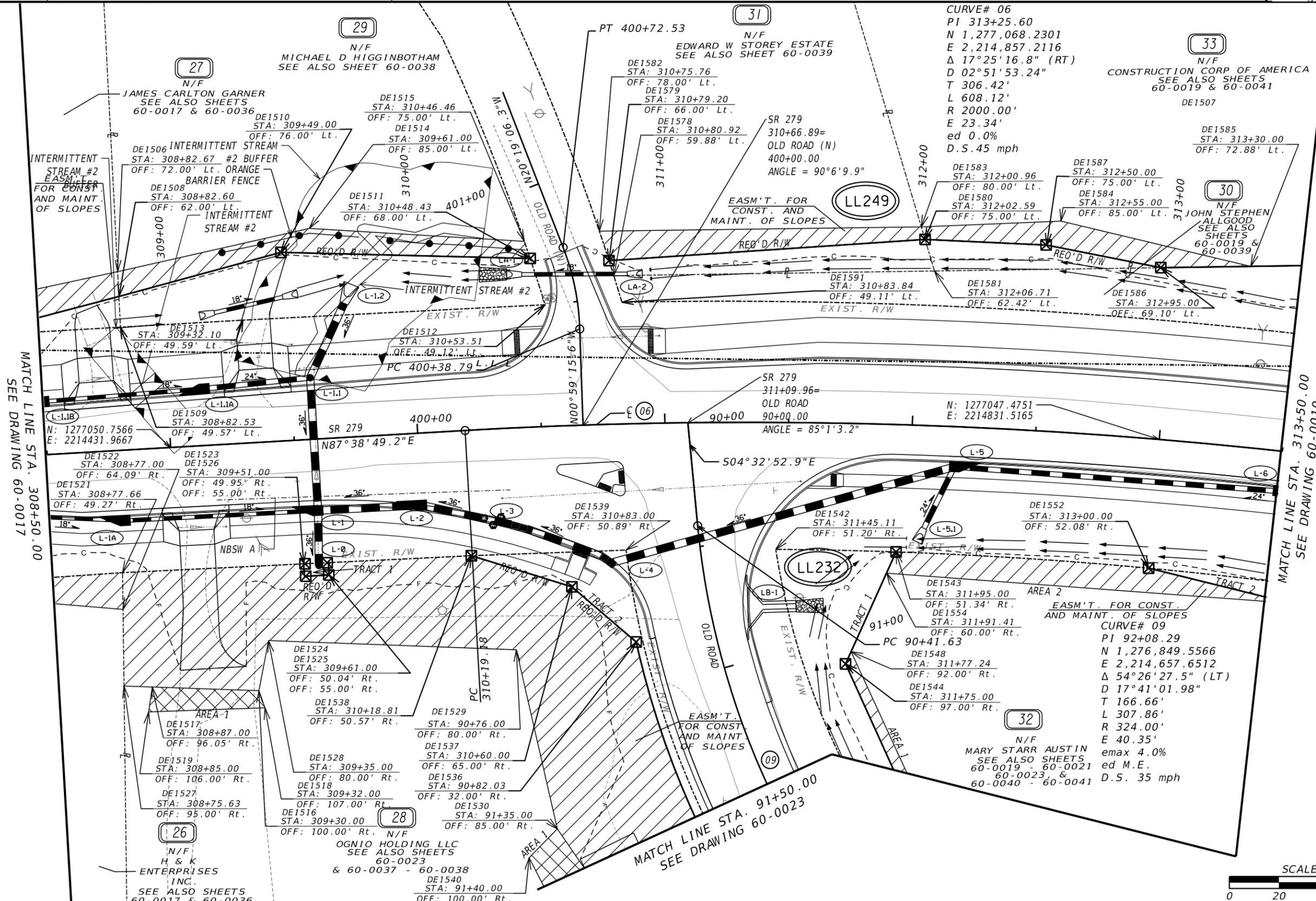
PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 017 OF 42

DRAWING No.
 60-0017



MATCH LINE STA. 308+50.00
 SEE DRAWING 60-0018





PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----C-----
CONSTRUCTION LIMITS	-----F-----
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Cross-hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Diagonal-hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----B-----
END LIMIT OF ACCESS.....ELA	-----E-----
EXISTING LIMIT OF ACCESS	-----O-----
REQ'D LIMIT OF ACCESS	-----R-----
EXISTING LIMIT OF ACCESS & R/W	-----H-----
REQ'D LIMIT OF ACCESS & R/W	-----I-----
ORANGE BARRIER FENCE	-----X-----
ESA - ENV. SENSITIVE AREA	-----S-----

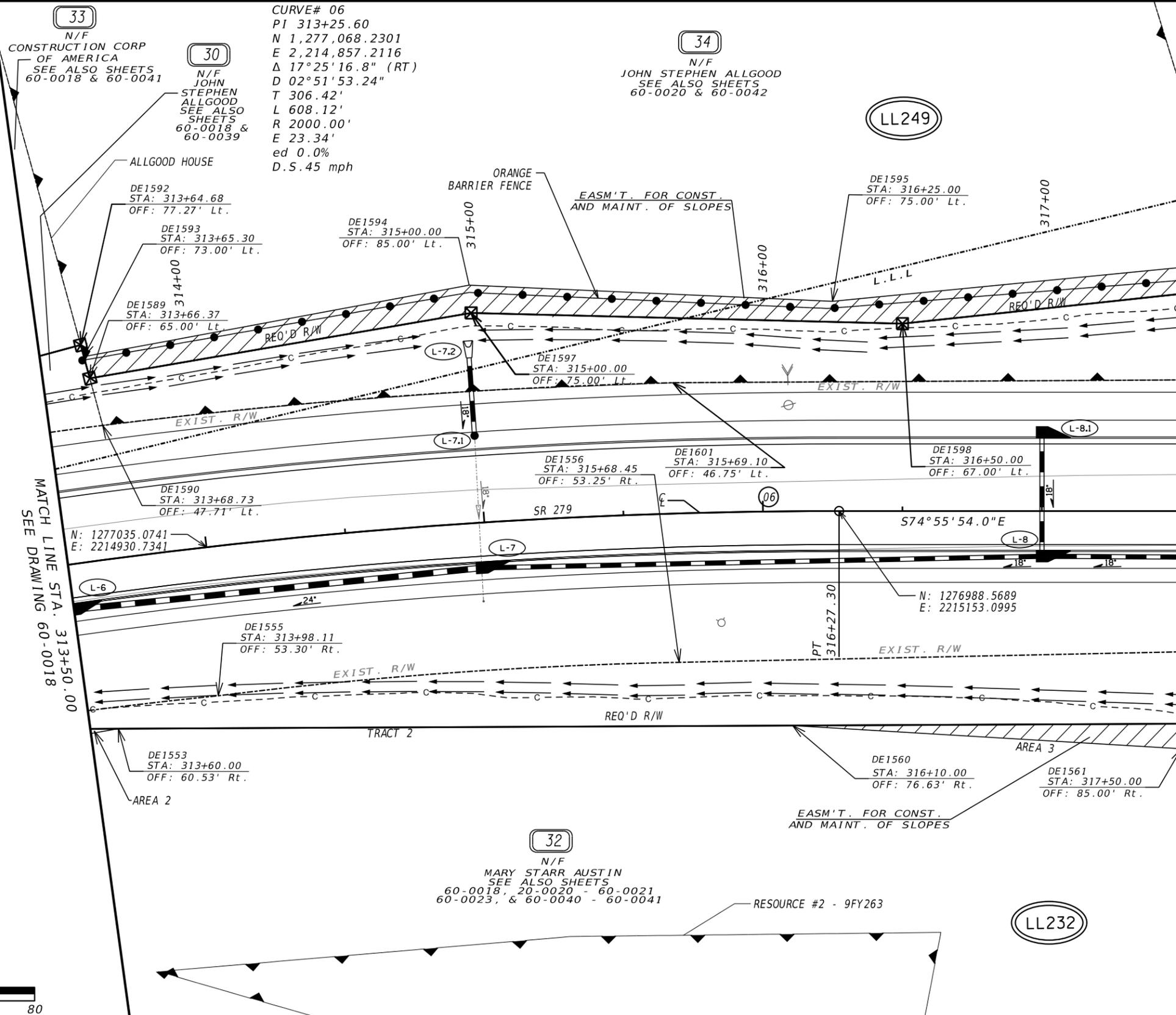
DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 018 OF 42

DRAWING No.
60-0018



CURVE# 06
 PI 313+25.60
 N 1,277,068.2301
 E 2,214,857.2116
 Δ 17°25'16.8" (RT)
 D 02°51'53.24"
 T 306.42'
 L 608.12'
 R 2000.00'
 E 23.34'
 ed 0.0%
 D.S.45 mph

(34)
 N/F
 JOHN STEPHEN ALLGOOD
 SEE ALSO SHEETS
 60-0020 & 60-0042

(33)
 N/F
 CONSTRUCTION CORP
 OF AMERICA
 SEE ALSO SHEETS
 60-0018 & 60-0041

(30)
 N/F
 JOHN
 STEPHEN
 ALLGOOD
 SEE ALSO
 SHEETS
 60-0018 &
 60-0039

(32)
 N/F
 MARY STARR AUSTIN
 SEE ALSO SHEETS
 60-0018, 20-0020 - 60-0021
 60-0023, & 60-0040 - 60-0041

LL249

LL232

MATCH LINE STA. 313+50.00
SEE DRAWING 60-0018

MATCH LINE STA. 317+50.00
SEE DRAWING 60-0020



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----F-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	---∞---
REQ'D LIMIT OF ACCESS	---∞---
EXISTING LIMIT OF ACCESS & R/W	---III---
REQ'D LIMIT OF ACCESS & R/W	---III---
ORANGE BARRIER FENCE	●●●●●
ESA - ENV. SENSITIVE AREA	▼▼▼▼▼

DATE	REVISIONS	DATE	REVISIONS

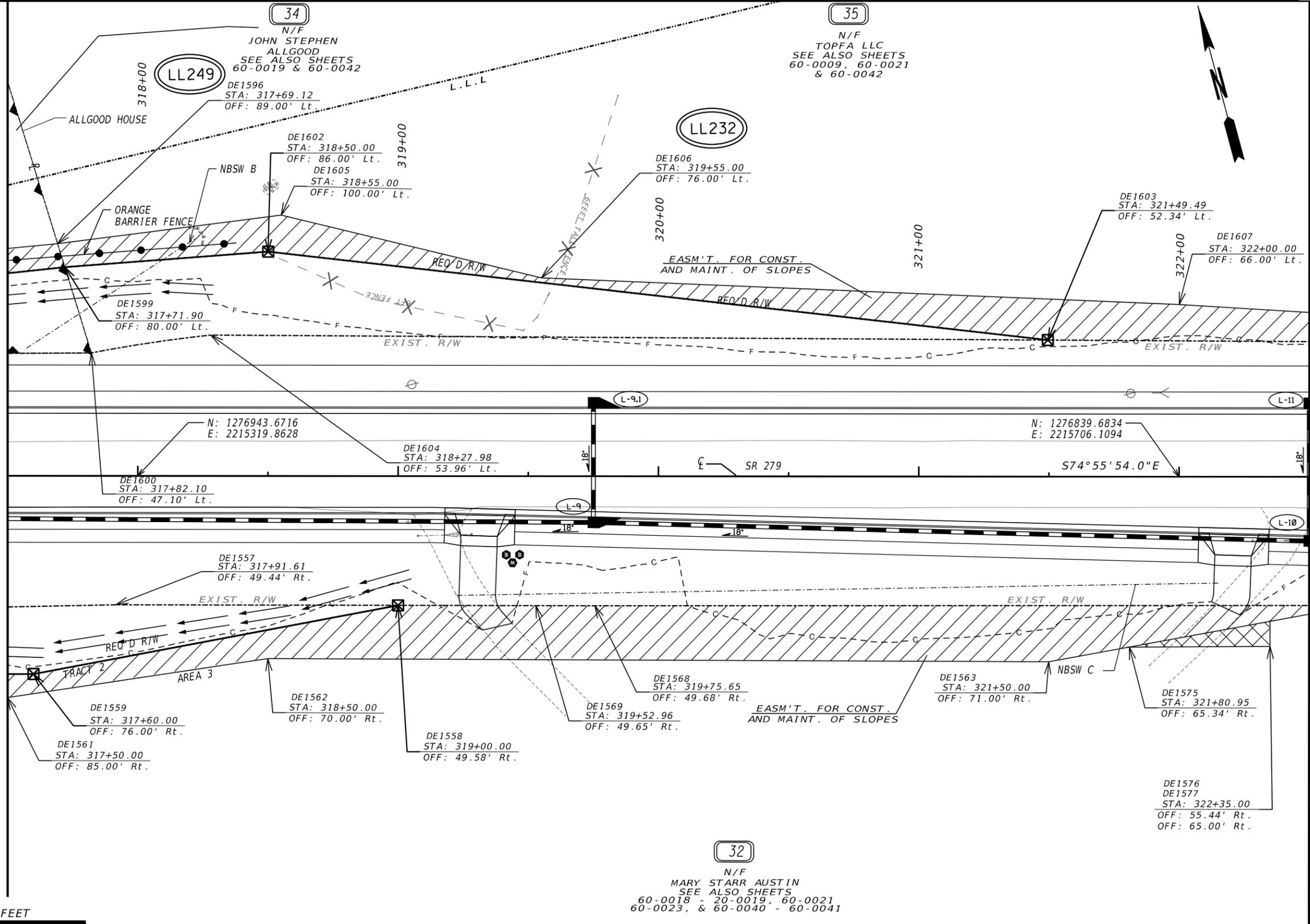
STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP

PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 019 OF 42

DRAWING No.
60-0019

MATCH LINE STA. 317+50.00
SEE DRAWING 60-0019

MATCH LINE STA. 322+50.00
SEE DRAWING 60-0021



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Hatched Box]

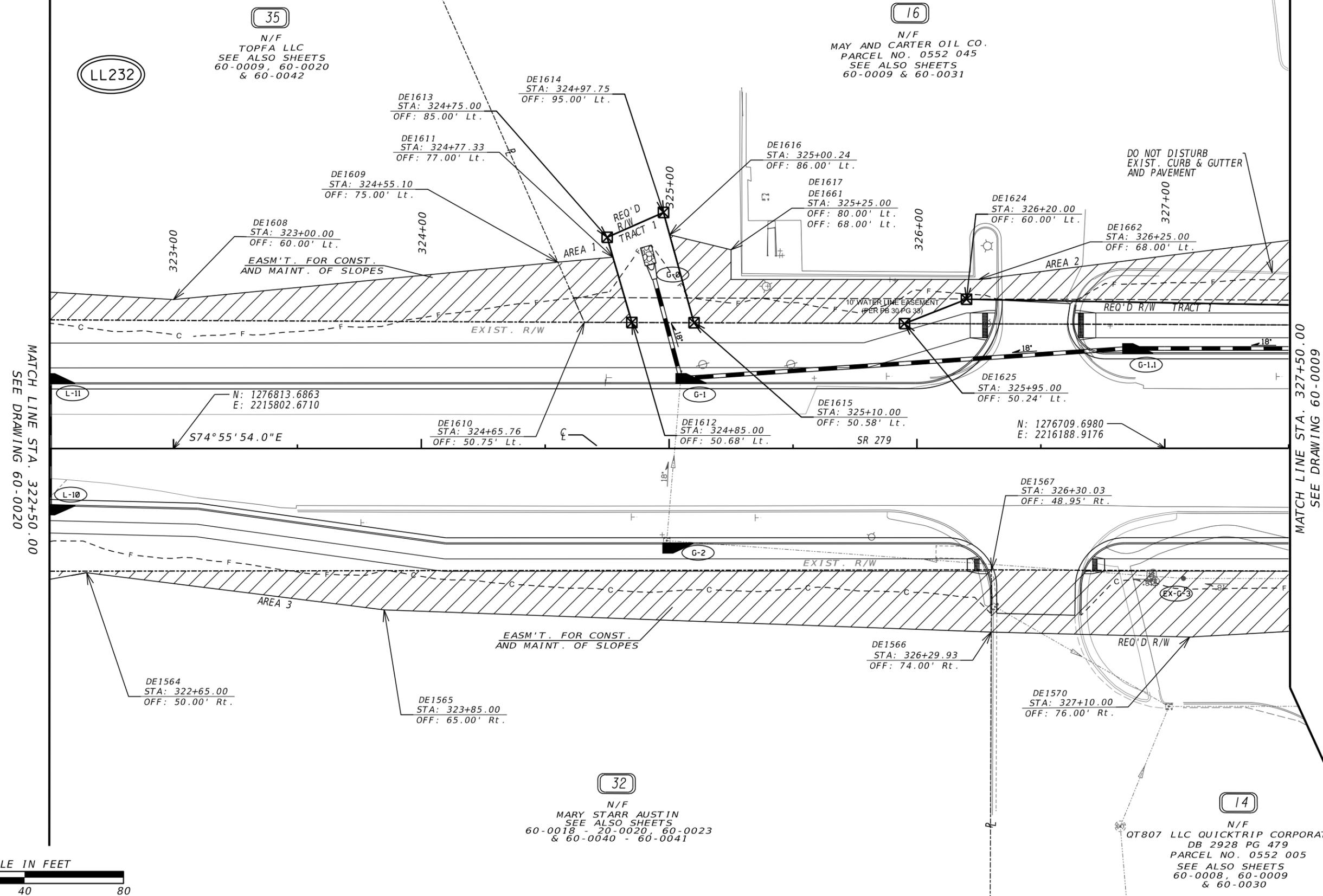
BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	---oo---
REQ'D LIMIT OF ACCESS	---oo---
EXISTING LIMIT OF ACCESS & R/W	---III---
REQ'D LIMIT OF ACCESS & R/W	---III---
ORANGE BARRIER FENCE	●●●●●
ESA - ENV. SENSITIVE AREA	▼▼▼▼▼

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 020 OF 42

DRAWING No.
60-0020



MATCH LINE STA. 322+50.00
SEE DRAWING 60-0020

MATCH LINE STA. 327+50.00
SEE DRAWING 60-0009



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----R-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Cross-hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----BLA-----
END LIMIT OF ACCESS.....ELA	-----ELA-----
EXISTING LIMIT OF ACCESS	---OO---
REQ'D LIMIT OF ACCESS	---OO---
EXISTING LIMIT OF ACCESS & R/W	---III---
REQ'D LIMIT OF ACCESS & R/W	---III---
ORANGE BARRIER FENCE	●-----●
ESA - ENV. SENSITIVE AREA	▼-----▼

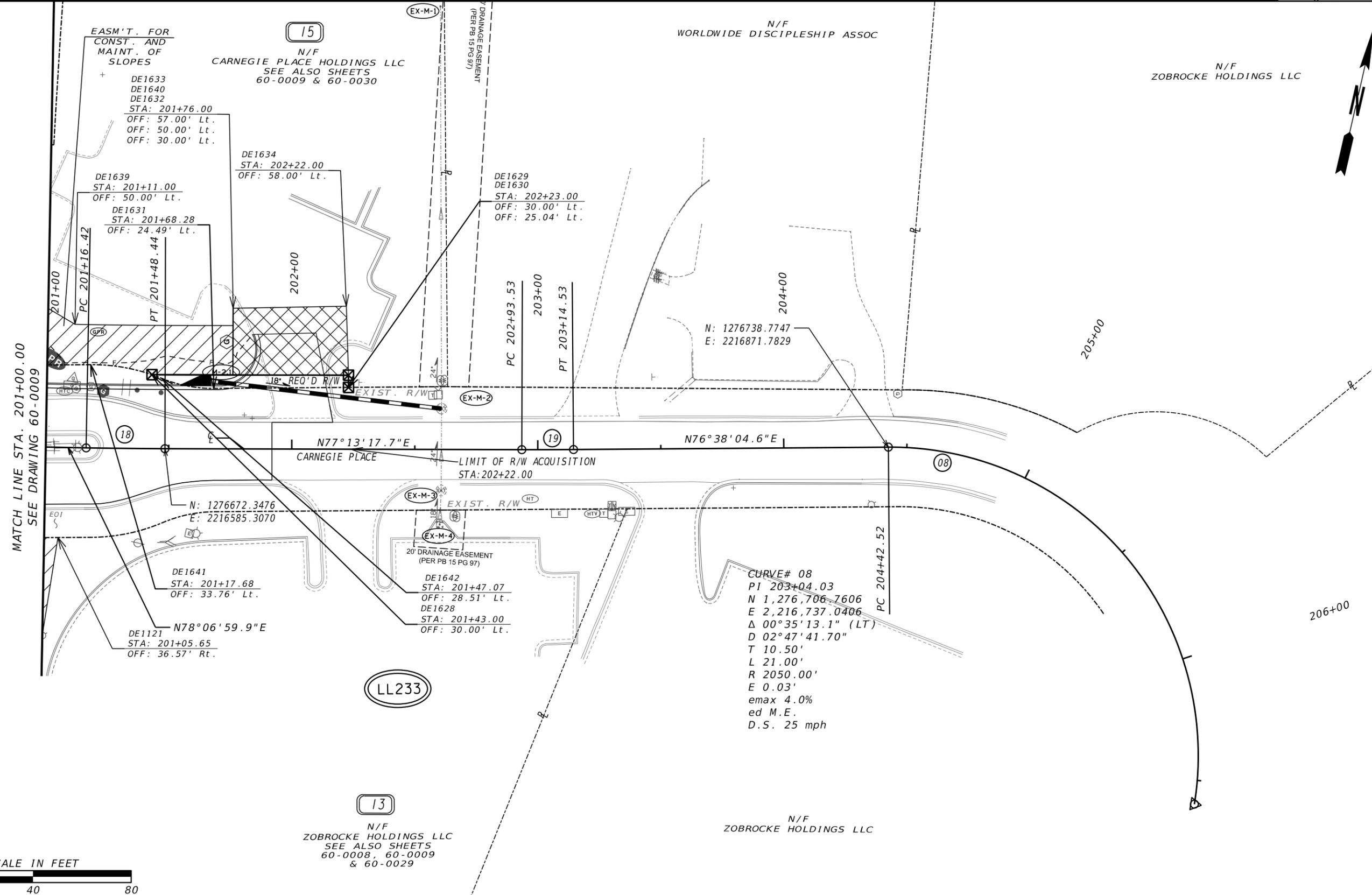
DATE	REVISIONS	DATE	REVISIONS

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 021 OF 42

DRAWING No.
60-0021



MATCH LINE STA. 201+00.00
SEE DRAWING 60-0009

EASMT. FOR
CONST. AND
MAINT. OF
SLOPES
+
DE1633
DE1640
DE1632
STA: 201+76.00
OFF: 57.00' Lt.
OFF: 50.00' Lt.
OFF: 30.00' Lt.

DE1639
STA: 201+11.00
OFF: 50.00' Lt.
DE1631
STA: 201+68.28
OFF: 24.49' Lt.

DE1634
STA: 202+22.00
OFF: 58.00' Lt.

DE1629
DE1630
STA: 202+23.00
OFF: 30.00' Lt.
OFF: 25.04' Lt.

N: 1276672.3476
E: 2216585.3070

DE1641
STA: 201+17.68
OFF: 33.76' Lt.

DE1121
STA: 201+05.65
OFF: 36.57' Rt.
N78°06'59.9"E

DE1642
STA: 201+47.07
OFF: 28.51' Lt.
DE1628
STA: 201+43.00
OFF: 30.00' Lt.

CURVE# 08
PI 203+04.03
N 1,276,706.7606
E 2,216,737.0406
Δ 00°35'13.1" (LT)
D 02°47'41.70"
T 10.50'
L 21.00'
R 2050.00'
E 0.03'
emax 4.0%
ed M.E.
D.S. 25 mph



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----F-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Hatched Box]

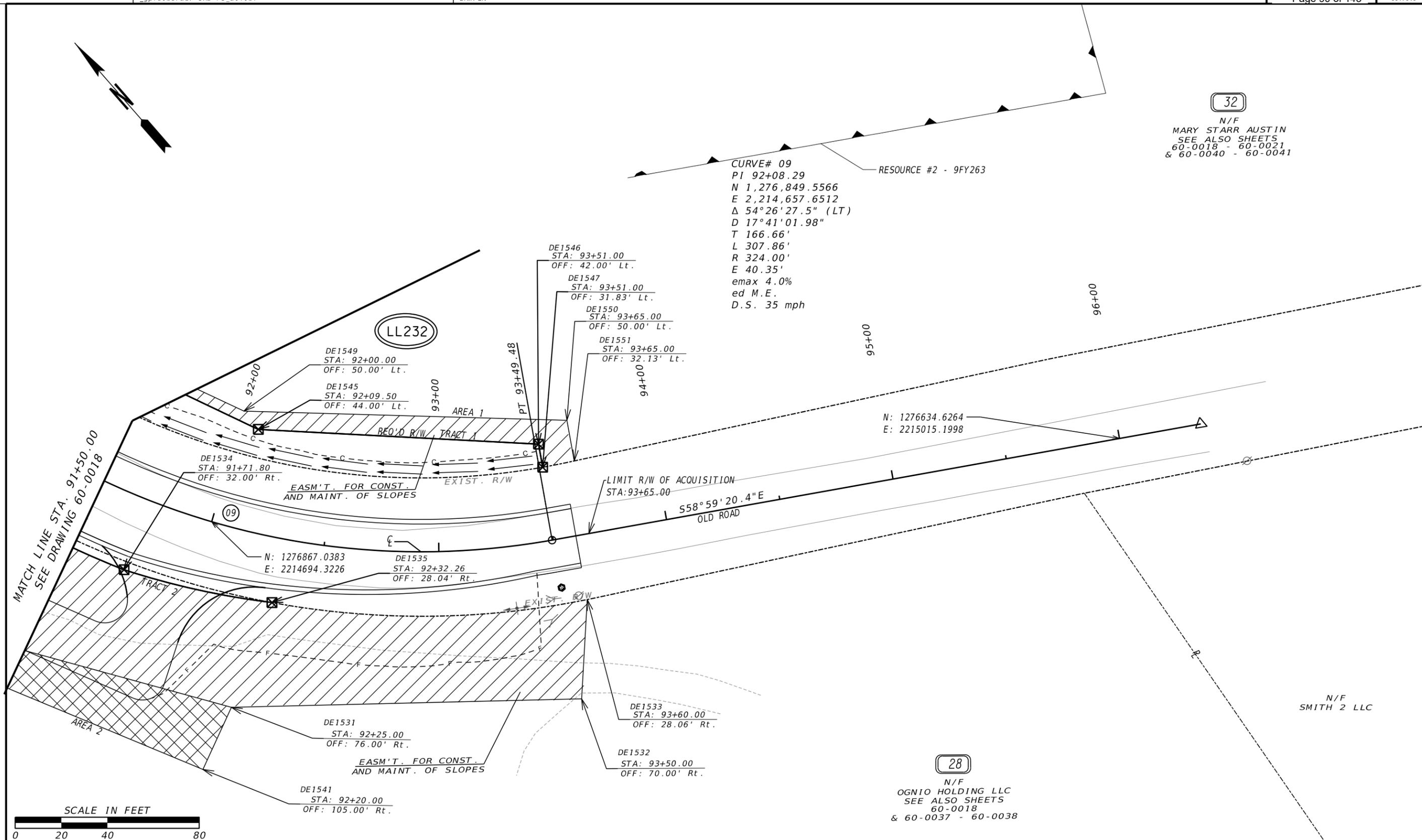
BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	---∞---
REQ'D LIMIT OF ACCESS	---∞---
EXISTING LIMIT OF ACCESS & R/W	---III---
REQ'D LIMIT OF ACCESS & R/W	---III---
ORANGE BARRIER FENCE	●-----●
ESA - ENV. SENSITIVE AREA	▼-----▼

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 022 OF 42

DRAWING No.
60-0022



32
N/F
MARY STARR AUSTIN
SEE ALSO SHEETS
60-0018 - 60-0021
& 60-0040 - 60-0041

N: 1276634.6264
E: 2215015.1998

28
N/F
OGNIO HOLDING LLC
SEE ALSO SHEETS
60-0018
& 60-0037 - 60-0038



PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF SLOPES	[Hatched Box]
EASEMENT FOR CONSTR OF DRIVES	[Hatched Box]

BEGIN LIMIT OF ACCESS.....BLA	-----
END LIMIT OF ACCESS.....ELA	-----
EXISTING LIMIT OF ACCESS	---∞---
REQ'D LIMIT OF ACCESS	---∞---
EXISTING LIMIT OF ACCESS & R/W	---III---
REQ'D LIMIT OF ACCESS & R/W	---III---
ORANGE BARRIER FENCE	●-----●
ESA - ENV. SENSITIVE AREA	▼-----▼

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 023 OF 42

DRAWING No.
60-0023

01

N/F
7TH SKY INVESTMENT LLC
SEE SHEET 60-0002

PARCEL 01
DE0104
REQ'D DRWY. EASMT.

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1000	85.20 R	1006+13.04	N 1273478.6	E 2217098.0	SR 85
ARC LENGTH = 68.96					
CHORD BEAR = N10°12'47.4"E					
LNTH CHORD = 68.96					
RADIUS = 2957.54					
DEGREE = 01°56'14.2"					
DE1001	84.55 R	1006+80.00	N 1273546.4	E 2217110.2	SR 85
7.45 S79°55'12.5"E					
DE1002	92.00 R	1006+80.00	N 1273545.1	E 2217117.6	SR 85
67.90 S10°44'27.6"W					
DE1003	92.00 R	1006+14.23	N 1273478.4	E 2217104.9	SR 85
6.91 N88°47'04.6"W					
DE1000	85.20 R	1006+13.04	N 1273478.6	E 2217098.0	SR 85
REQD EASMT = 479.11 SF					
REQD EASMT = 0.011 ACRES					

1 DRIVEWAY EASEMENT FOR PARCEL 01

02

N/F
THOMAS M SUGGS
SEE SHEETS 60-0002, 60-0003 & 60-0011

PARCEL 02
DE0202
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1004	85.68 L	1009+16.53	N 1273803.5	E 2216973.4	SR 85
12.35 N88°52'57.1"W					
DE1005	98.00 L	1009+15.59	N 1273803.8	E 2216961.0	SR 85
42.88 N04°53'50.0"E					
DE1006	98.00 L	1009+60.00	N 1273846.5	E 2216964.7	SR 85
86.90 N03°32'46.1"E					
DE1007	98.00 L	1010+50.00	N 1273933.2	E 2216970.0	SR 85
106.62 N05°34'05.8"E					
DE1008	90.50 L	1011+60.00	N 1274039.3	E 2216980.4	SR 85
ARC LENGTH = 71.04					
CHORD BEAR = S01°12'48.8"W					
LNTH CHORD = 71.04					
RADIUS = 2875.32					
DEGREE = 01°59'33.6"					
DE1009	90.56 L	1010+86.63	N 1273968.3	E 2216978.9	SR 85
164.89 S01°55'16.8"W					
DE1004	85.68 L	1009+16.53	N 1273803.5	E 2216973.4	SR 85
REQD EASMT = 1685.91 SF					
REQD EASMT = 0.039 ACRES					
TOTAL LOT SIZE = +/- 1.4 ACRES					

03

N/F
ST IVES VENTURES LLC
SEE SHEETS 60-0003 & 60-00012

PARCEL 03
DE0302
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1010	79.61 R	1010+22.26	N 1273896.6	E 2217146.0	SR 85
ARC LENGTH = 170.68					
CHORD BEAR = N02°16'19.3"E					
LNTH CHORD = 170.67					
RADIUS = 5481.31					
DEGREE = 01°02'43.1"					
DE1011	81.81 R	1011+88.25	N 1274067.1	E 2217152.8	SR 85
1.19 S88°32'39.2"E					
DE1012	83.00 R	1011+88.21	N 1274067.1	E 2217154.0	SR 85
121.65 S01°03'04.0"W					
DE1013	83.00 R	1010+70.00	N 1273945.4	E 2217151.7	SR 85
49.09 S05°03'12.4"W					
DE1014	81.00 R	1010+22.32	N 1273896.5	E 2217147.4	SR 85
1.40 N89°09'11.0"W					
DE1010	79.61 R	1010+22.26	N 1273896.6	E 2217146.0	SR 85
REQD EASMT = 353.06 SF					
REQD EASMT = 0.008 ACRES					
TOTAL LOT SIZE = +/- 1.1 ACRES					

PROPERTY AND EXISTING R/W LINE -----E-----
 REQUIRED R/W LINE -----F-----
 CONSTRUCTION LIMITS ---C---F---
 EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF DRIVES [cross-hatching]

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 EXISTING LIMIT OF ACCESS [dashed line]
 REQ'D LIMIT OF ACCESS [solid line]
 EXISTING LIMIT OF ACCESS & R/W [dashed line with cross-hatching]
 REQ'D LIMIT OF ACCESS & R/W [solid line with cross-hatching]
 ORANGE BARRIER FENCE [dashed line with dots]
 ESA - ENV. SENSITIVE AREA [dashed line with dots]

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 024 OF 42

DRAWING No.
60-0024

04

N/F
KASHLAN RAFIK B KASHLAN MALAKA AZEM ZAKARIA AMINA ZAKARIA OMAR ETAL
SEE SHEETS 60-0003 - 60-0005 & 60-0010 - 60-0011

PARCEL 04 - TRACT 1
DE0401A
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1021	33.00 L	23+19.94	N 1274115.7	E 2216333.2	CORINTH RD EXT1
ARC LENGTH = 278.69 CHORD BEAR = N63°20'03.3"E LNTH CHORD = 267.57 RADIUS = 283.00 DEGREE = 20°14'45.1"					
DE1022	33.00 L	25+66.14	N 1274235.8	E 2216572.3	CORINTH RD EXT1
152.11 S88°27'13.2"E					
DE1023	33.00 L	27+18.24	N 1274231.7	E 2216724.3	CORINTH RD EXT1
181.85 N89°39'20.2"E					
DE1024	39.00 L	29+00.00	N 1274232.8	E 2216906.2	CORINTH RD EXT1
84.64 N51°00'32.3"E					
DE1025	94.01 L	29+64.32	N 1274286.1	E 2216972.0	CORINTH RD EXT1
183.21 ARC LENGTH = 502°35'21.8"E LNTH CHORD = 183.18 RADIUS = 2875.32 DEGREE = 01°59'33.6"					
DE1017	88.69 R	29+77.53	N 1274103.1	E 2216980.2	CORINTH RD EXT1
214.84 N88°39'36.0"W					
DE1018	89.46 R	27+62.69	N 1274108.1	E 2216765.5	CORINTH RD EXT1
314.92 N89°00'55.0"W					
DE1019	53.03 R	24+05.00	N 1274113.5	E 2216450.6	CORINTH RD EXT1
42.98 N89°00'55.0"W					
DE1020	24.87 R	23+66.41	N 1274114.2	E 2216407.6	CORINTH RD EXT1
74.46 N88°51'07.9"W					
DE1021	33.00 L	23+19.94	N 1274115.7	E 2216333.2	CORINTH RD EXT1
REQ'D R/W = 73718.85 SF REQ'D R/W = 1.692 ACRES					

PARCEL 04 - TRACT 2
DE0401B
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1026	85.56 L	1021+75.00	N 1275011.3	E 2216822.8	SR 85
16.44 S73°37'58.3"W					
DE1027	102.00 L	1021+75.00	N 1275006.6	E 2216807.0	SR 85
20.00 N16°22'01.7"W					
DE1028	102.00 L	1021+95.00	N 1275025.8	E 2216801.4	SR 85
16.27 N73°37'58.3"E					
DE1029	85.73 L	1021+95.00	N 1275030.4	E 2216817.0	SR 85
20.00 S16°51'03.2"E					
DE1026	85.56 L	1021+75.00	N 1275011.3	E 2216822.8	SR 85
REQ'D R/W = 327.16 SF REQ'D R/W = 0.008 ACRES					

TOTAL REQ'D R/W = 74046.01 SF
TOTAL REQ'D R/W = 1.700 ACRES
REMAINDER = +/- 11 ACRES

PARCEL 04 - AREA 1
DE0402A
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1021	33.00 L	23+19.94	N 1274115.7	E 2216333.2	CORINTH RD EXT1
28.44 N88°51'07.9"W					
DE1030	57.00 L	23+06.99	N 1274116.3	E 2216304.7	CORINTH RD EXT1
54.03 N28°35'56.7"E					
DE1031	65.00 L	23+50.00	N 1274163.7	E 2216330.6	CORINTH RD EXT1
184.49 N60°58'48.6"E					
DE1032	59.00 L	25+00.00	N 1274253.2	E 2216491.9	CORINTH RD EXT1
440.35 N88°19'27.4"E					
DE1033	73.00 L	29+25.00	N 1274266.1	E 2216932.1	CORINTH RD EXT1
65.99 N07°16'21.3"E					
DE1034	138.66 L	29+31.58	N 1274331.6	E 2216940.5	CORINTH RD EXT1
36.31 N31°17'30.2"E					
DE1035	95.00 L	1014+95.00	N 1274362.6	E 2216959.3	SR 85
82.16 N07°09'32.9"W					
DE1036	95.00 L	1015+80.00	N 1274444.1	E 2216949.1	SR 85
6.24 N81°59'11.2"E					
DE1037	88.76 L	1015+80.00	N 1274445.0	E 2216955.2	SR 85
159.83 ARC LENGTH = 506°00'26.1"E LNTH CHORD = 159.81 RADIUS = 2875.32 DEGREE = 01°59'33.6"					
DE1025	94.01 L	29+64.32	N 1274286.1	E 2216972.0	CORINTH RD EXT1
84.64 S51°00'32.3"W					
DE1024	39.00 L	29+00.00	N 1274232.8	E 2216906.2	CORINTH RD EXT1
181.85 S89°39'20.2"W					
DE1023	33.00 L	27+18.24	N 1274231.7	E 2216724.3	CORINTH RD EXT1
152.11 N88°27'13.2"W					
DE1022	33.00 L	25+66.14	N 1274235.8	E 2216572.3	CORINTH RD EXT1
278.69 ARC LENGTH = 563°20'03.3"W LNTH CHORD = 267.57 RADIUS = 283.00 DEGREE = 20°14'45.1"					
DE1021	33.00 L	23+19.94	N 1274115.7	E 2216333.2	CORINTH RD EXT1
REQ'D EASMT = 19201.33 SF REQ'D EASMT = 0.441 ACRES					

PARCEL 04 - AREA 2
DE0402B
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1038	84.82 L	1020+87.59	N 1274927.6	E 2216848.2	SR 85
69.32 N42°10'31.0"W					
DE1039	115.00 L	1021+50.00	N 1274979.0	E 2216801.6	SR 85
79.03 N16°22'01.7"W					
DE1040	115.00 L	1022+29.03	N 1275054.8	E 2216779.3	SR 85
28.99 N73°01'02.8"E					
DE1041	86.02 L	1022+29.34	N 1275063.3	E 2216807.1	SR 85
34.34 S16°51'03.2"E					
DE1029	85.73 L	1021+95.00	N 1275030.4	E 2216817.0	SR 85
16.27 S73°37'58.3"W					
DE1028	102.00 L	1021+95.00	N 1275025.8	E 2216801.4	SR 85
20.00 S16°22'01.7"E					
DE1027	102.00 L	1021+75.00	N 1275006.6	E 2216807.0	SR 85
16.44 N73°37'58.3"E					
DE1026	85.56 L	1021+75.00	N 1275011.3	E 2216822.8	SR 85
87.41 S16°51'03.2"E					
DE1038	84.82 L	1020+87.59	N 1274927.6	E 2216848.2	SR 85
2919.78 REQ'D EASMT = SF REQ'D EASMT = 0.067 ACRES					

TOTAL REQ'D EASMT = 22121.11 SF
TOTAL REQ'D EASMT = 0.508 ACRES

PROPERTY AND EXISTING R/W LINE -----E-----
 REQUIRED R/W LINE -----C-----F-----
 CONSTRUCTION LIMITS
 EASEMENT FOR CONST & MAINTENANCE OF SLOPES
 EASEMENT FOR CONST OF SLOPES
 EASEMENT FOR CONST OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 EXISTING LIMIT OF ACCESS
 REQ'D LIMIT OF ACCESS
 EXISTING LIMIT OF ACCESS & R/W
 REQ'D LIMIT OF ACCESS & R/W
 ORANGE BARRIER FENCE
 ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 025 OF 42

DRAWING No.
60-0025

05

RACETRAC PETROLEUM INC C/O CUSHMAN & WAKEFIELD
SEE SHEETS 60-0003 - 60-0005, 60-0012 - 60-0014, 60-0016 & 60-0027

PARCEL 05
DE0501
REQ'D R/W

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, NORTHING/EASTING COORDINATES, ALIGNMENT. Includes curve data for DE1051-DE1067 and DE1065, and area calculations for DE1065.

PARCEL 05 - AREA 1
DE0502A
EASMT. FOR CONST. AND MAINT. OF SLOPES

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, NORTHING/EASTING COORDINATES, ALIGNMENT. Includes points DE1055, DE1054, DE1068, DE1069, DE1070, DE1055.

PARCEL 05 - AREA 2
DE0502B
EASMT. FOR CONST. AND MAINT. OF SLOPES

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, NORTHING/EASTING COORDINATES, ALIGNMENT. Includes points DE1077-DE1059 and area calculations for DE1077.

PARCEL 05 - AREA 3
DE0502C
EASMT. FOR CONST. AND MAINT. OF SLOPES

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, NORTHING/EASTING COORDINATES, ALIGNMENT. Includes points DE1065, DE1064, DE1084, DE1085, DE1066, DE1065.

PARCEL 05 - AREA 4
DE0502D
EASMT. FOR CONST. AND MAINT. OF SLOPES

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, NORTHING/EASTING COORDINATES, ALIGNMENT. Includes points DE1086, DE1087, DE1088, DE1086.

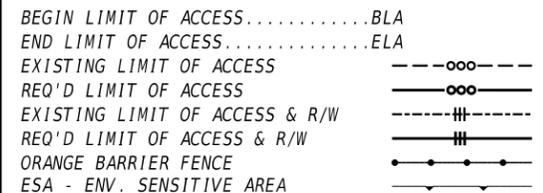
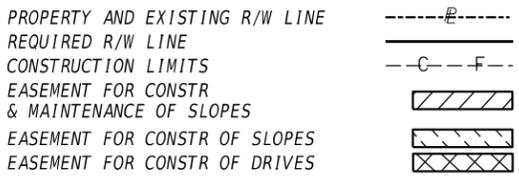


Table with columns: DATE, REVISIONS. Multiple empty rows for recording changes.

Table with columns: DATE, REVISIONS. Multiple empty rows for recording changes.

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 026 OF 42
DRAWING No.
60-0026

05 CONTINUED

N/F
RACETRAC PETROLEUM INC C/O CUSHMAN & WAKEFIELD
SEE SHEETS 60-0003 - 60-0005, 60-0012 - 60-0014, 60-0016 & 60-0026

PARCEL 05 - AREA 5
DE0502E

EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1089	48.91 L	11+10.00	N 1274093.5 E 2218465.9	CARTER RD
	95.65	N89°04'48.9"E		
DE1090	38.00 L	11+85.00	N 1274095.0 E 2218561.5	CARTER RD
	47.27	S66°22'41.9"E		
DE1091	23.52 L	12+30.00	N 1274076.1 E 2218604.8	CARTER RD
	46.41	N84°21'23.7"W		
DE1092	23.41 L	11+83.59	N 1274080.6 E 2218558.6	CARTER RD
	93.65	N82°07'03.7"W		
DE1089	48.91 L	11+10.00	N 1274093.5 E 2218465.9	CARTER RD

REQD EASMT = 1023.88 SF
REQD EASMT = 0.024 ACRES

TOTAL REQD EASMT = 41641.56 SF
TOTAL REQD EASMT = 0.956 ACRES

06

N/F
RAINBOW PROPERTIES LLC
SEE SHEETS 60-0005 & 60-0006

PARCEL 06

DE0601

REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1042	86.26 L	1022+51.00	N 1275084.0 E 2216800.7	SR 85
	23.74	S73°37'51.8"W		
DE1043	110.00 L	1022+51.00	N 1275077.3 E 2216777.9	SR 85
	21.00	N16°22'01.7"W		
DE1044	110.00 L	1022+72.00	N 1275097.4 E 2216772.0	SR 85
	23.51	N73°37'58.3"E		
DE1045	86.49 L	1022+72.00	N 1275104.1 E 2216794.6	SR 85
	21.00	S17°00'00.9"E		
DE1042	86.26 L	1022+51.00	N 1275084.0 E 2216800.7	SR 85

REQD R/W = 496.18 SF
REQD R/W = 0.011 ACRES
REMAINDER = +/- 6.9 ACRES

PARCEL 06

DE0602

EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1041	86.02 L	1022+29.34	N 1275063.3 E 2216807.1	SR 85
	28.99	S73°01'02.8"W		
DE1040	115.00 L	1022+29.03	N 1275054.8 E 2216779.3	SR 85
	170.97	N16°22'01.7"W		
DE1046	115.00 L	1024+00.00	N 1275218.8 E 2216731.2	SR 85
	101.12	N07°50'11.0"W		
DE1047	100.00 L	1025+00.00	N 1275319.0 E 2216717.4	SR 85
	297.77	N16°22'01.7"W		
DE1048	100.00 L	1027+97.77	N 1275604.7 E 2216633.5	SR 85
	14.00	N87°39'45.8"E		
DE1049	86.41 L	1027+94.37	N 1275605.3 E 2216647.5	SR 85
	300.06	S15°53'02.6"E		
DE1050	88.94 L	1024+94.32	N 1275316.7 E 2216729.6	SR 85
	222.34	S17°00'00.9"E		
DE1045	86.49 L	1022+72.00	N 1275104.1 E 2216794.6	SR 85
	23.51	S73°37'58.3"W		
DE1044	110.00 L	1022+72.00	N 1275097.4 E 2216772.0	SR 85
	21.00	S16°22'01.7"E		
DE1043	110.00 L	1022+51.00	N 1275077.3 E 2216777.9	SR 85
	23.74	N73°37'51.8"E		
DE1042	86.26 L	1022+51.00	N 1275084.0 E 2216800.7	SR 85
	21.66	S17°00'00.9"E		
DE1041	86.02 L	1022+29.34	N 1275063.3 E 2216807.1	SR 85

REQD EASMT = 9855.37 SF
REQD EASMT = 0.226 ACRES

07

N/F
MJE PROPERTIES, LLLP
SEE SHEETS 60-0005 & 60-0006

PARCEL 07

DE0702
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1053	84.68 R	1023+57.03	N 1275233.9 E 2216934.9	SR 85
	339.46	N16°40'28.9"W		
DE1073	82.86 R	1026+96.49	N 1275559.1 E 2216837.5	SR 85
	13.72	S89°40'17.4"E		
DE1074	96.00 R	1026+92.54	N 1275559.0 E 2216851.2	SR 85
	231.94	S16°22'01.7"E		
DE1075	96.00 R	1024+60.60	N 1275336.4 E 2216916.5	SR 85
	4.00	N73°37'58.3"E		
DE1076	100.00 R	1024+60.60	N 1275337.6 E 2216920.4	SR 85
	108.12	S16°22'01.7"E		
DE1068	100.00 R	1023+52.48	N 1275233.8 E 2216950.8	SR 85
	10.43	N89°48'29.0"W		
DE1054	90.00 R	1023+55.45	N 1275233.9 E 2216940.4	SR 85
	5.55	N89°48'28.9"W		
DE1053	84.68 R	1023+57.03	N 1275233.9 E 2216934.9	SR 85

REQD EASMT = 4575.81 SF
REQD EASMT = 0.105 ACRES
TOTAL LOT SIZE = +/- 4.3 ACRES

PROPERTY AND EXISTING R/W LINE	-----E-----
REQUIRED R/W LINE	-----
CONSTRUCTION LIMITS	---C---F---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

BEGIN LIMIT OF ACCESS.....BLA	
END LIMIT OF ACCESS.....ELA	
EXISTING LIMIT OF ACCESS	
REQ'D LIMIT OF ACCESS	
EXISTING LIMIT OF ACCESS & R/W	
REQ'D LIMIT OF ACCESS & R/W	
ORANGE BARRIER FENCE	
ESA - ENV. SENSITIVE AREA	

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 027 OF 42

DRAWING No.
60-0027

08

N/F
MARY D BUTLER
SEE SHEETS 60-0006 & 60-0007

09

N/F
CARNEGIE PLACE HOLDINGS LLC
SEE SHEETS 60-0006 - 60-0008

PARCEL 08
DE0802
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1049	86.41 L	1027+94.37	N 1275605.3	E 2216647.5	SR 85
	14.00	S87°39'45.8"W			
DE1048	100.00 L	1027+97.77	N 1275604.7	E 2216633.5	SR 85
	166.48	N13°16'05.3"W			
DE1093	91.00 L	1029+64.00	N 1275766.7	E 2216595.3	SR 85
	33.68	N63°17'32.4"W			
DE1094	115.60 L	1029+87.00	N 1275781.9	E 2216565.2	SR 85
	27.14	N73°37'58.3"E			
DE1095	88.46 L	1029+87.00	N 1275789.5	E 2216591.2	SR 85
	192.64	S16°58'27.8"E			
DE1049	86.41 L	1027+94.37	N 1275605.3	E 2216647.5	SR 85
REQD EASMT	= 1725.05	SF			
REQD EASMT	= 0.040	ACRES			
TOTAL LOT SIZE	= +/- 1.6	ACRES			

PARCEL 08
DE0804
REQ'D DRWY. EASMT.

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1095	88.46 L	1029+87.00	N 1275789.5	E 2216591.2	SR 85
	27.14	S73°37'58.3"W			
DE1094	115.60 L	1029+87.00	N 1275781.9	E 2216565.2	SR 85
	31.46	N16°22'01.7"W			
DE1097	115.60 L	1030+18.46	N 1275812.1	E 2216556.3	SR 85
	27.64	N87°08'02.2"E			
DE1096	88.72 L	1030+12.01	N 1275813.4	E 2216583.9	SR 85
	25.01	S16°58'27.8"E			
DE1095	88.46 L	1029+87.00	N 1275789.5	E 2216591.2	SR 85
REQD EASMT	= 762.20	SF			
REQD EASMT	= 0.017	ACRES			

1 DRIVEWAY EASEMENT FOR PARCEL 09

PARCEL 09
DE0901
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1101	81.61 R	1030+90.00	N 1275936.3	E 2216725.4	SR 85
	30.00	N15°52'29.9"W			
DE1102	81.87 R	1031+20.00	N 1275965.1	E 2216717.2	SR 85
	13.13	N73°37'58.3"E			
DE1103	95.00 R	1031+20.00	N 1275968.8	E 2216729.8	SR 85
	30.00	S16°22'01.7"E			
DE1104	95.00 R	1030+90.00	N 1275940.1	E 2216738.2	SR 85
	13.39	S73°37'58.3"W			
DE1101	81.61 R	1030+90.00	N 1275936.3	E 2216725.4	SR 85
REQD R/W	= 397.72	SF			
REQD R/W	= 0.009	ACRES			
REMAINDER	= +/- 2.1	ACRES			

PARCEL 09
DE0902
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1105	80.79 R	1029+94.00	N 1275843.9	E 2216751.6	SR 85
	96.00	N15°52'29.9"W			
DE1101	81.61 R	1030+90.00	N 1275936.3	E 2216725.4	SR 85
	13.39	N73°37'58.3"E			
DE1104	95.00 R	1030+90.00	N 1275940.1	E 2216738.2	SR 85
	30.00	N16°22'01.7"W			
DE1103	95.00 R	1031+20.00	N 1275968.8	E 2216729.8	SR 85
	13.13	S73°37'58.3"W			
DE1102	81.87 R	1031+20.00	N 1275965.1	E 2216717.2	SR 85
	234.69	N15°52'29.9"W			
DE1109	83.89 R	1033+54.68	N 1276190.9	E 2216653.0	SR 85
	24.32	S81°46'54.2"E			
DE1108	106.00 R	1033+44.56	N 1276187.4	E 2216677.0	SR 85
	174.61	S15°03'16.0"E			
DE1107	102.00 R	1031+70.00	N 1276018.8	E 2216722.4	SR 85
	120.00	S16°22'01.7"E			
DE1106	102.00 R	1030+50.00	N 1275903.6	E 2216756.2	SR 85
	59.88	S04°22'40.2"W			
DE1105	80.79 R	1029+94.00	N 1275843.9	E 2216751.6	SR 85
REQD EASMT	= 6377.64	SF			
REQD EASMT	= 0.146	ACRES			

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

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 028 OF 42

DRAWING No.
60-0028

10

N/F
FLINT RIDGE BAPTIST CHURCH, INC.
SEE SHEET 60-0007

PARCEL 10
DE1002
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1096	88.72 L	1030+12.01	N 1275813.4	E 2216583.9	SR 85
	27.64	S87°08'02.2"W			
DE1097	115.60 L	1030+18.46	N 1275812.1	E 2216556.3	SR 85
	23.53	N57°29'40.9"E			
DE1098	93.00 L	1030+25.00	N 1275824.7	E 2216576.1	SR 85
	129.84	N50°23'40.9"W			
DE1099	31.11 R	82+36.00	N 1275907.5	E 2216476.1	OLD ROAD @ SR 85
	51.13				
ARC LENGTH = 567°01'31.3"E					
CHORD BEAR = 51.13					
LNTH CHORD = 2062.01					
RADIUS = 02°46'43.1"					
DE1110	34.69 R	82+81.10	N 1275887.5	E 2216523.2	OLD ROAD @ SR 85
	48.83	S66°42'02.8"E			
DE1100	88.53 L	1030+69.03	N 1275868.2	E 2216568.0	SR 85
	57.02	S16°10'19.8"E			
DE1096	88.72 L	1030+12.01	N 1275813.4	E 2216583.9	SR 85
REQD EASMT = 2125.84 SF					
REQD EASMT = 0.049 ACRES					

12

N/F
CARNEGIE PLACE HOLDING, LLC
SEE SHEETS 60-0007 & 60-0008

PARCEL 12
DE1202
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1109	83.89 R	1033+54.68	N 1276190.9	E 2216653.0	SR 85
	120.00	N15°52'28.0"W			
DE1115	84.92 R	1034+74.67	N 1276306.3	E 2216620.1	SR 85
	12.08	N74°38'34.7"E			
DE1116	97.00 R	1034+74.46	N 1276309.5	E 2216631.8	SR 85
	130.21	S20°19'49.8"E			
DE1108	106.00 R	1033+44.56	N 1276187.4	E 2216677.0	SR 85
	24.32	N81°46'54.2"W			
DE1109	83.89 R	1033+54.68	N 1276190.9	E 2216653.0	SR 85
REQD EASMT = 2115.62 SF					
REQD EASMT = 0.049 ACRES					
TOTAL LOT SIZE = +/- 1.0 ACRES					

11

N/F
KENWOOD CROSSING LLC
SEE SHEETS 60-0007 & 60-0008

PARCEL 11
DE1102
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1111	85.00 L	1031+47.36	N 1275944.4	E 2216549.3	SR 85
ARC LENGTH = 39.53					
CHORD BEAR = N69°56'43.7"W					
LNTH CHORD = 39.53					
RADIUS = 1128.61					
DEGREE = 05°04'36.0"					
DE1112	29.42 L	82+50.00	N 1275957.9	E 2216512.2	OLD ROAD @ SR 85
	38.30	N24°00'34.6"E			
DE1113	92.00 L	1032+00.00	N 1275992.9	E 2216527.8	SR 85
	296.08	N15°02'20.5"W			
DE1114	85.14 L	1034+96.00	N 1276278.8	E 2216451.0	SR 85
	348.64	S16°23'20.5"E			
DE1111	85.00 L	1031+47.36	N 1275944.4	E 2216549.3	SR 85
REQD EASMT = 1975.63 SF					
REQD EASMT = 0.045 ACRES					

13

N/F
ZOBROCKE HOLDINGS LLC
SEE SHEETS 60-0008 - 60-0009 & 60-0022

PARCEL 13
DE1302
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1115	84.92 R	1034+74.67	N 1276306.3	E 2216620.1	SR 85
	101.30	N16°02'57.2"W			
DE1117	85.48 R	1035+75.97	N 1276403.6	E 2216592.1	SR 85
	100.00	N15°40'17.3"W			
DE1118	86.58 R	1036+76.73	N 1276499.9	E 2216565.1	SR 85
	100.00	N14°11'41.4"W			
DE1119	87.71 R	1037+79.83	N 1276596.9	E 2216540.6	SR 85
	27.40	N12°38'17.1"W			
DE1120	88.14 R	1038+08.08	N 1276623.6	E 2216534.6	SR 85
	16.86	N76°38'19.3"E			
DE1121	36.57 R	201+05.65	N 1276627.5	E 2216551.0	CARNEGIE PL
	56.99	S03°43'53.1"E			
DE1122	95.00 R	1037+50.00	N 1276570.6	E 2216554.7	SR 85
	272.28	S16°26'38.3"E			
DE1116	97.00 R	1034+74.46	N 1276309.5	E 2216631.8	SR 85
	12.08	S74°38'34.7"W			
DE1115	84.92 R	1034+74.67	N 1276306.3	E 2216620.1	SR 85
REQD EASMT = 3561.59 SF					
REQD EASMT = 0.082 ACRES					

PROPERTY AND EXISTING R/W LINE -----E-----
 REQUIRED R/W LINE -----F-----
 CONSTRUCTION LIMITS -C-F-
 EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF DRIVES [cross-hatching]

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 EXISTING LIMIT OF ACCESS [dashed line]
 REQ'D LIMIT OF ACCESS [solid line]
 EXISTING LIMIT OF ACCESS & R/W [dashed line with cross-hatching]
 REQ'D LIMIT OF ACCESS & R/W [solid line with cross-hatching]
 ORANGE BARRIER FENCE [dashed line with dots]
 ESA - ENV. SENSITIVE AREA [dotted line]

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 029 OF 42

DRAWING No.
60-0029

14

N/F
OT807 LLC QUICKTRIP CORPORATION
SEE SHEETS 60-0008 - 60-0009 & 60-0021

15

N/F
CARNEGIE PLACE HOLDINGS LLC
SEE SHEETS 60-0009 & 60-0022

PARCEL 14
DE1401
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1572	54.00 R	328+32.51	N 1276625.7 E 2216309.3	SR279
	49.62	S74°41'44.65"E		
DE1574	61.03 R	328+77.91	N 1276612.6 E 2216357.1	SR279
	20.11	S14°20'22.36"E		
DE1573	80.00 R	328+83.98	N 1276593.1 E 2216362.1	SR279
	55.87	N75°57'04.21"W		
DE1571	73.00 R	328+34.00	N 1276606.7 E 2216307.9	SR279
	19.07	N04°04'20.47"E		
DE1572	54.00 R	328+32.51	N 1276625.7 E 2216309.3	SR279
REQD R/W	= 958.326	SF		
REQD R/W	= 0.022	ACRES		
REMAINDER	= +/- 2.7	ACRES		

PARCEL 14
DE1402
EASM'T. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1567	48.95 R	326+30.03	N 1276680.6 E 2216108.6	SR279
	208.03	S74°41'44.65"E		
DE1572	54.00 R	328+32.51	N 1276625.7 E 2216309.3	SR279
	19.07	S04°04'20.47"W		
DE1571	73.00 R	328+34.00	N 1276606.7 E 2216307.9	SR279
	131.91	N78°10'46.91"W		
DE1570	76.00 R	327+10.00	N 1276633.7 E 2216178.8	SR279
	80.09	N73°30'02.81"W		
DE1566	74.00 R	326+29.93	N 1276656.5 E 2216102.0	SR279
	25.05	N15°17'50.79"E		
DE1567	48.95 R	326+30.03	N 1276680.6 E 2216108.6	SR279
REQD EASMT	= 5028.435	SF		
REQD EASMT	= 0.115	ACRES		

PARCEL 14
DE1404
REQ'D DRWY. EASM'T.

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1123	85.14 L	1035+15.08	N 1276297.1 E 2216445.6	SR 85
	28.86	S74°25'10.9"W		
DE1124	114.00 L	1035+15.48	N 1276289.4 E 2216417.8	SR 85
	69.52	N16°22'01.7"W		
DE1125	114.00 L	1035+85.00	N 1276356.1 E 2216398.2	SR 85
	28.82	N73°37'58.3"E		
DE1126	85.18 L	1035+85.00	N 1276364.2 E 2216425.9	SR 85
	69.92	S16°23'44.2"E		
DE1123	85.14 L	1035+15.08	N 1276297.1 E 2216445.6	SR 85
REQD EASMT	= 2010.86	SF		
REQD EASMT	= 0.046	ACRES		

1 DRIVEWAY EASEMENT FOR PARCEL 14

PARCEL 15
DE1501
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1628	30.00 L	201+43.00	N 1276700.4 E 2216573.4	CARNEGIE PL
	79.92	N77°13'29.57"E		
DE1629	30.00 L	202+23.00	N 1276718.1 E 2216651.4	CARNEGIE PL
	4.96	S12°46'42.31"E		
DE1630	25.04 L	202+23.00	N 1276713.3 E 2216652.5	CARNEGIE PL
	54.73	S76°38'50.70"W		
DE1631	24.49 L	201+68.28	N 1276700.6 E 2216599.2	CARNEGIE PL
ARC LENGTH	= 21.71			
CHORD BEAR	= S87°58'01.91"W			
LNTH CHORD	= 21.57			
RADIUS	= 55.00			
DEGREE	= 104°10'26.9"			
DE1642	28.51 L	201+47.07	N 1276699.9 E 2216577.7	CARNEGIE PL
ARC LENGTH	= 4.27			
CHORD BEAR	= N82°22'15.76"W			
LNTH CHORD	= 4.27			
RADIUS	= 75.00			
DEGREE	= 76°23'39.6"			
DE1628	30.00 L	201+43.00	N 1276700.4 E 2216573.4	CARNEGIE PL
REQD R/W	= 378.90	SF		
REQD R/W	= 0.009	ACRES		
REMAINDER	= +/- 0.97	ACRES		

PARCEL 15
DE1502
EASM'T. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1635	86.83 R	1038+80.25	N 1276691.6 E 2216518.1	SR 85
	57.96	N11°11'58.09"W		
DE1636	86.87 R	1039+40.00	N 1276748.5 E 2216506.9	SR 85
	18.92	S50°40'13.30"E		
DE1637	99.00 R	1039+25.00	N 1276736.5 E 2216521.5	SR 85
	19.32	S11°09'03.32"E		
DE1638	99.00 R	1039+05.00	N 1276717.6 E 2216525.2	SR 85
	13.86	S72°11'42.95"E		
DE1639	50.00 L	201+11.00	N 1276713.3 E 2216538.4	CARNEGIE PL
	64.22	N77°30'53.55"E		
DE1640	50.00 L	201+76.00	N 1276727.2 E 2216601.1	CARNEGIE PL
	20.00	S12°46'47.96"E		
DE1632	30.00 L	201+76.00	N 1276707.7 E 2216605.5	CARNEGIE PL
	32.92	S77°14'04.14"W		
DE1628	30.00 L	201+43.00	N 1276700.4 E 2216573.4	CARNEGIE PL
ARC LENGTH	= 25.34			
CHORD BEAR	= S86°19'04.86"W			
LNTH CHORD	= 25.22			
RADIUS	= 75.00			
DEGREE	= 76°23'39.7"			
DE1641	33.76 L	201+17.68	N 1276698.8 E 2216548.3	CARNEGIE PL
	31.00	S76°39'01.91"W		
DE1635	86.83 R	1038+80.25	N 1276691.6 E 2216518.1	SR 85
REQD EASMT	= 2053.92	SF		
REQD EASMT	= 0.047	ACRES		

PARCEL 15
DE1504
REQ'D DRWY. EASM'T.

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1632	30.00 L	201+76.00	N 1276707.7 E 2216605.5	CARNEGIE PL
	27.01	N12°46'47.96"W		
DE1633	57.00 L	201+76.00	N 1276734.0 E 2216599.6	CARNEGIE PL
	46.01	N75°58'59.20"E		
DE1634	58.00 L	202+22.00	N 1276745.2 E 2216644.2	CARNEGIE PL
	28.01	S14°49'52.01"E		
DE1629	30.00 L	202+23.00	N 1276718.1 E 2216651.4	CARNEGIE PL
	47.00	S77°13'05.37"W		
DE1632	30.00 L	201+76.00	N 1276707.7 E 2216605.5	CARNEGIE PL
REQD EASMT	= 1279.112	SF		
REQD EASMT	= 0.029	ACRES		

1 DRIVEWAY EASEMENT FOR PARCEL 15

PROPERTY AND EXISTING R/W LINE -----E-----
 REQUIRED R/W LINE -----F-----
 CONSTRUCTION LIMITS -----C-----
 EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF DRIVES [cross-hatching]

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 EXISTING LIMIT OF ACCESS [dashed line]
 REQ'D LIMIT OF ACCESS [solid line]
 EXISTING LIMIT OF ACCESS & R/W [dashed line with dots]
 REQ'D LIMIT OF ACCESS & R/W [solid line with dots]
 ORANGE BARRIER FENCE [dashed line with circles]
 ESA - ENV. SENSITIVE AREA [dotted line]

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 030 OF 42

DRAWING No.
60-0030

16

N/F
MAY AND CARTER OIL CO.
SEE SHEETS 60-0009 & 60-0021

PARCEL 16 - TRACT 1
DE1601A
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1612	50.68 L	324+85.00	N 1276814.5 E 2215994.5	SR279
	35.75	N01°10'32.29"W		
DE1613	85.00 L	324+75.00	N 1276850.3 E 2215993.8	SR279
	24.85	N81°20'38.15"E		
DE1614	95.00 L	324+97.75	N 1276854.0 E 2216018.3	SR279
	46.08	S00°20'37.16"E		
DE1615	50.58 L	325+10.00	N 1276807.9 E 2216018.6	SR279
	25.00	N74°42'13.05"W		
DE1612	50.68 L	324+85.00	N 1276814.5 E 2215994.5	SR279
REQD R/W =	995.144	SF		
REQD R/W =	0.023	ACRES		

PARCEL 16 - TRACT 2
DE1601B
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1625	50.24 L	325+95.00	N 1276785.5 E 2216100.6	SR279
	26.84	N83°44'35.43"E		
DE1624	60.00 L	326+20.00	N 1276788.4 E 2216127.3	SR279
	185.95	S73°55'31.64"E		
DE1623	55.00 L	328+10.00	N 1276736.9 E 2216305.9	SR279
	27.12	N47°15'03.72"E		
DE1622	90.00 L	1039+79.00	N 1276755.4 E 2216325.9	SR 85
	74.66	N02°52'38.89"E		
DE1621	74.40 L	1040+50.00	N 1276829.9 E 2216329.6	SR 85
ARC LENGTH =	88.11			
CHORD BEAR =	S09°31'09.04"E			
LNTH CHORD =	88.11			
RADIUS =	2828.99			
DEGREE =	02°01'31.1"			
DE1626	74.11 L	1039+64.09	N 1276743.0 E 2216344.2	SR 85
	24.57	S33°55'47.81"W		
DE1627	91.27 L	1039+46.98	N 1276722.6 E 2216330.5	SR 85
	238.32	N74°42'13.05"W		
DE1625	50.24 L	325+95.00	N 1276785.5 E 2216100.6	SR279
REQD R/W =	3147.40	SF		
REQD R/W =	0.072	ACRES		

TOTAL REQD R/W = 4142.55 SF
TOTAL REQD R/W = 0.095 ACRES
REMAINDER = +/- 1.7 ACRES

PARCEL 16 - AREA 1
DE1602A
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1610	50.75 L	324+65.76	N 1276819.6 E 2215975.9	SR279
	26.49	N08°40'03.44"W		
DE1609	75.00 L	324+55.10	N 1276845.8 E 2215971.9	SR279
	22.33	S80°04'17.05"E		
DE1611	77.00 L	324+77.33	N 1276841.9 E 2215993.9	SR279
	27.42	S01°10'32.29"E		
DE1612	50.68 L	324+85.00	N 1276814.5 E 2215994.5	SR279
	19.24	N74°42'13.05"W		
DE1610	50.75 L	324+65.76	N 1276819.6 E 2215975.9	SR279
REQD EASMT =	533.182	SF		
REQD EASMT =	0.012	ACRES		

PARCEL 16 - AREA 2
DE1602B
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1615	50.58 L	325+10.00	N 1276807.9 E 2216018.6	SR279
	36.74	N00°20'37.2"W		
DE1616	86.00 L	325+00.24	N 1276844.7 E 2216018.4	SR279
	25.48	S61°18'44.8"E		
DE1617	80.00 L	325+25.00	N 1276832.4 E 2216040.7	SR279
	12.00	S15°04'06.0"W		
DE1661	68.00 L	325+25.00	N 1276820.9 E 2216037.6	SR279
	100.00	S74°55'54.0"E		
DE1662	68.00 L	326+25.00	N 1276794.9 E 2216134.2	SR279
	180.77	S82°04'49.8"E		
DE1618	100.00 L	1039+95.00	N 1276770.0 E 2216313.2	SR 85
	63.70	N04°38'26.4"E		
DE1619	85.00 L	1040+55.00	N 1276833.4 E 2216318.4	SR 85
	10.59	N81°36'54.3"E		
DE1620	74.41 L	1040+55.00	N 1276835.0 E 2216328.8	SR 85
	5.13	S08°34'30.0"E		
DE1621	74.40 L	1040+50.00	N 1276829.9 E 2216329.6	SR 85
	74.66	S02°52'38.9"W		
DE1622	90.00 L	1039+79.00	N 1276755.4 E 2216325.9	SR 85
	27.12	S47°15'03.7"W		
DE1623	55.00 L	328+10.00	N 1276736.9 E 2216305.9	SR279
	185.95	N73°55'31.6"W		
DE1624	60.00 L	326+20.00	N 1276788.4 E 2216127.3	SR279
	26.84	S83°44'35.4"W		
DE1625	50.24 L	325+95.00	N 1276785.5 E 2216100.6	SR279
	85.00	N74°42'13.1"W		
DE1615	50.58 L	325+10.00	N 1276807.9 E 2216018.6	SR279
REQD EASMT =	7156.85	SF		
REQD EASMT =	0.164	ACRES		
TOTAL REQD EASMT =	7690.03	SF		
TOTAL REQD EASMT =	0.177	ACRES		

PROPERTY AND EXISTING R/W LINE -----E-----
 REQUIRED R/W LINE -----F-----
 CONSTRUCTION LIMITS -----C-----
 EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF DRIVES [cross-hatching]

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 EXISTING LIMIT OF ACCESS [dashed line]
 REQ'D LIMIT OF ACCESS [solid line]
 EXISTING LIMIT OF ACCESS & R/W [dashed line with dots]
 REQ'D LIMIT OF ACCESS & R/W [solid line with dots]
 ORANGE BARRIER FENCE [dashed line with dots]
 ESA - ENV. SENSITIVE AREA [solid line with dots]

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 031 OF 42

DRAWING No.
60-0031

17

N/F
HMP ENTERPRISES INC
SEE SHEET 60-0010

PARCEL 17
DE1702
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1127	51.42 L	20+29.75	N 1273817.2 E 2216259.9	CORINTH RD EXT1
	11.58	N88°58'59.6"W		
DE1128	63.00 L	20+29.67	N 1273817.4 E 2216248.3	CORINTH RD EXT1
	12.29	N41°59'36.1"E		
DE1129	55.00 L	20+39.00	N 1273826.6 E 2216256.5	CORINTH RD EXT1
	11.46	N17°37'09.9"E		
DE1130	51.79 L	20+50.00	N 1273837.5 E 2216260.0	CORINTH RD EXT1
	20.26	S00°18'30.6"W		
DE1127	51.42 L	20+29.75	N 1273817.2 E 2216259.9	CORINTH RD EXT1
REQD EASMT	= 88.25	SF		
REQD EASMT	= 0.002	ACRES		

TOTAL LOT SIZE = +/- 1.1 ACRES

18

N/F
CHARLOTTE SPIER
SEE SHEET 60-0010

PARCEL 18
DE1801
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1127	51.42 L	20+29.75	N 1273817.2 E 2216259.9	CORINTH RD EXT1
	299.93	N00°18'30.6"E		
DE1131	94.77 L	22+90.83	N 1274117.2 E 2216261.5	CORINTH RD EXT1
	146.13	S88°51'07.9"E		
DE1020	24.87 R	23+66.41	N 1274114.2 E 2216407.6	CORINTH RD EXT1
	299.65	S00°22'05.1"W		
DE1133	94.39 R	20+30.59	N 1273814.6 E 2216405.7	CORINTH RD EXT1
	145.81	N88°57'43.9"W		
DE1127	51.42 L	20+29.75	N 1273817.2 E 2216259.9	CORINTH RD EXT1
REQD R/W	= 43757.04	SF		
REQD R/W	= 1.005	ACRES		
REMAINDER	= +/- 0.0	ACRES		

19

N/F
THOMAS M SUGGS
SEE SHEETS 60-0010 & 60-0011

PARCEL 19
DE1901
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1132	48.74 R	23+35.17	N 1274078.5 E 2216407.4	CORINTH RD EXT1
	35.73	N00°22'05.1"E		
DE1020	24.87 R	23+66.41	N 1274114.2 E 2216407.6	CORINTH RD EXT1
	42.98	S89°00'55.0"E		
DE1019	53.03 R	24+05.00	N 1274113.5 E 2216450.6	CORINTH RD EXT1
	55.60	S50°59'50.5"W		
DE1132	48.74 R	23+35.17	N 1274078.5 E 2216407.4	CORINTH RD EXT1
REQD R/W	= 767.92	SF		
REQD R/W	= 0.018	ACRES		
REMAINDER	= +/- 2.4	ACRES		

PARCEL 19 - AREA 1
DE1902A
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1134	93.56 R	20+78.00	N 1273862.0 E 2216406.0	CORINTH RD EXT1
	99.32	N00°22'05.1"E		
DE1135	91.76 R	21+80.00	N 1273961.3 E 2216406.6	CORINTH RD EXT1
	17.55	S34°02'28.3"E		
DE1136	102.00 R	21+63.00	N 1273946.8 E 2216416.5	CORINTH RD EXT1
	80.10	S04°13'52.7"W		
DE1137	98.00 R	20+83.00	N 1273866.9 E 2216410.6	CORINTH RD EXT1
	6.68	S42°57'06.5"W		
DE1134	93.56 R	20+78.00	N 1273862.0 E 2216406.0	CORINTH RD EXT1
REQD EASMT	= 660.10	SF		
REQD EASMT	= 0.015	ACRES		

PARCEL 19 - AREA 2
DE1902B
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1138	67.14 R	23+00.00	N 1274045.9 E 2216407.2	CORINTH RD EXT1
	32.64	N00°22'05.1"E		
DE1132	48.74 R	23+35.17	N 1274078.5 E 2216407.4	CORINTH RD EXT1
	55.60	N50°59'50.5"E		
DE1019	53.03 R	24+05.00	N 1274113.5 E 2216450.6	CORINTH RD EXT1
	39.25	S89°00'55.0"E		
DE1139	73.46 R	24+50.00	N 1274112.8 E 2216489.8	CORINTH RD EXT1
	25.66	S73°09'47.5"W		
DE1140	68.00 R	24+15.00	N 1274105.4 E 2216465.3	CORINTH RD EXT1
	83.18	S44°18'20.8"W		
DE1138	67.14 R	23+00.00	N 1274045.9 E 2216407.2	CORINTH RD EXT1
REQD EASMT	= 1528.31	SF		
REQD EASMT	= 0.035	ACRES		

TOTAL REQD EASMT = 2188.41 SF
TOTAL REQD EASMT = 0.050 ACRES

PROPERTY AND EXISTING R/W LINE -----E-----
 REQUIRED R/W LINE -----F-----
 CONSTRUCTION LIMITS -C-F-
 EASEMENT FOR CONST & MAINTENANCE OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF SLOPES [diagonal cross-hatching]
 EASEMENT FOR CONSTR OF DRIVES [cross-hatching]

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 EXISTING LIMIT OF ACCESS [dashed line]
 REQ'D LIMIT OF ACCESS [solid line with circles]
 EXISTING LIMIT OF ACCESS & R/W [dashed line with circles]
 REQ'D LIMIT OF ACCESS & R/W [solid line with circles]
 ORANGE BARRIER FENCE [dashed line with vertical bars]
 ESA - ENV. SENSITIVE AREA [dotted line]

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 032 OF 42

DRAWING No.
60-0032

20

N/F
MONROE HODGES
SEE SHEETS 60-0013 & 60-0014

21

N/F
MONROE HODGES
SEE SHEETS 60-0014 - 60-0016 & 60-0034

PARCEL 20
DE2001
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1588	56.00 R	111+84.56	N 1274039.3	E 2218214.9	Corinth Rd
	73.71	S88°26'44.73"E			
DE1643	21.33 R	112+53.37	N 1274037.3	E 2218288.6	Corinth Rd
ARC LENGTH = 190.03 CHORD BEAR = S56°25'18.65"E LNTH CHORD = 180.29 RADIUS = 170.00 DEGREE = 33°42'12.2"					
DE1644	2.06 R	114+36.13	N 1273937.6	E 2218438.8	Corinth Rd
	75.51	S24°23'52.57"E			
DE1645	22.46 R	115+10.13	N 1273868.8	E 2218470.0	Corinth Rd
	39.71	S58°03'28.56"W			
DE1646	62.00 R	115+06.24	N 1273847.8	E 2218436.3	Corinth Rd
	187.99	N45°03'28.52"W			
DE1647	60.00 R	113+00.00	N 1273980.6	E 2218303.2	Corinth Rd
	106.04	N56°23'35.69"W			
DE1588	56.00 R	111+84.56	N 1274039.3	E 2218214.9	Corinth Rd
REQD R/W = 16387.388 SF REQD R/W = 0.376 ACRES REMAINDER = +/- 2.9 ACRES					

PARCEL 21 - TRACT 1
DE2101A
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1141	0.64 L	10+89.37	N 1274039.6	E 2218465.2	CARTER RD
	88.96	S84°21'21.4"E			
DE1142	26.59 R	11+83.72	N 1274030.9	E 2218553.7	CARTER RD
	8.52	S03°40'00.0"E			
DE1143	35.00 R	11+85.12	N 1274022.4	E 2218554.2	CARTER RD
	27.76	S78°36'23.6"W			
DE1144	41.00 R	11+50.00	N 1274016.9	E 2218527.0	CARTER RD
	48.92	N81°23'13.9"W			
DE1145	19.39 R	10+93.98	N 1274024.2	E 2218478.7	CARTER RD
ARC LENGTH = 20.49 CHORD BEAR = N41°12'07.2"W LNTH CHORD = 20.48 RADIUS = 249.85 DEGREE = 22°55'55.7"					
DE1141	0.64 L	10+89.37	N 1274039.6	E 2218465.2	CARTER RD
REQD R/W = 1173.35 SF REQD R/W = 0.027 ACRES					

PARCEL 20
DE2002
EASM'T. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1654	70.00 R	111+49.90	N 1274040.2	E 2218180.4	Corinth Rd
	34.57	S88°26'44.73"E			
DE1588	56.00 R	111+84.56	N 1274039.3	E 2218214.9	Corinth Rd
	106.04	S56°23'35.69"E			
DE1647	60.00 R	113+00.00	N 1273980.6	E 2218303.2	Corinth Rd
	187.99	S45°03'28.52"E			
DE1646	62.00 R	115+06.24	N 1273847.8	E 2218436.3	Corinth Rd
	23.11	S58°03'28.56"W			
DE1656	85.00 R	115+03.74	N 1273835.6	E 2218416.7	Corinth Rd
	181.65	N41°04'21.09"W			
DE1655	70.00 R	113+00.00	N 1273972.5	E 2218297.3	Corinth Rd
	135.16	N59°56'14.52"W			
DE1654	70.00 R	111+49.90	N 1274040.2	E 2218180.4	Corinth Rd
REQD EASMT = 4645.794 SF REQD EASMT = 0.107 ACRES					

PARCEL 21 - TRACT 2
2101B
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1146	76.49 L	114+52.00	N 1273978.2	E 2218508.1	Corinth Rd
	81.81	S37°44'17.0"E			
DE1147	75.00 L	115+26.00	N 1273913.5	E 2218558.1	Corinth Rd
	9.26	S23°00'45.0"E			
DE1148	73.00 L	115+34.19	N 1273905.0	E 2218561.8	Corinth Rd
	51.98	S03°40'00.0"E			
DE1149	47.14 L	115+75.80	N 1273853.1	E 2218565.1	Corinth Rd
	129.12	N24°26'53.4"W			
DE1150	74.17 L	114+59.27	N 1273970.6	E 2218511.7	Corinth Rd
ARC LENGTH = 8.36 CHORD BEAR = N25°21'20.9"W LNTH CHORD = 8.36 RADIUS = 250.00 DEGREE = 22°55'06.0"					
DE1146	76.49 L	114+52.00	N 1273978.2	E 2218508.1	Corinth Rd
REQD R/W = 1358.51 SF REQD R/W = 0.031 ACRES					
TOTAL REQD R/W = 2531.86 SF TOTAL REQD R/W = 0.058 ACRES REMAINDER = +/- 0.10 ACRES					

PARCEL 20
DE2004
REQ'D DRWY. EASM'T.

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1651	77.10 R	111+30.00	N 1274040.8	E 2218161.2	Corinth Rd
	19.21	S88°26'44.73"E			
DE1654	70.00 R	111+49.90	N 1274040.2	E 2218180.4	Corinth Rd
	72.11	S59°56'19.63"E			
DE1653	73.53 R	112+30.00	N 1274004.1	E 2218242.8	Corinth Rd
	86.43	N88°02'27.73"W			
DE1652	110.00 R	111+40.00	N 1274007.1	E 2218156.4	Corinth Rd
	34.02	N08°03'19.84"E			
DE1651	77.10 R	111+30.00	N 1274040.8	E 2218161.2	Corinth Rd
REQD EASMT = 1792.541 SF REQD EASMT = 0.041 ACRES					

1 DRIVEWAY EASEMENT FOR PARCEL 20

PROPERTY AND EXISTING R/W LINE -----E-----
 REQUIRED R/W LINE -----F-----
 CONSTRUCTION LIMITS ---C---F---
 EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF DRIVES [cross-hatching]

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 EXISTING LIMIT OF ACCESS [dashed line]
 REQ'D LIMIT OF ACCESS [solid line]
 EXISTING LIMIT OF ACCESS & R/W [dashed line with dots]
 REQ'D LIMIT OF ACCESS & R/W [solid line with dots]
 ORANGE BARRIER FENCE [dashed line with dots]
 ESA - ENV. SENSITIVE AREA [dotted line]

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 033 OF 42

DRAWING No.
60-0033

(21) CONTINUED

N/F
MONROE HODGES
SEE SHEETS 60-0014 - 60-0016 & 60-0033

(22)

N/F
CAROLYN M ABERCROMBIE
SEE SHEETS 60-0014 & 60-0015

PARCEL 21
DE2102
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1145	19.39 R	10+93.98	N 1274024.2	E 2218478.7	CARTER RD
	48.92	S81°23'13.9"E			
DE1144	41.00 R	11+50.00	N 1274016.9	E 2218527.0	CARTER RD
	27.76	N78°36'23.6"E			
DE1143	35.00 R	11+85.12	N 1274022.4	E 2218554.2	CARTER RD
	15.21	S03°40'00.0"E			
DE1156	50.00 R	11+87.61	N 1274007.2	E 2218555.2	CARTER RD
	39.19	S62°35'48.6"W			
DE1157	93.00 L	114+52.05	N 1273989.1	E 2218520.4	Corinth Rd
	60.92	S39°44'23.2"E			
DE1158	93.17 L	115+05.96	N 1273942.3	E 2218559.4	Corinth Rd
	37.41	S03°40'00.0"E			
DE1148	73.00 L	115+34.19	N 1273905.0	E 2218561.8	Corinth Rd
	9.26	N23°00'45.0"W			
DE1147	75.00 L	115+26.00	N 1273913.5	E 2218558.1	Corinth Rd
	81.81	N37°44'17.0"W			
DE1146	76.49 L	114+52.00	N 1273978.2	E 2218508.1	Corinth Rd

ARC LENGTH = 54.72
CHORD BEAR = N32°35'01.0"W
LNTH CHORD = 54.61
RADIUS = 250.00
DEGREE = 22°55'05.9"
DE1145 19.39 R 10+93.98
REQD EASMT = 3038.67 SF
REQD EASMT = 0.070 ACRES

PARCEL 22
DE2201
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1645	22.46 R	115+10.13	N 1273868.8	E 2218470.0	Corinth Rd
	185.52	S24°23'52.54"E			
DE1648	39.26 R	117+02.00	N 1273699.9	E 2218546.6	Corinth Rd
	15.74	S65°47'23.66"W			
DE1649	55.00 R	117+02.00	N 1273693.4	E 2218532.3	Corinth Rd
	140.65	N27°54'54.80"W			
DE1650	55.00 R	115+52.00	N 1273817.7	E 2218466.4	Corinth Rd
	42.59	N45°00'35.99"W			
DE1646	62.00 R	115+06.24	N 1273847.8	E 2218436.3	Corinth Rd
	39.71	N58°03'28.56"E			
DE1645	22.46 R	115+10.13	N 1273868.8	E 2218470.0	Corinth Rd
REQD R/W	=	4189.235 SF			
REQD R/W	=	0.096 ACRES			
REMAINDER	=	+/- 3.7 ACRES			

PARCEL 22
DE2202
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1646	62.00 R	115+06.24	N 1273847.8	E 2218436.3	Corinth Rd
	42.59	S45°00'35.99"E			
DE1650	55.00 R	115+52.00	N 1273817.7	E 2218466.4	Corinth Rd
	140.65	S27°54'54.80"E			
DE1649	55.00 R	117+02.00	N 1273693.4	E 2218532.3	Corinth Rd
	15.74	N65°47'23.66"E			
DE1648	39.26 R	117+02.00	N 1273699.9	E 2218546.6	Corinth Rd
	10.00	S24°23'52.57"E			
DE1659	39.22 R	117+12.00	N 1273690.8	E 2218550.8	Corinth Rd
	40.78	S65°47'23.66"W			
DE1658	80.00 R	117+12.00	N 1273674.0	E 2218513.6	Corinth Rd
	41.01	N24°12'36.34"W			
DE1657	80.00 R	116+71.00	N 1273711.4	E 2218496.7	Corinth Rd
	147.72	N32°49'09.03"W			
DE1656	85.00 R	115+03.74	N 1273835.6	E 2218416.7	Corinth Rd
	23.11	N58°03'28.56"E			
DE1646	62.00 R	115+06.24	N 1273847.8	E 2218436.3	Corinth Rd
REQD EASMT	=	5259.112 SF			
REQD EASMT	=	0.121 ACRES			

PROPERTY AND EXISTING R/W LINE -----E-----
 REQUIRED R/W LINE -----C-----F-----
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES
 EASEMENT FOR CONSTR OF SLOPES
 EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 EXISTING LIMIT OF ACCESS
 REQ'D LIMIT OF ACCESS
 EXISTING LIMIT OF ACCESS & R/W
 REQ'D LIMIT OF ACCESS & R/W
 ORANGE BARRIER FENCE
 ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 034 OF 42

DRAWING No.
60-0034

23

N/F
PATSY K HOLDEN
SEE SHEETS 60-0014 - 60-0016

24

N/F
JAMES ALLEN & KATHERINE C HARBERT
SEE SHEET 60-0015

PARCEL 23 - TRACT 1
DE2301A
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1149	47.14 L	115+75.80	N 1273853.1	E 2218565.1	Corinth Rd
	51.98	N03°40'00.0"W			
DE1148	73.00 L	115+34.19	N 1273905.0	E 2218561.8	Corinth Rd
	96.42	S22°43'28.6"E			
DE1154	58.00 L	116+21.50	N 1273816.0	E 2218599.0	Corinth Rd
	17.62	N88°16'11.5"W			
DE1155	42.77 L	116+13.21	N 1273816.6	E 2218581.4	Corinth Rd
	40.00	N24°03'32.5"W			
DE1149	47.14 L	115+75.80	N 1273853.1	E 2218565.1	Corinth Rd
REQD R/W	= 1135.55	SF			
REQD R/W	= 0.026	ACRES			

PARCEL 23 - TRACT 2
DE2301B
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1142	26.59 R	11+83.72	N 1274030.9	E 2218553.7	CARTER RD
	31.28	S84°21'23.7"E			
DE1153	26.52 R	12+15.00	N 1274027.8	E 2218584.8	CARTER RD
	31.07	S79°56'16.2"W			
DE1143	35.00 R	11+85.12	N 1274022.4	E 2218554.2	CARTER RD
	8.52	N03°40'00.0"W			
DE1142	26.59 R	11+83.72	N 1274030.9	E 2218553.7	CARTER RD
REQD R/W	= 131.54	SF			
REQD R/W	= 0.003	ACRES			

TOTAL REQD R/W = 1267.09 SF
TOTAL REQD R/W = 0.029 ACRES
REMAINDER = +/- 2.7 ACRES

PARCEL 23 - AREA 1
DE2302A
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1148	73.00 L	115+34.19	N 1273905.0	E 2218561.8	Corinth Rd
	37.41	N03°40'00.0"W			
DE1158	93.17 L	115+05.96	N 1273942.3	E 2218559.4	Corinth Rd
	139.97	S25°00'20.1"E			
DE1159	75.00 L	116+30.31	N 1273815.4	E 2218618.5	Corinth Rd
	19.54	N88°16'11.5"W			
DE1154	58.00 L	116+21.50	N 1273816.0	E 2218599.0	Corinth Rd
	96.42	N22°43'28.6"W			
DE1148	73.00 L	115+34.19	N 1273905.0	E 2218561.8	Corinth Rd
REQD EASMT	= 1810.14	SF			
REQD EASMT	= 0.042	ACRES			

PARCEL 23 - AREA 2
DE2302B
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1153	26.52 R	12+15.00	N 1274027.8	E 2218584.8	CARTER RD
	8.00	S84°21'23.7"E			
DE1162	26.50 R	12+23.00	N 1274027.0	E 2218592.8	CARTER RD
	42.48	S62°11'40.8"W			
DE1156	50.00 R	11+87.61	N 1274007.2	E 2218555.2	CARTER RD
	15.21	N03°40'00.0"W			
DE1143	35.00 R	11+85.12	N 1274022.4	E 2218554.2	CARTER RD
	31.07	N79°56'16.2"E			
DE1153	26.52 R	12+15.00	N 1274027.8	E 2218584.8	CARTER RD
REQD EASMT	= 328.39	SF			
REQD EASMT	= 0.008	ACRES			

TOTAL REQD EASMT = 2138.53 SF
TOTAL REQD EASMT = 0.049 ACRES

PARCEL 24
DE2401
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1155	42.77 L	116+13.21	N 1273816.6	E 2218581.4	Corinth Rd
	17.62	S88°16'11.5"E			
DE1154	58.00 L	116+21.50	N 1273816.0	E 2218599.0	Corinth Rd
	84.47	S23°25'14.1"E			
DE1151	55.00 L	117+02.00	N 1273738.5	E 2218632.6	Corinth Rd
	13.78	S65°47'23.7"W			
DE1152	41.22 L	117+02.00	N 1273732.9	E 2218620.0	Corinth Rd
	92.17	N24°46'08.5"W			
DE1155	42.77 L	116+13.21	N 1273816.6	E 2218581.4	Corinth Rd
REQD R/W	= 1308.88	SF			
REQD R/W	= 0.030	ACRES			
REMAINDER	= +/- 1.7	ACRES			

PARCEL 24
DE2402
EASMT. FOR CONST. AND MAINT. OF SLOPES

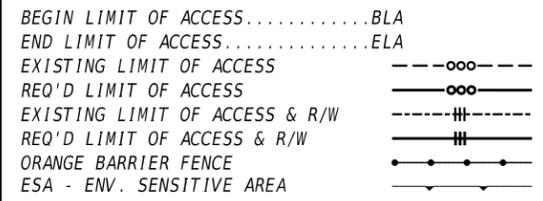
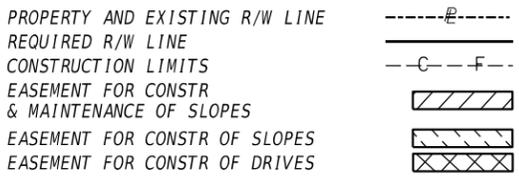
PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1154	58.00 L	116+21.50	N 1273816.0	E 2218599.0	Corinth Rd
	19.54	S88°16'11.5"E			
DE1159	75.00 L	116+30.31	N 1273815.4	E 2218618.5	Corinth Rd
	80.92	S25°06'22.5"E			
DE1160	75.00 L	117+07.00	N 1273742.2	E 2218652.9	Corinth Rd
	33.73	S65°47'23.7"W			
DE1161	41.27 L	117+07.00	N 1273728.3	E 2218622.1	Corinth Rd
	5.00	N24°46'08.5"W			
DE1152	41.22 L	117+02.00	N 1273732.9	E 2218620.0	Corinth Rd
	13.78	N65°47'23.7"E			
DE1151	55.00 L	117+02.00	N 1273738.5	E 2218632.6	Corinth Rd
	84.47	N23°25'14.1"W			
DE1154	58.00 L	116+21.50	N 1273816.0	E 2218599.0	Corinth Rd
REQD EASMT	= 1671.71	SF			
REQD EASMT	= 0.038	ACRES			

25

N/F
KATHLEEN GARNER ESTATE
SEE SHEET 60-0017

PARCEL 25
DE2502
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1500	49.44 L	306+32.00	N 1277089.2	E 2214162.2	SR279
	8.62	N04°18'46.9"E			
DE1501	58.00 L	306+33.00	N 1277097.7	E 2214162.8	SR279
	62.19	N84°52'34.7"E			
DE1502	61.00 L	306+95.11	N 1277103.3	E 2214224.8	SR279
	11.53	S02°00'16.1"E			
DE1503	49.47 L	306+95.04	N 1277091.8	E 2214225.2	SR279
	63.04	S87°37'03.9"W			
DE1500	49.44 L	306+32.00	N 1277089.2	E 2214162.2	SR279
REQD EASMT	= 627.73	SF			
REQD EASMT	= 0.014	ACRES			
TOTAL LOT SIZE	= +/- 2.3	ACRES			



DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP

PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 035 OF 42

DRAWING No.
60-0035

26

N/F
H & K ENTERPRISES INC.
SEE SHEETS 60-0017 & 60-0018

27

N/F
JAMES CARLTON GARNER
SEE SHEETS 60-0017 & 60-0018

PARCEL 26
DE2602
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES		ALIGNMENT
DE1520	50.45 R	307+80.00	N 1276995.4	E 2214314.1	SR279
ARC LENGTH = 97.66					
CHORD BEAR = N86°57'25.72"E					
LNTH CHORD = 97.66					
RADIUS = 1.60E+11					
DEGREE = 00°00'00"					
DE1521	49.27 R	308+77.66	N 1277000.6	E 2214411.7	SR279
500°10'56.72"W					
DE1522	64.09 R	308+77.00	N 1276985.8	E 2214411.6	SR279
97.96 N84°20'41.67"W					
DE1520	50.45 R	307+80.00	N 1276995.4	E 2214314.1	SR279
REQD EASMT = 744.44 SF					
REQD EASMT = 0.017 ACRES					
TOTAL LOT SIZE = +/- 1.9 ACRES					

PARCEL 27
DE2701
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES		ALIGNMENT
DE1507	49.54 L	308+21.00	N 1277097.0	E 2214351.0	SR279
62.86 N76°12'23.0"E					
DE1508	62.00 L	308+82.60	N 1277112.0	E 2214412.0	SR279
12.44 S02°00'16.1"E					
DE1509	49.57 L	308+82.53	N 1277099.6	E 2214412.5	SR279
61.53 S87°37'03.9"W					
DE1507	49.54 L	308+21.00	N 1277097.0	E 2214351.0	SR279
REQD R/W = 382.62 SF					
REQD R/W = 0.009 ACRES					
REMAINDER = +/- 0.74 ACRES					

PARCEL 27
DE2702
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES		ALIGNMENT
DE1503	49.47 L	306+95.04	N 1277091.8	E 2214225.2	SR279
11.53 N02°00'16.1"W					
DE1502	61.00 L	306+95.11	N 1277103.3	E 2214224.8	SR279
60.19 N81°55'54.3"E					
DE1504	67.00 L	307+55.00	N 1277111.7	E 2214284.3	SR279
50.48 S84°23'05.9"E					
DE1505	60.00 L	308+05.00	N 1277106.8	E 2214334.6	SR279
78.59 N78°52'00.5"E					
DE1506	72.00 L	308+82.67	N 1277122.0	E 2214411.7	SR279
9.99 S02°00'16.1"E					
DE1508	62.00 L	308+82.60	N 1277112.0	E 2214412.0	SR279
62.86 S76°12'23.0"W					
DE1507	49.54 L	308+21.00	N 1277097.0	E 2214351.0	SR279
125.95 S87°37'03.9"W					
DE1503	49.47 L	306+95.04	N 1277091.8	E 2214225.2	SR279
REQD EASMT = 2461.90 SF					
REQD EASMT = 0.057 ACRES					

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

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 036 OF 42

DRAWING No.
60-0036

28

N/F
OGNIO HOLDING LLC
SEE SHEETS 60-0018, 60-0023, & 60-0038

PARCEL 28 - TRACT 1
DE2801A
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1523	49.95 R	309+51.00	N 1277002.9	E 2214485.0	SR279
	10.00	N88°10'24.19"E			
DE1524	50.04 R	309+61.00	N 1277003.3	E 2214495.0	SR279
	4.96	S02°21'10.79"E			
DE1525	55.00 R	309+61.00	N 1276998.3	E 2214495.2	SR279
	10.00	S87°38'49.21"W			
DE1526	55.00 R	309+51.00	N 1276997.9	E 2214485.2	SR279
	5.05	N02°21'10.79"W			
DE1523	49.95 R	309+51.00	N 1277002.9	E 2214485.0	SR279
REQD R/W =	50.08	SF			
REQD R/W =	0.001	ACRES			

PARCEL 28 - TRACT 2
DE2801B
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1538	50.57 R	310+18.81	N 1277005.1	E 2214552.8	SR279
	62.57	N88°50'53.98"E			
DE1539	50.89 R	310+83.00	N 1277006.4	E 2214615.3	SR279
ARC LENGTH =	200.59				
CHORD BEAR =	522°28'10.80"E				
LNTH CHORD =	198.01				
RADIUS =	359.97				
DEGREE =	15°55'00.6"				
DE1535	28.04 R	92+32.26	N 1276823.4	E 2214691.0	OLD ROAD
ARC LENGTH =	66.19				
CHORD BEAR =	N36°20'01.68"W				
LNTH CHORD =	66.08				
RADIUS =	339.83				
DEGREE =	16°51'37"				
DE1534	32.00 R	91+71.80	N 1276876.6	E 2214651.8	OLD ROAD
ARC LENGTH =	98.64				
CHORD BEAR =	N19°37'49.45"W				
LNTH CHORD =	98.32				
RADIUS =	356.00				
DEGREE =	16°05'39.6"				
DE1536	88.05 R	310+86.30	N 1276969.2	E 2214618.8	SR279
	34.22	N48°28'02.20"W			
DE1537	65.00 R	310+60.00	N 1276991.9	E 2214593.2	SR279
	42.53	N71°56'17.09"W			
DE1538	50.57 R	310+18.81	N 1277005.1	E 2214552.8	SR279
REQD R/W =	1348.07	SF			
REQD R/W =	0.031	ACRES			

TOTAL REQD R/W = 1398.15 SF
TOTAL REQD R/W = 0.032 ACRES
REMAINDER = +/- 19 ACRES

PARCEL 28
DE2802
EASMT FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1521	49.27 R	308+77.66	N 1277000.6	E 2214411.7	SR279
	73.35	N88°10'24.19"E			
DE1523	49.95 R	309+51.00	N 1277002.9	E 2214485.0	SR279
	5.05	S02°21'10.79"E			
DE1526	55.00 R	309+51.00	N 1276997.9	E 2214485.2	SR279
	10.00	N87°38'49.21"E			
DE1525	55.00 R	309+61.00	N 1276998.3	E 2214495.2	SR279
	4.96	N02°21'10.79"W			
DE1524	50.04 R	309+61.00	N 1277003.3	E 2214495.0	SR279
	57.82	N88°10'24.18"E			
DE1660	50.57 R	310+18.81	N 1277005.1	E 2214552.8	SR279
ARC LENGTH =	6.04				
CHORD BEAR =	N88°50'53.98"E				
LNTH CHORD =	6.04				
RADIUS =	381693066.96				
DEGREE =	00°00'00.1"				
DE1538	50.69 R	310+25.00	N 1277005.2	E 2214558.8	SR279
	36.88	S68°50'54.40"E			
DE1537	65.00 R	310+60.00	N 1276991.9	E 2214593.2	SR279
	34.22	S48°28'02.20"E			
DE1536	32.00 R	90+82.03	N 1276969.2	E 2214618.8	OLD ROAD
ARC LENGTH =	98.64				
CHORD BEAR =	S19°37'49.45"E				
LNTH CHORD =	98.32				
RADIUS =	356.00				
DEGREE =	16°05'39.6"				
DE1534	32.00 R	91+71.80	N 1276876.6	E 2214651.8	OLD ROAD
ARC LENGTH =	66.19				
CHORD BEAR =	S36°20'01.68"E				
LNTH CHORD =	66.08				
RADIUS =	339.83				
DEGREE =	16°51'37"				
DE1535	28.04 R	92+32.26	N 1276823.4	E 2214691.0	OLD ROAD
ARC LENGTH =	137.88				
CHORD BEAR =	S49°24'23.33"E				
LNTH CHORD =	137.03				
RADIUS =	359.97				
DEGREE =	15°55'00.6"				
DE1533	28.06 R	93+60.00	N 1276734.2	E 2214795.0	OLD ROAD
	43.11	S44°25'21.73"W			
DE1532	70.00 R	93+50.00	N 1276703.4	E 2214764.9	OLD ROAD
	152.22	N50°14'12.50"W			
DE1531	76.00 R	92+25.00	N 1276800.8	E 2214647.9	OLD ROAD
	112.35	N33°34'04.49"W			
DE1530	85.00 R	91+35.00	N 1276894.4	E 2214585.7	OLD ROAD
	74.10	N11°59'21.78"W			
DE1529	80.00 R	90+76.00	N 1276966.9	E 2214570.3	OLD ROAD
	100.27	N86°55'38.44"W			
DE1528	80.00 R	309+35.00	N 1276972.3	E 2214470.2	SR279
	20.62	S11°40'59.69"W			
DE1516	100.00 R	309+30.00	N 1276952.1	E 2214466.0	SR279
	54.60	N87°05'54.44"W			
DE1527	95.00 R	308+75.63	N 1276954.8	E 2214411.5	SR279
	45.77	N00°10'56.72"E			
DE1521	49.27 R	308+77.66	N 1277000.6	E 2214411.7	SR279
REQD EASMT =	21268.25	SF			
REQD EASMT =	0.488	ACRES			

PROPERTY AND EXISTING R/W LINE -----E-----
 REQUIRED R/W LINE -----C-----F-----
 CONSTRUCTION LIMITS
 EASEMENT FOR CONST & MAINTENANCE OF SLOPES
 EASEMENT FOR CONSTR OF SLOPES
 EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 EXISTING LIMIT OF ACCESS
 REQ'D LIMIT OF ACCESS
 EXISTING LIMIT OF ACCESS & R/W
 REQ'D LIMIT OF ACCESS & R/W
 ORANGE BARRIER FENCE
 ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 037 OF 42

DRAWING No.
60-0037

28 CONTINUED

N/F
OGNIO HOLDING LLC
SEE SHEETS 60-0018, 60-0023, & 60-0037

29

N/F
MICHAEL D HIGGINBOTHAM
SEE SHEET 60-0018

PARCEL 28 - AREA 1
DE2804A
REQ'D DRWY. EASM'T.

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1517	96.05 R	308+87.00	N 1276954.3 E 2214422.9	SR279
	43.18	S87°05'54.44"E		
DE1516	100.00 R	309+30.00	N 1276952.1 E 2214466.0	SR279
	7.28	S18°17'54.21"E		
DE1518	107.00 R	309+32.00	N 1276945.2 E 2214468.3	SR279
	47.01	S88°52'16.48"W		
DE1519	106.00 R	308+85.00	N 1276944.2 E 2214421.3	SR279
	10.15	N09°00'43.55"E		
DE1517	96.05 R	308+87.00	N 1276954.3 E 2214422.9	SR279
REQD EASMT	= 381.38	SF		
REQD EASMT	= 0.009	ACRES		

PARCEL 28 - AREA 2
DE2804B
REQ'D DRWY. EASM'T.

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1530	85.00 R	91+35.00	N 1276894.41 E 2214585.73	OLD ROAD
	112.35	S33°34'04.49"E		
DE1531	76.00 R	92+25.00	N 1276800.79 E 2214647.86	OLD ROAD
	29.70	S65°54'20.07"W		
DE1541	105.00 R	92+20.00	N 1276788.67 E 2214620.75	OLD ROAD
	105.16	N26°18'47.50"W		
DE1540	100.00 R	91+40.00	N 1276882.93 E 2214574.14	OLD ROAD
	16.32	N45°18'08.94"E		
DE1530	85.00 R	91+35.00	N 1276894.41 E 2214585.73	OLD ROAD
REQD EASMT	= 2459.73	SF		
REQD EASMT	= 0.056	ACRES		

2 DRIVEWAY EASEMENTS FOR PARCEL 28

PARCEL 29
DE2901
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1509	49.57 L	308+82.53	N 1277099.6 E 2214412.5	SR279
	12.44	N02°00'16.07"W		
DE1508	62.00 L	308+82.60	N 1277112.0 E 2214412.0	SR279
	67.85	N75°44'35.13"E		
DE1510	76.00 L	309+49.00	N 1277128.7 E 2214477.8	SR279
	100.77	S87°40'22.09"E		
DE1511	68.00 L	310+48.43	N 1277124.6 E 2214578.5	SR279
	19.59	S16°55'45.83"E		
DE1512	49.12 L	310+53.51	N 1277105.9 E 2214584.2	SR279
	122.26	S88°00'34.11"W		
DE1513	49.59 L	309+32.10	N 1277101.6 E 2214462.0	SR279
	49.57	S87°37'03.93"W		
DE1509	49.57 L	308+82.53	N 1277099.6 E 2214412.5	SR279
REQD R/W	= 3619.06	SF		
REQD R/W	= 0.083	ACRES		
REMAINDER	= +/- 0.78	ACRES		

PARCEL 29
DE2902
EASM'T. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING COORDINATES	ALIGNMENT
DE1508	62.00 L	308+82.60	N 1277112.0 E 2214412.0	SR279
	9.99	N02°00'16.07"W		
DE1506	72.00 L	308+82.67	N 1277122.0 E 2214411.7	SR279
	79.40	N78°13'11.43"E		
DE1514	85.00 L	309+61.00	N 1277138.2 E 2214489.4	SR279
	87.08	S85°37'50.11"E		
DE1515	75.00 L	310+46.46	N 1277131.6 E 2214576.2	SR279
	7.29	S17°50'20.31"E		
DE1511	68.00 L	310+48.43	N 1277124.6 E 2214578.5	SR279
	100.77	N87°40'22.09"W		
DE1510	76.00 L	309+49.00	N 1277128.7 E 2214477.8	SR279
	67.85	S75°44'35.13"W		
DE1508	62.00 L	308+82.60	N 1277112.0 E 2214412.0	SR279
REQD EASMT	= 1400.92	SF		
REQD EASMT	= 0.032	ACRES		

PROPERTY AND EXISTING R/W LINE -----E-----
 REQUIRED R/W LINE -----F-----
 CONSTRUCTION LIMITS -C-F-
 EASEMENT FOR CONST & MAINTENANCE OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF DRIVES [cross-hatching]

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 EXISTING LIMIT OF ACCESS [dashed line]
 REQ'D LIMIT OF ACCESS [dashed line with circles]
 EXISTING LIMIT OF ACCESS & R/W [dashed line with vertical bars]
 REQ'D LIMIT OF ACCESS & R/W [dashed line with vertical bars]
 ORANGE BARRIER FENCE [dashed line with vertical bars]
 ESA - ENV. SENSITIVE AREA [dashed line with vertical bars]

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 038 OF 42

DRAWING No.
60-0038

30

N/F
JOHN STEPHEN ALLGOOD
SEE SHEETS 60-0018 & 60-0019

31

N/F
EDWARD W STOREY ESTATE
SEE SHEET 60-0018

PARCEL 30
DE3001
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1591	49.11 L	310+83.84	N 1277106.4	E 2214615.3	SR279
	11.18	N16°05'38.74"W			
DE1578	59.88 L	310+80.92	N 1277117.1	E 2214612.2	SR279
	129.63	S89°54'17.96"E			
DE1581	62.42 L	312+06.71	N 1277116.9	E 2214741.8	SR279
	91.43	S89°54'17.95"E			
DE1586	69.10 L	312+95.00	N 1277116.7	E 2214833.2	SR279
	72.69	S89°54'17.72"E			
DE1592	77.27 L	313+64.68	N 1277116.6	E 2214905.9	SR279
	29.85	S00°26'04.73"E			
DE1590	47.71 L	313+68.73	N 1277086.8	E 2214906.1	SR279
ARC LENGTH = 291.79					
CHORD BEAR = N86°08'42.36"W					
LNTH CHORD = 291.54					
RADIUS = 2050.00					
DEGREE = 02°47'41.7"					
DE1591	49.11 L	310+83.84	N 1277106.4	E 2214615.3	SR279
REQD R/W = 4907.40 SF					
REQD R/W = 0.113 ACRES					
REMAINDER = +/- 0.0 ACRES					

PARCEL 31
DE3101
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1578	59.88 L	310+80.92	N 1277117.1	E 2214612.2	SR279
	6.37	N16°46'13.61"W			
DE1579	66.00 L	310+79.20	N 1277123.2	E 2214610.3	SR279
	128.03	N87°06'17.26"E			
DE1580	75.00 L	312+02.59	N 1277129.7	E 2214738.2	SR279
	13.28	S15°45'33.95"E			
DE1581	62.42 L	312+06.71	N 1277116.9	E 2214741.8	SR279
	129.63	N89°54'17.96"W			
DE1578	59.88 L	310+80.92	N 1277117.1	E 2214612.2	SR279
REQD R/W = 1224.44 SF					
REQD R/W = 0.028 ACRES					
REMAINDER = +/- 1.2 ACRES					

PARCEL 31
DE3102
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1579	66.00 L	310+79.20	N 1277123.2	E 2214610.3	SR279
	12.52	N17°13'57.73"W			
DE1582	78.00 L	310+75.76	N 1277135.2	E 2214606.6	SR279
	130.14	S89°49'07.64"E			
DE1583	80.00 L	312+00.96	N 1277134.8	E 2214736.7	SR279
	5.28	S15°45'33.95"E			
DE1580	75.00 L	312+02.59	N 1277129.7	E 2214738.2	SR279
	128.03	S87°06'17.26"W			
DE1579	66.00 L	310+79.20	N 1277123.2	E 2214610.3	SR279
REQD EASMT = 1106.57 SF					
REQD EASMT = 0.025 ACRES					

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

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 039 OF 42

DRAWING No.
60-0039

32

N/F
MARY STARR AUSTIN
SEE SHEETS 60-0018 - 60-0021, 60-0023, & 60-0041

PARCEL 32 - TRACT 1
DE3201A
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1542	51.20 R	311+45.11	N 1277005.7	E 2214675.8	SR279
ARC LENGTH = 48.61 CHORD BEAR = S87°51'39.84"E LNTH CHORD = 48.61 RADIUS = 1756.15 DEGREE = 03°15'45.3"					
DE1543	51.34 R	311+95.00	N 1277003.9	E 2214724.4	SR279
49.55 S25°15'59.58"W DE1544 97.00 R 311+75.00 N 1276959.0 E 2214703.3 SR279 81.98 S23°29'13.41"E DE1545 44.00 L 92+09.50 N 1276883.9 E 2214735.9 OLD ROAD 121.96 S45°51'00.95"E DE1546 42.00 L 93+51.00 N 1276798.9 E 2214823.4 OLD ROAD 10.17 S31°03'04.44"W DE1547 31.83 L 93+51.00 N 1276790.2 E 2214818.2 OLD ROAD ARC LENGTH = 266.97 CHORD BEAR = N33°27'08.17"W LNTH CHORD = 258.26 RADIUS = 300.21 DEGREE = 19°05'06.9"					
DE1542	51.20 R	311+45.11	N 1277005.7	E 2214675.8	SR279
REQ'D R/W = 4867.49 SF REQ'D R/W = 0.112 ACRES					

PARCEL 32 - TRACT 2
DE3201B
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1552	52.08 R	313+00.00	N 1276995.7	E 2214826.4	SR279
ARC LENGTH = 95.54 CHORD BEAR = S82°10'20.00"E LNTH CHORD = 95.52 RADIUS = 1756.15 DEGREE = 03°15'45.3"					
DE1555	53.30 R	313+98.11	N 1276982.6	E 2214921.0	SR279
ARC LENGTH = 165.82 CHORD BEAR = S79°04'23.52"E LNTH CHORD = 165.75 RADIUS = 1567.89 DEGREE = 03°39'15.6"					
DE1556	53.25 R	315+68.45	N 1276951.2	E 2215083.7	SR279
221.64 S76°08'02.89"E DE1557 49.44 R 317+91.61 N 1276898.1 E 2215298.9 SR279 108.39 S74°51'30.80"E DE1558 49.58 R 319+00.00 N 1276869.8 E 2215403.5 SR279 142.47 N85°37'06.33"W DE1559 76.00 R 317+60.00 N 1276880.7 E 2215261.5 SR279 450.06 N75°11'57.81"W DE1552 52.08 R 313+00.00 N 1276995.7 E 2214826.4 SR279 REQ'D R/W = 10151.45 SF REQ'D R/W = 0.233 ACRES					

TOTAL REQ'D R/W = 15018.94 SF
TOTAL REQ'D R/W = 0.345
REMAINDER = +/- 11 ACRES

PARCEL 32 - AREA 1
DE3202A
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1544	97.00 R	311+75.00	N 1276959.0	E 2214703.3	SR279
5.44 N25°15'59.58"E DE1548 92.00 R 311+77.24 N 1276964.0 E 2214705.6 SR279 76.53 S23°48'27.00"E DE1549 50.00 L 92+00.00 N 1276893.9 E 2214736.5 OLD ROAD 140.45 S47°13'15.38"E DE1550 50.00 L 93+65.00 N 1276798.6 E 2214839.6 OLD ROAD 17.88 S31°00'39.56"W DE1551 32.13 L 93+65.00 N 1276783.2 E 2214830.3 OLD ROAD ARC LENGTH = 14.01 CHORD BEAR = N60°10'53.66"W LNTH CHORD = 14.01 RADIUS = 328.18 DEGREE = 17°27'31.8"					
DE1547	31.83 L	93+51.00	N 1276790.2	E 2214818.2	OLD ROAD
10.17 N31°03'04.44"E DE1546 42.00 L 93+51.00 N 1276798.9 E 2214823.4 OLD ROAD 121.96 N45°51'00.95"W DE1545 44.00 L 92+09.50 N 1276883.9 E 2214735.9 OLD ROAD 81.98 N23°29'13.41"W DE1544 97.00 R 311+75.00 N 1276959.0 E 2214703.3 SR279 REQ'D EASMT = 1753.94 SF REQ'D EASMT = 0.040 ACRES					

PARCEL 32 - AREA 2
DE3202B
EASMT. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1543	51.34 R	311+95.00	N 1277003.9	E 2214724.4	SR279
ARC LENGTH = 102.29 CHORD BEAR = S85°23'57.68"E LNTH CHORD = 102.28 RADIUS = 1756.15 DEGREE = 03°15'45.3"					
DE1552	52.08 R	313+00.00	N 1276995.7	E 2214826.4	SR279
58.92 S75°11'57.81"E DE1553 60.53 R 313+60.00 N 1276980.6 E 2214883.3 SR279 163.46 N84°49'04.22"W DE1554 60.00 R 311+91.41 N 1276995.4 E 2214720.5 SR279 9.34 N24°34'59.32"E DE1543 51.34 R 311+95.00 N 1277003.9 E 2214724.4 SR279 REQ'D EASMT = 1304.09 SF REQ'D EASMT = 0.030 ACRES					

PROPERTY AND EXISTING R/W LINE -----E-----
 REQUIRED R/W LINE -----C-----F-----
 CONSTRUCTION LIMITS
 EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF SLOPES [diagonal hatching]
 EASEMENT FOR CONSTR OF DRIVES [cross-hatching]

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 EXISTING LIMIT OF ACCESS [dashed line]
 REQ'D LIMIT OF ACCESS [solid line]
 EXISTING LIMIT OF ACCESS & R/W [dashed line with dots]
 REQ'D LIMIT OF ACCESS & R/W [solid line with dots]
 ORANGE BARRIER FENCE [dashed line with dots]
 ESA - ENV. SENSITIVE AREA [dotted line]

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 040 OF 42
 DRAWING No.
60-0040

32 CONTINUED

N/F
MARY STARR AUSTIN
SEE SHEETS 60-0018 - 60-0021, 60-0023, & 60-0040

33

N/F
CONSTRUCTION CORP OF AMERICA
SEE SHEETS 60-0018 & 60-0019

PARCEL 32 - AREA 3
DE3202C
EASMT. FOR CONST. AND MAINT. OF SLOPES

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, NORTHING/EASTING COORDINATES, ALIGNMENT. Rows include DE1560 through DE1561 with various stationing and bearing data.

REQD EASMT = 14835.04 SF
REQD EASMT = 0.341 ACRES
TOTAL REQD EASMT = 17893.069 SF
TOTAL REQD EASMT = 0.441 ACRES

PARCEL 32
DE3204
REQ'D DRWY. EASMT.

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, NORTHING/EASTING COORDINATES, ALIGNMENT. Rows include DE1575 through DE1577 with various stationing and bearing data.

REQD EASMT = 275.00 SF
REQD EASMT = 0.006 ACRES
1 DRIVEWAY EASEMENT FOR PARCEL 32

PARCEL 33
DE3301
REQ'D R/W

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, NORTHING/EASTING COORDINATES, ALIGNMENT. Rows include DE1581 through DE1586 with various stationing and bearing data.

PARCEL 33
DE3302
EASMT. FOR CONST. AND MAINT. OF SLOPES

Table with columns: PNT, OFFSET/DIST, STATION/BEARING, NORTHING/EASTING COORDINATES, ALIGNMENT. Rows include DE1580 through DE1587 with various stationing and bearing data.

REQD EASMT = 991.04 SF
REQD EASMT = 0.023 ACRES

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

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
EXISTING LIMIT OF ACCESS
REQ'D LIMIT OF ACCESS
EXISTING LIMIT OF ACCESS & R/W
REQ'D LIMIT OF ACCESS & R/W
ORANGE BARRIER FENCE
ESA - ENV. SENSITIVE AREA

Table with columns: DATE, REVISIONS. Multiple empty rows for recording changes.

Table with columns: DATE, REVISIONS. Multiple empty rows for recording changes.

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO. 0017813
COUNTY: FAYETTE
LAND LOT NO: 216,217,232,233,249
LAND DISTRICT: 5
GMD 1262
DATE XX/XX/XXXX SH 041 OF 42
DRAWING No.
60-0041

34

N/F
JOHN STEPHEN ALLGOOD
SEE SHEETS 60-0019 & 60-0020

35

N/F
TOPFA LLC
SEE SHEETS 60-0009 & 60-0020 & 60-0021

PARCEL 34
DE3401
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1590	47.71 L	313+68.73	N 1277086.8	E 2214906.1	SR279
	17.46	N00°20'19.27"W			
DE1589	65.00 L	313+66.37	N 1277104.2	E 2214906.0	SR279
	138.64	S84°37'35.83"E			
DE1597	75.00 L	315+00.00	N 1277091.2	E 2215044.1	SR279
	154.73	S73°31'30.25"E			
DE1598	67.00 L	316+50.00	N 1277047.4	E 2215192.4	SR279
	122.60	S81°01'07.51"E			
DE1599	80.00 L	317+71.90	N 1277028.2	E 2215313.5	SR279
	34.45	S02°08'47.45"E			
DE1600	47.10 L	317+82.10	N 1276993.8	E 2215314.8	SR279
	214.36				
ARC LENGTH = 214.36					
CHORD BEAR = N75°15'22.16"W					
LNTH CHORD = 214.36					
RADIUS = 3.71E+11					
DEGREE = 00°00'00"					
DE1601	46.75 L	315+69.10	N 1277048.4	E 2215107.5	SR279
	205.10				
ARC LENGTH = 205.10					
CHORD BEAR = N79°12'04.70"W					
LNTH CHORD = 205.02					
RADIUS = 2050.00					
DEGREE = 02°47'41.7"					
DE1590	47.71 L	313+68.73	N 1277086.8	E 2214906.1	SR279
	10028.75	SF			
REQD R/W = 10028.75 SF					
REQD R/W = 0.230 ACRES					
REMAINDER = +/- 3.5 ACRES					

PARCEL 34
DE3402
EASM'T. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1589	65.00 L	313+66.37	N 1277104.2	E 2214906.0	SR279
	8.08	N00°20'19.27"W			
DE1593	73.00 L	313+65.30	N 1277112.3	E 2214906.0	SR279
	140.51	S85°24'16.06"E			
DE1594	85.00 L	315+00.00	N 1277101.0	E 2215046.0	SR279
	130.36	S72°23'26.68"E			
DE1595	75.00 L	316+25.00	N 1277061.6	E 2215170.3	SR279
	144.88	S80°28'38.85"E			
DE1596	89.00 L	317+69.12	N 1277037.6	E 2215313.2	SR279
	9.42	S02°08'47.45"E			
DE1599	80.00 L	317+71.90	N 1277028.2	E 2215313.5	SR279
	122.60	N81°01'07.51"W			
DE1598	67.00 L	316+50.00	N 1277047.4	E 2215192.4	SR279
	154.73	N73°31'30.25"W			
DE1597	75.00 L	315+00.00	N 1277091.2	E 2215044.1	SR279
	138.64	N84°37'35.83"W			
DE1589	65.00 L	313+66.37	N 1277104.2	E 2214906.0	SR279
	3792.70	SF			
REQD EASMT = 3792.70 SF					
REQD EASMT = 0.087 ACRES					

PARCEL 35
DE3501
REQ'D R/W

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1600	47.10 L	317+82.10	N 1276993.8	E 2215314.8	SR279
	34.45	N02°08'47.45"W			
DE1599	80.00 L	317+71.90	N 1277028.2	E 2215313.5	SR279
	78.33	S79°19'30.04"E			
DE1602	86.00 L	318+50.00	N 1277013.7	E 2215390.5	SR279
	301.38	S68°31'11.76"E			
DE1603	52.34 L	321+49.49	N 1276903.4	E 2215670.9	SR279
	321.52	N74°38'37.41"W			
DE1604	53.96 L	318+27.98	N 1276988.5	E 2215360.9	SR279
	46.41				
ARC LENGTH = 46.41					
CHORD BEAR = N83°26'27.80"W					
LNTH CHORD = 46.39					
RADIUS = 529.48					
DEGREE = 10°49'16.1"					
DE1600	47.10 L	317+82.10	N 1276993.8	E 2215314.8	SR279
	7127.62	SF			
REQD R/W = 7127.62 SF					
REQD R/W = 0.164 ACRES					
REMAINDER = +/- 6.5 ACRES					

PARCEL 35
DE3502
EASM'T. FOR CONST. AND MAINT. OF SLOPES

PNT	OFFSET/ DIST	STATION/ BEARING	NORTHING/EASTING	COORDINATES	ALIGNMENT
DE1599	80.00 L	317+71.90	N 1277028.2	E 2215313.5	SR279
	9.42	N02°08'47.45"W			
DE1596	89.00 L	317+69.12	N 1277037.6	E 2215313.2	SR279
	86.59	S82°13'49.25"E			
DE1605	100.00 L	318+55.00	N 1277025.9	E 2215399.0	SR279
	102.84	S61°26'09.39"E			
DE1606	76.00 L	319+55.00	N 1276976.8	E 2215489.3	SR279
	245.20	S72°35'39.73"E			
DE1607	66.00 L	322+00.00	N 1276903.4	E 2215723.3	SR279
	100.18	S71°29'52.96"E			
DE1608	60.00 L	323+00.00	N 1276871.6	E 2215818.3	SR279
	155.82	S80°27'21.01"E			
DE1609	75.00 L	324+55.10	N 1276845.8	E 2215971.9	SR279
	26.49	S08°40'03.44"E			
DE1610	50.75 L	324+65.76	N 1276819.6	E 2215975.9	SR279
	316.27	N74°38'37.41"W			
DE1603	52.34 L	321+49.49	N 1276903.4	E 2215670.9	SR279
	301.38	N68°31'11.76"W			
DE1602	86.00 L	318+50.00	N 1277013.7	E 2215390.5	SR279
	78.33	N79°19'30.04"W			
DE1599	80.00 L	317+71.90	N 1277028.2	E 2215313.5	SR279
	8012.99	SF			
REQD EASMT = 8012.99 SF					
REQD EASMT = 0.184 ACRES					

PROPERTY AND EXISTING R/W LINE -----E-----
 REQUIRED R/W LINE -----F-----
 CONSTRUCTION LIMITS -----C-----
 EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES [diagonal lines]
 EASEMENT FOR CONSTR OF SLOPES [diagonal lines]
 EASEMENT FOR CONSTR OF DRIVES [cross-hatch]

BEGIN LIMIT OF ACCESS.....BLA
 END LIMIT OF ACCESS.....ELA
 EXISTING LIMIT OF ACCESS [dashed line]
 REQ'D LIMIT OF ACCESS [solid line]
 EXISTING LIMIT OF ACCESS & R/W [dashed line with dots]
 REQ'D LIMIT OF ACCESS & R/W [solid line with dots]
 ORANGE BARRIER FENCE [dashed line with dots]
 ESA - ENV. SENSITIVE AREA [dotted line]

DATE	REVISIONS	DATE	REVISIONS

STATE OF GEORGIA
 DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP
 PROJECT NO. 0017813
 COUNTY: FAYETTE
 LAND LOT NO: 216,217,232,233,249
 LAND DISTRICT: 5
 GMD 1262
 DATE XX/XX/XXXX SH 042 OF 42

DRAWING No.
60-0042

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Request to award Bid #26073-B, to ER Snell, Inc. for FY26 Resurfacing Project in the amount of \$3,893,213.21.

Background/History/Details:

Contractor resurfacing of 13 roads (10.19 miles) including the following subdivisions and roads:
1.) Flat Creek Trail - Full Depth Reclamation (FDR)
2.) Bethea Road - FDR
3.) Bohannon Road - FDR
4.) Kirkley Road - Resurfacing
5.) Lester Road - Resurfacing
6.) Tyrone Road - Resurfacing
7.) Kenwood Business Park (Carnes Drive, Cecil Court, Ethan Drive, Etowah Trace, Marksmen Court, Tober Trail and Walter Way)

Staff Notes - Road Department is aware of the quality issues (see attached contractor evaluation) on their most recent resurfacing contract FC Resurfacing FY22 - Construction. Road Department has already talked with ER Snell leadership to ensure an improved final product for this contract.

What action are you seeking from the Board of Commissioners?

Approval to award Bid #26073-B, to ER Snell, Inc. for FY26 Resurfacing Project in the amount of \$3,893,213.21.

If this item requires funding, please describe:

There is funding available in the Road Department's M&O, SPLOST and LMIG accounts to fund this project.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
 www.fayettecountyga.gov

To: Steve Rapson
 Through: Ted L. Burgess *TLB*
 From: Sherry White *SW*
 Date: February 12, 2026
 Subject: Contract #26073-B: FY26 Resurfacing

The Purchasing Department issued Invitation to Bid #26073-B: FY26 Resurfacing to secure a contractor to provide milling, crack sealing and resurfacing various roads in Fayette County. The contract includes six county roads and the Kenwood Business Park.

Notice of the opportunity was emailed to 107 companies. Another 226 were contacted through the web-based Georgia Procurement Registry, who were registered under commodity codes #91371 (Maintenance and Repair, Highway and Roads, Including Removal of Asphalt, Concrete, Bitumens, etc.), #91384 (Maintenance and Repair, Streets, Major and Residential), #91395 (Paving and Resurfacing, Highway and Road) and #91396 (Paving and Resurfacing, Streets, Major and Residential). The offer was also advertised through Fayette News, Georgia Local Government Access Marketplace, and the county website.

Nine companies submitted bids (Attachment 1).

The Road Department recommends awarding the lowest responsive contractor ER Snell Contractor, Inc. They recently completed resurfacing work for another county project under the supervision of an external engineering consulting firm. The work was subpar, and corrective actions were taken to replace the poor asphalt. A county employee will oversee this project. The Contractor Performance Evaluation is attached to reflect the initial work (Attachment 2).

Specifics of the proposed contract are as follows:

Contract Name	26073-B: FY26 Resurfacing
Vendor	ER Snell Contractor, Inc.
Not-to-Exceed Amount	\$3,893,213.21

Budget:

Road Dept	Technical Services	Project	Contract Budget	Available Budget
10040220	521316	LMG26	\$1,425,516.00	\$1,425,516.00*
10040220	521316	LRA26	1,310,000.00	1,310,000.00
32740220	541210	T23AA	<u>1,157,698.00</u>	<u>7,292,795.66</u>
Total Amt. (as of 2/4/26)			\$3,893,214.00	\$10,028,311.66

*Available after mid-year budget adjustments

TALLY SHEET
ITB #26073-B FY26 Resurfacing Project
12/17/2025

COMPANY NAME	TOTAL BID PRICE
MBH Paving Inc	\$5,605,073.42
East Coast Grading Inc	\$4,853,895.73
Summit Construction & Dev LLC	\$4,838,670.34
Magnum Paving	\$4,375,906.80
Atlanta Paving & Concrete	\$4,299,888.88
Blount Construction	\$4,215,643.70
McLeroy Inc	\$3,957,109.74
CW Matthews	\$3,952,835.84
ER Snell	\$3,893,213.21

Blue lettering reflects calculation corrections.

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION	Page 1
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1. Use this form to record contractor performance for any contract of \$50,000 or above.
2. The person who serves as project manager or account manager is the designated party to complete the evaluation.
3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.

VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: E. R. Snell Contractor, Inc.	Contract Number: 2428-B
Mailing Address: 1785 Oak Road	Contract Description or Title: FC Resurfacing FY22 - Construction
City, St, Zip Code: Snellville, GA 30078	Contract Term (Dates) From: 4/14/2025 - Current
Phone Number: 770-985-0600	Task Order Number:
Cell Number: N/A	Other Reference: 26073-B FY26 Resurfacing
E-Mail Address: CJSNELL@ersnell.com	

DEFINITIONS

OUTSTANDING – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.

SATISFACTORY (Sat) - Vendor met minimum contractual requirements or performance expectations of the products/services.

UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule			X		
2. Condition of delivered products			X		
3. Quality of work				X	
4. Adherence to specifications or scope of work			X		
5. Timely, appropriate, & satisfactory problem or complaint resolution				X	
6. Timeliness and accuracy of invoicing			X		
7. Working relationship / interfacing with county staff and citizens			X		
8. Service Call (On-Call) response time					X
9. Adherence to contract budget and schedule			X		
10. Other (specify):					X
11. Overall evaluation of contractor performance			X		

EVALUATED BY

Signature: <i>Courtney Hassenzahl</i>	Date of Evaluation: 1/7/2026
Print Name: Courtney Hassenzahl	Department/Division: Environmental Management
Title: Assistant Director	Telephone No: 770-305-5410

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Request to award Contract #26093-S for Audio Visual Equipment for the new Multi-Use Recreation Facility to Sound Principles Pro Multi Media, Inc., in the amount of \$289,543.99.

Background/History/Details:

The new Multi-Use Recreation Facility is currently under construction. The project team has worked with the Parks & Recreation Staff & Sound Principles to develop the Audio Visual scope needed in the new facility. The scope of the works includes the following:

- TV's to all community meeting rooms, activity rooms & sitting areas
- Large screen projector to Community Room, including sound system, microphones & in ceiling speakers
- Public Announcement & sound system - controlled from the reception desk
- TV's & sound system to weight room
- Speakers and announcement system to both large gyms
- Video Conferencing capability to Parks & Rec's Conference room
- Electronic Notice boards

The project budget has \$200,000 for AV installation, it is proposed to cover the difference by using funds from the IT & Security budget - see attached Total Cost Report.

What action are you seeking from the Board of Commissioners?

Approval to award Contract #26093-S for Audio Visual Equipment for the new Multi-Use Recreation Facility to Sound Principles Pro Multi Media, Inc., in the amount of \$289,543.99.

If this item requires funding, please describe:

Project Funding is available under R23AA in the sum of \$3,013,250 as of February 4, 2026.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

Fayette County Multi-Use Recreation Project

Jan-26

Total Cost Report - Executive Summary

Guaranteed Maximum Price	\$20,640,302
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Schedule dates:	
- Start on Site	May 5th 2025
- Completion	September 18th 2026

Total Invoiced to date:	\$5,711,894	27.6% of GMP
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Summary of Cost vs Budget			
	Budget	Committed	Expected Cost
Construction Cost	\$18,032,831	\$19,641,392	\$19,641,392
GC's / GR's	\$1,803,283	\$525,000	\$525,000
Design / Pre-Con fees	incl.	\$10,000	\$10,000
CM Fee	\$793,445	\$463,910	\$463,910
GMP Total	\$20,629,559	\$20,640,302	\$20,640,302 MEJA GMP
Fayette County Vendors & Costs:			
Security Installation - Cameras	\$250,000	\$0	\$150,000
Furniture, Fixtures & Equipment	\$750,000	\$0	\$750,000
Audi Visual Allowance	\$200,000	\$0	\$289,768
IT equipment & cellular upgrade	\$250,000	\$0	\$100,000
Contingency Allowance for unknowns	\$750,000	\$0	\$750,000
Sub-Total	\$2,200,000	\$0	\$2,039,768
Professional Fees:			
PM fees, Testing, Surveys & Reports	\$563,441		Incl. below
Architecture & Engineering - LOSE	\$660,000	\$660,000	\$660,000
Peer Review - Jefferson Architecture		\$9,850	\$9,850
Project Management - MMC		\$128,250	\$128,250
Asbestos Testing		\$645	\$645
	\$1,223,441	\$798,745	\$798,745
GRAND TOTAL	\$24,053,000	\$21,439,047	\$23,478,815



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
 www.fayettecountyga.gov

To: Steve Rapson

From: Ted L. Burgess 

Date: January 21, 2026

For BOC Mtg: February 12, 2026

Subject: Contract #26093-S: AV for New Recreation Multi-Use Building

In 2013 the county issued Request for Proposals #877 for a company to design, install, and support an audio and video system for the Commissioners' public meeting chamber. Twenty-two companies attended a mandatory pre-proposal conference, and nine submitted proposals. The county awarded the resulting contract to Sound Principles Pro Multi Media, Inc.

Since that time, there have been needs for audio/video (AV) upgrades or installations in other county facilities. It is not economically or operationally effective to have multiple technologies installed by multiple vendors and supported by a number of maintenance agreements. For these reasons, it was decided to continue our business relationship with Sound Principles for related installations and service. Since that time Sound Principles has installed sound and lighting at the Historic Court House. They installed or upgraded the AV system in multiple courtrooms, meeting rooms in the Stonewall Complex, the Justice Center, the Health Building, and the Library's large meeting room.

This proposed contract is to install the AV system at the new Recreation multi-use building. A list of the equipment to be installed is attached (Attachment 1).

Since there was no price competition for this project, a comparison of unit prices for the AV system in the Health Department to unit prices for the Recreation facility (where comparable equipment is used) is provided (Attachment 2). While manufacturers raised prices on a few items, most remain at the same unit price. A contractor evaluation is attached for previous work completed at the Library (Attachment 3). Specifics of the proposed contract are as follows:

Contract Name	26093-S: AV for New Recreation Multi-Use Building		
Contractor	Sound Principles Pro Multi Media, Inc.		
Contract Amount	\$289,543.99		
Budget:			
Fund	327		2023 SPLOST
Org Code	32760110		Recreation SPLOST
Object	541320	Buildings & Structures	
Project	R23AA		Recreational Multi-Purpose Building
Available	\$3,126,436.75		As of 1/21/2026



Sound Principles Pro Multi Media

ATTACHMENT 1

ESTIMATE Page 119 of 143

Sound Principles Pro Multi Media Inc.
403a McDonough Parkway
McDonough, Georgia 30253
United States

770 477-6227
www.soundprinciplespro.com

BILL TO
Fayette County Purchasing
Mary Catherine Domaleski

770 305-5235
mdomaleski@fayettecountyga.gov

Estimate Number: 2896
Customer Ref: Multi Use
Recreational Facility
Estimate Date: November 18, 2025
Valid Until: January 31, 2026
Grand Total (USD): \$289,543.99

Items	Quantity	Price	Amount
Notes for Customer Confirm room ceiling and wall color before ordering	1	\$0.00	\$0.00
Crestron CP4 Crestron CP-CP4 4-Series™ Control System A rack-mountable control system with a powerful 4-Series™ control engine and numerous integrated control ports. Initial design - Controls Video and displays: A120 / A121/ Reception + Lounge / 2 x double Activity Rooms Controls QSYS audio routing and levels: A120 / A121 / Reception to announce over entire building / Conference / Activity Rooms / Weight Room / Gym 1 and 2 / Aerobics and Track speakers	1	\$1,970.00	\$1,970.00
Crestron 10.1" Touch Panel Wireless 10.1" wireless touchscreen black only TST-1080	7	\$2,950.00	\$20,650.00
Crestron 10" Touch Panel - Wired 10.1" Table top, wired touch panel - table top - black - smooth TS-1070-B-S	2	\$3,230.00	\$6,460.00
Router For wireless touchpads - Ubiquity or LinkSys WiFi Tri band Router	6	\$169.00	\$1,014.00
Apple iMac 24" 120 -121 + Comm room - Apple iMac 24" - Apple Imac Apple M1 Chip	1	\$1,999.00	\$1,999.00



Sound Principles Pro Multi Media

ESTIMATE

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Sound Principles Pro Multi Media Inc.
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Table with 4 columns: Items, Quantity, Price, Amount. Rows include TV Samsung (85" Class U8000F Series), TV Mount (Heavy Duty swing arm), Pocket (Wall plate- HDMI), Equipment Rack (Tall Steel Rack), and Apple MacBook Pro 16" M3 Pro.



Sound Principles Pro Multi Media

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Sound Principles Pro Multi Media Inc.
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Items	Quantity	Price	Amount
140W USB-C Power Adapter			
Projector Panasonic 8000-Lumen WUXGA Laser 3LCD Projector (White)	1	\$10,999.00	\$10,999.00
Projector Lens Lens to throw image 15-27 feet	1	\$2,589.00	\$2,589.00
Projector Mount Premier Large Projector Mount - heavy mount	1	\$332.00	\$332.00
Furman Power conditioner for projector	1	\$289.00	\$289.00
Remote Repeater Kramer Remote Repeater - allows control of projectors from media control area	21	\$188.00	\$3,948.00
DA-LITE Video Screen Da-Lite recessed electric screen approx. 14x8 - 16:10 ratio	1	\$7,909.00	\$7,909.00
HDMI Extender Package OUTPUT - Extending HDMI for 1 Projector + 4 TVs - Kramer HDMI Extender set to CAT6 /Extended Range / Transmitter and Receiver	17	\$779.00	\$13,243.00
HDMI Extender Package INPUT - For 3 wall plates - Kramer HDMI Extender set to CAT6 /Extended Range / Transmitter and Receiver	9	\$779.00	\$7,011.00
Kramer VS-88H2A 120 - Kramer or Crestron - 8x8 4K HDR HDCP 2.2 Matrix Switcher with Analog & Digital Audio Routing - Or Crestron switcher	1	\$4,362.00	\$4,362.00



Sound Principles Pro Multi Media

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Items	Quantity	Price	Amount
HDMI Switcher 121 + Comm room - Kramer or Crestron 4::1 switcher	2	\$589.00	\$1,178.00
Allen and Heath QuPack QuPack compact digital mixer 16/10	1	\$1,999.00	\$1,999.00
Apple iPad 64GB -to operate digital mixer	1	\$449.00	\$449.00
Router LinkSys WiFi Tri band Router	1	\$169.00	\$169.00
Ceiling Speakers JBL Control 16C/T 6.5" Coaxial Ceiling Speaker 70V - 18-120 / 8 -121	24	\$149.00	\$3,576.00
TOA Amp Crown or TOA 70V amp to power ceiling speakers	3	\$489.00	\$1,467.00
Volume Knob 70V Wall mount Volume knob for Ceiling Speakers	3	\$119.00	\$357.00
JBL CBT CBT 70J-1 + 70JE-1 System Dual element Line Array Column Speaker	4	\$1,921.00	\$7,684.00
QSC RMX2450a QSC RMX 2450a power amp -or Crown	2	\$1,049.00	\$2,098.00
Shure SLXD24/58 Shure SLXD24/58 - Wireless Vocal System with SM58	2	\$699.00	\$1,398.00
Shure Wireless BP/Receiver SLXD Beltpack and receiver+ Lapel	2	\$789.00	\$1,578.00
Shure Antenna Bundle Shure UA844 Antenna Splitter Bundle	1	\$1,199.00	\$1,199.00



Sound Principles Pro Multi Media

ESTIMATE

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Table with 4 columns: Items, Quantity, Price, Amount. Rows include: 4 channel Antenna system with RF Venue dual paddle, Shure Battery for SLXD, Shure Charger SBC 203 Dual Bay, Straight Mic Stand, 6 mic holder, Cable, Installation materials, Installation Labor, Crestron Programming, and Installation Programming.



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ESTIMATE

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Table with 4 columns: Items, Quantity, Price, Amount. Rows include: Installation Programming - Audio, Installation Truck, Notes for Customer, DataVideo 4K, HDMI Capture, Brightsign Digital Media Player, Notes for Customer, Ceiling Speakers.



Sound Principles Pro Multi Media

ESTIMATE

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Sound Principles Pro Multi Media Inc.
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Table with 4 columns: Items, Quantity, Price, Amount. Rows include TOA Amp, QSYS Core 110f2, Shure SLXD24/58, Shure Wireless BP/Receiver, Shure Battery for SLXD, Shure Charger SBC 203 Dual Bay, Rack - Wall Mount, Drawers for racks, and Furman Rack Unit.



Sound Principles Pro Multi Media

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Items	Quantity	Price	Amount
Pocket HDMI wall plates - Desk, Wall or Floor pocket w/ connections as designed for neat cable connectivity	4	\$149.00	\$596.00
JBL C28 Speaker Weight room - JBL C28 2 way passive fill speaker -white or black 8 for weight room / 8 for aerobics room	16	\$305.00	\$4,880.00
Crown Amp Crown amp	3	\$649.00	\$1,947.00
Equipment Rack Rack to hold items in media control area - No handles / Carpet	2	\$419.00	\$838.00
Furman Power conditioner	2	\$289.00	\$578.00
Cable Cable Package needed for all connectivity /	1	\$4,612.00	\$4,612.00
Apple iPad 64GB - 1) to play music in Weight room system- add lock if possible 2) aerobics room	3	\$449.00	\$1,347.00
Shure Wireless BP/Receiver SLXD Beltpack and receiver w aerobics headset mic	1	\$789.00	\$789.00
Yamaha Mixer MG06 mixer for aerobics/ weight/reception	3	\$208.00	\$624.00
Astatic 878HL-2 Emergency announcements mic - Desktop Omnidirectional Dynamic Paging Microphone	1	\$112.00	\$112.00
Ceiling Speakers JBL Control 16C/T 6.5" Coaxial Ceiling Speaker 70V -Lobby/ Hallways/Locker rooms / Public Bathroom	36	\$149.00	\$5,364.00



Sound Principles Pro Multi Media

ESTIMATE

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Sound Principles Pro Multi Media Inc.
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Items	Quantity	Price	Amount
Notes for Customer Gymnasium x 2	1	\$0.00	\$0.00
JBL PRX 912 Powered Processed 12" 2 way speaker / 2000 watts	12	\$999.00	\$11,988.00
Yamaha Mixer MG10XU mixer	4	\$219.00	\$876.00
Shure SLXD24/58 Shure SLXD24/58 - Wireless Vocal System with SM58	4	\$699.00	\$2,796.00
Equipment Rack Rack to hold items in media control area - No mounts on wall	4	\$819.00	\$3,276.00
Furman Rack Unit Power Conditioner in Rack	4	\$89.00	\$356.00
Drawers for racks 3 space drawer for racks	4	\$179.00	\$716.00
Installation materials Materials for installation - Adapters, Cable Connectors, Pipe, Fasteners, Paint, Glue, Unistrut, Clamps, Fly ware or Rigging supplies etc.	2	\$1,828.00	\$3,656.00
Installation Labor Installation Labor - Activity Rooms as one large room can be 4 separate rooms / A131,133,135,137 / Weight room / Gyms x 2/ Mezzanine / Lobby- Hallway-Locker rooms -Bathrooms/ Lounge A150 3 hands - 12 days Project Manager 12 days - manages project staff and timelines	1	\$26,000.00	\$26,000.00



Sound Principles Pro Multi Media

ESTIMATE

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Sound Principles Pro Multi Media Inc.
403a McDonough Parkway
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Table with 4 columns: Items, Quantity, Price, Amount. Rows include Installation Programming - Audio, Installation Truck, and Notes for Customer.

Summary table with 2 columns: Description, Amount. Rows include No tax 0% and Grand Total (USD).

Notes / Terms

*Customer is to provide or be billed for any electrician or lift needs. If any balance is due, Final payment is due upon completion. Technician fees, Labor fees, Deposit and or Special order items are non refundable.

It's all about the Experience - Yours and Ours. Thank You!



Audio-Visual System
Comparison: Health Bldg. Renovation to Recreation Facility
Unit Prices of Comparable Items

	Health Bldg	Recreation Facility	Percent Change	<u>Notes / Differences</u> Public Health quoted in July 2024
Crestron 10.1" Touch Panel Wireless	\$2,950.00	\$2,950.00	0.0%	
Crestron 10" Touch Panel - Wired	3,230.00	3,230.00	0.0%	
Router - Tri Band	169.00	169.00	0.0%	
Apple iMac 24"	2,699.00	1,999.00	-25.9%	Recreation facility iMac does not include player software.
Projector - Panasonic 8000-Lumen WUXGA	8,299.00	10,999.00	32.5%	Two manufacturer's price increases experienced since July 2024.
Projector Mount	258.00	332.00	28.7%	12/31/2024 cost increase
Furman - Power conditioner for projector	258.00	289.00	12.0%	Manufacturer increased the price after July 2024.
DA-LITE Video creen (16x9 vs. 14x8)	6,892.00	7,909.00	14.8%	Current itm cost and Freight for oversized has increased since July 2024
HDMI Extender Package	749.00	779.00	4.0%	
HDMI Switcher	589.00	589.00	0.0%	
Allen & Heath QuPack	1,999.00	1,999.00	0.0%	
Apple iPad	449.00	449.00	0.0%	
Router - LinkSys WiFi TriBand	169.00	169.00	0.0%	
Ceiling Speakers	118.00	149.00	26.3%	Control 16C/T has been discontinued -New Model (426) C/T cost more
TOA Amp - 70 V to power ceiling speakers	489.00	489.00	0.0%	
Volume Knob for Ceiling Speakers	119.00	119.00	0.0%	
JBL CBT Column Speaker	1,819.00	1,921.00	5.6%	
QSC RMX2450a Power Amp	1,049.00	1,049.00	0.0%	
Shure SLXD24/58 Wireless Vocal System	699.00	699.00	0.0%	
Shure Wireless BP/Receiver - SLXD	789.00	789.00	0.0%	
Straight Mic Stand	54.99	54.99	0.0%	
6 Mic Holder	49.00	49.00	0.0%	
Installation Truck	375.00	375.00	0.0%	
Drawers for Racks	179.00	179.00	0.0%	
Furman Rack Unit	89.00	89.00	0.0%	
Furman Power Conditioner	289.00	289.00	0.0%	
Installation Labor:				
Hand	410.00	450.00	9.8%	
Project Manager	810.00	810.00	0.0%	
Crestron Programming:				
Projec Manager	850.00	850.00	0.0%	
Field Engineering Commission	NA	NA	NA	This work is done by Crestron's approved certified programmers, & billed accordingly.
Programming	3,780.00	3,780.00	0.0%	
Installation Programming - Audio & Video (per tech per day)	1,020.00	1,020.00	0.0%	

	FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION	Page 1
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1. Use this form to record contractor performance for any contract of \$50,000 or above.
2. The person who serves as project manager or account manager is the designated party to complete the evaluation.
3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.

VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: Sound Principles Pro Multi Media, Inc.	Contract Number: 26041-S
Mailing Address: 403A McDonough Parkway	Contract Description or Title: AV Upgrade – Library Large Meeting Room
City, St, Zip Code: McDonough, GA 30253	Contract Term (Dates) From: 9/25/2025 To: Completion
Phone Number: 770-477-6227	Task Order Number: N/A
Cell Number:	Other Reference: N/A
E-Mail Address: matt@theshowbusiness.com	

DEFINITIONS

- OUTSTANDING** – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.
- EXCELLENT (Exc)** - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.
- SATISFACTORY (Sat)** - Vendor met minimum contractual requirements or performance expectations of the products/services.
- UNSATISFACTORY (UnSat)** - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

EVALUATIONS (Place “X” in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule	X				
2. Condition of delivered products		X			
3. Quality of work	X				
4. Adherence to specifications or scope of work		X			
5. Timely, appropriate, & satisfactory problem or complaint resolution	X				
6. Timeliness and accuracy of invoicing		X			
7. Working relationship / interfacing with county staff and citizens		X			
8. Service Call (On-Call) response time		X			
9. Adherence to contract budget and schedule		X			
10. Other (specify):					
11. Overall evaluation of contractor performance	X				

EVALUATED BY

Signature: <i>Michelle Bennett-Copeland</i>	Date of Evaluation: 1/20/26
Print Name: Michelle Bennett-Copeland	Department/Division: Library
Title: Library Director	Telephone No: 770-305-5333

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Request to approve Contract #1229-P; Change Order #6 for Mission Critical Partners for a not to exceed amount of \$274,988.

Background/History/Details:

Fayette County 911 operates a Public Safety radio system in our mission to provide services to the Cities of Fayetteville and Peachtree City, the Town of Tyrone, Fayette County Board of Education, Fayette County Sheriff's Office and Marshal's Office, and Fire and Emergency Medical Services among others.

On June 22, 2017, Mission Critical Partners was awarded the radio system consultant contract (1229-P). Since that time, they have been a vital part of our team and we require their services going forward. Throughout the project, we have continually relied on their insight and expertise to identify system issues, review vendor documentation, acceptance plans, and ultimately improve system coverage. This interactive process helps to ensure the system will function as required to help provide reliable communications for our Fayette County Public Safety members as an added layer of protection and through them, to our citizens.

What action are you seeking from the Board of Commissioners?

Approval of Contract #1229-P; Change Order #6 for Mission Critical Partners for a not to exceed amount of \$274,988.

If this item requires funding, please describe:

The not to exceed amount of \$274,988 will be paid from 2017 SPLOST funding, project 17PAA.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
 www.fayettecountyga.gov

To: Steve Rapson
 From: Ted L. Burgess *TB*
 Date: January 22, 2026
 Subject: Contract 1229-P: Radio Communications System Consultant
 Change Order #6: Additional Scope Drivers

Fayette County operates a Public Safety radio system which is housed at the 911 Communications Center and provides services to the Cities of Fayetteville and Peachtree City, the Town of Tyrone, Fayette County Board of Education, the Sheriff's Office, the Marshal's Office, and Fire / EMS.

On June 22, 2017, Contract #1229-P was awarded to Mission Critical Partners, Inc. to serve as consultants in acquisition of an upgraded radio system. Since that time, five changes orders have been approved.

Change Order #6 will fund additional "scope drivers" which have been found necessary for completion of the project (please see attached). The contract's history, including this request, is as follows:

Original Contract – assessment, procurement, implementation, project support	\$290,000
CO 1: Site lease negotiations, frequencies risk mitigation & add 8 months	90,000
CO 2: Antenna design mods, review microwave design, & add 12 months	75,000
CO 3: Consulting support for 2 years after radio system completion	50,000
CO 4 Issues related to early migration of the new radio system	-0-
CO 5: On-site presence to manage and correct issues	159,975
CO 6: Additional scope drivers	<u>274,988</u>
Proposed Total Not-to-Exceed Amount	\$939,963

Specifics of the proposed change order are as follows:

Contract Name	1229-P: Radio Communications System Consultant
Change Order	#6: Additional Scope Drivers
Contractor	Mission Critical Partners, Inc.
Not-to-exceed amount:	
Current Amount	\$664,975 Thru Change Order 5
C.O. 6	<u>274,988</u> Additional Scope Drivers
Net Contract NTE	\$939,963 Thru Change Order 6

Budget:

Fund	322	2017 SPLOST
Org Code	32230800	911 SPLOST
Object	541210	Other Improvements
Project	17PAA	Additional Scope Drivers
Available	\$7,588,205.98	As of 12/30/2025

Administrator's Report: A



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
 www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess *TLB*

From: Sherry White *SW*

Date: January 6, 2026

**Subject: Contract #2018-P: Public Works Engineer of Record
 Task Order 43: 671 Kenwood Road
 Change Order 1: Environment Support Services**

Fayette County entered into an Engineer of Record contract with Pond & Company to provided various engineering services for Public Works. The county has requested scope and fee for multiple storm water projects throughout the county, this task order is for 671 Kenwood Road. Based on the design constraints and existing site conditions, additional environmental services are required to permit the current design approach.

This change order will increase the original Task order by adding the additional tasks:

Task 5: Enhanced Shoulder Design	\$5,000
Task 6: USACE Section 404 Permitting (NWP or RP)	7,300
Task 7: GAEPD Buffer Variance	<u>5,950</u>
Total	\$18,250

Specifics of the proposed Task Order Change Order are as follows:

Contract Name #2018-P: Public Works Engineer of Record
Task Order #43: 671 Kenwood Road
Change Order #1: Environment Support Services
Contractor Pond & Company
Task Order Amt.

Original Task Order	\$43,900.00
Change Order #1	<u>18,250.00</u>
New Total Amount	62,150.00

Budget:

Fund	322	2017SPLOST
Org Code	40320	STORMWATER
Object	541210	OTHER IMPROVEMENTS
Project	25SAE	671 KENWOOD ROAD
Available	\$51,396.83	As of 1/9/2026

Approved by: *[Signature]* Date: 1/8/26

Place on County Administrator's Report? Yes No

On Agenda Dated: _____

Administrator's Report: B



Purchasing Department
140 Stonewall Avenue West, Ste 204
Fayetteville, GA 30214
Phone: 770-305-5420
www.fayettecountyga.gov

To: Steve Rapson
Through: Ted L. Burgess *TLB*
From: Colette Cobb *CC*
Date: January 6, 2026
Subject: Contract 2378-S: Water System Engineer of Record
Task Order 26-08: On-Call Water Modeling Services

Arcadis U. S., Inc. was awarded Contract 2378-S on February 15, 2024, to serve as the Water System Engineer of Record. The contract award established hourly rates which each task order amount will be based on. The contract was renewed for an additional year.

The scope of work will be dictated by the County as needed, but it is expected that some of the following topics may be addressed as part of this contract:

- Support Coordination between the hydraulic model and recent GIS data.
- Provide training, troubleshooting, and any requested additional features for the City's model.
- Continue to support developer capacity requests on potential water supply.
- Hydraulic evaluations of planned or anticipated system improvements and pipe replacement projects.
- Any additional Modeling support as requested by Fayette County Water Systems.

Specifics of the proposed task order are as follows:

Contract Name	2378-S: Water System Engineer of Record	
Contractor	Arcadis U.S., Inc.	
Task Order 26-08	On-Call Water Modeling Services	
Not to Exceed Amount	\$50,014.00	
Budget:		
Org Code	50541010	Water System Admin
Object	521211	Engineering Services
Available	\$123,418.19	As of 1/6/2026

Approved by: *[Signature]* Date: *1/7/26*

Administrator's Report: C



Purchasing Department
140 Stonewall Avenue West, Ste 204
Fayetteville, GA 30214
Phone: 770-305-5420
www.fayettecountyga.gov

To: Steve Rapson
Through: Ted L. Burgess *[Signature]*
From: Colette Cobb *CC*
Date: November 18, 2025
Subject: Contract 2563-B: On-Call Annual Contract for Water Distribution and Stormwater Infrastructure
Task Order 27: On-Call Long Service w/ Bore

Shockley Plumbing, Inc. was awarded Contract 2563-B on July 24, 2025. During the term of this contract, task orders will be issued for Water System and Stormwater management projects as needed.

This Task Order will include the installation of long service taps with under the road boring at various addresses as needed.

Specifics of the proposed task order are as follows:

Contract Name	2563-B: On-Call Annual Contract for Water Distribution and Stormwater Infrastructure	
Contractor	Shockley Plumbing, Inc.	
Task Order 27	On-Call Long Service w/ Bore	
Not to Exceed Amount	\$50,000.00	
Budget:		
Org Code	50740400	Water System CIP
Object	542540	Water CIP
Project	8WTEX	Waterline Extensions
Available	\$321,772.00	As of 11/18/2025

Approved by: *[Signature]* Date: 11/19/25

Administrator's Report: D



Purchasing Department
140 Stonewall Avenue West, Ste 204
Fayetteville, GA 30214
Phone: 770-305-5420
www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess *TB*

From: Colette Cobb *CC*

Date: January 15, 2025

**Subject: Contract 2572-S: Purate for Water Treatment
Change Order 1: Additional Purate**

Azure Water Services, LLC, dba Water Solutions provides Purate for both water treatment plants. Purate is a chemical mixture of 40% sodium chlorite and 8% hydrogen peroxide. When Purate is combined with sulfuric acid, chlorine dioxide is generated. This chlorine dioxide will oxidize iron and manganese from the water. Chlorine dioxide will also be used as a disinfectant for the water treatment process. This use of Purate and sulfuric acid to produce chlorine dioxide produces less disinfection by products than using chlorine gas to produce chlorine dioxide.

On August 6, 2025, the County awarded 2572-S to Azure Water Services, LLC for Purate.

Change Order 1 requests an additional 64,516 lbs. of Purate.

Specifics of the proposed contract are as follows:

Contract Name	2572-S: Purate
Contractor	Azure Water Services, LLC
Original Contract Amount	\$67,126.47 (72,179 lbs./Fixed unit price \$0.93/lb.)
Change Order 1	<u>\$59,999.88</u> (64,516 lbs./Fixed unit price \$0.93/lb.)
Revised Not to Exceed	<u>\$127,126.35</u>

Sole Source Award
Error in calculation

Budget:

	Crosstown	S. Fayette	
Org Code	50543031	50543041	
Object	531182	531182	Chemicals
Contract Amount	\$29,999.94	\$29,999.94	\$59,999.88
Available	\$63,036.24	\$37,318.94	\$100,355.18

Approved by: *[Signature]*

Date: 1/16/26



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
 www.fayettecountyga.gov

To: Steve Rapson

Through: Ted L. Burgess 

From: Colette Cobb 

Date: January 6, 2026

Subject: Contract 26077-A: Lake Horton Dam Flow Weir Repair

The Purchasing Department issued Request for Quotes 26077-A to secure a contractor to repair the Lake Horton Dam Flow Weir. Notice of the Opportunity was emailed to 3 companies. Another 199 were contacted through the web-based Georgia Procurement Registry, who had registered under commodity code 92523 (Dam Engineering) and 95939 (Dam and Levee Construction, Maintenance, Management and Repair). The offer was also advertised through Georgia Local Government Access Marketplace and the County website.

Three companies submitted quotes (Attachment 1).

The Water System recommends awarding to Helix Grading & Utility LLC. A Contractor Performance Evaluation is attached. (Attachment 2).

Specifics of the proposed contract are as follows:

Contract Name	26077-A: Lake Horton Dam Flow Weir Repair		
Contractor	Helix Grading & Utility LLC		
Contract Amount	\$50,000.00		
Budget:			
Fund	505	Water System	
Org Code	50541017	Reservoir Management	
Object	522265	Landscape	
Available	\$58,181.80	As of 1/5/2026	

Approved by:  _____ Date: 1/7/26

Administrator's Report: F



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
 www.fayettecountyga.gov

To: Steve Rapson

From: Ted L. Burgess 

Date: January 16, 2026

Subject: Gym Equipment for Multi-Use Recreation Building Acquisition Through Purchase Order

The new Fayette County Multi-Use Recreation Building is under construction, and is expected to be completed around September 2026. The facility will include a weight room.

There are several categories of expenditures that are not part of the Construction Manager at Risk (CMAR) contract with MEJA Construction, Inc. One category is Furniture, Fixtures, and Equipment (FFE), with \$750,000 reserved for this cost.

It is time to order weight room equipment out of the FFE budget. The Project Manager obtained quotes from three vendors. The quotes had to be adjusted for comparison purposes, because they included different quantities of some items (See Attachments 1 & 2).

Vendor	Actual Quote	Adjusted for Comparison
Life Fitness / Hammer Strength	\$107,637.00	\$140,505.00
Fitnessmith	100,907.00	115,021.00
Advantage Sport & Fitness, Inc.	113,186.10	115,509.00

While the adjusted price for the Advantage Sport & Fitness equipment is slightly higher than the Fitnessmith adjusted price, the Recreation Commission and Project Manager recommend the Advantage Sport & Fitness offer. This is based on their assessment of the quality, range, and appropriateness of equipment.

Selection of the offered product most advantageous to the county is authorized under common law in several instances; for example, Lewis Motor Company v. Mayor, City of Savannah (a case calling for a discretionary decision as to whether the difference in the products would justify the difference in price) and Municipal Leasing Corp. v. Fulton County, GA (a low bid can be defeated by a finding of nonequivalence). Section 1-355 of the Fayette County Purchasing Ordinance says, "In all purchases where quality as well as price and service is involved, the director of purchasing

shall exercise discretion in making a purchase so that the best interests of the county are served."

Specifics of the proposed procurement are as follows:

Project	Gym Equipment for Multi-Use Recreation Building	
Vendor	Advantage Sport & Fitness, Inc.	
Amount	\$113,186.10	
Budget:		
Fund	327	2023 SPLOST
Org Code	32760110	Recreation SPLOST
Object	541320	Buildings & Structures
Project	R23AA	Recreational Multi-Purpose Bldg.
Available	\$3,141,495.64	As of 01/16/2026

Approved By: 

Date: 1/16/26

ATTACHMENT 1

Fayette County Multi-Use Recreation Center
Gym equipment analysis

	Fitnessmith			Advantage Sport & Fitness			Lifefitness Hammer strength		
Cardio Equipment	number	cost	total	number	cost	total	number	cost	total
Treadmill plus LED console	4	\$4,744	\$18,976	4	\$4,795	\$19,180	3	\$7,209	\$21,628
Cross Trainer / Elliptical	2	\$3,379	\$6,758	3	\$5,095	\$15,285	2	\$5,767	\$11,535
Recumbent Bike	1	\$2,534	\$2,534	2	\$2,395	\$4,790	2	\$4,037	\$8,074
Upright bike	1	\$2,274	\$2,274	1	\$3,523	\$3,523			\$0
Stair climber	1	\$6,434	\$6,434	2	\$7,495	\$14,990			\$0
Rower	1	\$1,429	\$1,429	Included in Multi-Station below			2	\$2,183	\$4,367
Sub-Total			\$38,405	Sub-Total		\$57,768	Sub-Total		\$45,603
Strength Equipment									
Multi-Press	1	\$3,079	\$3,079	1	\$3,095	\$3,095	1	\$3,859	\$3,859
Leg extension / curl	1	\$2,869	\$2,869	1	\$3,095	\$3,095	1	\$3,859	\$3,859
Abs / Back Standard stack 175LB	1	\$2,939	\$2,939			\$0	1	\$3,506	\$3,506
Weight assisted chin dip 210LB	1	\$4,549	\$4,549			\$0			\$0
LAT / ROW standard stack	1	\$2,869	\$2,869			\$0	1	\$3,506	\$3,506
Leg Press/ calf standard stack	1	\$3,149	\$3,149	1	\$3,295	\$3,295	1	\$4,274	\$4,274
Inner / outer thigh standard stack	1	\$3,919	\$3,919			\$0			\$0
Smith Machine	1	\$2,519	\$2,519	1	\$4,195	\$4,195	1	\$4,962	\$4,962
Functional Trainer 2:1	1	\$2,939	\$2,939			\$0			\$0
Fitness bench - incline/decline	3	\$489	\$1,467	3	\$670	\$2,010	3	\$1,236	\$3,709
Precor Vitality Utility Bench				1	\$371	\$371			
Triceps seat	1	\$559	\$559			\$0			\$0
Roman Bench	1	\$909	\$909			\$0			\$0
Preacher curl	1	\$839	\$839	1	\$630	\$630			\$0
Dumbbell rack	2	\$623	\$1,246	2	\$685	\$1,370	1	\$1,170	\$1,170
Precor Vitality Barbell Rack				1	\$815	\$815			
Precor Rolute Multi-Station				1	\$14,511	\$14,511			
Sub-Total			\$33,851	Sub-Total		\$33,387	Sub-Total		\$28,845
Accessories									
Dumbbell sets	2		\$4,557	2		\$2,825	1	\$2,364	\$2,364
Plate weights	28		\$1,090	16		\$574	44		\$2,635
Curl Bar	1		\$106	1		\$1,595	1	\$560	\$560
Lock jaw collar	1		\$55				1	\$67	\$67
Torque X-Create module base wall	1		\$1,546				1	\$4,152	\$4,152
Torque 4ft Accessory Storage	1		\$1,469			\$920	1	\$3,946	\$3,946
Torque Ball hanging storage	1		\$245				1	\$504	\$504
Torque 4ft counter balance etc	1		\$1,363						\$0
Torque straps and kettleballs			\$513			\$512	9		\$848
Torque medicine balls	3		\$116	10		\$647	5		\$298
Torque wall ball package	3		\$436				5		\$692
Torque stability ball	1		\$18	3		\$223	2		\$100
High density foam roller	1		\$32	2		FREE	2	\$27	\$53
Hanging mat long			\$40			\$42	4	\$44	\$176
Battle rope 30ft							1	\$95	\$95
TRX Suspension Trainer							1	\$279	\$279
Sub-Total			\$11,586	Sub-Total		\$7,338	Sub-Total		\$16,770
Services									
Shipping charges			\$6,825			\$7,160			\$14,595
Installation			\$8,025			\$7,533			Incl. above
Tariff Surcharge			\$2,214			\$0			\$1,824
Sub-Total			\$17,064	Sub-Total		\$14,693	Sub-Total		\$16,419
TOTAL COST			\$100,907	TOTAL COST		\$113,186	TOTAL COST		\$107,637

Not Really Fair - Not Apple vs. Apple
 Qty Diff Products Diff

ATTACHMENT 2

Fayette County Multi-Use Recreation Center
Gym equipment analysis - Adjusted for comparison

RED figures in italics are plugged numbers to give comparison on numbers

	Fitnessmith			Advantage Sport & Fitness			Lifefitness Hammer strength		
Cardio Equipment	number	cost	total	number	cost	total	number	cost	total
Treadmill plus console	4	\$4,744	\$18,976	4	\$4,795	\$19,180	4	\$7,209	<i>\$28,837</i>
Cross Trainer / Elliptical	3	\$3,379	<i>\$10,137</i>	3	\$5,095	\$15,285	3	\$5,767	<i>\$17,302</i>
Recumbent Bike	2	\$2,534	<i>\$5,068</i>	2	\$2,395	\$4,790	2	\$4,037	\$8,074
Upright bike	1	\$2,274	\$2,274	1	\$3,523	\$3,523	1	<i>\$2,274</i>	<i>\$2,274</i>
Stair climber	2	\$6,434	<i>\$12,868</i>	2	\$7,495	\$14,990	2	<i>\$6,434</i>	<i>\$12,868</i>
Rower	2	\$1,429	<i>\$2,858</i>	Included in Multi-Station below			2	\$2,183	\$4,367
	Sub-Total		\$52,181	Sub-Total		\$57,768	Sub-Total		\$73,722
Strength Equipment									
Multi-Press	1	\$3,079	\$3,079	1	\$3,095	\$3,095	1	\$3,859	\$3,859
Leg extension / curl	1	\$2,869	\$2,869	1	\$3,095	\$3,095	1	\$3,859	\$3,859
Abs / Back Standard stack 175LB	1	\$2,939	\$2,939	Included in Multi-Station below			1	\$3,506	\$3,506
Weight assisted chin dip 210LB	1	\$4,549	\$4,549	Included in Multi-Station below					\$0
LAT / ROW standard stack	1	\$2,869	\$2,869	Included in Multi-Station below			1	\$3,506	\$3,506
Leg Press/ calf standard stack	1	\$3,149	\$3,149	1	\$3,295	\$3,295	1	\$4,274	\$4,274
Inner / outer thigh standard stack	1	\$3,919	\$3,919	Included in Multi-Station below					\$0
Smith Machine	1	\$2,519	\$2,519	1	\$4,195	\$4,195	1	\$4,962	\$4,962
Functional Trainer 2:1	1	\$2,939	\$2,939	Included in Multi-Station below					\$0
Fitness bench - incline/decline	3	\$489	\$1,467	3	\$670	\$2,010	3	\$1,236	\$3,709
Precor Vitality Utility Bench				1	\$371	\$371	1	<i>\$371</i>	<i>\$371</i>
Triceps seat	1	\$559	\$559	Included in Multi-Station below					\$0
Roman Bench	1	\$909	\$909	Included in Multi-Station below					\$0
Preacher curl	1	\$839	\$839	1	\$630	\$630	1	<i>\$630</i>	<i>\$630</i>
Dumbbell rack	2	\$623	\$1,246	2	\$685	\$1,370	1	\$1,170	\$1,170
Precor Vitality Barbell Rack				1	\$815	\$815			
Precor Rolute Multi-Station				1	\$14,511	\$14,511			
	Sub-Total		\$33,851	Sub-Total		\$33,387	Sub-Total		\$29,846
Accessories									
Dumbbell sets	2		\$4,557	2		\$2,825	2	\$2,364	<i>\$4,727</i>
Plate weights	28		\$1,090	32		<i>\$1,148</i>	44		\$2,635
Curl Bar	1		\$106	1		\$1,595	1	\$560	\$560
Lock jaw collar	1		\$55				1	\$67	\$67
Torque X-Create module base wall	1		\$1,546				1	\$4,152	\$4,152
Torque 4ft Accessory Storage	1		\$1,469			\$920	1	\$3,946	\$3,946
Torque Ball hanging storage	1		\$245				1	\$504	\$504
Torque 4ft counter balance etc	1		\$1,363	1		<i>\$1,363</i>	1		<i>\$1,363</i>
Torque straps and kettleballs			\$513			\$512	9		\$848
Torque medicine balls	10		<i>\$387</i>	10		\$647	10		<i>\$596</i>
Torque wall ball package	3		\$436	3		<i>\$436</i>	5		<i>\$415</i>
Torque stability ball	3		<i>\$54</i>	3		\$223	2		\$100
High density foam roller	2		<i>\$64</i>	2		FREE	2	\$27	\$53
Hanging mat long			\$40			\$42	4	\$44	\$176
Battle rope 30ft							1	\$95	\$95
TRX Suspension Trainer							1	\$279	\$279
	Sub-Total		\$11,925	Sub-Total		\$9,711	Sub-Total		\$20,518
Services									
Shipping charges			\$6,825			\$7,160			\$14,595
Installation			\$8,025			\$7,483			Incl. above
Tariff Surcharge			\$2,214			\$0			\$1,824
	Sub-Total		\$17,064	Sub-Total		\$14,643	Sub-Total		\$16,419
	TOTAL COST		\$115,021	TOTAL COST		\$115,509	TOTAL COST		\$140,505