

SECTION

1

Administrative Procedures

The following procedures are established to provide a standard process for the approval of plans and subsequent project construction. Additional information may be required, if deemed necessary, by the City of Austell Public Works.

The construction drawings approved by the City of Austell Public Works indicate the extent and general arrangement of the water distribution, sanitary sewer collection, stormwater management systems, floodplain management, roadway improvements, site improvements, and all other land development activity. If any deviation from the approved construction drawings are deemed necessary by the contractor, details of such deviations and the reasons therefore shall be submitted to the City of Austell Public Works as soon as practicable for review and approval.

All approved construction drawings which may include site plans, water distribution system plans, sewer system plans, roadway plans, site improvements, stormwater management plans, floodplain management plans, erosion, sedimentation, and pollution control plans, hydrology studies, and other materials submitted to and reviewed by the City of Austell Public Works, along with these specifications, shall be considered as supplementary, one to the other, so that materials and labor indicated, called for or implied by these specifications and not on the plans, shall be supplied and installed as though specifically called for on the plans.

All contractors and designers shall be aware of the City of Austell Public Works' construction specification requirements prior to construction. As such, all contractors and designers are required to possess a copy of the City of Austell's Design and Construction Standards, or latest edition. The contractor's copy of the Design and Construction Standards shall be available for consultation at the construction site. The City of Austell Public Works reserves the right to stop the contractor's water line, sewer line, stormwater, roadway construction, and/or other development activity if the City of Austell's Design and Construction Standards are not available for inspection and consultation at the construction site.

The City of Austell Public Works will not be held responsible for any water, sanitary sewer, roadway or stormwater distribution system installation, which cannot be accepted into its system because of the contractor's lack of knowledge of the existence of the City of Austell's Design and Construction Standards. Plans that appear to have been prepared without regard to these Design and Construction Standards will be returned unapproved without comment.

A. LAND DISTURBANCE PERMIT

1. As required by the Georgia Erosion and Sedimentation Control Act and the City of Austell's Soil Erosion, Sedimentation, and Pollution Control Ordinance, development and re-development projects that involve the disturbance of greater than one acre or any soil disturbance within 200 feet of the bank of a perennial stream, must obtain a Land Disturbance Permit. All documents associated with land disturbance shall be submitted to the City of Austell Public Works Department. Projects undertaken by private owners

for their personal residence that involve less than one acre can be within 200 feet of a stream bank and do not require Land Disturbance Permit.

2. A Notice of Intent shall be submitted to both the City of Austell Public Works and the State of Georgia Environmental Protection Division prior to issuing and Land Disturbance Permit. The Notice of Intent shall include the construction exit location latitude and longitude in degrees, minutes and seconds. It is recommended that the Notice of Intent be hand delivered or mailed by Certified Mail, Return Receipt. Land disturbance activity shall begin on the 15th day after the date hand delivered or mailed, but not earlier than 14 days.
3. Performance bonding shall be provided in full by the developer in the amount specified in the City of Austell's Maintenance Bond Ordinance prior to issuance of a Land Disturbance Permit.
 - a. Construction activity involving the disturbance of public or third party private property may require additional performance bonding at the sole discretion of the City of Austell Public Works.
 - b. Developers that fail to comply with federal, state, and local standards risk performance bond forfeiture.
4. The Land Disturbance Permit will be issued once all governing requirements have been met. The City of Austell Public Works will release the Land Disturbance Permit to the owner or developer at the pre-construction meeting.

B. PROJECT APPROVAL PROCEDURE

1. All project design and construction shall be in accordance with all federal, state, and local standards and ordinances, including but not limited to the latest editions of the following documents:
 - a. City of Austell Design and Construction Standards;
 - b. Georgia Stormwater Management Manual;
 - c. Manual for Erosion and Sediment Control in Georgia;
 - d. Recommended Standards for Wastewater Facilities; and
 - e. Minimum Standards for Public Water Systems.
2. A project Concept Meeting shall be held with the City of Austell Public Works Department prior to the approval of any preliminary plat or very early in the design process if no preliminary plat is required. The purpose of the Concept Meeting is to ensure the following:

- a. The Developer and the Developer's Engineer are familiar with all aspects of the City of Austell's Design and Construction Standards relative to erosion, sedimentation, and pollution control, water, sanitary sewer, stormwater management, floodplain management, roadway improvements, and other development activity.
 - b. Review and discuss the general characteristics of the project relative to any unusual aspects of erosion, sedimentation, and pollution control, water, sanitary sewer, stormwater management, floodplain management, roadway improvements, and other development activity.
 - c. The Developer and the Developer's Engineer are aware of the process of submitting plans for review and approval by the City of Austell Public Works.
 - d. The Developer and the Developer's Engineer understand any special requirements relative to any local, state, or federal regulations which have to be included with plan submittals.
 - e. The Developer and the Developer's Engineer understand the City of Austell Public Works' expectations relative to Erosion, Sedimentation, and Pollution Control and the use of Best Management Practices especially those relating to cut and fill slopes.
3. A water and sanitary sewer availability letter may be issued by the City of Austell Public Works upon request. NOTE: The issuance of an availability letter does not constitute a guarantee of water or sanitary sewer plant or infrastructure capacity. Capacity is not allocated or guaranteed until it is purchased through the sale of a water meter. Water and/or sanitary sewer service may require infrastructure upgrades at the developer's expense. Availability letters are under no circumstances valid more than one year and are not transferrable.
 4. Developers will be required to purchase a flow test for each project involving water infrastructure or fire protection construction. The flow test must be performed by the City to determine the quantity of water available to the proposed development. Results of the flow test must be indicated on the development plans.
 5. Developers wishing to obtain City approval shall submit:
 - a. Ten (10) copies of the site design and construction drawings;
 - b. Five (5) copies of the Water and Sanitary Sewer Plan and Profile;
 - c. Two (2) copies of the Stormwater Management Plan (if applicable) for review.
 - d. Copy of State of Georgia contractor license.

6. The cover sheet on all drawing submittals shall contain, at a minimum, the following information:
 - a. Total acreage for the site;
 - b. Disturbed acreage;
 - c. Emergency (24 hour) contact name and telephone number; and
 - d. For commercial projects, total impervious surface in square feet including but not limited to buildings, paving, and curb and gutter.
7. Design engineers shall be required to include each of the following notes on the cover sheet of all drawing submittals:
 - a. Stormwater management structures on private property must be maintained by the property owner. All subsequent owners must be informed of operations and maintenance requirements. Failure to maintain stormwater infrastructure may result in enforcement action. Changes and modifications to stormwater infrastructure (public and private) must be approved by the City.
 - b. Downstream impacts from development are the responsibility of the owner and/or developer. Development shall not cause downstream impacts such as increased flood hazard, erosion of off-site soils and stream channels or impairment of water quality of receiving waters.
 - c. Plan approval is based on information supplied on the plans and drawings as submitted. Immediately notify the City of Austell Public Works Department if unknown conditions are encountered, site conditions change, or the plans are otherwise found to be not representative of existing site conditions. Design revision and re-submittal may be required.
 - d. Construction that impacts streams, wetlands or other environmentally sensitive areas shall comply with applicable local, state, and federal laws. Plan approval by the City of Austell Public Works does not relieve the owner, developer, or contractor from the obligation to apply for and obtain required permits and comply with current regulations.
 - e. Development in flood prone areas (Special Flood Hazard Area) as defined by the City of Austell Public Works is strictly prohibited. Unauthorized development in said areas shall be removed and restored to pre-construction conditions at the owner or developer's expense.
 - f. Approval by the City of Austell Public Works signifies that the approved plans are deemed to be in accordance with current Design and Construction Standards but does not constitute plan approval as required by the Erosion and Sedimentation Control Act.

- g. The erosion, sediment, and pollution control plans are reviewed by the City of Austell Public Works Department and the Georgia Soil and Water Conservation Commission. Approval of these plans is based on submitted information regarding extents of soil disturbance, schedule of activities, and proposed measures to control erosion and sediment control. Significant changes to project design or schedule elements must be submitted for approval by the City of Austell Public Works.
- h. Plan approval does not release any party from duty to comply with local, state, and federal law.
- i. It is unlawful to increase turbidity in receiving waters more than 25 NTU.
- j. The City requires that every service connection be equipped with a backflow prevention device. Facilities that, in the opinion of the City of Austell Public Works, may potentially introduce hazardous or toxic substances into the water supply shall be required to install a reduced pressure assembly that vents to the atmosphere.
- k. Any and all additions, modifications or changes to the existing water, sanitary sewer, or stormwater management system are required to be inspected and/or reviewed by the City of Austell Public Works Department.
- l. The owner, developer, or contractor shall be responsible for any and all environmental damage, property damage, or endangerment to public health, regardless of plan approval by the City. Responsible parties shall mitigate impacts, repair damage, and compensate affected parties as required by local and state law.
- m. All construction and materials shall be in full accordance with any and all current Design and Construction Standards, City Ordinances, specifications, and other such requirements as published by the City. It is the responsibility of each developer and contractor to become familiar with all current City ordinances and standards.
- n. Developers and contractors shall notify the City of Austell Public Works Department at least 72 hours before construction activities begin.
- o. As-built drawings and maintenance bonding of all infrastructure improvements (water, sanitary sewer, stormwater management, detention facilities, roads, curb and gutter, etc.) must be submitted prior to acceptance, final plat approval, and/or issuance of certificate of occupancy.
- p. The City of Austell Public Works will review the site design and construction drawings and the Stormwater Management Plan and identify required changes. Review comments will be returned to the design professional. When the drawings and plans are corrected to reflect all comments, ten (1) sets of design and construction drawings, five (5) sets of the water and sanitary sewer plan and profile and two (2) sets of the Stormwater Management Plan shall be stamped approved.

The City shall retain five (5) sets of approved design drawings, five (5) sets of the water and sanitary sewer designs and one (1) set of the Stormwater Management Plan. Five (5) sets of the approved plans will be returned to the design engineer. One set of approved drawings shall be on site throughout development construction.

8. Plan approval does not relieve the owner and/or developer from the responsibility of downstream impacts caused by the quality or the quantity of stormwater runoff.
9. Plan approval shall be valid for a period of one year. If construction is not substantially underway within one year after the approval date, resubmittal of the plans may be required.
10. Review and approval by the City of Austell Public Works shall not relieve the owner, developer, and/or contractor from any responsibility or liability.
11. Plan approval shall not relieve any party from the duty to comply with all applicable construction specifications established by the City of Austell Public Works. The owner, developer, and/or contractor must comply with all applicable federal, state, and local regulations including but not limited to, pollutant discharge limits, wetland protection, stream buffer protection, and flood protection.
12. Upon project acceptance, the City of Austell Public Works, once authorized by the Mayor and City Council, will accept dedication of and ownership for all water mains, sewer mains that serve more than one property owner, as well as all stormwater collection and conveyance structures located in the public right-of-way. Regardless of dedication by plat or otherwise, project acceptance by the City of Austell Public Works shall not be deemed an acceptance, either expressly or implied, of any stormwater facilities and structures located outside of the public right-of-way or on private property. Maintenance of any and all stormwater facilities and structures located on private property shall be the sole responsibility of the respective property owner(s). The City of Austell Public Works shall not accept, own, or be responsible for any stormwater facilities or structures located outside the public right-of-way or on private property unless the City of Austell Public Works specifically agrees to take ownership and responsibility for said facilities or structures in a separate document approved in writing by the City of Austell Public Works.
13. All submittals to the City of Austell Public Works pertaining to the design or construction of water, sewer and stormwater infrastructure, including as-built drawings, shall be sealed and signed by a Professional Engineer licensed in the State of Georgia. The City of Austell Public Works reserves the right to return documents not meeting this criterion without review or comment.

C. PROJECT CONSTRUCTION

1. Construction may begin after approval by the City of Austell Public Works and applicable permits are obtained. At least a 72-hour notice shall be given to the City of Austell Public Works to allow sufficient time for the developer to schedule a pre-construction meeting with the City of Austell Public Works and for an inspector to be assigned to the project. Inspections are required of each of the following phases, as applicable to the actual work to be performed under the development permit:
 - a. Prior to clearing and/or grubbing of the property or any portion included under the development permit, inspection of erosion and sedimentation control measures and protective devices for undisturbed areas will be made. Inspection of erosion and sedimentation control measures will be conducted on a continuing basis.
 - b. Upon completion of street grading, inspection and approval shall be required prior to trenching or continuation with subgrade preparation.
 - c. Upon installation of storm drainage pipe, detention, or other stormwater facilities.
 - d. Street curbing and gutter (if provided). Inspection shall be requested after the forms or string lines have been set. Street width and vertical and horizontal alignment may be spot-checked.
 - e. Subgrade of streets shall be inspected after compaction and receipt of test reports by the City of Austell Public Works Department and/or the City Engineer. The subgrade may be roll tested with an 18-ton load on a tandem dump truck and shall pass to the satisfaction of the City of Austell Public Works Department.
 - f. Street base shall be inspected after receipt of test reports by the City of Austell Public Works Department; the base may be string-lined for depth and crown. The street base may be roll-tested with an 18-ton load on a tandem dump truck and shall pass to the satisfaction of the Public Works Department.
 - g. Paving: An inspector may be on site during the paving process to check consistency, depth, and workmanship, as applicable. For asphalt paving, the temperature of the material will be monitored and the street will be cored after completion to check thickness and density. Satisfactory test results of the cores shall be delivered to the City Engineer prior to approval of a final subdivision plat or certificate of occupancy.
2. The first activities that shall occur on site shall be installation of the access pad (construction exit), sediment barriers, and sediment storage. Once these initial erosion control measures have been installed, the developer shall contact the City of Austell Public Works for an inspection. Construction activities including clearing, grading, and demolition may not commence until the initial erosion control measures are inspected and approved by the City of Austell Public Works' inspector.

3. Infrastructure that has not been inspected and has been backfilled is subject to being excavated for the purposes of a full and complete inspection at the City of Austell Public Works' sole discretion. Contact the City of Austell Public Works to request an inspection.
4. Contractors shall provide the City of Austell Public Works inspector with a construction schedule and shall make every effort to perform infrastructure construction during the City's regular business hours, typically Monday through Friday, 8:00 AM to 5:00 PM. Any inspection(s) required will be made during these hours only; no exceptions. Under no circumstances shall contractors perform infrastructure construction prior to dawn or after dusk without prior authorization.
5. City of Austell Public Works inspectors are required to be present during infrastructure tie-ins to and city owned and operated systems.
6. The City of Austell Public Works' intent is to inspect erosion, sediment, and pollution control measures during the first week of the project and at least once a week thereafter. Inspections may also be performed before, during, or after rainfall events. In the event that problems are observed, the inspector shall issue a written Notice of Violation to comply and notify the 24-hour contact listed on the erosion control plan.

In the event the remedial measures described in the Notice of Violation have not been completed by the date set forth for such completion in the Notice of Violation, a Stop Work Order may be issued. If the violation presents an immediate threat to public health or waters of the state or if land disturbing activities are conducted without obtaining a Land Disturbance Permit, the City of Austell Public Works may issue an immediate Stop Work Order. All Stop Work Orders shall be effective immediately upon issuance and shall remain in effect until the necessary corrective action is taken to the satisfaction of the City of Austell Public Works. If proper corrective action is not taken within 10 days of issuance of a Stop Work Order, the City of Austell Public Works may submit a claim against the contractors Performance Bond. Performance Bond proceeds may be used to implement corrective action either through the efforts of another contractor or the City of Austell Public Works' work force.

7. Utility permits are required prior to commencing infrastructure work in the city right-of-way. Utility permits are in addition to permits for road bores and road cuts. The City of Austell Public Works will issue these permits to private development contractors at the pre-construction meeting or prior to construction within the right-of-way.
8. Warranty: Pipes, structures, and devices that convey, detain, or treat potable water, sanitary sewage, or stormwater and are accepted by the City of Austell Public Works shall be warranted and guaranteed in accordance with the provisions described in the City's Maintenance Bond Ordinance. Said warranty period shall commence on the date of final acceptance. Utility systems shall be complete and free from any and all defects due to faulty products or workmanship. The contractor shall make any and all

corrections and repairs as may be necessary upon notification by the City of Austell Public Works. This provision includes but is not limited to repairing and/or replacing infrastructure components that have been damaged by the developer's contractors and other utility contractors. The City of Austell Public Works may make a claim against the developer's road bond for infrastructure that is damaged as a result of paving operations.

In addition to the two-year warranty required of the contractor, the developer and the owner agree that they shall forever warrant the design, installation, and functionality of all construction pursuant to the approved plans with respect to latent defects, improper workmanship, construction that fails to comply with the City of Austell's Design and Construction Standards or any other impropriety, whether a result of negligence or intentional misconduct. The developer and/or the owner shall be responsible for correcting any problems arising from a defect pursuant to this paragraph.

D. PROJECT ACCEPTANCE

1. The City of Austell Public Works Department will issue an acceptance letter for all projects once the following requirements have been met:
 - a. All quality assurance tests are conducted by the contractors, observed by City of Austell Public Works personnel, and found to meet or exceed established requirements.
 - b. All water, sanitary sewer, roadway and stormwater conveyance structures, detention facilities, and Best Management Practices are completed for the development.
 - c. All as-built drawings in accordance with Section 1, Item G have been received.
 - d. Maintenance bonding for water, sanitary sewer, stormwater infrastructure, roadway, and site improvements in accordance with Section 1, Item F have been received.
 - e. All fees, such as water and sanitary sewer fees have been paid.
 - f. All traffic control devices, street signs, pavement markings, striping, etc. have been installed.
 - g. The original permanent easements naming the City of Austell as the grantee for all required off-site public water and sanitary sewer structures have been received by the City of Austell Public Works Department. The owner and/or developer is responsible for obtaining all required off-site easements in accordance with the requirements of the City of Austell Code of Ordinances. The City of Austell Public Works is responsible for preparing all easements to be dedicated to the City upon receipt of the proper plat information. Five (5) copies of a plat survey in a legally recordable form showing the off-site easement(s) and all related bearings, courses, and distances shall be submitted to the City of Austell Public Works for preparation

of the required documents. The City of Austell Public Works will not accept any easements or other grants of property unless the easement, deed or other document of conveyance has been reviewed by the City's attorney and approved by the City of Austell Public Works Department or his/her designee in writing on the face of the original document. Upon approval, the City of Austell Public Works shall be responsible for recording the off-site easement(s) and plats of survey in the records of the Clerk of the Superior Court of Cobb County, Georgia or the Clerk of Superior Court of Douglas County, Georgia, as applicable.

- h. A vellum copy of the proposed final subdivision plat (where applicable) and five (5) copies of a plat of survey in legally recordable form (for non-subdivision projects) must be submitted to the City of Austell Public Works for review and approval, showing all water and sanitary sewer easements to be dedicated to the City of Austell for acceptance of all public water and sanitary sewer structures. The final survey plat shall also indicate all stormwater structures and features. The final survey plat must be reviewed by the City of Austell Public Works and approved by the City of Austell Mayor and City Council, as evidenced by the placement of the following notation and certifications on the final plat, which shall be signed by the Public Works Director or his/her designee:

“Approval of this plat and acceptance of the project represented herein shall be deemed to be an acceptance by the City of Austell of all dedicated roadways, water mains, sanitary sewer mains and lift stations that serve more than one property owner, as well as all stormwater collection and conveyance structures located in the public right-of-way including inlets, catch basins, pipes, ditches and channels. Approval of this plat and acceptance of the project represented herein shall not be deemed an acceptance, either express or implied, of any stormwater facilities, structures or features located outside the public right-of-way on private property. All stormwater facilities, structures and features located on private property shall be owned and maintained by the property owner(s) in accordance with the requirements of the City of Austell Code of Ordinances.”

SURVEYOR'S CERTIFICATION

This survey has been calculated for closure by latitudes and departures and is found to be accurate within one foot in _____ feet.

In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

By: _____

Date: _____

OWNER'S CERTIFICATION

**STATE OF GEORGIA
COUNTY OF COBB**

The owner of the land described by this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that all state and county taxes or other assessments now due on this land have been paid, and that he dedicates to the use of the public forever all streets, alleys, parks and watercourses, drains, easements, and other public places hereon shown for considerations hereby acknowledged, except those public ways or places specifically indicated hereon as being excluded from such dedication.

By: _____
Title: _____
Date: _____

CITY ENGINEER'S CERTIFICATION

I hereby certify that this plat is officially approved for recording in the office of the Clerk of the Superior Court, Cobb County, Georgia.

By: _____
Date: _____

Said final subdivision plat or final plat of survey of the project shall be recorded in the Records of the Clerk of the Superior Court of Cobb County, Georgia or the Clerk of the Superior Court of Douglas County, Georgia, as applicable. Failure to have the final plat approved and recorded by the City of Austell Public Works or to provide proof of such recording to the City of Austell Public Works in a timely manner may result in the suspension of the sale of water meters for the project and/or the termination of water service to the property.

2. Twenty-one months after the letter of acceptance is issued, the project will be re-inspected to ensure system acceptability. A representative of the developer shall be present for this inspection. If any corrective measures are necessary, a letter delineating the items to be corrected will be sent to the developer.
3. After the project is accepted, after the bonding period as specified in Section 1 F. 1 has been fulfilled and after all final punch-list items have been resolved, the maintenance bond will be released.

E. AS-BUILT DRAWINGS

The City of Austell Public Works Department will not release the project for field-testing (as described in other sections of these specifications) until paper and electronic copies of the as-built drawings that meet the City of Austell Public Works' requirements have been submitted and approved.

F. MAINTENANCE REQUIREMENTS

1. For public infrastructure, the owner shall be responsible for maintaining all water, sewer, roadway, and stormwater infrastructure accepted by the City for a period of 12 months after acceptance. After 12 months, accepted infrastructure belongs to the City and the City shall provide all maintenance in perpetuity.
2. Private water, sewer, roadway, and stormwater infrastructure shall be maintained by the owner in perpetuity. Even though these structures may be regulated by the City, the City does not claim ownership and shall not provide maintenance.
3. Examples of private infrastructure include but are not limited to:
 - a. Water: domestic service lines, fire protection lines, hydrants on private lines, post indicator valves, and backflow prevention devices along with associated boxes, vaults, and covers.
 - b. Sanitary Sewer: service laterals, cleanouts, manholes, grease traps, and other pretreatment devices with associated covers, rims, and lids.
 - c. Stormwater: detention facilities, flood control structures, water quality structures, drainage ditches, pipes, inlets, and other structures not located within the public right-of-way, including structures and facilities in common space and those on private lots with designated drainage easements.
 - d. Roadway and Site Improvements: private streets, parking lots, etc.
4. Maintenance of infrastructure during the 12-month warranty period shall be guaranteed by a maintenance bond provided by the owner as a condition of acceptance. The developer or owner shall provide bonding for a minimum period of one year after acceptance unless otherwise specified by the City of Austell Public Works. Maintenance bond amounts are based on the standard described in the City of Austell's Maintenance Bond Ordinance with a *minimum* bond of \$5,000.00 is required.
5. The City of Austell Public Works, in its sole discretion, reserves the right to consider proof of actual cost in lieu of the above listed standard costs for construction.

6. The maintenance bond shall remain in full force and effect for a minimum of 12 months from the date of issuance of an acceptance letter by the City of Austell Public Works or the contractor's warranty period established by Paragraph E.8 above, whichever is longer.
7. All stormwater management facilities, including detention ponds and water quality facilities on common space must be maintained by the owner.
8. Final stabilization shall be established for all permanent stormwater detention ponds and/or water quality ponds and said structures shall be in working order prior to conveyance to a Homeowners Association. If construction has not been completed at the time of conveyance, the developer shall establish a maintenance account in the name of the Homeowners Association with sufficient funds to achieve final stabilization once all construction is complete.
9. When all construction is complete, the owner of the pond(s) shall immediately remove sediment as needed to comply with design criteria and shall establish permanent vegetation so as to achieve final stabilization. All sediment barriers and retrofits must be removed.
10. All bonds as discussed in these specifications shall meet the approval of the City of Austell Public Works. The City of Austell Public Works, in its sole discretion, may accept an irrevocable letter of credit in lieu of a bond.
11. Failures to the system while under warranty are the responsibility of the developer, including, but not limited to, damage caused by the developer's subcontractors and other utility contractors. The City of Austell Public Works will make a reasonable effort to contact the developer to repair failed infrastructure. Should the developer fail to respond in a timely manner (immediately in the case of emergencies) or should the repair be unsatisfactory to the City of Austell Public Works in any way, the City of Austell Public Works will make the repair and bill the developer at standard billing rates.
12. The City of Austell Public Works reserves the right to notify the developer's surety and/or financial institution(s) regarding defective and/or damaged infrastructure. Such notifications may consist of, but not necessarily be limited to, copying the surety and/or financial institution(s) on punch list letters and other such correspondence pertaining to the construction project.

G. PERFORMANCE BONDING REQUIREMENTS

1. Performance Bonding in the amount of one hundred and ten percent (110%) of the estimated total cost of improvements is due in full prior to issuance of a Land Disturbance Permit.
2. Construction activity involving the disturbance of public or third party private property may require additional performance bonding at the sole discretion of the City of Austell Public Works.

- b. Developers that fail to comply with these specifications risk performance bond forfeiture.
2. Road bores, pavement cuts, driveway cuts and other items as determined by the City of Austell Public Works may require additional bonding prior to the start of construction activity.
3. The City of Austell Public Works may require, at its sole discretion, a cash bond for the price of the repair to the yards, driveways, landscaping and other features associated with proposed utility lines that cross property owned by others. The purpose of the cash bond is to assure that prompt and satisfactory repair of the damaged property is performed.