



Mayor and City Council Worksession

Thursday, April 02, 2026 at 6:00 PM

Dacula City Hall, Council Chambers

442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

Agenda

CALL TO ORDER AND ROLL CALL OF MEMBERS:

OLD BUSINESS:

NEW BUSINESS:

- [1.](#) Rezoning Application: 2026-CD-RZ-01
- [2.](#) Amendments to Article 6 of the Development Regulations
- [3.](#) Maple Creek Park entrance and intersection improvements
- [4.](#) FY-2026 LRA Application

MARSHAL UPDATE:

CITY ADMINISTRATOR UPDATE:

MEMBER COMMENT(S) / QUESTION(S):

ADJOURNMENT:



Memorandum

TO: City of Dacula Planning Commission /
City of Dacula Mayor and City Council

FROM: Hayes Taylor, City Planner

DATE: March 12, 2026

CASE(S): **2026-CD-RZ-1**

Executive Summary

Applicant Dacula Logistics Park LLC has submitted a request to rezone the subject property from C-2 to M-1. The rezoning would allow for the expansion of the under-construction warehouse park and provide additional connectivity via a right-in, right-out access point on Winder Highway for the industrial development within the Dacula Job Center 2050 Comprehensive Plan.

General information about the project is provided below. The application documents are available following the staff report.



Figure 1 Aerial

Property and Surrounding Land Use Information	
Addresse(s)	2015 Winder Highway
Parcel ID #	5271 048 & 5271 011A
Current Zoning	C-2 (General Business District)
Proposed Zoning	M-1 (Light Manufacturing District)
Current Development	Undeveloped / Vacant
2050 Comprehensive Plan Character Area	Dacula Job Center
Street(s)	Winder Highway



Surrounding Neighborhood	
North	RA-200 (Agriculture/Residence, <i>County</i>) & C-2 DOD (General Business District, <i>City</i>)
South	M-1 (Light Manufacturing District, <i>City</i>)
East	C-2 (General Business District, <i>City</i>)
West	M-1 (Light Manufacturing District, <i>City</i>)
Recommendation	
Staff	Approval with staff conditions.

Zoning History

The subject parcel was annexed into the City of Dacula via legislative annexation in 2014 and was rezoned C-2 (General Commercial District). Since its annexation the property has remained vacant/undeveloped.

Existing Land Use and Zoning

Application materials request the rezoning of the subject ± 5.86 -acre property from C-2 (General Business District) to M-1 (Light Manufacturing District). The parcel is currently undeveloped.

The subject site is east of the Winder Highway and Stanley Road intersection, and approximately half a mile from the Winder Highway and SR 316 intersection. Across Highway 29 to the north is CSX rail right-of-way. Abutting the parcel to the northwest is an undeveloped parcel zoned C-2 containing a stream that runs into the subject site. To the south and west is the University Logistics development, which contains three (3) speculative warehouses that are under construction, zoned M-1 (Light Manufacturing). End users for the warehouses have not been named at the time of the staff report. A vacant parcel, zoned C-2 (General Business District) neighbors the subject property to the east. No active businesses



Figure 2 Surrounding Zoning

or residences border the property; however, there are nearby legal non-conforming residential uses, commercial uses such as detached convenience stores, and warehouse uses along Winder Highway.

The Proposed Development

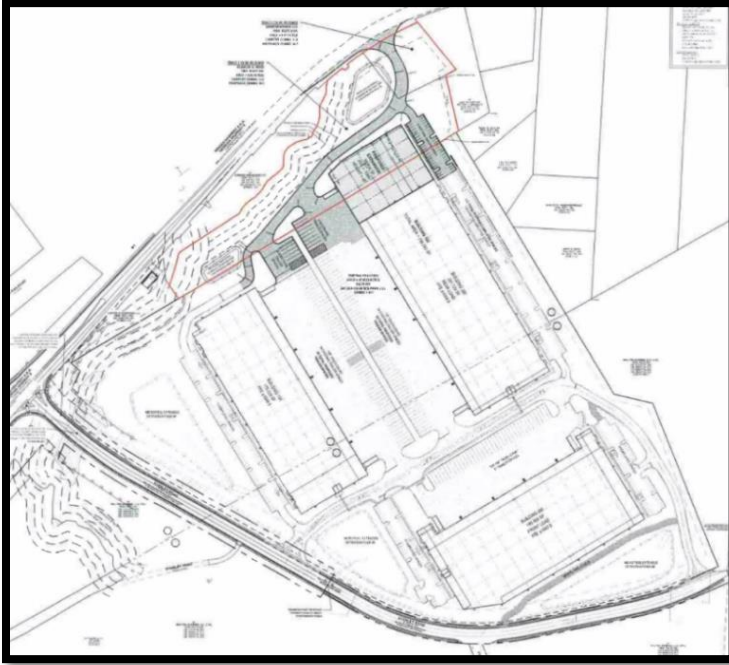


Figure 3 Concept Plan

The applicant proposes a 56,624 SF expansion to Building 200 of the under-construction University Logistics Park. Current plans show Building 200 as 201,729 SF. If the rezoning and expansion are approved as proposed, the building area would expand to 258,353 SF in total. The submitted site plan also shows an additional 29 parking spaces, a right-in right-out access drive from Winder Highway, and two additional micro-pools for stormwater detention.

Application materials state that the property will be more marketable to prospective tenants, should the additional access drive be approved. Direct connection to Winder Highway may better distribute the anticipated industrial automotive load from the project,

reducing potential burden from the Stanley Road intersection. The adjacent University Logistics Park development was approved via zoning actions 2021-CD-COC-03. The original approved concept plan included a similar right-in, right-out access point at a different location along Winder Highway, closer to the Stanley Road intersection.

Analysis

Rezoning Request

The rezoning request could be considered compatible with the nearby commercial and industrial uses. The proposed Winder Highway access point will provide the University Logistics development with better connectivity and may decrease industrial automotive congestion at the Stanley Road and Winder Highway intersection.

Comprehensive Plan Consistency

The subject site falls within the Dacula Job Center Character Area of the City of Dacula's Future Land Use Map. The principal object of the character area is to increase the base economy of the City through "low impact industry," to encourage the redevelopment of underutilized parcels, and protect streams and rivers (Dacula 2050 Comprehensive Plan pg. 68). The Guidance for Rezoning by Character Area table calls for C-2, M-1, and M-2 (pg. 69). The subject application generally complies with the character area's intent to provide intentional employment opportunities for the growing population, while providing adequate stream buffer protection.

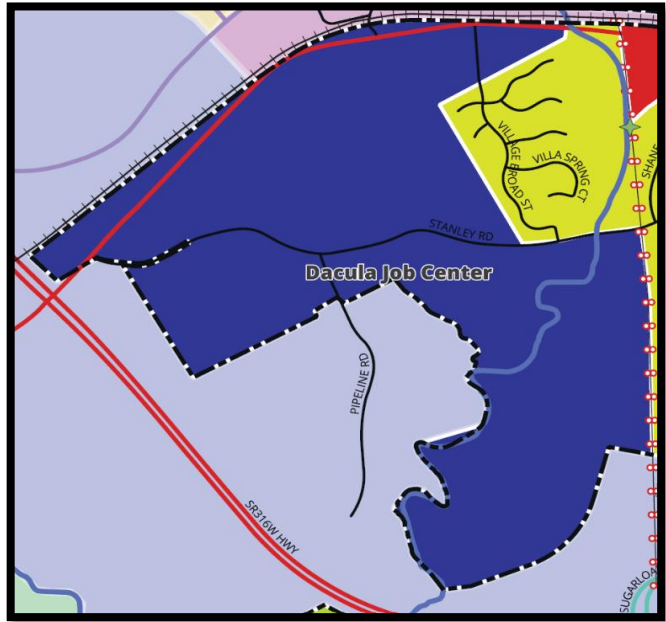


Figure 4 2050 Future Land Use Map

The analysis of the application should be made based upon the “Standards Governing Exercise of the Zoning Power” as stated in Section 1702 of the 2000 Zoning Ordinance of the City of Dacula.

1. *Whether the proposed rezoning will permit a use that is suitable in view of the use and development of an adjacent and nearby property?*

The proposed rezoning could be considered consistent with the adjacent and nearby commercial uses along Winder Highway and approved industrial uses on Stanley Road. The proposed rezoning would provide an expansion for an approved industrial park in a burgeoning industrial corridor.

2. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties?*

If approved, the recommended conditions would help mitigate any negative impacts.

3. *Whether the property to be affected by the proposed rezoning has a reasonable economic use as currently zoned?*

Yes, the property has reasonable economic use as currently zoned.

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

The proposed use is not expected to create excessive or burdensome use for utilities, existing streets, transportation facilities, or schools. The Atlanta Regional Commission did not require the subject project extension to undergo an additional Development of Regional Impact (DRI) review. The extension of the project is not expected to impact infrastructure more than the under-construction development. The development will need to be approved by the Georgia Department of Transportation to obtain an additional curb cut along Winder Highway. The recommended conditions, including the requirement for the Winder Highway curb cut to be right-in, right-out, will mitigate impacts on existing transportation infrastructure and traffic patterns.

5. *Whether the proposed rezoning request is in conformity with the policy and intent of the Land Use Plan?*

The subject parcel is within the Dacula Job Center Character Area of the City of Dacula's Future Land Use Map. The intent of the character area is to increase industrial employment opportunities for residents by incentivizing employers to locate in Dacula.

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

The applicants request to increase internal connectivity, provide additional stormwater infrastructure, and expand Building 200 of the University Logistics project may make the project more marketable for potential end users. As Stanley Road develops into a more robust industrial center, the Winder Highway access point could provide relief to Stanley Road in the future. The proposed extension would develop a parcel that has remained undeveloped since being annexed into the City in 2014. If the site is not included in the proposed project expansion, due to the presence of a stream, and challenging topography, the parcel could remain undeveloped for the foreseeable future.

Recommended Conditions

CONDITION SET #1

Resulting from regional review (DRI) by the Atlanta Regional Commission (ARC) & the Georgia Regional Transportation Authority (GRTA), dated May 5, 2022.

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Provide sidewalks along Stanley Road and Winder Highway in accordance with City of Dacula ordinance and design standards.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Winder Highway (SR 8/US 29) at Relocated Stanley Road (Intersection 2B)

- Construct relocated Stanley Road as a three-lane roadway with one (1) lane in each direction and a center two-way left-turn lane along the property frontage.
- Construct a channelized eastbound right-turn lane along Winder Highway (SR 8/US 29)
- Construct a westbound left-turn lane along Winder Highway (SR 8/US 29)
- Construct a northbound left-turn lane and a channelized right-turn lane along Stanley Road

Stanley Road at Driveway B (Intersection 6)

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway B to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

Stanley Road at Driveway C (Intersection 7)

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway C to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Service the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Provide sidewalks along Stanley Road and Winder Highway in accordance with City of Dacula ordinance and design standards.

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- Construct a channelized eastbound right-turn lane along Winder Highway (SR 8/US 29)
- Construct a westbound left-turn lane along Winder Highway (SR 8/US 29)
- Construct a northbound left-turn lane and a channelized right-turn lane along Stanley Road

Stanley Road at Driveway B (Intersection 6)

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway B to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

Stanley Road at Driveway C (Intersection 7)

- Construct a southbound left-turn lane along relocated Stanley Road
- Construct Driveway C to consist of a minimum of one (1) ingress lane and a minimum of one (1) egress lane

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

University Parkway (SR 316/US 29)

- Widen the southbound approach along University Parkway (SR 316/US 29) to add one (1) through lane so that it consists of two (2) left-turn lanes, three (3) through-lanes, and one (1) right-turn lane.

CONDITION SET #2:

Conditions of the City of Dacula

*Changes from the 2021-CD-COC-03 zoning conditions are **highlighted**. Additions are shown in bold and deletions in ~~strike through~~.*

Transportation / Infrastructure

- 1.A. All new utility lines shall be located underground. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.
- 1.B. Sidewalks shall be required adjacent to Winder Highway right-of-way. The sidewalk location shall be reviewed and approved by the City of Dacula and Georgia Department of Transportation. Sidewalks shall be required adjacent to both sides of the full length of the relocated Stanley Road improvements. The location of sidewalks shall be reviewed and approved by the Gwinnett County D.O.T. and City of Dacula.
- 1.C. Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate future pedestrian amenities such as benches, planters, and trash containers adjacent to the Winder Highway right-of-way. All such required amenities shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the City of Dacula, Gwinnett County D.O.T. or Georgia Department of Transportation depending on who owns the subject right-of-way.
- 1.D. Provide decorative light poles / fixtures along Winder Highway right-of-way. Streets lights shall be staggered, 150 feet on-center. All street lighting shall be subject to review and approval of the City of Dacula, Gwinnett County D.O.T or Georgia Department of Transportation depending on who owns the subject right-of-way. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. The property owner shall be responsible for street light maintenance and lighting fees. Light fixtures which are utilized shall be as follows:
 - Fixture Head Pole Type (Streetlight)
 - Max. Pole Height = Cobra Head Fluted (Black) 40 ft. or Cobra Head Smooth (Black) 40 ft.
- 1.E. A sign prohibiting truck access beyond the southeastern corner of the site shall be required adjacent to the Stanley Road right-of-way / dedicated easement at the end of the proposed Stanley Road improvements.

- 1.F. Access onto Winder Highway must meet Georgia Department of Transportation standards. The Stanley Road relocation and improvements must meet current Gwinnett County D.O.T. standards under the Gwinnett County Unified Development Ordinance (UDO) and be dedicated to Gwinnett County as right-of-way. Proposed access on Stanley Road must meet the minimum spacing requirements of the Gwinnett County UDO. The property owner / developer must coordinate with the Winder Highway & SR 316 interchange Project Manager(s) to ensure the relocation of Stanley Road does not interfere with the interchange.
- 1.G. A Traffic Impact Study shall be provided prior to the issuance of a development permit. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the City of Dacula, Gwinnett County D.O.T. and Georgia Department of Transportation respectively. All design and construction will be subject to Gwinnett County D.O.T. and Georgia Department of Transportation review and approval.
- 1.H Applicant/developer shall pay its proportionate share of the costs of a traffic signal at the intersection of Winder Highway and relocated Stanley Road.
- 1.I Sidewalks shall be constructed the length of the subject property along Winder Highway.**
- 1.J One curb cut along Winder Highway shall be permitted, subject to Georgia Department of Transportation approval. Said access shall only permit right-in, right-out access. Corresponding signage prohibiting left turns shall be clearly posted at the intersection in a visible location for both ingress and egress motorists.**
- 1.K The right-in, right-out intersection shall contain a concrete island and a painted crosswalk to calm motorists as they enter the site. Intersection design is subject to Georgia Department of Transportation and City of Dacula approval. The island may contain directional signage.**

Landscaping Requirements

- 2.A. Provide landscaped islands throughout all surface parking areas as required by the Dacula Buffer, Landscape, and Tree Ordinance.
- 2.B. Provide a minimum ten-foot wide landscaped strip adjacent to the Winder Highway right-of-way and the full length of the relocated Stanley Road improvements on both sides. At least 50% of plantings

shall consist of trees 3-inches in caliper (dbh) or greater. Type and size of plantings shall be in compliance with the Dacula Buffer, Landscape, and Tree Ordinance

- 2.C. Provide non-ornamental shade trees spaced 50-feet on-center or grouped at 120-feet on-center along the Winder Highway right of way. All street trees shall be a minimum 4-inch caliper (dbh) at the time of planting. Street trees shall be planted six-feet from back-of-curb subject to review and approval of the City of Dacula, Georgia, or Gwinnett Department of Transportation depending on who owns the subject right-of-way.

Street trees shall be of one or a combination of the following species:

1. Willow Oak
2. Overcup Oak
3. Nuttall Oak
4. Pin Oak
5. Shumard Oak
6. Lacebark Elm
7. Japanese Zelkova

- 2.D. All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited to the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday. Dumpster enclosures shall remain closed, locked, and in good repair at all times.

- 2.E. Natural vegetation shall remain on the property until issuance of a development permit.

2.F The site plan shall fully comply with Article 15 of the Zoning Resolution - Stream Buffer Protection.

2.G Mono-culture mixes of Kentucky blue grass, or similar mixes of non-native grasses are prohibited in the micropool labeled “micropool extended detention pond for expansion area #2.”

Parking / Yard, Height & Setback

- 3.A. A parking lot landscape plan shall be submitted to the City for approval. At a minimum, the landscape plan shall include the monument sign location and should insure that each parking island /

strip will have a minimum of two (2) ornamental shade trees. All parking area trees shall be a minimum of 3-inch dbh caliper.

- 3.B. Parking lot and security lighting shall be directed in towards the property so as to minimize the adverse impact on neighboring properties.

Signage, Temporary Uses, & Peddling

- 4.A. Oversized signs or billboards shall not be permitted.
- 4.B. ~~One ground sign shall be permitted. The ground sign shall be monument type only with indirect lighting. Ground sign shall be limited to a single monument type sign with brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building at least 2 feet in height.~~ **No monument signage is permitted along Winder Highway at the right-in/right-out intersection. Directional signage is permitted at the Winder Highway intersection and shall be 30 SF or less.** Neon or self-illuminating ground signs shall be prohibited.
- 4.C. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.
- 4.D. Peddlers shall be prohibited.
- 4.E. Live human advertisement shall be prohibited within the subject area. To include, but not necessarily be limited to, sign spinners, twirlers, dancers, clowns, and / or other similar temporary advertising methods commonly provided by costumed or animated humans.
- 4.F. No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.

Architectural Design

5.A. Architectural design should comply with the following performance guidelines:

- (1) Building facades shall be of architectural treatments of glass and / or brick, stone, stucco, or tilt-up concrete subject to review and approval of the City of Dacula.
- (2) Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than 15% of the total area for any single facade.
- (3) Buildings shall incorporate live plant material growing immediately in front of or on the building.
- (4) All mechanical, HVAC and like systems shall be screened from street level view (within 300 feet) on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood
- (5) Any accessories provided such as railings, benches, trash receptacles and / or bicycle racks shall complement the building design and style.
- (6) Walls visible from roadways or parking areas shall incorporate changes in building material / color.

General

- 6.A. The property shall be developed in accordance with the conceptual site plan prepared by Kimley Horn entitled ~~Project Whiplash Industrial Development~~ Crow Holdings: **University Logistics Building 200 Expansion, dated February 2, 2026 received on November 12, 2024.** Any substantial deviation from the approved conceptual plan and / or remaining conditions of zoning shall be resubmitted to the City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.
- 6.B. A building height variance is granted to allow the principle building on-site a maximum height of 50 feet.



City of Dacula

P. O. Box 400

Dacula, GA 30019

(770) 962-0055 / Fax (770) 513-2187

REZONING/ CHANGE OF CONDITIONS/ SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF DACULA, GEORGIA.

(Please Type or Print using BLACK INK)

APPLICANT *	PROPERTY OWNER *
NAME <u>Dacula Logisitics Park, LLC</u>	NAME <u>Gauri Ventures, LLC</u>
ADDRESS <u>1550 N Brown Road</u>	ADDRESS <u>1550 N Brown Road</u>
CITY <u>Lawrenceville</u>	CITY <u>Lawrenceville</u>
STATE <u>Georgia</u> ZIP <u>30043</u>	STATE <u>Georgia</u> ZIP <u>30043</u>
PHONE <u>770-232-0000</u> FAX _____	PHONE <u>770-232-0000</u> FAX _____

APPLICANT IS THE:

- ☐ OWNER'S AGENT
☐ PROPERTY OWNER
☒ CONTRACT PURCHASER

* Include any person having a property interest and/or a financial interest in any business entity having property interest (use additional sheets if necessary).

CONTACT PERSON Shane Lanham

COMPANY NAME Mahaffey Pickens Tucker, LLP

ADDRESS 1550 North Brown Road, Suite 125, Lawrenceville, GA 30043

PHONE 770-232-0000 FAX _____

EMAIL slanham@mptlawfirm.com

PRESENT ZONING DISTRICT(S) C2 REQUESTED ZONING DISTRICT M1

LAND LOT(S) 271 PARCEL # R5271 011A & R5271 04B DISTRICT(S) 5th ACREAGE 5.85

PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED _____

The proposed development is an expansion of a proposed industrial building on the adjacent parcel of R5270 029, and the development will also provide another access point to Winder Highway.

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS N/A

DWELLING UNIT SIDE (SQ. FT.) N/A

NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/LOTS 1

TOTAL GROSS SQ. FEET 56,654

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

*** PLEASE ATTACH A "LETTER OF INTENT" EXPLAINING WHAT IS PROPOSED and TYPED "LEGAL DESCRIPTION" OF PROPERTY TO BE AMENDED ***

CASE NUMBER 2026-CD-R2-01

Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Brian T. Easley
Rebecca B. Gober
Christopher D. Holbrook
Jessica P. Kelly
Shane M. Lanham

Jeffrey R. Mahaffey
Julia A. Maxwell
Steven A. Pickens
Jack M. Ryan
Gabrielle H. Schaller
Kassie M. Prater
S. Tess Shaheen
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

LETTER OF INTENT FOR REZONING APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and attached Rezoning Application (the "Application") on behalf of Dacula Logistics Park, LLC (the "Applicant") for the purpose of requesting the rezoning of approximately 5.85-acres (the "Property") located between Winder Highway and Stanley Road bearing Gwinnett County Tax Parcel numbers R5271 011A and R5271 048. The Property is located within the Dacula Job Center Character Area of the Dacula 2050 Comprehensive Plan Update (the "2050 Plan") and is currently zoned C-2.

The Applicant submits this Application requesting to rezone the Property to the M-1 (Light Manufacturing District) zoning classification of the Zoning Resolution of the City of Dacula (the "ZO") to develop the Property with a slight expansion of the industrial building proposed to be built on the abutting property bearing Gwinnett County Tax Parcel number R5270 029. The proposed development would expand the industrial building approximately 56,654 square feet and would also provide a parking expansion. The proposed expansion would include tilt-up walls with high-quality architectural elements, such as articulated parapets and attractive glass treatments near the main office entrance as are planned for the industrial building being expanded. Additionally, the development would provide another access point to Winder Highway.

The proposed development is compatible with surrounding land uses and zoning classifications. The surrounding area is characterized mostly by industrial and commercial land uses with some residential and mixed uses nearby as well. The proposed development is an expansion of a building on a directly abutting property that is currently zoned M-1. Additionally, there are several undeveloped, commercial properties directly abutting the Property zoned C-2. To the South across Stanley Road, there is another property zoned M-1. To the East and Southeast, on both sides of Stanley Road are properties zoned PMUD. To the East, on Winder Highway is a warehouse and manufacturing/processing facility, which are both zoned M-1. Further East is the Lindenwood subdivision zoned TRD.

The proposed development is also compatible with the policies of the 2050 Plan, which broadly encourages increasing employment opportunities and the base economic activity of Dacula. Specifically, one of the policies of the 2050 Plan is to increase base economic activity in Dacula by identifying character areas "that would be well suited for industrial development. These are near transportation corridors and have access to water and wastewater services." The purpose

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of identifying these character areas is to encourage industrial uses within Dacula so that employment opportunities increase within the city. The Property is in the Dacula Job Center Character Area, which is one such area where the 2050 Plan encourages future land uses that are “primarily for light industrial, industrial office, and distribution/warehouse” and “provide employment opportunities” within the city. The proposed development would provide further light industrial land use in the area as intended under the 2050 Plan. Additionally, the 2050 Plan’s section on the Dacula Job Center provides that “zoning change and redevelopment requests should be consistent with an employment activity specific to enhancing the base economy of Dacula,” which the proposed development does as it expands the industrial building planned within Dacula and offers further employment opportunities within the city. Further, the Dacula Job Center Character Area specifically recommends the M-1 zoning classification. Accordingly, the proposed development fits within the spirit and intent of the 2050 Plan and is consistent with the established development pattern in the area.

The Applicant also respectfully requests a variance from the ZO. The requested variance is to allow an increased building height of 50 feet for the proposed building expansion. This proposed increased building height reflects a height at which modern industrial user’s requirement of 36 feet of clear height for proper storage of product in the building. To achieve this clear height and provide parapet walls to properly screen rooftop equipment as required, the requested 50 feet building height is essential. Without the approval of this variance, the proposed and intended use of the Property will be unmarketable to prospective industrial users. Furthermore, Applicant plans to meet all landscape requirements in the ZO to ensure that any negative aesthetic impacts are mitigated. This proposed building height variance will allow the Applicant to develop the Property in a manner allowing the safe and efficient operation of the property and any negatively perceived impacts of the variance will be mitigated or negated by the landscaping. Additionally, a variance to increase the maximum building height to 50 feet was approved for the building on Parcel R5270 029, which is the building the proposed development would be expanding.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Dacula Department of Planning and Development to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Rezoning Application filed herewith. The Applicant respectfully requests your approval of these Applications.

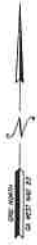
Respectfully submitted this 6th day of February, 2026.

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham

Attorneys for Applicant



SURVEYOR CERTIFICATION

I certify that this survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-2 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



Aubrey J. Akin, R.L.S. #3138

February 2, 2026.
Date



Date	
Revision	
No.	
Field Date: 1/28/2026	
Plot Date: 2/2/2026	
Scale: 1" = 60'	

BOUNDARY SURVEY
CHT ACQUISITIONS, LP
LAND LOT 271, 5TH DISTRICT
CITY OF DALLAS, GWINNETT COUNTY, GEORGIA

1

SHEET 1 OF 1

8/4 x 25 1/4 x 45
CWT: Shading
DWG: TCR Shading Zoning
LW

Tract 1

All that tract or parcel of land lying and being in Land Lot 271 of the 5th District, City of Dacula, Gwinnett County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a 1 inch open top pipe found at the Land Lot corner common to Land Lots 270, 271, 274 and 275; thence running along the Land Lot line common to Land Lots 270 and 271 South 60° 03' 39" West a distance of 917.68 feet to a 2 inch open top pipe found; thence leaving said Land Lot Line North 31° 14' 42" East a distance of 679.83 feet to a 1/2 inch rebar found and the TRUE POINT OF BEGINNING; from point thus established and running South 58° 46' 14" West a distance of 1038.07 feet to a 1/2 inch rebar found; thence North 33° 55' 39" West a distance of 52.28 feet to a point in the centerline of a creek; thence following along the centerline of creek the following courses: North 12° 11' 22" East a distance of 30.83 feet to a point; thence North 60° 15' 37" East a distance of 12.23 feet to a point; thence North 10° 09' 46" East a distance of 66.55 feet to a point; thence North 58° 56' 52" East a distance of 61.91 feet to a point; thence North 74° 58' 30" East a distance of 44.15 feet to a point; thence South 66° 10' 02" East a distance of 23.65 feet to a point; thence North 66° 35' 18" East a distance of 73.96 feet to a point; thence North 32° 30' 53" East a distance of 106.17 feet to a point; thence North 64° 11' 41" East a distance of 25.19 feet to a point; thence North 15° 31' 39" East a distance of 32.03 feet to a point; thence North 43° 45' 38" East a distance of 56.02 feet to a point; thence North 36° 11' 17" East a distance of 78.47 feet to a point; thence North 05° 01' 22" East a distance of 30.82 feet to a point; thence North 00° 49' 27" West a distance of 48.16 feet to a point; thence North 65° 16' 12" West a distance of 18.88 feet to a point; thence North 34° 18' 53" East a distance of 76.66 feet to a point; thence North 70° 49' 52" East a distance of 46.41 feet to a point; thence South 86° 46' 39" East a distance of 22.20 feet to a point; thence North 08° 35' 51" West a distance of 20.60 feet to a point; thence North 36° 19' 55" East a distance of 54.08 feet to a point; thence North 11° 26' 21" West a distance of 31.13 feet to a point on the southeasterly Right of Way of Winder Highway A.K.A. State Route 8 (Variable R/W); thence running along said Right of Way of Winder Highway the following courses: along a curve to the right an arc length of 64.42 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North 49° 45' 47" West, and a chord length of 64.41 feet) to a point; thence South 40° 02' 17" East a distance of 8.18 feet to a Right of Way monument found; thence North 54° 01' 09" East a distance of 16.82 feet to a Right of Way monument found; thence North 39° 19' 25" West a distance of 8.79 feet to a point; thence running along a curve to the right an arc length of 54.57 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North 53° 51' 17" East, and a chord length of 54.56 feet) to a point; thence leaving said Right of Way and running South 39° 51' 32" East a distance of 188.23 feet to a 1/2" rebar found; thence North 61° 01' 39" East a distance of 172.15 feet to a 3/4 inch open top pipe found; thence South 13° 00' 22" East a distance of 187.27 feet to a 1/2" rebar; thence South 59° 21' 16" West a distance of 8.60 feet to the TRUE POINT OF BEGINNING. Said tract contains 4.943 Acres (215,306 Square Feet).

Tract 2

All that tract or parcel of land lying and being in Land Lot 271 of the 5th District, City of Dacula, Gwinnett County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a 1 inch open top pipe found at the Land Lot corner common to Land Lots 270, 271, 274 and 275; thence running along the Land Lot line common to Land Lots 270 and 271 South 60° 03' 39" West a distance of 917.68 feet to a 2 inch open top pipe found; thence leaving said Land Lot Line North 31° 14' 42" East a distance of 679.83 feet to a 1/2 inch rebar found; thence North 59° 21' 16" East a distance of 8.60 feet to a 1/2 inch rebar found; thence North 13° 00' 22" West a distance of 187.27 feet to a 3/4 inch open top pipe found and the TRUE POINT OF BEGINNING; from point thus established and running South 61° 01' 39" West a distance of 172.15 feet to a 1/2 inch rebar found; thence North 39° 51' 32" West a distance of 188.23 feet to a point on the southeasterly Right of Way of Winder Highway A.K.A. State Route 8 (Variable R/W); thence running along said Right of Way of Winder Highway following a curve to the right with an arc length of 210.63 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North 60° 57' 24" East, with a chord length of 210.29 feet) to a 1/2 inch rebar found; thence leaving said Right of Way South 39° 44' 37" East a distance of 188.50 feet to a 3/4 inch open top pipe found; thence South 61° 09' 18" West a distance of 37.82 feet to the TRUE POINT OF BEGINNING. Said tract contains 0.909 Acres (39,598 Square Feet).

Overall Tract

All that tract or parcel of land lying and being in Land Lot 271 of the 5th District, City of Dacula, Gwinnett County, Georgia and being more particularly described as follows:

To reach the True Point of Beginning, commence at a 1 inch open top pipe found at the Land Lot corner common to Land Lots 270, 271, 274 and 275; thence running along the Land Lot line common to Land Lots 270 and 271 South 60° 03' 39" West a distance of 917.68 feet to a 2 inch open top pipe found; thence leaving said Land Lot Line North 31° 14' 42" East a distance of 679.83 feet to a 1/2 inch rebar found and the TRUE POINT OF BEGINNING; from point thus established and running South 58° 46' 14" West a distance of 1038.07 feet to a 1/2 inch rebar found; thence North 33° 55' 39" West a distance of 52.28 feet to a point in the centerline of a creek; thence following along the centerline of creek the following courses: North 12° 11' 22" East a distance of 30.83 feet to a point; thence North 60° 15' 37" East a distance of 12.23 feet to a point; thence North 10° 09' 46" East a distance of 66.55 feet to a point; thence North 58° 56' 52" East a distance of 61.91 feet to a point; thence North 74° 58' 30" East a distance of 44.15 feet to a point; thence South 66° 10' 02" East a distance of 23.65 feet to a point; thence North 66° 35' 18" East a distance of 73.96 feet to a point; thence North 32° 30' 53" East a distance of 106.17 feet to a point; thence North 64° 11' 41" East a distance of 25.19 feet to a point; thence North 15° 31' 39" East a distance of 32.03 feet to a point; thence North 43° 45' 38" East a distance of 56.02 feet to a point; thence North 36° 11' 17" East a distance of 78.47 feet to a point; thence North 05° 01' 22" East a distance of 30.82 feet to a point; thence North 00° 49' 27" West a distance of 48.16

feet to a point; thence North $65^{\circ} 16' 12''$ West a distance of 18.88 feet to a point; thence North $34^{\circ} 18' 53''$ East a distance of 76.66 feet to a point; thence North $70^{\circ} 49' 52''$ East a distance of 46.41 feet to a point; thence South $86^{\circ} 46' 39''$ East a distance of 22.20 feet to a point; thence North $08^{\circ} 35' 51''$ West a distance of 20.60 feet to a point; thence North $36^{\circ} 19' 55''$ East a distance of 54.08 feet to a point; thence North $11^{\circ} 26' 21''$ West a distance of 31.13 feet to a point on the southeasterly Right of Way of Winder Highway A.K.A. State Route 8 (Variable R/W); thence running along said Right of Way of Winder Highway the following courses: along a curve to the right an arc length of 64.42 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North $49^{\circ} 45' 47''$ West, and a chord length of 64.41 feet) to a point; thence South $40^{\circ} 02' 17''$ East a distance of 8.18 feet to a Right of Way monument found; thence North $54^{\circ} 01' 09''$ East a distance of 16.82 feet to a Right of Way monument found; thence North $39^{\circ} 19' 25''$ West a distance of 8.79 feet to a point; thence running along a curve to the right an arc length of 54.57 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North $53^{\circ} 51' 17''$ East, and a chord length of 54.56 feet) to a point; thence following a curve to the right with an arc length of 210.63 feet, (said curve having a radius of 1069.73 feet, with a chord bearing of North $60^{\circ} 57' 24''$ East, with a chord length of 210.29 feet) to a 1/2 inch rebar found; thence leaving said Right of Way South $39^{\circ} 44' 37''$ East a distance of 188.50 feet to a 3/4 inch open top pipe found; thence South $61^{\circ} 09' 18''$ West a distance of 37.82 feet; thence South $13^{\circ} 00' 22''$ East a distance of 187.27 feet to a 1/2 inch rebar found; thence South $59^{\circ} 21' 16''$ West a distance of 8.60 feet to the TRUE POINT OF BEGINNING. Said tract contains 5.852 Acres (254,904 Square Feet).

IMPACT ANALYSIS STATEMENT

Date: 2/6/26

Applicant: Dacula Logistics Park, LLC

- A. Yes, the proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed development is an expansion of the proposed building on the adjacent property, which is zoned M-1. The other adjacent properties are undeveloped properties zoned C-2.
- B. No, the proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. The surrounding properties are zoned C-2 and M-1, so an M-1 development would be in line with the character of the area and not adversely affect existing uses or usability of surrounding properties.
- C. Due to the size, location, layout, and dimensions of the subject property, the Applicant submits that the Property does not have a reasonable economic use as currently zoned.
- D. No, approval of the Rezoning Application will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed development will have access to both Winder Highway and Stanley Road.
- E. Yes, approval of the Rezoning Application is in conformity with the policy and intent of the 2050 Comprehensive Plan for the City of Dacula, which specifically encourages industrial uses in this area and recommends M-1 as an appropriate zoning classification.
- F. The Applicant submits that the quality of the proposed development and the character of surrounding uses provide additional supporting grounds for approval of the application.

Economic and Community Infrastructure Facilities Impact Worksheet



To be completed and submitted with applications for:
Annexation, Rezoning, Change of Conditions,
Special Use Permit, Special Exception, or Variance.

Date Received: 2-6-26

Reviewed By: Hayes Taylor Jr.

Proposed Project Information

Name of Proposed Project: Dacula Expansion
 Developer/Applicant: Dacula Logistics Park, LLC
 Telephone: 770-232-0000
 Fax: 678-518-6880
 Email(s): slanham@mptlawfirm.com

Economic Impacts

Estimated Value at Build-Out:

\$21 million for the expansion of the proposed development.

Will the proposed project generate population and/or employment increases in the area?
 If yes, what would be the major infrastructure and facilities improvement needed to support the increase?

The project will increase population and employment in the area. The Applicant already had a DRI review by FRTA and the Atlanta Regional Commission, which identified infrastructure improvements for the original development which is being slight expanded into this Property.

How many short-term and /or long-term jobs will the development generate?

Short-term jobs for the original project were estimated at 550, and this is a slight expansion so it will slightly increase that.

Long-term jobs for the original project were estimated at 320, and this is a slight expansion so there will be a slight increase to that.

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:

Based on the estimated value at build-out, the proposed development would generate significant local tax revenue.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes, the regional work force and population growth are sufficient to fill the demand created by the proposed development.

Community Facilities & Infrastructure Impacts

Water Supply

Name of water supply provider for this site:

Gwinnett County

What is the estimated water supply demand to be generated by the project, measured in Gallons Per Day (GPD)?

1,050 GPD (25 GPD per employee). This is for the expansion area.

Is sufficient water supply capacity available to serve the proposed project?

Yes.

If no, are there any current plans to expand existing water supply capacity?

N/A

If there are plans to expand the existing water supply capacity, briefly describe below:

N/A

If water line extension is required to serve this project, how much additional line (in feet) will be required?

N/A

Wastewater Disposal

What is the estimated sewage flow to be generated by the project, measured in Gallons Per Day (GPD)?

1,050 GPD (25 GPD per employee). This is for the expansion area.

Name of wastewater treatment provider for this site:

Gwinnett

Is sufficient wastewater treatment capacity available to serve this proposed project?

Yes.

If no, are there any current plans to expand existing wastewater treatment capacity?

N/A

If there are plans to expand existing wastewater treatment capacity, briefly describe below:

N/A

If sewer line extension is required to serve this project, how much additional line (in feet) will be required?

N/A

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day?

The trip generation data provided during DRI review for the prior development was 736 trips per day for the industrial warehouses

component of the property. The expansion is only increasing the square footage by 3% so the traffic increase beyond this would be minimal.

List any traffic and/or road improvements being made and how they would affect the subject area.

The proposed development will provide additional access to Winder Highway and increase connectivity throughout the property.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

Approximately 1,200 tons per year.

Is sufficient landfill capacity available to serve this proposed project?

Yes.

If no, are there any current plans to expand existing landfill capacity?

N/A

If there are plans to expand existing landfill capacity, briefly describe below:

N/A

Will any hazardous waste be generated by the development? If yes, please explain below:

N/A

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

66%

Is the site located in a water supply watershed?

No.

If yes, list the watershed(s) name(s) below:

N/A

Describe any measures proposed (such as buffers, detention or retention ponds, and/or pervious parking areas) to mitigate the project's impacts on stormwater management:

Micropool extended wet detention pond.

Environmental Quality

Is the development located within or likely to affect any of the following:

1. Water supply watersheds?

No, not to the best knowledge of Applicant.

2. Significant groundwater recharge areas?

No, not to the best knowledge of Applicant.

3. Wetlands?

No.

4. Protected river corridors?

No.

5. Floodplains?

No.

6. Historic resources?

No, not to the best knowledge of Applicant.

7. Other environmentally sensitive resources?

No, not to the best knowledge of Applicant.

If you answered yes to any question 1-7 above, describe how the identified resource(s) may be affected below:

Impacts to identified resources would be governed by applicable state, local, and federal regulations. Stormwater facilities would be designed in accordance with the Gwinnett County Stormwater Management Manual.

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools?

No impacts anticipated.

Libraries?

No impacts anticipated.

Fire, Police, or EMS

Negligible impacts anticipated.

Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?

No impacts anticipated.

Additional Comments:

JUSTIFICATION FOR REZONING

The portions of the Zoning Resolution of the City of Dacula (the "ZO") which classify or may classify the property which is the subject of this Application (the "Property") into any less intensive zoning classification other than as requested by the Applicant, are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the ZO as applied to the subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's and the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

The Property is presently suitable for development under the M-1 classification as requested by the Applicant, and is not economically suitable for development under the present C-2 zoning classification of the City of Dacula. A denial of this Application would constitute an arbitrary and capricious act by the Dacula City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Dacula City Council to rezone the Property to the M-1 classification with such conditions as agreed to by the Applicant, so as to permit the only feasible economic use of the Property, would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the

Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the subject Property to the M-1 classification, subject to conditions which are different from the conditions by which the Applicant may amend its application, to the extent such different conditions would have the effect of further restricting the Applicant's and the Owner's utilization of the subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Opponents to the request set forth in the Application, or in any amendments to the Application, have waived their rights to appeal any decision of the Dacula City Council because they lack standing, have failed to exhaust administrative remedies, and/or because they failed to assert any legal or constitutional objections.

Accordingly, the Applicant respectfully requests that the rezoning application submitted by the Applicant relative to the Property be granted and that the Property be rezoned to the zoning classification as shown on the respective application.

This 6th day of February, 2026.

Respectfully submitted,

MAHAFFEY PICKENS TUCKER, LLP

Shane M. Lanham

Shane M. Lanham

Attorneys for Applicant

1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043
(770) 232-0000

APPLICANT CERTIFICATION

The undersigned is authorized to make this application and is aware that if an application is denied, no application or re-application affecting the same property shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Applicant _____ Date _____

Type or Print Name/Title _____

Notary Public _____ Date _____

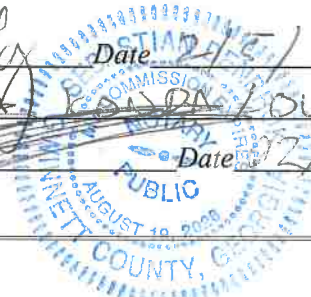
PROPERTY OWNER CERTIFICATION

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied, no application or re-application affecting the same land shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Property Owner KVR Reddy Date 2/5/2026

Type or Print Name/Title VENKATARAMAN KANDU OWNER

Notary Public [Signature] Date 02/05/2026

**FOR ADMINISTRATIVE USE ONLY**

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

APPLICANT CERTIFICATION

The undersigned is authorized to make this application and is aware that if an application is denied, no application or re-application affecting the same property shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Applicant _____ Date _____

Type or Print Name/Title _____

Notary Public _____ Date _____

PROPERTY OWNER CERTIFICATION

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied, no application or re-application affecting the same land shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Property Owner KUR Reddy Date 02/15/2026

Type or Print Name/Title VENKATRAMANA KONDA / OWNER

Notary Public [Signature] Date 02/05/2026

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

STIPULATIONS _____

APPLICANT CERTIFICATION

The undersigned is authorized to make this application and is aware that if an application is denied, no application or re-application affecting the same property shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Applicant See attached Signature Page Date 2/6/25
 Type or Print Name/Title John Bateman
 Notary Public See attached Signature Page Date 2/6/25

PROPERTY OWNER CERTIFICATION

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied, no application or re-application affecting the same land shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Property Owner _____ Date _____
 Type or Print Name/Title _____
 Notary Public _____ Date _____

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED _____ RECEIVED BY _____ FEE _____ RECEIPT # _____

LAND LOT _____ DISTRICT _____ PARCEL # _____ HEARING DATE _____

ACTION TAKEN _____

SIGNATURE _____ DATE _____

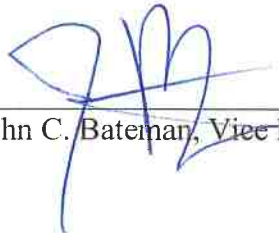
STIPULATIONS _____

Dacula Logistics Park, L.L.C.,
a Delaware limited liability company

By: CHI Cal Venture, LLC,
a Delaware limited liability company,
its sole member

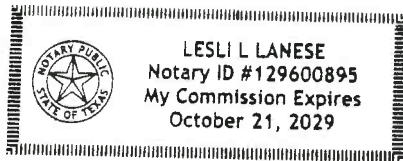
By: CHI Cal Developer Investor, L.L.C.,
a Delaware limited liability company,
its manager

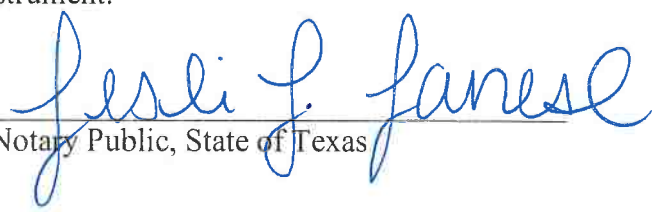
By: CHI LTH GP, L.L.C.,
a Delaware limited liability company,
its managing member

By: 
John C. Bateman, Vice President

State of Texas §
 §
County of Dallas §

Sworn to and subscribed before me on the 6th day of February, 2026, by John C. Bateman, Vice President of CHI LTH GP, L.L.C., as the general partner of CHI Cal Developer Investor, L.L.C., as the manager of CHI Cal Venture, LLC, as the sole member of Dacula Logistics Park, L.L.C., the applicant, who is personally known to me to be the person whose name is subscribed to the foregoing instrument.




Notary Public, State of Texas

Adjoining Property Owners List

Name	Mailing Address	City	State	Zip	Location Address	City	State	Zip	Parcel
Linda Taylor	452 Hinton Farm Way	Dacula	GA	30019-2175	2061 Winder Hwy	Dacula	GA	30019	R5271 073
Linda Taylor	452 Hinton Farm Way	Dacula	GA	30019-2175	2071 Winder Hwy	Dacula	GA	30019	R5271 093
Edward Nolan Whitley	223 Gold Cove Lane	Duluth	GA	30097-2153	0 Hwy 29	Dacula	GA	30019	R5271 010
Edward Nolan Whitley	223 Gold Cove Lane	Duluth	GA	30097-2153	1945 Winder Hwy	Dacula	GA	30019	R5270 010A
Carter Acquisitions, LLC	39 Georgia Avenue SE, Suite 200	Atlanta	GA	30312-2807	1925 Winder Hwy	Dacula	GA	30019	R5271 009

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: February 6, 2026

TO: Carter Acquisitions, LLC
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Dacula Logistics Park, LLC

RE: Application Case #: _____
Application Case #: _____
Application Case #: _____

Property Location: 5th District, Land Lot 271 Parcel R5271 048 & R5271 011A

LOCATION/ADDRESS: 2015 Hwy 29, Dacula, Georgia 30019

You are hereby notified that an application a zoning change from C-2
to M-1 has been submitted to the City of Dacula.

The proposed rezoning is contiguous to your property.

The PLANNING COMMISSION Public Hearing/Meeting will be held at the Dacula City Hall,
442 Harbins Rd., Dacula, Georgia on March 30, 2026 at 6:00 P. M. in the Council
Chambers. (date)

The CITY COUNCIL Public Hearing/Meeting will be held at the Dacula City Hall, 442 Harbins Rd.,
Dacula, Georgia on April 2, 2026 at 7:00 P. M. in the Council Chambers.
(date)

If you have any comments or concerns concerning this matter, please plan to attend the public
hearings.

Thank you.

ADJOINING PROPERTY OWNER(S)
RECORD NOTIFICATION

DATE: February 6, 2026

TO: Edward Nolan Whitley
(Sent by First Class Mail and Certified Mail - Return Receipt Requested)

FROM: Dacula Logistics Park, LLC

RE: Application Case #: _____
Application Case #: _____
Application Case #: _____

Property Location: 5th District, Land Lot 271 Parcel R5271 048 & R5271 011A

LOCATION/ADDRESS: 2015 Hwy 29, Dacula, Georgia

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Chambers. (date)

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Dacula, Georgia on April 2, 2026 at 7:00 P. M. in the Council Chambers.
(date)

If you have any comments or concerns concerning this matter, please plan to attend the public
hearings.

Thank you.

CONFLICT OF INTEREST CERTIFICATION

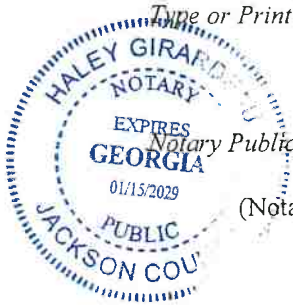
The undersigned, making application for rezoning/SUP, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Signature of Applicant [Signature] Date 2-3-26

Type or Print Name/Title John Bateman / Vice President

Signature of Applicant's Attorney _____ Date _____

Type or Print Name/Title _____



(Notary Seal)

Haley Girard Date 02-03-2026

Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____



City of Dacula
P. O. Box 400
Dacula, GA 30019
(770) 962-0055 / Fax (770) 513-2187

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

☐ Yes

☒ No

If the answer is *Yes*, please complete the following section:

Name of Government Official	Contributions <i>(All which aggregate to \$250.00+)</i>	Contribution Date <i>(within last 2 years)</i>

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

☐ Yes

☒ No

If the answer is *Yes*, please complete the following section:

Name of Government Official	Description of Gifts <i>(Valued aggregate \$250.00+)</i>	Date Gift was Given <i>(within last 2 years)</i>

(Attach additional sheets if necessary to disclose or describe all contributions/gifts)

CONFLICT OF INTEREST CERTIFICATION

The undersigned, making application for rezoning/SUP, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Signature of Applicant _____ Date _____

Type or Print Name/Title _____

Signature of Applicant's Attorney Kassie Prater Date 1/30/2026

Type or Print Name/Title Kassie Prater, Attorney for Applicant

Notary Public [Signature] Date 1-30-2026



Official Use Only

DATE RECEIVED _____ ZONING CASE NUMBER _____

RECEIVED BY _____



City of Dacula

P. O. Box 400

Dacula, GA 30019

(770) 962-0055 / Fax (770) 513-2187

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

☐ Yes

☒ No

If the answer is *Yes*, please complete the following section:

Name of Government Official	Contributions (All which aggregate to \$250.00+)	Contribution Date (within last 2 years)

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of \$250.00 or more to the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

☐ Yes

☒ No

If the answer is *Yes*, please complete the following section:

Name of Government Official	Description of Gifts (Valued aggregate \$250.00+)	Date Gift was Given (within last 2 years)

(Attach additional sheets if necessary to disclose or describe all contributions/gifts)

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March 1, 2026

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Postage

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Total Postage and Fees

\$

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Edward Nolan Whitley

Street and Apt. No., or PO Box No.

223 Gold Cove Lane

City, State, ZIP+4®

Duluth, GA 30097-2153

PS Form 3800, January 2023 PSN 7530-02-000-9047

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Mahaffey Pickens Tucker, LLP
1550 North Brown Road
Suite 125
Lawrenceville, Georgia 30043

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Postage \$0.74

Total Postage and Fees \$10.44

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Street and Apt. No., or PO Box No. 452 Hinton Farm Way

City, State, ZIP+4® Dacula, GA 30019-2175

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Dacula, GA 30019-2175

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Linda Taylor

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Carter Acquisitions, LLC

Street and Apt. No., or PO Box No.

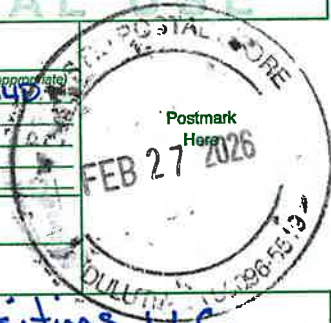
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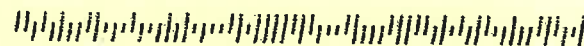


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Carter Acquisitions, LLC
 39 Georgia Avenue SE, Suite 200
 Atlanta, GA 30312-2807



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19
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MEMO

TO: Mayor and City Council of the City of Dacula

FROM: Brittni Nix, City Administrator

DATE: March 28, 2026

SUBJECT: Amendments to Article 6 of the Development Regulations

Staff recommends adopting amendments to Article 6 of the Development Regulations to provide general procedural updates and improve clarity. The proposed amendments are shown in red and include:

- Adding detailed requirements for utility trench cuts, including specifications for restoration.
- Incorporating updated roll-testing standards to ensure consistent pavement compaction practices.
- Revising maintenance bond timeframes to align with current construction and warranty expectations.
- Adding complete, industry-recognized asphalt material descriptions to improve accuracy.
- Streamlining and simplifying the construction standard tables to reduce ambiguity and prevent misinterpretation.

The proposed updates are intended to enhance the usability of Article 6 and ensure that development standards remain current and clearly defined.

Staff requests approving the recommended resolution to amend Article 6 of the Development Regulations effective immediately.



AN ORDINANCE TO AMEND THE CITY'S DEVELOPMENT REGULATIONS

WHEREAS, the City has reviewed its policies and procedures with respect to the Development Regulations; and

WHEREAS, the current references to Development Regulations are outdated and should be updated and adjusted for current conditions; and

WHEREAS, it is in the best interest of the health, safety and welfare of the citizens of the City of Dacula to amend the City Code to adopt by reference the model and Development Regulations outlined herein;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF DACULA HEREBY ORDAINS that the City Development Regulations be amended as follows:

SECTION 1

The existing Article VI, Sections 6.61, 6.6.2, 6.6.3, and 6.6.4 are amended as marked on Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 2

The City Administrator or his/her designee are further authorized to correct typographical errors in the text of the existing Development Regulations and to produce and publish a final codified version of the Development Regulations with the amendments and revisions outlined herein.

SECTION 3

In the event any Court of competent jurisdiction determines that any portion of the foregoing amendment is invalid, unconstitutional or otherwise illegal, such rulings shall not impair the validity of the rest and remainder of this amendment.

SECTION 4

All laws and parts of laws in conflict with this Ordinance are hereby repealed.

SECTION 5

This Ordinance and the amendments outlined herein shall be effective immediately upon their adoption by the Mayor and City Council.

SO ORDAINED by the governing authority of the City of Dacula, this _____ day of April, 2026.

AYES: ____

NAYES: ____

ATTEST:

HUGH D. KING, III
MAYOR, CITY OF DACULA

BRITTNI NIX,
CITY ADMINISTRATOR

ARTICLE 6

ACCESS AND RIGHT-OF-WAY REQUIREMENTS;

STREET IMPROVEMENT AND CONSTRUCTION REQUIREMENTS

6.1 ACCESS

- 6.1.1 When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged and designed so as to allow for the opening of future streets and to provide access to those areas not presently served by streets.
- 6.1.2 No subdivision shall be designed so as to completely eliminate street access to adjoining parcels of land. Every development shall be designed to facilitate access to adjoining properties which are developed or anticipated to be developed in a manner substantially similar to the subject property. Locations of inter-parcel access shall be as required by and subject to the approval of the City of Dacula.
- 6.1.3 Any lot required to provide minimum frontage by the zoning district in which the lot is located shall provide vehicular access directly from a public street along the frontage or along any other property line which abuts a public street, except as provided in Section 6.1.5.
- 6.1.4 Private streets as may be approved under the provisions of the Zoning Ordinance and shall be constructed to the roadway construction standards of the City of Dacula, as contained herein.
- 6.1.5 Vehicular access easements may be provided from a public street indirectly via easement in any one or more of the following circumstances:
- A. The property is not required to provide a minimum frontage by the applicable zoning district, provided that the easement shall be in a location and the access driveway shall have a width and alignment acceptable to the City of Dacula.
 - B. The property is a buildable lot of record, as defined herein, but does not meet the minimum frontage requirement of the applicable zoning district. The property must be served by an exclusive access easement which shall be limited to the provision of access to only one principal use or structure.
 - C. The access easement serves a single-family residence on a lot which is otherwise a buildable lot of record, and which is sharing a common driveway.
 - D. The access easement was lawfully established as such under the code, ordinances, or regulations of the City of Dacula prior to the adoption of these Development Regulations.

6.1.5 Vehicular access easements may be provided from a public street indirectly via easement in any one or more of the following circumstances: (Continued)

- E. The access easement coincides with a private roadway approved under the Code, Ordinances, or Regulations of the City of Dacula. All new private roadways must be constructed to the roadway standards of these Development Regulations, and their ownership and maintenance responsibility by private party(s) must be clearly established on the Final Plat of the development.
- F. The access easement serves a buildable lot of record which meets the minimum frontage requirements of the Zoning Resolution, but at which point the access is not achieved.

6.2 MINIMUM RIGHT-OF-WAY AND STREET IMPROVEMENTS

6.2.1 Right-of-Way and Pavement Widths

- A. Right-of-Way for all Public streets, existing and proposed, shall be dedicated in accordance with the street categories as shown on the Thoroughfares Map and Functional Road Classification Map for Gwinnett County and/or the City of Dacula as adopted within the Comprehensive Plan, or as contained in these Regulations adopted by the City of Dacula.
- B. Additional street right-of-way width shall be required to be dedicated at intersections or other locations where the property abuts upon where deceleration lanes, turning lanes, storage lanes, medians, or realignments are required for traffic safety and minimum right-of-way standards would be inadequate to accommodate the improvements.
- C. If a new street or thoroughfare is proposed by the Thoroughfares Map and Functional Road Classification Map for Gwinnett County and/or the City of Dacula to adjoin or traverse the property, permits shall not be issued until the City Administrator has submitted the project to the City Council for review in order to seek a determination if the City of Dacula should acquire the right-of-way or if a study of alternate routes should be undertaken. The review period by the City shall not exceed 120 days from the date of permit application. If, after the 120 day review, the City Council is unable to reach a decision, there shall not be any further delay of a requested permit for this situation.

Minimum widths for new construction (new streets) shall be as shown on the following Table 6-A.

TABLE 6-A MINIMUM RIGHT-OF-WAY AND ROADWAY WIDTHS FOR NEW STREETS AND PROJECT ACCESS IMPROVEMENTS		
STREET CATEGORY	MINIMUM RIGHT-OF-WAY ⁽¹⁾	MINIMUM NEW ROADWAY ⁽²⁾
<u>PRINCIPAL ARTERIAL</u>	120' TO 150'	UNDIVIDED 67' 100' DIVIDED 2 X 29' 6 LANES
<u>MAJOR ARTERIAL</u>	100' TO 120'	UNDIVIDED 67' 100' DIVIDED 2 X 29' 6 LANES
<u>MINOR ARTERIAL</u>	80' TO 100'	UNDIVIDED 52' TO 67'
<u>MAJOR COLLECTOR</u>	80'	52'
<u>MINOR COLLECTOR</u> NONRESIDENTIAL NONRESIDENTIAL CUL-DE-SAC	80 ⁽³⁾	32' NON-CURB 28'
<u>LOCAL STREET: (COMMERCIAL)</u> NONRESIDENTIAL NONRESIDENTIAL CUL-DE-SAC CUL-DE-SAC	60 ⁽³⁾ 60' RADIUS	32' 50' RADIUS
<u>LOCAL STREET: (RESIDENTIAL)</u> RESIDENTIAL - URBAN RESIDENTIAL - URBAN CUL-DE-SAC CUL-DE-SAC	55' 55' RADIUS	30" 45' RADIUS
<u>LOCAL STREET: (NON CURB RESIDENTIAL)</u> RESIDENTIAL - RURAL ⁽⁴⁾ RESIDENTIAL - RURAL CUL-DE-SAC ⁽⁴⁾ CUL-DE-SAC	60' 60' RADIUS	24' 40' RADIUS
FOOTNOTES: (1) The greater right-of-way width shall apply under circumstances as described in Section 6.2.2 (3). (2) Roadway width dimensions are back-of-curb to back-of-curb except where noted. (3) Utility easement shall be provided in a location and size as required by the Gwinnett County Dept. of Public Utilities.		

6.2.2 Project Access Improvements - Single Family Detached, Single Family Attached, and Duplex Residential Subdivisions.

- A. When property that abuts upon an existing or proposed City road is to be developed or redeveloped as a single family detached or duplex subdivision and the City street will provide access to the property, Project Access Improvements to the City road (deceleration lanes, turn lanes, etc.) shall be provided by the developer as required herein.
- B. A deceleration lane shall be required to be provided at each subdivision street entrance that is provided street access to a Collector Street or Arterial Street. In the event a street has an existing or proposed median, and the developer desires to construct a median break to serve the subdivision, a left turn lane leading to the median break shall be required to be provided by the developer and shall meet the Standards contained herein.
- C. Deceleration lanes shall have a length of 150 feet, with an additional 50 foot taper length, a pavement width of 12 feet (exclusive of curb and gutter) and shall be provided with curb and gutter. Additional right-of-way to accommodate the deceleration lane and an 11 foot shoulder shall be dedicated by the developer to the City of Dacula at no cost. Associated drainage improvements as deemed necessary by the construction of the deceleration lane shall also be required.
- D. Other Project Access Improvements may be required by the City upon the recommendation of the Department of Transportation for Gwinnett County or the State of Georgia in order to ensure adequate site access, pedestrian access, convenience and safety to the motoring public.
- E. The developer shall be responsible for the relocation of public or private utilities and drainage structures, as may be occasioned by the required Project Access Improvements.

6.2.3 Project Access Improvements - Multi-Family and Nonresidential Developments

- A. When property that abuts upon an existing or proposed City road is to be developed or redeveloped for multi-family or nonresidential uses and the City road will provide access to the property, access improvements to the City road (deceleration lanes, turn lanes, etc.) shall be provided by the developer.
- B. A deceleration lane shall be required to be provided at each project driveway or subdivision street entrance, as applicable, that is provided street access to a Collector Street or Arterial Street. In the event a street has an existing or proposed median, and the developer desires to construct a median break to serve the project, a left turn lane leading to the median break shall be required to be provided by the developer and shall meet the standards contained herein.

6.2.3 Project Access Improvements - Multi-Family and Nonresidential Developments (Continued)

- C. Deceleration lanes shall have a length of 200 feet, with an additional 50 foot taper length, pavement width of 12 feet (exclusive of curb and gutter) and shall be provided with curb and gutter. Additional right-of-way to accommodate the deceleration lane and an 11 foot shoulder shall be dedicated by the developer to the City of Dacula at no cost. Associated drainage improvements as deemed necessary by the construction of the deceleration lane shall also be required.
- D. Other Project Access Improvements may be required by the City upon the recommendation of the Department of Transportation for Gwinnett County or the State of Georgia in order to ensure adequate site access, pedestrian access, convenience and safety to the motoring public.
- E. The Developer shall be responsible for the relocation of public or private utilities and drainage structures as may be occasioned by the required Project Access Improvements.

6.2.4 New Streets

All new streets proposed to be constructed in a subdivision or other development, whether to be public or private, shall be designed and constructed in accordance with Section 6.6 of these Development Regulations.

6.2.5 Substandard Streets

- A. In the event that a development has access to a substandard street (i.e., a dirt or gravel road), the following Project Access Improvements shall be required unless otherwise specified in these regulations:
 - 1. If the abutting substandard street provides access to the development and is dirt or gravel, the street shall be upgraded by the developer to a paved roadway from the project entrance to the nearest standard paved road along the route of access.
- B. Off-site Project Access Improvements required under a. (1) above, shall at a minimum, result in a full-section roadway meeting the requirements of a Local Residential Rural roadway (24 feet edge to edge of pavement, with drainage swale ditches as needed). Responsibilities shall be as follows:
 - 1. The Developer shall design the road and provide the labor, equipment, and materials required for roadway improvements and necessary drainage improvements.
 - 2. If the City desires the roadway to be improved to a standard greater than that for a Local Residential Rural roadway, the City shall provide or pay the cost of the additional materials and labor.
 - 3. All right-of-way required for these off-site improvements shall be acquired by the developer at no expense to the City. If the developer is unable to acquire the right-of-way, the City Attorney shall initiate acquisition proceedings, at the expense of the developer, after authorization by the City Council.

6.2.6 Improvements along State Highways

For any development which abuts a state highway or other right-of-way controlled by the State of Georgia, improvements to the roadway and the location and design of any street or driveway providing access from the state highway shall comply with the standards and requirements of the Georgia Department of Transportation. A permit for the proposed access or improvements shall be approved by the Georgia D.O.T. and incorporated into the construction drawings for the project prior to issuance of a Development Permit by the City.

6.3 GENERAL LAYOUT REQUIREMENTS

6.3.1 Conformance

The arrangement, character, extent, width, grade, and location of all streets shall conform at a minimum to the Comprehensive Plan and these Regulations.

6.3.2 Local Streets and Minor Collectors

Local streets shall be designed so that their use by through traffic will be discouraged. Minor collectors shall be provided to channel through traffic movements within a development, where appropriate to the design, and a major thoroughfare is not proposed by the Comprehensive Plan. Minor collectors also may be provided as central routes within large residential subdivisions, where appropriate to the design, based on project traffic demands exceeding 2,000 trips per day (ADT).

6.3.3 Cul-de-sac Streets

- A. The use of cul-de-sacs shall be discouraged, except in areas where topography or environmentally sensitive lands or other public resource lands would prevent extension and connection to adjoining and surrounding streets.
- B. When permitted, dead end streets designed to have one end permanently closed shall provide a cul-de-sac turnaround and may be no more than 1,500' in length from the nearest intersection. Additional length necessitated by topography or property configuration may be approved by the City.
- C. Dead end streets of more 1,000' in length, may be required when existing or proposed pedestrian circulation patterns or public gathering places so justify, require pedestrian ways or pedestrian access easements, to provide access to existing and/or future open space areas, public facilities, trails, or adjacent subdivisions.
- D. The length of a cul-de-sac street shall be measured from the center of the cul-de-sac to the center of the intersection with another street, whether a through street or another cul-de-sac or dead-end street.
- E. Eyebrow cul-de-sac (half cul-de-sacs) will be allowed only at "right-angled" intersections having an interior angle between 80 degrees and 100 degrees.
- F. Cul-de-sacs shall conform to the layout and dimensional requirements as shown in the Standard Drawings.

6.3.4 Other Dead End Streets

- A. A dead end street shall be provided to the boundary of a subdivision where necessary to provide access to a land-locked abutting property, for planned continuity of future circulation, for improved access for public safety vehicles, or for the extension of public water or other utilities to neighboring lands. Such dead end streets shall be designed so as to allow their reasonable extension, and shall be located so as to be reasonably incorporated into a street design for the neighboring property. The stub street requirement may be waived by the City.
- B. Dead end streets on abutting property shall be extended into a proposed subdivision and incorporated into the street design of the development. This requirement may be waived by the City Council in cases of serious topographical hardship or dissimilar zoning which would create unacceptable land use conflicts between the two developments. This modification may be conditioned on the provision of easements necessary for the extension of public utilities, the provision of cul-de-sac or other permanent turnaround on the dead end street, or the removal of the dead end street back to its nearest intersection.
- C. A dead end street may be required to provide a temporary vehicular turnaround within the right-of-way. This requirement may be waived if extension of the dead end street is approved and under construction prior to its inclusion in a Final Plat.
- D. Where a street dead ends at the property boundary and the street exceeds 1,000' in length, a permanent cul-de-sac shall be required. In this situation, right-of-way to the property boundary shall be required, but the pavement shall not be extended to the property boundary beyond the edge of the paved cul-de-sac turnaround. In no case shall a dead end street exceed 1,500' in length, unless approved by the City due to unusual topographic conditions or property configuration.

6.3.5 Service Roads

Where a development borders on or contains a railroad right-of-way, or limited access highway right-of-way or major thoroughfare, a public street may be required to be constructed and dedicated within the development approximately parallel to and on each side of such right-of-way.

6.3.6 Half-Streets

Half-streets (new boundary streets having one-half of the minimum required right-of-way or pavement width) shall not be allowed nor access to same be permitted should it exist.

6.3.7 Reserve Strips

Land in private ownership adjacent to public rights-of-way which could control or are intended to control access to streets, alleys, or public lands shall not be permitted unless their control is given to the City under ownership, dedication, or easement conditions approved by the City Attorney. No development shall be designed so as to deny access to abutting properties.

6.3.8 Alleys

Alleys shall not be provided except where the subdivider produces evidence satisfactory to the City the need for same. In the event the City approves a design which proposes alleys, the alley shall be constructed as though it were a local street with the pavement width and right of way established by the City to provide for public health, safety and welfare.

6.3.9 Street Jogs

- A. Street jogs shall either directly align or have offsets of a minimum of 125 feet for residential subdivision streets and a minimum of 200 feet for nonresidential subdivision streets, as measured between centerlines of said streets.
- B. All major thoroughfares as shown on the Thoroughfares Map and Functional Road Classification Map for Gwinnett County and or the City of Dacula as adopted within the Comprehensive Plan, shall provide offsets as required by the City, where alignment is not desirable or feasible, but in no case be spaced less than 600 feet apart as measured between centerlines of said streets.

6.4 TRAFFIC CONTROL DEVICES

6.4.1 Traffic Control Signs

Street signs, traffic control signs, and devices such as striping and signalization, shall be provided through payment of fees to the Gwinnett County Department of Transportation for the installation thereof.

6.4.2 Street Name Signs

Street name signs shall be provided by Gwinnett County. Alternate post material shall be subject to the review and approval of the City. The posts and signs will be furnished and installed by the County at all street intersections. The developer (or homeowners association in the event an alternate signpost is chosen at a later date) shall pay the County's costs.

6.4.3 Traffic Signals and Signs

All traffic signals and signs shall conform to the Manual on Uniform Traffic Control Devices (no decorative traffic control devices will be allowed).

6.4.4 Striping Requirements

All newly constructed streets having 4 or more lanes (including auxiliary lanes) and existing streets being widened with one or more additional lanes shall be striped or the payment of said striping costs shall be required from the Developer by Gwinnett County Department of Transportation prior to the approval of Development Conformance for the project. Striping shall be accomplished with paint meeting Georgia DOT standards conforming to the Manual on Uniform Traffic Control Devices.

6.4.5 Payment of Fees

Payment for materials and installation of street name and traffic control signs in new developments shall be required by the City to the Gwinnett County Department of Transportation prior to a subdivision final plat or a certificate of occupancy.

6.4.6 Street Lights

The installation of all street lighting fixtures within City right-of-way must be approved by the City or the Gwinnett County Department of Transportation prior to such installation.

Street lights shall be required along all interior streets of residential subdivisions. Lights shall be located within the rights-of-way and shall be of the type and spacing approved by the utility company of jurisdiction. Type and spacing shall be approved by the City or Gwinnett County, corresponding to the owner of the right-of-way.

- A. Developers must contract Georgia Power or requisite local power company to install lights for all new developments to the industry standards.
- B. For HOA residential developments, the HOA is responsible for maintenance and costs of operating street light fixtures.

6.5 SPECIFICATIONS

Unless otherwise specifically set forth herein, all of the materials, methods of construction, and workmanship for the work covered in reference to street construction shall conform to the latest specifications of the Georgia Department of Transportation (Georgia DOT).

6.6 NEW STREET CONSTRUCTION SPECIFICATIONS

- A. All new streets proposed to be constructed in a subdivision or other development, whether to be public or private, shall be designed and constructed at least to the standards contained in these Regulations in accordance with the category of said streets.
- B. In residential subdivisions, a dead end ("stub") street required under Section 6.3.4 to provide access to an abutting property may be exempted from construction of roadway improvements and public utilities under the following circumstances:
 - 1. No lot within the proposed subdivision will gain access from the "stub" street.
 - 2. A Concept Plan has not been submitted or approved on the neighboring tract.
 - 3. The "stub" street shall be fully designed as part of the Development Plans. However, the right-of-way shall only be cleared and rough graded in accordance with the approved plans, and all disturbed areas grassed.
 - 4. Connections for future extension of all public utilities shall be constructed as part of the subdivision. Curb returns shall be constructed as part of the subdivision. If a curb is provided, curb returns shall be provided to the future "stub" street roadway location, and curb and gutter shall be installed across the roadway stub at the right-of-way line (extended).

5. The right-of-way for the "stub" street shall be dedicated as part of the Final Plat. Slope easements or construction easements, if required by the street design, shall be shown on the Final Plat.

6.6.1 Sub-grade Preparation for All Streets

- A. Sub-grade preparation shall be in accordance with Georgia DOT specifications and these Regulations.
- B. If any sections of the sub-grade are composed of topsoil, organic, or other unsuitable or unstable material, such material shall be removed and replaced with suitable material and then thoroughly compacted as specified for fill or stabilized with stone or a geo-textile or geo-grid.
- C. Fill shall be placed in uniform, horizontal layers not more than 8" thick (loose measurement). Moisture content shall be adjusted as necessary to compact material to 95% of maximum dry density except for the top 12" which shall be compacted to 100% of maximum dry density.
- D. After the earthwork has been completed, all storm drainage, water, and sanitary sewer utilities have been installed within the right-of-way as appropriate, and the backfill in all such ditches thoroughly compacted, the sub-grade shall be brought to the lines, grades, and typical roadway section shown on the plans.
- E. **All utility crossings within the right-of-way must be installed prior to subgrade approval. All manhole covers and other utility valve covers must be flush with top of intermediate course if there is a delay in applying the final surface course for the new roadway pavement. Manhole covers and other utility valve covers shall be adjusted flush with final surface course once it is installed.** Utility trenches cut in the sub-grade shall be backfilled as specified herein. Compaction tests at the rate of one per 150 feet of trench shall be provided to verify compaction.
- F. The sub-grade must pass roll testing prior to placement of the base material. **The roll test of the subgrade and base material shall be observed and approved by the City's inspector. With the approval of the City, stone, geo-textile fabric, or geo-grid may be used to stabilize a sub-grade that does not pass proof rolling with recommendation from the developer's Geotechnical Engineer that is selected and paid for by the developer. Developer's Geotechnical Engineer must be present to observe roll test prior to making any subgrade recommendations.**
- G. **If the developer disagrees with analysis of the proof rolling, the developer shall engage their own Geotechnical Engineer to make recommendations to the city, perform testing, and provide two (2) copies of a certificate from a certified laboratory stating that the roadway has been compacted at ninety-eight (98%) percent of maximum density to the City.** The certificate shall cover the areas identified in the dispute.
- H. When the street is to be used for construction traffic before the paving work is completed, a layer of stone (except crusher run) shall be laid as a traffic surface. This

material shall not be used as a part of the base material. It may be worked into the sub-grade, or it shall be removed before the base course is set up for paving.

- I. Provisions shall be made to drain low points in the road construction when the final paving is delayed. A break in the berm section is required when the curbing has not been constructed. After installation, drainage under the curb to side slopes is required, using minimum 4 inch diameter pipe sections.

6.6.2 Project Access Improvement Standards

- A. For widening sections four (4) feet or greater in width, the section shall comply with the construction standards for new streets, in accordance with the street's category (see Section 6.6.4 and Table 6-B). The base course must pass roll testing prior to paving. If a delay in paving is reasonably expected by the Developer or the City, the base shall be primed with 0.25 gallon of R.C. 70 per square yard and cured for 7 days before paving.
- B. For widening sections less than 4 ft. wide, 7 inches of Class "A" concrete base (5 inches on local and minor collector streets) and 1 ½ inches of ~~"E" or "F" topping shall be required~~ **9.5mm Superpave Type II surface course (topping) shall be required. A minimum of 8 inches of Graded Aggregate Base shall be provided below the widening section.**

6.6.3 New Local and Minor Collector Streets

- A. Local Residential and Residential Minor Collector Streets

Where Local and Minor Collector Streets are located within a residential subdivision; the base materials shall be a crushed stone base. The base course shall consist of at least 8 inches of graded aggregate base. After being thoroughly compacted and brought to proper section, 2 inches of **19mm Superpave Type "B" binder** shall be applied. If a delay in paving is reasonably expected by the Developer or the City, the base shall be primed with 0.25 gallon of R.C. 70 per square yard the same day it is compacted and cured for 7 days prior to paving. A final **asphaltic surface course of 2" inches of 9.5mm Superpave Type II surface course (topping)** shall be applied after the binder has been installed or the developer has the option **of installing the surface course prior to completion of the project and release of the pavement bonds. applying the wearing course at the 30th month of the maintenance period. Upon final acceptance of the final surface course, a maintenance bond for a period not to exceed 18 months following the date of approval of development conformance shall be required.** Prior to applying **surface** course, a tack coat shall be applied to the binder course at a rate of no less than 0.05 gallons per square yard. Type of tack shall be approved by the city prior to placement.

- B. Local Streets (Non Curb Residential)

Where allowed, Local Streets (Non Curb Residential) do not require curb and gutter. The road base shall be extended 1 foot beyond the edge of pavement, and the shoulders shall extend 8 feet from the edge of pavement to a standard ditch section on each side (see Standard Drawings). Otherwise, the roadway shall comply with the standards for

new residential subdivision streets, above.

C. Local Street (Commercial) and Minor Collector (Commercial)

Where new local and minor collector **(commercial)** streets are constructed in a nonresidential subdivision and/or other nonresidential projects, the base materials shall be a crushed stone base. The base course shall consist of at least **8 inches** of graded aggregate base. After being thoroughly compacted and brought to proper section, **4 inches of 19mm Superpave Type “B” binder** shall be applied. If a delay in paving is reasonably expected by the Developer or the City, the base shall be primed with 0.25 gallon of R.C. 70 per square yard the same day it is compacted and cured for 7 days prior to paving. A final **2” inches of 9.5mm Superpave Type II surface course (topping)** shall be applied after the binder has been installed or the developer has the option of **installing the surface course prior to completion of the project and release of the pavement bonds. at the 30th month of the maintenance period. Upon final acceptance of the final surface course, a maintenance bond for a period not to exceed 18 months following the date of approval of development conformance shall be required.** Prior to applying **surface** course, a tack coat shall be applied to the binder course at a rate of no less than 0.05 gallons per square yard. Type of tack shall be approved by the City prior to placement.

6.6.4 New Major Thoroughfares

Major Collector, Arterial, or Principal Arterial shall be constructed in accordance with designs prepared by the City, Gwinnett County, or Georgia DOT, or, if no design has been prepared, to the following standards as indicated by Table 6-B. Commercial parking lots and private commercial streets are to be constructed as indicated by Table 6-C.

TABLE 6-B

CONSTRUCTION STANDARDS FOR MAJOR THOROUGHFARES

<u>STREET CATEGORY</u>	<u>BASE</u>	<u>BINDER</u>	<u>TOPPING</u>
Arterials	10" GAB	* 6” Superpave	1-1/2” of 9.5mm Type II Superpave
Major Collector	10" GAB	4" of 19mm Superpave	2” of 9.5mm Type II Superpave
Minor Collector	8" GAB	4" of 19mm Superpave	2” of 9.5mm Type II Superpave
* 4 inches of 25mm Superpave and 2 inches of 19mm Superpave			

TABLE 6-C

CONSTRUCTION STANDARDS FOR COMMERCIAL PARKING LOTS & STREETS

STREET CATEGORY	BASE	BINDER	TOPPING
*Commercial Drive (Public or Private)	10" GAB	3" of 19mm Superpave	1-1/2" of 9.5mm Type II Superpave
*Parking Areas (Public or Private)	6" GAB	2" of 19mm Superpave	1-1/2" of 9.5mm Type II Superpave

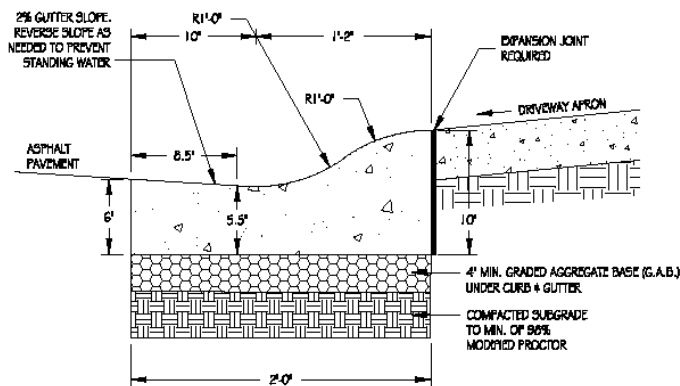
6.7 CURB AND GUTTER

6.7.1 All new streets and Project Access Improvements shall be provided with curb and gutter except in improvements to substandard streets, where swale ditches may be provided in lieu of curb and gutter. All gutters shall drain smoothly with no areas of ponding.

6.7.2 Residential Curbing

Residential curbing shall meet the following requirements:

- A. Concrete shall be Class "A" (as defined by Georgia DOT) and have a minimum strength of 3,000 PSI at 28 days.
- B. Typical minimum section shall be 6" X 24" X 12".
- C. Vertical curbing.
- D. Residential curbing may be vertical curbing or roll-back curbing. Roll-back curbing shall meet the following specification:



NOTE:

1. MAINTAIN 2% MINIMUM CROSS SLOPE FOR DRAINAGE, TYPICAL
2. EDGE OF ROLL CURB & GUTTER IF DRIVEWAY APRON IS NOT ADJACENT SHOULD BE GRASSED SHOULDER OR SIDEWALK WITH MINIMUM 2% CROSS SLOPE TOWARD ROLL CURB & GUTTER.

ROLL BACK CONCRETE CURB AND GUTTER DETAIL
NTS.

6.7.3 Industrial or Commercial Curbing

Industrial or commercial curbing shall meet the following requirements:

- A. Concrete shall be Class "A" (as defined by Georgia DOT) and have a minimum strength of 3,000 PSI at 28 days.
- B. Typical minimum section shall be 8" X 24" X 14".
- C. Vertical curbing only.

6.7.4 Major Arterial Curbing

Principal Arterial and Major Arterial curbing shall meet the following requirements:

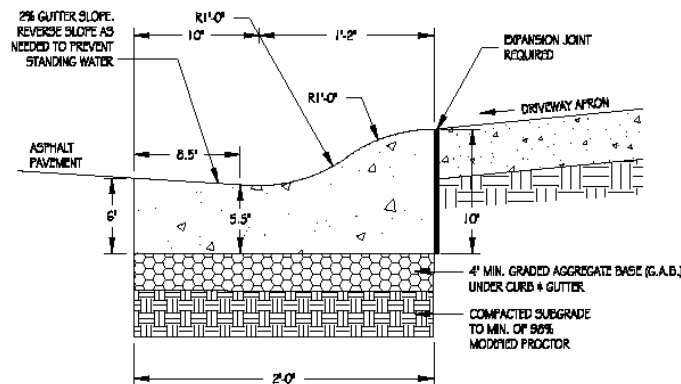
- A. Concrete shall be Class "A" (as defined by Georgia DOT) and have a minimum strength of 3,000 PSI at 28 days.
- B. Typical minimum section shall be 8" X 30" X 14".
- C. Vertical curbing only.

6.7.5 Parking Area Curbing

Curbing within parking areas or lots (residential or commercial) shall meet the following requirements:

- A. Concrete shall be Class “A” (as defined by Georgia DOT) and have a minimum strength of 3,000 PSI at 28 days.

- B. Typical minimum section shall be 6" X 24" X 12".
- C. Vertical curbing.
- D. Parking area curbing may be vertical curbing or roll-back curbing. Roll-back curbing shall meet the following specification:



NOTE:
1. MAINTAIN 2% MINIMUM CROSS SLOPE FOR DRAINAGE. TYPICAL EDGE OF ROLL CURB & GUTTER IF DRIVEWAY APRON IS NOT ADJACENT SHOULD BE GRASSED SHOULDER OR SIDEWALK WITH MINIMUM 2% CROSS SLOPE TOWARD ROLL CURB & GUTTER.

ROLL BACK CONCRETE CURB AND GUTTER DETAIL
NTS.

6.7.6 Construction Methods for Curb:

- A. Curb and gutter shall be set true to line and grade, horizontal be field staked, and finished to the section shown on the plans. Along the Project Access Improvements of a road which the Department of Transportation has identified for resurfacing within 1 year of the new construction, the grade of the new gutter shall be placed 1" above the Project Access Improvement pavement grade in areas where drainage will not be adversely affected.
- B. Line and grade shall be set by developer's engineer or surveyor on grade less than 2% and over 12%, and within 100 feet in both directions from all low points.
- C. One-half inch expansion joints or pre-molded bituminous expansion joint material shall be provided at all structures and radius points and at intervals not to exceed 250 feet in the remainder of the curb and gutter.
- D. Inferior workmanship or unprofessional construction methods resulting in unacceptable curb and gutter will be cause for rejection of the finished work.
- E. Disturbed areas along all curbing shall be backfilled, stabilized, and grassed.

6.8 UNDERGROUND UTILITIES

- 6.8.1 All water and sanitary sewer utilities and storm drain facilities within the curbs shall be installed and the ditches backfilled and thoroughly compacted before any pavement or base is installed.
- 6.8.2 Once the base has been placed, all further installation of utilities under the roadway shall be bored or otherwise comply with Section 7.5, Street Cuts.
- 6.8.3 All utility manholes and valve boxes shall be brought flush to the finished grade within the roadway section.
- 6.8.4 All utility locations shall adhere to the details found in the Standard Drawings.

6.9 SIDEWALKS

6.9.1 Sidewalks, When Required

- A. Sidewalks shall be provided within all single family subdivisions.
- B. Sidewalks shall be provided along the street from which a multi-family development has access.
- C. Sidewalks shall be provided along all streets adjoining a non-residential development.

6.9.2 Sidewalks, Location Standards

- A. Sidewalks shall be required adjacent to both sides of internal subdivision streets.
- B. Sidewalks shall also be required adjacent to the perimeter of "eyebrow" turnarounds.
- C. Sidewalks shall not be required adjacent to the perimeter of cul-de-sac turnarounds unless otherwise required.

6.9.3 Sidewalks, Design Standards

Sidewalks shall be constructed in accordance with the Design Standards contained in this Subsection unless a Waiver is granted by the City.

- A. Sidewalks shall be located two (2') feet from the back of curb. Where no curbing exists or proposed road improvements are anticipated, sidewalks shall be placed in a location acceptable to the Department of Transportation.
- B. All new sidewalks shall match and provide a smooth transition to any existing sidewalks with no steps.
- C. Sidewalks shall be constructed of concrete and shall be a minimum of five (5') feet in width and four (4") inches thick. Concrete shall be Class "B" (as defined by Georgia DOT) and have strength of 3,000 PSI at 28 days.
- D. Curb ramps shall be provided at all curb termini or street intersections and shall be a

minimum of five (5') feet in width exclusive of flared sides.

- E. Expansion joints shall be provided at all property lines (extended) and driveway crossings. Control joints shall be provided every ten (10') feet.
- F. Disturbed areas resulting from sidewalk construction shall be backfilled, stabilized, and grassed.

6.9.4 Sidewalks, Installation Deadlines

Sidewalks shall be installed prior to the issuance of a Certificate of Occupancy or Final Plat approval in accordance with this Subsection unless a performance bond is posted. The cost of sidewalk installation may be set aside in escrow where proposed road improvements may impact the location of the sidewalk.

- A. Sidewalks required on residential building lots shall be installed prior to issuance of a Certificate of Occupancy for each individual dwelling.
- B. Sidewalks required on common or recreation areas shall be installed prior to Final Plat approval.
- C. Sidewalks required on other projects shall be installed prior to issuance of a Certificate of Occupancy or Certificate of Completion, as appropriate.

6.9.5 STORMWATER UTILITY

- A. Black chain link fence(s) with restricted gate access shall enclose detention / bioretention ponds. The property owner's association is responsible for the maintenance of the pond(s) and fence(s).
- B. Stormwater maintenance / bioretention areas are encouraged to include practices from the Georgia Stormwater Management Manual green standards. Stormwater bioretention areas may include lower maintenance grass alternatives, such as Blue Star Creeper, Corsican Mint, Micro-Clover, Fescue, or native grasses, native shrubs, and native trees, subject to planning department approval.
- C. Stormwater detention / bioretention ponds with green stormwater and pedestrian infrastructure are permitted as an alternative to black chain link fence(s), as approved by the City Administrator or his / her designee.



MEMO

TO: Mayor and City Council of the City of Dacula
 FROM: Brittni Nix, City Administrator
 DATE: March 27, 2026
 SUBJECT: Maple Creek Park entrance and intersection improvements

The City has an opportunity to enhance the Maple Creek Park main entrance and the adjacent intersection on McMillan Road in conjunction with the ongoing Dacula City Core construction project. These improvements would provide a seamless continuation of public space between the new City Core area and Maple Creek Park, improving pedestrian connectivity, aesthetics, and overall accessibility.

The total cost of the improvements is \$584,275.15, and the proposed scope of work includes the following:

PCO 021: Entrance and Intersection Improvements

- Raised intersection with brick traffic rated pavers, four (4) Pedestrian HAWK Beacon Flashing Crosswalk Signs and (2) flashing crosswalk ahead notification signs for motorists
- Construction of a new entrance monument sign consistent with our branding standards
- Installation of a new road iron and brick pillar fence
- Removal of trees adjacent to the existing fence
- New landscaping enhancements

PCO 038: Structure Removal and Site Clearing

- Demolition of the existing abandoned barn and associated fencing around the property
- Removal of overgrowth and dead trees near the barn

Staff recommends approving PCO 021 and PCO 038. These improvements would support the long-term vision for the City Core by creating a cohesive, attractive, and safer connection between the new public facilities and Maple Creek Park. Approval would allow the Contractor to move forward with the coordinated construction effort. Staff notes that the Change Orders would be funded using SPLOST.

Prime Contract Potential Change Order #021: CE #021 - Maple Creek Park Entrance (RFP #8)

TO:	City of Dacula	FROM:	Bowen & Watson Inc 2802 HIGHWAY 17 ALT Toccoa, Georgia 30577-7440
PCO NUMBER/REVISION:	021 / 1	CONTRACT:	561 - Dacula City Core
REQUEST RECEIVED FROM:	Todd Ford (Bowen & Watson Inc)	CREATED BY:	Todd Ford (Bowen & Watson Inc)
STATUS:	Pending - In Review	CREATED DATE:	2/26/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	0 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$556,965.15

POTENTIAL CHANGE ORDER TITLE: CE #021 - Maple Creek Park Entrance (RFP #8)

CHANGE REASON: Design Development

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE - 021 - Maple Creek Park Entrance (RFP #8)

This pricing is associated with the changes made to contract construction drawings per RFP #08 - Maple Creek Entrance Improvements

ATTACHMENTS:

[224002 DCC RFP #08 \(REV\).pdf](#)

#	Budget Code	Description	Amount
1	10-430.S SIGNAGE	Dimensional Letters for Monumental Sign	\$7,724.32
2	2-100.S SITEWORK	Site Demo and Grading	\$88,830.00
3	2-952.S LANDSCAPING	Grassing, planting and irrigation	\$72,612.54
4	3-100.S CONCRETE SUBCONTRACT	Form and pour footings for pilasters, monumental sign and heavy duty concrete paving (Labor Only)	\$23,674.48
5	4-200.S CONCRETE BLOCK LABOR	Install CMU, brick and cast stone at monumental sign and pilasters (Labor Only)	\$49,500.00
6	16-001.S ELECTRICAL	Electrical & sleeves	\$46,678.62
7	2-580.S PARKING LINES	Paving Markings	\$350.00
8	4-400.M STONE	Cast Stone - Material	\$7,257.22
9	4-100.M BRICK	Brick - Material	\$3,617.00
10	2-545.S ASPHALT PAVING	Asphalt Paving	\$36,360.00
11	1-320.O TEMPORARY FENCE	Ornamental & chain link fencing	\$57,339.00
12	3-781.M REBAR	Rebar	\$2,886.50
13	3-101.M FOOTING CONCRETE	Ready Mix Concrete	\$2,253.00
14	4-200.M CONCRETE BLOCK	CMU Block	\$1,306.00
15	4-201.M PALLETS	Pallets	\$75.00

#	Budget Code	Description	Amount
16	4-705.M MORTAR MIX	Type S Mortar	\$129.00
17	4-706.M MASONRY SAND	Masonry Sand	\$699.00
18	4-710.M COLORED MORTAR MIX	Colored Mortar Mix	\$1,121.00
19	4-720.M GROUT FILL CONCRETE	Grout Fill Concrete	\$928.00
20	4-762.M WALL FLASHING	Wall Flashing	\$1,483.00
21	4-804.M DUROWALL	Durowall and Weeps	\$552.00
22	4-735.S CLEAN BRICK	Clean Brick	\$809.00
23	16-001.S ELECTRICAL	Decorative Bollards	\$5,295.00
24	1-706.E RENT DUMPSTER	Dumpster	\$753.00
25	10-430.S SIGNAGE	Furnish & Install Pedestrian Crosswalk Signs	\$84,011.40
26	1-120.L B&W LABOR	Form and pour footings for crosswalk signs and bollards	\$4,000.00
Subtotal:			\$500,244.08
Sales Tax (6.00%):			\$1,338.40
Labor Burden (45.00%):			\$1,800.00
Fee (B&W Work) (20.00%):			\$16,879.76
Fee (Sub Work) (≈ 7.5%):			\$31,188.40
P&P Bond (1.00%):			\$5,514.51
Grand Total:			\$556,965.15

Margaret Beaty (Lindsay Pope Brayfield
& Assoc)

City of Dacula

Bowen & Watson Inc

2802 HIGHWAY 17 ALT
Toccoa, Georgia 30577-7440



Jackson Rotger
Project Manager

Item 3.

jacksonrotger@reisigns.com
470.309.3412

reisigns.com

Attn: Estimating

Ref. Signage proposal for Dacula City Core CO 2 (Rev 1)

5’-4”W X 2’-10”T X 1.5” deep Aluminum Pan Logo with .125 Aluminum face
with raised 1/4” thick graphics painted multiple colors (Maple Creek Monument Location)
quantity = 2 Logos

4” Cast Aluminum Letters “CITY OF DACULA” (Maple Creek Monument Location)
quantity = 24 Letters

Total Proposal (Materials & Taxes)
\$5,324.32

“PROPOSAL INFORMATION”

Total Proposal (Installation)
\$2,400.00

Project Total = \$7,724.32

Regards,
Jackson Rotger
REI Signs

Balance *Site* Inc.

TITLE: Maple Park Entrance Demo

PROPOSED CHANGE ORDER

NO. 9

PROJECT: Dacula City Core
Dacula City Core

DATE: 02/06/2026

TO: Attn: Todd Ford
Bowen & Watson Construction
2802 GA Hwy 17 Alt
Toccoa GA 30577

SUBMITTED:

COMPLETED:

REQUIRED:

Num Item	Description	Ref	Qty Unit	Unit Price	Amount
1	Asphlat Demo		7,906.000 SF	2.00	15,812.00
2	Curb & Gutter demo & export		381.000 LF	11.00	4,191.00
3	Cut out & export fill dirt Waste on Maple Park		223.000 CY	18.00	4,014.00
4	Remove Sign, Footting & export		1.000 Each	1,800.00	1,800.00
5	Place area on Subgrade		1.000 Each	4,800.00	4,800.00
6	Backfill Edge of Asphalt		1.000 Each	1,700.00	1,700.00
7	Trees		11.000 Each	2,500.00	27,500.00
8	Remove Fence & export		265.000 LF	8.00	2,120.00
9	Sawcut Asphalt & Sidewalks		88.000 LF	26.00	2,288.00
10	Sidewalk remove & export		1.000 Each	1,300.00	1,300.00
11	Traffic Control		1.000 Each	8,500.00	8,500.00
					Item Total:
					\$74,025.00
					20% OH&P:
					\$14,805.00
					Total:
					\$88,830.00
			\$88,830.00		

APPROVAL

By: _____

By: _____

Date: 02/06/2026

Date: _____



Branch	Atlanta	Created Date	2/24/2026
Reference	CO_03_ADD_Maple Creek Entrance Park_(Dacula City Core)_R1	Prepared By	Jessica Chafin
		Email	jchafin@triscapes.com
		Contact Name	Allen Menard

Category Location	Product	Description	Quantity	UOM	Unit Price	TSI Total Price
	Acer buergerianum - Trident Maple, 3" Cal.		8.00	EA	\$646.88	\$5,175.04
	Magnolia Grandiflora 'Little Gem'- Little Gem Dwarf Southern Magnolia ,12' HT		2.00	EA	\$975.00	\$1,950.00
	Lagerstroemia indica x fauriei 'Sioux' - Sioux Crape Myrtle, 8' HT		7.00	EA	\$384.38	\$2,690.66
	Azalea x 'George L. Taber' - George L. Taber Southern Azalea, 3 GAL		30.00	EA	\$21.75	\$652.50
	Distylium x 'PIIDIST-V' TM - Cinnamon Girl Distylium, 7 GAL		67.00	EA	\$63.75	\$4,271.25
	Gardenia jasminoides 'Radicans' - Gardenia, 3 GAL		39.00	EA	\$21.09	\$822.51
	Hydrangea paniculata 'Limelight' - Limelight Panicle Hydrangea, 3 GAL		8.00	EA	\$37.97	\$303.76
	Nandina domestica 'Gulf Stream' - Gulf Stream Heavenly Bamboo, 3 GAL		82.00	EA	\$24.84	\$2,036.88
	Osmanthus x fortunei - Fortune Osmanthus, 7 GAL		10.00	EA	\$59.06	\$590.60
	Panicum virgatum 'Shenandoah' - Shenandoah Switchgrass, 3GAL.		61.00	EA	\$22.41	\$1,367.01
	Liriope muscari 'Super Blue' - Super Blue Liriope, Flat	TS Pricing 4" Pot. Size unspecified	77.00	EA	\$3.09	\$237.93
	Liriope spicata 'Silver Dragon' - Silver Dragon Creeping Lilyturf,	TS Pricing 4" Pot. Size unspecified	44.00	EA	\$6.66	\$293.04
	Phlox subulata 'Emerald Pink' - Emerald Pink Creeping Phlox	TS Pricing 4" Pot. Size unspecified	58.00	EA	\$8.06	\$467.48
	Cynodon Dactylon x Transvaalensis 'DT-1' TifTuf Bermudagrass		3,385.00	SF	\$1.00	\$3,385.00

Hardwood Mulch	3" Depth	39.00	CY	\$56.25	\$2,193.75
Design Build Irrigation System	Sleeving assumed by others, NOT INCLUDED	1.00	LS	\$5,016.00	\$5,016.00
Truncated Dome Pavers		150.00	SF	\$52.50	\$7,875.00
Pavers - Vehicular	Autumn Color Assumed, GC To Advise	1,050.00	SF	\$15.00	\$15,750.00
Sand - Paver Bedding	2" Depth, At Vehicular Paver Area Only	9.00	TN	\$136.13	\$1,225.17
Aggregate	6" Depth, #89 Stone. At Vehicular Paver Area Only	27.00	TN	\$155.81	\$4,206.87
Subtotal:					\$60,510.45

Markup (20%): \$12,102.09

Total Price: \$72,612.54

Proposal Notes

1. Irrigation price **DOES NOT INCLUDE** sleeving, water meter, backflow preventer, pump station, power to controller, or power to pumping unit for irrigation system. Any required well is assumed to be by others.
2. Removal and/or disposal of existing or temporary vegetation is **NOT INCLUDED** in this bid proposal. De-vegetation is **NOT INCLUDED** in this bid proposal.
3. One (1) year Warranty is based on removing and re-installing newly installed landscaping materials only.
4. Auxiliary Maintenance may be offered as an add-on/alternate selection for service of installed landscape **AFTER SUBSTANTIAL COMPLETION**. This includes mowing, watering, edging, pruning, and bed-weed control. Any maintenance after substantial completion is **NOT INCLUDED** in this bid proposal.
5. Topsoil is **NOT INCLUDED** and is to be placed and screened by site work contractor other than Tri Scapes, LLC.
6. Structural soil, lightweight soil, engineered soil or certified landscape soil mix is **NOT INCLUDED** in this bid proposal.
7. Proposal based on the assumption that site grade will be received at + - 1/10th foot of finish grade elevation. Additional grading will be done on T&M ticket basis.
8. Site drainage components, structures, subdrainage and tree pit/landscape bed drainage components are **NOT INCLUDED** in this bid proposal.
9. Any landscape scope at building roof or balcony areas is **NOT INCLUDED** in this bid proposal. Water source and Power to be supplied by owner for Amenity roof deck area.
10. Crane or other means of getting soil and materials onto the rooftop of building is **NOT INCLUDED** in this bid proposal as this portion of work is to be taken care of by General Contractor.
11. The following items and associated labor are **NOT INCLUDED** in this bid proposal:
seeding, weed barrier, root barrier, sod topdressing, root zone, tree watering bags, tree wrapping, fencing/gates, synthetic turf, erosion control items/scope, grass pavers, bioretention areas, tree grates/frames & metal edging.
12. Any required recompense or off-site tree planting(s) is **NOT INCLUDED** in this bid proposal.
13. Any Landscape or Irrigation related LEED requirements/components are **NOT INCLUDED** in this bid proposal.
14. A bond is **NOT INCLUDED** in this bid proposal.
15. Any required specialty insurance(s) such as, but not limited to, pollution liability or professional liability are **NOT INCLUDED** in this bid proposal.

***Landscape priced per plan pages C4.0 (dated on or before 1/14/26)

***Irrigation priced per plan pages C4.0 (dated on or before 1/14/26)

Landscaping schedule at the time of this bid proposal is TBD

Note: Price good for 15 days.

Approval

Company/Owner/Representative: _____
Authorized Signature: _____
Date: _____

*****NOTE: Prices good for 30 Days*****



CHANGE ORDER

PROJECT:

Dacula City Core
2506 Sanjo Street
Dacula, GA 30019

JOB NUMBER:

11751

CHANGE ORDER:

#6P Rev.1

DATE:

2/9/2026

REVISION:

3/13/2026

TO CONTRACTOR:

Matthew Poole
Bowen and Watson
2802 GA 17Alt
Toccoa, GA 30577

The contract will change as follows:**Description:****Amount**

Additional labor costs for the activities listed in the scope of work, based on RFI #8. (See scope of work and takeoff below.)

1. Labor.	\$	14,875.00
2. Equipment.	\$	3,736.25
3. Forms and miscellaneous.	\$	2,911.00
4. Administration Fee. (10%)	\$	2,152.23

Total	\$	23,674.48
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Concrete Construction Innovations, Inc.

SUBCONTRACTOR

26 South Harris St.
Buford, GA 30518

Bowen and Watson

CONTRACTOR

2802 GA 17Alt
Toccoa, GA 30577

By: Daniel Martinez

By: _____

Signature: 

Signature: _____

Date: 3/13/2026

Date: _____

			SITE WORK (RFI#8)	
Sidewalk	338	SF	4" Thick, Broom Finish, reinforced with WWM over Compacted Subgrade. (Detail 2/C702)	Item 3.
Heavy Duty Concrete	2889	SF	8" Thick reinforced with WWM over 4" Aggregate Base.	
Concrete Curb	504	LF	8" x 1'-6" reinforced with (2) #4 CONT.	
Raised Concrete	126	LF	3'-8" x 12" reinforced with #4 @12" EW.	
Monument Sign Footing	1	UNIT	3'-6" x 12'-0" x 1'-0" reinforced with #5 @12' OC EW.	
Pilaster Footing	14	UNIT	4'-0" x 4'-0" x 1'-0" reinforced with #5 @12' OC EW.	76
Curb & Gutter	231	LF	24" Typical Curb & Gutter. (Detail 1/C702)	
Bollards	4	UNIT	1'-6" DIA x 3'-0" Footing, Installation and Infill. Bollards provided by others.	

Legend:

- 337.8 SQ FT (Light Blue)
- 4.0 EA (Green Circle)
- 503.8 FT (Green)
- 2888.6 SQ FT (Purple)
- 14.0 EA (Dark Blue Circle)
- 230.3 FT (Orange)

Site Plan Labels:

- SPEED HUMP / PEDESTRIAN CROSSING SIGN
- BOLLARDS
- RAISED CONCRETE
- DACULA CITY CORE DEVELOPMENT SIGNAGE
- CROSSWALK SIGN - BUTTON ACTIVATED (FLASHING)
- CROSSWALK SIGN - BUTTON ACTIVATED (FLASHING)
- BOLLARDS
- RAISED CONCRETE
- LANDSCAPE AREA
- MacMILLAN RD
- EXISTING CHAIN LINK FENCE
- CROSSWALK SIGN - BUTTON ACTIVATED (FLASHING)
- EXISTING CHAIN LINK FENCE
- DO NOT DISTURB PICKET FENCE
- EXISTING CHAIN LINK FENCE TO REMAIN
- PEDESTRIAN WALKWAY
- ROAD
- DEMO EXISTING CHAIN LINK FENCE
- EXISTING CONC. PAD
- EXISTING CHAIN LINK FENCE TO REMAIN
- CHAIN LINK FENCE
- GATE
- EXISTING STRUCTURE
- PREFINISHED ALUMINUM RAILING SYSTEM
- BRICK PILASTER
- Sim
- AS102

RANGEL MASONRY

PROJECT: DACULA CITY CORE

Maple Creek Park Entrance (RFP #08)

Labor-only price

MONUMENTAL SIGNS, install CMU, brick, flashing, brick ties and cast stone

1 – Monumental signs x \$7,500 ea

14 – Pilasters x \$3,000 ea = \$42,000

Total \$49,500.00

ESTIMATE

J & I Cordon Electric, LLC
 2996 Lawrenceville Hwy
 Lawrenceville, Georgia 30044

quickbooks@cordonelectric.com
 +1 (770) 682-1706
 www.cordonelectric.com

**Bowen & Watson Inc.:Dacula City Core****Bill to**

Bowen & Watson Inc.
 2506 Sanjo Street,
 Dacula, GA 30019

Ship to

Bowen & Watson Inc.
 2506 Sanjo Street,
 Dacula, GA 30019

Estimate details

Project Number: 2524916

Estimate no.: 25628

Estimate date: 01/22/2026

Description	Qty	Rate	Amount
DACULA-CO-7 FOR RPP #8=	1	\$31,200.00	\$31,200.00
LABOR=			
6men @ 8hrs @10 days @65\$ hourly			
SLEEVING FOR ALL CONDUIT IN CROSSWALKS			
MATERIAL=	1	\$7,274.50	\$7,274.50
2" RIGID 90s =26			
4" RIGID 90s =8			
PVC Pipe, Schedule 40, 4 in-140'			
PVC Pipe, Schedule 40, 2 in-100'			
PVC Pipe, Schedule 80, 4 in-100'			
PVC Pipe, Schedule 80, 2 in-160'			
PVC Pipe, Schedule 40, 1in-204'			
THHN 10AWG -1,926FT			
Fittings-			
TAXES	0.07	\$7,274.50	\$509.22
OHP	0.2	\$38,474.50	\$7,694.90
Total			\$46,678.62

Note to customer

***REVISED WITH LABOR PRICING ** REVISED WITH NO POWER
 TO STOP SGNS**PLEASE SIGN THIS FORM TO PROCEED WITH
 THE JOB.-
 DACULA-CO-7 FOR RPP #8= SLEEVING FOR ALL CONDUIT IN



Change Order No. 1

P.O. Box 276, Winterville, GA 30682
422 Smithonia Rd, Winterville, GA 30683

President: Ken Brown
Estimator: Tracy Massey

Office: 706-742-7853

FAX: 706-742-7810

EMAIL: brownsasphalt@gmail.com

DATE: 1/26/2026

Project Title:

Dacula City Core SI #6

Location:

Total of proposed items listed below:

\$

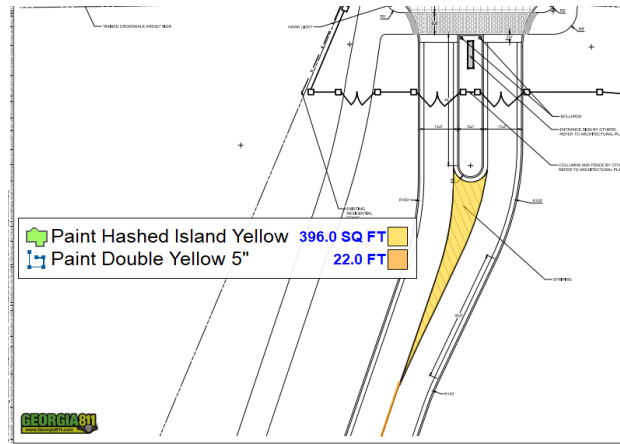
350.00

Proposed Item	Description	Qty	Units	Unit Price	Total
---------------	-------------	-----	-------	------------	-------

RFQ#8 Adds the entrance to Maple Creek Park Renovations. The only thing in our scope is 369 SF of Yellow Hashing and 22FT of double yellow

\$

350.00





Date: 1/22/2026
Quote # SC1525A4
Project: Dacula City Core
Location: Dacula GA
Quote to: Bowen & Watson
Attention: Allen Menard



P. O. Box 509
 Pendergrass, GA 30567
 (706) 693-4042 (706) 693-4052 Fax

Change Order Request

February 6, 2026

RE: Pedestrian Bridge RFP 08

Item	Description	QTY	Units	Unit Price	Total
1	Heavy Duty Paving 8" GAB; 2" 19mm; 2" 9.5mm	475	SY	\$48.00	\$22,800.00
2	Base Crew Mobilization (If Required)	1	EA	\$2,500.00	\$2,500.00
3	Paving Mobilization (If Required)	1	EA	\$5,000.00	\$5,000.00
Subtotal Change Order Amount					\$30,300.00
20% OH & P					\$6,060.00
Total Change Order Amount					\$36,360.00

All other terms and conditions of the original contract will remain in full force.

Thank you for your attention in this matter. Please do not hesitate to call if we may be of further assistance.

Sincerely,


 Bryan Jones
 Vice President



Perimeter Solutions Group

2680 Highway 42 North McDonough, GA 30253 | Phone: 770-603-9745 | Fax: 770-603-9675

Item 3.

Proposal

The contractor will be responsible for payment of ANY and ALL additional costs incurred by C&C Fence Company due to contractor and/or site specific requirements, including, but not limited to, safety training, drug screening, security regulations, restrictive work day hours, down time due to site conditions and/or wasted trips to the job site. The amount of the additional charges will be determined by C&C Fence Company.

Proposal Submitted To:

BOWEN & WATSON

Address:

PO BOX 877, TOCCOA, Georgia 30577

Payment Terms: Net 30, ½ Deposit or COD

Prepared by: SES

Date: 2/13/2026

Job Name/Number: DACULA CITY CORE/136779

Job Location: 2506 Sanjo Street, Dacula, Georgia 30019

Contact Name:

Phone:

Work Order Stage:

Proposal Notes:

BLACK VINYL CHAIN LINK FENCE	FURNISH AND INSTALL 671 LF OF 6' HIGH BLACK VINYL CHAIN LINK FENCE WITH ONE- 14' DOUBLE GATE	\$22,031.00
425 MCMILLIAN ROAD	FURNISH AND INSTALL 4' HIGH ALUMINUM 3 RAIL FLAT TOP FENCE BETWEEN COLUMNS TO INCLUDE TWO- 13.5' DOUBLE GATES AND ONE- 12' DOUBLE GATE 175 LF OF FENCE	\$35,308.00

To our valued customers: This proposal is valid for the sooner of 7 days from the date of issuance or the expiration date from our material supplier's quote. If acceptance occurs beyond this period, material pricing is subject to review and possible adjustment.

Thank you for your understanding.

Please Read Terms & Conditions Carefully

Acceptance of Proposal:

This proposal may be withdrawn if not accepted within 10 days

The above prices, specifications and conditions are satisfactory, and are hereby accepted. I am a legal representative of the above project/property by ownership, contract or attorney-in-fact, and thereby authorize the work to be performed as specified. Payment will be issued as outlined above.

Signature of BOWEN & WATSON

Date

Signature of C&C Representative

Date



Proposal

Terms & Conditions

All material is guaranteed to be as specified. All work is to be completed in a workman like manner according to standard practices. Additional charges may occur if any alteration or deviation, including unusual ground conditions involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. Unusual ground conditions may be rock formations, hidden foundations, tree roots, and other similar obstacles. If such obstacles stop completion of job only labor and materials used will be charged. All agreements are contingent upon strikes, accidents or delays beyond our control. Purchaser is solely responsible for the location of the fence in this proposal and will defend C&C Fence Co., Inc. and reimburse them for all costs in connection with any claims made by anyone about the location of the fence. Purchaser will notify C&C Fence Co., Inc. of any underground obstructions and is responsible for property plat sheet. Purchaser is responsible for all damages to unknown underground items such as cable TV, septic systems, sprinklers, propane gas lines, low voltage lines, etc. Purchaser is responsible for any special work described in proposal. The parties agree that, in the event the purchaser does not pay all sums as listed on this contract to C&C Fence Co., Inc., it may bring suit against the purchaser and the purchaser agrees to pay all costs of collection, including a reasonable attorney's fee. The purchaser does hereby agree to grant a security interest to C&C Fence Co., Inc. and does further agree that if full payment as agreed is not paid, a lien shall be placed against the contractual property for all sums due including costs of collection and a reasonable attorney's fee as determined by a court of competent jurisdiction. Price does not include any labor or materials for ground sleeves needed for geo-grid matting.

We propose hereby to furnish materials and labor, in accordance with the above specifications, for the sum of : \$

The items listed above are the only items that will be installed on this project without written Change orders. All contracts must include this proposal or have a stated schedule of values.

Acceptance of Proposal:

This proposal may be withdrawn if not accepted within 10 days

The above prices, specifications and conditions are satisfactory, and are hereby accepted. I am a legal representative of the above project/property by ownership, contract or attorney-in-fact, and thereby authorize the work to be performed as specified. Payment will be issued as outlined above.

Signature of BOWEN & WATSON

Date

Signature of C&C Representative

Date

Todd Ford

From: Kit Hatcher <Kit.Hatcher@whitecap.com>
Sent: Tuesday, February 10, 2026 9:47 AM
To: Todd Ford
Cc: Chris Overman
Subject: Re: Dacula City Core - RFP #8 Pricing

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

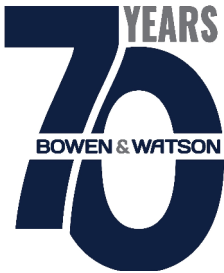
2.51 tons \$2,886.50

Kit Hatcher
White Cap, LP
334-799-2197

From: Todd Ford <toddford@bowen-watson.com>
Sent: Thursday, February 5, 2026 12:45 PM
To: Kit Hatcher <Kit.Hatcher@whitecap.com>
Cc: Chris Overman <Chris.Overman@whitecap.com>
Subject: Dacula City Core - RFP #8 Pricing

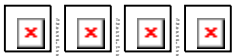
Kit,
We need your pricing for the added rebar for the added monumental sign and pilasters as shown on attached RFP #8. Let me know if you have any questions.

Todd Ford
Project Manager



O: 706-886-3197

M: 770-318-9519



Item 3.

Phase	Phase	Description	Notes	Takeoff Quantity	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Sub Used in Bid	Equip Price	Equip Amount	Other Price	Other Amount	Total Amount	Location
		GEN CONDITIONS															
1708		Dump Fee															
	1708	Cleanup: Masonry (Block)		538.00	blk	-	-	-	-	-	-	-	-	0.15	81	81	
	1708	Cleanup: Masonry (Brick)		6,720.00	brk	-	-	-	-	-	-	-	-	0.10	672	672	
		CONCRETE															
3101		Footing Concrete															
	3101	Footing Conc 3000 psi		8.30	cu yd	-	-	176.00	-	-	-	-	-	-	-	1,577	Pilasters
	3101	Footing Conc 3000 psi		3.56	cu yd	-	-	176.00	-	-	-	-	-	-	-	676	Monument Signs
3755		Pumping															
	3755	Concrete Pumping, Footings		8.30	cu yd	-	-	-	-	-	-	20.00	166	-	-	166	Pilasters
	3755	Concrete Pumping, Footings		3.56	cu yd	-	-	-	-	-	-	20.00	71	-	-	71	Monument Signs
3781		Rebar All Types															
	3781	Rebar - Lump Sum Material		-	ls	-	-	-	-	-	-	-	-	-	-	0	
		MASONRY															
4110		Face Brick															
	4110	Standard Size Face Brick		4.54	m	-	-	500.00	-	-	-	-	-	-	-	2,382	Pilasters
	4110	Standard Size Face Brick		2.19	m	-	-	500.00	-	-	-	-	-	-	-	1,148	Monument Signs
	4110	Premium: Accent Brick		0.55	m	-	-	100.00	-	-	-	-	-	-	-	55	Pilasters
	4110	Premium: Accent Brick		0.32	m	-	-	100.00	-	-	-	-	-	-	-	32	Monument Signs
4201		Pallets															
	4201	Pallets		538.00	blk	-	-	0.13	-	-	-	-	-	-	-	70	
	4201	Masonry Checkoff Program (\$.01 per block)		538.00	blk	-	-	0.01	-	-	-	-	-	-	-	5	
4215		8" Concr Block															
	4215	8" Blk Standard Face Lt Wt		142.00	ea ch	-	-	2.55	-	-	-	-	-	-	-	380	Monument Signs
4220		6" Concr Block															
	4220	6" Blk Standard Face Lt Wt		336.00	ea ch	-	-	2.15	-	-	-	-	-	-	-	759	Pilasters
4225		4" Concr Block															
	4225	4" Blk Standard Face Lt Wt		16.00	ea ch	-	-	1.93	-	-	-	-	-	-	-	32	Monument Signs
4235		8" Lintel Block															
	4235	8" Lintel Stand Face Lt Wt		16.00	ea ch	-	-	3.32	-	-	-	-	-	-	-	56	Monument Signs
4240		6" Lintel Block															
	4240	6" Lintel Stand Face Lt Wt		28.00	ea ch	-	-	2.68	-	-	-	-	-	-	-	79	Pilasters
4400		Stone															
	4400	Cost: Cast Stone Caps/Anchors		14.00	ea	-	-	-	-	-	-	-	-	-	-	0	Pilasters
	4400	Cost: Cast Stone Caps/Anchors		1.00	ls	-	-	-	-	-	-	-	-	-	-	0	Monument Signs
4705		Mortar															
	4705	Mortar Type "S"		0.81	cu yd	-	-	11.00	-	-	-	-	-	-	-	80	Pilasters
	4705	Mortar Type "S"		0.50	cu yd	-	-	11.00	-	-	-	-	-	-	-	49	Monument Signs
	4705	Sand At Mortar		4.20	cu yd	-	-	53.00	-	-	-	-	-	-	-	390	Pilasters
	4705	Sand At Mortar		0.81	cu yd	-	-	53.00	-	-	-	-	-	-	-	75	Pilasters
	4705	Sand At Mortar		0.50	cu yd	-	-	53.00	-	-	-	-	-	-	-	46	Monument Signs
	4705	Sand At Mortar		2.03	cu yd	-	-	53.00	-	-	-	-	-	-	-	188	Monument Signs
4710		Mortar Color															
	4710	Colored Mortar		4.20	cu yd	-	-	20.00	-	-	-	-	-	-	-	756	Pilasters
	4710	Colored Mortar		2.03	cu yd	-	-	20.00	-	-	-	-	-	-	-	365	Monument Signs
4720		Grout Fill Concr															
	4720	Grout Fill 3000 psi, 1/2" Gravl		2.40	cu yd	-	-	215.00	-	-	-	-	-	-	-	541	Pilasters
	4720	Grout Fill 3000 psi, 1/2" Gravl		0.18	cu yd	-	-	215.00	-	-	-	-	-	-	-	42	Pilasters

Item 3.

Phase	Phase	Description	Notes	Takeoff Quantity	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Sub Used in Bid	Equip Price	Equip Amount	Other Price	Other Amount	Total Amount	Location
4720		Grout Fill Concr															
	4720	Grout Fill 3000 psi, 1/2" Gravl		1.39 cu yd	-	-	215.00	314				-	-	-	-	314	Monument Signs
	4720	Grout Fill 3000 psi, 1/2" Gravl		0.14 cu yd	-	-	215.00	31				-	-	-	-	31	Monument Signs
4725		Weep Holes															
	4725	Weepholes		84.00 ea	0.20	17	0.70	59	-	-		-	-	-	-	76	Pilasters
	4725	Weepholes		39.00 ea	0.20	8	0.70	27	-	-		-	-	-	-	35	Monument Signs
4735		Clean Brick															
	4735	Clean Brick		13.44 sq	-	-	-	-	45.00	605		-	-	-	-	605	Pilasters
	4735	Clean Brick		4.53 sq	-	-	-	-	45.00	204		-	-	-	-	204	Monument Signs
4762		Wall Flashing															
	4762	Wall Flashing		112.00 Inft	-	-	9.00	1,008				-	-	-	-	1,008	Pilasters
	4762	Wall Flashing		52.00 Inft	-	-	9.00	468				-	-	-	-	468	Monument Signs
	4762	Flashing Sealant		1.00 tub	-	-	7.00	7	-	-		-	-	-	-	7	
4804		Durowall															
	4804	Durowall 4" truss		0.50 mlf	-	-	485.00	244	-	-		-	-	-	-	244	Pilasters
	4804	Durowall 4" truss		0.11 mlf	-	-	485.00	52	-	-		-	-	-	-	52	Monument Signs
	4804	Durowall 6" truss		0.24 mlf	-	-	490.00	119	-	-		-	-	-	-	119	Pilasters
	4804	Durowall 8" truss		0.10 mlf	-	-	510.00	51	-	-		-	-	-	-	51	Monument Signs
		STEEL															
5400		Guard Posts															
	5400	Set & Fill: Bollards		4.00 ea	50.00	200	25.00	100	-	-		20.00	80	-	-	380	Bollards

Estimate Totals

Description	Amount	Totals	Rate
Labor	225		
Material	12,262		
Subcontract	808		
Equipment	317		
Other	753		
	14,365	14,365	
Total		14,365	

Todd Ford

From: Joseph Colucci <joe@cordonelectric.com>
Sent: Thursday, February 19, 2026 8:15 AM
To: Todd Ford
Subject: Re: Submittals changes

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
 \$1,323.75 per unit

Thank you,



Joe Colucci
 Project Manager
 D: (470)299-8486
 O: (770)682-1706
 C: (973)617-7472
 joe@cordonelectric.com
 2996 Lawrenceville Hwy,
 Lawrenceville, GA 30044
 www.cordonelectric.com



From: Todd Ford <toddford@bowen-watson.com>
Sent: Wednesday, February 18, 2026 4:56 PM
To: Joseph Colucci <joe@cordonelectric.com>
Cc: Allen Menard <allenmenard@bowen-watson.com>
Subject: RE: Submittals changes

Joe,
 It doesn't matter to me. I just need quote for the two bollards.

Todd Ford
 Project Manager



O: 706-886-3197
M: 770-318-9519



From: Joseph Colucci <joe@cordonelectric.com>
Sent: Tuesday, February 17, 2026 8:28 AM
To: Todd Ford <toddford@bowen-watson.com>
Cc: Allen Menard <allenmenard@bowen-watson.com>
Subject: Re: Submittals changes

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Todd,

I am working on the updated pricing now with the battery backup deductions.

For the bollards, would you like me to submit this as an official QuickBooks quote, or should I just send the pricing over in an email?

Thank you,



Joe Colucci
 Project Manager
 D: (470)299-8486
 O: (770)682-1706
 C: (973)617-7472
 E: joe@cordonelectric.com
 2996 Lawrenceville Hwy,
 Lawrenceville, GA 30044
 W: www.cordonelectric.com



From: Todd Ford <toddford@bowen-watson.com>
Sent: Monday, February 16, 2026 1:21 PM
To: Joseph Colucci <joe@cordonelectric.com>
Cc: Allen Menard <allenmenard@bowen-watson.com>
Subject: RE: Submittals changes

Joe,

Per our conversation, the original bid drawings showed emergency and battery backup lights in the Restroom and Amphitheater. Please go back and confirm, but it appears your proposal needs to be revised to exclude add for battery backup fixtures.

Todd Ford
 Project Manager



O: 706-886-3197

M: 770-318-9519



Item 3.

From: Joseph Colucci <joe@cordonelectric.com>

Sent: Monday, February 16, 2026 11:29 AM

To: Todd Ford <toddford@bowen-watson.com>; Allen Menard <allenmenard@bowen-watson.com>

Subject: Submittals changes

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Todd,

Lighting Associates provided a detailed breakdown of the changes to the controls package in the attached Excel sheet. By referencing the revised submittal package (updated per the Procore request) along with this sheet, you can see the specific changes and the updated material quantities required.

Regarding the battery backups, the original package was quoted with no integral battery backup units, with fixtures only connected to emergency circuits. The added battery backup requirements are the reason for the increase in cost.

Please let me know if you need any additional information.

Thank you,



Joe Colucci

Project Manager

D: (470)299-8486

O: (770)682-1706

C: (973)617-7472

joe@cordonelectric.com

2996 Lawrenceville Hwy,

Lawrenceville, GA 30044

www.cordonelectric.com



B3200 SERIES-LED

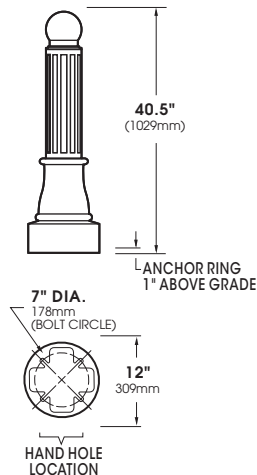
S P E C I F I C A T I O N S

HOUSING and RISER

Durable, corrosion resistant cast aluminum (A356 alloy; < 0.2% Cu) base, riser and top cap, minimum .250" wall thickness. All visible welds are blended, all exposed hardware is stainless steel.

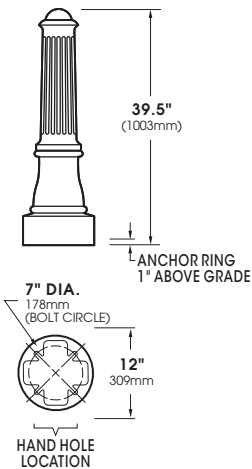
FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



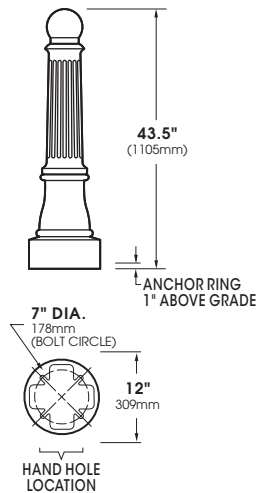
B 3 2 E - B A L

PATENT PENDING



B 3 2 C - C A P

PATENT PENDING

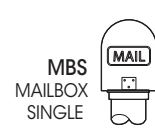


B 3 2 C - B A L

PATENT PENDING

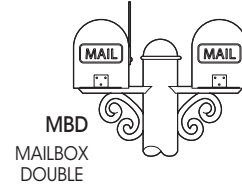


ACCESSORIES



MBS
MAILBOX
SINGLE

Mailboxes may be mounted post top or side mount.



MBD
MAILBOX
DOUBLE

Mailboxes are of durable, corrosion resistant, cast aluminum (A356 alloy; < .02% copper) and painted to match the decorative bollard.

Mailboxes include nonlocking pull latch and cast flag.

DUP or GFI
DUPLX OR G.F.I.
RECEPTACLE
WITH COVER



Specify Duplex or GFCI receptacle to mount in the outlet provision. Standard cover supplied. nd location.

BEB
BOLLARD
EYE BOLT



Eyebolts for barrier chain or cord. Specify eyebolt(s) height and location.

CAP*
DOME CAP
*(STANDARD)



BAL
BALL CAP



Unlit Example: B32C-CAP/RAL-6005-S

U N - L I G H T E D S P E C / O R D E R I N G I N F O R M A T I O N

MODEL	FINISH	ACCESSORIES
MODEL	FINISH	ACCESSORIES
UN-LIGHTED	STANDARD TEXTURED FINISH	
☐ B32E-BAL	☒ BLACK RAL-9005-T	☐ MAILBOX - SINGLE MBS
☐ B32C-CAP	☐ WHITE RAL-9003-T	☐ MAILBOX-DOUBLE MBD
☒ B32C-BAL	☐ GREY RAL-7004-T	☐ DUPLEX RECEPTACLE DUP
TO CONFIGURE, SHOW MODEL, FINISH AND ANY PERTINENT ACCESSORIES	☐ DARK BRONZE RAL-8019-T	☐ GROUND FAULT RECEPTACLE GFI
	☐ GREEN RAL-6005-T	☐ BALL CAP BAL
	FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9500-S)	BOLLARD EYE BOLT
	SEE USALTG.COM FOR ADDITIONAL COLORS	☐ SINGLE BEB
		☐ DOUBLE BEB/2-180

TEMPLE, INC.

P.O. Box 2066 / 50 Davis Street
 Decatur, AL 35602
 Phone: 800/633-3221
 Fax: 256/353-4578

City of Dacula, GA

City Core Project

1954 - 2026

**Serving the South's
 Traffic Needs
 for Over 72 Years**

DATE:

19-Feb-26

TERMS:

NET 30 DAYS

DELIVERY:

14 to 16 Weeks, ARO

SALESPERSON:

Casey Inoue

QUOTE #: Dacula.021926

Page 1 of 1

CONDITIONS: The prices and terms on this quotation are subject to verbal changes or other agreements unless approved in writing by Temple, Inc.. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. Prices are based on cost and conditions existing on the date of the quotation and are subject to changes by Temple, Inc. before final acceptance.

Quantity	Description	Price	Extended
4	Carmanah R920-MX AC Crosswalk System (1) R920-MX 300 AC Cabinet (4) R920-MX Light Bars, Yellow (1) Polara iNX Talking Button, 9x12, Yellow (1) Overhead Lighting Fixture, DC Silver (2) 30"x30" W11-2 Sign (2) 24"x12" Diagonal Down Arrow Plaque, FYB, (1) Left and (1) Right (4) Signal Mtg Hdw (Set of 2) (3) Years of Carmanah MX Cloud Lite	\$ 9,390.00	\$ 37,560.00
2	Carmanah R247-MX Solar System (1) R247-MX 100 Solar Panel Module (2) R247-MX Yellow Signals w/ Yellow LED and Mounting (3) Years of Carmanah MX Cloud Lite	\$ 3,857.00	\$ 7,714.00
6	Pelco Pole Assembly, Black includes: PB-5100-15-P33, PB-5334-P33, PB-5325-P33, PB-5306-GLV	\$ 1,461.00	\$ 8,766.00
1	Installation by Western ITS	\$ 26,729.00	\$ 26,729.00
		Tax:	\$ 3,242.40
		Total:	\$ 84,011.40

NOTES:

1) Temple, Inc. reserves the right to charge 4% on all credit card purchases

2) Cost includes shipping but not taxes.

3) Please send all orders to orders@temple-inc.com.

Quote Valid for 30 Days

Tyler Berry

REQUEST FOR PROPOSAL NO.: 08

PROJECT: _____ Maple Creek Park:
 _____ Entrance Improvements

LPB PROJECT NUMBER: _____ 225069

DATE: _____ 01/15/26

BY: _____ Kiry Ly

OWNER: _____ Brittni Nix
 _____ City of Dacula
 _____ 442 Harbins Road
 _____ Dacula, GA 30019

CONTRACTOR: _____ Todd Ford - B&W
 _____ Bowen & Watson
 _____ 2802 Highway 17 Alt.
 _____ Toccoa, GA 30577

The following is a Request for Proposal issued on the Owner's request that pricing be established for the changed or revised item as listed below:

Provide a price to the Owner for revision to the following item as shown on the attached revised drawings:
 G000, G001, C1.0, C2.0, C3.0, C4.0, AS100, AS101, and AS102

1. Maple Creek Entrance: Monument sign, Demolition, Landscaping, Brick pilaster/alum fence along McMillan and various improvements

The following paragraph must be attached to all change order proposals: "I swear and affirm under criminal penalties for false swearing that the costs shown herein do not exceed current costs for like services or materials and do not exceed the actual cost to the Contractor therefore and that the quantities shown do not exceed actual requirements".

Please respond immediately with itemized breakdown and unit cost of material and labor, as well as quantities of material to be added.

This is not a work authorization. No work should be conducted toward these changes unless specific written direction is given by the Owner or Architect.

L I N D S A Y P O P E B R A Y F I E L D & A S S O C S . , I N C .

MAPLE CREEK PARK

425 MCMILLAN RD, DACULA, GA 30019

OWNER:

CITY OF DACULA

442 HARBINS ROAD DACULA, GA 30019

ARCHITECT:

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET, LAWRENCEVILLE, GA 30046

770-963-8989

SITE PLANNER & CIVIL ENGINEERS:

BOWMAN CONSULTING GROUP

4174 SILVER PEAK PKWY, SUWANEE, GA 30024

770-932-6550



INDEX OF DRAWINGS	
SHEET NUMBER	SHEET TITLE
GENERAL	
G000	COVER SHEET
G001	GENERAL NOTES AND PROJECT DATA
LANDSCAPE	
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	SLEEVING AND PAVING DETAILS
C4.0	OVERALL LANDSCAPE SCHEDULE & DETAILS
ARCHITECTURAL	
AS100	MAPLE STREET SITE PLAN
AS101	ENLARGED SITE PLAN
AS102	MAPLE CREEK MONUMENT SIGNS

-19-25

DITION:

P. #08	01-08-2026
--------	------------

[illegible]

INFORMED SET	05-08-2025
--------------	------------

DRAWN BY:	DF
CHECKED BY:	MB

CITY OF DACULA
443 HARRIS ROAD

442 HARBINS ROAD
DACULA, GA 30019

COVER SHEET I

MAPLE CREEK SIGNAGE

425 MCMILLAN RD, DACULA, GA 30019

CURRENT REV. DATE:

PROJECT NO.: 224002

G000

425 MCMILLAN RD, DACULA, GA 30019

CITY OF DACULA

LPB
 344 WEST PIKE STREET,
 LAWRENCEVILLE, GA 30046
 PHONE: (770) 963-8869
 © 2004 ALL RIGHTS RESERVED
 WASHPIKE.PDF (PRINT FILE)
 Item 3.

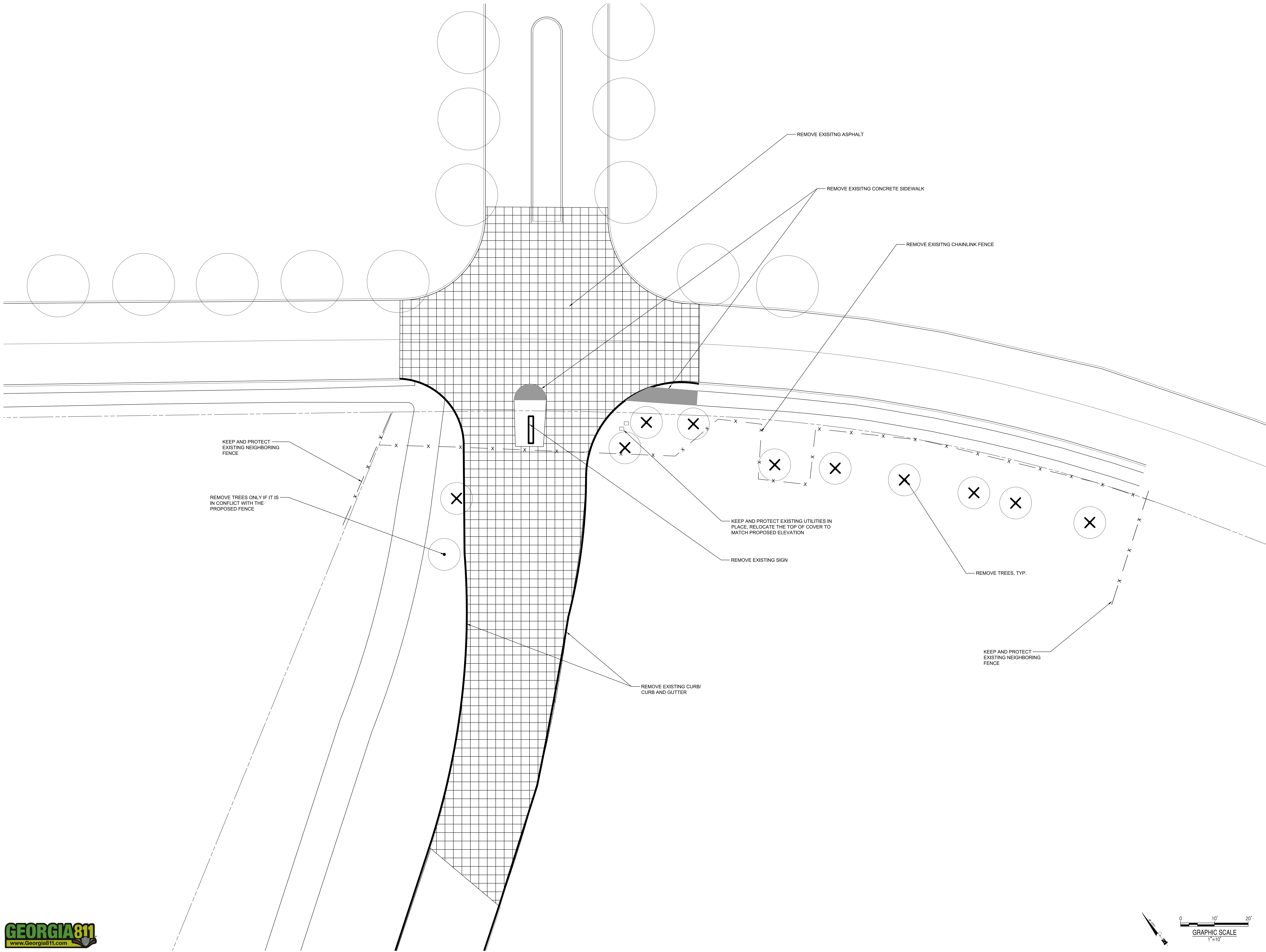
PROJECT DATA	
CONSTRUCTION CODES: • International Building Code (ICC): 2018 Edition with 2020, 2022, 2024 & 2025 Amendments • National Electrical Code (NFPA): 2023 Edition • International Fire Gas Code (ICC): 2018 Edition with 2020, 2022 Amendments • International Mechanical Code (ICC): 2018 Edition with 2020, 2024 Amendments • International Plumbing Code (ICC): 2018 Edition with 2020, 2022, 2023, 2024 Amendments and Gwinnett County Amendments • International Energy Conservation Code (ICC): 2015 Edition with 2020, 2022, 2023 Amendments • Gwinnett County Construction Code (2015 Edition)	
FIRE CODES: • Gwinnett County Ordinance for Fire Protection and Life Safety (2012 Edition) • NFPA Codes and Standards: Current Adopted Editions (*) • NFPA 101 Life Safety Code: 2018 Edition (*) • International Fire Code (ICC): 2018 Edition (*) • O.C.G.A. Title 26 (State Fire Law) • O.C.G.A. Title 30 (Access to and Use of Public Facilities by Persons with Disabilities) • 2010 ADA Standards	
* Referenced codes are modified by the State Fire Marshal per Ch. 120-3-3 of Rules and Regulations of the Safety Fire Commissioner)	

**GENERAL NOTES AND
PROJECT DATA**

MAPLE CREEK SIGNAGE

425 MCMILLAN RD, DACULA, GA 30019

G001



DATE

TY

DESIGN

SCALE

JOB No.

DATE :

FILE No.

DESCRIPTION

TY

DRAWN

1:10

200523-01-001

January 14, 2026

PLAN STATUS

01-14-2026

RFP #8

CONSULTANT PROJECT #

LPB JOB #224002

DEMOLITION PLAN

MAPLE CREEK PARK

ENTRANCE PROJECT

CITY OF DACULA, GA

DACULA, GEORGIA

WINNETT COUNTY

Bowman

Certificate of Authorization License No. LP0501241

Bowman Consulting Group Ltd

4174 Silver Peak Parkway

Suwanee, GA 30024

Phone: (770) 932-6550

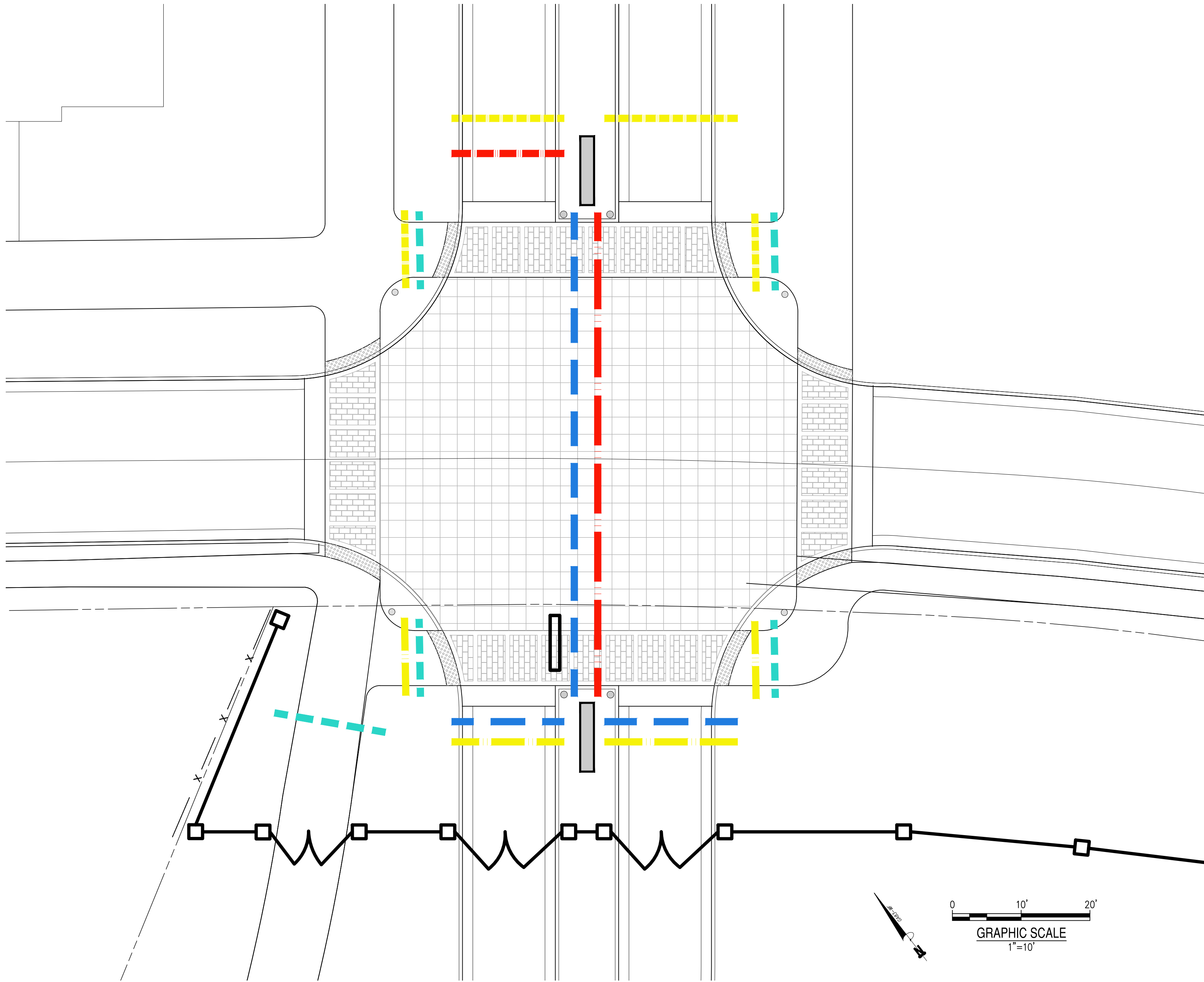
www.bowman.com

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SHEET No.

C1.0

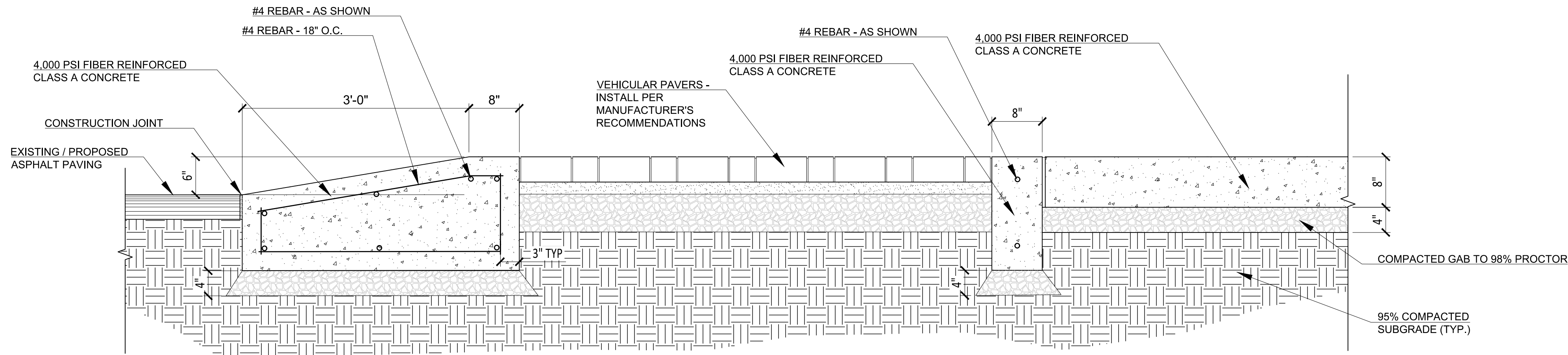
96



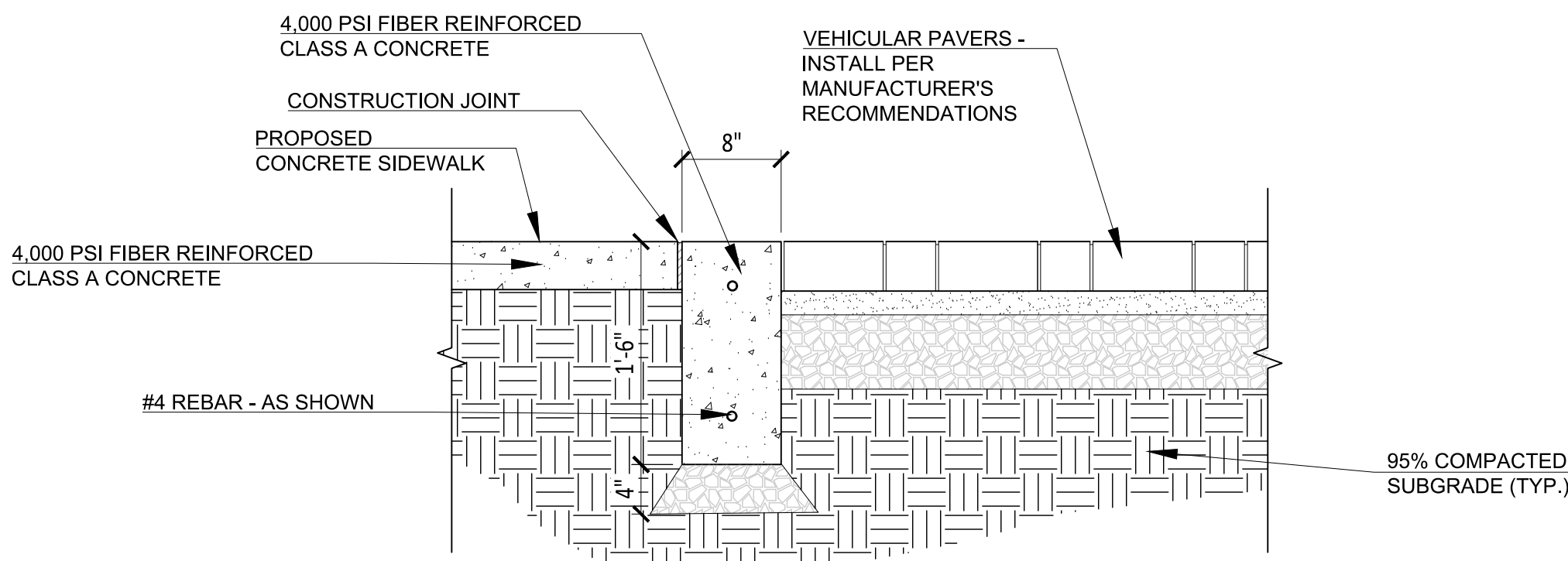
1 SLEEVING PLAN
SCALE: 1' = 10'-0"

SLEEVING LEGEND

- 4" SCHEDULE 40 PVC
- 2" SCHEDULE 40 PVC
- 4" SCHEDULE 80 PVC
- 2" SCHEDULE 80 PVC



2 CROSS SECTION
VEHICULAR TABLETOP SECTION
SCALE: 1' = 1"



3 CROSS SECTION
VEHICULAR TABLETOP SECTION AT SIDEWALK
SCALE: 1' = 1"

SLEEVING AND PAVING DETAILS
MAPLE CREEK PARK
ENTRANCE PROJECT
Dacula, Georgia
GWINNETT COUNTY
CITY OF DACULA, GA

CONSULTANT PROJECT #
LPB JOB #224002

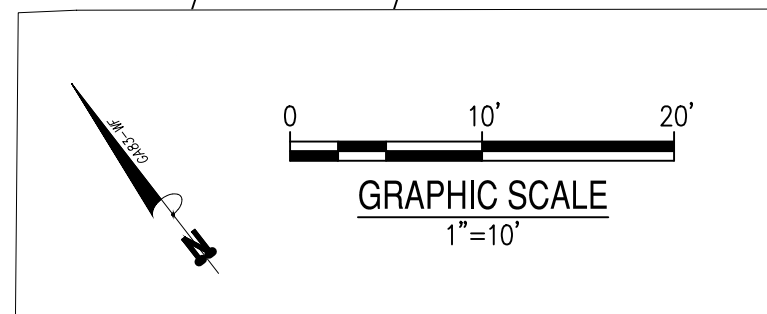
PLAN STATUS
01-14-2026 RFP #

DATE	DESCRIPTION
TY	TY DP
DESIGN	DRAWN CHKD
SCALE	1:10
JOB No.	200523-01-001
DATE :	January 14, 2026
FILE No.	

SHEET No. C3.0

Bowman Consulting Group Ltd
4174 Silver Peak Parkway
Suwanee, GA 30024
Phone: (770) 932-6550
www.bowman.com
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Certificate of Authorization License No. LP001241

Bowman



SYMBOL	CODE	BOTANICAL / COMMON NAME	MIN. SIZE	CONTAINER		QTY	REMARKS
TREES							
	AB	Acer buergerianum / Trident Maple	3" Cal.	B&B		8	Straight leader, no split leaders acceptable, free of disease and insects.
EVERGREEN TREES							
	ML	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	12' Ht.	B&B		2	Full to ground, free of disease and insects.
FLOWERING TREES							
	LI	Lagerstroemia indica x fauriei 'Sioux' / Sioux Crape Myrtle	8' Ht.	B&B		7	Free of disease and insects.
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
SHRUBS							
	AT	Azalea x 'George L. Taber' / George L. Taber Southern Indica Azalea	3 gal.	Pot	60" o.c.	30	
	DM	Distylium x 'PIIDIST-V' / First Editions® Cinnamon Girl® Distylium	7 gal.	Pot	48" o.c.	67	
	GAR	Gardenia jasminoides 'Radicans' / Radicans Gardenia	3 gal.	Pot	36" o.c.	39	
	HL	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	3 gal.	Pot	60" o.c.	8	
	NG	Nandina domestica 'Gulf Stream' / Gulf Stream Heavenly Bamboo	3 gal.	Pot	24" o.c.	82	
	OX	Osmanthus x fortunei / Fortune Osmanthus	7 gal.	Pot	72" o.c.	10	
	PVS	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	3 gal.	Pot	36" o.c.	61	
SYMBOL	CODE	BOTANICAL / COMMON NAME			SPACING	QTY	REMARKS
GROUND COVERS							
	LM	Liriope muscari 'Super Blue' / Super Blue Lilyturf			18" o.c.	77	
	LSD	Liriope spicata 'Silver Dragon' / Silver Dragon Creeping Lilyturf			24" o.c.	44	
	PS	Phlox subulata 'Emerald Pink' / Emerald Pink Creeping Phlox			18" o.c.	58	
SOD/SEED							
	CDT	Cynodon dactylon x transvaalensis 'DT-1' / TriTuf™ Bermudagrass				3,173 sf	

TOPPING TREES IS NOT ALLOWED. TREES REMOVED OR HAVING THEIR TOPS CUT AFTER COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT INCHES OF REMOVED TREES.

ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

DECIDUOUS TREES SHALL BE AT LEAST 2 INCHES IN DIAMETER AND EVERGREEN TREES SHALL BE AT LEAST 6 FEET IN HEIGHT AT TIME OF PLANTING.

THINNING IS ALLOWED AND MAY INCLUDE MANUAL REMOVAL OF NON-SPECIMEN TREES WITHIN THE CRITICAL ROOT ZONE OR DRILLING OF THE SPECIMEN TREE FOR LANDSCAPE INSTALLATION PURPOSES. DEVELOPMENT ONLY. THINNING INCLUDES MANUAL REMOVAL (NO MOTORIZED/ WHEELED OR TRACK VEHICLES ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE SPECIMEN TREE).

NON-VEGETATIVE MATERIAL TO BE REMOVED MANUALLY.

A COMMERCIAL APPLICATOR LICENSE AND A PESTICIDE CONTRACTOR LICENSE ARE REQUIRED BY THE CONTRACTOR IF THE USE OF HERBICIDES ARE NECESSARY FOR NOXIOUS PLANT MATERIAL REMOVAL.

APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND DISTURBANCE.

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT, OR DEBRIS.

1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED PER PLANT SCHEDULE OR AS SHOWN ON THE LANDSCAPE PLANTING PLAN.
3. TOP OF CONTAINER SOIL TO BE AT 1" ABOVE FINISHED GRADE FOR 1-3 GAL. CONTAINER. CONTAINERS. NO PLANTING MIX ON TOP OF CONTAINER SOIL WILL BE ACCEPTABLE.
4. NO MULCH SHALL BE WITHIN 3" OF THE STEM OF THE PLANTS.



TYPICAL PERENNIAL PLANTING
N.T.S

MAPLE CREEK PARK ENTRANCE PROJECT

www.bowman.com

Certificate of Authorization License No. LSF001241

GWINNETT COUNTY

CITY OF DACUJA GA

CONSULTANT PROJECT #
LPB JOB #224002

[illegible]



MAPLE STREET SITE PLAN

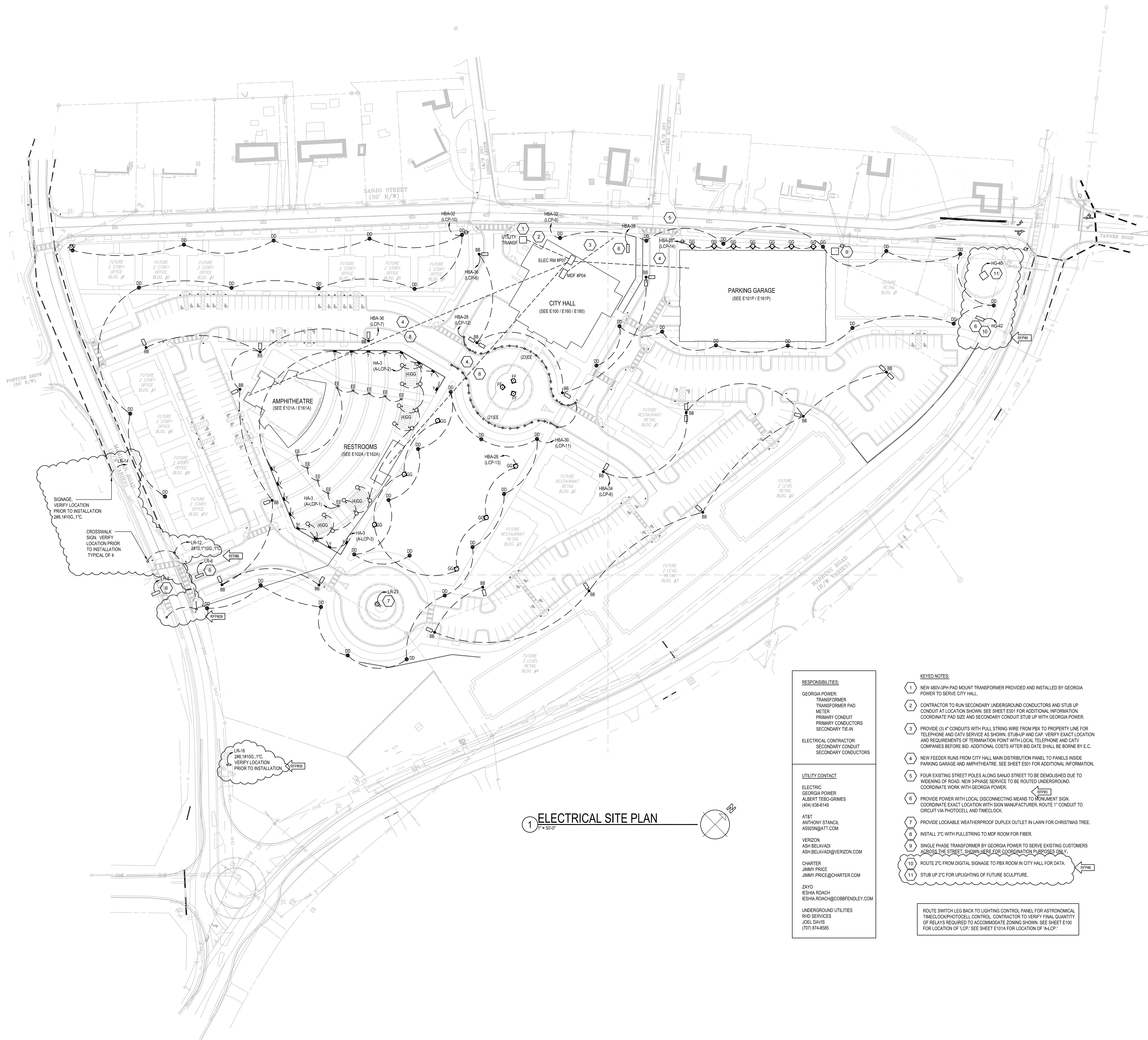
MAPLE CREEK SIGNAGE

425 MCMILLAN RD., Dacula, GA 30019

PROJECT NO.: 224002

AS100





EDITION:	
ISSUE	DATE
50% CD SET	10/10/2024
75% CD SET	11/21/2024
PERMIT SET	01/23/2025
BID SET	03/19/2025
RFP #06	12/05/2025
RFP #08	01/08/2026

CONFORMED SET 05/08/2025
DRAWN BY:
CHECKED BY:

CITY OF DACULA
PROJECT 431, CITY OF DACULA, GA
GWINNET COUNTY

SITE PLAN
CITY HALL BUILDING
2500 SANJO STREET, DACULA, GA 30019

CURRENT REV. DATE:
PROJECT NO.: 224002

Bowen & Watson Inc
2802 HIGHWAY 17 ALT
Toccoa, Georgia 30577-7440
Phone: 7068863197

Project: 561 - Dacula City Core
2506 Sanjo Street
Dacula, Georgia 30019

Prime Contract Potential Change Order #038: CE #038 - Demo barn and credit for fencing

TO:	City of Dacula	FROM:	Bowen & Watson Inc 2802 HIGHWAY 17 ALT Toccoa, Georgia 30577-7440
PCO NUMBER/REVISION:	038 / 0	CONTRACT:	561 - Dacula City Core
REQUEST RECEIVED FROM:	Todd Ford (Bowen & Watson Inc)	CREATED BY:	Todd Ford (Bowen & Watson Inc)
STATUS:	Pending - In Review	CREATED DATE:	2/20/2026
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:	0 days	PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	\$27,310.00

POTENTIAL CHANGE ORDER TITLE: CE #038 - Demo barn and credit for fencing

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE - 038 - Demo barn and credit for fencing

Added cost to demo existing barn, remove over growth and dead trees around barn at Maple Creek Park. This cost included credit for deleting chain link fencing around barn and along edge of property to McMillan St on right side of park from barn. The chain link fencing was added per PCO #21. There is no grassing or landscaping figured in the pricing.

ATTACHMENTS:

[BLACK VINYL CHAIN LINK FENCE \(C&C REV2\).pdf](#) , [_Dacula City Core COP House Demo for Maple Park \(BW\).pdf](#)

#	Budget Code	Description	Amount
1	2-100.S SITEWORK	Demo barn, remove over growth and dead trees	\$47,184.00
2	1-320.O TEMPORARY FENCE	Delete chain link fencing	\$(22,031.00)
Subtotal:			\$25,153.00
Sales Tax (6.00%):			\$0.00
Labor Burden (45.00%):			\$0.00
Fee (B&W Work) (0.00%):			\$0.00
Fee (Sub Work) (4.00%):			\$1,886.55
P&P Bond (1.00%):			\$270.45
Grand Total:			\$27,310.00

Margaret Beaty (Lindsay Pope Brayfield & Assoc)

City of Dacula

Bowen & Watson Inc

2802 HIGHWAY 17 ALT
Toccoa, Georgia 30577-7440



2/20/26

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE

Balance *Site* Inc.

TITLE: Proposed Change Order

PROPOSED CHANGE ORDER

NO. 11

PROJECT: Dacula City Core
Dacula City Core

DATE: 02/19/2026

TO: Attn: Todd Ford
Bowen & Watson Construction
2802 GA Hwy 17 Alt
Toccoa GA 30577

SUBMITTED:

COMPLETED:

REQUIRED:

Num Item	Description	Ref	Qty	Unit	Unit Price	Amount
1	Demolition of House in Maple Park		1,800.000	Sq. Ft.	7.00	12,600.00
2	Trash Debris around yard		6.000	Loads	995.00	5,970.00
3	Fence Demolition and export		400.000	LF	8.00	3,200.00
4	Tree & Bursh Removal		15.000	Loads	900.00	13,500.00
5	Grade area		1.000	Each	2,300.00	2,300.00
6	Seed & Straw		1.000	Each	1,750.00	1,750.00
Item Total:						\$39,320.00
20% OH&P:						\$7,864.00
Total:						\$47,184.00

APPROVAL

By: _____

By: _____

Date: 02/19/2026

Date: _____



Perimeter Solutions Group

2680 Highway 42 North McDonough, GA 30253 | Phone: 770-603-9745 | Fax: 770-603-9675

Item 3.

Proposal

The contractor will be responsible for payment of ANY and ALL additional costs incurred by C&C Fence Company due to contractor and/or site specific requirements, including, but not limited to, safety training, drug screening, security regulations, restrictive work day hours, down time due to site conditions and/or wasted trips to the job site. The amount of the additional charges will be determined by C&C Fence Company.

Proposal Submitted To:

BOWEN & WATSON

Address:

PO BOX 877, TOCCOA, Georgia 30577

Payment Terms: Net 30, ½ Deposit or COD

Prepared by: SES

Date: 2/13/2026

Job Name/Number: DACULA CITY CORE/136779

Job Location: 2506 Sanjo Street, Dacula, Georgia 30019

Contact Name:

Phone:

Work Order Stage:

Proposal Notes:

BLACK VINYL CHAIN LINK FENCE	FURNISH AND INSTALL 671 LF OF 6' HIGH BLACK VINYL CHAIN LINK FENCE WITH ONE- 14' DOUBLE GATE	\$22,031.00
425 MCMILLIAN ROAD	FURNISH AND INSTALL 4' HIGH ALUMINUM 3 RAIL FLAT TOP FENCE BETWEEN COLUMNS TO INCLUDE TWO- 13.5' DOUBLE GATES AND ONE- 12' DOUBLE GATE	\$29,308.00
	175 LF OF FENCE	

To our valued customers: This proposal is valid for the sooner of 7 days from the date of issuance or the expiration date from our material supplier's quote. If acceptance occurs beyond this period, material pricing is subject to review and possible adjustment.

Thank you for your understanding.

Please Read Terms & Conditions Carefully

Acceptance of Proposal:

This proposal may be withdrawn if not accepted within 10 days

The above prices, specifications and conditions are satisfactory, and are hereby accepted. I am a legal representative of the above project/property by ownership, contract or attorney-in-fact, and thereby authorize the work to be performed as specified. Payment will be issued as outlined above.

Signature of BOWEN & WATSON

Date

Signature of C&C Representative

Date

**Terms & Conditions**

All material is guaranteed to be as specified. All work is to be completed in a workman like manner according to standard practices. Additional charges may occur if any alteration or deviation, including unusual ground conditions involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. Unusual ground conditions may be rock formations, hidden foundations, tree roots, and other similar obstacles. If such obstacles stop completion of job only labor and materials used will be charged. All agreements are contingent upon strikes, accidents or delays beyond our control. Purchaser is solely responsible for the location of the fence in this proposal and will defend C&C Fence Co., Inc. and reimburse them for all costs in connection with any claims made by anyone about the location of the fence. Purchaser will notify C&C Fence Co., Inc. of any underground obstructions and is responsible for property plat sheet. Purchaser is responsible for all damages to unknown underground items such as cable TV, septic systems, sprinklers, propane gas lines, low voltage lines, etc. Purchaser is responsible for any special work described in proposal. The parties agree that, in the event the purchaser does not pay all sums as listed on this contract to C&C Fence Co., Inc., it may bring suit against the purchaser and the purchaser agrees to pay all costs of collection, including a reasonable attorney's fee. The purchaser does hereby agree to grant a security interest to C&C Fence Co., Inc. and does further agree that if full payment as agreed is not paid, a lien shall be placed against the contractual property for all sums due including costs of collection and a reasonable attorney's fee as determined by a court of competent jurisdiction. Price does not include any labor or materials for ground sleeves needed for geo-grid matting.

We propose hereby to furnish materials and labor, in accordance with the above specifications, for the sum of : \$ _____

The items listed above are the only items that will be installed on this project without written Change orders. All contracts must include this proposal or have a stated schedule of values.

Acceptance of Proposal:

This proposal may be withdrawn if not accepted within 10 days

The above prices, specifications and conditions are satisfactory, and are hereby accepted. I am a legal representative of the above project/property by ownership, contract or attorney-in-fact, and thereby authorize the work to be performed as specified. Payment will be issued as outlined above.

Signature of BOWEN & WATSON

Date

Signature of C&C Representative

Date



MEMO

TO: Mayor and City Council of the City of Dacula
FROM: Brittni Nix, City Administrator
DATE: March 27, 2026
SUBJECT: FY-2026 LRA Application

The Georgia Department of Transportation (GDOT) is now accepting applications for Local Road Assistance Administration funds (LRA) authorized by the Georgia amended fiscal year 2026 budget. Based on the FY 2026 LRA formula amounts, the City of Dacula is eligible for up to \$110,528.08.

Staff recommends submitting the Brookton Downs Subdivision and Brookton Chase Court road improvement project for FY 2026 LRA monies. Said improvements are anticipated to include 6" deep patch milling sections of asphalt failures, standard 2 1/2" asphalt milling, asphalt repaving, replacing street signage, and restriping. The listed corrections would serve to bridge insufficient subsurface soil conditions while correcting failures in the existing roadway. The OPCC (Opinion of Probable Construction Cost) with 15% contingency totals \$982,712.95.

Staff requests a motion from Council to authorize the Mayor to sign and submit the FY-2026 LRA Application to the Georgia Department of Transportation for their consideration.



April 2, 2026

Mr. Charles Arnhart
State Aid Coordinator
Georgia Department of Transportation
District 1 Office of Traffic Operations
1475 Jesse Jewell Pkwy NE, Suite 100
Gainesville, Georgia 30501

RE: 2026 Program Year LRA Grant Application for City of Dacula

Dear Mr. Arnhart:

Please find attached the completed 2026 Local Road Assistance (LRA) Administration Funding Application. The City of Dacula has identified Brookton Chase Court and Brookton Downs Subdivision (Brookton Drive, Brookton Lane, and Brookton Woods Way) that are in need of asphalt concrete pavement milling and repaving. The City has been approved for 2026 LMIG funding for the same project.

The asphalt pavement improvements project as identified in the application for Brookton Chase Court and Brookton Downs Subdivision (Brookton Drive, Brookton Lane, and Brookton Woods Way) is a total of 1.04 miles in length. The city plans to start preparing design documents in April of 2026 and construction beginning around June of 2026.

The status of previous funding for the City of Dacula includes:

- 1) 2023 LMIG Dacula Crossing Subdivision – Dacula Ridge Drive and Dacula Ridge Court. Project is complete.
- 2) 2024 LMIG Brookton Place Subdivision Asphalt Milling and Repaving Project. Project is complete.
- 3) 2025 LMIG Brookton North Subdivision Asphalt Milling and Repaving Project. Project is complete.
- 4) 2026 LMIG Brookton Downs Subdivision and Brookton Chase Ct Asphalt Milling and Repaving Project is scheduled for completion in 2026.

If you have any questions, or require additional information, please call.

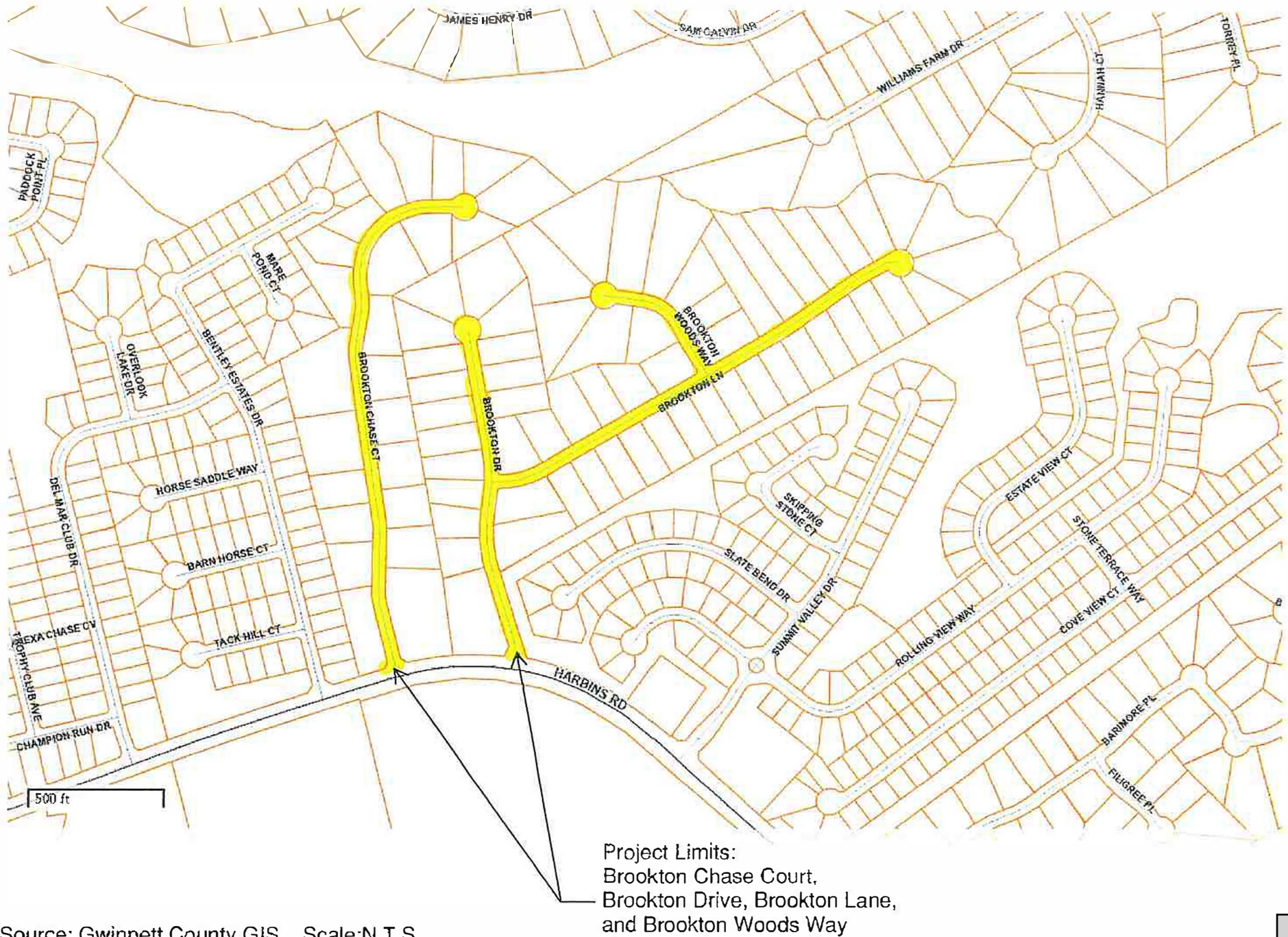
Sincerely,

Honorable Hugh D. King, III
Mayor, City of Dacula

Opinion of Probable Construction Cost					Date:	September 24, 2025
City of Dacula - 2026 LRA - Brookton Chase Ct & Brookton Downs SD Milling & Repaving Improvements						
Activity		Unit	Labor \$ or LumpSum	Subtotal	Total	Misc Notes
Bonds and Traffic Control/Signage					\$ 45,000.00	
Bonds and Traffic Control/Signage	1	Ls	45,000.00	\$ 45,000.00		
Brookton Chase Court					\$ 293,057.00	* 23' wide ep/ep (2,000 L.F. +/-) = 5111 SY
Traffic Stop Bar	12	Lf	100.00	\$ 1,200.00		* (1) 76' dia. (ep/ep) end cul-de-sac = 504 SY
Stop Sign	1	Ea	500.00	\$ 500.00		
Street Sign	1	Ea	500.00	\$ 500.00		
Asphalt Milling (2-1/2")	5,615	Sy	\$ 6.00	\$ 33,690.00		
Asphalt Tack Coat	11,230	Sy	\$ 0.65	\$ 7,299.50		
Asphalt 'D' Mix (1")	5,615	Sy	\$ 12.50	\$ 70,187.50		
Asphalt 'F' Mix Surface Course 9.5 mm (1-1/2")	5,615	Sy	\$ 15.00	\$ 84,225.00		
Asphalt Deep Patch Milling (4")	2,246	Sy	\$ 10.00	\$ 22,460.00		* 40% of street needs deep patching
Asphalt Deep Patch Filling (4") 19.5 mm	2,246	Sy	\$ 32.50	\$ 72,995.00		
Brookton Downs SD - Brookton Drive					\$ 187,201.60	* 24' wide ep/ep (1,250 L.F. +/-) = 5111 SY
Traffic Stop Bar	12	Lf	100.00	\$ 1,200.00		* (1) 76' dia. (ep/ep) end cul-de-sac = 504 SY
Stop Sign	1	Ea	500.00	\$ 500.00		
Street Sign	1	Ea	500.00	\$ 500.00		
Storm Catch Basin Top Replacement	2	Ea	1,500.00	\$ 3,000.00		
Asphalt Milling (up to 4-1/2")	3,837	Sy	\$ 8.00	\$ 30,696.00		
Asphalt Tack Coat	7,674	Sy	\$ 0.65	\$ 4,988.10		
Asphalt 'D' Mix (1")	3,837	Sy	\$ 12.50	\$ 47,962.50		
Asphalt 'F' Mix Surface Course 9.5 mm (1-1/2")	3,837	Sy	\$ 15.00	\$ 57,555.00		
Asphalt Deep Patch Milling (4")	960	Sy	\$ 10.00	\$ 9,600.00		* 25% of street needs deep patching
Asphalt Deep Patch Filling (4") 19.5 mm	960	Sy	\$ 32.50	\$ 31,200.00		
Brookton Downs SD - Brookton Lane					\$ 242,360.20	* 24' wide ep/ep (1,710 L.F. +/-) = 5111 SY
Traffic Stop Bar	12	Lf	100.00	\$ 1,200.00		* (1) 76' dia. (ep/ep) end cul-de-sac = 504 SY
Stop Sign	1	Ea	500.00	\$ 500.00		
Street Sign	1	Ea	500.00	\$ 500.00		
Asphalt Milling (up to 4-1/2")	5,064	Sy	\$ 8.00	\$ 40,512.00		
Asphalt Tack Coat	10,128	Sy	\$ 0.65	\$ 6,583.20		
Asphalt 'D' Mix (1")	5,064	Sy	\$ 12.50	\$ 63,300.00		
Asphalt 'F' Mix Surface Course 9.5 mm (1-1/2")	5,064	Sy	\$ 15.00	\$ 75,960.00		
Asphalt Deep Patch Milling (4")	1,266	Sy	\$ 10.00	\$ 12,660.00		* 25% of street needs deep patching
Asphalt Deep Patch Filling (4") 19.5 mm	1,266	Sy	\$ 32.50	\$ 41,145.00		
Brookton Downs SD - Brookton Woods Way					\$ 80,614.20	* 24' wide ep/ep (525 L.F. +/-) = 5111 SY
Traffic Stop Bar	12	Lf	100.00	\$ 1,200.00		* (1) 76' dia. (ep/ep) end cul-de-sac = 504 SY
Stop Sign	1	Ea	500.00	\$ 500.00		
Street Sign	1	Ea	500.00	\$ 500.00		
Asphalt Milling (up to 4-1/2")	1,904	Sy	\$ 6.00	\$ 11,424.00		
Asphalt Tack Coat	3,808	Sy	\$ 0.65	\$ 2,475.20		
Asphalt 'D' Mix (1")	1,904	Sy	\$ 12.50	\$ 23,800.00		
Asphalt 'F' Mix Surface Course 9.5 mm (1-1/2")	1,904	Sy	\$ 15.00	\$ 28,560.00		
Asphalt Deep Patch Milling (4")	286	Sy	\$ 10.00	\$ 2,860.00		* 15% of street needs deep patching
Asphalt Deep Patch Filling (4") 19.5 mm	286	Sy	\$ 32.50	\$ 9,295.00		
Erosion Control					\$ 6,300.00	
Inlet Protection (Sd2-TYPE-F)	18	Ea	350.00	\$ 6,300.00		
					Cost: \$ 854,533.00	
					15% Contingency: \$ 128,179.95	
					Total Cost: \$ 982,712.95	
* All quantities listed are preliminary and approximate and shall be verified by the Contractor during Construction.						
* Does not include lowering or adjustment of any Utility Modifications in cost of this OPCC.						
* Road lengths are from edge of pavement at intersections to end cul-de-sacs. Cul-de-sac is added separately.						

2026 LRA for City of Dacula
Brookton Chase Court and Brookton Downs Subdivision Asphalt Milling and Repaving Improvements

Item 4.



Source: Gwinnett County GIS. Scale: N.T.S.