City Council Regular Meeting

Monday, April 06, 2026

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of a meeting or the facilities, are required to promptly contact the City's ADA Coordinator Brandon Rakestraw at 770.443.8110 ext. 1401 to allow the city to make reasonable accommodations for those persons.

AGENDA

PUBLIC HEARING

A. Z-2025-06: *Jeff Helms* (Applicant / Titleholder), and *Elite Engineering, Jonathan Jones* (Representative), have applied and seek to rezone *+/-6.351* acres of property located at *361 West Avenue; Dallas, GA 30132*, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot *480*; *2nd* District; *3rd* Section, of Paulding County and legally known by *Tax Parcel ID No.147.1.4.001.0000*.

CALL TO ORDER

INVOCATION AND PLEDGE

RECOGNITION OF VISITORS AND COMMENTS

MINUTES APPROVAL

1. March 02,2026, Regular Meeting Minutes

CONSENT AGENDA

2. Request approval to purchase the following new vehicle from Hardy Family Ford. This purchase will utilize State of Georgia Contract No. 99999-SPD-SPD0000155-0005 - Truck Chassis and Truck Bodies. Total purchase amount $87,737.00

3. Request approval to purchase the following new equipment from Atlanta Kubota, LLC.. This purchase will utilize Sourcewell Contract No. 112624-KBA – Ground Maintenance, CE, Utility Tractors, Mowers, RTV's. Total purchase amount $76,594.95

OLD BUSINESS

4. RES 2026-09: Camera Enforcement establishing operational hours (Tabled from March 02,2026)

5. A-2025-03: Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway;

Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County. (Tabled from March 02,2026)

6. Z-2025-05: *Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in* Land *Lot 480, 2nd* District, *3rd Section, of Paulding County.* (Tabled from March 02,2026)

NEW BUSINESS

7. RES 2026-11: Supporting Local Legislation providing for a $50,000 Homestead Exemption for Homeowners in Dallas.

8. Z-2025-06: *Jeff Helms* (Applicant / Titleholder), and *Elite Engineering, Jonathan Jones* (Representative), have applied and seek to rezone *+/-6.351* acres of property located at *361 West Avenue; Dallas, GA 30132*, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot *480*; *2nd* District; *3rd* Section, of Paulding County and legally known by *Tax Parcel ID No.147.1.4.001.0000*.

9. RES 2026-10: This resolution amends the originally approved annexation and zoning stipulations for applications A-2021-03 and Z-2021-04.

10. Request approval to enter into and execute Amendment No. 1 for the Cole Lakes Development Subdivisions Development Agreement. This amendment will replace Section 1 of the agreement in its entirety.

11. Request approval to award the Head Place Sanitary Sewer Aerial Creek Crossing Replacement Project; Bid No. 2026-01; Bid Date: March 17, 2026, to HD Excavations & Utilities, LLC. This project will utilize System Development Funds within the Water and Sewer Department. Total bid award amount $295,050.00.

12. Request approval to enter into an Engineering Agreement with Ardurra for utility relocations related to Paulding County DOTs - State Route 6 and West Memorial Drive Round-a-bout Intersection Improvement Project. The total contract amount is $54,500.00.

ADDITIONAL/COMMENTS

ADJOURNMENT

STAFF ACTION ITEM
PUBLIC HEARING

MEETING DATE: ***04/06/2026***

TITLE: ***Z-2025-06: ZONING PUBLIC HEARING***

Jeff Helms **(Applicant / Titleholder), and** ***Elite Engineering, Jonathan Jones*** **(Representative), have applied and seek to rezone** ***+/-6.351*** **acres of property located at** ***361 West Avenue; Dallas, GA 30132*****, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot** ***480*****; 2nd District; 3rd Section, of Paulding County and legally known by** ***Tax Parcel ID No.147.1.4.001.0000*****.**

PRESENTED BY: ***Brandon Rakestraw – Community Development Director***

AGENDA ITEM DESCRIPTION (Agenda Content):

Z-2025-06: ZONING PUBLIC HEARING

Jeff Helms (Applicant / Titleholder), and *Elite Engineering, Jonathan Jones* (Representative), have applied and seek to rezone *+/-6.351* acres of property located at *361 West Avenue; Dallas, GA 30132*, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot *480*; *2nd* District; *3rd* Section, of Paulding County and legally known by *Tax Parcel ID No.147.1.4.001.0000*.

HISTORY/PAST ACTION:

Planning Commission – Public Hearing; March 19, 2026

***Recommendation** – Approve the rezoning request as follows:*

R-2 Medium-Density Single-Family Residential District (City)

Density: 2.99 units per acre maximum density (R-2 Medium-Density Single-Family Residential District)

Total Unit Count: 19 Single-family Residential Lots

Stipulations: All staff recommended stipulations as listed below.

1. *Development shall be constructed in substantial conformity to the site plan provided in zoning application.*

2. *Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.*

3. *Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.*

4. *Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Georgia Department of Transportation and/or City of Dallas for access.*

5. *Owner/developer shall comply, design, and construct all offsite water and/or sanitary sewer system improvements and/or upgrades required by the City of Dallas for servicing the proposed development.*

6. *The Developer shall install, operate, and maintain a complete Automated License Plate Reader (ALPR) system at each entrance at its sole cost and expense. The Developer must grant immediate and unfettered access to all ALPR data and live feeds to the Dallas Police Department. The system must comply with all applicable federal, state, and local laws, and the Dallas Police Department's established policies and procedures.*
    1. *Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.*
    2. *System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.*

3. *Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure seamless integration and access for law enforcement personnel for public safety and investigative purposes.*

7. *A Homeowners Association shall be required for the single-family residential development in its entirety. The Homeowners Association shall be created and enacted as part of final plating process for any development phase. Homeowners Association shall require mandatory membership.*

8. *Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of each single-family home to be constructed. All single-family homes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.*

9. *Owner/developer shall agree rental properties shall not exceed 16% (Three (3) units) of the overall 19-unit count.*

Unless explicitly stated herein, all other lot and development standards shall comply with the R-2 zoning district. All other regulations, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.

FINANCIAL IMPACT:

N/A

INFORMATION:

Z-2025-06: ZONING PUBLIC HEARING

Jeff Helms (Applicant / Titleholder), and *Elite Engineering, Jonathan Jones* (Representative), have applied and seek to rezone *+/-6.351* acres of property located at *361 West Avenue; Dallas, GA 30132*, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot *480*; *2nd* District; *3rd* Section, of Paulding County and legally known by *Tax Parcel ID No.147.1.4.001.0000*.

ZONING APPLICATION AND DOCUMENTS:

Z-2025-06 – Planning & Zoning Staff Document

Attachment A –Rezoning Official Application

Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D – Z-2025-06_ Jeff Helms / Elite Engineering_ Application Acceptance / Notice of Public Hearing Notification Letter
Attachment E - Z-2025-06_ Jeff Helms Legal Notice
Attachment F - Z-2025-06_Jeff Helms Surrounding Property Owners Letter
Attachment G - Z-2025-06_ Jeff Helms Proposed Architectural Elevations

REMAINER OF PAGE BLANK – END OF STAFF ACTION ITEM

PLANNING & ZONING STAFF DOCUMENT
ZONING/REZONING APPLICATION NO. *Z–2025-06*

HEARING DA
Planning Commission:
03/19/2026 at 6:00 PM
City Council:
04/06/2026 at 5:15 PM

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

Attachment A –Rezoning Official Application
Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D – Z-2025-06_ Jeff Helms / Elite Engineering_ Application Acceptance / Notice of Public Hearing Notification Letter
Attachment E - Z-2025-06_ Jeff Helms Legal Notice
Attachment F - Z-2025-06_Jeff Helms Surrounding Property Owners Letter
Attachment G - Z-2025-06_ Jeff Helms Proposed Architectural Elevations

ANNEXATION & ZONING REQUEST:

APPLICATION No: Z-2025-06
Applicant: ***Jeff Helms***
Applicant Address: ***379 Blackberry Run Drive***
City: ***Dallas*** State: ***Georgia*** Zip: ***30132***

Representative: ***Elite Engineering***
Representative Address: ***300 W I Parkway, PO Box 799***
City: ***Dallas*** State: ***Georgia*** Zip: ***30132***

Titleholder: ***Jeff Helms***
Titleholder Address: ***379 Blackberry Run Drive***
City: ***Dallas*** State: ***Georgia*** Zip: ***30132***

Location of Property: ***361 West Avenue, Dallas, GA 30132***
Tax Parcel ID No.: ***137.4.1.081.0000***
Land Lot(s): ***372*** District: ***2nd*** Section: ***3rd***
Intended Use of Property: ***Single-family Detached Housing***
Proposed Unit Count: ***19 lots***
Zoning District: ***R-2 Medium-Density Single-Family Residential***
Setbacks & Lot Requirements:

R-2 Medium-Density Single-Family:
Minimum Lot Size –7,500sf. Lot, 1ac. overall parcel.; Minimum Lot Width – 50ft. lot, 100ft. overall parcel; Minimum Lot Frontage – 50ft. lot; Maximum Building Height – (Principal 35ft.) (Accessory – 24ft.); Front Setback –25ft.; Side Setback – (Principal – 6ft.) Accessory – 5ft./10ft.); Rear Setback – (Principal – 15ft.) (Accessory –5ft./10ft.); Minimum Distance

from Structure on Same Lot – 5ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 1,500sf.) (2+ Story – 650sf.); Total Minimum Living Area (Per Unit) – 1,500sf./600sf.; Minimum Living Area Façade Width – 24ft.; Maximum Lot Coverage (structures and buildings) – 40%, Acc. 5% or 600sf. (whichever is greater); Maximum Lot Coverage (all impervious surfaces) – 50%

STAFF COMMENTS:

Jeff Helms (Applicant / Titleholder), and *Elite Engineering, Jonathan Jones* (Representative), have applied and seek to rezone *+/-6.351* acres of property located at *361 West Avenue; Dallas, GA 30132*, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot *480*; *2nd* District; *3rd* Section, of Paulding County and legally known by *Tax Parcel ID No.147.1.4.001.0000*.

Properties that border the site to the north, east, west, and south are within the city limits of Dallas.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING	ADJACENT DEVELOPMENT
NORTH: C-2 City of Dallas	**NORTH: Commercial Business Use**
EAST: R-1 City of Dallas	**EAST: Single-family Use**
SOUTH: R-2 City of Dallas	**SOUTH: Proposed Single-family Residential Use**
WEST: R-2 City of Dallas	**WEST: Government Use**

B. Permitted Use impact on adjacent properties

- *Proposed development density of 2.99 units per acre.*
- *Minimum lot size: 7,500sf*
- *Total unit count:19*
- *Adjacent lot sizes:*
    - *0.20 acres avg. (8,712sf) – Bartlet Square Residential Development to southeast*

- *0.17 acres (7,500sf) – Silver Comet Crossing Residential Development to southwest*
- *+1 acres for all other stand-alone adjacent Residential properties*
- *+7-acre Commercial property to north*

C. Adverse effect on the usability of adjacent or nearby property

- *None – surrounding property is developed or on-going planning to develop as current zoned land use.*

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

- *Staff comments:*
  - *Increased traffic on existing State, County, and City public roadways and other nearby major and minor collector roads.*
  - *Increase student population of nearby public schools.*
  - *Possible increase in calls for service for city police department.*
  - *Increase daily demand on existing water system – City of Dallas Water System.*
  - *Decrease available sanitary sewer capacity –City of Dallas Sewer System.*
  - *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Public Water supply via City of Dallas Water existing along West Avenue. Water supply capacity to be verified by City. Minor extension of City water system shall be required to service.*
- *Property is within City of Dallas– Sewer Service Area. Connection and extension of the city's sanitary sewer system shall be required to service. Existing sewer infrastructure is located along the north right-of-way of West Avenue. Sewer capacity to be verified by City of Dallas.*
- *Public Roadway connection via West Avenue.*

F. 2022 Comprehensive Plan

The 2022-2027 Paulding County Joint Comprehensive Plan has the property listed as Parks/Recreation/Conservation character area, per the future development map shown on page 99.

G. Staff Comments

The noted land use of this property and adjacent properties as Parks / Recreation / Conservation will be updated to commercial business for all properties affronting Highway 278, and residential character area for all properties affronting West Avenue during the upcoming Comprehensive Plan update for City of Dallas. This use change is due to the need of new commercial business in the city; especially along the major corridor of Highway 278. Residential use along West Avenue will be a continuation of

the prominent land use for this area. Due to the close proximity of the Silver Comet Trail, single-family attached and/or detached style housing is recommended for this area. The current use of Parks / Recreation / Conservation can not be achieved due to property assemblage and total acreage.

STAFF RECOMMENDATIONS:

Based on the preceding analysis Community Development staff recommend approval of this rezoning request. If the Planning Commission votes to recommend approval, staff recommends the following stipulations be applied:

1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.

2. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.

3. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.

4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Georgia Department of Transportation and/or City of Dallas for access.

5. Owner/developer shall comply, design, and construct all offsite water and/or sanitary sewer system improvements and/or upgrades required by the City of Dallas for servicing the proposed development.

6. The Developer shall install, operate, and maintain a complete Automated License Plate Reader (ALPR) system at each entrance at its sole cost and expense. The Developer must grant immediate and unfettered access to all ALPR data and live feeds to the Dallas Police Department. The system must comply with all applicable federal, state, and local laws, and the Dallas Police Department's established policies and procedures.
    1. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.

2. System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.
3. Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure seamless integration and access for law enforcement personnel for public safety and investigative purposes.

7. A Homeowners Association shall be required for the single-family residential development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.

8. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of each single-family home to be constructed. All single-family homes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.

9. Owner/developer shall agree rental properties shall not exceed 16% (Three (3) units) of the overall 19-unit count.

Unless explicitly stated herein, all other lot and development standards shall comply with the R-2 zoning district. All other regulations, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Community Development staff and do not constitute a final decision. The City of Dallas, Mayor and Council shall govern the final decision on all Annexation, Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.

City Council Regular Meeting

Monday, March 02, 2026

5:15 PM

City Hall, 129 E Memorial Dr, Dallas GA 30132

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MINUTES

PUBLIC HEARING

A. OA 2026-02: Places of Assembly. Mayor Kelly closed the public hearing.

B. A-2025-03: *Blue River Development, LLC* (Applicant), *Linda Paris Holley & Larry D. Paris* (Titleholder), and *LJA Engineering, Inc.; Tyler Lasser* (Representative), have applied and seeks to annex & zone approximately *32.286* acres of property located at *2076 Jimmy Lee Smith Parkway; Dallas, GA 30132*, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by *Tax Parcel ID No.147.1.4.001.0000* in Land Lot *480, 2nd* District, *3rd* Section, of Paulding County. Mayor Kelly closed the public hearing.

C. Z-2025-05: *Blue River Development, LLC* (Applicant), *Linda Paris Holley & Larry D. Paris* (Titleholder), and *LJA Engineering, Inc.; Tyler Lasser* (Representative), have applied and seeks to annex & zone approximately *32.286* acres of property located at *2076 Jimmy Lee Smith Parkway; Dallas, GA 30132*, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by *Tax Parcel ID No.147.1.4.001.0000* in Land Lot *480, 2nd* District, *3rd* Section, of Paulding County. Mayor Kelly closed the public hearing.

CALL TO ORDER

PRESENT
Mayor L. James Kelly
Councilmember Leah Alls
Councilmember Nancy Arnold
Councilmember Christopher Carter
Councilmember James Henson
Councilmember Cooper Cochran
Councilmember Candace Callaway

INVOCATION AND PLEDGE

Mayor Kelly led the Invocation and Pledge.

RECOGNITION OF VISITORS AND COMMENTS

None

MINUTES APPROVAL

1. Motion to adopt Monday, February 2, 2026, Regular Meeting Minutes.

   Motion made by Councilmember Callaway, Seconded by Councilmember Cochran.
   Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

CONSENT AGENDA

Motion to approve the following items.

Motion made by Councilmember Henson, Seconded by Councilmember Arnold.
Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

2. Dallas Housing Authority appointment for James Ransom with an expiration date of May 4, 2031. Historical Preservation Committee appointment for Debbie Ewing with an expiration date of December 31, 2028.

3. Approval to purchase a Toro ProPass 200 Base for Parks & Recreation from Jerry Pate Turf & Irrigation. This purchase will utilize OMNIA Partners Participant Contract # 2023261; OMNIA Contract Discount Omnia Customer # 5479248, in the amount of $18,966.61.

4. Approval to purchase a Toro Sand Pro 5040, 18hp Briggs Vanguard, with attachments for Parks & Recreation from Jerry Pate Turf & Irrigation. This purchase will utilize OMNIA Partners Participant Contract # 2023261; OMNIA Contract Discount Omnia Customer # 5479248 in the amount of $36,041.94.

5. Approval to purchase a Toro Workman HDX – 2WD, 32.5hp Kubota Gas for Parks & Recreation from Jerry Pate Turf & Irrigation. This purchase will utilize OMNIA Partners Participant Contract # 2023261; OMNIA Contract Discount Omnia Customer # 5479248, in the amount of $38,887.96.

OLD BUSINESS

6. Motion to adopt OA 2026-02: Places of Assembly

   Motion made by Councilmember Alls, Seconded by Councilmember Callaway.
   Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

NEW BUSINESS

7. Motion to adopt RES 2026-06: DIFAC Update.

   Motion made by Councilmember Henson, Seconded by Councilmember Carter.
   Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

8. Motion to adopt RES 2026-07: TAD Incentive Policy.

DRAFT

Motion made by Councilmember Callaway, Seconded by Councilmember Carter.
Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

9. Motion to adopt RES 2026-08: 200 Lester Dr.

   Motion made by Councilmember Henson, Seconded by Councilmember Alls.
   Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson
   Voting Nay: Councilmember Cochran, Councilmember Callaway

10. Motion to table RES 2026-09: Camera Enforcement establishing operational hours.

    Motion made by Councilmember Arnold, Seconded by Councilmember Carter.
    Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

11. Motion to table A-2025-03: Blue River Development, LLC.

    Motion made by Councilmember Carter, Seconded by Councilmember Henson.
    Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

12. Motion to table Z-2025-05: Blue River Development, LLC.

    Motion made by Councilmember Arnold, Seconded by Councilmember Henson.
    Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

13. Motion to approve Tax Write-Off for unpaid City of Dallas Property Taxes dated 2017-2020 totaling $3,857.66. This amount includes penalties and fees.

    Motion made by Councilmember Alls, Seconded by Councilmember Callaway.
    Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

14. Motion to approve certification of “Estimated Rollback Rate” for 2026 taxes to comply with HB 92.

    Motion made by Councilmember Alls, Seconded by Councilmember Henson.
    Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

15. Motion to approve request to change purchase of L3 Harris Radios to Southern Linc.

    Motion made by Councilmember Carter, Seconded by Councilmember Arnold.
    Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

ADDITIONAL/COMMENTS

DRAFT

Motion to give authorization to the Mayor for the purchase of Property A not to exceed $530k as discussed in Executive Session.

Motion made by Councilmember Henson, Seconded by Councilmember Carter.
Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran
Voting Nay: Councilmember Callaway

ADJOURNMENT

Motion to adjourn.

Motion made by Councilmember Arnold, Seconded by Councilmember Henson.
Voting Yea: Councilmember Alls, Councilmember Arnold, Councilmember Carter, Councilmember Henson, Councilmember Cochran, Councilmember Callaway

Mayor, L. James Kelly **Date**

City Clerk, Tina Clark **Date**

DRAFT

STAFF ACTION ITEM

MEETING DATE: *04/06/2026*

TITLE: *Vehicle Purchase: 2026 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H) with Dump Body Upfit*

PRESENTED BY: *Brandon Rakestraw – Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Vehicle Purchase: 2026 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H) with Dump Body Upfit

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

$87,737.00

INFORMATION:

Request approval to purchase the following new vehicle from Hardy Family Ford. This purchase will utilize State of Georgia Contract No. 99999-SPD-SPD0000155-0005 - Truck Chassis and Truck Bodies. Total purchase amount $87,737.00

Attachments: Hardy Family Ford Quote ID: C22D; 01/16/2026
Approved Procurement Form – Dated: 03/19/2026
State Contract Document: Contract Amendment #7 - Extension #3

THE CITY OF DALLAS GEORGIA
1854

Administrative Department
Finance Department
Procurement Department
129 E. Memorial Dr. Dallas, GA 30132
www.dallasga.gov

I. SECTION I

Description of Request: 2026 Ford F-550 Cab and Chassis with Dump Bed

Department: Street Department Date: 04/06/2026

Fund (check one): ☒ General ☐ SPLOST ☐ Water/Sewer ☐ Solid Waste ☐ Other

Budgeted Item: ☒ Yes ☐ No Budget Account: 100-420-0054-542200

II. SECTION II

Please check the purchasing method used:

☐ 3 Quotes ($5,000.00 - $29,999)-awarded to the lowest, responsible quote. (Please attach notes, back-up documentation)

☐ Quote #1: $ _____ Vender: _____

☐ Quote #2: $ _____ Vender: _____

☐ Quote #3: $ _____ Vender: _____

☐ Bid/RFP Award (over $29,900) (Bid Award Letter/Memo attached)

☐ Piggy Back another Municipality (copy of contract attached).

Name of Government: _____

☒ State Contract:

Contract Number: 99999-SPD-SPD0000155-0005

Contract Name: Truck Chassis and Truck Bodies

Copy of contract attached: ☒ Yes ☐ No

☐ Sole Source:

☐ Sole source letter attached and approved by Administration Director.

III. SECTION III

Approved By:

Department Director: _____ Date: 03/19/2026

Purchasing Agent: _____ Date: 03/19/2026

Finance Director: Michelle M. Collings Date: 03/19/2026

City Manager: Kendall Smith Date: 03/19/2026

ORIGINAL

Docusign Envelope ID: 3DC1E66F-F480-4078-9DEB-E386201F72FF

CONTRACT AMENDMENT # 7
EXTENSION # 3

This amendment by and between the Contractor and State Entity defined below shall be effective as of the date this Amendment is fully executed.

STATE OF GEORGIA CONTRACT	
State Entity's Name:	Department of Administrative Services
Contractor's Full Legal Name:	Family Ford, Inc. dba Hardy Family Ford
Contract Number:	99999-SPD-SPD0000155-0005
Contract Description:	Truck Chassis and Truck Bodies
Contract Start Date:	8/8/2018
Current Contract Term:	9/1/2024 – 8/31/2025

BACKGROUND AND PURPOSE. The Contract is in effect through the Current Term provided above. The parties hereto now desire to amend the contract to extend for an additional term of twelve months.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. **CONTRACT EXTENSION.** The parties hereby agree that the contract will be extended for an additional period of time as follows:

NEW CONTRACT TERM	
Beginning Date of New Contract Term:	9/1/2025
End Date of New Contract Term:	8/31/2026

The parties agree the contract will expire at midnight on the date defined as the "End Date of the New Contract Term" unless the parties agree to extend the contract for an additional period of time.

2. **SUCCESSORS AND ASSIGNS.** This Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of the parties hereto.

3. **ENTIRE AGREEMENT.** Except as expressly modified by this Amendment, the contract shall be and remain in full force and effect in accordance with its terms and shall constitute the legal, valid, binding and enforceable obligations to the parties. This Amendment and the contract (including any written amendments thereto), collectively, are the complete agreement of the parties and supersede any prior agreements or representations, whether oral or written, with respect thereto. Should the State of Georgia (DOAS) enter into a new contract for these products and/or services, during the term of this Extension, the new contract shall supersede this Extension.

IN WITNESS WHEREOF, the parties have caused this Amendment to be duly executed by their authorized representatives.

CONTRACTOR

Contractor's Full Legal Name: (PLEASE TYPE OR PRINT)	Family Ford, Inc. dba Hardy Family Ford
Authorized Signature:	Timothy Colt Deems
Printed Name and Title of Person Signing:	Timothy Colt Deems - Director
Date:	05/07/2025
Company Address:	1255 Charles Hardy Pkwy, Dallas, Ga 30157

STATE ENTITY

Authorized Signature:	Jim Barnaby
Printed Name and Title of Person Signing:	Jim Barnaby Deputy Commissioner State Purchasing Division
Date:	6/30/2025
Company Address:	200 Piedmont Avenue, S.E., Suite 1804, West Tower Atlanta, Georgia 30334-9010

2026 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

VIN: 1FDFF5HT6TDA05345 | Price Level: 630



Client Proposal

Prepared by:
Austin Harris
Quote ID: C22D
Date: 01/16/2026

Prepared by: Austin Harris
01/16/2026 Hardy Family Ford | 1255 Charles Hardy Parkway Dallas Georgia | 301571181

2026 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

Price Level: 630 | VIN: 1FDFF5HT6TDA05345 | Quote ID: C22D

Pricing Summary - Single Vehicle

	MSRP
Vehicle Pricing	
Base Vehicle Price	$59,625.00
Options	$15,235.00
Colors	$0.00
Upfitting	$0.00
Fleet Discount	$0.00
Fuel Charge	$0.00
Destination Charge	$2,595.00
Subtotal	$77,455.00

Pre-Tax Adjustments

Code	Description	MSRP
SWC	STATE WIDE CONTRACT #99999-SPD-SPD0000155-005	-$6,993.00
UPFIT	FREEDOM ELECTRIC DUMP BODY WITH ELECTRIC TARP	$17,275.00
Total		$87,737.00

* Vehicle is exempted from Federal Excise Tax.

Customer Signature

Acceptance Date

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01/16/2026 Hardy Family Ford | 1255 Charles Hardy Parkway Dallas Georgia | 301571181

2026 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

Price Level: 630 | VIN: 1FDFF5HT6TDA05345 | Quote ID: C22D

As Configured Vehicle

Code	Description	MSRP
Base Vehicle		
F5H	Base Vehicle Price (F5H)	$59,625.00
Packages		
660A	Order Code 660A *Includes:* *- Transmission: TorqShift 10-Speed Automatic* *Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision.* *- Tires: 225/70Rx19.5G BSW A/P* *- Wheels: 19.5" x 6" Argent Painted Steel* *Hub covers/center ornaments not included.* *- HD Vinyl 40/20/40 Split Bench Seat* *Includes center armrest, cupholder, storage and driver's side manual lumbar.* *- Radio: AM/FM Stereo w/MP3 Player* *Includes 4 speakers.* *- SYNC 4* *Includes 8" center display, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual.* *- Ford Connectivity Package (1-Year Included)* *Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.*	N/C
Powertrain		
99T	Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20 *Includes Operator Commanded Regeneration (OCR), Diesel Exhaust Fluid (DEF) tank and manual push-button engine-exhaust braking.* *Includes:* *- Dual 68 AH/65 AGM Battery*	$10,995.00
44G	Transmission: TorqShift 10-Speed Automatic *Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision.*	$0.00
X4L	Limited Slip w/4.30 Axle Ratio	$395.00
68H	GVWR: 19,550 lb Payload Plus Upgrade Package 2 **Not available in California. Ford is restricting sales of 6.7L Diesel (99T) on F-550 with Payload Plus Upgrade Package 2 (68H) to customers for registration outside of California.**	$1,155.00

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2026 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

Price Level: 630 | VIN: 1FDFF5HT6TDA05345 | Quote ID: C22D

As Configured Vehicle (cont'd)

Code	Description	MSRP
	Includes upgraded frame, upgraded rear-axle and low deflection/high capacity rear springs. Increases max RGAWR to 14,706 lbs. Note: See Order Guide Supplemental Reference for further details on GVWR.	
Wheels & Tires		
TGJ	Tires: 225/70Rx19.5G BSW A/P	$0.00
64Z	Wheels: 19.5" x 6" Argent Painted Steel *Hub covers/center ornaments not included.*	N/C
512	Spare Tire & Wheel Required in Rhode Island. *Excludes carrier.* *Includes:* *- 6-Ton Hydraulic Jack*	$350.00
Seats & Seat Trim		
A	HD Vinyl 40/20/40 Split Bench Seat *Includes center armrest, cupholder, storage and driver's side manual lumbar.*	Included
Other Options		
PAINT	Monotone Paint Application	STD
145WB	145" Wheelbase	STD
STDRD	Radio: AM/FM Stereo w/MP3 Player *Includes 4 speakers.* *Includes:* *- SYNC 4* *Includes 8" center display, wireless phone connection, cloud connected, AppLink with app catalog, 911 Assist, Apple CarPlay and Android Auto compatibility and digital owner's manual.* *- Ford Connectivity Package (1-Year Included)* *Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.*	Included
535	High Capacity Trailer Tow Package *Includes trailer brake wiring kit. Increases GCW from 32,500 lbs. to 40,000 lbs. Note: Salesperson's Portfolio or Trailer Towing Guide should be consulted for specific trailer towing or camper limits and corresponding required equipment, axle ratios and model availability. See Supplemental Reference for vehicle height consideration.*	$580.00
41H	Engine Block Heater	$250.00

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2026 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

Price Level: 630 | VIN: 1FDFF5HT6TDA05345 | Quote ID: C22D

As Configured Vehicle (cont'd)

Code	Description	MSRP
41P	Transfer Case Skid Plates	$150.00
61J	6-Ton Hydraulic Jack	$0.00
86M	Dual 68 AH/65 AGM Battery	$0.00
67A	350 Amp Dual Alternators *Includes 190 Amp + 160 Amp.*	$0.00
18B	Platform Running Boards	$320.00
153	Front License Plate Bracket Standard in states requiring 2 license plates and optional to all others.	$0.00
872	Rear View Camera & Prep Kit *Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.*	$515.00
52B	Trailer Brake Controller	$300.00
43C	Pro Power Onboard - 400W Outlet *Includes 1 in-dash mounted outlet.*	$225.00
Emissions		
425	50-State Emissions System	$0.00
Exterior Color		
Z1_01	Oxford White	N/C
Interior Color		
AS_03	Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat	N/C
Additional Options		
A3F	WMI GVW CLASS	N/C
98R	OPERATOR COMMANDED REGEN	N/C
98L	LOW SULFUR NO BP CAP	N/C
94B	CONN PKG: 1 YR INCL W/FORD APP	N/C

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Price Level: 630 | VIN: 1FDFF5HT6TDA05345 | Quote ID: C22D

As Configured Vehicle (cont'd)

Code	Description	MSRP
89S	MEDIUM DARK SLATE	N/C
88A	VINYL 40/20/40 SEATS	N/C
66S	UPFITTER SWITCHES	N/C
66D	PICKUP BOX DELETE	N/C
65Z	40 GAL AFT OF AXLE FUEL TNK	$0.00
62R	TRANS POWER TAKE-OFF PROVISION	N/C
592	ROOF CLEARANCE LIGHTS	N/C
585	AM/FM STEREO MP3/CLK	N/C
572	.AIR CONDITIONING -- CFC FREE	$0.00
558	DRIV/PASS FRONT & SIDE AIRBAGS	N/C
54K	TELESCPNG TT MIRR-POWR/HTD SIG	N/C
52D	SIRIUSXM W/360L (3 MOS TRIAL)	N/C
501	JOB #1 ORDER	N/C
166	CARPET DELETE	N/C
SUBTOTAL*		$74,860.00
Destination Charge		$2,595.00
TOTAL		$77,455.00

***IMPORTANT!** Under certain conditions, such as units with special orders (VSO) or other unique configurations (such as Stripped Chassis), the vehicle may load into AccuQuote differently than what was originally configured and produced. Dealer: Pricing and vehicle configuration should be validated via Invoice or a different source before customer quoting.

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Price Level: 630 | VIN: 1FDFF5HT6TDA05345 | Quote ID: C22D

Selected Equip & Specs

Dimensions

- Conventional Capacity: 18,500 lbs.
- * **Fifth-wheel towing capacity: 34,000 lbs.**
- Front brake diameter: 15.4"
- Vehicle body length: 230.7"
- Vehicle body height: 82.6"
- Vehicle turning radius: 21.2'
- Rear track: 74.0"
- Rear tire outside width: 93.9"
- Frame section modulus: 12.7 cu.in.
- Frame rail width: 34.2"
- Front bumper to back of cab: 123.7"
- Max interior rear cargo volume: 11.6 cu.ft.
- Headroom first-row: 40.8"
- Shoulder room first-row: 66.7"
- * **GCWR: 43,000 lbs.**
- * **Gooseneck towing capacity: 34,200 lbs.**
- Rear brake diameter: 15.8"
- Vehicle body width: 80.0"
- Wheelbase: 145.0"
- Front track: 74.8"
- Cab to axle: 60.0"
- Axle to end of frame: 47.2"
- Frame yield strength (psi): 50000.0
- Front bumper to front axle: 38.3"
- Interior rear cargo volume: 11.6 cu.ft.
- Total passenger volume: 64.6 cu.ft.
- Leg room first-row: 43.9"
- Hip room first-row: 62.5"

Powertrain

- * **Compression ignition system**
- Engine cylinders: V-8
- * **Torque: 950 lb.-ft.@1800 RPM**
- Radiator
- Auxiliary power take-off
- Part-time 4WD
- * **Recommended fuel: diesel**
- Electronic transfer case shift
- Auto locking hub control
- * **Powerstroke 6.7L V-8 diesel direct injection, DEVCT intercooled turbo, diesel, engine with 330HP**
- * **Horsepower: 330 HP@2200 RPM**
- * **Engine block heater**
- * **Engine retarder system**
- 10-speed automatic
- Four-wheel drive
- Driveline managed traction control
- * **Mechanical limited slip differential**

Fuel Economy and Emissions

- * **Diesel secondary fuel type**
- Federal emissions

Suspension and Handling

- Firm ride suspension
- Heavy-duty rear shock absorbers
- Heavy-duty front shock absorbers

Driveability

- 4-wheel disc brakes
- 4-wheel antilock (ABS) brakes
- Brake assist system
- Front and rear ventilated disc brakes
- Four channel ABS brakes
- Hill Start Assist

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Price Level: 630 | VIN: 1FDFF5HT6TDA05345 | Quote ID: C22D

Selected Equip & Specs (cont'd)

- Mono-beam rigid axle front suspension
- Front coil springs
- Rear anti-roll bar
- Hydraulic power-assist steering system
- 2-wheel steering system
- Front anti-roll bar
- *** Rigid axle rear suspension**
- Leaf spring rear suspension
- Re-circulating ball steering

Body Exterior

- Trailer wiring harness
- 2 doors
- Black fender flares
- Black door handles
- Black front bumper
- Black front bumper rub strip
- Convex spotter in driver and passenger side door mirrors
- Turn signal indicator in door mirrors
- LT225/70RS19.5 AS BSW front and rear tires
- *** Running boards**
- Monotone paint
- Black side window trim
- Black windshield trim
- 2 front tow hooks
- Black grille
- Manual extendable trailer mirrors
- Black door mirrors
- 19.5 x 6-inch front and dual rear argent steel wheels

Convenience

- Power door locks with 2 stage unlocking
- All-in-one remote fob and ignition key
- Cruise control with steering wheel mounted controls
- Power first-row windows
- Front beverage holders
- 6 beverage holders
- Dashboard storage
- Trip computer
- Over the air updates
- Keyfob activated door locks
- Auto-locking doors
- Day/Night rearview mirror
- Fixed rear windshield
- Locking glove box
- Instrument panel covered bin
- Retained accessory power
- Upfitter switches
- PRND in IP

Comfort

- Manual climate control
- Cloth headliner material
- Full vinyl floor covering
- Urethane steering wheel
- Manual telescopic steering wheel
- Cabin air filter
- Full headliner coverage
- Full floor coverage
- Manual tilting steering wheel

Seats and Trim

- Seating capacity: 3
- Driver seat with 4-way directional controls
- Height adjustable front seat head restraints
- Split-bench front seat
- 40-20-40 split-bench front seat
- Front passenger seat with 4-way directional controls
- Manual front seat head restraint control
- Front seat center armrest

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Selected Equip & Specs (cont'd)

- Front seat armrest storage
- Manual driver seat fore/aft control
- Manual passenger seat fore/aft control
- Vinyl front seat upholstery
- Manual reclining driver seat
- Manual reclining passenger seat
- Manual driver seat lumbar

Entertainment Features

- 2 total number of 1st row displays
- Primary touchscreen display
- AM/FM
- AM radio
- Seek scan
- Standard grade speakers
- Steering wheel mounted audio controls
- Speed sensitive volume
- 8 inch primary display
- AM/FM stereo radio
- In-vehicle audio
- FM radio
- SYNC 4 external memory control
- Speakers number: 4
- SYNC 4 voice activated audio controls
- Fixed audio antenna

Lighting, Visibility and Instrumentation

- Digital/analog instrumentation display
- Trip odometer
- Compass
- Driver information center
- Engine/electric motor temperature gauge
- Transmission fluid temperature gauge
- * **Diesel exhaust fluid (def) gauge**
- Light tinted windows
- Halogen headlights
- Multiple enclosed headlights
- DRL preference setting
- Illuminated entry
- Variable instrument panel light
- Cab clearance lights
- Fade interior courtesy lights
- Configurable instrumentation gauges
- Digital clock
- Exterior temperature display
- Tachometer
- * **Turbo/supercharger boost gauge**
- Engine hour meter
- Gauge cluster display size (inches): 4.20
- Reflector headlights
- Autolamp auto on/off headlight control
- Delay-off headlights
- Variable intermittent front windshield wipers
- Front reading lights
- Daytime running lights
- Remote activated perimeter approach lighting

Technology and Telematics

- SYNC 4 911 Assist emergency SOS system via mobile device
- Smart device wireless mirroring
- 5G Modem - Ford Connectivity Package mobile hotspot internet access
- SYNC 4 handsfree wireless device connectivity
- Ford App mobile app access
- 2 USB ports

Safety and Security

- Driver front impact airbag
- Seat mounted side impact driver airbag

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Price Level: 630 | VIN: 1FDFF5HT6TDA05345 | Quote ID: C22D

Selected Equip & Specs (cont'd)

- Safety Canopy System curtain first-row overhead airbags
- Seat mounted side impact front passenger airbag
- Front height adjustable seatbelts
- Ford Security Package (1-year included with activation) security system
- Lane Departure Warning
- Cancellable front passenger air bag
- 6 airbags
- SecuriLock immobilizer
- Remote panic alarm
- Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation

* **Rear mounted camera**

Dimensions

General Weights

* **Curb weight**	**7,582 lbs.**	* **Rear curb weight**	**3,079 lbs.**
* **GVWR**	**19,550 lbs.**	* **Payload**	**11,870 lbs.**

Trailering Weights

* **Fifth-wheel towing capacity**	**34,000 lbs.**	* **Gooseneck towing capacity**	**34,200 lbs.**
Conventional capacity	18,500 lbs.	* **GCWR**	**43,000 lbs.**

Front Weights

* **Front curb weight**	**4,503 lbs.**	* **GAWR front**	**5,600 lbs.**
Axle capacity front	7,000 lbs.	* **Spring rating front**	**5,600 lbs.**
Tire/wheel capacity front	7,500 lbs.		

Rear Weights

* **GAWR rear**	**14,706 lbs.**	* **Axle capacity rear**	**14,706 lbs.**
* **Spring rating rear**	**15,000 lbs.**	Tire/wheel capacity rear	15,000 lbs.

Off Road

Min ground clearance	8.5"

Exterior Measurements

Vehicle body length	230.7"	Vehicle body width	80.0"
Vehicle body height	82.6"	Wheelbase	145.0"
Front brake diameter	15.4"	Rear brake diameter	15.8"
Rear frame height loaded	29.9"	Rear frame height unloaded	35.4"
Front track	74.8"	Rear track	74.0"
Vehicle turning radius	21.2'	Cab to axle	60.0"
Rear tire outside width	93.9"	Axle to end of frame	47.2"
Frame section modulus	12.7 cu.in.	Frame yield strength (psi)	50000.0
Frame rail width	34.2"	Front bumper to front axle	38.3"
Front bumper to back of cab	123.7"		

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Selected Equip & Specs (cont'd)

Interior Measurements

Interior rear cargo volume	11.6 cu.ft.	Max interior rear cargo volume	11.6 cu.ft.

Interior Volume

Total passenger volume	64.6 cu.ft.

Headroom

Headroom first-row	40.8"

Legroom

Leg room first-row	43.9"

Shoulder Room

Shoulder room first-row	66.7"

Hip Room

Hip room first-row	62.5"

Powertrain

Engine

* **Engine**	**Powerstroke 6.7L V-8 diesel direct injection, DEVCT intercooled turbo, diesel, engine with 330HP**	* **Valves per cylinder**	**4**
Engine cylinders	V-8	Engine location	Front mounted engine
* **Ignition**	**Compression ignition system**	Engine mounting direction	Longitudinal mounted engine
Engine block material	Iron engine block	Cylinder head material	Aluminum cylinder head

Engine Specs

* **Displacement**	**6.7L**	* **cc**	**405.9 cu.in.**
* **Bore**	**3.9"**	* **Stroke**	**4.25"**
* **Compression ratio**	**15.2**	SAEJ1349	AUG2004 compliant

Engine Power

* **Horsepower**	**330 HP@2200 RPM**	* **Torque**	**950 lb.-ft.@1800 RPM**

Alternator

Alternator amps	190A	* **Alternator type**	**Dual alternator**
* **Alternator rating**	**160A**		

Battery

Battery amps	68Ah	* **Battery type**	**Dual lead acid battery**
Battery rating	750CCA	Battery run down protection	Battery run down protection

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Selected Equip & Specs (cont'd)

Engine Extras

* **Block heater**	**Engine block heater**	Radiator	Radiator
Auxiliary power take-off	Auxiliary power take-off	* **Engine retarder**	**Engine retarder system**

Transmission

Transmission	10-speed automatic	Transmission electronic control	Transmission electronic control
Overdrive transmission	Overdrive transmission	Lock-up transmission	Lock-up transmission
First gear ratio	4.615	Second gear ratio	2.919
Third gear ratio	2.132	Fourth gear ratio	1.773
Fifth gear ratio	1.519	Sixth gear ratio	1.277
Reverse gear ratio	4.695	Seventh gear ratio	1
Eighth gear ratio	0.851	Ninth gear ratio	0.687
Tenth gear ratio	0.632	Stall ratio	1.97
Selectable mode transmission	Selectable mode transmission	Sequential shift control	SelectShift Sequential shift control
Transmission oil cooler	Transmission oil cooler	PTO transmission provision	PTO transmission provision

Drive Type

4WD type	Part-time 4WD	Drive type	Four-wheel drive

Drivetrain

* **Axle ratio**	**4.3**

Exhaust

Tailpipe	Stainless steel single exhaust

Fuel

* **Fuel type**	**diesel**

Fuel Tank

* **DEF capacity**	**7.20 gal.**	Fuel tank capacity	40.00 gal.

Drive Feature

* **Limited slip differential**	**Mechanical limited slip differential**	Traction control	Driveline managed traction control
Locking hub control	Auto locking hub control	Transfer case	Electronic transfer case shift

Fuel Economy and Emissions

Fuel Economy

* **Secondary fuel type**	**Diesel secondary fuel type**

Emissions

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Selected Equip & Specs (cont'd)

Emissions: Federal emissions

Suspension and Handling

Suspension

Suspension	Firm ride suspension	Front shock absorbers	Heavy-duty front shock absorbers
Rear shock absorbers	Heavy-duty rear shock absorbers		

Driveability

Brakes

Brake type	4-wheel disc brakes	Ventilated brakes	Front and rear ventilated disc brakes
ABS brakes	Four channel ABS brakes	ABS brakes	4-wheel antilock (ABS) brakes

Brake Assistance

Hill start assist	Hill Start Assist	Brake assist system	Brake assist system

Front Suspension

Front anti-roll	Front anti-roll bar	Suspension ride type front	Mono-beam rigid axle front suspension

Front Spring

Regular front springs	Regular front springs	Springs front	Front coil springs

Rear Spring

Springs rear	Rear leaf springs	Rear springs	Heavy-duty rear springs

Rear Suspension

Rear anti-roll	Rear anti-roll bar	Suspension type rear	Leaf spring rear suspension
* **Suspension ride type rear suspension**	**Rigid axle rear**		

Steering

Steering	Hydraulic power-assist steering system	Steering type	Re-circulating ball steering
Steering type number of wheels	2-wheel steering system		

Exterior

Front Wheels

Front wheels diameter	19.5"	Front wheels width	6"

Rear Wheels

Rear wheels diameter	19.5"	Rear wheels width	6"

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared by: Austin Harris
01/16/2026 Hardy Family Ford | 1255 Charles Hardy Parkway Dallas Georgia | 301571181

2026 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

Price Level: 630 | VIN: 1FDFF5HT6TDA05345 | Quote ID: C22D

Selected Equip & Specs (cont'd)

Front And Rear Wheels

Appearance	argent	Material	steel

Front Tires

Aspect	70	Diameter	19.5"
Sidewalls	BSW	Speed	S
Tread	AS	Type	LT
Width	225mm	Front wheel - RPM	647

Rear Tires

Aspect	70	Diameter	19.5"
Sidewalls	BSW	Speed	S
Tread	AS	Type	LT
Width	225mm	Rear wheel - RPM	647

Body Exterior

Trailering

Towing wiring harness	Trailer wiring harness	* **Towing brake controller**	**Trailer brake controller**
Towing trailer sway	Trailer sway control		

Exterior Features

Number of doors	2 doors	* **Running boards**	**Running boards**
* **Skid plate**	**1 underbody skid plate**	Front splash guards	Front splash guards
* **License plate front bracket**	**Front license plate bracket**		

Body

Body panels	Aluminum body panels with side impact beams

Mirrors

Convex spotter	Convex spotter in driver and passenger side door mirrors	Turn signal in door mirrors	Turn signal indicator in door mirrors

Spare Tire

* **Spare tire**	**Full-size spare tire with steel wheel**	* **Spare tire location**	**Spare tire mounted on the frame or chassis**

Tires

Front tires LT load rating	G	Rear tires LT load rating	G

Wheels

Dual rear wheels	Dual rear wheels

Convenience

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Selected Equip & Specs (cont'd)

Door Locks

Door locks	Power door locks with 2 stage unlocking	Keyfob door locks	Keyfob activated door locks
All-in-one key	All-in-one remote fob and ignition key	Auto door locks	Auto-locking doors

Cruise Control

Cruise control	Cruise control with steering wheel mounted controls

Rear View Mirror

Day/Night rearview mirror	Day/Night rearview mirror

Exterior Mirrors

Door mirrors	Power door mirrors	Folding door mirrors	Manual folding door mirrors
Heated door mirrors	Heated driver and passenger side door mirrors		

Front Side Windows

First-row windows	Power first-row windows

Overhead Console

Overhead console	Full overhead console	Overhead console storage	Overhead console storage

Passenger Visor

Visor passenger mirror	Passenger visor mirror

Power Outlets

12V power outlets	2 12V power outlets	* **120V AC power outlets**	**1 120V AC power outlet**

Rear Windshield

Rear windshield	Fixed rear windshield

Storage

Number of beverage holders	6 beverage holders	Beverage holders	Front beverage holders
Glove box	Locking glove box	Instrument panel storage	Instrument panel covered bin
Dashboard storage	Dashboard storage		

Windows Feature

One-touch up window	Driver and passenger one-touch up windows	One-touch down window	Driver and passenger one-touch down windows

Miscellaneous

Trip computer	Trip computer	PRND in IP	PRND in IP
Upfitter switches	Upfitter switches	Accessory power	Retained accessory power
Over the air updates	Over the air updates		

Comfort

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2026 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

Price Level: 630 | VIN: 1FDFF5HT6TDA05345 | Quote ID: C22D

Selected Equip & Specs (cont'd)

Climate Control

Climate control ... Manual climate control
Cabin air filter ... Cabin air filter

Headliner

Headliner material ... Cloth headliner material
Headliner coverage ... Full headliner coverage

Floor Trim

Floor covering ... Full vinyl floor covering
Floor coverage ... Full floor coverage

Steering Wheel

Steering wheel material ... Urethane steering wheel
Steering wheel telescopic ... Manual telescopic steering wheel
Steering wheel tilt ... Manual tilting steering wheel

Seats and Trim

Seat Capacity

Seating capacity ... 3

Front Seats

Front seat type ... Split-bench front seat
Driver seat direction ... Driver seat with 4-way directional controls
Driver seat fore/aft control ... Manual driver seat fore/aft control
Passenger seat direction ... Front passenger seat with 4-way directional controls
Split front seats ... 40-20-40 split-bench front seat
Reclining passenger seat ... Manual reclining passenger seat
Passenger seat fore/aft control ... Manual passenger seat fore/aft control
Front head restraints ... Height adjustable front seat head restraints
Front head restraint control ... Manual front seat head restraint control
Armrests front center ... Front seat center armrest
Armrests front storage ... Front seat armrest storage
Reclining driver seat ... Manual reclining driver seat

Lumbar Seats

Driver lumbar ... Manual driver seat lumbar

Front Seat Trim

Front seat upholstery ... Vinyl front seat upholstery
Front seatback upholstery ... Vinyl front seatback upholstery

Interior Accents

Interior accents ... Chrome interior accents

Gearshifter Material

Gearshifter material ... Urethane gear shifter material

Entertainment Features

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2026 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

Price Level: 630 | VIN: 1FDFF5HT6TDA05345 | Quote ID: C22D

Selected Equip & Specs (cont'd)

Displays

Primary touchscreen display	Primary touchscreen display
Primary display size	8 inch primary display
Number of first-row displays	2 total number of 1st row displays

Radio Features

External memory	SYNC 4 external memory control
Seek scan	Seek scan

Speakers

Speakers	Standard grade speakers
Speakers number	4

Audio Features

Steering mounted audio control	Steering wheel mounted audio controls
Voice activated audio	SYNC 4 voice activated audio controls
Speed sensitive volume	Speed sensitive volume

Lighting, Visibility and Instrumentation

Instrumentation

Trip odometer	Trip odometer
Configurable instrumentation gauges	Configurable instrumentation gauges
Instrumentation display	Digital/analog instrumentation display

Instrumentation Displays

Temperature display	Exterior temperature display
Clock	Digital clock
Driver information center	Driver information center
Compass	Compass

Instrumentation Gauges

Tachometer	Tachometer
* **Turbo gauge**	**Turbo/supercharger boost gauge**
Gauge cluster display size (inches)	4.20
* **DEF fluid gauge**	**Diesel exhaust fluid (def) gauge**
Transmission temperature gauge	Transmission fluid temperature gauge
Engine/electric motor temperature gauge	Engine/electric motor temperature gauge
Engine hour meter	Engine hour meter

Instrumentation Warnings

Engine temperature warning	Engine temperature warning
Low fuel warning	Low fuel warning
Battery charge warning	Battery charge warning
Key in vehicle warning	Key in vehicle warning
Service interval warning	Service interval indicator
Oil pressure warning	Oil pressure warning
Low brake fluid warning	Low brake fluid warning
Headlights on reminder	Headlights on reminder
Door ajar warning	Door ajar warning
Low tire pressure warning	Tire specific low air pressure warning

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2026 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

Price Level: 630 | VIN: 1FDFF5HT6TDA05345 | Quote ID: C22D

Selected Equip & Specs (cont'd)

- **Low diesel exhaust fluid (DEF) warningLow diesel exhaust fluid (DEF) warning**

Glass

Tinted windows: Light tinted windows

Headlights

Headlights: Halogen headlights
Auto headlights: Autolamp auto on/off headlight control
Delay off headlights: Delay-off headlights
Headlight type: Reflector headlights
Multiple headlights: Multiple enclosed headlights
DRL preference setting: DRL preference setting

Front Windshield

Wipers: Variable intermittent front windshield wipers

Interior Lighting

Illuminated entry: Illuminated entry
Front reading lights: Front reading lights
Variable panel light: Variable instrument panel light

Lights

Running lights: Daytime running lights
Clearance lights: Cab clearance lights
Interior courtesy lights: Fade interior courtesy lights
Perimeter approach lighting: Remote activated perimeter approach lighting

Technology and Telematics

Connectivity

Handsfree: SYNC 4 handsfree wireless device connectivity
Emergency SOS: SYNC 4 911 Assist emergency SOS system via mobile device
Smart device integration: Smart device wireless mirroring

Internet Access

Internet access: 5G Modem - Ford Connectivity Package mobile hotspot internet access

USB Ports

USB ports: 2 USB ports

Safety and Security

Airbags

Front impact airbag driver: Driver front impact airbag
Front impact airbag passenger: Cancellable front passenger air bag
Front side impact airbag passenger: Seat mounted side impact front passenger airbag
Number of airbags: 6 airbags
Front side impact airbag driver: Seat mounted side impact driver airbag
Overhead airbags: Safety Canopy System curtain first-row overhead airbags

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01/16/2026 Hardy Family Ford | 1255 Charles Hardy Parkway Dallas Georgia | 301571181

2026 F-550 Chassis 4x4 SD Regular Cab 145" WB DRW XL (F5H)

Price Level: 630 | VIN: 1FDFF5HT6TDA05345 | Quote ID: C22D

Selected Equip & Specs (cont'd)

Seatbelts

Height adjustable seatbelts ... Front height adjustable seatbelts

Security System

Immobilizer ... SecuriLock immobilizer

Remote panic alarm ... Remote panic alarm

Security system ... Ford Security Package (1-year included with activation) security system

Active Driving Assistance

Lane departure ... Lane Departure Warning

Forward collision warning ... Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation

Cameras

* **Rear camera** ... **Rear mounted camera**

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

STAFF ACTION ITEM

MEETING DATE: *04/06/2026*

TITLE: *Equipment Purchase: Kubota U48-5R3AP Hydraulic Excavator with Attachments; Atlanta Kubota, LLC.; Sourcewell Contract 112624-KBA*

PRESENTED BY: *Brandon Rakestraw – Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Equipment Purchase: Kubota U48-5R3AP Hydraulic Excavator with Attachments; Atlanta Kubota, LLC.; Sourcewell Contract 112624-KBA

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

$76,594.95

INFORMATION:

Request approval to purchase the following new equipment from Atlanta Kubota, LLC.. This purchase will utilize Sourcewell Contract No. 112624-KBA – Ground Maintenance, CE, Utility Tractors, Mowers, RTV's. Total purchase amount $76,594.95

Attachments: Atlanta Kubota LLC., Quote No: 2953745; Date: 03/24/2026
Approved Procurement Form – Dated: 03/27/2026
Sourcewell Contract Document: *112624-KBA*

THE CITY OF DALLAS GEORGIA

Administrative Department
Finance Department
Procurement Department
129 E. Memorial Dr. Dallas, GA 30132
www.dallasga.gov

I. SECTION I

Description of Request: Equipment Purchase - Kubota U48-5R3AP Hydraulic Excavator

Department: Water Date: 03/27/2026

Fund (check one): ☐ General ☐ SPLOST ☒ Water/Sewer ☐ Solid Waste ☐ Other

Budgeted Item: ☒ Yes ☐ No Budget Account: _____

II. SECTION II

Please check the purchasing method used:

☐ 3 Quotes ($5,000.00 - $29,999)-awarded to the lowest, responsible quote. (Please attach notes, back-up documentation)

☐ Quote #1: $ _____ Vender: _____

☐ Quote #2: $ _____ Vender: _____

☐ Quote #3: $ _____ Vender: _____

☐ Bid/RFP Award (over $29,900) (Bid Award Letter/Memo attached)

☐ Piggy Back another Municipality (copy of contract attached).

Name of Government: _____

☒ State Contract:

Contract Number: Ground Maintenance, CE, Utility Tractors, Mowers, RTV's - 112624 - KBA
Ag Tractors with Related Attachments - 082923-KBA

Contract Name: Sourcewell

Copy of contract attached: ☒ Yes ☐ No

☐ Sole Source:

☐ Sole source letter attached and approved by Administration Director.

III. SECTION III

Approved By:

Department Director: _____ Date: 03/27/2026

Purchasing Agent: _____ Date: 03/27/2026

Finance Director: _____ Date: _____

City Manager: _____ Date: _____

ORIGINAL

Sourcewell
Ground Maintenance, CE, Utility Tractors, Mowers, RTV's - 112624-KBA
Ag Tractors with Related Attachments - 082923-KBA
NJPA Arkansas 4600055337
Nebraska 14777 (OC)
Mississippi 8200067336

U48-5R3AP WEB QUOTE #2953745
Date: 3/24/2026 6:36:49 AM
-- Customer Information --
Hallford, Justin
26834
City of Dallas
jhallford@dallas-ga.gov
770-652-1926

Quote Provided By
ATLANTA KUBOTA, LLC
Ken McGuffin
879 PICKENS INDUSTRIAL DR
MARIETTA, GA 30062
email: kenm@atlantakubota.com
phone: 7707949993

-- Standard Features --

Kubota

U Series

U48-5R3AP Hydraulic Excavator

* * * EQUIPMENT IN STANDARD MACHINE * * *

FEATURES
Eco Plus System
Auto Idler
Rubber Track Model
ROPS/OPG (Top Guard, Level I) Air Conditioned Cab
Suspension Seat
Kubota 3 Hydraulic Pump Load Sensing System
1 Gear, 2 Variable Displacement Pumps
All Controls Hydraulic Pilot Controls
Two Operating Pattern Selection System
Accumulator
Digital Control Panel
Attachment Flow Presets, Service Alerts
Standard Front Dozer Blade w/ Float
Optional Float Angle Blade w/ Bolt-on Cutting Edge
360 Degree Full Rotation
70 Degree Left, 53 Degree Right Boom Swing
17.2 gpm Adjustable Auxiliary Hydraulics Port 1
Auxiliary Hydraulics Diverter Valve
9.8 gpm Adjustable Auxiliary Hydraulics Port 2 Option
Thumb Bracket & Relief Valves
Five Second Quick Preheat System
Key Switch Stop System
Half Pitch Rubber Tracks
Self Bleed Fuel System
Auto-Downshift Two Speed Travel System
Swivel Negative Brake
Travel Negative Brake
Third Line

ENGINE
D1803-CR-TE5-BH3 Tier 4 Final Diesel Engine
4 Cylinder, 4 Cycle
40.4 Gross HP @ 2200 rpm (SAE J1995)
38.9 Net HP @ 2200 rpm (SAE J1349)

OPERATIONAL DIMENSIONS
Max Digging Depth 10’ 8"
Max Digging Radius @ Ground Level 18’ 4”
Max Vertical Digging Depth 4’ 5”
Max Dumping Height 12’ 9”

DOZER BLADE DIMENSIONS
Width 77”
Height 16”
Lift Above Ground 17”
Drop Below Ground 16”

PERFORMANCE
Digging Force @ Bucket (K7919) 9,304 lbs.
Digging Force @ Dipper Arm 5,304 lbs.
Travel Speed (Low) 1.7 mph
Travel Speed (High) 3.0 mph
Climbing Ability 36% / 20°
Lift Capacity 2,640 lbs. Over Front
Blade Grounded
4.0 Ft. Load Point Height
12.0 Ft. Load Radius

DIMENSIONS AND OPERATING WEIGHT
U48-5R3AP Rubber Tracks, ROPS/OPG (Top Guard, Level I) A/C Cab,
Angle Blade, SP2
Overall Length 17’ 7”
Overall Width 6’ 5”
Overall Height 8’ 4”
Operating Weight 11,531 lbs.*
Ground Clearance 12”
* Includes operator's weight, 165 lbs.

-- Custom Options --

U48-5R3AP Base Price:	$89,944.00
Selected Kubota Attachments	
(1) 12" QUICK ATTACH TRENCHING BKT K7252-12" QUICK ATTACH TRENCHING BKT	$1,484.00
(1) QUICK ATTACH COUPLER K7915-QUICK ATTACH COUPLER	$1,454.00
(1) 24" QUICK ATTACH TRENCHING BKT K7254-24" QUICK ATTACH TRENCHING BKT	$2,007.00
(1) HYDRAULIC THUMB K7262-HYDRAULIC THUMB	$4,106.00
Total Kubota Attachments:	$9,051.00
Total Attachments:	$9,051.00
Configured Price:	$98,995.00
Sourcewell Discounts:	
Kubota Items:	($23,758.80)
Total Discount:	($23,758.80)
SUBTOTAL:	$75,236.20
Kubota Item Fees:	
Dealer Assembly:	$165.00
Freight Cost:	$793.75
PDI:	$400.00
Total Unit Price:	$76,594.95
Quantity Ordered:	1
Final Sales Price:	$76,594.95

Purchase Order Must Reflect Final Sales Price.

To order, place your Purchase Order directly with the quoting dealer

***All equipment specifications are as complete as possible as of the date on the quote. Additional attachments, options, or accessories may be added (or deleted) at the discounted price.** All specifications and prices are subject to change. Taxes are not included. The PDI fees and freight for attachments and accessories quoted may have additional charges added by the delivering dealer. These charges will be billed separately. Prices for product quoted are good for 60 days from the date shown on the quote. All equipment as quoted is subject to availability.

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Docusign Envelope ID: 4AD03627-4402-4E1D-8D64-FF71B01D26A3

MASTER AGREEMENT #112624
CATEGORY: Grounds Maintenance Equipment and Related Attachments
SUPPLIER: Kubota Tractor Corporation

This Master Agreement (Agreement) is between Sourcewell, a Minnesota service cooperative located at 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 (Sourcewell) and Kubota Tractor Corporation, 1000 Kubota Drive, Grapevine, TX 76051 (Supplier).

Sourcewell is a local government and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) offering a Cooperative Purchasing Program to eligible participating government entities.

Under this Master Agreement entered with Sourcewell, Supplier will provide Included Solutions to Participating Entities through Sourcewell's Cooperative Purchasing Program.

Article 1: General Terms

The General Terms in this Article 1 control the operation of this Master Agreement between Sourcewell and Supplier and apply to all transactions entered by Supplier and Participating Entities. Subsequent Articles to this Master Agreement control the rights and obligations directly between Sourcewell and Supplier (Article 2), and between Supplier and Participating Entity (Article 3), respectively. These Article 1 General Terms control over any conflicting terms. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Purpose.** Pursuant to Minnesota law, the Sourcewell Board of Directors has authorized a Cooperative Purchasing Program designed to provide Participating Entities with access to competitively awarded cooperative purchasing agreements. To facilitate the Program, Sourcewell has awarded Supplier this cooperative purchasing Master Agreement following a competitive procurement process intended to meet compliance standards in accordance with Minnesota law and the requirements contained herein.

2) **Intent.** The intent of this Master Agreement is to define the roles of Sourcewell, Supplier, and Participating Entity as it relates to Sourcewell's Cooperative Purchasing Program.

3) **Participating Entity Access.** Sourcewell's Cooperative Purchasing Program Master Agreements are available to eligible public agencies (Participating Entities). A Participating Entity's authority to access Sourcewell's Cooperative Purchasing Program is determined through the laws of its respective jurisdiction.

4) **Supplier Access.** The Included Solutions offered under this Agreement may be made available to any Participating Entity. Supplier understands that a Participating Entity's use of this Agreement is at the Participating Entity's sole convenience. Supplier will educate its sales and service forces about Sourcewell eligibility requirements and required documentation. Supplier will be responsible for ensuring sales are with Participating Entities.

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5) **Term.** This Agreement is effective upon the date of the final signature below. The term of this Agreement is four (4) years from the effective date. The Agreement expires at 11:59 P.M. Central Time on January 31, 2029, unless it is cancelled or extended as defined in this Agreement.

   a) **Extensions.** Sourcewell and Supplier may agree to up to three (3) additional one-year extensions beyond the original four-year term. The total possible length of this Agreement will be seven (7) years from the effective date.

   b) **Exceptional Circumstances.** Sourcewell retains the right to consider additional extensions as required under exceptional circumstances.

6) **Survival of Terms.** Notwithstanding the termination of this Agreement, the obligations of this Agreement will continue through the performance period of any transaction entered between Supplier and any Participating Entity before the termination date.

7) **Scope.** Supplier is awarded a Master Agreement to provide the solutions identified in RFP #112624 to Participating Entities. In Scope solutions include:

   a) Lawn and garden equipment for all types of lawn, field and turf care, golf course, landscape, sidewalk, walking path, and parking lot maintenance, and snow removal;

   b) Irrigation and aeration equipment, systems, parts, and installation; and

   c) Beach and waterfront maintenance equipment and accessories.

8) **Included Solutions.** Supplier's Proposal to the above referenced RFP is incorporated into this Master Agreement. Only those Solutions included within Supplier's Proposal and within Scope (Included Solutions) are included within the Agreement and may be offered to Participating Entities.

9) **Indefinite Quantity.** This Master Agreement defines an indefinite quantity of sales to eligible Participating Entities.

10) **Pricing.** Pricing information (including Pricing and Delivery and Pricing Offered tables) for all Included Solutions within Supplier's Proposal is incorporated into this Master Agreement.

11) **Not to Exceed Pricing.** Suppliers may not exceed the prices listed in the current Pricing List on file with Sourcewell when offering Included Solutions to Participating Entities. Participating Entities may request adjustments to pricing directly from Supplier during the negotiation and execution of any transaction.

12) **Open Market.** Supplier's open market pricing process is included within its Proposal.

13) Supplier Representations:

   i) **Compliance.** Supplier represents and warrants it will provide all Included Solutions under this Agreement in full compliance with applicable federal, state, and local laws and regulations.

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ii) **Licenses.** As applicable, Supplier will maintain a valid status on all required federal, state, and local licenses, bonds, and permits required for the operation of Supplier's business with Participating Entities. Participating Entities may request all relevant documentation directly from Supplier.

iii) **Supplier Warrants.** Supplier warrants that all Included Solutions furnished under this Agreement are free from liens and encumbrances, and are free from defects in design, materials, and workmanship. In addition, Supplier warrants the Solutions are suitable for and will perform in accordance with the ordinary use for which they are intended.

14) **Bankruptcy Notices.** Supplier certifies and warrants it is not currently in a bankruptcy proceeding. Supplier has disclosed all current and completed bankruptcy proceedings within the past seven years within its Proposal. Supplier must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the term of this Agreement.

15) **Debarment and Suspension.** Supplier certifies and warrants that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota, the United States federal government, or any Participating Entity. Supplier certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this Agreement. Supplier further warrants that it will provide immediate written notice to Sourcewell if this certification changes at any time during the term of this Agreement.

16) **Provisions for non-United States federal entity procurements under United States federal awards or other awards (Appendix II to 2 C.F.R § 200).** Participating Entities that use United States federal grant or other federal funding to purchase solutions from this Agreement may be subject to additional requirements including the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 C.F.R. § 200. Participating Entities may have additional requirements based on specific funding source terms or conditions. Within this Section, all references to "federal" should be interpreted to mean the United States federal government. The following list applies when a Participating Entity accesses Supplier's Included Solutions with United States federal funds.

i) **EQUAL EMPLOYMENT OPPORTUNITY.** Except as otherwise provided under 41 C.F.R. § 60, all agreements that meet the definition of "federally assisted construction contract" in 41 C.F.R. § 60-1.3 must include the equal opportunity clause provided under 41 C.F.R. § 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 C.F.R. §, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 C.F.R. § 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." The equal opportunity clause is incorporated herein by reference.

ii) **DAVIS-BACON ACT, AS AMENDED (40 U.S.C. § 3141-3148).** When required by federal program legislation, all prime construction contracts in excess of $2,000 awarded by non-federal entities must include a provision for compliance with the Davis-Bacon Act (40 U.S.C. § 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 C.F.R. § 5,

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"Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, contractors must be required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, contractors must be required to pay wages not less than once a week. The non-federal entity must place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation. The decision to award a contract or subcontract must be conditioned upon the acceptance of the wage determination. The non-federal entity must report all suspected or reported violations to the federal awarding agency. The contracts must also include a provision for compliance with the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), as supplemented by Department of Labor regulations (29 C.F.R. § 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled. The non-federal entity must report all suspected or reported violations to the federal awarding agency. Supplier must comply with all applicable Davis-Bacon Act provisions.

iii) **CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. § 3701-3708).** Where applicable, all contracts awarded by the non-federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. §§ 3702 and 3704, as supplemented by Department of Labor regulations (29 C.F.R. § 5). Under 40 U.S.C. § 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. § 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies, materials, or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence. This provision is hereby incorporated by reference into this Agreement. Supplier certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

iv) **RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT.** If the federal award meets the definition of "funding agreement" under 37 C.F.R. § 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 C.F.R. § 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency. Supplier certifies that during the term of an award for all Agreements by Sourcewell resulting from this procurement process, Supplier must comply with applicable requirements as referenced above.

v) **CLEAN AIR ACT (42 U.S.C. § 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. § 1251-1387).** Contracts and subgrants of amounts in excess of

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$150,000 require the non-federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. § 7401- 7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. § 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA). Supplier certifies that during the term of this Agreement it will comply with applicable requirements as referenced above.

vi) **DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689).** A contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 C.F.R. § 180 that implement Executive Orders 12549 (3 C.F.R. § 1986 Comp., p. 189) and 12689 (3 C.F.R. § 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549. Supplier certifies that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation by any federal department or agency.

vii) **BYRD ANTI-LOBBYING AMENDMENT, AS AMENDED (31 U.S.C. § 1352).** Suppliers must file any required certifications. Suppliers must not have used federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Suppliers must disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures are forwarded from tier to tier up to the non-federal award. Suppliers must file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 U.S.C. § 1352).

viii) **RECORD RETENTION REQUIREMENTS.** To the extent applicable, Supplier must comply with the record retention requirements detailed in 2 C.F.R. § 200.333. The Supplier further certifies that it will retain all records as required by 2 C.F.R. § 200.333 for a period of 3 years after grantees or subgrantees submit final expenditure reports or quarterly or annual financial reports, as applicable, and all other pending matters are closed.

ix) **ENERGY POLICY AND CONSERVATION ACT COMPLIANCE.** To the extent applicable, Supplier must comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act.

x) **BUY AMERICAN PROVISIONS COMPLIANCE.** To the extent applicable, Supplier must comply with all applicable provisions of the Buy American Act. Purchases made in accordance with the Buy American Act must follow the applicable procurement rules calling for free and open competition.

xi) **ACCESS TO RECORDS (2 C.F.R. § 200.336).** Supplier agrees that duly authorized representatives of a federal agency must have access to any books, documents, papers and records of Supplier that are directly pertinent to Supplier's discharge of its obligations under this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions. The

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right also includes timely and reasonable access to Supplier's personnel for the purpose of interview and discussion relating to such documents.

xii) **PROCUREMENT OF RECOVERED MATERIALS (2 C.F.R. § 200.322).** A non-federal entity that is a state agency or agency of a political subdivision of a state and its contractors must comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired during the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

xiii) **FEDERAL SEAL(S), LOGOS, AND FLAGS.** The Supplier cannot use the seal(s), logos, crests, or reproductions of flags or likenesses of Federal agency officials without specific pre-approval.

xiv) **NO OBLIGATION BY FEDERAL GOVERNMENT.** The U.S. federal government is not a party to this Agreement or any purchase by a Participating Entity and is not subject to any obligations or liabilities to the Participating Entity, Supplier, or any other party pertaining to any matter resulting from the Agreement or any purchase by an authorized user.

xv) **PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS.** The Contractor acknowledges that 31 U.S.C. § 38 (Administrative Remedies for False Claims and Statements) applies to the Supplier's actions pertaining to this Agreement or any purchase by a Participating Entity.

xvi) **FEDERAL DEBT.** The Supplier certifies that it is non-delinquent in its repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowance, and benefit overpayments.

xvii) **CONFLICTS OF INTEREST.** The Supplier must notify the U.S. Office of General Services, Sourcewell, and Participating Entity as soon as possible if this Agreement or any aspect related to the anticipated work under this Agreement raises an actual or potential conflict of interest (as described in 2 C.F.R. Part 200). The Supplier must explain the actual or potential conflict in writing in sufficient detail so that the U.S. Office of General Services, Sourcewell, and Participating Entity are able to assess the actual or potential conflict; and provide any additional information as necessary or requested.

xviii) **U.S. EXECUTIVE ORDER 13224.** The Supplier, and its subcontractors, must comply with U.S. Executive Order 13224 and U.S. Laws that prohibit transactions with and provision of resources and support to individuals and organizations associated with terrorism.

xix) **PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT.** To the extent applicable, Supplier certifies that during the term of this Agreement it will comply with applicable requirements of 2 C.F.R. § 200.216.

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xx) **DOMESTIC PREFERENCES FOR PROCUREMENTS.** To the extent applicable, Supplier certifies that during the term of this Agreement, Supplier will comply with applicable requirements of 2 C.F.R. § 200.322.

Article 2:
Sourcewell and Supplier Obligations

The Terms in this Article 2 relate specifically to Sourcewell and its administration of this Master Agreement with Supplier and Supplier's obligations thereunder.

1) **Authorized Sellers**. Supplier must provide Sourcewell a current means to validate or authenticate Supplier's authorized dealers, distributors, or resellers which may complete transactions of Included Solutions offered under this Agreement. Sourcewell may request updated information in its discretion, and Supplier agrees to provide requested information within a reasonable time.

2) **Product and Price Changes Requirements.** Supplier may request Included Solutions changes, additions, or deletions at any time. All requests must be made in writing by submitting a Sourcewell Price and Product Change Request Form to Sourcewell. At a minimum, the request must:
   - Identify the applicable Sourcewell Agreement number;
   - Clearly specify the requested change;
   - Provide sufficient detail to justify the requested change;
   - Individually list all Included Solutions affected by the requested change, along with the requested change (e.g., addition, deletion, price change); and
   - Include a complete restatement of Pricing List with the effective date of the modified pricing, or product addition or deletion. The new pricing restatement must include all Included Solutions offered, even for those items where pricing remains unchanged.

   A fully executed Sourcewell Price and Product Change Request Form will become an amendment to this Agreement and will be incorporated by reference.

3) **Authorized Representative.** Supplier will assign an Authorized Representative to Sourcewell for this Agreement and must provide prompt notice to Sourcewell if that person is changed. The Authorized Representative will be responsible for:
   - Maintenance and management of this Agreement;
   - Timely response to all Sourcewell and Participating Entity inquiries; and
   - Participation in reviews with Sourcewell.

   Sourcewell's Authorized Representative is its Chief Procurement Officer.

4) **Performance Reviews.** Supplier will perform a minimum of one review with Sourcewell per agreement year. The review will cover transactions to Participating Entities, pricing and terms, administrative fees, sales data reports, performance issues, supply chain issues, customer issues, and any other necessary information.

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5) **Sales Reporting Required.** Supplier is required as a material element to this Master Agreement to report all completed transactions with Participating Entities utilizing this Agreement. Failure to provide complete and accurate reports as defined herein will be a material breach of the Agreement and Sourcewell reserves the right to pursue all remedies available at law including cancellation of this Agreement.

6) **Reporting Requirements.** Supplier must provide Sourcewell an activity report of all transactions completed utilizing this Agreement. Reports are due at least once each calendar quarter (Reporting Period). Reports must be received no later than 45 calendar days after the end of each calendar quarter. Supplier may report on a more frequent basis in its discretion. Reports must be provided regardless of the amount of completed transactions during that quarter (i.e., if there are no sales, Supplier must submit a report indicating no sales were made).

   The Report must contain the following fields:
   - Participating Entity Name (e.g., City of Staples Highway Department);
   - Participating Entity Physical Street Address;
   - Participating Entity City;
   - Participating Entity State/Province;
   - Participating Entity Zip/Postal Code;
   - Sourcewell Participating Entity Account Number;
   - Transaction Description;
   - Transaction Purchased Price;
   - Sourcewell Administrative Fee Applied; and
   - Date Transaction was invoiced/sale was recognized as revenue by Supplier.

   If collected by Supplier, the Report may include the following fields as available:
   - Participating Entity Contact Name;
   - Participating Entity Contact Email Address;
   - Participating Entity Contact Telephone Number;

7) **Administrative Fee.** In consideration for the support and services provided by Sourcewell, Supplier will pay an Administrative Fee to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. Supplier will include its Administrative Fee within its proposed pricing. Supplier may not directly charge Participating Entities to offset the Administrative Fee.

8) **Fee Calculation.** Supplier's Administrative Fee payable to Sourcewell will be calculated as a stated percentage (listed in Supplier's Proposal) of all completed transactions utilizing this Master Agreement within the preceding Reporting Period. For certain categories, a flat fee may be proposed. The Administrative Fee will be stated in Supplier's Proposal.

9) **Fee Remittance.** Supplier will remit fee to Sourcewell no later than 45 calendar days after the close of the preceding calendar quarter in conjunction with Supplier's Reporting Period obligations defined herein. Payments should note the Supplier's name and Sourcewell-assigned Agreement number in the memo; and must be either mailed to Sourcewell above "Attn: Accounts Receivable" or remitted electronically to Sourcewell's banking institution per Sourcewell's Finance department instructions.

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10) **Noncompliance.** Sourcewell reserves the right to seek all remedies available at law for unpaid or underpaid Administrative Fees due under this Agreement. Failure to remit payment, delinquent payments, underpayments, or other deviations from the requirements of this Agreement may be deemed a material breach and may result in cancellation of this Agreement and disbarment from future Agreements.

11) **Audit Requirements.** Pursuant to Minn. Stat. § 16C.05, subdivision 5, the books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by Sourcewell and the Minnesota State Auditor for a minimum of six years from the end of this Agreement. Supplier agrees to fully cooperate with Sourcewell in auditing transactions under this Agreement to ensure compliance with pricing terms, correct calculation and remittance of Administrative Fees, and verification of transactions as may be requested by a Participating Entity or Sourcewell.

12) **Assignment, Transfer, and Administrative Changes.** Supplier may not assign or otherwise transfer its rights or obligations under this Agreement without the prior written consent of Sourcewell. Such consent will not be unreasonably withheld. Sourcewell reserves the right to unilaterally assign all or portions of this Agreement within its sole discretion to address corporate restructurings, mergers, acquisitions, or other changes to the Responsible Party and named in the Agreement. Any prohibited assignment is invalid. Upon request Sourcewell may make administrative changes to agreement documentation such as name changes, address changes, and other non-material updates as determined within its sole discretion.

13) **Amendments.** Any material change to this Agreement must be executed in writing through an amendment and will not be effective until it has been duly executed by the parties.

14) **Waiver.** Failure by Sourcewell to enforce any right under this Agreement will not be deemed a waiver of such right in the event of the continuation or repetition of the circumstances giving rise to such right.

15) **Complete Agreement.** This Agreement represents the complete agreement between the parties for the scope as defined herein. Supplier and Sourcewell may enter into separate written agreements relating specifically to transactions outside of the scope of this Agreement.

16) **Relationship of Sourcewell and Supplier.** This Agreement does not create a partnership, joint venture, or any other relationship such as employee, independent contractor, master-servant, or principal-agent.

17) **Indemnification.** Supplier must indemnify, defend, save, and hold Sourcewell, including their agents and employees, harmless from any claims or causes of action, including attorneys' fees incurred by Sourcewell, arising out of any act or omission in the performance of this Agreement by the Supplier or its agents or employees; this indemnification includes injury or death to person(s) or property alleged to have been caused by some defect in design, condition, or performance of Included Solutions under this Agreement. Sourcewell's responsibility will be governed by the State of Minnesota's Tort Liability Act (Minnesota Statutes Chapter 466) and other applicable law.

18) **Data Practices.** Supplier and Sourcewell acknowledge Sourcewell is subject to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13. As it applies to all data created and

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maintained in performance of this Agreement, Supplier may be subject to the requirements of this chapter.

19) **Grant of License.**
   a) **During the term of this Agreement:**
      i) **Supplier Promotion.** Sourcewell grants to Supplier a royalty-free, worldwide, non-exclusive right and license to use the trademark(s) provided to Supplier by Sourcewell in advertising, promotional materials, and informational sites for the purpose of marketing Sourcewell's Agreement with Supplier.

      ii) **Sourcewell Promotion.** Supplier grants to Sourcewell a royalty-free, worldwide, non-exclusive right and license to use Supplier's trademarks in advertising, promotional materials, and informational sites for the purpose of marketing Supplier's Agreement with Sourcewell.

   b) **Limited Right of Sublicense.** The right and license granted herein includes a limited right of each party to grant sublicenses to their respective subsidiaries, distributors, dealers, resellers, marketing representatives, partners, or agents (collectively "Permitted Sublicensees") in advertising, promotional, or informational materials for the purpose of marketing the Parties' relationship. Any sublicense granted will be subject to the terms and conditions of this Article. Each party will be responsible for any breach of this section by any of their respective sublicensees.

   c) **Use; Quality Control.**
      i) Neither party may alter the other party's trademarks from the form provided and must comply with removal requests as to specific uses of its trademarks or logos.

      ii) Each party agrees to use, and to cause its Permitted Sublicensees to use, the other party's trademarks only in good faith and in a dignified manner consistent with such party's use of the trademarks. Each party may make written notice to the other regarding misuse under this section. The offending party will have 30 days of the date of the written notice to cure the issue or the license/sublicense will be terminated.

   d) **Termination.** Upon the termination of this Agreement for any reason, each party, including Permitted Sublicensees, will have 30 days to remove all Trademarks from signage, websites, and the like bearing the other party's name or logo (excepting Sourcewell's pre-printed catalog of suppliers which may be used until the next printing). Supplier must return all marketing and promotional materials, including signage, provided by Sourcewell, or dispose of it according to Sourcewell's written directions.

20) **Venue and Governing law between Sourcewell and Supplier Only.** The substantive and procedural laws of the State of Minnesota will govern this Agreement between Sourcewell and Supplier. Venue for all legal proceedings arising out of this Agreement between Sourcewell and Supplier will be in court of competent jurisdiction within the State of Minnesota. This section does not apply to any dispute between Supplier and Participating Entity. This Agreement reserves the right for Supplier and Participating Entity to negotiate this term to within any transaction documents.

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21) **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be illegal, unenforceable, or void then both parties will be relieved from all obligations arising from that provision. If the remainder of this Agreement is capable of being performed, it will not be affected by such determination or finding and must be fully performed.

22) **Insurance Coverage.** At its own expense, Supplier must maintain valid insurance policy(ies) during the performance of this Agreement with insurance company(ies) licensed or authorized to do business in the State of Minnesota having an "AM BEST" rating of A- or better, with coverage and limits of insurance not less than the following:

a) **Commercial General Liability Insurance.** Supplier will maintain insurance covering its operations, with coverage on an occurrence basis, and must be subject to terms no less broad than the Insurance Services Office ("ISO") Commercial General Liability Form CG0001 (2001 or newer edition), or equivalent. At a minimum, coverage must include liability arising from premises, operations, bodily injury and property damage, independent contractors, products-completed operations including construction defect, contractual liability, blanket contractual liability, and personal injury and advertising injury. All required limits, terms and conditions of coverage must be maintained during the term of this Agreement.

- $1,500,000 each occurrence Bodily Injury and Property Damage
- $1,500,000 Personal and Advertising Injury
- $2,000,000 aggregate for products liability-completed operations
- $2,000,000 general aggregate

b) **Certificates of Insurance.** Prior to execution of this Agreement, Supplier must furnish to Sourcewell a certificate of insurance, as evidence of the insurance required under this Agreement. Prior to expiration of the policy(ies), renewal certificates must be mailed to Sourcewell, 202 12th Street Northeast, P.O. Box 219, Staples, MN 56479 or provided to in an alternative manner as directed by Sourcewell. The certificates must be signed by a person authorized by the insurer(s) to bind coverage on their behalf. Failure of Supplier to maintain the required insurance and documentation may constitute a material breach.

c) **Additional Insured Endorsement and Primary and Non-contributory Insurance Clause.** Supplier agrees to list Sourcewell, including its officers, agents, and employees, as an additional insured under the Supplier's commercial general liability insurance policy with respect to liability arising out of activities, "operations," or "work" performed by or on behalf of Supplier, and products and completed operations of Supplier. The policy provision(s) or endorsement(s) must further provide that coverage is primary and not excess over or contributory with any other valid, applicable, and collectible insurance or self-insurance in force for the additional insureds.

d) **Waiver of Subrogation.** Supplier waives and must require (by endorsement or otherwise) all its insurers to waive subrogation rights against Sourcewell and other additional insureds for losses paid under the insurance policies required by this Agreement or other insurance applicable to the Supplier or its subcontractors. The waiver must apply to all deductibles and/or self-insured retentions applicable to the required or any other insurance maintained by the Supplier or its subcontractors. Where permitted by law, Supplier must require similar written express waivers of subrogation and insurance clauses from each of its subcontractors.

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e) **Umbrella/Excess Liability/SELF-INSURED RETENTION.** The limits required by this Agreement can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies), or self-insured retention.

23) **Termination for Convenience.** Sourcewell or Supplier may terminate this Agreement upon 60 calendar days' written notice to the other Party. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

24) **Termination for Cause.** Sourcewell may terminate this Agreement upon providing written notice of material breach to Supplier. Notice must describe the breach in reasonable detail and state the intent to terminate the Agreement. Upon receipt of Notice, the Supplier will have 30 calendar days in which it must cure the breach. Termination pursuant to this section will not relieve the Supplier's obligations under this Agreement for any transactions entered with Participating Entities through the date of termination, including reporting and payment of applicable Administrative Fees.

Article 3:
Supplier Obligations to Participating Entities

The Terms in this Article 3 relate specifically to Supplier and a Participating Entity when entering transactions utilizing the General Terms established in this Master Agreement. Article 1 General Terms control over any conflict with this Article 3. Where this Master Agreement is silent on any subject, Participating Entity and Supplier retain the ability to negotiate mutually acceptable terms.

1) **Quotes to Participating Entities.** Suppliers are encouraged to provide all pricing information regarding the total cost of acquisition when quoting to a Participating Entity. Suppliers and Participating Entities are encouraged to include all cost specifically associated with or included within the Suppliers proposal and Included Solutions within transaction documents.

2) **Shipping, Delivery, Acceptance, Rejection, and Warranty.** Supplier's proposal may include proposed terms relating to shipping, delivery, inspection, and acceptance/rejection and other relevant terms of tendered Solutions. Supplier and Participating Entity may negotiate final terms appropriate for the specific transaction relating to non-appropriation, shipping, delivery, inspection, acceptance/rejection of tendered Solutions, and warranty coverage for Included Solutions. Such terms may include, but are not limited to, costs, risk of loss, proper packaging, inspection rights and timelines, acceptance or rejection procedures, and remedies as mutually agreed include notice requirements, replacement, return or exchange procedures, and associated costs.

3) **Applicable Taxes.** Participating Entity is responsible for notifying supplier of its tax-exempt status and for providing Supplier with any valid tax-exemption certification(s) or related documentation.

4) **Ordering Process and Payment.** Supplier's ordering process and acceptable forms of payment are included within its Proposal. Participating Entities will be solely responsible for payment to Supplier and Sourcewell will have no liability for any unpaid invoice of any Participating Entity.

5) **Transaction Documents.** Participating Entity may require the use of its own forms to complete transactions directly with Supplier utilizing the terms established in this Agreement. Supplier's

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standard form agreements may be offered as part of its Proposal. Supplier and Participating Entity may complete and document transactions utilizing any type of transaction documents as mutually agreed. In any transaction document entered utilizing this Agreement, Supplier and Participating Entity must include specific reference to this Master Agreement by number and to Participating Entity's unique Sourcewell account number.

6) **Additional Terms and Conditions Permitted.** Participating Entity and Supplier may negotiate and include additional terms and conditions within transaction documentation as mutually agreed. Such terms may supplant or supersede this Master Agreement when necessary and as solely determined by Participating Entity. Sourcewell has expressly reserved the right for Supplier and Participating Entity to address any necessary provisions within transaction documents not expressly included within this Master Agreement, including but not limited to transaction cancellation, dispute resolution, governing law and venue, non-appropriation, insurance, defense and indemnity, force majeure, and other material terms as mutually agreed.

7) **Subsequent Agreements and Survival.** Supplier and Participating Entity may enter into a separate agreement to facilitate long-term performance obligations utilizing the terms of this Master Agreement as mutually agreed. Such agreements may provide for a performance period extending beyond the full term of this Master Agreement as determined in the discretion of Participating Entity.

8) **Participating Addendums.** Supplier and Participating Entity may enter a Participating Addendum or similar document extending and supplementing the terms of this Master Agreement to facilitate adoption as may be required by a Participating Entity.

Sourcewell	Kubota Tractor Corporation
Signed by: Jeremy Schwartz C0FD2A139D06489...	Signed by: Paul Manger DB2930A6B34543B...
By: _____	By: _____
Jeremy Schwartz	Paul Manger
Title: Chief Procurement Officer	Title: Executive Director
Date: 1/28/2025 | 7:10 PM CST	Date: 1/28/2025 | 3:12 PM CST

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RFP 112624 - Grounds Maintenance Equipment and Related Attachments

Vendor Details

Company Name:	Kubota Tractor Corporation
Address:	1000 Kubota Drive Grapevine, Texas 76051
Contact:	Trisha Davis
Email:	trisha.davis@kubota.com
Phone:	817-532-3879
Fax:	888-458-2682
HST#:	9 5 2 8 0 1 5 1 3

Submission Details

Created On:	Tuesday October 22, 2024 13:18:58
Submitted On:	Monday November 25, 2024 13:26:15
Submitted By:	Michael Bond
Email:	michael.bond@kubota.com
Transaction #:	6c8c299d-1c2e-4d96-808b-702dddc44484
Submitter's IP Address:	209.249.99.117

Specifications

Table 1: Proposer Identity & Authorized Representatives (Not Scored)

General Instructions (applies to all Tables) Sourcewell prefers a brief but thorough response to each question. Do not merely attach additional documents to your response without also providing a substantive response. Do not leave answers blank; respond "N/A" if the question does not apply to you (preferably with an explanation).

Table 1 Specific Instructions. Sourcewell requires identification of all parties responsible for providing Solutions under a resulting master agreement(s) (Responsible Supplier). Proposers are strongly encouraged to include all potential Responsible Suppliers including any corporate affiliates, subsidiaries, D.B.A., and any other authorized entities within a singular proposal. All information required under this RFP must be included for each Responsible Supplier as instructed. Proposers with multiple Responsible Supplier options may choose to respond individually as distinct entities, however each response will be evaluated individually and only those proposals recommended for award may result in a master agreement award. Unawarded entities will not be permitted to later be added to an existing master agreement through operation of Proposer's corporate organization affiliation.

Line Item	Question	Response *	
1	Provide the legal name of the Proposer authorized to submit this Proposal.	Kubota Tractor Corporation	*
2	In the event of award, is this entity the Responsible Supplier that will execute the master agreement with Sourcewell? Y or N.	Yes - Kubota Tractor Corporation	*
3	Identify all subsidiaries, D.B.A., authorized affiliates, and any other entity that will be responsible for offering and performing delivery of Solutions within this Proposal (i.e. Responsible Supplier(s) that will execute a master agreement with Sourcewell).	Kubota Tractor Corporation	*
4	Provide your CAGE code or Unique Entity Identifier (SAM):	N/A	*
5	Provide your NAICS code applicable to Solutions proposed.	423820 others apply as well	
6	Proposer Physical Address:	1000 Kubota Drive Grapevine, TX 76051	*
7	Proposer website address (or addresses):	www.kubotausa.com	*
8	Proposer's Authorized Representative (name, title, address, email address & phone) (The representative must have authority to sign the "Proposer's Assurance of Compliance" on behalf of the Proposer):	Paul Manger Executive Director 1000 Kubota Drive, Grapevine, TX 76051 Paul.Manger@kubota.com (817) 756-1171	*
9	Proposer's primary contact for this proposal (name, title, address, email address & phone):	Trisha Davis National Accounts Gov't Specialist 1000 Kubota Drive; Grapevine, TX 76051 Trisha.Davis@kubota.com (817) 876-5819	*
10	Proposer's other contacts for this proposal, if any (name, title, address, email address & phone):	Mark Adams Manager, National Accounts Sales 1000 Kubota Drive; Grapevine, TX 76051 Mark.Adams@kubota.com (630) 488-8001	*

Table 2A: Financial Viability and Marketplace Success (50 Points)

Line Item	Question	Response *	

11	Provide a brief history of your company, including your company's core values, business philosophy, and industry longevity related to the requested Solutions.	Who Kubota is, and will continue to be, is summed up in this statement - We are dedicated to food, water, and life. Kubota Corporation was established in 1890 as a metal casting business. When cholera was spreading through Japan, Kubota began mass domestic production of the nation's first cast iron pipes to help people avoid the disease. The company's founder Gonshiro Kubota believed, "Products that help the country prosper cannot be born without pouring all of your knowledge and soul into its development." He also believed, "Our products should not only be technically excellent, but also useful for the good of society." Inheriting these philosophies, the company has always stood up to social issues. Kubota Corporation developed agricultural machinery to combat the food shortage in post-war Japan, and established water and waste management, as well as an urban infrastructure development business to deal with the rapid economic growth of the country. Starting at the turn of the century, Kubota Corporation began expanding its global operations. In 2021, overseas revenue ratio reached 78%, spanning 120 countries and regions around the world where it is tackling sophisticated local climate and environmental challenges. Currently, Kubota Corporation treats food, water, and environment as one business area that leverages each other and is developing new solutions to combat the challenging and complex issues. In 1972 Kubota established the first overseas tractor sales base in the United States As Kubota had been approached by the American company Ford about the OEM supply of small tractors in 1967, it had been decided to enter the North American market with its own brand. The demand there was overwhelmingly for petrol engines, but Kubota had completed a multi-cylinder, lightweight and compact engine that overcame the problems with diesel engines, so it decided to limit exports to these diesel products. The company's compact diesel tractors were highly rated as having a performance and usability in line with larger models, and they became established in the American market, with over 2,000 sold in 1972. The company therefore created the Kubota Tractor Corporation (KTC) in Compton City, California, as a joint operation with the Marubeni Corporation, an export partner. KTC acted as a sales base and greatly expanded the market for the products. In 1974 In order to rebuild the company's construction machinery business, a decision was made to focus on compact vehicles, and the organization, production bases and sales system were all renewed. The KH1 fully-rotating mini back-hoe (compact pneumatic shovel) was completed in 1974, and would become the base machine for the company. In the latter half of the 1970s, the opportunities for the use of the mini back-hoe increased as there was an increase in small-scale construction work ordered by local authorities and urban-style construction for the improvement of the living environment. As Kubota had been first in the market, the sales volumes rose steadily. In 1979, a new construction machinery division was created to bring together the technology, sales and manufacturing of the products. For a full selection of Kubota literature please referee to KubotaUSA.com and kubotaengine.com for up to date history and product knowledge.	*

12	What are your company's expectations in the event of an award?	Kubota Tractor Corporation is honored to have served our Sourcewell partnership and its prospective members who have purchased our Kubota equipment through Sourcewell since 2012. Kubota expects to meet and exceed the expectations of Sourcewell members for products, services, and support. Kubota will position Sourcewell as our first and best solution for cooperative purchasing. Our dedicated National Account Manager for Municipal and Business Development makes our Sourcewell contracts a focus for sales growth throughout the United States. Kubota is committed to supporting Sourcewell members wherever they are located at a level that meets and exceeds their expectations. Kubota has an extensive array of dealer training tools to support continued growth. Sourcewell member aftersales support, and marketing direction to ensure success. We will engage our 1,100 dealers to promote our contract, and support Sourcewell members to the greatest extent possible. Kubota will engage government entities in the adoption of our Sourcewell contract in place of establishing individual government contracts. Kubota and the National Account Team for Municipal and New Business will partner with Sourcewell for marketing materials and trade show support. Kubota looks forward to attending and supporting Sourcewell "Get to Know Us" forums and will encourage dealer participation to understand the value of contract purchasing with Sourcewell members. Kubota will incorporate all Sourcewell marketing materials, resources, and tools (e.g. training videos, Talking Tactics, Webinars, etc.) into dealer education and business development. Lastly, Kubota's expectations are when Sourcewell members reach out to their local Kubota dealer, the dealer knows who they are and how they can help. Kubota's expectations in the event of an award would be to focus on customer needs and continued growth across all our governmental segments. Sourcewell has built a strong reputation within the industry that has shown the importance of how this cooperative contract delivers upon customer needs. This contract will be a top factor in our go to market strategy within our strong Kubota dealer network of over 1,100 plus dealers. If awarded, we will send out an internal Dealer Bulletin to our entire dealer network and Kubota salesforce, applicable to governmental, introducing the contract along with ways to train our salesforce, market and grow the contract. We are looking forward to this exciting opportunity to further grow our Kubota business and serve member needs together with our Dealer Network in the new RFP 112624 - Grounds Maintenance Equipment and Related Attachments. If awarded, we will be able to offer a wide array of equipment to fit the needs of Sourcewell members.	*
13	Demonstrate your financial strength and stability with meaningful data. This could include such items as financial statements, SEC filings, credit and bond ratings, letters of credit, and detailed reference letters. Upload supporting documents (as applicable) in the document upload section of your response. DO NOT PROVIDE ANY TAX INFORMATION OR PERSONALLY IDENTIFIABLE INFORMATION.	Financial information has been uploaded. These documents include general information such as Dunn and Bradstreet number, and federal ID numbers. As well as more specific financial information such as creditors and banking information.	*
14	What is your US market share for the Solutions that you are proposing?	Kubota Tractor Corporation considers its market share data to be proprietary information. While we do not publicly release market share information, Kubota Tractor Corporation holds a top-level market share position across our entire product portfolio's in the US.	*
15	What is your Canadian market share for the Solutions that you are proposing?	Kubota Tractor Corporation considers its market share data to be proprietary information. While we do not publicly release market share information, Kubota Tractor Corporation holds a top-level market share position across our entire Ag & Turf product portfolio in Canada.	*
16	Disclose all current and completed bankruptcy proceedings for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a bankruptcy proceeding at any time during the pendency of this RFP evaluation.	No, Kubota Tractor Corporation has never petitioned for bankruptcy protection.	*

17	How is your organization best described: is it a manufacturer, a distributor/dealer/reseller, or a service provider? Answer the question that best applies to your organization, either a) or b). a) If your company is best described as a distributor/dealer/reseller (or similar entity), provide your written authorization to act as a distributor/dealer/reseller for the manufacturer of the products proposed in this RFP. If applicable, is your dealer network independent or company owned? b) If your company is best described as a manufacturer or service provider, describe your relationship with your sales and service force and with your dealer network in delivering the products and services proposed in this RFP. Are these individuals your employees, or the employees of a third party?	Kubota Tractor Corporation is a United States licensed Distributor and marketer of Kubota Japan (KBT). We are supported by our 1,100 plus dealer network which is independent of Kubota Tractor Corporation. Our dealers are independently owned companies who are able to support a wide variety of customers, markets, and product support including technical, parts, service, and onsite warranty work. Our dealerships have been proudly transacting and serving Sourcewell customers for many years,and look forward to a continued and prosperous partnership under this RFP. Our Kubota dealers are very experienced in properly quoting and transacting Sourcewell bids,and have formed many long - term relationships over the years with the Sourcewell purchasing entities. We at Kubota Tractor Corporation are fully authorized by Kubota Japan to transact on their behalf as their fully authorized USA distributor. Kubota also has a dedicated full time staffed government department to represent all governmental needs.	*
18	If applicable, provide a detailed explanation outlining the licenses and certifications that are both required to be held, and actually held, by your organization (including third parties and subcontractors that you use) in pursuit of the business contemplated by this RFP.	Kubota maintains all licenses and certifications necessary to conduct business in the U.S. and Canada. Our commitment to environmental excellence is witnessed in achieving our SO 14001 environmental certifications. SO 14001 certification has been achieved at all domestic sites and 14 production sites in Japan. ISO 14001 certification is an environmental certification issued by the International Organization for Standardization. Additionally, all divisions have achieved SO 9001 certification. 24 Kubota Group companies whose primary operation is manufacturing have acquired certification. Certifications demonstrate Kubota s commitment to excellence in quality and design, development, and environmental sustainability. Some examples include employing DRBFM, a cross functional disciplined process to evaluate proposed changes to designs. Kubota self-audits quality, quality compliance, cross audits, and audits at short notice. This focus on auditing and compliance is to achieve operational excellence. It is these kinds of actions that result in Kubota's operational excellence and our certifications	*
19	Disclose all current and past debarments or suspensions for Proposer and any included possible Responsible Party within the past seven years. Proposer must provide notice in writing to Sourcewell if it enters a debarment or suspension status any time during the pendency of this RFP evaluation.	None - Not Applicable	*
20	Describe any relevant industry awards or recognition that your company has received in the past five years.	CSS Design Awards is one of the top three global web design awards alongside FWA (Favorite Website Awards) and awards. Judges from around the world evaluate websites on three categories: UI Design, UX Design, and Innovation. Kubota's Kubota Future Cube was ranked eighth out of 365 entries for 2022's Website of the Year. Furthermore, the cutting-edge website was awarded the Best Innovation award. Kubota is the first Japanese company to receive the annual award from CSS Design Awards. #1 selling compact excavator in the world for 18 years; #1 selling sub-compact tractor in the US; #1 rated reliability and durability by Progressive Farmer; Highest resale value for select construction equipment. Kubota Tractor Corporation has beefed up its compact tractor lineup with four new models. The company announced the addition of a new LX20 Series, with the LX3520 and LX4020 as the first two entrants. It also is expanding its popular LO2 Series, with the introduction of the L2502 and L4802. The two models added to the LX20 Series offer a multitude of improvements. Along with new horsepower offerings of 35 and 40, both are available in a factory-installed cab or ROPS configuration. A "special utility," or SU, model cab option is available for the LX3520. 2023 - U10-5 Rental Equipment Register, Innovation Award, 2023 - CE Attachments Concrete Contractor: Top Product Award, 2023 (plate compactors)-F3710 Front Mount Mower Landscape Business: 20 for 2023 Award, - F3710 Front Mount Mower Green Industry Pros: Editor's Choice Award2022 - L47 TLB: Equipment Watch: Highest Retained Value Awards, 2022 - U10-5 Landscape Business: 20 for 2022 Awards, 2022 - U10-5 Green Industry Pros: Editor's Choice Awards, 2022 - U10-5Rental Magazine: Editor's Choice Awards, 2022 - U10-5 Equipment Today: Contractor's Top 50 New Products, 2022 - U10-5 Construction Equipment: Top 100 New Products, 2022 - U10-5 Compact Equipment: Innovative Iron Awards, 2022 - K008-5 Green Industry Pros: Editor's Choice Awards, 2022 2021 - SSV Series: Equipment Watch: Highest Retained Value Awards, 2021 - SVL97-2 Equipment Today: Contractor's Top Products, 2021 - SVL97-2 Rental Magazine: Editor's Choice Awards, 2021	

		- KX057-5 Rental Magazine: Editor's Choice Awards, 2021 - KX057-5 Construction Equipment: Top 100 New Products, 2021 - U55-5 Rental Magazine: Editor's Choice Awards, 2021 - U55-5 Construction Equipment: Top 100 New Products, 2021 - RTV-520 Pro Tools Review: Innovation Awards, 2021 - SZ Series Landscape Business: 20 for 2021 New Product Awards, 2021 - SZ Series Green Industry Pros: Editor's Choice Awards, 2021 - Z422 Zero Turn Mower Pro Tools Review: Innovation Awards, 20212020 - SZ Series Pro Tools Review: Innovation Awards, 2020 - SVL65-2 Rental Equipment Register: Innovative Product Awards, 2020 - SCL1000 Landscape Business: 20 for 2020 New Product Awards, 2020 - SCL1000 Construction Equipment: Innovative Iron Showcase, 2020 - SCL1000 Construction Equipment: Top 100 New Products, 2020 - SCL1000 Green Industry Pro's: Editor's Choice Awards, 2020 - SCL1000 Rental Magazine: Editor's Choice Awards, 2020 - SCL1000 Equipment Today: Contractor's Top 50 New Products, 2020 - CE Attachments Construction Equipment: Attachments Awards, 2020 - RTV-XG850 Sidekick Pro Tools Review: Innovation Awards, 2020 2019 - U35-4: Equipment Watch: Highest Retained Value Awards, 2019 - SVL65-2 Equipment Today: Top 50 New Products, 2019 - SVL65-2 Rental Equipment Register: Innovative Product Awards, 2019 - SVL65-2Rental Magazine: Editor's Choice Awards, 2019 - SZ Series Green Industry Pros: Editor's Choice Awards, 2019 - B01 Series Construction Equipment: Top 100 New Products, 2019 2018 - SVL Series: Equipment Watch: Highest Retained Value Awards, 2018 - RTV-XG850 Sidekick Equipment Today: Contractor's Top 50, 2018 - RTV-XG850 Sidekick Compact Equipment: Innovative Iron Awards, 2018 - RTV-XG850 Sidekick Construction Equipment: Top 100 New Products, 2018 - RTV-X1120 Construction Equipment: Top 100 New Products, 2018 By Product Line: ZD Series - ZD Series mowers rank as the number one selling diesel zero-turn mower series for more than 5 years." - Claim is based on Outdoor Power Equipment Institute market statistics from 2017 - 2021 unit shipments. Z400 Series - "Class-leading speed." - Claim is based on speeds published on company websites as of 11/08/2021 for the following 52"- 54" zero-turn models Gravely Pro-Turn ZX, Scag Patriot, Exmark Radius S Series, Toro Titan HD 2000 Series, Hustler Fastrak SDX, John Deere ZTrak. BX Series- #1 selling sub-compact tractor in the U.S. for over Ten years. Disclaimer: Based on EDA tractor sales data of under 20 horsepower models from 2009 to 2020 -Rated #1 for durability and owner experience - Disclaimer: Award based on 2021 Progressive Farmer Reader Insights Study. - #1 rated reliability under 100 HP tractors in the USA." Disclaimer: 2020 Progressive Farmer Reader Insights Awards for Fewest Report Problems Overall in the category of Small Tractor (Under 100 Horse Power). Award based on 2020 Progressive Farmer Readers Insights Tractor Study. " B series - "#1 rated reliability under 100 HP tractors in the USA." - 2020 Progressive Farmer Reader Insights Awards for Fewest Reported Problems Overall in the category of Small Tractor (Under 100 Horse Power). Award based on 2020
21	What percentage of your sales are to the governmental sector in the past three years?	Due to Kubota Tractor Corporation's proprietary information, we would prefer not to provide the governmental sector sales volume history of our valued customers. We are a partner who is fully committed to our governmental customer purchase requirements. With our dedicated team we work solely with our government customers and our dealer network as we continue to increase our sales volume in this key segment.
22	What percentage of your sales are to the education sector in the past three years?	Due to Kubota Tractor Corporation's proprietary information, we would prefer not to provide the educational sector sales volume history of our valued customers. We are a partner who is fully committed to our educational customer purchase requirements. With our dedicated team we work solely with our educational customers and our dealer network as we continue to increase our sales volume in this key segment.
23	List all state, cooperative purchasing agreements that you hold. What is the annual sales volume for each of these agreement over the past three years?	Kubota holds a variety of state participating addendums. Including but not limited to New York state, Nevada, Kentucky, and Arkansas.
24	List any GSA contracts or Standing Offers and Supply Arrangements (SOSA) that you hold. What is the annual sales volume for each of these contracts over the past three years?	KTC dealerships individually hold specific GSA and SOSA contracts and act independently in their transactions under these contracts.

Table 2B: References/Testimonials

Line Item 25. Supply reference information from three customers who are eligible to be Sourcewell participating entities.

Entity Name *	Contact Name *	Phone Number *	
Miami-Dade County	Bernalt Velasquez	(305) 794-2051	*
City of Hollywood	Jacques Pierre-Louis	(305) 761-9737	*
Arlington Independent School District	Todd Lane	(214) 435-8368	*

Table 3: Ability to Sell and Deliver Solutions (150 Points)

Describe your company's capability to meet the needs of Sourcewell participating entities across the US and Canada, as applicable. Your response should address in detail at least the following areas: locations of your network of sales and service providers, the number of workers (full-time equivalents) involved in each sector, whether these workers are your direct employees (or employees of a third party), and any overlap between the sales and service functions.

Line Item	Question	Response *	
26	Sales force.	Kubota's has over 1,100 dealer locations nationwide as well as our sales force within the Kubota Tractor Corporation National Accounts department. The sales coverage is in place for all 50 states and Canada by both our dealers sales force which averages four sales representatives per location which conservatively averages over 4,000 representatives. Kubota in Canada has 155 dealer locations with similar sales force averages. Additionally, Kubota Tractor Corporation directly employs 51 regional sales managers, five district sales managers, and five division sales managers. The Kubota sales force is essential for educating and instructing dealers in promoting and supporting government, educational,and non-profit entities. This combined sales effort will also drive new Sourcewell member growth and engagement with our Global Major Brand. Kubota dealers are also supported by a network of product sales specialist specific in Agricultural, Construction equipment business development managers, Compact Utility Specialist, Hay Tool Specialist, Turf Field Staff and Utility Vehicle Product and Sales Team Specialist throughout the United States and Canada. All positions are designed to fully support our dealers in market trends, relevant industry updates and sales campaigns, market support and pricing to better position our dealers for sustained sales growth within their regions. The Kubota dealers are all fully authorized sellers on our contract and can quote, accept PO's, and invoice Sourcewell member entities.	*
27	Describe the network of Authorized Sellers who will deliver Solutions, including dealers, distributors, resellers, and other distribution methods.	The Kubota dealer network encompasses approx. 500 dealer owners with approx. 1,145 dealer locations throughout the USA. Over 60% of our dealer owners own multiple dealer locations, and average 25 or more years of industry experience.	*
28	Service force.	Kubota places a high level of importance on quality, dependability and service support. Kubota dealers average over twice as many service technicians as sales representatives. Kubota dealers invest heavily in training and recruiting of service technicians, with each averaging 9 service technicians on average. This has resulted in nearly 10,000 certified service technicians across Kubota's dealer network. Many of these have mobile service vehicles as well to service onsite. Kubota's Canadian dealer network has similar averages of service technicians in its 150 plus dealerships. Kubota internally employs approximately 50 field-based technical service representatives to assist the dealer network with ensuring maximum up time and value for Kubota users. Kubota has stringent dealer requirements to provide a strong customer service support and obligations are high. Each dealership is required to have a factory trained service technician on staff at all times. The factory training is facilitated by the Kubota Corporate technical service center in Grapevine, TX. A corporate service training staff ensures dealers have access to, and take advantage of, world-class service training. Every dealer is also required to participate annually in service training school which last multiple days. These requirements ensure Kubota dealers meet our stated service goals and expectations. Kubota also provides training on all equipment within our Kubota University entity who holds an annual training in Florida for both US and Canada dealers in the months of January through February where dealers are allowed to learn about Kubota's products as well as the competitor's equipment.	*

29	Describe the ordering process. If orders will be handled by distributors, dealers or others, explain the respective roles of the Proposer and others.	All of the Sourcewell transactions are handled by our dealer network directly. This allows Sourcewell members the opportunity to interact with their local Kubota dealerships. The local dealers within Kubota are very active members of their local communities, and have strong ties to them. Any purchasing entity that requests quotations from Kubota Tractor is automatically redirected to their local Kubota dealership for follow up, including them gaining an understanding of what the purchasing entity is seeking, including what kind of attachments and accessories it seeks. From there, the dealership is able to build an accurate quote based on what the Sourcewell member has requested. If the Sourcewell member approves of the quotation, our Kubota dealers are well skilled to not only procure the equipment internally, but also very capable in assembling the requested attachments and accessories. Once fully assembled and inspected, our dealers not only provide transportation to the Sourcewell member, but will also assist them with equipment familiarization, maintenance tips, and any other assistance in the safe operation of the equipment. Kubota offers extensive maintenance contracts for those purchasing entities for those who choose it. It allows Sourcewell members to take their equipment to the dealer of their choice to provide routine maintenance at various usage thresholds (50 hours, 100 hours, etc.) Sourcewell members will contact their local Kubota dealers directly for a quote. If Kubota National Accounts are contacted by a Sourcewell member, we assist them in directing them to their local dealer. The local Kubota dealership will provide the Sourcewell member with a Kubota authorized quotation, reflecting the proper discounts on the contract. The quotes are created utilizing the internal quote tool utilized by Kubota, "Build My Kubota (BMK) quote tool.	*
30	Describe in detail the process and procedure of your customer service program, if applicable. Include your response-time capabilities and commitments, as well as any incentives that help your providers meet your stated service goals or promises.	The customer service aspect of our Sourcewell relationship remains vital to our dealer network. Our dealers work on the front line for KTC by handling customers at a personal level. Our dealer metrics program has been updated for 2025 and will reward our top performing dealers, giving them the incentive to be the best in multiple categories. Beyond our dealers, support is provided by the various departments at KTC. Customer service outlets such as the Technical Service Center, Customer Satisfaction, parts/warranty departments are there to provide Sourcewell a quick solution. Response time during business hours will be typically be immediate, and never to exceed 4 hours.	*
31	Describe your ability and willingness to provide your products and services to Sourcewell participating entities.	Kubota will provide full service and support to all Sourcewell members in all 50 states in the US.	*
32	Describe your ability and willingness to provide your products and services to Sourcewell participating entities in Canada.	Kubota Canada Ltd. is able to provide all Sourcewell member full service and support in Canada.	*
33	Identify any geographic areas of the United States or Canada that you will NOT be fully serving through the proposed agreement.	Kubota will fully service all geographic areas of the United States and Canada with the proposed Sourcewell Contract.	*
34	Identify any account type of Participating Entity which will not have full access to your Solutions if awarded an agreement, and the reasoning for this.	Kubota will fully service and honor all Participating Entities if awarded under this contract.	*
35	Define any specific requirements or restrictions that would apply to our participating entities in Hawaii and Alaska and in US Territories.	There are no specific contract restrictions to supporting Sourcewell members in Alaska and Hawaii. Kubota has dealers located in both states to support Sourcewell members efficiently.	*
36	Will Proposer extend terms of any awarded master agreement to nonprofit entities?	Kubota is able to provide service to all participating entities including state/county/local government, educational, and non-profit sectors. As a Global Major Brand with a global presence, Kubota is committed to serving all Sourcewell members equally and fully in the US and Canada.	*

Table 4: Marketing Plan (100 Points)

Line Item	Question	Response *	

37	Describe your marketing strategy for promoting this opportunity. Upload representative samples of your marketing materials (if applicable) in the document upload section of your response.	This marketing plan leverages Kubota's established reputation, government and education sector growth, and Sourcewell's cooperative purchasing advantages to attract and retain government, educational, and non-profit clients. 1. Marketing Strategy for Sourcewell Opportunities • Targeted Outreach to Government and Educational Entities: Kubota's marketing approach includes promoting Sourcewell cooperative contracts to government agencies, municipalities, non-profit organizations, and educational institutions to highlight streamlined purchasing processes, competitive pricing, and high-quality equipment that Sourcewell contracts offer. • Local Dealer Involvement and Training: Kubota collaborates with its extensive dealer network to ensure they are knowledgeable about Sourcewell contracts. Dealers are trained to reach out to local government, school districts, and non-profits to showcase the ease and benefits of using Sourcewell contracts for their equipment needs. • Digital Marketing and Online Visibility: Kubota leverages its online platform and digital advertising to target Sourcewell-eligible organizations. This includes informative content on Kubota's website, social media channels, and educational videos on how government and educational entities can benefit from Sourcewell contracts. • Trade Shows and Industry Events: Kubota participates in trade shows focused on municipal, educational, and non-profit sectors, showcasing equipment suitable for these audiences and providing Sourcewell information directly to attendees. • Cooperative Purchasing Webinars: Kubota hosts webinars or partners with Sourcewell to conduct informational sessions aimed at educating prospective buyers on the benefits of cooperative purchasing. This includes case studies of successful implementations in similar entities. 2. Growth in Government, Non-Profit, and Educational Sales • Government Sales Growth: Kubota has seen growth in government sales, driven largely by increased awareness of cooperative purchasing benefits through Sourcewell. This includes increased contracts with municipal maintenance departments for equipment such as mowers, compact tractors, and utility vehicles that support grounds maintenance, landscaping, and snow removal. • Non-Profit Sector Sales: Kubota's partnerships with non-profit organizations have expanded, particularly in sectors needing durable outdoor equipment, like conservation organizations and community development groups. The Sourcewell contract's streamlined process allows non-profits to acquire essential equipment within budget constraints. • Educational Institutions: Kubota has seen increased interest from K-12 schools, universities, and other educational facilities for groundskeeping and facility maintenance solutions. School districts, in particular, benefit from using Sourcewell contracts to purchase mowers, compact tractors, and utility vehicles for campus upkeep. 3. Contracts and Initiatives Supporting Growth • Dedicated Sourcewell Contracts: Kubota's dedicated Sourcewell contract enables eligible entities to access equipment at pre-negotiated rates without a lengthy bid process. This contract has facilitated growth in Kubota's public sector sales by providing a reliable framework for purchasing. • Sustainability Initiatives: Kubota's commitment to environmentally friendly technology has supported growth in the non-profit sector, as organizations increasingly seek eco-friendly options. Kubota promotes its energy-efficient engines and low-emission equipment in marketing materials targeting these sectors. • Community and Educational Support Programs: Kubota has initiated community outreach programs, including partnerships with technical schools and universities. These initiatives not only promote Kubota's equipment but also support educational development in agricultural and construction fields. 4. Messaging and Key Selling Points for Sourcewell-Eligible Entities • Emphasis on Ease and Efficiency of Cooperative Purchasing: Kubota's marketing emphasizes the simplicity and time savings of using Sourcewell contracts, which eliminate the need for a lengthy bid process. • Showcasing Product Reliability and Versatility: Marketing materials emphasize Kubota's reputation for durable, versatile equipment, which is ideal for government and educational needs. Examples include tractors and mowers that can be used across multiple applications, from landscaping to snow removal. • Highlighting Long-Term Value and Service Commitment: Kubota promotes its long-term value proposition by highlighting service plans, genuine parts availability, and extended warranties, which are particularly appealing to budget-conscious government and non-profit buyers.	*

38	Describe your use of technology and digital data (e.g., social media, metadata usage) to enhance marketing effectiveness.	Kubota uses a range of digital technologies to support and enhance its Sourcewell marketing efforts, effectively reaching government, non-profit, and educational entities. Through these technology-driven strategies, Kubota enhances its Sourcewell marketing by building awareness, engaging directly with potential buyers, and providing convenient resources for decision-making. This integrated approach improves Kubota's reach and effectiveness in the public and institutional market segments. Here are some key strategies and examples of Kubota's technology-driven marketing efforts: 1. Social Media for Brand Awareness and Engagement • Targeted Content on Social Media Platforms: Kubota actively uses social media channels, including LinkedIn, Facebook, Twitter, and Instagram, to promote Sourcewell opportunities to government and educational entities. LinkedIn, for example, allows Kubota to connect directly with public sector professionals and share relevant posts about cooperative purchasing benefits and case studies of successful Sourcewell partnerships. • Campaigns Highlighting Sourcewell Benefits: Kubota runs targeted ad campaigns focused on Sourcewell contracts, emphasizing the streamlined purchasing process and cost savings. These campaigns may highlight specific equipment suitable for government and educational use (e.g., mowers for school campuses, utility vehicles for municipalities). • Customer Testimonials and Case Studies: Kubota shares posts and videos on social media that showcase real-life testimonials from Sourcewell users in government and non-profit organizations, creating relatable content that resonates with potential buyers. 2. Metadata and SEO to Improve Online Visibility • Optimized Website Content for Sourcewell Searches: Kubota's website content, especially pages related to government and institutional purchasing, is optimized with keywords like "Sourcewell contracts," "government equipment purchasing," and "Kubota cooperative contracts." This helps Kubota rank higher in search results for public procurement professionals looking for relevant information. • Structured Data and Meta Tags: Kubota uses metadata, structured data, and meta tags to provide search engines with clear signals about their Sourcewell offerings. By tagging pages with terms that are commonly searched by municipal and educational buyers, Kubota can increase organic visibility for users researching cooperative purchasing options. • Landing Pages and Conversion Optimization: Kubota has developed specific landing pages that detail the benefits of Sourcewell contracts, making it easy for visitors to access relevant information and connect with a representative. These pages are optimized for conversions, with clear calls to action, contact forms, and interactive tools to locate nearby dealers. 3. Email Marketing for Direct Outreach • Targeted Email Campaigns: Kubota uses email marketing to target Sourcewell-eligible entities, such as government departments, school districts, and non-profits. By segmenting these lists, Kubota can deliver personalized content, like special contract offers, product updates, and case studies showing the impact of Kubota equipment in similar sectors. • Automated Drip Campaigns: Email automation allows Kubota to nurture leads over time. For example, if a government official downloads a Sourcewell brochure, they may enter a series of follow-up emails with information on specific products, dealer contacts, and the benefits of cooperative purchasing. 4. Website and Analytics Tools • Sourcewell Resource Pages with Downloadable Content: Kubota's website features dedicated Sourcewell resource pages that include downloadable PDFs, video case studies, and product catalogs tailored to government and institutional buyers. This content provides valuable information while giving Kubota insights into user engagement through download tracking. • Analytics and Conversion Tracking: Using analytics tools like Google Analytics, Kubota tracks the effectiveness of their Sourcewell-related web traffic, measuring conversion rates, page views, and user flow. This data helps Kubota refine its content strategy to better attract and convert potential Sourcewell buyers. 5. Geotargeting and Digital Ads • Geotargeted Digital Ad Campaigns: Kubota uses geotargeted ads to reach Sourcewell-eligible entities within specific states or regions. These ads highlight the unique advantages of Sourcewell contracts and the equipment suited to local government needs. • Programmatic Advertising: Kubota leverages programmatic advertising to display ads to users who have shown interest in government and institutional procurement. This approach helps Kubota maximize ad spend efficiency by reaching users likely to benefit from Sourcewell opportunities. 6. Webinars and Virtual Demos • Educational Webinars on Sourcewell Contracts: Kubota conducts webinars to explain the Sourcewell contract process, with presentations on cooperative purchasing benefits, equipment overviews, and case studies. These webinars are recorded and hosted on Kubota's website for future access, creating a valuable resource for ongoing engagement. • Virtual Demos of Equipment: Kubota offers virtual demonstrations of equipment well-suited to government, non-profit, and educational uses, such as mowers, tractors, and UTVs. These demos are accessible online, allowing buyers to view equipment capabilities remotely and understand their practical applications in their respective sectors.
39	In your view, what is Sourcewell's role in promoting agreements arising out of this RFP? How will you integrate a Sourcewell-awarded agreement into your sales process?	Kubota can expect Sourcewell to actively promote their contracts through a variety of established channels and initiatives. Sourcewell has a dedicated team and platform specifically designed to help suppliers reach government, non-profit, and educational sectors. By leveraging Sourcewell's promotional efforts, Kubota can strengthen its sales and marketing processes to maximize engagement and effectiveness.

Sourcewell's promotional efforts create a strong foundation for Kubota to build upon, providing access to a large network of public sector buyers. By closely aligning Kubota's sales and marketing processes with Sourcewell's channels, messaging, and events, Kubota can increase its market penetration in government, educational, and non-profit sectors. Kubota's proactive use of Sourcewell promotions will reinforce its reputation as a cooperative-friendly supplier, making it easier for public entities to choose Kubota for their equipment needs.

1. Sourcewell's Marketing and Outreach Initiatives

- Website Promotion and Contract Listings: Sourcewell lists Kubota's contracts on their website, which is a central hub for government, education, and non-profit buyers seeking cooperative purchasing options. This exposure helps prospective buyers discover Kubota's offerings and understand the benefits of the contract.
- Email Campaigns to Eligible Entities: Sourcewell conducts targeted email campaigns to promote new and existing contracts to eligible entities. These emails reach municipal, educational, and non-profit organizations nationwide, raising awareness of Kubota's available equipment under Sourcewell.
- Direct Outreach through Representatives: Sourcewell has a team of regional representatives who work directly with public sector organizations to introduce them to new contracts. These representatives can present Kubota's contract to potential buyers, answer questions, and highlight the advantages of cooperative purchasing.
- Trade Shows and Conferences: Sourcewell participates in industry trade shows and conferences where government, educational, and non-profit decision-makers gather. Kubota's Sourcewell contract may be featured in these events, further increasing its visibility.
- Educational Webinars and Training: Sourcewell hosts webinars to educate potential buyers on cooperative purchasing, sometimes inviting suppliers to participate. This provides a valuable platform for Kubota to present its product lineup, demonstrate value, and interact with potential buyers directly.

2. Using Sourcewell's Promotion in Kubota's Sales and Marketing

Kubota can maximize the impact of Sourcewell's promotional efforts by integrating them into their own sales and marketing strategies as follows:

- Link to Sourcewell Contracts in Digital Campaigns: Kubota can link to their Sourcewell contract page from digital campaigns, including social media posts, email marketing, and targeted ads. This direct connection provides immediate access for potential buyers, emphasizing the ease of the cooperative purchasing process.
- Highlight Sourcewell Partnership in Sales Presentations: Sales representatives can incorporate Sourcewell's role and promotional efforts in their presentations to public sector clients. Emphasizing this partnership can assure buyers that Kubota is well-integrated with a respected cooperative purchasing agency, making it a reliable and simplified choice.
- Collaborate on Joint Marketing Materials: Kubota can create joint marketing materials with Sourcewell's brand and logo, highlighting that Kubota equipment is readily accessible under an established cooperative contract. These materials can be distributed at trade shows, conferences, and in digital format, lending credibility to Kubota's public sector offerings.
- Leverage Sourcewell's Trade Show Presence: Since Sourcewell attends major trade shows, Kubota can work with Sourcewell representatives to ensure that their booth and promotional materials feature Kubota's equipment prominently. Kubota's team can also attend these shows, using Sourcewell's presence as a strategic advantage to connect with more leads.
- Incorporate Sourcewell Testimonials and Case Studies: Sourcewell's direct outreach may result in testimonials or case studies from satisfied buyers in government, educational, or non-profit sectors. Kubota can incorporate these testimonials into its marketing collateral, showcasing real-world examples of successful Sourcewell purchases to build trust and demonstrate proven benefits.

3. Process Enhancements to Align with Sourcewell Promotion

- Streamline Sales Training on Sourcewell Benefits: Kubota should train its sales team extensively on the benefits and process of Sourcewell contracts so they can confidently discuss the cooperative purchasing option with prospects. This will enhance sales readiness and ensure representatives can answer any questions buyers may have about Sourcewell.
- Use Sourcewell Contract as a Selling Point: Emphasizing Sourcewell's streamlined purchasing process as part of Kubota's value proposition can speed up sales cycles and help prospects understand the simplicity of acquiring Kubota equipment.
- Track Leads from Sourcewell Channels: By closely tracking leads that originate from Sourcewell promotions (e.g., inquiries from Sourcewell's website or trade shows), Kubota can evaluate the effectiveness of this partnership and refine its strategy based on the data.

4. Collaborative Events and Campaigns

- Join Sourcewell in Webinars and Educational Sessions: Kubota can co-host or participate in Sourcewell's webinars and educational sessions, offering direct insights to potential buyers. By showcasing their expertise and specific product offerings in these forums, Kubota can build rapport with a wider public sector audience.
- Coordinate Seasonal Campaigns with Sourcewell: Kubota can plan seasonal campaigns (e.g., promoting snow removal equipment in winter) in coordination with Sourcewell's outreach to maximize visibility. These campaigns can highlight relevant products, demonstrate their application in municipal and educational settings, and align with seasonal needs.

40	Are your Solutions available through an e-procurement ordering process? If so, describe your e-procurement system and how governmental and educational customers have used it.	E-Procurement Access for Sourcewell Members Kubota works with its dealers and partners to ensure that Sourcewell members can order through e-procurement platforms, allowing for an efficient and compliant purchasing experience. Kubota products are accessible to Sourcewell members through authorized dealers who support various e-procurement platforms. This approach aligns with Kubota's focus on streamlined cooperative purchasing, allowing government and institutional buyers to complete purchases with ease and compliance through the systems they commonly use. Here's how this typically functions: 1. Dedicated Sourcewell Contract Platform: Kubota's Sourcewell contract details are available on the Sourcewell website, which links directly to Kubota's authorized dealer network. This network facilitates ordering for Sourcewell members by providing transparent pricing and pre-negotiated terms. 2. Integration with E-Procurement Systems: While Kubota does not have a direct e-commerce site, many of Kubota's authorized dealers and suppliers are integrated with various public-sector e-procurement platforms used by Sourcewell members, such as ProcureNow or OpenGov. Through these systems, Sourcewell members can browse Kubota equipment options, review pricing, and place orders with ease. 3. Simplified Quote and Purchase Order Process: For Sourcewell members, Kubota's streamlined purchasing process includes the ability to request quotes and complete purchase orders directly with authorized dealers. These dealers handle all necessary paperwork and contract compliance with Sourcewell terms, providing a simplified experience. 4. Support for Cooperative Purchasing Platforms: Kubota's dealers also provide direct support for cooperative purchasing platforms, guiding Sourcewell members through any specific procurement steps. This includes assistance with purchase orders, invoicing, and contract compliance, all compatible with the e-procurement systems preferred by public sector entities. 5. Future E-Procurement Advancements: Kubota continues to explore additional ways to facilitate e-procurement for Sourcewell contracts. For example, some dealers are actively working toward creating more seamless online ordering solutions, including online product catalogs and virtual ordering portals tailored to Sourcewell members' needs.	*

Table 5A: Value-Added Attributes (100 Points)

Line Item	Question	Response *	
41	Describe any product, equipment, maintenance, or operator training programs that you offer to Sourcewell participating entities. Include details, such as whether training is standard or optional, who provides training, and any costs that apply.	Kubota Tractor Corporation and your local Kubota dealer are dedicated to delivering exceptional service to meet your needs. Our dealer technicians are connected to a state-of-the-art online Service Center, granting them access to vital technical information. They also undergo extensive hands-on training from factory-certified instructors to enhance and maintain their expertise. We pride ourselves on providing timely and accurate diagnostics and repairs whenever necessary. Training is available for all products listed in this contract through our dealer network, tailored to each member's current knowledge and needs. Operator training is included with the delivery of every product, and more advanced training options can be requested. Additional on-site training can also be arranged and discussed with dealers, potentially included as a separate line item in a Sourcewell member quote. Additionally Kubota will be instituting a national accounts training program geared towards assisting Sourcewell entities on Kubota diagnostic, service, and warranty processes. The MyKubota app is a free tool available on iOS and Android through the Apple App Store and Google Play Store. It offers features like equipment tracking, browsing compatible attachments, and more. KubotaNOW Telematics provides advanced reporting and insights for select equipment models, enhancing customer awareness of their machinery's performance, with costs varying by equipment type. You can also purchase Kubota On Board Diagnostic Software, repair manuals, and specialized tools through your local dealer for self-diagnosis and repair of your equipment.	*
42	Describe any technological advances that your proposed Solutions offer.	Kubota is dedicated to crafting solutions that herald a new era in agriculture, providing enhanced value and inspiration to all participants across various scales of the industry. With a steadfast commitment to innovation, the company continually refines its products. As information and communications technology (ICT) significantly reshapes societal and economic structures both domestically and internationally, Kubota is pioneering precision farming techniques that leverage ICT. In Japan, the agricultural sector grapples with a declining and aging labor force, alongside the pressing need to improve cost-effectiveness and production efficiency. The traditional reliance on the expertise of seasoned farmers and intuitive practices has become increasingly untenable. Consequently, there is considerable optimism surrounding the potential of data-driven management approaches that scientifically analyze and visualize agricultural processes, positioning them as a vital force for the industry's future.	*

43	Describe any “green” initiatives that relate to your company or to your Solutions, and include a list of the certifying agency for each.	The Kubota Group aspires to enhance its value by contributing to societal advancement and environmental sustainability, particularly within the realms of food, water, and environmental management. As part of our commitment, we prioritize environmental conservation as a core tenet of our business strategy, undertaking the following initiatives: 1. Commitment to a Decarbonized Society (1) The Kubota Group is dedicated to achieving net-zero greenhouse gas emissions across our value chains by 2050. We will also transparently report on our efforts to reduce emissions across Scopes 1, 2, and 3. (2) By 2025, our global production facilities aim to reduce CO_2 emissions per production value by at least 25% compared to 2014 levels. (3) Additionally, we target an 18% reduction in energy consumption per production value by 2025, compared to 2014 benchmarks. (4) Our facilities will increase renewable energy usage to at least 1% of total electricity consumption by 2025. (5) For our Japanese operations, we have set a long-term goal of reducing CO_2 emissions by 30% by 2030, based on 2014 levels. (6) To meet these goals, we are leveraging cutting-edge technologies to enhance the efficiency of production equipment, HVAC, and lighting systems; adopting cleaner fuels; improving building insulation; monitoring and minimizing energy use; capturing waste heat; and implementing solar and green electricity solutions. (7) In alignment with our global mission, we will quantify our greenhouse gas reduction impacts and share this data with stakeholders worldwide. This information aims to promote decarbonization by encouraging the adoption of eco-friendly products, services, and technologies. Our efforts include improving fuel efficiency in agricultural and construction machinery, advancing smart agriculture through robotics and ICT, and developing decarbonized energy solutions, including electrification, hybridization, and fuel cell applications. (8) Finally, we endorse the recommendations of the TCFD (Task Force on Climate-related Financial Disclosures) and actively disclose our climate-related strategies and progress. Through these initiatives, the Kubota Group is determined to drive meaningful change toward a sustainable, low-carbon future for the communities we serve. 2030 Targets: Reduce CO2 emissions from the Kubota Group by 50% compared to the base year FY2014; In FY 2023, CO2 emissions of the Kubota Group were reduced by 28% compared to the base year FY2014. In FY 2023, Kubota designated 37 new Eco-Products, bringing the sales ratio of Eco-Products to 70.1% globally.	*
44	Identify any third-party issued eco-labels, ratings or certifications that your company has received for the Solutions included in your Proposal related to energy efficiency or conservation, life-cycle design (cradle-to-cradle), or other green/sustainability factors.	Kubota Group Environmental Charter: -The Kubota Group aspires to create a society where sustainable development is possible on a global scale. -The Kubota Group contributes to the conservation of global and local environments through its environmentally friendly operations, products, technologies, services, and global activities. The following are a select few products that where certified as Eco-Products in 2023: -M5002 Series: Compliant with exhaust gas regulations(North America) -LX2620: Compliant with exhaust gas regulations(North America) -M7 Series: Compliant with exhaust gas regulations(North America) -RTV-X: Compliant with exhaust gas regulations(North America) -RTV-X1130: Compliance with RoHS -SVL 75-3: Compliant with exhaust gas regulations(North America) -Diesel Engine EP-2309: Fuel consumption reduced by 12%	*
45	What unique attributes does your company, your products, or your services offer to Sourcewell participating entities? What makes your proposed solutions unique in your industry as it applies to Sourcewell participating entities?	Kubota’s advanced and reliable engines offer exceptional horsepower and performance with low noise, vibration, and outstanding fuel efficiency. Anti-Theft System: The engine can only be started with “programmed keys.” Even if a key has the same shape, it won’t start the engine unless it’s properly programmed. If an unprogrammed key is used, the anti-theft alarm will activate and continue until a programmed key is inserted and the engine is started. Auto Idling System: Save fuel with Kubota’s Auto Idle feature, which automatically lowers engine RPM when full power isn’t needed. After four seconds of inactivity with the control levers in neutral, the engine idles. Moving any control lever will instantly restore the engine to full RPM. This feature reduces noise and emissions, enhancing operational efficiency. Eco Plus: Kubota’s unique ECO PLUS feature maximizes fuel efficiency and supports environmental responsibility. With a simple switch, you can activate ‘Eco Mode’ for enhanced fuel savings over the standard mode.	*
46	Describe the safety features your equipment offers such as emergency stop, operator presence control, roll over protection systems, guarding, noise reduction, stability controls, warning lights, etc.	Safety is a top priority at Kubota. All machines come from the factory with Roll over protection system(ROPS), Seatbelt, OPC/Neutral safety switches, and any other necessary safety equipment to keep the operator safe. Seat belts are an integral part of any ROPS and should always be used. However, the seat belt should not be used when a foldable ROPS is down or a fixed ROPS is removed. All PTO shafts feature a safety guard and should be used at all times. The Anti-Stall system and other stability assistance features ensure the smooth operation of the machine. New models, such as the LX3310, feature enhanced noise reduction with improved window seals and the 4-pillar design with rounded glass offers more space and panoramic views of your surroundings. Kubota also offers various safety option kits such as backup/travel alarms, lights, etc. to further workspace safety.	

47	Describe any ergonomic features your equipment has such as anti-vibration, suspension and swivel seating, adjustable handles, ergonomic control layout for ease of reach, padded shoulder straps or harnesses, easy pull-start cords, etc.	The BX2380 and BX2680 models feature a deluxe operator's station, equipped with tilt steering and a high-back seat with armrests, creating a comfortable operator experience that transforms any chore into an enjoyable task. Meanwhile, the LX20 Series' factory-installed cab enhances year-round comfort, providing premium amenities such as air conditioning, heating, front LED headlights, and work lights. Its wide, spacious flat deck, reclining high-back suspension seat with armrests, tilt steering, and cruise control ensure that operators remain at ease. Additional features include telescopic stabilizers, mid and rear PTO, an integrated loader joystick, and intuitive, color-coded controls. The SCL1000 model offers a 4.3" color LCD monitor with keyless start, passcode protection, and consolidated machine monitoring with service reminders, making it easy to keep the equipment in top condition. A convenient 12-volt charging port comes standard. The patented T-drive handle delivers intuitive, ergonomic steering, while hydraulic pilot-operated loader and drive control valves ensure precise, responsive operation. In the SVL Series, operators enjoy a spacious cab with a luxurious, adjustable full-suspension seat and ample legroom, designed for comfort and convenience. This is reflected in the SVL 97-3 that contains a one piece cab that reduces dust collection in the cab, reduces decibels within the cab, and allows for easy clean out. Lastly for excavator operators, the KX033-4 model offers a redefined experience with a larger entrance, more legroom, and enhanced ergonomics that make routine tasks simpler. Its refined cabin combines functionality and comfort, setting a new standard in operator satisfaction. Finally, the RTV product line has received notable enhancements with the release of the new 2025 RTV-X series. This updated series now features a redesigned T-handle parking brake, strategically positioned to the left of the steering wheel for improved accessibility and ease of use. Additionally, the headrest has been refined, offering a fresh upgrade to enhance comfort and support.
48	Describe features your equipment offers that positively impact the environment such as low-emission engines, battery powered and electric, eco-mode settings, biodegradable fuel use, water conservation technology, solar powered charging capability, smart technology, auto-shut off/no-idling systems, etc.	Kubota offers three core solutions—Pure Engine Solutions, Hybrid Solutions, and Fuel Solutions—each uniquely designed to advance carbon neutrality. Pure Engine Solutions aim to enhance the fuel efficiency of existing engines. A notable example is the D902-K, an electronically controlled small engine, which entered mass production in 2022. It utilizes Kubota's proprietary combustion system, TVCR, which incorporates a common rail electronic control system typically found in larger diesel engines, adapted specifically for smaller engines. This technology minimizes black smoke emissions, reduces fuel consumption, and maintains a compact engine design. Hybrid Solutions integrate an engine with an electric motor to optimize performance. In scenarios requiring immediate high output and load, the electric motor supplements the engine's power, allowing a smaller engine—such as a 2.4L or 1.8L class—to replace a 3L class engine. This approach promotes downsizing and greater fuel efficiency. Fuel Solutions focus on alternative fuels to reduce reliance on fossil fuels. For example, the D1105-K engine runs on hydrotreated vegetable oil (HVO), a fuel produced by introducing hydrogen to vegetable oil. As plants, the source of HVO, absorb CO_2 while growing, this fuel essentially offsets the CO_2 released during combustion, making HVO-compatible engines a sustainable, carbon-neutral solution. In addition, Kubota is developing hydrogen-fueled industrial engines, drawing on its long standing expertise. These engines emit no CO_2 during combustion, marking a significant step toward decarbonization. Kubota is also committed to sustainable manufacturing by utilizing recycled materials in engine components. Ductile iron pipes, fittings, and various machine-cast products—such as crankcases, cylinder heads, and transmission cases—are produced primarily from recycled scrap iron, sourced both internally and externally. The recycling process effectively removes impurities, preserving the quality of the iron. As part of Kubota's Medium-Term Environmental Conservation Targets for 2025, the company aims to maintain a recycled material usage rate of at least 70%, promoting sustainability in production. (**See supporting documents for more information**)
49	Describe the serviceability of the products included in your proposal (parts availability, warranty and technical support, etc.)	Kubota's dealer network ensures efficient access to parts and service, enabling timely support for all machines. Dealers are equipped with KPAD and a streamlined parts ordering system to enhance order processing speed. Additionally, with the integration of Smart Supply in select partner dealerships, Kubota aims to proactively stock high-demand parts—helping dealers maintain inventory before shortages arise. For any questions or assistance with parts ordering, Kubota offers dedicated technical support through our divisional offices. *For details on warranty information, please refer to the supporting documents.*

Table 5B: Value-Added Attributes

Line Item	Question	Certification	Offered	Comment	
50	Select any Women or Minority Business Entity (WMBE), Small Business Entity (SBE), or veteran owned business certifications that your company or hub partners have obtained. Upload documentation and a listing of dealerships, HUB partners or re-sellers if available. Select all that apply.		○ Yes ◉ No	Kubota Tractor Corporation fully supports all Women- and Minority-Owned Business Enterprises (WMBE) and Small Business Enterprises (SBE). However, as a subsidiary of Kubota Japan, we do not currently track this information internally. Nonetheless, we remain fully committed to supporting these businesses.	*
51		Minority Business Enterprise (MBE)	○ Yes ◉ No	In regards to MBE Kubota dealerships are independently owned and operated. Under Kubota's business model, dealerships retain the right and discretion to conduct business with parties of their choosing.	*
52		Women Business Enterprise (WBE)	◉ Yes ○ No	In regards to WBE Kubota dealerships are independently owned and operated. Under Kubota's business model, dealerships retain the right and discretion to conduct business with parties of their choosing.	*
53		Disabled-Owned Business Enterprise (DOBE)	○ Yes ◉ No	In regards to DOBE Kubota dealerships are independently owned and operated. Under Kubota's business model, dealerships retain the right and discretion to conduct business with parties of their choosing.	*
54		Veteran-Owned Business Enterprise (VBE)	○ Yes ◉ No	Even though Kubota is not a VBE Kubota strives to help the veteran community whenever possible. Most recently reflected with a partnership with Boot Campaign, designed to help and support military families.	*
55		Service-Disabled Veteran-Owned Business (SDVOB)	○ Yes ◉ No	In regards to SDVOB Kubota dealerships are independently owned and operated. Under Kubota's business model, dealerships retain the right and discretion to conduct business with parties of their choosing.	*
56		Small Business Enterprise (SBE)	○ Yes ◉ No	In regards to SBE Kubota dealerships are independently owned and operated. Under Kubota's business model, dealerships retain the right and discretion to conduct business with parties of their choosing.	*
57		Small Disadvantaged Business (SDB)	○ Yes ◉ No	In regards to SDB Kubota dealerships are independently owned and operated. Under Kubota's business model, dealerships retain the right and discretion to conduct business with parties of their choosing.	*
58		Women-Owned Small Business (WOSB)	○ Yes ◉ No	In regards to WOSB Kubota dealerships are independently owned and operated. Under Kubota's business model, dealerships retain the right and discretion to conduct business with parties of their choosing.	*

Table 6: Pricing (400 Points)

Provide detailed pricing information in the questions that follow below.

Line Item	Question	Response *	
59	Describe your payment terms and accepted payment methods.	Kubota Tractor Corporation payment terms of sale are net thirty days and accepted payments may vary based on individual dealer network. The standard is cash typically by check or ACH payment, P-Card or Business credit card as well as finance and lease options via Kubota Credit Corporation (KCC).	*

60	Describe any leasing or financing options available for use by educational or governmental entities.	Kubota offers financing and leasing options to Sourcewell members through Kubota Credit Corporation (KCC). The target customer base of Sourcewell are municipal/government customers, educational and non-profits and for those type customers we only offer stamdard lease options. This special language in our lease agreements allow the entity to exit the lease if the government cuts funding for the project, and this is essential as this type of customer only approve budgets yearly and therefore need this language. When we talk about our municipal leases, we have two options. First let's discuss the Full Payout lease. This is like a loan, the customer makes regular payments and then at the end owns the equipment for $100. This is the option for the customer looking to own it at the end like a loan. The second option is the FPPO (Fixed Purchase Price Option) lease. This option gives the customer a lower payment and then at the end of the term, the customer can choose to purchase the equipment for a locked in purchase price (that is stated on their lease from the start) or they can turn the equipment back. If you have a Sourcewell customer who is not a true govt/muni - the product options would be different as they'd only have the FPPO option available for leasing but they would be eligible for a loan using the standard rates. When you select these options, there are two pricing program options. A dealer working this up can choose "muni lease promo" or "muni lease standard". Promo is our promotional pricing that can only be used in sales with govt customers who are not taking discounts that make them ineligible (like the KTC governmental discount). When using Sourcewell, the dealer MUST select the "muni standard rates" . This is because they are getting the advantage of the Sourcewell pricing (discount) and cannot be combined with any additonal promotions. Once this is entered, they can select terms from 24-60 months. They can choose four options that are available on intervals of 300, 600, 900,1200, (and sometimes offered in 1500, and 2000 depending on term/model). . Dealers can access this by entering the deal in Showroom, but this program is posted in Kubotalink. We have some current changes which took efferct on October 1, 2024 as follows: Promo Municipal Leasing Leasing APRs for the Promo Municipal Leasing Program are being lowered to match the current APRs for the Commercial Leasing Program. This change will lower the price point for this program across all models and reduce the complexity of managing different rates across promo programs. Standard Municipal Leasing Leasing APRs for the Standard Municipal Leasing Program have been lowered, and residuals have been increased to match the residuals on the Promo Municipal Leasing Program. These changes are designed to significantly reduce the price point for this program across all models and, when combined with the government discount, make price points more consistent with the Promo Leasing Program for most models. Please refer to RFB-2024-L03-R2 for complete details on these updates and refer to the applicable sales bulletins for incentive eligibility rules.	*
61	Describe any standard transaction documents that you propose to use in connection with an awarded agreement (order forms, terms and conditions, service level agreements, etc.). Upload all template agreements or transaction documents which may be proposed to Participating Entities.	Kubota Dealers utilize our internal Integrated Kubota Quote (IKQ) or Build My Kubota (BMK) configurator for standard quotes to our Sourcewell customers. Each dealership salesperson has their individual access and login to this quote tool which provides the Dealer Name, Address, Salesperson's Name and Email address along with phone number for ease of identifying the quoting dealer and how to reach them directly for questions or confirmation of purchase. The individual dealer invoices and accepts purchase orders and payments directly from their individual customer's and handle the transaction from start of quote to final billing directly with the Sourcewell customer. Please see a sample of an attached Kubota integrated web quote.	*

62	Do you accept the P-card procurement and payment process? If so, is there any additional cost to Sourcewell participating entities for using this process?	Kubota dealers may, at their discretion, accept the P-card procurement and payment process. Kubota encourages dealers to accept the P-card and encourages Sourcewell members to consult with their local supporting dealer for participation. Each dealership operates independently and therefore it's at the dealer discretion whether the finance charges assessed by the credit card (P-Card) transaction will be passed on to the customer or absorbed by the dealership. This fee should be a separate line item identified by the dealership and can range from 3 -5 percent in processing fees. The Sourcewell customer should confirm these fees if any with the participating dealership.	*
63	Describe your pricing model (e.g., line-item discounts or product-category discounts). Provide detailed pricing data (including standard or list pricing and the Sourcewell discounted price) on all of the items that you want Sourcewell to consider as part of your RFP response. If applicable, provide a SKU for each item in your proposal. Upload your pricing materials (if applicable) in the document upload section of your response.	Kubota pricing structure will range from 22-24 percent discount off Published MSRP price for each series and product family in our proposed solution. These discounts can be found in the supporting pricing documentation submitted.	*
64	Quantify the pricing discount represented by the pricing proposal in this response. For example, if the pricing in your response represents a percentage discount from MSRP or list, state the percentage or percentage range.	Kubota will offer a specific discount from our published list price for each series and product family in our proposed solution. These discounts from MSRP can be found in the supporting pricing documentation submitted in the documents step. The discount from published list price is as follows: Tractors B series - 22% BX series - 22% L series - 22% M series - 22% Turf F Series - 22%, GR Series - 22%, T Series - 22%, Z Series - 22% TLB series - B26, L47 & M62 - 22% Land Management Disc mowers - 22%, Rotary tedders - 22%, Rotary rakes - 22%, Spreaders - 22% We offer a 24% across the board for all Construction Equipment.	*
65	Describe any quantity or volume discounts or rebate programs that you offer.	Kubota will offer it's best and last pricing for individual units without requiring Sourcewell members to buy in volume or apply for rebates after the sale.	*
66	Propose a method of facilitating “sourced” products or related services, which may be referred to as “open market” items or "non-contracted items". For example, you may supply such items “at cost” or “at cost plus a percentage,” or you may supply a quote for each such request.	Kubota Requests for open market "sourced" or non-standard items can be added to Sourcewell members quotes at their request in order to complete the purchase of a Kubota item. Acceptance of these quoted sourced/non-standard items will be at the discretion of each Sourcewell members and their dealer who will provide a separate line item below the configured Kubota pricing structure for each sourced "open market" item.	*
67	Identify any element of the total cost of acquisition that is NOT included in the pricing submitted with your response. This includes all additional charges associated with a purchase that are not directly identified as freight or shipping charges. For example, list costs for items like pre-delivery inspection, installation, set up, mandatory training, or initial inspection. Identify any parties that impose such costs and their relationship to the Proposer.	Pre-delivery inspections and freight will be shown on all Sourcewell member quotes to ensure complete costs of acquisition and complete transparency prior to Sourcewell member taking acquisition. These items will be clearly shown as line items on the customers web quote from Build My Kubota web quote form. All common accessories and attachments have a standard labor time associated with the installation of accessories. Dealer labor rates will vary due to regional economic differences (e.g. Seattle, WA and New York, NY labor rates are typically higher than Greenville, SC or Bowling Green, KY). Kubota reviews all dealer labor rate differences and ensures that all dealer rates are justified and compliant with normal regional economic conditions. Kubota strives to maintain a labor rate relative to $110./hour. All charges will be turnkey solutions with no hidden costs and will be clearly identified on all Sourcewell members quotes prior to solution acquisition.	*
68	If freight, delivery, or shipping is an additional cost to the Sourcewell participating entity, describe in detail the complete freight, shipping, and delivery program.	Freight charges will be shown on every Sourcewell member quote and based on prior to acquisition. Kubota's proposed solution includes many various models with great weight and size disparities (e.g. a Z242KW-48 Zero Turn Mower weights 900lbs, an M6-101DTC-F-1 Tractor weighs 11,387lbs). These units will be shipped from east coast, west coast, and central US warehouses to all 50 states, territories, Canada, and wherever Sourcewell members dealerships are located. A flat rate charge to ensure costs are covered would be prohibitively and artificially high. Our solution is a freight pricing model of showing freight charges tailored by size, model, weight, to a specific location. This solution best addresses the logistical variances in supporting all Sourcewell members equally.	*

69	Specifically describe freight, shipping, and delivery terms or programs available for Alaska, Hawaii, Canada, or any offshore delivery.	The freight pricing model for Alaska Hawaii, Canada, and all offsho deliveries will be to show all freight charges on Sourcewell membe quotes prior to acquisition. Freight in Canada by Kubota Canada Ltd. will follow this process. Freight for Hawaii and Alaska will be provided by a freight forwarder and shown on all quotes prior to acquisition by our quoting dealer network.	*
70	Describe any unique distribution and/or delivery methods or options offered in your proposal.	An innovative and unique aspect of Kubota's distribution method is having new forward inventory placed within our Kubota dealer network. Many products, attachments, accessories, and solutions are already in place and close to Sourcewell Members within our 1,100 plus location dealer network. This ultimately allows for a Sourcewell members to visit local dealers and many times have a hands-on opportunity with a solution prior to acquisition. While Kubota does ship products from its three US warehoused (California, Georgia, and Kansas) and one in Canada (greater Toronto area), this access to solutions locally is an added benefit to our Sourcewell Members. Additionally, having a local, servicing dealer allows for specialization of products to meet local and unique Sourcewell member needs and requirements prior to delivery (e.g. dealers based in and familiar with local subzero winterization requirements).	*
71	Specifically describe any self-audit process or program that you plan to employ to verify compliance with your proposed agreement with Sourcewell. This process includes ensuring that Sourcewell participating entities obtain the proper pricing.	All of our Kubota dealers are authorized to become seller's off the Sourcewell contract by logging into their Sales portal with access to our contractual pricing agreement. Each Sourcewell member receives their equipment quotes directly from their local Kubota dealer. The quotation tool has all the necessary contract information embedded in the quote tool (discount %, eligible equipment, applicable contract #'s). Kubota self-audits multiple product groups regularly reviewing and auditing pricing along with our digital marketing group that manages our electronic pricing database. In addition, the National Accounts group regularly reviews dealer quoting for pricing and accuracy. These multiple layers of self-audit and review process elevate accuracy and compliance. Kubota dealers are not paid for their sales using the Sourcewell program without submitting all of the required information to report accurately on the Sourcewell contract usage reports. This information is in turn downloaded to create our usage reports for the Sourcewell program. This series of overlapping auditing for pricing and reporting drives contract compliance.	*
72	If you are awarded an agreement, provide a few examples of internal metrics that will be tracked to measure whether you are having success with the agreement.	Kubota tracks all Sourcewell transactions which are reported to our Division offices and are downloaded on a weekly basis. These sales are tracked by Kubota dealers, purchasing entity, type of equipment purchased, and transaction amount. Quarterly sales reports are reviewed to compare the Sourcewell contract sales growth quarter over quarter and year over year.	*
73	Provide a proposed Administration Fee payable to Sourcewell. The Fee is in consideration for the support and services provided by Sourcewell. The propose an Administrative Fee will be payable to Sourcewell on all completed transactions to Participating Entities utilizing this Agreement. The Administrative Fee will be calculated as a stated percentage, or flat fee as may be applicable, of all completed transactions utilizing this Master Agreement within the preceding Reporting Period defined in the agreement.	Kubota proposes paying a 1.5% administrative fee of the total sales generated from this contract less freight, assembly fees, and pre-delivery inspection fees for Kubota products only. Kubota has been a strategic partner of Sourcewell's for the past 14 years. The Sourcewell contracts Kubota holds have seen continued growth year over year and are very popular with our customers and frequently used by our 1,100 plus dealer network. The utilization of our Sourcewell contracts continues to grow and expand.	*

Table 7: Pricing Offered

Line Item	The Pricing Offered in this Proposal is: *	Comments
74	The pricing offered is consistent with standard market pricing typically offered to individual municipalities, universities, or school districts.	The pricing offered on behalf of Kubota Tractor Corporation is a specified discount from the published list price for each series and product family in our proposed solution. The discount from MSRP can be found in the supporting pricing documentation. We offer the the best and last pricing for individual units without requiring Sourcewell members to buy in volume or apply for rebates after the sale.

Table 8A: Depth and Breadth of Offered Solutions (200 Points)

Line Item	Question	Response *

75	Provide a detailed description of all the Solutions offered, including used, offered in the proposal.	1. Products: Kubota USA offers a wide range of products, primarily focused on equipment for agriculture, construction, landscaping, and turf management. Including: • Agricultural Equipment: Tractors (small to large), combines, hay tools, and other implements for farming and crop production. • Construction Equipment: Excavators, skid-steer loaders, wheel loaders, backhoes, and compact track loaders. • Lawn & Garden Equipment: Zero-turn mowers, riding mowers, and garden tractors. • Utility Vehicles: RTV (Rough Terrain Vehicles) for off-road work environments. • Attachments and Implements: Wide variety of attachments like loaders, backhoes, mowers, and snow blowers that are compatible with Kubota equipment. 2. Parts: KubotaUSA ensures that all parts and components are readily available for their equipment. This includes: • Genuine Kubota Parts: Original equipment manufacturer (OEM) parts designed to maintain optimal performance and ensure the longevity of Kubota products. • Parts Availability: Extensive availability of parts across the network of dealers and online through Kubota's website. • Online Parts Catalog: Kubota provides an easy-to-navigate parts catalog to help customers find the right components quickly. 3. Service: KubotaUSA's service offering includes a network of authorized service centers and highly trained technicians. Key features include: • Dealer Network: A nationwide network of Kubota dealers who are trained to provide repair, maintenance, and troubleshooting services. • Maintenance Packages: Kubota offers maintenance schedules and service packages to ensure that products are serviced on time and run smoothly. • Mobile Service: In some areas, Kubota offers mobile service for on-site repairs, minimizing downtime for customers. 4. Warranty: Kubota offers comprehensive warranty coverage for their products, which varies depending on the type of equipment. Key points to highlight include: • Standard Warranty Coverage: Kubota typically provides a 2-year or 3-year limited warranty on most equipment, with extended warranty options available. • Powertrain Warranty: Some Kubota products offer a separate powertrain warranty for components like engines, transmissions, and drive systems. • Warranty Transferability: Kubota allows warranty coverage to be transferred if the equipment is sold, offering peace of mind for new owners. 5. Financing: KubotaUSA provides a range of financing options to help customers purchase equipment, including: • Kubota Credit Corporation (KCC): A subsidiary of Kubota that offers flexible financing solutions tailored to both personal and business needs. • Leasing Options: Kubota offers leasing plans with flexible terms, including seasonal payments for agricultural customers. • Special Promotions: Kubota frequently runs promotional offers, such as low-interest rates or deferred payment plans, depending on the season and equipment type. 6. Customer Support: Kubota USA offers comprehensive customer support options to help customers with everything from product inquiries to troubleshooting. • Online Support Center: A resource-rich website with FAQs, manuals, parts diagrams, and how-to guides for all Kubota products. • 24/7 Support: Some customer service is available outside of normal business hours to provide urgent assistance. • Training and Education: Kubota offers product training for dealers and customers, covering everything from safe operation to equipment maintenance. • Customer Service: A dedicated customer service hotline for troubleshooting, warranty issues, and general inquiries.
76	Within this RFP category there may be subcategories of solutions. List subcategory titles that best describe your products and services.	1. Products - Land Pride Attachments: Land Pride offers a wide range of attachments that are compatible with Kubota tractors and other Kubota equipment. These products are designed to enhance the versatility and performance of Kubota machines across various applications, from agriculture to landscaping. Including: • Mowers & Finish Mowers: o Finish Mowers: Land Pride's finish mowers provide a clean, precise cut for residential and commercial lawns. o Rough Cut Mowers: These mowers are ideal for clearing overgrown fields, pastures, and roadways. o Flail Mowers: Land Pride's flail mowers are designed for more challenging environments and are great for mowing thick vegetation and brush.

		• Tillage Equipment: o Disc Harrows: Land Pride offers disc harrows that provide high-efficiency soil cultivation and are easy to adjust for different soil conditions. o Cultivators: Used for seedbed preparation, these tillers are available in various widths and configurations for Kubota tractors. • Post-Hole Diggers: o Land Pride post-hole diggers are designed to handle the toughest digging jobs and are ideal for fencing, landscaping, or planting applications. • Snow Removal Equipment: o Snow Blowers: High-performance snow blowers that are designed for heavy snow removal, particularly in agricultural or rural settings. o Snow Pushers: Heavy-duty snow pushers designed for clearing snow from large surfaces quickly and efficiently. • Landscape and Construction Attachments: o Box Blades: Used for grading and leveling, these are essential for landscaping and roadwork projects. o Rear Blades: A versatile tool for grading, backfilling, and snow removal. o Skid Steer Attachments: A range of attachments like pallet forks, buckets, and grapples that fit Kubota skid steer loaders. • Forks and Pallet Forks: o Land Pride offers a variety of forks and pallet forks to help Kubota owners move materials, whether for farming, construction, or landscaping. • Loaders & Loader Attachments: o Loader buckets, forks, and grapple attachments are specifically designed to enhance Kubota's compact loaders and tractors. 2. Parts: Land Pride, like Kubota, emphasizes the importance of using high-quality, genuine parts for their attachments. Here's what to include: • Genuine Land Pride Parts: Land Pride offers OEM parts to ensure the continued performance and longevity of their attachments. • Parts Availability: These parts are available through Kubota dealers and Land Pride dealers across the country. • Easy Access to Parts Catalog: Land Pride provides a detailed parts catalog that helps customers easily find replacement components for their attachments. 3. Service: Land Pride attachments are supported by a network of Kubota dealers, who can assist with installation, maintenance, and repairs. • Dealer Network Support: Land Pride attachments are serviced by Kubota-authorized dealers, who are trained to maintain and repair both Kubota equipment and Land Pride attachments. • Installation Services: Many Kubota dealers offer installation services for Land Pride attachments, ensuring they are properly fitted and ready for use. • Maintenance and Repairs: Routine maintenance and repair services are available for Land Pride attachments, ensuring long-lasting performance. 4. Warranty: Land Pride attachments typically come with a 1-year limited warranty from the date of purchase, with some exceptions for specific attachments. • Warranty Coverage: The warranty typically covers defects in material and workmanship under normal use and service. • Transferability: Like Kubota's equipment warranties, Land Pride's warranty may be transferable when the equipment is sold, adding value for used equipment buyers. • Extended Warranty: Some Kubota dealers offer extended warranty options for Land Pride attachments. 5. Financing: Kubota offers financing options for Land Pride attachments through Kubota Credit Corporation (KCC), similar to financing for Kubota equipment. • Flexible Payment Plans: KCC provides financing solutions with flexible payment options to fit a customer's budget. • Promotional Financing: Kubota and KCC frequently offer seasonal promotional financing, such as low-interest rates or deferred payments, to help customers purchase Land Pride attachments. • Leasing Options: Leasing may also be available for Land Pride attachments, offering flexibility for businesses or customers with changing needs. 6. Customer Support: Kubota provides robust customer support for both Kubota equipment and Land Pride attachments, ensuring that customers have access to the help they need. • Online Resources: Customers can access parts catalogs, service manuals, and troubleshooting guides for Land Pride attachments on the Kubota and Land Pride websites. • Dealer Support: Kubota dealers provide direct customer support for issues related to both Kubota equipment and Land Pride attachments. • Technical Assistance: Technical support is available for installation, maintenance, and troubleshooting of Land Pride attachments, either through the dealer network or Kubota's customer service.	*

Table 8B: Depth and Breadth of Offered Solutions

Indicate below if the listed types or classes of Solutions are offered within your proposal. Provide additional comments in the text provided, as necessary.

Line Item	Category or Type	Offered *	Comments
77	Lawn and garden equipment for all types of lawn, field and turf care, golf course, landscape, sidewalk, walking path, and parking lot maintenance, and snow removal	(•) Yes ( ) No	1. Mowers & Lawn Equipment • Zero-Turn Mowers: Kubota's zero-turn mowers come in both commercial and residential models. The Z700 Series is built for professional landscapers with high horsepower and large cutting decks, while the Z200 Series caters to residential use with user-friendly controls and powerful performance for larger lawns. • Stand-On Mowers: The SZ Series of stand-on mowers is designed for maneuverability and efficiency in tight spaces. These mowers offer excellent visibility and quick controls, perfect for landscapers working on residential properties. • Walk-Behind Mowers: The W Series includes commercial-grade walk-behind mowers. They're compact and designed for precision cutting in smaller or complex landscape areas, such as around flower beds or obstacles. • Compact Mowers: The T Series lawn tractors are designed for homeowners with small- to medium-sized lawns, featuring easy-to-use controls, comfortable seating, and smooth operation. • Grass-Cutting Attachments: In addition to their mower lineup, Kubota offers various grass-cutting attachments and accessories, including mulching kits, bagging systems, and striping kits, to enhance cutting performance and versatility. 2. Hay and Farm Implements • Hay Balers: Kubota's balers, such as the BV4160 and BV4180 series, are designed for high-density baling with features like low horsepower requirements and simplified controls, making them suitable for small to mid-sized farms. • Disc Mowers: The DM Series disc mowers are designed to work efficiently in a variety of crop types. These mowers are built for low maintenance and high-speed cutting, helping operators cover more ground quickly. • Tedders and Rakes: The TE Series tedders spread and aerate hay to promote drying, while the RA Series rotary rakes gather the hay into windrows, ensuring it's ready for efficient baling. • Wrappers: Kubota offers wrappers like the WR1100, which wrap bales in protective film to maintain hay quality during storage. • Spreaders and Seeders: Kubota's VS Series spreaders provide even distribution of fertilizer or seed over large fields, while their seeders ensure precision and control, improving crop yield. • Cultivators and Plows: Kubota

offers a range of tillage equipment, such as plows and cultivators, to prepare fields for planting by aerating the soil, reducing compaction, and supporting root growth.
3. Utility Vehicles (UTVs)
• RTV-X Series: Known for rugged durability, the RTV-X Series includes models like the RTV-X1140, which can be converted from a 2-passenger to a 4-passenger configuration. It features a robust suspension system, high ground clearance, and an integrated cargo bed, making it ideal for heavy-duty off-road applications.
• RTV500: The RTV500 is compact and fuel-efficient, equipped with a liquid-cooled EFI engine and an independent suspension system. It's a great fit for light-duty tasks around farms, parks, and properties with tight spaces.
• RTV900 Series: This series, featuring the RTV900XT, is a powerful workhorse with a diesel engine, high torque, and excellent hauling capabilities, designed for transporting tools, supplies, or workers over rough terrain.
• Specialty Models (RTV-XG850 Sidekick): This model provides a high-speed option with a 48-horsepower gasoline engine, perfect for users who need speed and efficiency for larger properties or event management.
• Attachments for UTVs: Kubota offers a variety of utility vehicle attachments, such as snowblades, winches, and cargo racks, allowing operators to customize their UTVs for various tasks and conditions. *
4. Lawn, Field, and Turf Care
• Zero-Turn Mowers: Kubota's Z-Series zero-turn mowers offer options for both commercial and residential turf care, with models capable of covering large fields efficiently. The mowers provide precise cutting, high horsepower, and are suitable for large estates, parks, and sports fields.
• Stand-On and Walk-Behind Mowers: The SZ Series (stand-on) and W Series (walk-behind) mowers provide flexibility and maneuverability, ideal for smaller or more intricate turf areas like residential lawns, commercial properties, and tight spaces on landscapes.
• Tractors with Turf Tires: Kubota's compact and sub-compact tractors can be equipped with turf tires to minimize ground impact, allowing them to work on golf courses and delicate lawns without damaging the turf.
5. Golf Course Maintenance
• Precision Mowers: Kubota's range of mowers, especially the zero-turn models, can provide the close, consistent cut required for golf course fairways, greens, and roughs.
• Utility Vehicles (UTVs): The RTV series UTVs, with their low impact on turf and utility bed options, are ideal for transporting tools and materials around golf courses efficiently.

- Compact Tractors and Attachments: These tractors can handle a variety of golf course maintenance tasks, from seeding and aeration to topdressing. Kubota's compact tractors are equipped to manage tight fairway turns and maintain precise control, essential for golf course upkeep.

6. Landscape and Garden Maintenance

- Multi-Use Tractors and Attachments: Kubota's BX and B Series compact tractors support a wide array of attachments such as loaders, backhoes, and tillers. These are versatile tools for landscapers working on tasks like planting, mulching, or grading.
- Tillers and Cultivators: Kubota offers tillers and cultivators that help in soil preparation for gardens, flower beds, and landscaping projects.
- Front-Mounted Blades and Loaders: Attachments like front-mounted blades, loaders, and grapples allow for efficient clearing and shaping of landscapes.

7. Sidewalk, Walking Path, and Parking Lot Maintenance

- Compact Tractors and Attachments for Path Maintenance: Compact and sub-compact tractors are perfect for maintaining sidewalks and walking paths. They can handle a variety of attachments, such as brushes, blowers, and sweeper attachments, which are effective in keeping paths clear.
- Sweepers and Brooms: Kubota offers sweeper and rotary broom attachments that are ideal for cleaning up sidewalks, parking lots, and walking paths, removing debris, leaves, and dirt.
- RTV Series Utility Vehicles: These UTVs are perfect for transporting maintenance tools across paths and lots while minimizing the impact on pathways. They also offer snow removal options, making them versatile for year-round maintenance.

8. Snow Removal Equipment

- Snowblowers and Snow Blades: Kubota offers snowblowers and snow blade attachments for both tractors and UTVs, suitable for sidewalks, driveways, parking lots, and larger open areas.
- Utility Vehicles with Snow Attachments: Kubota's RTV-X Series utility vehicles can be equipped with snowblades and spreaders, providing an efficient snow removal solution for tight areas such as sidewalks and parking lots.
- Compact Tractors with Front-Mounted Blades: Kubota's compact tractors can also be fitted with front-mounted snow blades or snow blowers, allowing operators to clear snow in more confined areas such as paths and lots.

78	Irrigation and aeration equipment, systems, parts, and installation	(•) Yes ( ) No	While Kubota itself doesn't offer standalone irrigation and aeration systems, their equipment supports these applications effectively when combined with compatible attachments and third-party systems. If you're considering a specific type of irrigation or aeration solution, local Kubota dealers can often provide recommendations for compatible attachments and equipment to meet these needs. 1. Aeration • Compatible Aerator Attachments: Kubota's compact and sub-compact tractors (such as the BX and B Series) can be fitted with aerator attachments from third-party manufacturers. These attachments work well for golf courses, sports fields, and landscapes that require regular aeration to maintain soil health. • Pull-Behind Aerators for Tractors: Many users add pull-behind aerators to Kubota tractors. This setup enables efficient aeration for large turf areas, golf courses, and other fields, providing deep soil penetration for optimal water and nutrient absorption. • Compact Tractors for Golf and Lawn Aeration: Kubota's smaller tractors with turf tires help prevent turf damage, making them suitable for delicate aeration work on golf courses and lawns. 2. Irrigation Systems and Parts • Irrigation-Related Attachments and Implements: While Kubota does not manufacture irrigation systems, their tractors and utility vehicles can transport irrigation parts and systems for installation and repair projects. Compact and sub-compact models work well for maneuvering in tighter spaces often found in landscaping and golf course maintenance. • Utility Vehicles for Irrigation Maintenance: Kubota's RTV utility vehicles can assist maintenance teams by transporting irrigation equipment and supplies across expansive properties like golf courses, farms, and parks. 3. Installation and Support Capabilities • Use of Kubota Tractors in Installation: Kubota tractors are useful for preparing the ground for irrigation installation by grading, trenching, or digging as needed. They can be paired with third-party trenching and digging attachments for efficient setup of irrigation lines. • Dealer Network for Support: Kubota's extensive dealer network provides guidance and support, often working with landscape and agricultural professionals who can suggest compatible aeration and irrigation equipment from partner brands.	*
79	Beach and waterfront maintenance equipment and accessories	(•) Yes ( ) No	Although Kubota doesn't directly manufacture beach and waterfront maintenance equipment, their tractors, UTVs, and attachments can support a range of tasks commonly associated with waterfront care when paired with	

			the appropriate third-party accessories. For specific beach grooming and waterfront solutions, it's often helpful to consult with a Kubota dealer who may have local recommendations for compatible tools and attachments. 1. Sand Grooming and Beach Cleaning • Compact and Sub-Compact Tractors with Compatible Attachments: Kubota's BX and B Series tractors can be paired with third-party beach grooming attachments, like sand rakes and groomers, to help clean and level sandy areas on beaches. • Box Blades and Land Planes: These attachments are available for Kubota tractors and can assist in leveling sand and smoothing surfaces on beachfront areas, though they aren't specifically beach groomers. 2. Waterfront Vegetation Control • Mowers and Brush Cutters: For areas near water that require vegetation control, Kubota's zero-turn mowers or compact tractors with brush cutters can manage grassy, brushy areas near the shore. • Tractors with Flail Mowers: Kubota tractors with flail mower attachments can clear heavy vegetation around waterfronts or in hard-to-reach spots along riverbanks or lakeshores. 3. Erosion Control and Shoreline Maintenance • Utility Tractors for Erosion Prevention: Kubota's larger tractors, such as the L or M Series, can assist with shoreline maintenance by carrying and positioning materials like rocks, sandbags, or erosion control blankets. • Front Loaders and Backhoes: Kubota's compact and utility tractors can be equipped with front loaders or backhoes to transport, dig, and position materials along shorelines for erosion prevention projects. 4. Debris Removal and Transport • RTV Utility Vehicles for Shoreline Clean-Up: Kubota's RTV Series utility vehicles can be fitted with cargo beds to help transport trash, driftwood, and other debris from waterfronts to disposal areas. The RTVs' off-road capability makes them suitable for traversing sandy or uneven terrain near shorelines. • Fork Attachments for Large Debris: Front forks on Kubota tractors allow for the transport of larger objects or debris that may wash up on shore. 5. Dredging and Silt Removal • While Kubota does not produce dredging equipment, their tractors and RTVs can be used to transport silt or dredged material away from the waterfront area after it has been removed by specialized equipment.	*

Table 9: Exceptions to Terms, Conditions, or Specifications Form

Line Item 80. NOTICE: To identify any exception, or to request any modification, to Sourcewell standard Master Agreement terms, conditions, or specifications, a Proposer must submit the proposed exception(s) or requested modification(s) via redline in the Master Agreement Template provided in the "Bid Documents" section. Proposer must upload the redline in the "Requested Exceptions" upload field. All exceptions and/or proposed modifications are subject to review and approval by Sourcewell and will not automatically be included in the Master Agreement.

Do you have exceptions or modifications to propose?	Acknowledgement *
	(•) Yes ( ) No

Documents

Ensure your submission document(s) conforms to the following:

1. Documents in PDF format are preferred. Documents in Word, Excel, or compatible formats may also be provided.

2. Documents should NOT have a security password, as Sourcewell may not be able to open the file. It is your sole responsibility to ensure that the uploaded document(s) are not either defective, corrupted or blank and that the documents can be opened and viewed by Sourcewell.

3. Sourcewell may reject any response where any document(s) cannot be opened and viewed by Sourcewell.

4. If you need to upload more than one (1) document for a single item, you should combine the documents into one zipped file. If the zipped file contains more than one (1) document, ensure each document is named, in relation to the submission format item responding to. For example, if responding to the Marketing Plan category save the document as "Marketing Plan."

- Pricing - Sourcewell Discount Structure.pdf - Tuesday November 19, 2024 14:09:43
- Financial Strength and Stability - KBT 2nd Quarter Financials.pdf - Wednesday November 13, 2024 08:21:04
- Marketing Plan/Samples (optional)
- WMBE/MBE/SBE or Related Certificates (optional)
- Standard Transaction Document Samples - RTVX1140WLHS WEB QUOTE #2828724.pdf - Tuesday November 19, 2024 15:09:00
- Requested Exceptions (optional)
- Upload Additional Document - Sourcewell Additional Documents.zip - Monday November 25, 2024 12:20:49

PROPOSER AFFIDAVIT OF COMPLIANCE

I certify that I am an authorized representative of Proposer and have authority to submit the foregoing Proposal:

1. The Proposer is submitting this Proposal under its full and complete legal name, and the Proposer legally exists in good standing in the jurisdiction of its residence.

2. The Proposer warrants that the information provided in this Proposal is true, correct, and reliable for purposes of evaluation for award.

3. The Proposer certifies that:

(1) The prices in this Proposal have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other Proposer or competitor relating to-

(i) Those prices;

(ii) The intention to submit an offer; or

(iii) The methods or factors used to calculate the prices offered.

(2) The prices in this Proposal have not been and will not be knowingly disclosed by the Proposer, directly or indirectly, to any other Proposer or competitor before award unless otherwise required by law; and

(3) No attempt has been made or will be made by Proposer to induce any other concern to submit or not to submit a Proposal for the purpose of restricting competition.

4. To the best of its knowledge and belief, and except as otherwise disclosed in the Proposal, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest. An organizational conflict of interest is created when a current or prospective supplier is unable to render impartial service to Sourcewell due to the supplier's: a. creation of evaluation criteria during performance of a prior agreement which potentially influences future competitive opportunities to its favor; b. access to nonpublic and material information that may provide for a competitive advantage in a later procurement competition; c. impaired objectivity in providing advice to Sourcewell.

5. Proposer will provide to Sourcewell Participating Entities Solutions in accordance with the terms, conditions, and scope of a resulting master agreement.

6. The Proposer possesses, or will possess all applicable licenses or certifications necessary to deliver Solutions under any resulting master agreement.

7. The Proposer will comply with all applicable provisions of federal, state, and local laws, regulations, rules, and orders.

8. Proposer its employees, agents, and subcontractors are not:

1. Included on the "Specially Designated Nationals and Blocked Persons" list maintained by the Office of Foreign Assets Control of the United States Department of the Treasury found at: https://www.treasury.gov/ofac/downloads/sdnlist.pdf;
2. Included on the government-wide exclusions lists in the United States System for Award Management found at: https://sam.gov/SAM/; or
3. Presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from programs operated by the State of Minnesota; the United States federal government, as applicable; or any Participating Entity. Vendor certifies and warrants that neither it nor its principals have been convicted of a criminal offense related to the subject matter of this solicitation.

☑ By checking this box I acknowledge that I am bound by the terms of the Proposer's Affidavit, have the legal authority to submit this Proposal on behalf of the Proposer, and that this electronic acknowledgment has the same legal effect, validity, and enforceability as if I had hand signed the Proposal. This signature will not be denied such legal effect, validity, or enforceability solely because an electronic signature or electronic record was used in its formation. - Mark Adams, Senior Manager National Account Sales, Kubota Tractor Corporation

The Proposer declares that there is an actual or potential Conflict of Interest relating to the preparation of its submission, and/or the Proposer foresees an actual or potential Conflict of Interest in performing the obligations contemplated in the solicitation proposal.

○ **Yes** ◉ **No**

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document.

Check the box in the column "**I have reviewed this addendum"** below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
Addendum 6 Grounds Maintenance Eqpt RFP Tue November 12 2024 03:29 PM	☑	1
RFP 112624 Grounds Maintenance Equipment Pre-Proposal Recording Link Mon November 11 2024 08:17 AM	☑	1
Addendum 5 Grounds Maintenance Eqpt RFP Fri November 8 2024 10:31 AM	☑	2
Addendum 4 Grounds Maintenance Eqpt RFP Mon November 4 2024 04:03 PM	☑	1
Addendum 3 Grounds Maintenance Eqpt RFP Mon October 28 2024 03:53 PM	☑	2
Addendum 2 Grounds Maintenance Eqpt RFP Wed October 16 2024 08:40 AM	☑	2
Addendum 1 Grounds Maintenance Eqpt RFP Wed October 9 2024 07:54 AM	☑	2

STAFF ACTION ITEM

MEETING DATE: 03.02.2026-TABLED

TITLE: Chief of Police

PRESENTED BY: Joe Duvall

AGENDA ITEM DESCRIPTION (Agenda Content):

Resolution regarding time frame for speed enforcement utilizing Red Speed Cameras in School Zones.

HISTORY/PAST ACTION:

Enter Text Here

FINANCIAL IMPACT:

Enter Text Here

INFORMATION:

Description of request.

RESOLUTION
RES 2026-09

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DALLAS, GEORGIA ESTABLISHING OPERATIONAL HOURS FOR AUTOMATED SCHOOL ZONE SPEED DETECTION DEVICES; RESERVING THE RIGHT TO MODIFY SUCH HOURS; AND FOR OTHER PURPOSES

WHEREAS, the City of Dallas, Georgia ("City") has entered into a Professional Services Agreement with RedSpeed Georgia LLC ("RedSpeed") for the provision of automated school zone speed detection devices and related services; and

WHEREAS, O.C.G.A. § 40-14-18 authorizes the use of automated speed detection devices in school zones to enhance the safety of students, faculty, staff, and the general public; and

WHEREAS, O.C.G.A. § 40-14-18(b)(1)(D) provides that automated speed detection devices in school zones may only be used during the time in which the school speed zone is in effect, which is limited to a maximum of one hour before school begins until one hour after school ends; and

WHEREAS, the City desires to establish the specific operational hours during which the automated school zone speed detection devices will be active and operational; and

WHEREAS, the Chief of Police, Joe Duvall, has recommended that the Mayor and City Council establish such operational hours by resolution to provide clarity and consistency in enforcement; and

WHEREAS, the Mayor and City Council find that establishing such operational hours is in the best interest of public safety and the citizens of the City of Dallas; and

WHEREAS, the Mayor and City Council desire to reserve the right to review and modify such operational hours in the future as circumstances warrant.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Dallas, Georgia, as follows:

SECTION 1. OPERATIONAL HOURS ESTABLISHED

The automated school zone speed detection devices installed and operated by RedSpeed within the corporate limits of the City of Dallas shall be active and operational during the following hours on days when school is in session:

(Select one by striking the inapplicable options):

- During all hours that the school zone speed limit is in effect, as indicated by posted signage and flashing warning lights, not to exceed one hour before the school day begins until one hour after the school day ends.
- During flashing light times only, as follows: during morning student arrival times and afternoon student dismissal times when warning lights are actively flashing, not to exceed one hour before the school day begins until one hour after the school day ends.
- During specifically designated hours, as follows: from _____ a.m. to _____ a.m. and from _____ p.m. to _____ p.m. on days when school is in session, not to exceed one hour before the school day begins until one hour after the school day ends.

SECTION 2. COMPLIANCE WITH STATE LAW

All operational hours established pursuant to this Resolution shall comply with the requirements of O.C.G.A. § 40-14-18 and any other applicable state law, including but not limited to:

(a) Automated speed detection devices shall only be used during the time in which the school speed zone is in effect;

(b) School speed zones shall be in effect for a maximum period of one hour before school begins until one hour after school ends; and

(c) Automated speed detection devices shall not be used on days when school is not in session.

SECTION 3. SIGNAGE AND NOTICE

The Chief of Police, or his designee, shall ensure that appropriate signage is installed and maintained in accordance with O.C.G.A. § 40-14-18(e) to provide notice to the public of the use of automated school zone speed detection devices, including the posted speed limit and operational hours.

SECTION 4. AUTHORITY TO MODIFY HOURS

The Mayor and City Council expressly reserve the right to review, revise, amend, or modify the operational hours established by this Resolution at any time by subsequent resolution. The Chief of Police is authorized to make recommendations to the Mayor and City Council regarding any proposed changes to operational hours based on traffic patterns, safety concerns, or other relevant factors.

SECTION 5. EFFECTIVE DATE

This Resolution shall become effective immediately upon its adoption by the Mayor and City Council.

SECTION 6. SEVERABILITY

Should any section, subsection, sentence, clause, or phrase of this Resolution be declared invalid or unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of the Resolution as a whole or any part thereof other than the part so declared to be invalid or unconstitutional.

SECTION 7. REPEALER

All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

RESOLVED this _____ day of April, 2026.

_____
L. James Kelly, Mayor

_____ _____
James Henson, Councilmember Christopher B. Carter, Councilmember

_____ _____
Nancy R. Arnold, Councilmember Leah Alls, Councilmember

_____ _____
Cooper Cochran, Councilmember Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

STAFF ACTION ITEM

MEETING DATE: ***03/02/2026***

TITLE: ***A-2025-03: ANNEXATION REQUEST***

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

PRESENTED BY: ***Brandon Rakestraw – Public Works Director***

AGENDA ITEM DESCRIPTION (Agenda Content):

A-2025-03 : ANNEXATION REQUEST

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

HISTORY/PAST ACTION:

Planning Commission: **Recommendation** – Approval of the annexation request (February 19, 2026)

FINANCIAL IMPACT:

Owner/Developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.

INFORMATION:

A-2025-03: ANNEXATION REQUEST

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

Attachment A – Annexation/Zoning Official Application
Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D - A-2025-03_Z-2025-05_Blue River Development Paulding County Notification Letter
Attachment E – A-2025-03_Z-2025-05_ Blue River Development Paulding County School System Notification Letter
Attachment F – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Notification Letter
Attachment G – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Public Hearing Notification Letter
Attachment H - A-2025-03_Z-2025-05_ Blue River Development Legal Notice
Attachment I - A-2025-03_Z-2025-05_ Blue River Development Surrounding Property Owners Letter
Attachment J - A-2025-03_Z-2025-05_ Blue River Development Proposed Architectural Elevations

STAFF RECOMMENDATIONS:

Based on the preceding analysis Community Development staff recommend approval of this Annexation and Rezoning request. If the Planning Commission votes to recommend approval, staff recommends the following stipulations be applied:

1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.
2. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.
3. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.
4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Georgia Department of Transportation and/or Paulding County Department of Transportation and/or City of Dallas for access.
5. Owner/developer shall provide public right-of-way from west to east property line for possible future road connection, per the Paulding County's Comprehensive Transportation Plan. Thus, allowing trips to and from hospital property, adjacent light industrial, proposed commercial, and proposed/existing residential properties via parallel access roadway along Highway 278.
6. Owner/developer shall comply, design, and construct all offsite sanitary sewer system and/or water system improvements and/or upgrades required by Paulding County Water System for servicing the proposed development.
7. The Developer shall install, operate, and maintain a complete Automated License Plate Reader (ALPR) system at each entrance at its sole cost and expense. The Developer must grant immediate and unfettered access to all ALPR data and live feeds to the Dallas Police Department. The system must comply with all applicable federal, state, and local laws, and the Dallas Police Department's established policies and procedures.
    1. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.
    2. System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.
    3. Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure

seamless integration and access for law enforcement personnel for public safety and investigative purposes.

8. A Homeowners Association shall be required for the Town Home development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.
9. A Property Management Association shall be required for the C-1 commercial development in its entirety. The Property Management Association shall be created and enacted as part of final platting process for any development phase. Property Management Association shall include all commercial zoned property mandatory.
10. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of townhomes for each townhome to be constructed. All townhomes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of commercial buildings for each commercial building to be constructed. All buildings, or other structures shall comply with standards set forth in the city's ordinance codes.
12. Owner/developer shall provide written notice of concurrence stating noted impact have been satisfied from all entities found in the Fiscal Impact Analysis.
13. Owner/developer shall agree rental properties shall not exceed 10% (Eleven (11) units) of the overall 113-unit count.

Unless explicitly stated herein, all other lot and development standards shall comply with the C-1 & TH zoning district as written in the City of Dallas Unified Development Code. All other regulation, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.

PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. *A-2025-03*
ZONING/REZONING APPLICATION NO. *Z–2025-05*

HEARING D
Planning Com
02/19/2026 at 6:00 PM
City Council:
03/02/2026 at 5:15 PM

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

Attachment A – Annexation/Zoning Official Application
Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D - A-2025-03_Z-2025-05_Blue River Development Paulding County Notification Letter
Attachment E – A-2025-03_Z-2025-05_ Blue River Development Paulding County School System Notification Letter
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Attachment H - A-2025-03_Z-2025-05_ Blue River Development Legal Notice
Attachment I - A-2025-03_Z-2025-05_ Blue River Development Surrounding Property Owners Letter
Attachment J - A-2025-03_Z-2025-05_ Blue River Development Proposed Architectural Elevations

ANNEXATION & ZONING REQUEST:

APPLICATION No: A-2025-03 & Z-2025-05
Applicant: ***Blue River Development***
Applicant Address: ***3715 Davinci Ct.***
City: ***Peachtree Corners*** State: ***Georgia*** Zip: ***30092***

Representative: ***LJA Engineering***
Representative Address: ***299 S. Main Street***
City: ***Alpharetta*** State: ***Georgia*** Zip: ***30009***

Titleholder: ***Larry D. Paris***
Titleholder Address:***150 Smith Rd.***
City: ***Hiram*** State: ***Georgia*** Zip: ***30141***

Titleholder: ***Linda Paris Holly***
Titleholder Address:***10367 Cavey Lane***
City: ***Woodstock*** State: ***MD*** Zip: ***21163***

Location of Property: ***2076 Jimmy Lee Smith Pkwy, Dallas, GA 30132***

Tax Parcel ID No.: ***147.1.4.001.0000***
Land Lot(s): ***480*** District: ***2nd*** Section: ***3rd***
Intended Use of Property: ***Commercial / Office & Attached Townhomes***
Proposed Unit Count: ***C-1 Tract A +/-33,100sf; C-1 Tract B +/-34,350sf; TH 113 units***
Zoning District: ***C-1 Low-Density Commercial District & TH Townhome Residential District (City)***
Setbacks & Lot Requirements:

C-1 Low-Density Commercial District:
Minimum Lot Size –1ac. subject parcel.; Minimum Lot Width – 100ft subject parcel; Minimum Lot Frontage – 50ft. subject parcel; Maximum Building Height – (Principal 45ft.) (Accessory – 26ft.); Front Setback –30ft. subject parcel; Side Setback – (Principal – 10ft.) Accessory – 10ft.) subject parcel; Rear Setback – (Principal – 20ft.) (Accessory –10ft.)subject parcel; Minimum Distance from Structure on Same Lot – 10ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – N/A Average) (2+ Story – N/A); Total Minimum Living Area (Per Unit) – 750sf; Minimum Living Area Façade Width – N/A; Maximum Lot Coverage (structures and buildings) – 50%; Maximum Lot Coverage (all impervious surfaces) – 75%

TH Townhome Residential District:
Minimum Lot Size –1ac. subject parcel.; Minimum Lot Width – 100ft subject parcel; Minimum Lot Frontage – 50ft. subject parcel; Maximum Building Height – (Principal 45ft.) (Accessory – 24ft.); Front Setback –25ft. subject parcel; Side Setback – (Principal – 40ft.) Accessory – 10ft.) subject parcel; Rear Setback – (Principal – 40ft.) (Accessory –10ft.)subject parcel; Minimum Distance from Structure on Same Lot – 20ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 1,040sf Average) (2+ Story – 650); Total Minimum Living Area (Per Unit) – 1,040sf / 950sf; Minimum Living Area Façade Width – 24ft; Maximum Lot Coverage (structures and buildings) – 50%, Acc: 5% or 600sf (whichever is greater); Maximum Lot Coverage (all impervious surfaces) – 60%

STAFF COMMENTS:

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas,

GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

Property that borders the site to the west is within the city limits of Dallas. Property that borders the site to the east is light industrial zoned property within the city limits of Hiram. Properties that border to the, north and south are residential zoned properties in Paulding County.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING	ADJACENT DEVELOPMENT
NORTH: R-2 - Paulding	**NORTH: Single-family Residential**
EAST: I-1 - City of Hiram	**EAST: Light Industrial Use**
SOUTH: PRD – Paulding Co.	**SOUTH: Palisades Residential Development**
WEST: R-2C – City of Dallas	**WEST: Overlook @ Palisades Residential Development**

B. Permitted Use impact on adjacent properties

- *Proposed development density of 4.4 units per acre.*
- *Minimum lot size: 1:2,500sf*
- *Total unit count: 113*
- *Adjacent lot sizes:*
  - *0.20 acres avg. (8,712sf) – Palisades Residential Development to south*
  - *0.17 acres (7,500sf) – Overlook @ Palisades Residential Development to west*
  - *+1 acres for all other stand-alone Residential properties to north*
  - *12-acre Light Industrial property to east*

C. Adverse effect on the usability of adjacent or nearby property

- *None – surrounding property is developed as current zoned land use.*

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

- *Applicant shall complete a Fiscal Impact Analysis. Applicant shall provide written letters of concurrence from all entities noting all impacts are either addressed or will be addressed on or before final platting of subject development.*
- *Staff comments:*

- *Increased traffic on existing State, County, and City public roadways and other nearby major and minor collector roads.*
- *Increase student population of nearby public schools.*
- *Possible increase in calls for service for city police department.*
- *Increase daily demand on existing water system - Paulding County Water System.*
- *Decrease available sanitary sewer capacity – Paulding County Sewer System.*
- *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Public Water supply via Paulding County Water existing along Palisades Parkway. Water supply capacity to be verified by Paulding County.*
- *Property is within Paulding County's – Sewer Service Area. Connection and extension of the county's sanitary sewer system may be required to service. Existing sewer infrastructure is located on adjacent property to the east, south, and west. Sewer capacity to be verified by Paulding County.*
- *Public Roadway connection via Palisades Parkway. Palisades Parkway is a divided median parkway currently servicing two single-family residential developments.*
- *Property is located within the Wellstar Wellness District per the 2022-2027 Paulding County Joint Comprehensive Plan. This district promotes the consideration of multi-family housing to provide housing options for the area's growing future workforce.*
- *Development layout adheres to "park-like setting with quality-of-life amenities and attract additional medical and wellness uses" notated within the Land Use + Economic Development section under the Wellstar Wellness District recommendations.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Residential character area, per the future development map shown on page 96 (MAP2.11). Property is also shown to be located in the Wellstar Welness District, per the Special Area Studies section of the comprehensive plan. This district notates the consideration of multi-family housing, along with attraction of additional medical and wellness uses. The property is also located within Paulding County's Sewer Service Area. Existing sewer infrastructure is located on adjacent properties to the east, south, and west.

STAFF RECOMMENDATIONS:

Based on the preceding analysis Community Development staff recommend approval of this Annexation and Rezoning request. If the Planning Commission votes to recommend approval, staff recommends the following stipulations be applied:

1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.

2. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.

3. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.

4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Georgia Department of Transportation and/or Paulding County Department of Transportation and/or City of Dallas for access.

5. Owner/developer shall provide public right-of-way from west to east property line for possible future road connection, per the Paulding County's Comprehensive Transportation Plan. Thus, allowing trips to and from hospital property, adjacent light industrial, proposed commercial, and proposed/existing residential properties via parallel access roadway along Highway 278.

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    1. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.
    2. System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.

3. Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure seamless integration and access for law enforcement personnel for public safety and investigative purposes.

8. A Homeowners Association shall be required for the Town Home development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.

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13. Owner/developer shall agree rental properties shall not exceed 10% (Eleven (11) units) of the overall 113-unit count.

Unless explicitly stated herein, all other lot and development standards shall comply with the C-1 & TH zoning district as written in the City of Dallas Unified Development Code. All other regulation, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Community Development staff and do not constitute a final decision. The City of Dallas, Mayor and Council shall govern the final decision on all Annexation, Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.

THE CITY OF DALLAS GEORGIA
1854
COMMUNITY DEVELOPMENT

ANNEXATION APPLICATION

Application No. A - 2025 - 03

(PAGE 1 of 11)

HEARING DA
Planning Commission:
02/19/2026 6:00 PM
City Council:
03/02/2026 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Blue River Development

Address: 3715 Davinci Ct

City: Peachtree Corners State: GA Zip: 30092

Phone: [redacted] E-mail address [redacted]

Geoffrey Reid
Applicant's Signature

Geoffrey Reid
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

Notary Commission Expires:

The 17th day of July, 2029.

SEAL:

CAROLINE WEYER
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
JULY 17 2029

Representative: LJA Engineering

Address: 299 S. Main Street

City: Alpharetta State: GA Zip: 30009

Phone: [redacted] E-mail address: [redacted]

Tyler Lassen
Representative's Signature

Tyler Lassen
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Commission Expires:

The 22 day of OCTOBER, 2025.

SEAL:

TYLER MARCHMAN
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
My Commission Expires
10-22-2025

CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: OCTOBER 6, 2025

APPLICATION ACCEPTANCE DATE: NOVEMBER 18, 2025

DIRECTOR: [signature] (SIGNATURE) 11-18-2025 (DATE)

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

ANNEXATION APPLICATION

Application No. A - 2025 - 03

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LARRY D. PARIS
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 150 SMITH RD

City: HIRAM State: GA Zip: 30141

Phone: [redacted] E-mail address: NONE

Larry D Paris
Titleholder's Signature

LARRY D. PARIS
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

Notary Commission Expires:

The 25th day of May, 2029.

SEAL: TERESA RUTH HUGGINS NOTARY PUBLIC PAULDING COUNTY, GEORGIA COM. EXP. May 25, 2029

Property Information

Present Zoning Classification: R2 (PAULDING) Requested Zoning Classification: TH + C-1 (CITY)

Total Acreage of Annexation Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000

Location of Property: 2076 JIMMY LEE SMITH PKWY
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):
Proposed Use: COMMERCIAL / OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24 x 50

Compliant with 2022-2027 Joint Comprehensive Plan: YES ☑ NO ☐

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: _____, _____, _____, _____, _____, _____, _____

Zoning Application No. Z – _____ - _____

ANNEXATION APPLICATION

Application No. A - 2025 - 03

(PAGE 2 of 11)

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LINDA PARIS HOLLEY

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 10367 CAVEY LANE

City: WOODSTOCK State: MD Zip: 21163

Phone: [redacted] E-mail address: N/A

Linda Paris Holley
Titleholder's Signature

LINDA PARIS HOLLEY
Printed Name of Signatory

BY: Martha Phyllis Paris
MARTHA PHYLLIS PARIS, HER ATTORNEY-IN-FACT

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

Notary Commission Expires:

The 25 day of May, 2029.

SEAL

TERESA RUTH HUGGINS
COM. EXP.
NOTARY PUBLIC
May 25, 2029
PAULDING COUNTY, GEORGIA

Property Information

Present Zoning Classification: R2 (PAULDING) Requested Zoning Classification: TH + C-1 (CITY)

Total Acreage of Annexation Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000, _____, _____

Location of Property: 2076 JIMMY LEE SMITH PKWY
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):
Proposed Use: COMMERCIAL / OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24x50

Compliant with 2022-2027 Joint Comprehensive Plan: YES ☑ NO ☐

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: _____, _____, _____, _____, _____, _____, _____

Zoning Application No. Z – _____ - _____

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

AUTHORIZATION OF TITLEHOLDER

I, LINDA PARIS HOLLEY, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct

City Peachtree Corners State GA Zip 30092

Email [redacted]

Phone [redacted]

Name of Titleholder LINDA PARIS HOLLEY

Address 10367 CAVEY LANE

City WOODSTOCK State MD Zip 21163

Email N/A Phone [redacted]

Linda Paris Holley
Signature of Titleholder

By: Martha Phyllis Paris
MARTHA PHYLLIS PARIS,
Her Attorney-in-Fact

Signed, sealed and delivered in the presence of:

Notary Public Signature

My Commission Expires

Seal:

JUDITH F BAGBY
NOTARY
EXPIRES
GEORGIA
MARCH 21, 2029
PUBLIC
PAULDING COUNTY

A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

AUTHORIZATION OF TITLEHOLDER

I, LARRY D. PARIS, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct

City Peachtree Corners State GA Zip 30092

Email [redacted]

Phone [redacted]

Name of Titleholder LARRY D. PARIS

Address 150 Smith Rd.

City Hiram State GA. Zip 30141

Email NONE Phone [redacted]

Larry D. Paris
Signature of Titleholder

Signed, sealed and delivered in the presence of:

Judith F Bagby
Notary Public Signature My Commission Expires

Seal:

JUDITH F BAGBY NOTARY EXPIRES GEORGIA MARCH 21, 2029 PUBLIC PAULDING COUNTY

A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Blue River Development

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy Dallas, GA

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:

Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this applications? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Larry D. Paris
Applicant's Signature

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires

TERESA RUTH HUGGINS NOTARY PUBLIC PAULDING COUNTY, GEORGIA COM. EXP. May 25, 2029

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

*A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER *

[1]Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
[2]Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
[3]Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Blue River Development

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy. Dallas, GA

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:
Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this applications? ☑ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

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An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 20 25.

Linda Paris Holley
Applicant's Signature

Linda Paris Holley
Applicant's Name Printed

BY: Martha Phyllis Paris
Martha Phyllis Paris, her attorney in fact
Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires

TERESA RUTH HUGGINS NOTARY PUBLIC PAULDING COUNTY, GEORGIA COM. EXP. May 25, 2028

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

*A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER *

[1]Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
[2]Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
[3]Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.

THE CITY OF DALLAS GEORGIA
1854
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Blue River Development

Reference: Application filed on Oct 6th, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy
Dallas, GA

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:
Blue River Development, LLC

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this applications? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:
N/A

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:
N/A

An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 25th day of August, 20 25.

Applicant's Signature

Geoffrey Reid
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

My Commission Expires July 17 2029

CAROLINE WEYER
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
JULY 17 2029

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THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Blue River Development

Reference: Application filed on Oct 6th, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy

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Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 17 day of Sep, 20 25.

Applicant's Signature

Tyler Lassen (Representative)
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Notary Public Signature

TYLER MARCHMAN NOTARY PUBLIC FORSYTH COUNTY, GEORGIA My Commission Expires 10-22-2025

My Commission Expires 10-22-2025

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THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

_____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Linda Paris Holley
Applicant's Signature[1]

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Martha Phyllis Paris, her attorney in fact

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires _____
(SEAL)

TERESA RUTH HUGGINS NOTARY PUBLIC PAULDING COUNTY, GEORGIA COM. EXP. May 25, 2029

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

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THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

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I certify that the foregoing information is true and correct, this 29th day of August, 2025.

Larry D. Paris
Applicant's Signature[1]

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires
(SEAL)

TERESA RUTH HUGGINS
COM. EXP.
NOTARY
PUBLIC
May 25, 2029
PAULDING COUNTY, GEORGIA

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I certify that the foregoing information is true and correct, this 25th day of August, 2025.

Applicant's Signature[1]

Geoffrey Reid
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

My Commission Expires July 17, 2029
(SEAL)

CAROLINE WEYER
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
JULY 17 2029

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THE CITY OF DALLAS GEORGIA
1854
COMMUNITY DEVELOPMENT

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

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If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☑ No ☐ Yes

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If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 17 day of Sep, 2025.

Applicant's Signature[1] — Tyler Lesser (Representative) Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Notary Public Signature — My Commission Expires 10-22-2025 (SEAL)

TYLER MARCHMAN NOTARY PUBLIC FORSYTH COUNTY, GEORGIA My Commission Expires 10-22-2025

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SIGN FEE

Separate check for **sign fee** of $50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pickup and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact .

Does the annexation request warrant a Development of Regional Impact Review? ☒ No ☐ Yes

DRI Application # (if applicable) _____

I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.

Signature of Applicant: [signature]

Date: 8/25/25

Signed, sealed and delivered in the presence of:

My Commission Expires July 17 2029

Notary Public Signature: Caroline Weyer (SEAL)

CAROLINE WEYER NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JULY 17 2029

****MAKE CHECKS PAYABLE TO CITY OF DALLAS****

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

Zoning/Rezoning Application

Application No. Z - 2025 - 05

(PAGE 1 of 15)

HEARING DAT
Planning Commission:
02/19/2026 6:00 PM
City Council:
03/02/2026 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Blue River Development

Address: 3715 Davinci Ct

City: Peachtree Corners State: GA Zip: 30092

Phone: [redacted] E-mail address [redacted]

Applicant's Signature

Geoffrey Reid
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

Notary Commission Expires:

The 17 day of July, 2029.

SEAL:

CAROLINE WEYER NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JULY 17 2029

Representative: LJA Engineering

Address: 299 S. Main Street

City: Alpharetta State: GA Zip: 30009

Phone: ([redacted] E-mail address: [redacted]

Representative's Signature

Tyler Lasser
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

Notary Commission Expires:

The 17 day of July, 2029.

SEAL:

CAROLINE WEYER NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JULY 17 2029

CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: OCTOBER 6, 2025
APPLICATION ACCEPTANCE DATE: NOVEMBER 18, 2025
DIRECTOR: (SIGNATURE) 11-18-2025 (DATE)

Zoning/Rezoning Application

Application No. Z - 2025 - 05

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LINDA PARIS HOLLEY
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 10367 CAVEY LANE

City: WOODSTOCK State: MD Zip: 21163

Phone: [redacted] E-mail address: NONE

Linda Paris Holley
Titleholder's Signature

LINDA PARIS HOLLEY
Printed Name of Signatory

BY: Martha Phyllis Paris
MARTHA PHYLLIS PARIS, HER ATTORNEY-IN-FACT

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

Notary Commission Expires:

The 25 day of May, 2029.

SEAL: TERESA RUTH HUGGINS NOTARY PUBLIC COM. EXP. May 25, 2029 PAULDING COUNTY, GEORGIA

Property Information

Present Zoning Classification: R2 Requested Zoning Classification: TH + C-1

Total Acreage of Zoning Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000, _____, _____

Location of Property: 2076 JIMMY LEE SMITH PKWY
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):
Proposed Use: COMMERCIAL/OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24x50

Compliant with 2022-2027 Joint Comprehensive Plan: YES ☑ NO ☐

Additional Tax Parcel I.D. No.(s) _____

Additional Land Lots here: _____, _____, _____, _____, _____, _____, _____

Annexation Application No. Z – _____ - _____

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

Zoning/Rezoning Application

Application No. Z - 2025 - 05

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LARRY D. PARIS
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 150 SMITH RD.

City: HIRAM State: GA Zip: 30141

Phone: [redacted] E-mail address: NONE

Larry D. Paris
Titleholder's Signature

LARRY D. PARIS
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

Notary Commission Expires:

The 25 day of May, 2029.

SEAL: TERESA RUTH HUGGINS NOTARY PUBLIC PAULDING COUNTY, GEORGIA COM. EXP. May 25, 2029

Property Information

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Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24x50

Compliant with 2022-2027 Joint Comprehensive Plan: YES ☑ NO ☐

Additional Tax Parcel I.D. No.(s) _____

Additional Land Lots here: _____, _____, _____, _____, _____, _____, _____

Annexation Application No. Z – _____ - _____

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

AUTHORIZATION OF TITLEHOLDER

I, LINDA PARIS HOLLEY, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct, Suite 300

City Peachtree Corners State GA Zip 30092

Email [redacted]

Phone [redacted]

Name of Titleholder LINDA PARIS HOLLEY

Address 10367 CANEY LANE

City Woodstock State MD Zip 21163

Email NONE Phone

Linda Paris Holley
Signature of Titleholder

By: Martha Phyllis Paris
MARTHA PHYLLIS PARIS,
HER ATTORNEY-IN-FACT

Signed, sealed and delivered in the presence of:

Notary Public Signature

My Commission Expires

Seal:

JUDITH F BAGBY
NOTARY
EXPIRES
GEORGIA
MARCH 21, 2029
PUBLIC
PAULDING COUNTY

A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

AUTHORIZATION OF TITLEHOLDER

I, LARRY D. PARIS, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct, Suite 300

City Peachtree Corners State GA Zip 30092

Email [redacted]

Phone [redacted]

Name of Titleholder LARRY D. PARIS

Address 150 Smith Rd.

City Hiram State GA. Zip 30141

Email none Phone [redacted]

Larry D. Paris
Signature of Titleholder

Signed, sealed and delivered in the presence of:

Judith F Bagby
Notary Public Signature

My Commission Expires

Seal:

JUDITH F BAGBY
NOTARY
EXPIRES
GEORGIA
MARCH 21, 2029
PUBLIC
PAULDING COUNTY

A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

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Reference: Application filed on OCT 6TH, 20 25

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Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 17 day of SEP, 2025.

Applicant's Signature — Tyler Lassen (Representative) Applicant's Name Printed

Signed, sealed and delivered in the presence of

Notary Public Signature — My Commission Expires 10-22-2025

TYLER MARCHMAN NOTARY PUBLIC FORSYTH COUNTY, GEORGIA My Commission Expires 10-22-2025

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N/A

Please attach additional sheet if necessary.

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Applicant's Signature

Geoffrey Reid
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

My Commission Expires July 17, 2029

CAROLINE WEYER
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
JULY 17 2029

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THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

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Applicant Name[1]: Blue River Developmat

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy, Dallas, GA

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:
Linda Paris Holley & Larry D. Paris

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Linda Paris Holley
Applicant's Signature

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Martha Phyllis Paris, her Attorney in Fact

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires

TERESA RUTH HUGGINS NOTARY PUBLIC PAULDING COUNTY, GEORGIA COM. EXP. May 25, 2028

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1]Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
[2]Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
[3]Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Blue River Development

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy. Dallas, GA

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:
Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 20 25.

Larry D Paris
Applicant's Signature

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires

TERESA RUTH HUGGINS NOTARY PUBLIC COM. EXP. May 25, 2029 PAULDING COUNTY, GEORGIA

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

*A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER *

[1]Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
[2]Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
[3]Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

_____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Larry D. Paris
Applicant's Signature[1]

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa R Huggins
Notary Public Signature

My Commission Expires _____
(SEAL)

TERESA RUTH HUGGINS NOTARY PUBLIC COM. EXP. May 25, 2029 PAULDING COUNTY, GEORGIA

*A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER *

[1] Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

_____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Linda Paris Holley
Applicant's Signature[1]

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Martha Phyllis Paris, her attorney in fact

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires _____
(SEAL)

TERESA RUTH HUGGINS NOTARY PUBLIC COM. EXP. May 25, 2026 PAULDING COUNTY, GEORGIA

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1] Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 25th day of August, 2025.

Applicant's Signature[1]

Geoffrey Reed
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

My Commission Expires July 17 2029
(SEAL)

CAROLINE WEYER
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
JULY 17 2029

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1] Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

THE CITY OF DALLAS GEORGIA
1854
COMMUNITY DEVELOPMENT

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☑ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? ☑ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☑ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 17 day of Sep, 2025.

Applicant's Signature[1]

Tyler Lasser (Representative)
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

TYLER MARCHMAN NOTARY PUBLIC FORSYTH COUNTY, GEORGIA My Commission Expires 10-22-2025

Notary Public Signature

My Commission Expires 10-22-2025

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1] Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

SIGN FEE

Separate check for **sign fee** of $50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pick up and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact .

Does the annexation request warrant a Development of Regional Impact Review? ☒ No ☐ Yes

DRI Application # (if applicable) _____

I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.

Signature of Applicant: _____

Date: 8/25/25

Signed, sealed and delivered in the presence of:

My Commission Expires July 17, 2029

Notary Public Signature: Caroline Weyer (SEAL)

CAROLINE WEYER NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JULY 17 2029

****MAKE CHECKS PAYABLE TO CITY OF DALLAS****

Return to:
Bagby Law Office, P.C.
100 West Griffin Street
Dallas, Georgia 30132

STATE OF GEORGIA
COUNTY OF PAULDING

POWER OF ATTORNEY
FOR SPECIFIC PURPOSE

Know all men, that to protect its interest, and for valuable consideration, I, **Linda Paris Holley**, of Woodstock, Maryland, have appointed **Martha Phyllis Paris**, of Paulding County, Georgia, the lawful attorney-in-fact for, and in my name, place and stead, for the following specific purposes to-wit:

a) To enter into contracts, for cash or upon such terms and conditions as she may deem advisable, for the sale of the real estate located at 2076 Jimmy Lee Smith Parkway, Dallas, Georgia 30132, as described in Exhibit "A" attached hereto; and to execute and deliver appropriate contracts or other instruments for that purpose;

b) To sell, convey, rent, lease, pledge or otherwise dispose of, by deed, contract or otherwise, said real estate;

c) To sign, endorse, receive, deposit or issue checks, notes, deeds or other instruments necessary for the closing of the sale of said real estate; and,

d) To do any other thing or perform any other act which is necessary for the closing of said sale.

The rights, powers, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on the date below, and such rights, powers, and authority shall remain in full force and effect thereafter until revoked by me in writing or upon my death or until said sale is completed, whichever first occurs.

This 8 day of August, 2025.

WITNESS

Linda Paris Holley (SEAL)
Linda Paris Holley

NOTARY PUBLIC

LELA M. RICHARDS
Notary Public - Maryland
Howard County
My Commission Expires
January 29, 2028

EXHIBIT "A"

Such portions of Original Land Lot 480, Paulding County, Georgia as was deeded to Sellers by way of that certain Assent of Executors to Devise dated November 20, 2023, recorded on April 5, 2024 at Deed Book 5068, Pages 60-62, less and except any property that is located on the north side of the right-of-way of Jimmy Lee Smith Parkway. Said tract being more fully described as follows:

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being all of Original Land Lot Number 480, containing 40 acres, more or less.

LESS AND EXCEPT herefrom and not conveyed hereby is any portion of the above-described previously conveyed to any third parties and any rights of way for any public road.

Subject to any easements and rights-of-way previously conveyed to any third parties.

Printed: 08/25/2025 12:19:50 PM

Official Tax Receipt
Paulding County, GA
240 Constitution Blvd
Dallas, 30132
--Online Receipt--

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-049898	R0107 20	2076 JIMMY LEE SMITH PKWY	$3,462.40	$0.00 Fees: $0.00	$0.00	$3,462.40	$0.00
		Totals:	**$3,462.40**	**$0.00**	**$0.00**	**$3,462.40**	**$0.00**

Paid Date: 11/20/2024 **Charge Amount:** $3,462.40

PARIS BOBBY R HEIRS OF
150 SMITH RD
DALLAS, GA 30132

Scan this code with your mobile phone to view this bill

Recpt:005490
RECORDED: 04/05/2024 1:56 PM
DEED - FROM ESTATE
DEED BOOK 5068 PAGES 60 - 62
FILING FEES: $25.00
TRANSFER TAX: $0.00
PT61: 110-2024-001977
Sheila Butler, Superior Court Clerk
Paulding County, GA

After recording please return to:

Tonny S. Beavers

P. O. Box 1849

Dallas, GA 30132

Paulding County Tax ID

147140010000 and

147140020000

Assent of Executors to Devise

STATE OF GEORGIA

COUNTY OF PAULDING

WHEREAS, Bobby Russell Paris died as a resident of Paulding County, Georgia, on the 20th day of November, 2023, leaving a will which has been probated in solemn form in said County at a regular Term of the Court of Probate thereof.

WHEREAS, under the terms of said will the following described property, to wit:

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being all of Original Land Lot Number 480, containing 40 acres, more or less.

SUBJECT TO any easements and rights of way previously conveyed to any third parties.

LESS AND EXCEPTED HEREFROM AND NOT CONVEYED HEREBY is any portion of the above-described property previously conveyed to any third parties and any rights of way for any public roads.

was devised to Linda Paris Holley and Larry D. Paris as tenants in common; and

WHEREAS, the undersigned duly qualified as Co-Executors of the estate of the said, Bobby Russell Paris, and are now administering the estate under the terms of said will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW THEREFORE, the undersigned, as Co-Executors of the will of

the said Bobby Russell Paris hereby assent to the devise of said property under the terms of said will, so that full fee-simple title thereto is vested in the said Linda Paris Holley and Larry D. Paris, as tenants in common, as provided in said will.

WITNESS our hands and seals this the 5th day of April, 2024.

_____(Seal)
Tonny S. Beavers, Co-Executor of the Estate of Bobby Russell Paris, deceased

Signed, sealed and delivered in the presence of:

_____
Witness

_____
Notary Public

LORI JACKSON JENNINGS NOTARY PUBLIC Exp. Aug. 23, 2025 PAULDING COUNTY, GA

_____(Seal)
Diane B. Hart, Co-Executor of the Estate of Bobby Russell Paris, deceased

_____
Witness

_____
Notary Public

LORI JACKSON JENNINGS NOTARY PUBLIC Exp. Aug. 23, 2025 PAULDING COUNTY, GA

1. PID 148.2.3.006.0000
JIMMY CAMPBELL PKWY W
TRG PARIS ROAD LLC

OVERLOOK PALISADE SUBDIVISON
SOUTHEAST PALISADES ACQUISITION, LLC

2. PID 147.1.4.028.0000
PALISADES PKWY

3. PID 147.1.4.005.0000
302 WHITE OAK CIR

4. PID 147.1.4.004.0000
300 WHITE OAK CIR

5. PID 147.1.4.020.0000
210 WHITE OAK CIR

6. PID 147.1.4.021.0000
208 WHITE OAK CIR

7. PID 147.1.4.022.0000
206 WHITE OAK CIR

8. PID 147.1.4.023.0000
204 WHITE OAK CIR

9. PID 147.1.4.024.0000
202 WHITE OAK CIR

10. PID 147.1.4.025.0000
200 WHITE OAK CIR

11. PID 147.1.4.026.0000
150 WHITE OAK CIR

12. PID 147.1.4.029.0000
WHITE OAK CIR

13. PID 147.1.4.027.0000
146 WHITE OAK CIR

14. PID 147.4.1.004.0000
21 PLUM BRANCH CT
YOLANDA DAVIS

15. PID 147.1.4.003.0000
23 PLUM BRANCH CT
CHRISTOPHER & AMANDA FRANCISSEN



16. PID 147.4.1.005.0000
16 PLUM BRANCH CT
KELLEN WALKER

17. PID 147.4.1.009.0000
27 PLUM BRANCH TRCE
DALE & MERI MCDOUGALD

18. PID 147.4.1.010.0000
33 PLUM BRANCH TRCE MADELEINE
& NICAISE AVIGNON

19. PID 147.4.1.011.0000
39 PLUM BRANCH TRCE
THOMAS & EILEEN ALIA
LIVING TRUST

20. PID 147.4.1.068.0000
HOMEOWNERS ASSOCATION
OF PALISADES INC

21. PID 147.4.1.018.0000
64 COPELAND TRCE
ANGELA PATTON

22. PID 147.4.1.019.0000
60 COPELAND TRCE
ERIC DESHAWN BATES

23. PID 147.4.2.007.0000
50 COPELAND TRCE
WILLIAM & XAVIERA ARON

24. PID 147.4.2.008.0000
42 COPELAND TRCE
ROSEMARY COLE

25. PID 147.1.3.001.0000
168 INTERNATIONAL PKWY
AZAN PRODUCT INC

26. PID 147.1.3.006.0000
90 INTERNATIONAL PKWY
90 INTERNATIONAL LLC

27. PID 147.1.3.007.0000
230 SUMMERHILL RD
230 SUMMERHILL ROAD LLC

28. PID 147.1.4.002.0000
UNASSIGNED ADDRESS
LINDA PARIS HOLLEY & LARRY PARIS

ADJACENT PARCELS MAP

LJA PLANNING & LANDSCAPE ARCHITECTURE

Adjacent Parcels

1. PID 148.2.3.006.0000
TRG PARIS ROAD LLC
7100 PEACHTREE DUNWOODY RD
ATLANTA, GA 30328

2. PID 147.1.4.028.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

3. PID 147.1.4.005.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

4. PID 147.1.4.004.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

5. PID 147.1.4.020.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

6. PID 147.1.4.021.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

7. PID 147.1.4.022.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

8. PID 147.1.4.023.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

9. PID 147.1.4.024.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

10. PID 147.1.4.025.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

11. PID 147.1.4.026.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

12. PID 147.1.4.029.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

13. PID 147.1.4.027.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

14. PID 147.4.1.004.0000
DAVIS YOLANDA
2451 CUMBERLAND PKWY SE #3622
ATLANTA, GA 30339

15. PID 147.1.4.003.0000
FRANCISSEN CHRISTOPHER D
FRANCISSEN AMANDA I
23 PLUM BRANCH CT
DALLAS, GA 30157

16. PID 147.4.1.005.0000
WALKER KELLEN
16 PLUM BRANCH CT
DALLAS, GA 30157

17. PID 147.4.1.009.0000
MCDOUGALD MERI B
27 PLUM BRANCH TRCE
DALLAS, GA 30157

18. PID 147.4.1.010.0000
MACENO AVIGNON MADELEINE
AVIGNON NICAISE AUBERT
33 PLUM BRANCH TRCE
DALLAS, GA 30157

19. PID 147.4.1.011.0000
THOMAS & EILEEN ALIA LIVING TRUST

Adjacent Parcels

39 PLUM BRANCH TRCE
C/O THOMAS & EILEEN ALIA
DALLAS, GA 30157

20. PID 147.4.1.068.0000
HOMEOWNERS ASSOCIATION OF PALISADES INC
1005 ALDERMAN DR STE 201
MRG COMMUNITY MANG
ALPHARETTA, GA 30005

21. PID 147.4.1.018.0000
PATTON ANGELA
64 COPELAND TRCE
DALLAS, GA 30157

22. PID 147.4.1.019.0000
BATES ERIC DESHAWN
60 COPELAND TRCE
DALLAS, GA 30157

23. PID 147.4.2.007.0000
ARON WILLIAM OTIM
ARON XAVIERA TABATHA
P O BOX 2234
DALLAS, GA 30132

24. PID 147.4.2.008.0000
COLE ROSEMARY MARAMBII
42 COPELAND TRCE
DALLAS, GA 30157

25. PID 147.1.3.001.0000
AZAN PRODUCT INC
5220 JIMMY LEE SMITH PKWY STE 104
HIRAM, GA 30141

26. PID 147.1.3.006.0000
90 INTERNATIONAL LLC
1303 HIGHTOWER TRL STE 205
C/O BROWN REALTY ADVISORS INC
ATLANTA, GA 30350

27. PID 147.1.3.007.0000
230 SUMMERHILL ROAD LLC
783 HOLLAND RD
POWDER SPRINGS, GA 30127

28. PID 147.1.4.002.0000
HOLLEY LINDA PARIS
PARIS LARRY D
150 SMITH RD
HIRAM, GA 30141

www.LJA.com
4525 South Lee Street, Buford, Georgia 30518

Applicant's Letter of Intent
Annexation and Rezoning
Jimmy Lee Smith Pkwy, Dallas, GA

Blue River Development (the "Applicant") respectfully requests to concurrently annex and rezone the approximately 32.286-acre site to facilitate the development of a high-quality mixed-use community that will include essential medical office space as well as attached townhomes.

The site is situated at the southeast corner of Jimmy Lee Smith Parkway and Palisades Parkway, adjacent to the newly constructed Palisades residential community to the south and west. Other land uses in proximity include multiple heavy commercial and industrial uses to the east, including a self-storage facility. Importantly, the Wellstar Paulding Medical Center is located only a quarter mile from the subject site at the corner of Jimmy Lee Smith Parkway and Bill Caruth Parkway. Internally, there are multiple site constraints, including a 100-foot-wide power easement along the southern property line, as well as a stream and pond with accompanying buffers that bisect the site.

The Applicant proposes to prioritize the development of the commercial space for medical office use. The need for medical office space in Dallas and Paulding County is urgent and significant. Currently, there is a lack of available medical office space to serve Dallas citizens. The Wellstar Paulding Medical Center is at capacity and has even requested that some practices vacate their offices to make room for their expanding needs. Without new dedicated medical office space, there is a risk of losing valuable medical specialties to other communities. Our goal is to keep these practices in Paulding County by providing them with modern office facilities. All uses will be subject to what is permitted under the C-1 zoning category.

Furthermore, the new Paulding Hospital Tower is scheduled to begin operations in 2027, but there are no firm plans in place to expand medical office space to support the increase in hospital beds. This development will fill that gap. The applicant has already received strong interest from multiple medical groups eager to lease space within the proposed commercial component. This demand underscores the importance of moving forward with this project to meet current and future healthcare needs. The expected hours of operation for the commercial uses will be 7am to 7pm, Monday – Sunday. Each of the commercial buildings will be constructed with high-end materials including brick and/or stone and stucco to maintain consistency with the other new commercial development in the area.

In addition to the medical office space, 25.336 acres will be rezoned to "TH" to accommodate 113 attached townhomes, resulting in a low density of 4.4 units per acre. Each three-story unit will be 24 feet wide and constructed with high-quality materials, including brick and cementitious siding, in compliance with Dallas' architectural standards. Units will start at 1,800 heated square feet, offering ample living space with ideal floor plans with at least three bedrooms. Each townhome will have a two-car rear-entry garage and two-car driveway accessible via alleys and will be constructed with brick and cementitious siding. Having rear-loaded garages, each unit will front community open space or internal streets with interconnected sidewalks, fostering walkability and neighborhood engagement. Notable open space features include:

- Community greens between townhome fronts
- Pocket parks
- Primary amenity area with pool and cabana

It should be noted that it is the applicant's intent for the commercial buildings, townhomes, and amenity area structures, to be constructed in general conformance with the submitted renderings.

Per the City's Future Land Use Map, the site is adjacent to the "Residential" character area. While that desig generally promotes residential uses, the Applicant submits that the inclusion of needed medical office space aligns with the Comprehensive Plan's goals of promoting housing diversity, community services, and mixed-use accessibility. The plan emphasizes the need for high-quality, safe, walkable, and connected communities. This project supports that vision by providing both residential housing and critically needed healthcare-related commercial services.

To further demonstrate that the proposed development will not adversely impact the community, the Applicant had submitted the proposed site plan for review and comments from various departments in Paulding County including the following:

Department/Organization	**Comments**	**Corrections**
Paulding County Fire Department	"Alleys over 150' in length require a turn-around in compliance with IFC 2018 (D103)"	Reduced alley length for units 23-28
Paulding County Water System	The site is on Paulding County water and sewer – no issues	To be determined at engineering phase
Paulding Department of Transportation	"Additional R/W may be required for maintenance along the frontage of the development, turn lanes would be required if this were Paulding, ISD must meet Greenhouse Dr. across the street was very close to not meeting so due to topography of the road. An intersection analysis at entrance onto 278 would be required if in Paulding – this area is receiving a lot of development with the existing Palisades subdivision, the new R-55 development across Palisades Pkwy and the proposed apartment complex on Paris Rd. across 278."	To be determined at engineering phase
Paulding Schools	See below chart and attached impact statement provided by PCS	N/A

School Capacity Chart:

Allgood ES

Capacity: 860	CURRENT	FORECASTED RESIDENT STUDENTS									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
K-5 Count	850	833.7	843.1	837.5	843.7	832.4	844.7	853.3	858.7	860.1	865.5
% of Capacity	98.8%	96.9%	98.0%	97.4%	98.1%	96.8%	98.2%	99.2%	99.8%	100.0%	100.6%

Herschel Jones MS

Capacity: 850	CURRENT	FORECASTED RESIDENT STUDENTS									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
6-8 Count	855	891.1	906.2	905.8	897.4	919.1	872.6	879.7	876.9	908.5	926.1
% of Capacity	100.6%	104.8%	106.6%	106.6%	105.6%	108.1%	102.7%	103.5%	103.2%	106.9%	109.0%

Paulding County HS

Capacity: 1775	CURRENT	FORECASTED RESIDENT STUDENTS									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
9-12 Count	2066	2028.3	2071.4	2132.6	2168.6	2207.6	2232.7	2189.1	2215.7	2173.9	2137.7
% of Capacity	116.4%	114.3%	116.7%	120.2%	122.2%	124.4%	125.8%	123.3%	124.8%	122.5%	120.4%

In conclusion, this proposed annexation, and rezoning represents a strategic opportunity to address critical community needs through the delivery of high-quality medical office space and thoughtfully designed residential housing. The Applicant is committed to working collaboratively with the City of Dallas to ensure that the development aligns with the City's long-term vision and planning objectives. The applicant respectfully requests favorable consideration of this application and look forward to engaging with City staff, elected officials, and community stakeholders throughout the review process.

For these reasons, the applicant believes this rezoning request is reasonable. Any action to deny the request would violate the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the U.S. Constitution, as well as Article 1, Section 3, Paragraph 1 of the Georgia Constitution, thereby denying the owner viable use of its property.

ANNEXATION REVIEW STANDARDS

A. Whether the annexation proposal is compliant with O.C.G.A. 36-36; Articles 1-8.

The proposed annexation is fully compliant with the applicable provisions of O.C.G.A. 36-36, Articles 1-8. The subject property is contiguous to the existing municipal limits of the City of Dallas and is eligible for annexation under the contiguous property requirements.

B. Whether the annexation proposal is suitable in view of the use and development of adjacent and nearby property and doesn't create an unincorporated island.

The property lies adjacent to the current City limits and is directly connected to existing City infrastructure and services. Annexation will not create an unincorporated island, but rather will unify jurisdictional oversight in this growing corridor. The surrounding development includes residential neighborhoods, commercial uses, and proximity to Wellstar Paulding Medical Center. Incorporating the property into the City allows for coordinated land use, zoning, and service delivery that is suitable and beneficial to both nearby properties and the larger community.

C. Whether the annexation proposal will adversely affect the existing use or usability of adjacent or nearby properties.

The annexation will not adversely affect adjacent or nearby properties. On the contrary, bringing the subject property into the City limits will enhance planning coordination and service delivery for nearby properties. The proposed development includes medical office space and residential townhomes, both of which complement surrounding land uses and add value to the community.

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

The annexation will not result in excessive or burdensome use of public facilities. The proposed mix of medical office and residential townhomes balances traffic demand throughout the day, reducing peak-hour congestion. Utilities, including water and sewer, have been confirmed as available by Paulding County with no service issues identified. Fire Department and DOT coordination has addressed circulation and access. Schools may receive a modest increase in enrollment from the townhome component, but the medical office component generates no student impact.

E. Whether the proposed annexation is supported by new or changing conditions not anticipated by the comprehensive plan.

The annexation is supported by changing conditions in the area. The annexation will allow for the site to be designed more consistently with the recent pattern of development in the City of Dallas and surrounding area.

F. Whether the annexation proposal is in conformity with the policies and intent of the comprehensive plan.

The annexation is consistent with the intent of the City of Dallas Comprehensive Plan. The Plan emphasizes the importance of diverse housing choices, quality community services, walkability, and connectivity. By annexing the property, the City can ensure that the proposed development aligns with these goals, providing townhomes at a compatible density of approximately 4.4 units per acre, as well as medical office space that directly supports the community's healthcare needs.

ZONING/REZONING REVIEW STANDARDS

A. Existing land use and zoning classification of nearby property.

The subject property is located along Jimmy Lee Smith Parkway and Palisades Parkway, adjacent to the Palisades residential neighborhood to the south and west. To the east, the area includes heavy commercial and industrial uses, including a self-storage facility. Approximately one-quarter mile to the north lies the Wellstar Paulding Medical Center, which serves as a major institutional anchor in the community. This mix of residential, commercial, and institutional uses establishes a transitional setting that makes the proposed development of medical office space and townhomes highly appropriate.

B. Whether the zoning/rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed development is suitable in view of its surroundings because it provides both medical office space and residential housing, uses that complement the area's existing pattern. The medical office component directly supports and enhances the nearby hospital, meeting a demonstrated need for additional medical space. The townhome portion of the project offers a natural transition from the Palisades neighborhood, incorporating compatible residential density, pedestrian connectivity, and high-quality design. Together, these uses integrate seamlessly into the surrounding environment.

C. Whether the zoning/rezoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.

The rezoning proposal will not adversely affect adjacent or nearby properties. Medical office uses are daytime-oriented and low-impact, which will not create conflicts with surrounding residential areas. The townhomes have been carefully designed with rear-loaded garages, sidewalks, greenspace, and amenities that reinforce neighborhood character and usability. By enhancing healthcare access and offering additional housing options, the project will strengthen nearby properties rather than detract from them.

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

The proposed mix of medical office and townhomes is not expected to burden existing infrastructure. Medical office traffic is spread throughout the day and does not significantly overlap with school or evening residential peak hours. The Applicant has coordinated with Paulding County DOT and the Fire Department to ensure appropriate access, circulation, and emergency response. Paulding County has also confirmed adequate water and sewer service for the site. While townhomes may generate a modest number of students, the medical office component offsets this impact as it does not contribute to school enrollment. Overall, the development is well-balanced and manageable within existing public facilities.

E. Whether the proposed use is supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

The proposed rezoning is supported by significant changes in conditions not previously anticipated. Wellstar Paulding Medical Center is currently at capacity, with some medical practices being asked to vacate to allow for internal operations. This development directly addresses that need by providing new medical office capacity close to the hospital, while also introducing quality residential options for the growing Dallas community.

F. Whether the zoning/rezoning proposal is in conformity with the policies and intent of the comprehensive plan.

The project is consistent with the policies and intent of the City of Dallas Comprehensive Plan. The plan encourages a balance of housing diversity, community services, connectivity, and walkability, all of which are incorporated into the proposed development. The townhome component provides quality, for-sale residential options at a compatible density of approximately 4.4 units per acre, while the medical office component delivers a critical community service in a location adjacent to the City's regional medical anchor. Together, the uses reinforce the Comprehensive Plan's vision for safe, connected, and high-quality neighborhoods.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING

THE SUBJECT PROPERTY IS ZONED R-2 & IS ALSO IN THE CORRIDOR OVERLAY DISTRICT PER PAULDING COUNTY ZONING MAP ACCESSED ON SEPTEMBER 29, 2025.

THE SETBACKS FOR ZONE R-2 SUBURBAN RESIDENTIAL DISTRICT PAULDING COUNTY MUNICODE ACCESSED ON 09/29/2025 ARE AS FOLLOWS:

FRONT: 35 FEET
SIDE: 15 FEET, 25 FEET IF CORNER LOT
REAR: 25 FEET
MAXIMUM BUILDING HEIGHT: 45 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

TABLE 1

~PALISADE SUBDIVISION~
Section One

LOT 2 - N/F
DAVIS YOLANDA
PID #147.1.4.004.0000
ZONED PRD
DB 4632 PG 891
PB 50 PG 171

LOT 3 - N/F
FRANCISSEN CHRISTOPHER D & FRANCISSEN AMANDA I
PID #147.1.4.003.0000
ZONED PRD
DB 3390 PG 863
PB 51 PG 137

LOT 4 - N/F
WALKER KELLEN
PID #147.4.1.005.0000
ZONED PRD
DB 3374 PG 446
PB 51 PG 161

LOT 8 - N/F
MCDOUGALD DALE G & MCDOUGALD MERI B
PID #147.4.1.009.0000
ZONED PRD
DB 2491 PG 794
PB 50 PG 171

LOT 9 - N/F
MACENO AVIGNON MADELENE & AVIGNON NICAISE AUBERT
PID #147.4.1.010.0000
ZONED PRD
DB 4099 PG 322
PB 50 PG 171

LOT 10 - N/F
THOMAS & EILEEN ALIA LIVING TRUST
PID #147.4.1.011.0000
ZONED PRD
DB 3954 PG 978
PB 51 PG 137

LOT 19 - N/F
PATTON ANGELA
PID #147.4.1.018.0000
ZONED PRD
DB 3474 PG 256
PB 58 PG 161

LOT 20 - N/F
BATES ERIC DESHAWN
PID #147.4.1.019.0000
ZONED PRD
DB 4043 PG 868
PB 58 PG 161

LOT 21 - N/F
ARON WILLIAM OTIM & XAVIERA TABATHA
PID #147.4.2.007.0000
ZONED PRD
DB 3374 PG 564
PB 58 PG 161

LOT 22 - N/F
COLE ROSEMARY MARAMBII
PID #147.4.2.008.0000
ZONED PRD
DB 3407 PG 995
PB 58 PG 161

LEGEND

	SIGN		CONCRETE
	GROUND LIGHT		
	LIGHT POLE		IRON PIN FOUND
	SPOT ELEVATION		COMPUTED POINT
WV	WATER VALVE	IPS	SET 5/8" CAPPED REBAR
	FIRE HYDRANT		
WM	WATER METER		R/W MARKER
IC	IRRIGATION CONTROL VALVE		
W	WATER MARKER/ MONUMENT	POB	POINT OF BEGINNING
V	WATER VAULT	CTP	CRIMP TOP PIPE
	GRATE INLET	OTP	OPEN TOP PIPE
	UTILITY POLE	CMP	CORRUGATED METAL PIPE
	GUY WIRE	RCP	REINFORCED CONCRETE PIPE
E	ELECTRIC BOX	STM	STORM SEWER LINE
E	ELECTRIC MANHOLE	SS	SANITARY SEWER
EM	ELECTRIC METER	W	WATER LINE
GV	GAS VALVE	GAS	GAS LINE
GM	GAS METER	OHE	OVERHEAD ELECTRIC
D	STORM SEWER MANHOLE	UGE	UNDERGROUND ELECTRIC
S	SANITARY SEWER MANHOLE	PROPERTY LINE	
LL 263	LAND LOT		ADJACENT PROPERTY LINE
		X X	FENCE

REFERENCES:

1. SURVEY FOR TIBBITTS CHILDRENS PREPARED BY ETOWAH ENGINEERING AND SURVEYING DATED SEPTEMBER 13, 2001 AND RECORDED IN PB 45 PG 184.
2. ALTA/NSPS SURVEY FOR 90 INTERNATIONAL, LLS PREPARED BY CHASTAIN & ASSOCIATES, P.C. DATED JANUARY 30, 2013, LAST REVISION OCTOBER 27, 2020 (FILE: 20180.20).
3. FINAL PLAT FOR PALISADE SUBDIVISION (PHASE 1) PREPARED BY HAYNES, JAMES & ASSOCIATES DATED AUGUST 25, 2006 LAST REVISION FEBRUARY 1, 2007 AND RECORDED IN PB 51 PG 137-143.
4. ASSENT OF EXECUTORS TO DEVISE FOR SUBJECT PROPERTY DB 5068 PG 60

AS SURVEYED LEGAL DESCRIPTION

A parcel of Land lying in Land Lot 480, of the 2nd Distrct, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

Begin at a found 1/2 inch capped rebar being the corner common to Land Lots 479, 480, 529 and 530. Thence run North 89 degrees 28 minutes 32 seconds West along the line common to land Lots 480 and 529 for a distance of 1,422.92 feet to a found1/2 inch capped rebar lying on easterly right-of-way of Palisade Parkway (a.k.a Paris Road having 60 feet R/W); Thence leaving said Land Lot Line run along said right-of-way for following courses and distances: North 01 degrees 03 minutes 42 seconds West for a distance of 65.30 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 292.81 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 139.21 feet to a point; Thence run North 01 degrees 22 minutes 43 seconds East for a distance of 380.94 feet to a point; Thence run North 01 degrees 22 minutes 28 seconds East for a distance of 101.81 feet to a scribe set in concrete side walk being the intersection of said right-of-way and the southerly right-of-way of Jimmy Lee Smith Parkway (having variable R/W); Thence leaving said right-of-way intersection, run South 89 degrees 30 minutes 49 seconds East along aforementioned right-of-way of Jimmy Lee Smith Parkway for a distance of 1,439.33 feet to a found 1/2 inch rebar lying at the intersection of said right-of-way and the line common to Land Lots 479 and 480; Thence leaving said right-of-way run South 01 degrees 37 minutes 40 seconds West along said Land Lot Line for a distance of 811.85 feet to a found 1/2 inch rebar; Thence run South 01 degrees 38 minutes 40 seconds West along said Land Lot Line for a distance of 169.28 feet to the POINT OF BEGINNING.

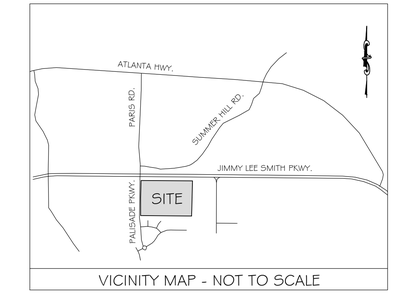
Said parcel contains 1,406,398 square feet or 32.286 acres.

THE PARCEL DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT FILE NO. 25-0015 AND EFFECTIVE DATE OF MARCH 27, 2025 @ 5:00 PM, BEING THE SAME AS LAND SHOWN AND DESCRIBED HEREON, FORM CONTIGUOUS PARCELS OF LAND WITH NO GAPS OR GORES AND HAVING DIRECT ACCESS TO PALISADE PARKWAY (A.K.A. PARIS ROAD) AND JIMMY LEE SMITH PARKWAY.

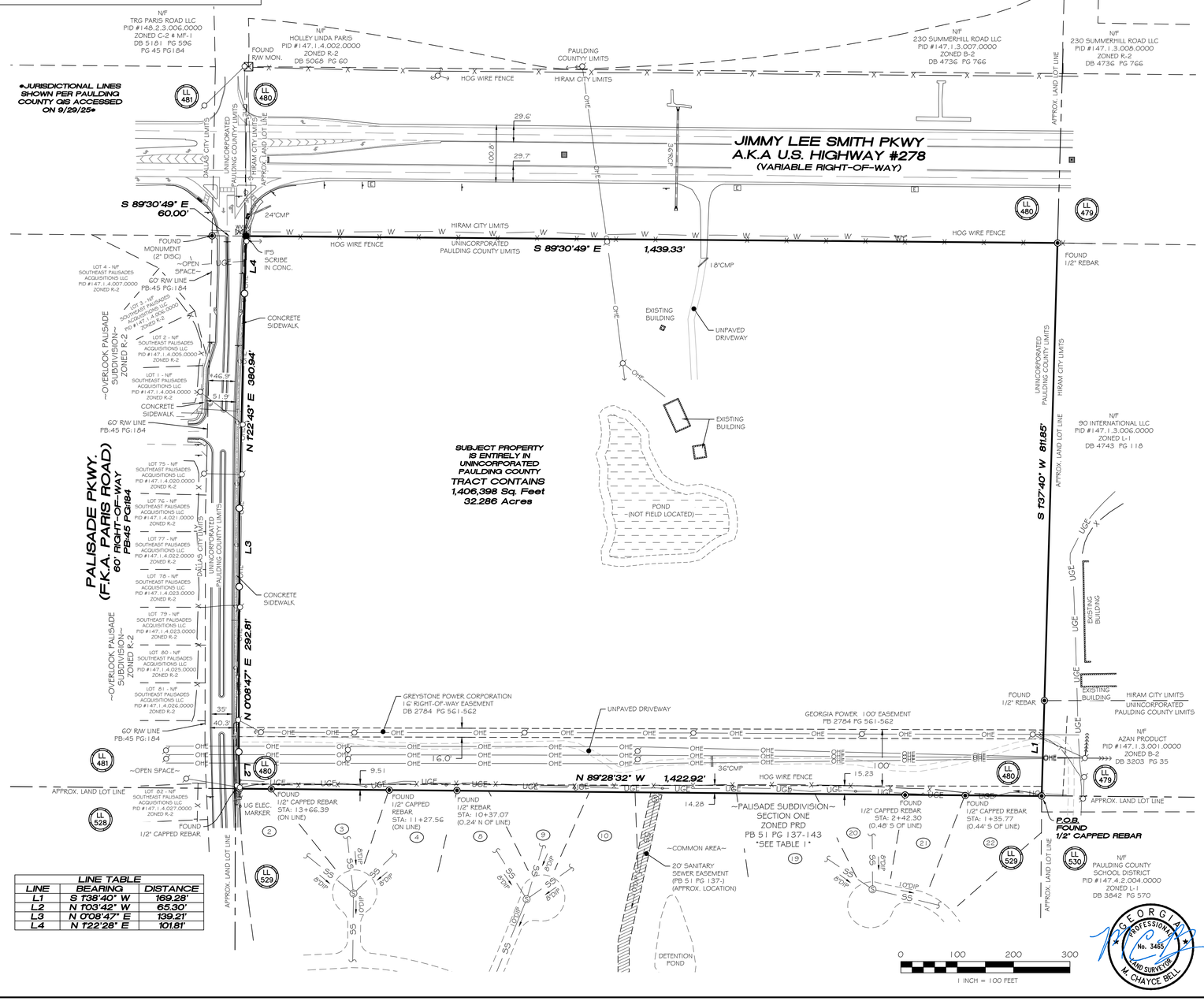
EXIBIT "A"
TITLE LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Second Distrct and Third Section of Paulding County. Georgia. and being all of Original Land Lot Nturber 480, containing 40 acres. more or less. SUBJECT TO any easements and rights of way previously conveyed to any third parties.
LESS AND EXCEPTED HEREFROM AND NOT CONVEYED HEREBY is any portion of the
above-described property previously conveyed to any third parties and any rights of way for any public roads.
ALSO, LESS AND EXCEPT any portion of Land Lot 480 North of Jimmy Lee Smith Parkway.

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)



VICINITY MAP - NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 1°38'40" W	169.28'
L2	N 1°03'42" W	65.30'
L3	N 0°08'47" E	139.21'
L4	N 1°22'28" E	101.81'

SCHEDULE B-II EXCEPTIONS

SURVEYORS COMMENTS ON B-II TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A FILE NO. 25-0015 AND EFFECTIVE DATE OF MARCH 27, 2025 @ 5:00 PM PREPARED FOR BLUE RIVER DEVELOPMENT ACQUISITIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY.

1. Taxes and assessments for the year 2025 and subsequent years, which are liens not yet due and payable.
2. Any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the county in which the subject property is located.
3. Rights of upper and lower riparian owners in and to the waters of creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
4. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
5. All matters as shown on that certain ALTA/NSPS Land Title Survey for Blue River Development Acquisitions, LLC and First Amencan Title Insurance Company prepared by ___ _____,Georgia RLS # ,dated ___
6. Easement in Right of Way Deed from B. Russell Pans, et al, to Paulding County, Georgia, dated November 30, 1989, filed January 4, 1990, recorded in Deed Book 183, page 638, Paulding County, Georgia records. LEGAL DESCRIPTION DOES NOT EFFECT SUBJECT PROPERTY. PARIS ROAD RIGHT-OF-WAY IS SHOWN HEREON
7. Right of Way Easement from Bobby R. Paris to GreyStone Power Corporation, dated October 7, 2009, filed March 8,2010, recorded in Deed Book 2784, page 561, aforesaid records. AFFECTS THE SUBJECT PROPERTY. GA POWER and GRAYSTONE POWER CORPORATION RIGHT-OF-WAY SHOWN HEREON.

As to the above, once we receive confirmation of a containment letter from GreyStone Power Corporation, the following will be added: "The Company insures that GreyStone Power Corporation claims no further interest in this easement other than the right to own, operate, maintain, rebuild, renew, upgrade and modify the existing facilities located on the subject property."

SURVEY NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Paulding County, Georgia, (Community-panel number 13223 C 0143 C, dated September 29, 2006), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplan."
4. The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by Groundhawk Subterranean Intelligence. The property shown hereon may be served by underground utilities which are not shown hereon. LJA makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction. Groundhawk's report can be provided upon request.
5. North arrow and beannqs shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 04-04-2025 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plat is based was gathered using base and rover using multiple setups AND DUPLICATE OBSERVATION ON CORNERS. The processed data has a horizontal position of less than 0.04. The scale factor to adjust the points to ground distances: 1.00011044707995.
7. This plat has been calculated for closure and is found to be accurate within one foot in 526,627 feet.
8. Equipment used for measurement:
   Angular: Trimble 55 Robotic Total Station
   Linear: Trimble 55 Robotic Total Station
   GPS: Trimble r12i GPS Receiver
9. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
11. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
12. There was no observable evidence of Human Burials or Cemetenes on Subject Property at the time of the field Survey.
13. LJA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
14. Current property owner: LINDA PARIS HOLLEY & LARRY D. PARIS
    Site address: 2076 Jimmy Lee Smith Pkwy, Dallas, GA 30132
    Parcel Number: 147.1.4.001.000

SURVEYOR CERTIFICATION

TO: Blue River Development Acquisitions, LLC, a Georgia limited liability company & First Amencan Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF APRIL OF 2025.

07/16/2025
M. Chayce Bell, GA P.L.S. #3465 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

07/16/2025
M. Chayce Bell, GA P.L.S. #3465 Date

GEORGIA PROFESSIONAL No. 3465 LAND SURVEYOR M. CHAYCE BELL

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 305 18
Phone 7 13.953.5200
LSF No. 1330

LOCATED IN:
LAND LOT 480, 2ND DISTRICT AND 3RD SECTION OF PAULDING COUNTY, GEORGIA

LAND TITLE SURVEY
2076 JIMMY LEE SMITH PKWY.
FOR
BLUE RIVER DEVELOPMENT ACQUISITION, LLC, a Georgia limited liability company & FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA/NSPS

ISSUE:	DATE	DESCRIPTION
INITIAL	DAY/2025	
REV. 1	07/16/2025	ADDRESS ATTORNEY COMMENTS
REV. 2	09/29/2025	ADDRESS COMMENTS
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: GP
MAP CHECKED BY: GP/TH
REVIEWED BY: MCB

PROJECT #:
GA3347-2502

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
COPYRIGHT 2025 LJA SURVEYING INC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC.

SHEET NO:
1 OF 1

File Location:s:\sector\dwr\wv\projects\ga3347 (blue river development)\82502 - paris road tract\06 survey, cad\prns road - alta 07.16.25

Paris Road Tract - Legal Description

A parcel of Land lying in Land Lot 480, of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

Begin at a found 1/2 inch capped rebar being the corner common to Land Lots 479, 480, 529 and 530. Thence run North 89 degrees 28 minutes 32 seconds West along the line common to land Lots 480 and 529 for a distance of 1,422.92 feet to a found1/2 inch capped rebar lying on easterly right-of-way of Palisade Parkway (a.k.a Paris Road having 60 feet R/W); Thence leaving said Land Lot Line run along said right-of-way for following courses and distances: North 01 degrees 03 minutes 42 seconds West for a distance of 65.30 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 292.81 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 139.21 feet to a point; Thence run North 01 degrees 22 minutes 43 seconds East for a distance of 380.94 feet to a point; Thence run North 01 degrees 22 minutes 28 seconds East for a distance of 101.81 feet to a scribe set in concrete side walk being the intersection of said right-of-way and the southerly right-of-way of Jimmy Lee Smith Parkway (having variable R/W); Thence leaving said right-of-way intersection, run South 89 degrees 30 minutes 49 seconds East along aforementioned right-of-way of Jimmy Lee Smith Parkway for a distance of 1,439.33 feet to a found 1/2 inch rebar lying at the intersection of said right-of-way and the line common to Land Lots 479 and 480; Thence leaving said right-of-way run South 01 degrees 37 minutes 40 seconds West along said Land Lot Line for a distance of 811.85 feet to a found 1/2 inch rebar; Thence run South 01 degrees 38 minutes 40 seconds West along said Land Lot Line for a distance of 169.28 feet to the **POINT OF BEGINNING**.

Said parcel contains 1,406,398 square feet or 32.286 acres.

THE CITY OF DALLAS GEORGIA
1854

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

November 20, 2025

Mr. Tim Estes, Commission Chairman
Paulding County Board of Commissioners
240 Constitution Boulevard
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
2076 Jimmy Lee Smith Parkway
Dallas, GA 30132
Blue River Development, LLC.
Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Estes:

Please be advised that the City of Dallas has accepted an application from Blue River Development, LLC. for annexation in accordance with O.C.G.A.§36-36-21 for certain property owned by Linda Paris Holly & Larry D. Paris identified as Paulding County Tax Parcel Number 147.1.4.001.0000 and hereinafter described.

All that tract of land lying in or being in Land Lot 480, 2nd-District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

Begin at a found 1/2 inch capped rebar being the corner common to Land Lots 479, 480, 529 and 530. Thence run North 89 degrees 28 minutes 32 seconds West along the line common to land Lots 480 and 529 for a distance of 1,422.92 feet to a found1/2 inch capped rebar lying on easterly right-of-way of Palisade Parkway (a.k.a Paris Road having 60 feet R/W); Thence leaving said Land Lot Line run along said right-of-way for following courses and distances: North 01 degrees 03 minutes 42 seconds West for a distance of 65.30 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 292.81 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 139.21 feet to a point; Thence run North 01 degrees 22 minutes 43 seconds East for a distance of 380.94 feet to a point; Thence run North 01 degrees 22 minutes 28 seconds East for a distance of 101.81 feet to a scribe set in concrete side walk being the intersection of said right-of-way and the southerly right-of-way of Jimmy Lee Smith Parkway (having variable R/W); Thence leaving said right-of-way intersection, run South 89 degrees 30 minutes 49 seconds East along

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aforementioned right-of-way of Jimmy Lee Smith Parkway for a distance of 1,439.33 feet to a found 1/2 inch rebar lying at the intersection of said right-of-way and the line common to Land Lots 479 and 480; Thence leaving said right-of-way run South 01 degrees 37 minutes 40 seconds West along said Land Lot Line for a distance of 811.85 feet to a found 1/2 inch rebar; Thence run South 01 degrees 38 minutes 40 seconds West along said Land Lot Line for a distance of 169.28 feet to the **POINT OF BEGINNING**.

Said parcel contains 1,406,398 square feet or 32.286 acres.

This letter serves as written notice within 30 days of acceptance of an application for annexation pursuant to Code Section 36-36-21 in accordance with O.C.G.A. §36-36-6. This letter has been sent to you by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9.

This letter serves also as notice of the application for zoning and land use for such annexed property in accordance with O.C.G.A. §36-36-111. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is TH-Townhome District and C-1 Commercial Low-Density District.

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

If the County has an objection under O.C.G.A §36-36-113, you must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District

Enclosure:
Application Form – Exhibit A
Site Plan – Exhibit B
Site Survey – Exhibit C
Legal Description – Exhibit D
Property Deed – Exhibit E
Property Tax Receipt – Exhibit F
Surrounding Property Owner List – Exhibit G
Surrounding Property Owner Map – Exhibit H

THE CITY OF DALLAS GEORGIA
1854

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

November 20, 2025

Mr. Steve Barnette, Superintendent
Paulding County School District
3236 Atlanta Highway
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
2076 Jimmy Lee Smith Parkway
Dallas, GA 30132
Blue River Development, LLC.
Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Barnette:

Please be advised that the City of Dallas has accepted an application from Blue River Development, LLC. for annexation in accordance with O.C.G.A. §36-36-21 for certain property owned by Linda Paris Holley and Larry D. Paris, identified as Paulding County Tax Parcel Number 147.1.4.001.0000.

Enclosed is a copy of the letter being sent to the Paulding County Board of Commissioners as notice. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is TH – Townhome District and C-1 Commercial Low-Density District.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District

Enclosure: Paulding County Board of Commissioners Notice

THE CITY OF DALLAS GEORGIA

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

January 14, 2026

Tyler Lasser - Representative
LJA Engineering, Inc.
299 South Main Street
Alpharetta, GA. 30009
(*via email ONLY – tlasser@lja.com*)

Re: Annexation (A-2025-03) & Zoning (Z-2025-05) Application – Public Hearing Notification: Blue River Development, LLC.; 2076 Jimmy Lee Smith Parkway, Dallas, GA 30132; Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Lasser:

I am writing to inform you the city did not receive an objection from Paulding County within the mandated 45-day response period, per the stipulations outlined in the O.C.G.A § 36-36-113. Therefore, the annexation and zoning application will be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, The Dallas New Era, at least fifteen (15) days prior to, and no more than (45) forty-five days from your scheduled hearing date.

I would like to bring to your attention public hearings have been scheduled for both the Planning Commission and City Council. The Planning Commission public hearing is set for Thursday, February 19, 2026, at 6:00 PM, while the City Council public hearing will take place on Monday, March 2, 2026, at 5:15 PM. A copy of the legal notice is attached as "Exhibit A".

Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. The city necessitates a payment of $50.00 for each public notification sign. We will be placing one annexation and one zoning sign at the property on January 22, 2026. Please ensure a payment of $100.00 to the City of Dallas

THE CITY OF DALLAS GEORGIA
1854

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

is provided to the Community Development Department office no later than January 21, 2026.

Should you have any questions or require further information, please do not hesitate to reach out.

Thank you for your attention to this matter.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Darrin Keaton – City Attorney
Kendall Smith – City Manager
Blue River Development, LLC.; Geoffrey Reid – Applicant (*via email ONLY)*

Enclosure(s): A-2025-03 & Z-2025-05 - Notice of Public Hearing
A-2025-03 & Z-2025-05 - Surrounding Property Owner Notification

ORIGINAL

NOTICE OF PUBLIC HEARING
LEGAL NOTICE
ANNEXATION: A-2025-03
ZONING/REZONING: Z-2025-05

Blue River Development, LLC (Applicant), *Linda Paris Holley & Larry D. Paris* (Titleholder), and *LJA Engineering, Inc.; Tyler Lasser* (Representative), have applied and seeks to annex & zone approximately *32.286* acres of property located at *2076 Jimmy Lee Smith Parkway; Dallas, GA 30132*, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by *Tax Parcel ID No.147.1.4.001.0000* in Land Lot *480*, *2nd* District, *3rd* Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on *Thursday, February 19, 2026* at *6:00pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on *Monday, March 2, 2026* at *5:15pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

Please contact the City of Dallas - Community Development Department at City Hall, 129 E. Memorial Drive, Dallas, Georgia 30132 or (770) 443-8110 to receive information on the filing thereof.

Per O.C.G.A 36-67A-3; Opponents to the above actions are required to submit a disclosure report five days before the first public hearing.

CITY OF DALLAS

This the *22nd day* of *January, 2026*

Blue River Development, LLC (Applicant)

Linda Paris Holley & Larry D. Paris (Titleholder)

LJA Engineering – Tyler Lasser (Representative)

STAFF ACTION ITEM

MEETING DATE: ***03/02/2026***

TITLE: ***Z-2025-05: ZONING REQUEST***

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

PRESENTED BY: ***Brandon Rakestraw – Public Works Director***

AGENDA ITEM DESCRIPTION (Agenda Content):

Z-2025-05: ZONING REQUEST

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

HISTORY/PAST ACTION:

Planning Commission: **Recommendation** – Approval of the annexation and rezoning request (February 19, 2026)

A-2025-03: ANNEXATION REQUEST

FINANCIAL IMPACT:

Owner/developer shall provide written notice of concurrence from all entities noted in the Fiscal Impact Analysis.

INFORMATION:

Z-2025-05: ZONING REQUEST

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

Planning & Zoning Staff Document
Attachment A – Annexation/Zoning Official Application
Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D - A-2025-03_Z-2025-05_Blue River Development Paulding County Notification Letter
Attachment E – A-2025-03_Z-2025-05_ Blue River Development Paulding County School System Notification Letter
Attachment F – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Notification Letter
Attachment G – A-2025-03_Z-2025-05_ Blue River Development / LJA Engineering Public Hearing Notification Letter
Attachment H - A-2025-03_Z-2025-05_ Blue River Development Legal Notice
Attachment I - A-2025-03_Z-2025-05_ Blue River Development Surrounding Property Owners Letter
Attachment J - A-2025-03_Z-2025-05_ Blue River Development Proposed Architectural Elevations

ANNEXATION & ZONING REQUEST:

APPLICATION No: A-2025-03 & Z-2025-05
Applicant: ***Blue River Development***
Applicant Address: ***3715 Davinci Ct.***
City: ***Peachtree Corners*** State: ***Georgia*** Zip: ***30092***

Representative: ***LJA Engineering***
Representative Address: ***299 S. Main Street***
City: ***Alpharetta*** State: ***Georgia*** Zip: ***30009***

Titleholder: ***Larry D. Paris***
Titleholder Address:***150 Smith Rd.***
City: ***Hiram*** State: ***Georgia*** Zip: ***30141***

Titleholder: ***Linda Paris Holly***
Titleholder Address:***10367 Cavey Lane***
City: ***Woodstock*** State: ***MD*** Zip: ***21163***

Location of Property: ***2076 Jimmy Lee Smith Pkwy, Dallas, GA 30132***
Tax Parcel ID No.: ***147.1.4.001.0000***
Land Lot(s): ***480*** District: ***2nd*** Section: ***3rd***
Intended Use of Property: ***Commercial / Office & Attached Townhomes***
Proposed Unit Count: ***C-1 Tract A +/-33,100sf; C-1 Tract B +/-34,350sf; TH 113 units***
Zoning District: ***C-1 Low-Density Commercial District & TH Townhome Residential District (City)***
Setbacks & Lot Requirements:

C-1 Low-Density Commercial District:
Minimum Lot Size –1ac. subject parcel.; Minimum Lot Width – 100ft subject parcel; Minimum Lot Frontage – 50ft. subject parcel; Maximum Building Height – (Principal 45ft.) (Accessory – 26ft.); Front Setback –30ft. subject parcel; Side Setback – (Principal – 10ft.) Accessory – 10ft.) subject parcel; Rear Setback – (Principal – 20ft.) (Accessory –10ft.)subject parcel; Minimum Distance from Structure on Same Lot – 10ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – N/A Average) (2+ Story – N/A); Total Minimum Living Area (Per Unit) – 750sf; Minimum Living Area Façade Width – N/A; Maximum Lot Coverage (structures and buildings) – 50%; Maximum Lot Coverage (all impervious surfaces) – 75%

TH Townhome Residential District:
Minimum Lot Size –1ac. subject parcel.; Minimum Lot Width –

100ft subject parcel; Minimum Lot Frontage – 50ft. subject parcel; Maximum Building Height – (Principal 45ft.) (Accessory – 24ft.); Front Setback –25ft. subject parcel; Side Setback – (Principal – 40ft.) Accessory – 10ft.) subject parcel; Rear Setback – (Principal – 40ft.) (Accessory –10ft.)subject parcel; Minimum Distance from Structure on Same Lot – 20ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 1,040sf Average) (2+ Story – 650); Total Minimum Living Area (Per Unit) – 1,040sf / 950sf; Minimum Living Area Façade Width – 24ft; Maximum Lot Coverage (structures and buildings) – 50%, Acc: 5% or 600sf (whichever is greater); Maximum Lot Coverage (all impervious surfaces) – 60%

STAFF COMMENTS:

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

Property that borders the site to the west is within the city limits of Dallas. Property that borders the site to the east is light industrial zoned property within the city limits of Hiram. Properties that border to the, north and south are residential zoned properties in Paulding County.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING	ADJACENT DEVELOPMENT
NORTH: R-2 - Paulding	**NORTH: Single-family Residential**
EAST: I-1 - City of Hiram	**EAST: Light Industrial Use**
SOUTH: PRD – Paulding Co.	**SOUTH: Palisades Residential Development**
WEST: R-2C – City of Dallas	**WEST: Overlook @ Palisades Residential Development**

B. Permitted Use impact on adjacent properties

- *Proposed development density of 4.4 units per acre.*
- *Minimum lot size: 1:2,500sf*
- *Total unit count: 113*
- *Adjacent lot sizes:*
    - *0.20 acres avg. (8,712sf) – Palisades Residential Development to south*

- *0.17 acres (7,500sf) – Overlook @ Palisades Residential Development to west*
- *+1 acres for all other stand-alone Residential properties to north*
- *12-acre Light Industrial property to east*

C. Adverse effect on the usability of adjacent or nearby property

- *None – surrounding property is developed as current zoned land use.*

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

- *Applicant shall complete a Fiscal Impact Analysis. Applicant shall provide written letters of concurrence from all entities noting all impacts are either addressed or will be addressed on or before final platting of subject development.*
- *Staff comments:*
  - *Increased traffic on existing State, County, and City public roadways and other nearby major and minor collector roads.*
  - *Increase student population of nearby public schools.*
  - *Possible increase in calls for service for city police department.*
  - *Increase daily demand on existing water system - Paulding County Water System.*
  - *Decrease available sanitary sewer capacity – Paulding County Sewer System.*
  - *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Public Water supply via Paulding County Water existing along Palisades Parkway. Water supply capacity to be verified by Paulding County.*
- *Property is within Paulding County's – Sewer Service Area. Connection and extension of the county's sanitary sewer system may be required to service. Existing sewer infrastructure is located on adjacent property to the east, south, and west. Sewer capacity to be verified by Paulding County.*
- *Public Roadway connection via Palisades Parkway. Palisades Parkway is a divided median parkway currently servicing two single-family residential developments.*
- *Property is located within the Wellstar Wellness District per the 2022-2027 Paulding County Joint Comprehensive Plan. This district promotes the consideration of multi-family housing to provide housing options for the area's growing future workforce.*
- *Development layout adheres to "park-like setting with quality-of-life amenities and attract additional medical and wellness uses" notated within the Land Use + Economic Development section under the Wellstar Wellness District recommendations.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Residential character area, per the future development map shown on page 96 (MAP2.11). Property is also shown to be located in the Wellstar Welness District, per the Special Area Studies section of the comprehensive plan. This district notates the consideration of multi-family housing, along with attraction of additional medical and wellness uses. The property is also located within Paulding County's Sewer Service Area. Existing sewer infrastructure is located on adjacent properties to the east, south, and west.

STAFF RECOMMENDATIONS:

Based on the preceding analysis Community Development staff recommend approval of this Annexation and Rezoning request. If the Planning Commission votes to recommend approval, staff recommends the following stipulations be applied:

1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.
2. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.
3. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.
4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Georgia Department of Transportation and/or Paulding County Department of Transportation and/or City of Dallas for access.
5. Owner/developer shall provide public right-of-way from west to east property line for possible future road connection, per the Paulding County's Comprehensive Transportation Plan. Thus, allowing trips to and from hospital property, adjacent light industrial, proposed commercial, and proposed/existing residential properties via parallel access roadway along Highway 278.
6. Owner/developer shall comply, design, and construct all offsite sanitary sewer system and/or water system improvements and/or upgrades required by Paulding County Water System for servicing the proposed development.
7. The Developer shall install, operate, and maintain a complete Automated License Plate Reader (ALPR) system at each entrance at its sole cost and expense. The Developer must grant immediate and unfettered access to all ALPR data and live feeds to the Dallas Police Department. The system must comply with all applicable federal, state, and local laws, and the Dallas Police Department's established policies and procedures.
    1. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.
    2. System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.

3. Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure seamless integration and access for law enforcement personnel for public safety and investigative purposes.

8. A Homeowners Association shall be required for the Town Home development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.

9. A Property Management Association shall be required for the C-1 commercial development in its entirety. The Property Management Association shall be created and enacted as part of final platting process for any development phase. Property Management Association shall include all commercial zoned property mandatory.

10. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of townhomes for each townhome to be constructed. All townhomes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.

11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of commercial buildings for each commercial building to be constructed. All buildings, or other structures shall comply with standards set forth in the city's ordinance codes.

12. Owner/developer shall provide written notice of concurrence stating noted impact have been satisfied from all entities found in the Fiscal Impact Analysis.

13. Owner/developer shall agree rental properties shall not exceed 10% (Eleven (11) units) of the overall 113-unit count.

Unless explicitly stated herein, all other lot and development standards shall comply with the C-1 & TH zoning district as written in the City of Dallas Unified Development Code. All other regulation, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.

PLANNING & ZONING STAFF DOCUMENT
ANNEXATION APPLICATION NO. *A-2025-03*
ZONING/REZONING APPLICATION NO. *Z–2025-05*

HEARING D
Planning Com
02/19/2026 at 6:00 PM
City Council:
03/02/2026 at 5:15 PM

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

Attachment A – Annexation/Zoning Official Application
Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D - A-2025-03_Z-2025-05_Blue River Development Paulding County Notification Letter
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ANNEXATION & ZONING REQUEST:

APPLICATION No: A-2025-03 & Z-2025-05
Applicant: ***Blue River Development***
Applicant Address: ***3715 Davinci Ct.***
City: ***Peachtree Corners*** State: ***Georgia*** Zip: ***30092***

Representative: ***LJA Engineering***
Representative Address: ***299 S. Main Street***
City: ***Alpharetta*** State: ***Georgia*** Zip: ***30009***

Titleholder: ***Larry D. Paris***
Titleholder Address:***150 Smith Rd.***
City: ***Hiram*** State: ***Georgia*** Zip: ***30141***

Titleholder: ***Linda Paris Holly***
Titleholder Address:***10367 Cavey Lane***
City: ***Woodstock*** State: ***MD*** Zip: ***21163***

Location of Property: ***2076 Jimmy Lee Smith Pkwy, Dallas, GA 30132***

Tax Parcel ID No.: ***147.1.4.001.0000***
Land Lot(s): ***480*** District: ***2nd*** Section: ***3rd***
Intended Use of Property: ***Commercial / Office & Attached Townhomes***
Proposed Unit Count: ***C-1 Tract A +/-33,100sf; C-1 Tract B +/-34,350sf; TH 113 units***
Zoning District: ***C-1 Low-Density Commercial District & TH Townhome Residential District (City)***
Setbacks & Lot Requirements:

C-1 Low-Density Commercial District:
Minimum Lot Size –1ac. subject parcel.; Minimum Lot Width – 100ft subject parcel; Minimum Lot Frontage – 50ft. subject parcel; Maximum Building Height – (Principal 45ft.) (Accessory – 26ft.); Front Setback –30ft. subject parcel; Side Setback – (Principal – 10ft.) Accessory – 10ft.) subject parcel; Rear Setback – (Principal – 20ft.) (Accessory –10ft.)subject parcel; Minimum Distance from Structure on Same Lot – 10ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – N/A Average) (2+ Story – N/A); Total Minimum Living Area (Per Unit) – 750sf; Minimum Living Area Façade Width – N/A; Maximum Lot Coverage (structures and buildings) – 50%; Maximum Lot Coverage (all impervious surfaces) – 75%

TH Townhome Residential District:
Minimum Lot Size –1ac. subject parcel.; Minimum Lot Width – 100ft subject parcel; Minimum Lot Frontage – 50ft. subject parcel; Maximum Building Height – (Principal 45ft.) (Accessory – 24ft.); Front Setback –25ft. subject parcel; Side Setback – (Principal – 40ft.) Accessory – 10ft.) subject parcel; Rear Setback – (Principal – 40ft.) (Accessory –10ft.)subject parcel; Minimum Distance from Structure on Same Lot – 20ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 1,040sf Average) (2+ Story – 650); Total Minimum Living Area (Per Unit) – 1,040sf / 950sf; Minimum Living Area Façade Width – 24ft; Maximum Lot Coverage (structures and buildings) – 50%, Acc: 5% or 600sf (whichever is greater); Maximum Lot Coverage (all impervious surfaces) – 60%

STAFF COMMENTS:

Blue River Development, LLC (Applicant), Linda Paris Holley & Larry D. Paris (Titleholder), and LJA Engineering, Inc.; Tyler Lasser (Representative), have applied and seeks to annex & zone approximately 32.286 acres of property located at 2076 Jimmy Lee Smith Parkway; Dallas,

GA 30132, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by Tax Parcel ID No.147.1.4.001.0000 in Land Lot 480, 2nd District, 3rd Section, of Paulding County.

Property that borders the site to the west is within the city limits of Dallas. Property that borders the site to the east is light industrial zoned property within the city limits of Hiram. Properties that border to the, north and south are residential zoned properties in Paulding County.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING	ADJACENT DEVELOPMENT
NORTH: R-2 - Paulding	**NORTH: Single-family Residential**
EAST: I-1 - City of Hiram	**EAST: Light Industrial Use**
SOUTH: PRD – Paulding Co.	**SOUTH: Palisades Residential Development**
WEST: R-2C – City of Dallas	**WEST: Overlook @ Palisades Residential Development**

B. Permitted Use impact on adjacent properties

- *Proposed development density of 4.4 units per acre.*
- *Minimum lot size: 1:2,500sf*
- *Total unit count: 113*
- *Adjacent lot sizes:*
  - *0.20 acres avg. (8,712sf) – Palisades Residential Development to south*
  - *0.17 acres (7,500sf) – Overlook @ Palisades Residential Development to west*
  - *+1 acres for all other stand-alone Residential properties to north*
  - *12-acre Light Industrial property to east*

C. Adverse effect on the usability of adjacent or nearby property

- *None – surrounding property is developed as current zoned land use.*

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

- *Applicant shall complete a Fiscal Impact Analysis. Applicant shall provide written letters of concurrence from all entities noting all impacts are either addressed or will be addressed on or before final platting of subject development.*
- *Staff comments:*

- *Increased traffic on existing State, County, and City public roadways and other nearby major and minor collector roads.*
- *Increase student population of nearby public schools.*
- *Possible increase in calls for service for city police department.*
- *Increase daily demand on existing water system - Paulding County Water System.*
- *Decrease available sanitary sewer capacity – Paulding County Sewer System.*
- *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Public Water supply via Paulding County Water existing along Palisades Parkway. Water supply capacity to be verified by Paulding County.*
- *Property is within Paulding County's – Sewer Service Area. Connection and extension of the county's sanitary sewer system may be required to service. Existing sewer infrastructure is located on adjacent property to the east, south, and west. Sewer capacity to be verified by Paulding County.*
- *Public Roadway connection via Palisades Parkway. Palisades Parkway is a divided median parkway currently servicing two single-family residential developments.*
- *Property is located within the Wellstar Wellness District per the 2022-2027 Paulding County Joint Comprehensive Plan. This district promotes the consideration of multi-family housing to provide housing options for the area's growing future workforce.*
- *Development layout adheres to "park-like setting with quality-of-life amenities and attract additional medical and wellness uses" notated within the Land Use + Economic Development section under the Wellstar Wellness District recommendations.*

F. 2022 Comprehensive Plan

Conforms to the 2022-2027 Paulding County Joint Comprehensive Plan as being Community Residential character area, per the future development map shown on page 96 (MAP2.11). Property is also shown to be located in the Wellstar Welness District, per the Special Area Studies section of the comprehensive plan. This district notates the consideration of multi-family housing, along with attraction of additional medical and wellness uses. The property is also located within Paulding County's Sewer Service Area. Existing sewer infrastructure is located on adjacent properties to the east, south, and west.

STAFF RECOMMENDATIONS:

Based on the preceding analysis Community Development staff recommend approval of this Annexation and Rezoning request. If the Planning Commission votes to recommend approval, staff recommends the following stipulations be applied:

1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.

2. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.

3. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.

4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Georgia Department of Transportation and/or Paulding County Department of Transportation and/or City of Dallas for access.

5. Owner/developer shall provide public right-of-way from west to east property line for possible future road connection, per the Paulding County's Comprehensive Transportation Plan. Thus, allowing trips to and from hospital property, adjacent light industrial, proposed commercial, and proposed/existing residential properties via parallel access roadway along Highway 278.

6. Owner/developer shall comply, design, and construct all offsite sanitary sewer system and/or water system improvements and/or upgrades required by Paulding County Water System for servicing the proposed development.

7. The Developer shall install, operate, and maintain a complete Automated License Plate Reader (ALPR) system at each entrance at its sole cost and expense. The Developer must grant immediate and unfettered access to all ALPR data and live feeds to the Dallas Police Department. The system must comply with all applicable federal, state, and local laws, and the Dallas Police Department's established policies and procedures.

    1. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.
    2. System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.

3. Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure seamless integration and access for law enforcement personnel for public safety and investigative purposes.

8. A Homeowners Association shall be required for the Town Home development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.

9. A Property Management Association shall be required for the C-1 commercial development in its entirety. The Property Management Association shall be created and enacted as part of final platting process for any development phase. Property Management Association shall include all commercial zoned property mandatory.

10. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of townhomes for each townhome to be constructed. All townhomes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.

11. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of commercial buildings for each commercial building to be constructed. All buildings, or other structures shall comply with standards set forth in the city's ordinance codes.

12. Owner/developer shall provide written notice of concurrence stating noted impact have been satisfied from all entities found in the Fiscal Impact Analysis.

13. Owner/developer shall agree rental properties shall not exceed 10% (Eleven (11) units) of the overall 113-unit count.

Unless explicitly stated herein, all other lot and development standards shall comply with the C-1 & TH zoning district as written in the City of Dallas Unified Development Code. All other regulation, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Community Development staff and do not constitute a final decision. The City of Dallas, Mayor and Council shall govern the final decision on all Annexation, Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.

THE CITY OF DALLAS GEORGIA
1854
COMMUNITY DEVELOPMENT

ANNEXATION APPLICATION

Application No. A - 2025 - 03

(PAGE 1 of 11)

HEARING DA
Planning Commission:
02/19/2026 6:00 PM
City Council:
03/02/2026 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Blue River Development

Address: 3715 Davinci Ct

City: Peachtree Corners State: GA Zip: 30092

Phone: [redacted] E-mail address [redacted]

Applicant's Signature

Geoffrey Reid
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

Notary Commission Expires:

The 17th day of July, 2029.

SEAL:

CAROLINE WEYER
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
JULY 17 2029

Representative: LJA Engineering

Address: 299 S. Main Street

City: Alpharetta State: GA Zip: 30009

Phone: [redacted] E-mail address: [redacted]

Representative's Signature

Tyler Lassen
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Notary Public Signature

Notary Commission Expires:

The 22 day of OCTOBER, 2025.

SEAL:

TYLER MARCHMAN
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
My Commission Expires
10-22-2025

CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: OCTOBER 6, 2025
APPLICATION ACCEPTANCE DATE: NOVEMBER 18, 2025
DIRECTOR: (SIGNATURE) 11-18-2025 (DATE)

ANNEXATION APPLICATION

Application No. A - 2025 - 03

(PAGE 2 of 11)

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LARRY D. PARIS

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 150 SMITH RD

City: HIRAM State: GA Zip: 30141

Phone: [redacted] E-mail address: NONE

Larry D Paris
Titleholder's Signature

LARRY D. PARIS
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

Notary Commission Expires:

The 25th day of May, 2029.

SEAL:

TERESA RUTH HUGGINS NOTARY PUBLIC PAULDING COUNTY, GEORGIA COM. EXP. May 25, 2029

Property Information

Present Zoning Classification: R2 (PAULDING) Requested Zoning Classification: TH + C-1 (CITY)

Total Acreage of Annexation Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000

Location of Property: 2076 JIMMY LEE SMITH PKWY
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):
Proposed Use: COMMERCIAL / OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24 x 50

Compliant with 2022-2027 Joint Comprehensive Plan: YES ☑ NO ☐

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: _____, _____, _____, _____, _____, _____, _____

Zoning Application No. Z – _____ - _____

ANNEXATION APPLICATION

Application No. A - 2025 - 03

(PAGE 2 of 11)

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LINDA PARIS HOLLEY

(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 10367 CAVEY LANE

City: WOODSTOCK State: MD Zip: 21163

Phone: [redacted] E-mail address: N/A

Linda Paris Holley
Titleholder's Signature

LINDA PARIS HOLLEY
Printed Name of Signatory

BY: Martha Phyllis Paris
MARTHA PHYLLIS PARIS, HER ATTORNEY-IN-FACT

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

Notary Commission Expires:

The 25 day of May, 2029.

SEAL

TERESA RUTH HUGGINS
COM. EXP.
NOTARY PUBLIC
May 25, 2029
PAULDING COUNTY, GEORGIA

Property Information

Present Zoning Classification: R2 (PAULDING) Requested Zoning Classification: TH + C-1 (CITY)

Total Acreage of Annexation Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000, _____, _____

Location of Property: 2076 JIMMY LEE SMITH PKWY
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):
Proposed Use: COMMERCIAL / OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24x50

Compliant with 2022-2027 Joint Comprehensive Plan: YES ☑ NO ☐

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: _____, _____, _____, _____, _____, _____, _____

Zoning Application No. Z – _____ - _____

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

AUTHORIZATION OF TITLEHOLDER

I, LINDA PARIS HOLLEY, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct

City Peachtree Corners State GA Zip 30092

Email [redacted]

Phone [redacted]

Name of Titleholder LINDA PARIS HOLLEY

Address 10367 CAVEY LANE

City WOODSTOCK State MD Zip 21163

Email N/A Phone [redacted]

Linda Paris Holley
Signature of Titleholder

By: Martha Phyllis Paris
MARTHA PHYLLIS PARIS,
Her Attorney-in-Fact

Signed, sealed and delivered in the presence of:

Notary Public Signature

My Commission Expires

Seal:

JUDITH F BAGBY
NOTARY
EXPIRES
GEORGIA
MARCH 21, 2029
PUBLIC
PAULDING COUNTY

A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

AUTHORIZATION OF TITLEHOLDER

I, LARRY D. PARIS, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct

City Peachtree Corners State GA Zip 30092

Email [redacted]

Phone [redacted]

Name of Titleholder LARRY D. PARIS

Address 150 Smith Rd.

City Hiram State GA. Zip 30141

Email NONE Phone [redacted]

Larry D. Paris
Signature of Titleholder

Signed, sealed and delivered in the presence of:

Judith F Bagby
Notary Public Signature

My Commission Expires

Seal:

JUDITH F BAGBY NOTARY EXPIRES GEORGIA MARCH 21, 2029 PUBLIC PAULDING COUNTY

A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Blue River Development

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy Dallas, GA

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:

Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this applications? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Larry D. Paris
Applicant's Signature

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires

TERESA RUTH HUGGINS NOTARY PUBLIC PAULDING COUNTY, GEORGIA COM. EXP. May 25, 2029

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

*A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER *

[1]Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
[2]Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
[3]Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Blue River Development

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy. Dallas, GA

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:
Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this applications? ☑ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 20 25.

Linda Paris Holley
Applicant's Signature

Linda Paris Holley
Applicant's Name Printed

BY: Martha Phyllis Paris
Martha Phyllis Paris, her attorney in fact
Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires May 25, 2028

TERESA RUTH HUGGINS NOTARY PUBLIC PAULDING COUNTY, GEORGIA COM. EXP.

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

*A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER *

[1]Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
[2]Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
[3]Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.

THE CITY OF DALLAS GEORGIA
1854
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Blue River Development

Reference: Application filed on Oct 6th, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy
Dallas, GA

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:
Blue River Development, LLC

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this applications? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:
N/A

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:
N/A

An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 25th day of August, 20 25.

Applicant's Signature

Geoffrey Reid
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

My Commission Expires July 17 2029

CAROLINE WEYER
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
JULY 17 2029

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1]Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
[2]Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
[3]Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Blue River Development

Reference: Application filed on Oct 6th, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:
LSA Engineering

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this applications? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 17 day of Sep, 20 25.

Applicant's Signature — Tyler Lassen (Representative) — Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Notary Public Signature — My Commission Expires 10-22-2025

TYLER MARCHMAN NOTARY PUBLIC FORSYTH COUNTY, GEORGIA My Commission Expires 10-22-2025

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1]Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
[2]Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
[3]Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

_____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Linda Paris Holley
Applicant's Signature[1]

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Martha Phyllis Paris, her attorney in fact

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires _____
(SEAL)

TERESA RUTH HUGGINS NOTARY PUBLIC PAULDING COUNTY, GEORGIA COM. EXP. May 25, 2029

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1] Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

_____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 29th day of August, 2025.

Larry D. Paris
Applicant's Signature[1]

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires
(SEAL)

TERESA RUTH HUGGINS
COM. EXP.
NOTARY
PUBLIC
May 25, 2029
PAULDING COUNTY, GEORGIA

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1] Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

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If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 25th day of August, 2025.

Applicant's Signature[1]

Geoffrey Reid
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

My Commission Expires July 17, 2029
(SEAL)

CAROLINE WEYER
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
JULY 17 2029

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THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

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If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☑ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 17 day of Sep, 2025.

Applicant's Signature[1] — Tyler Lesser (Representative) Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Notary Public Signature — My Commission Expires 10-22-2025 (SEAL)

TYLER MARCHMAN NOTARY PUBLIC FORSYTH COUNTY, GEORGIA My Commission Expires 10-22-2025

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1] Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

SIGN FEE

Separate check for **sign fee** of $50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pickup and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact .

Does the annexation request warrant a Development of Regional Impact Review? ☒ No ☐ Yes

DRI Application # (if applicable) _____

I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.

Signature of Applicant: _____

Date: 8/25/25

Signed, sealed and delivered in the presence of:

My Commission Expires July 17 2029

Notary Public Signature: Caroline Weyer (SEAL)

CAROLINE WEYER NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JULY 17 2029

****MAKE CHECKS PAYABLE TO CITY OF DALLAS****

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

Zoning/Rezoning Application

Application No. Z - 2025 - 05

(PAGE 1 of 15)

HEARING DATE
Planning Commission: 02/19/2026 6:00 PM
City Council: 03/02/2026 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Blue River Development

Address: 3715 Davinci Ct

City: Peachtree Corners State: GA Zip: 30092

Phone: [redacted] E-mail address [redacted]

Applicant's Signature — Geoffrey Reid (Printed Name of Signatory)

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

Notary Commission Expires:

The 17 day of July, 2029.

SEAL: CAROLINE WEYER NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JULY 17 2029

Representative: LJA Engineering

Address: 299 S. Main Street

City: Alpharetta State: GA Zip: 30009

Phone: ([redacted] E-mail address: [redacted]

Representative's Signature — Tyler Lasser (Printed Name of Signatory)

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

Notary Commission Expires:

The 17 day of July, 2029.

SEAL: CAROLINE WEYER NOTARY PUBLIC FORSYTH COUNTY, GA MY COMMISSION EXPIRES JULY 17 2029

CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: OCTOBER 6, 2025
APPLICATION ACCEPTANCE DATE: NOVEMBER 18, 2025
DIRECTOR: (SIGNATURE) 11-18-2025 (DATE)

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

Zoning/Rezoning Application

Application No. Z - 2025 - 05

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LINDA PARIS HOLLEY
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 10367 CAVEY LANE

City: WOODSTOCK State: MD Zip: 21163

Phone: [redacted] E-mail address: NONE

Linda Paris Holley
Titleholder's Signature

LINDA PARIS HOLLEY
Printed Name of Signatory

BY: Martha Phyllis Paris
MARTHA PHYLLIS PARIS, HER ATTORNEY-IN-FACT

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

Notary Commission Expires:

The 25 day of May, 2029.

SEAL: TERESA RUTH HUGGINS NOTARY PUBLIC COM. EXP. May 25, 2029 PAULDING COUNTY, GEORGIA

Property Information

Present Zoning Classification: R2 Requested Zoning Classification: TH + C-1

Total Acreage of Zoning Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000, _____, _____

Location of Property: 2076 JIMMY LEE SMITH PKWY
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):
Proposed Use: COMMERCIAL/OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24x50

Compliant with 2022-2027 Joint Comprehensive Plan: YES ☑ NO ☐

Additional Tax Parcel I.D. No.(s) _____

Additional Land Lots here: _____, _____, _____, _____, _____, _____, _____

Annexation Application No. Z – _____ - _____

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

Zoning/Rezoning Application

Application No. Z - 2025 - 05

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: LARRY D. PARIS
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: 150 SMITH RD.

City: HIRAM State: GA Zip: 30141

Phone: [redacted] E-mail address: NONE

Larry D. Paris
Titleholder's Signature

LARRY D. PARIS
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

Notary Commission Expires:

The 25 day of May, 2029.

SEAL: TERESA RUTH HUGGINS NOTARY PUBLIC PAULDING COUNTY, GEORGIA COM. EXP. May 25, 2029

Property Information

Present Zoning Classification: R2 Requested Zoning Classification: TH + C-1

Total Acreage of Zoning Application: 32.286 Acreage of Titleholder: 32.286

Land Lot(s): 480 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 147.1.4.001.0000, _____, _____

Location of Property: 2076 JIMMY LEE SMITH PKWY
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):
Proposed Use: COMMERCIAL/OFFICE + 113 ATTACHED TOWNHOMES

Proposed Lot Count: 113 Proposed Density: 4.4 Proposed Lot Size: 24x50

Compliant with 2022-2027 Joint Comprehensive Plan: YES ☑ NO ☐

Additional Tax Parcel I.D. No.(s) _____

Additional Land Lots here: _____, _____, _____, _____, _____, _____, _____

Annexation Application No. Z – _____ - _____

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

AUTHORIZATION OF TITLEHOLDER

I, LINDA PARIS HOLLEY, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct, Suite 300

City Peachtree Corners State GA Zip 30092

Email [redacted]

Phone [redacted]

Name of Titleholder LINDA PARIS HOLLEY

Address 10367 CANEY LANE

City Woodstock State MD Zip 21163

Email NONE Phone

Linda Paris Holley
Signature of Titleholder

By: Martha Phyllis Paris
MARTHA PHYLLIS PARIS,
HER ATTORNEY-IN-FACT

Signed, sealed and delivered in the presence of:

Notary Public Signature

My Commission Expires

Seal:

JUDITH F BAGBY NOTARY EXPIRES GEORGIA MARCH 21, 2029 PUBLIC PAULDING COUNTY

A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

AUTHORIZATION OF TITLEHOLDER

I, LARRY D. PARIS, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Blue River Development

Address 3715 Davinci Ct, Suite 300

City Peachtree Corners State GA Zip 30092

Email [redacted]

Phone [redacted]

Name of Titleholder LARRY D. PARIS

Address 150 Smith Rd.

City Hiram State GA. Zip 30141

Email none Phone [redacted]

Larry D. Paris
Signature of Titleholder

Signed, sealed and delivered in the presence of:

Judith F Bagby
Notary Public Signature

My Commission Expires

Seal:

JUDITH F BAGBY
NOTARY
EXPIRES
GEORGIA
MARCH 21, 2029
PUBLIC
PAULDING COUNTY

A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER

THE CITY OF DALLAS GEORGIA
1854
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Blue River Development

Reference: Application filed on OCT 6TH, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:
LJA Engineering

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☑ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 17 day of SEP, 2025.

Applicant's Signature — Tyler Lassen (Representative) Applicant's Name Printed

Signed, sealed and delivered in the presence of

Notary Public Signature — My Commission Expires 10-22-2025

TYLER MARCHMAN NOTARY PUBLIC FORSYTH COUNTY, GEORGIA My Commission Expires 10-22-2025

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1]Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
[2]Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
[3]Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Blue River Development

Reference: Application filed on Oct 6th, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:
Blue River Development, LLC

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:
N/A

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:
N/A

An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:
N/A

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 25th day of August, 20 25.

Applicant's Signature

Geoffrey Reid
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

My Commission Expires July 17, 2029

CAROLINE WEYER
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
JULY 17 2029

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THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Blue River Developmat

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy, Dallas, GA

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:
Linda Paris Holley & Larry D. Paris

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

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Name and official position of the local government official to whom the campaign contribution/gift was made:

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:

An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Linda Paris Holley
Applicant's Signature

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Martha Phyllis Paris, her Attorney in Fact

Signed, sealed and delivered in the presence of:

Notary Public Signature

My Commission Expires

TERESA RUTH HUGGINS NOTARY PUBLIC PAULDING COUNTY, GEORGIA COM. EXP. Mar 25, 2028

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

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THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Blue River Development

Reference: Application filed on Oct. 6, 20 25

to annex real property described as follows: 2076 Jimmy Lee Smith Pkwy. Dallas, GA

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:
Larry D. Paris & Linda Paris Holley

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ☒ No ☐ Yes

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An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 28th day of August, 20 25.

Larry D Paris
Applicant's Signature

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires

TERESA RUTH HUGGINS NOTARY PUBLIC COM. EXP. May 25, 2029 PAULDING COUNTY, GEORGIA

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THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

_____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Larry D. Paris
Applicant's Signature[1]

Larry D. Paris
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Susan R Huggins
Notary Public Signature

My Commission Expires _____
(SEAL)

TERESA RUTH HUGGINS NOTARY PUBLIC COM. EXP. May 25, 2029 PAULDING COUNTY, GEORGIA

*A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER *

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PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

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I certify that the foregoing information is true and correct, this 28th day of August, 2025.

Linda Paris Holley
Applicant's Signature[1]

Linda Paris Holley
Applicant's Name Printed

By: Martha Phyllis Paris
Martha Phyllis Paris, her attorney in fact

Signed, sealed and delivered in the presence of:

Teresa Ruth Huggins
Notary Public Signature

My Commission Expires _____
(SEAL)

TERESA RUTH HUGGINS NOTARY PUBLIC COM. EXP. May 25, 2026 PAULDING COUNTY, GEORGIA

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1] Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? ☒ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☒ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 25th day of August, 2025.

Applicant's Signature[1]

Geoffrey Reed
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Caroline Weyer
Notary Public Signature

My Commission Expires July 17 2029
(SEAL)

CAROLINE WEYER
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
JULY 17 2029

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1] Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

THE CITY OF DALLAS GEORGIA
1854
COMMUNITY DEVELOPMENT

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ☑ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? ☑ No ☐ Yes

If yes, describe the nature and extent of such interest: _____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ☑ No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 17 day of Sep, 2025.

Applicant's Signature[1]

Tyler Lasser (Representative)
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

TYLER MARCHMAN NOTARY PUBLIC FORSYTH COUNTY, GEORGIA My Commission Expires 10-22-2025

Notary Public Signature

My Commission Expires 10-22-2025

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1] Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

SIGN FEE

Separate check for **sign fee** of $50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pick up and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact .

Does the annexation request warrant a Development of Regional Impact Review? ☒ No ☐ Yes

DRI Application # (if applicable) _____

I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.

Signature of Applicant: _____

Date: 8/25/25

Signed, sealed and delivered in the presence of:

My Commission Expires July 17, 2029

Notary Public Signature: Caroline Weyer (SEAL)

CAROLINE WEYER
NOTARY PUBLIC
FORSYTH COUNTY, GA
MY COMMISSION EXPIRES
JULY 17 2029

****MAKE CHECKS PAYABLE TO CITY OF DALLAS****

Return to:
Bagby Law Office, P.C.
100 West Griffin Street
Dallas, Georgia 30132

STATE OF GEORGIA
COUNTY OF PAULDING

POWER OF ATTORNEY
FOR SPECIFIC PURPOSE

Know all men, that to protect its interest, and for valuable consideration, I, **Linda Paris Holley**, of Woodstock, Maryland, have appointed **Martha Phyllis Paris**, of Paulding County, Georgia, the lawful attorney-in-fact for, and in my name, place and stead, for the following specific purposes to-wit:

a) To enter into contracts, for cash or upon such terms and conditions as she may deem advisable, for the sale of the real estate located at 2076 Jimmy Lee Smith Parkway, Dallas, Georgia 30132, as described in Exhibit "A" attached hereto; and to execute and deliver appropriate contracts or other instruments for that purpose;

b) To sell, convey, rent, lease, pledge or otherwise dispose of, by deed, contract or otherwise, said real estate;

c) To sign, endorse, receive, deposit or issue checks, notes, deeds or other instruments necessary for the closing of the sale of said real estate; and,

d) To do any other thing or perform any other act which is necessary for the closing of said sale.

The rights, powers, and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect on the date below, and such rights, powers, and authority shall remain in full force and effect thereafter until revoked by me in writing or upon my death or until said sale is completed, whichever first occurs.

This 8 day of August, 2025.

WITNESS

Linda Paris Holley (SEAL)
Linda Paris Holley

NOTARY PUBLIC

LELA M. RICHARDS
Notary Public - Maryland
Howard County
My Commission Expires
January 29, 2028

EXHIBIT "A"

Such portions of Original Land Lot 480, Paulding County, Georgia as was deeded to Sellers by way of that certain Assent of Executors to Devise dated November 20, 2023, recorded on April 5, 2024 at Deed Book 5068, Pages 60-62, less and except any property that is located on the north side of the right-of-way of Jimmy Lee Smith Parkway. Said tract being more fully described as follows:

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being all of Original Land Lot Number 480, containing 40 acres, more or less.

LESS AND EXCEPT herefrom and not conveyed hereby is any portion of the above-described previously conveyed to any third parties and any rights of way for any public road.

Subject to any easements and rights-of-way previously conveyed to any third parties.

Printed: 08/25/2025 12:19:50 PM

Official Tax Receipt
Paulding County, GA
240 Constitution Blvd
Dallas, 30132
--Online Receipt--

Phone: 770-443-7581

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-049898	R0107 20	2076 JIMMY LEE SMITH PKWY	$3,462.40	$0.00 Fees: $0.00	$0.00	$3,462.40	$0.00
		Totals:	**$3,462.40**	**$0.00**	**$0.00**	**$3,462.40**	**$0.00**

Paid Date: 11/20/2024 **Charge Amount:** $3,462.40

PARIS BOBBY R HEIRS OF
150 SMITH RD
DALLAS, GA 30132

Scan this code with your mobile phone to view this bill

Recpt:005490
RECORDED: 04/05/2024 1:56 PM
DEED - FROM ESTATE
DEED BOOK 5068 PAGES 60 - 62
FILING FEES: $25.00
TRANSFER TAX: $0.00
PT61: 110-2024-001977
Sheila Butler, Superior Court Clerk
Paulding County, GA

After recording please return to:

Tonny S. Beavers

P. O. Box 1849

Dallas, GA 30132

Paulding County Tax ID

147140010000 and

147140020000

Assent of Executors to Devise

STATE OF GEORGIA

COUNTY OF PAULDING

WHEREAS, Bobby Russell Paris died as a resident of Paulding County, Georgia, on the 20th day of November, 2023, leaving a will which has been probated in solemn form in said County at a regular Term of the Court of Probate thereof.

WHEREAS, under the terms of said will the following described property, to wit:

All that tract or parcel of land lying and being in the Second District and Third Section of Paulding County, Georgia, and being all of Original Land Lot Number 480, containing 40 acres, more or less.

SUBJECT TO any easements and rights of way previously conveyed to any third parties.

LESS AND EXCEPTED HEREFROM AND NOT CONVEYED HEREBY is any portion of the above-described property previously conveyed to any third parties and any rights of way for any public roads.

was devised to Linda Paris Holley and Larry D. Paris as tenants in common; and

WHEREAS, the undersigned duly qualified as Co-Executors of the estate of the said, Bobby Russell Paris, and are now administering the estate under the terms of said will; and it has been determined that all debts and claims against the estate have been fully paid.

NOW THEREFORE, the undersigned, as Co-Executors of the will of

the said Bobby Russell Paris hereby assent to the devise of said property under the terms of said will, so that full fee-simple title thereto is vested in the said Linda Paris Holley and Larry D. Paris, as tenants in common, as provided in said will.

WITNESS our hands and seals this the 5th day of April, 2024.

_____(Seal)
Tonny S. Beavers, Co-Executor of the Estate of Bobby Russell Paris, deceased

Signed, sealed and delivered in the presence of:

_____
Witness

_____
Notary Public

LORI JACKSON JENNINGS NOTARY PUBLIC Exp. Aug. 23, 2025 PAULDING COUNTY, GA

_____(Seal)
Diane B. Hart, Co-Executor of the Estate of Bobby Russell Paris, deceased

_____
Witness

_____
Notary Public

LORI JACKSON JENNINGS NOTARY PUBLIC Exp. Aug. 23, 2025 PAULDING COUNTY, GA

1. PID 148.2.3.006.0000
JIMMY CAMPBELL PKWY W
TRG PARIS ROAD LLC

OVERLOOK PALISADE SUBDIVISON
SOUTHEAST PALISADES ACQUISITION, LLC
2. PID 147.1.4.028.0000
PALISADES PKWY

3. PID 147.1.4.005.0000
302 WHITE OAK CIR

4. PID 147.1.4.004.0000
300 WHITE OAK CIR

5. PID 147.1.4.020.0000
210 WHITE OAK CIR

6. PID 147.1.4.021.0000
208 WHITE OAK CIR

7. PID 147.1.4.022.0000
206 WHITE OAK CIR

8. PID 147.1.4.023.0000
204 WHITE OAK CIR

9. PID 147.1.4.024.0000
202 WHITE OAK CIR

10. PID 147.1.4.025.0000
200 WHITE OAK CIR

11. PID 147.1.4.026.0000
150 WHITE OAK CIR

12. PID 147.1.4.029.0000
WHITE OAK CIR

13. PID 147.1.4.027.0000
146 WHITE OAK CIR

14. PID 147.4.1.004.0000
21 PLUM BRANCH CT
YOLANDA DAVIS

15. PID 147.1.4.003.0000
23 PLUM BRANCH CT
CHRISTOPHER & AMANDA FRANCISSEN



16. PID 147.4.1.005.0000
16 PLUM BRANCH CT
KELLEN WALKER

17. PID 147.4.1.009.0000
27 PLUM BRANCH TRCE
DALE & MERI MCDOUGALD

18. PID 147.4.1.010.0000
33 PLUM BRANCH TRCE MADELEINE
& NICAISE AVIGNON

19. PID 147.4.1.011.0000
39 PLUM BRANCH TRCE
THOMAS & EILEEN ALIA
LIVING TRUST

20. PID 147.4.1.068.0000
HOMEOWNERS ASSOCATION
OF PALISADES INC

21. PID 147.4.1.018.0000
64 COPELAND TRCE
ANGELA PATTON

22. PID 147.4.1.019.0000
60 COPELAND TRCE
ERIC DESHAWN BATES

23. PID 147.4.2.007.0000
50 COPELAND TRCE
WILLIAM & XAVIERA ARON

24. PID 147.4.2.008.0000
42 COPELAND TRCE
ROSEMARY COLE

25. PID 147.1.3.001.0000
168 INTERNATIONAL PKWY
AZAN PRODUCT INC

26. PID 147.1.3.006.0000
90 INTERNATIONAL PKWY
90 INTERNATIONAL LLC

27. PID 147.1.3.007.0000
230 SUMMERHILL RD
230 SUMMERHILL ROAD LLC

28. PID 147.1.4.002.0000
UNASSIGNED ADDRESS
LINDA PARIS HOLLEY & LARRY PARIS

ADJACENT PARCELS MAP

LJA PLANNING & LANDSCAPE ARCHITECTURE

Adjacent Parcels

1. PID 148.2.3.006.0000
TRG PARIS ROAD LLC
7100 PEACHTREE DUNWOODY RD
ATLANTA, GA 30328

2. PID 147.1.4.028.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

3. PID 147.1.4.005.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

4. PID 147.1.4.004.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

5. PID 147.1.4.020.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

6. PID 147.1.4.021.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

7. PID 147.1.4.022.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

8. PID 147.1.4.023.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

9. PID 147.1.4.024.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

10. PID 147.1.4.025.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

11. PID 147.1.4.026.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

12. PID 147.1.4.029.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

13. PID 147.1.4.027.0000
SOUTHEAST PALISADES ACQUISITION LLC
277 PARK AVE 9TH FL
NEW YORK, NY 10172

14. PID 147.4.1.004.0000
DAVIS YOLANDA
2451 CUMBERLAND PKWY SE #3622
ATLANTA, GA 30339

15. PID 147.1.4.003.0000
FRANCISSEN CHRISTOPHER D
FRANCISSEN AMANDA I
23 PLUM BRANCH CT
DALLAS, GA 30157

16. PID 147.4.1.005.0000
WALKER KELLEN
16 PLUM BRANCH CT
DALLAS, GA 30157

17. PID 147.4.1.009.0000
MCDOUGALD MERI B
27 PLUM BRANCH TRCE
DALLAS, GA 30157

18. PID 147.4.1.010.0000
MACENO AVIGNON MADELEINE
AVIGNON NICAISE AUBERT
33 PLUM BRANCH TRCE
DALLAS, GA 30157

19. PID 147.4.1.011.0000
THOMAS & EILEEN ALIA LIVING TRUST

Adjacent Parcels

39 PLUM BRANCH TRCE
C/O THOMAS & EILEEN ALIA
DALLAS, GA 30157

20. PID 147.4.1.068.0000
HOMEOWNERS ASSOCIATION OF PALISADES INC
1005 ALDERMAN DR STE 201
MRG COMMUNITY MANG
ALPHARETTA, GA 30005

21. PID 147.4.1.018.0000
PATTON ANGELA
64 COPELAND TRCE
DALLAS, GA 30157

22. PID 147.4.1.019.0000
BATES ERIC DESHAWN
60 COPELAND TRCE
DALLAS, GA 30157

23. PID 147.4.2.007.0000
ARON WILLIAM OTIM
ARON XAVIERA TABATHA
P O BOX 2234
DALLAS, GA 30132

24. PID 147.4.2.008.0000
COLE ROSEMARY MARAMBII
42 COPELAND TRCE
DALLAS, GA 30157

25. PID 147.1.3.001.0000
AZAN PRODUCT INC
5220 JIMMY LEE SMITH PKWY STE 104
HIRAM, GA 30141

26. PID 147.1.3.006.0000
90 INTERNATIONAL LLC
1303 HIGHTOWER TRL STE 205
C/O BROWN REALTY ADVISORS INC
ATLANTA, GA 30350

27. PID 147.1.3.007.0000
230 SUMMERHILL ROAD LLC
783 HOLLAND RD
POWDER SPRINGS, GA 30127

28. PID 147.1.4.002.0000
HOLLEY LINDA PARIS
PARIS LARRY D
150 SMITH RD
HIRAM, GA 30141

www.LJA.com
4525 South Lee Street, Buford, Georgia 30518

Applicant's Letter of Intent
Annexation and Rezoning
Jimmy Lee Smith Pkwy, Dallas, GA

Blue River Development (the "Applicant") respectfully requests to concurrently annex and rezone the approximately 32.286-acre site to facilitate the development of a high-quality mixed-use community that will include essential medical office space as well as attached townhomes.

The site is situated at the southeast corner of Jimmy Lee Smith Parkway and Palisades Parkway, adjacent to the newly constructed Palisades residential community to the south and west. Other land uses in proximity include multiple heavy commercial and industrial uses to the east, including a self-storage facility. Importantly, the Wellstar Paulding Medical Center is located only a quarter mile from the subject site at the corner of Jimmy Lee Smith Parkway and Bill Caruth Parkway. Internally, there are multiple site constraints, including a 100-foot-wide power easement along the southern property line, as well as a stream and pond with accompanying buffers that bisect the site.

The Applicant proposes to prioritize the development of the commercial space for medical office use. The need for medical office space in Dallas and Paulding County is urgent and significant. Currently, there is a lack of available medical office space to serve Dallas citizens. The Wellstar Paulding Medical Center is at capacity and has even requested that some practices vacate their offices to make room for their expanding needs. Without new dedicated medical office space, there is a risk of losing valuable medical specialties to other communities. Our goal is to keep these practices in Paulding County by providing them with modern office facilities. All uses will be subject to what is permitted under the C-1 zoning category.

Furthermore, the new Paulding Hospital Tower is scheduled to begin operations in 2027, but there are no firm plans in place to expand medical office space to support the increase in hospital beds. This development will fill that gap. The applicant has already received strong interest from multiple medical groups eager to lease space within the proposed commercial component. This demand underscores the importance of moving forward with this project to meet current and future healthcare needs. The expected hours of operation for the commercial uses will be 7am to 7pm, Monday – Sunday. Each of the commercial buildings will be constructed with high-end materials including brick and/or stone and stucco to maintain consistency with the other new commercial development in the area.

In addition to the medical office space, 25.336 acres will be rezoned to "TH" to accommodate 113 attached townhomes, resulting in a low density of 4.4 units per acre. Each three-story unit will be 24 feet wide and constructed with high-quality materials, including brick and cementitious siding, in compliance with Dallas' architectural standards. Units will start at 1,800 heated square feet, offering ample living space with ideal floor plans with at least three bedrooms. Each townhome will have a two-car rear-entry garage and two-car driveway accessible via alleys and will be constructed with brick and cementitious siding. Having rear-loaded garages, each unit will front community open space or internal streets with interconnected sidewalks, fostering walkability and neighborhood engagement. Notable open space features include:

- Community greens between townhome fronts
- Pocket parks
- Primary amenity area with pool and cabana

It should be noted that it is the applicant's intent for the commercial buildings, townhomes, and amenity area structures, to be constructed in general conformance with the submitted renderings.

Per the City's Future Land Use Map, the site is adjacent to the "Residential" character area. While that desig generally promotes residential uses, the Applicant submits that the inclusion of needed medical office space aligns with the Comprehensive Plan's goals of promoting housing diversity, community services, and mixed-use accessibility. The plan emphasizes the need for high-quality, safe, walkable, and connected communities. This project supports that vision by providing both residential housing and critically needed healthcare-related commercial services.

To further demonstrate that the proposed development will not adversely impact the community, the Applicant had submitted the proposed site plan for review and comments from various departments in Paulding County including the following:

Department/Organization	**Comments**	**Corrections**
Paulding County Fire Department	"Alleys over 150' in length require a turn-around in compliance with IFC 2018 (D103)"	Reduced alley length for units 23-28
Paulding County Water System	The site is on Paulding County water and sewer – no issues	To be determined at engineering phase
Paulding Department of Transportation	"Additional R/W may be required for maintenance along the frontage of the development, turn lanes would be required if this were Paulding, ISD must meet Greenhouse Dr. across the street was very close to not meeting so due to topography of the road. An intersection analysis at entrance onto 278 would be required if in Paulding – this area is receiving a lot of development with the existing Palisades subdivision, the new R-55 development across Palisades Pkwy and the proposed apartment complex on Paris Rd. across 278."	To be determined at engineering phase
Paulding Schools	See below chart and attached impact statement provided by PCS	N/A

School Capacity Chart:

Allgood ES

Capacity: 860	CURRENT	FORECASTED RESIDENT STUDENTS									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
K-5 Count	850	833.7	843.1	837.5	843.7	832.4	844.7	853.3	858.7	860.1	865.5
% of Capacity	98.8%	96.9%	98.0%	97.4%	98.1%	96.8%	98.2%	99.2%	99.8%	100.0%	100.6%

Herschel Jones MS

Capacity: 850	CURRENT	FORECASTED RESIDENT STUDENTS									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
6-8 Count	855	891.1	906.2	905.8	897.4	919.1	872.6	879.7	876.9	908.5	926.1
% of Capacity	100.6%	104.8%	106.6%	106.6%	105.6%	108.1%	102.7%	103.5%	103.2%	106.9%	109.0%

Paulding County HS

Capacity: 1775	CURRENT	FORECASTED RESIDENT STUDENTS									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
9-12 Count	2066	2028.3	2071.4	2132.6	2168.6	2207.6	2232.7	2189.1	2215.7	2173.9	2137.7
% of Capacity	116.4%	114.3%	116.7%	120.2%	122.2%	124.4%	125.8%	123.3%	124.8%	122.5%	120.4%

In conclusion, this proposed annexation, and rezoning represents a strategic opportunity to address critical community needs through the delivery of high-quality medical office space and thoughtfully designed residential housing. The Applicant is committed to working collaboratively with the City of Dallas to ensure that the development aligns with the City's long-term vision and planning objectives. The applicant respectfully requests favorable consideration of this application and look forward to engaging with City staff, elected officials, and community stakeholders throughout the review process.

For these reasons, the applicant believes this rezoning request is reasonable. Any action to deny the request would violate the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the U.S. Constitution, as well as Article 1, Section 3, Paragraph 1 of the Georgia Constitution, thereby denying the owner viable use of its property.

ANNEXATION REVIEW STANDARDS

A. Whether the annexation proposal is compliant with O.C.G.A. 36-36; Articles 1-8.

The proposed annexation is fully compliant with the applicable provisions of O.C.G.A. 36-36, Articles 1-8. The subject property is contiguous to the existing municipal limits of the City of Dallas and is eligible for annexation under the contiguous property requirements.

B. Whether the annexation proposal is suitable in view of the use and development of adjacent and nearby property and doesn't create an unincorporated island.

The property lies adjacent to the current City limits and is directly connected to existing City infrastructure and services. Annexation will not create an unincorporated island, but rather will unify jurisdictional oversight in this growing corridor. The surrounding development includes residential neighborhoods, commercial uses, and proximity to Wellstar Paulding Medical Center. Incorporating the property into the City allows for coordinated land use, zoning, and service delivery that is suitable and beneficial to both nearby properties and the larger community.

C. Whether the annexation proposal will adversely affect the existing use or usability of adjacent or nearby properties.

The annexation will not adversely affect adjacent or nearby properties. On the contrary, bringing the subject property into the City limits will enhance planning coordination and service delivery for nearby properties. The proposed development includes medical office space and residential townhomes, both of which complement surrounding land uses and add value to the community.

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

The annexation will not result in excessive or burdensome use of public facilities. The proposed mix of medical office and residential townhomes balances traffic demand throughout the day, reducing peak-hour congestion. Utilities, including water and sewer, have been confirmed as available by Paulding County with no service issues identified. Fire Department and DOT coordination has addressed circulation and access. Schools may receive a modest increase in enrollment from the townhome component, but the medical office component generates no student impact.

E. Whether the proposed annexation is supported by new or changing conditions not anticipated by the comprehensive plan.

The annexation is supported by changing conditions in the area. The annexation will allow for the site to be designed more consistently with the recent pattern of development in the City of Dallas and surrounding area.

F. Whether the annexation proposal is in conformity with the policies and intent of the comprehensive plan.

The annexation is consistent with the intent of the City of Dallas Comprehensive Plan. The Plan emphasizes the importance of diverse housing choices, quality community services, walkability, and connectivity. By annexing the property, the City can ensure that the proposed development aligns with these goals, providing townhomes at a compatible density of approximately 4.4 units per acre, as well as medical office space that directly supports the community's healthcare needs.

ZONING/REZONING REVIEW STANDARDS

A. Existing land use and zoning classification of nearby property.

The subject property is located along Jimmy Lee Smith Parkway and Palisades Parkway, adjacent to the Palisades residential neighborhood to the south and west. To the east, the area includes heavy commercial and industrial uses, including a self-storage facility. Approximately one-quarter mile to the north lies the Wellstar Paulding Medical Center, which serves as a major institutional anchor in the community. This mix of residential, commercial, and institutional uses establishes a transitional setting that makes the proposed development of medical office space and townhomes highly appropriate.

B. Whether the zoning/rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed development is suitable in view of its surroundings because it provides both medical office space and residential housing, uses that complement the area's existing pattern. The medical office component directly supports and enhances the nearby hospital, meeting a demonstrated need for additional medical space. The townhome portion of the project offers a natural transition from the Palisades neighborhood, incorporating compatible residential density, pedestrian connectivity, and high-quality design. Together, these uses integrate seamlessly into the surrounding environment.

C. Whether the zoning/rezoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.

The rezoning proposal will not adversely affect adjacent or nearby properties. Medical office uses are daytime-oriented and low-impact, which will not create conflicts with surrounding residential areas. The townhomes have been carefully designed with rear-loaded garages, sidewalks, greenspace, and amenities that reinforce neighborhood character and usability. By enhancing healthcare access and offering additional housing options, the project will strengthen nearby properties rather than detract from them.

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

The proposed mix of medical office and townhomes is not expected to burden existing infrastructure. Medical office traffic is spread throughout the day and does not significantly overlap with school or evening residential peak hours. The Applicant has coordinated with Paulding County DOT and the Fire Department to ensure appropriate access, circulation, and emergency response. Paulding County has also confirmed adequate water and sewer service for the site. While townhomes may generate a modest number of students, the medical office component offsets this impact as it does not contribute to school enrollment. Overall, the development is well-balanced and manageable within existing public facilities.

E. Whether the proposed use is supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

The proposed rezoning is supported by significant changes in conditions not previously anticipated. Wellstar Paulding Medical Center is currently at capacity, with some medical practices being asked to vacate to allow for internal operations. This development directly addresses that need by providing new medical office capacity close to the hospital, while also introducing quality residential options for the growing Dallas community.

F. Whether the zoning/rezoning proposal is in conformity with the policies and intent of the comprehensive plan.

The project is consistent with the policies and intent of the City of Dallas Comprehensive Plan. The plan encourages a balance of housing diversity, community services, connectivity, and walkability, all of which are incorporated into the proposed development. The townhome component provides quality, for-sale residential options at a compatible density of approximately 4.4 units per acre, while the medical office component delivers a critical community service in a location adjacent to the City's regional medical anchor. Together, the uses reinforce the Comprehensive Plan's vision for safe, connected, and high-quality neighborhoods.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ZONING

THE SUBJECT PROPERTY IS ZONED R-2 & IS ALSO IN THE CORRIDOR OVERLAY DISTRICT PER PAULDING COUNTY ZONING MAP ACCESSED ON SEPTEMBER 29, 2025.

THE SETBACKS FOR ZONE R-2 SUBURBAN RESIDENTIAL DISTRICT PAULDING COUNTY MUNICODE ACCESSED ON 09/29/2025 ARE AS FOLLOWS:

FRONT: 35 FEET
SIDE: 15 FEET, 25 FEET IF CORNER LOT
REAR: 25 FEET
MAXIMUM BUILDING HEIGHT: 45 FEET

ANY SETBACKS AND BUFFERS SHOWN ARE GOVERNED BY THE LOCAL JURISDICTION AND SHOULD BE CONFIRMED IN WRITING PRIOR TO LAND PLANNING OR ANY CONSTRUCTION ACTIVITIES.

TABLE 1

~PALISADE SUBDIVISION~
Section One

LOT 2 - N/F
DAVIS YOLANDA
PID #147.1.4.004.0000
ZONED PRD
DB 4632 PG 891
PB 50 PG 171

LOT 3 - N/F
FRANCISSEN CHRISTOPHER D & FRANCISSEN AMANDA I
PID #147.1.4.003.0000
ZONED PRD
DB 3390 PG 863
PB 51 PG 137

LOT 4 - N/F
WALKER KELLEN
PID #147.4.1.005.0000
ZONED PRD
DB 3344 PG 446
PB 51 PG 161

LOT 8 - N/F
MCDOUGALD DALE G & MCDOUGALD MERI B
PID #147.4.1.009.0000
ZONED PRD
DB 2491 PG 794
PB 50 PG 171

LOT 9 - N/F
MACENO AVIGNON MADELEINE & AVIGNON NICAISE AUBERT
PID #147.4.1.010.0000
ZONED PRD
DB 3954 PG 978
PB 51 PG 137

LOT 10 - N/F
THOMAS & EILEEN ALIA LIVING TRUST
PID #147.4.1.011.0000
ZONED PRD
DB 3954 PG 976
PB 51 PG 137

LOT 19 - N/F
PATTON ANGELA
PID #147.4.1.018.0000
ZONED PRD
DB 3474 PG 256
PB 58 PG 161

LOT 20 - N/F
BATES ERIC DESHAWN
PID #147.4.1.019.0000
ZONED PRD
DB 4043 PG 868
PB 58 PG 161

LOT 21 - N/F
ARON WILLIAM OTIM & XAVIERA TABATHA
PID #147.4.2.007.0000
ZONED PRD
DB 3374 PG 564
PB 58 PG 161

LOT 22 - N/F
COLE ROSEMARY MARAMBII
PID #147.4.2.008.0000
ZONED PRD
DB 3407 PG 995
PB 58 PG 161

LEGEND

	SIGN		CONCRETE
	GROUND LIGHT		IRON PIN FOUND
	LIGHT POLE		COMPUTED POINT
	SPOT ELEVATION	IPS	SET 5/8" CAPPED REBAR
WV	WATER VALVE		R/W MARKER
	FIRE HYDRANT	POB	POINT OF BEGINNING
WM	WATER METER	CTP	CRIMP TOP PIPE
	IRRIGATION CONTROL VALVE	OTP	OPEN TOP PIPE
W	WATER MARKER/ MONUMENT	CMP	CORRUGATED METAL PIPE
V	WATER VAULT	RCP	REINFORCED CONCRETE PIPE
	GRATE INLET	SS	STORM SEWER LINE
	UTILITY POLE	SS	SANITARY SEWER
	GUY WIRE	W	WATER LINE
E	ELECTRIC BOX	GL	GAS LINE
EM	ELECTRIC MANHOLE	OHE	OVERHEAD ELECTRIC
GV	ELECTRIC METER	UGE	UNDERGROUND ELECTRIC
	GAS VALVE		PROPERTY LINE
GM	GAS METER		ADJACENT PROPERTY LINE
D	STORM SEWER MANHOLE	X	FENCE
S	SANITARY SEWER MANHOLE		
LL 283	LAND LOT		

REFERENCES:

1. SURVEY FOR TIBBITTS CHILDRENS PREPARED BY ETOWAH ENGINEERING AND SURVEYING DATED SEPTEMBER 13, 2001 AND RECORDED IN PB 45 PG 184.
2. ALTA/NSPS SURVEY FOR 90 INTERNATIONAL, LLS PREPARED BY CHASTAIN & ASSOCIATES, P.C. DATED JANUARY 30, 2013, LAST REVISION OCTOBER 27, 2020 (FILE: 20182O).
3. FINAL PLAT FOR PALISADE SUBDIVISION (PHASE 1) PREPARED BY HAYNES, JAMES & ASSOCIATES DATED AUGUST 25, 2006 LAST REVISION FEBRUARY 1, 2007 AND RECORDED IN PB 51 PG 137-143.
4. ASSENT OF EXECUTORS TO DEVISE FOR SUBJECT PROPERTY DB 5068 PG 60

AS SURVEYED LEGAL DESCRIPTION

A parcel of Land lying in Land Lot 480, of the 2nd Distrct, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

Begin at a found 1/2 inch capped rebar being the corner common to Land Lots 479, 480, 529 and 530. Thence run North 89 degrees 28 minutes 32 seconds West along the line common to land Lots 480 and 529 for a distance of 1,422.92 feet to a found1/2 inch capped rebar lying on easterly right-of-way of Palisade Parkway (a.k.a Paris Road having 60 feet R/W); Thence leaving said Land Lot Line run along said right-of-way for following courses and distances: North 01 degrees 03 minutes 42 seconds West for a distance of 65.30 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 292.81 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 139.21 feet to a point; Thence run North 01 degrees 22 minutes 43 seconds East for a distance of 380.94 feet to a point; Thence run North 01 degrees 22 minutes 28 seconds East for a distance of 101.81 feet to a scribe set in concrete side walk being the intersection of said right-of-way and the southerly right-of-way of Jimmy Lee Smith Parkway (having variable R/W); Thence leaving said right-of-way intersection, run South 89 degrees 30 minutes 49 seconds East along aforementioned right-of-way of Jimmy Lee Smith Parkway for a distance of 1,439.33 feet to a found 1/2 inch rebar lying at the intersection of said right-of-way and the line common to Land Lots 479 and 480; Thence leaving said right-of-way run South 01 degrees 37 minutes 40 seconds West along said Land Lot Line for a distance of 811.85 feet to a found 1/2 inch rebar; Thence run South 01 degrees 38 minutes 40 seconds West along said Land Lot Line for a distance of 169.28 feet to the POINT OF BEGINNING.

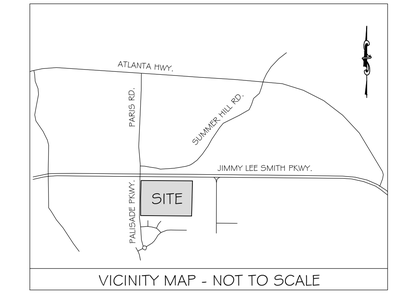
Said parcel contains 1,406,398 square feet or 32.286 acres.

THE PARCEL DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT FILE NO. 25-0015 AND EFFECTIVE DATE OF MARCH 27, 2025 @ 5:00 PM, BEING THE SAME AS LAND SHOWN AND DESCRIBED HEREON, FORM CONTIGUOUS PARCELS OF LAND WITH NO GAPS OR GORES AND HAVING DIRECT ACCESS TO PALISADE PARKWAY (A.K.A. PARIS ROAD) AND JIMMY LEE SMITH PARKWAY.

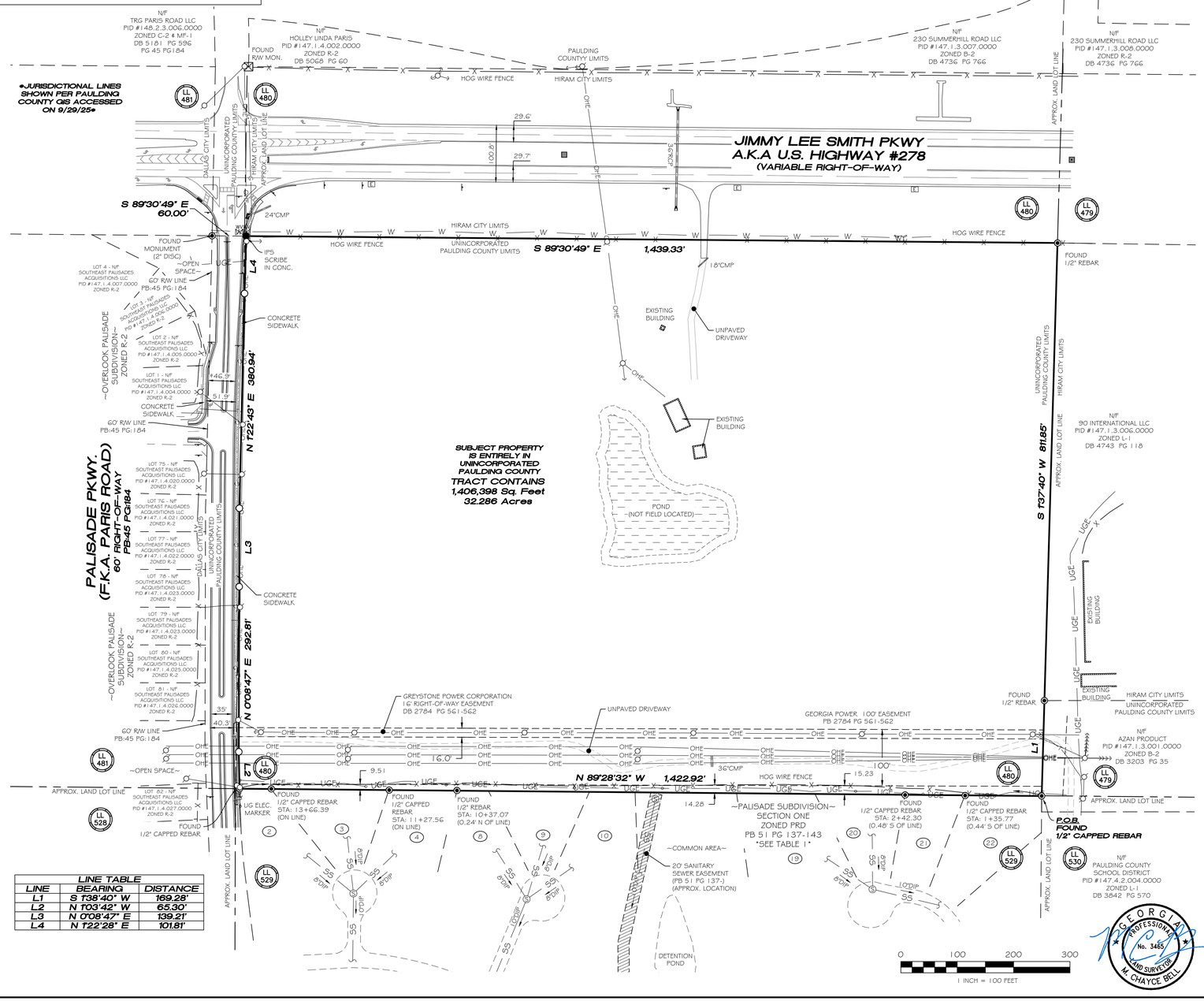
EXIBIT "A"
TITLE LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the Second Distrct and Third Section of Paulding County. Georgia. and being all of Original Land Lot Nturber 480, containing 40 acres. more or less. SUBJECT TO any easements and rights of way previously conveyed to any third parties.
LESS AND EXCEPTED HEREFROM AND NOT CONVEYED HEREBY is any portion of the
above-described property previously conveyed to any third parties and any rights of way for any public roads.
ALSO, LESS AND EXCEPT any portion of Land Lot 480 North of Jimmy Lee Smith Parkway.

GRID NORTH
GEORGIA WEST STATE PLANE
NAD 83 (2011)



VICINITY MAP - NOT TO SCALE



SURVEY NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. According to the Flood Insurance Rate Map (FIRM) for Paulding County, Georgia, (Community-panel number 13223 C 0143 C, dated September 29, 2006), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplan."
4. The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by Groundhawk Subterranean Intelligence. The property shown hereon may be served by underground utilities which are not shown hereon. LJA makes no warranties or claims that all utilities are marked or accurate. All Utility Companies should be contacted before beginning any design or construction. Groundhawk's report can be provided upon request.
5. North arrow and beannge shown hereon are based on GA West Zone - NAD83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 04-04-2025 using the Leica Smartnet System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plat is based was gathered using base and rover using multiple setups AND DUPLICATE OBSERVATION ON CORNERS. The processed data has a horizontal position of less than 0.04. The scale factor to adjust the points to ground distances: 1.00011044707995.
7. This plat has been calculated for closure and is found to be accurate within one foot in 526,627 feet.
8. Equipment used for measurement:
   Angular: Trimble S5 Robotic Total Station
   Linear: Trimble S5 Robotic Total Station
   GPS: Trimble r12i GPS Receiver
9. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, and Local buffers and setbacks might exist on the subject property that are not shown hereon.
11. This survey is not valid without the Original Signature and Seal of a Georgia Licensed Surveyor.
12. There was no observable evidence of Human Burials or Cemetenes on Subject Property at the time of the field Survey.
13. LJA Surveying does not warrant the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.
14. Current property owner: LINDA PARIS HOLLEY & LARRY D. PARIS
    Site address: 2076 Jimmy Lee Smith Pkwy, Dallas, GA 30132
    Parcel Number: 147.1.4.001.000

SCHEDULE B-II EXCEPTIONS

SURVEYORS COMMENTS ON B-II TITLE EXCEPTIONS AS SHOWN IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, SAID COMMITMENT HAVING A FILE NO. 25-0015 AND EFFECTIVE DATE OF MARCH 27, 2025 @ 5:00 PM PREPARED FOR BLUE RIVER DEVELOPMENT ACQUISITIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY.

1. Taxes and assessments for the year 2025 and subsequent years, which are liens not yet due and payable.
2. Any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the county in which the subject property is located.
3. Rights of upper and lower riparian owners in and to the waters of creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.
4. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
5. All matters as shown on that certain ALTA/NSPS Land Title Survey for Blue River Development Acquisitions, LLC and First Amencan Title Insurance Company prepared by ___ _____,Georgia RLS # ,dated __.
6. Easement in Right of Way Deed from B. Russell Pans, et al, to Paulding County, Georgia, dated November 30, 1989, filed January 4, 1990, recorded in Deed Book 183, page 638, Paulding County, Georgia records. LEGAL DESCRIPTION DOES NOT EFFECT SUBJECT PROPERTY. PARIS ROAD RIGHT-OF-WAY IS SHOWN HEREON
7. Right of Way Easement from Bobby R. Paris to GreyStone Power Corporation, dated October 7, 2009, filed March 8,2010, recorded in Deed Book 2784, page 561, aforesaid records. AFFECTS THE SUBJECT PROPERTY. GA POWER and GRAYSTONE POWER CORPORATION RIGHT-OF-WAY SHOWN HEREON.

   As to the above, once we receive confirmation of a containment letter from GreyStone Power Corporation, the following will be added: "The Company insures that GreyStone Power Corporation claims no further interest in this easement other than the right to own, operate, maintain, rebuild, renew, upgrade and modify the existing facilities located on the subject property."

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 1°38'40" W	169.28'
L2	N 1°03'42" W	65.30'
L3	N 0°08'47" E	139.21'
L4	N 1°22'28" E	101.81'

SURVEYOR CERTIFICATION

TO: Blue River Development Acquisitions, LLC, a Georgia limited liability company & First Amencan Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED DURING THE MONTH OF APRIL OF 2025.

07/16/2025
M. Chayce Bell, GA P.L.S. #3465 Date

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

07/16/2025
M. Chayce Bell, GA P.L.S. #3465 Date

GEORGIA PROFESSIONAL No. 3465 LAND SURVEYOR M. CHAYCE BELL

LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUFORD, GA 305 18
Phone 770.953.5200
LSF No. 1330

LOCATED IN:
LAND LOT 480, 2ND DISTRICT AND 3RD SECTION OF PAULDING COUNTY, GEORGIA

ALTA/NSPS LAND TITLE SURVEY
2076 JIMMY LEE SMITH PKWY.
FOR
BLUE RIVER DEVELOPMENT ACQUISITION, LLC,
a Georgia limited liability company &
FIRST AMERICAN TITLE INSURANCE COMPANY

ISSUE:	DATE	DESCRIPTION
INITIAL	DAY/2025	
REV. 1	07/16/2025	ADDRESS ATTORNEY COMMENTS
REV. 2	09/29/2025	ADDRESS COMMENTS
REV. 3		
REV. 4		
REV. 5		
REV. 6		
REV. 7		

DRAFTED BY: GP
MAP CHECKED BY: GPTH
REVIEWED BY: MCB

PROJECT #:
GA3347-2502

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
COPYRIGHT 2025 LJA SURVEYING INC
NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC.

SHEET NO:
1 OF 1

File Location:s:\sector\dwr\wv\projects\ga3347 (blue river development)\82502 - paris road tract\06 survey, cad\prns road - alta 07.16.25

Paris Road Tract - Legal Description

A parcel of Land lying in Land Lot 480, of the 2nd District, 3rd Section, Paulding County, Georgia and being more particularly described as follows:

Begin at a found 1/2 inch capped rebar being the corner common to Land Lots 479, 480, 529 and 530. Thence run North 89 degrees 28 minutes 32 seconds West along the line common to land Lots 480 and 529 for a distance of 1,422.92 feet to a found1/2 inch capped rebar lying on easterly right-of-way of Palisade Parkway (a.k.a Paris Road having 60 feet R/W); Thence leaving said Land Lot Line run along said right-of-way for following courses and distances: North 01 degrees 03 minutes 42 seconds West for a distance of 65.30 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 292.81 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 139.21 feet to a point; Thence run North 01 degrees 22 minutes 43 seconds East for a distance of 380.94 feet to a point; Thence run North 01 degrees 22 minutes 28 seconds East for a distance of 101.81 feet to a scribe set in concrete side walk being the intersection of said right-of-way and the southerly right-of-way of Jimmy Lee Smith Parkway (having variable R/W); Thence leaving said right-of-way intersection, run South 89 degrees 30 minutes 49 seconds East along aforementioned right-of-way of Jimmy Lee Smith Parkway for a distance of 1,439.33 feet to a found 1/2 inch rebar lying at the intersection of said right-of-way and the line common to Land Lots 479 and 480; Thence leaving said right-of-way run South 01 degrees 37 minutes 40 seconds West along said Land Lot Line for a distance of 811.85 feet to a found 1/2 inch rebar; Thence run South 01 degrees 38 minutes 40 seconds West along said Land Lot Line for a distance of 169.28 feet to the **POINT OF BEGINNING**.

Said parcel contains 1,406,398 square feet or 32.286 acres.

OVERALL PROJECT DATA

TOTAL AREA: +/- 32.286 ACRES (GROSS TH & C1)
EXISTING ZONING: R-2 (PAULDING COUNTY)
PROPOSED ZONING: CITY OF DALLAS, TH & C1

TH PROJECT DATA

TH AREA (GROSS):	+/- 25.417 ACRES
TOTAL TOWNHOMES:	113 (24'X50' - 3 STORY UNITS)
PROPOSED DENSITY:	+/- 4.4 U/A
SETBACKS:	
FRONT EXTERIOR:	25'
SIDE EXTERIOR:	40' PRINCIPLE / 10' ACCESSORY
REAR EXTERIOR:	40' PRINCIPLE / 10' ACCESSORY
OTHER:	
MIN. LOT SIZE:	1 ACRE
MIN. LOT WIDTH:	100'
MIN. LOT FRONTAGE:	50'
MIN. GFA PER UNIT:	1,040 SF (1 STORY) / 650 SF (2+ STORY)
MIN. LIVING AREA PER UNIT:	1,040 SF / 950 SF
MIN. LIVING AREA FACADE WIDTH:	24'
MAX. LOT COVERAGE:	50% / 5% ACCESSORY OR 600 SF (STRUCTURES & BUILDINGS)
MAX. LOT COVERAGE:	60% (ALL IMPERVIOUS SURFACES)
MAX BUILDING HEIGHT:	40' PRINCIPAL / 24' ACCESSORY
LANDSCAPE STRIP:	AS SHOWN
BUFFER:	10'

SITE LEGEND

- (75) 75' STREAM SETBACK
- (50) 50' STREAM BUFFER
- (25) 25' STATE STREAM BUFFER
- (5SW) 5' SIDEWALK
- (MK) MAIL KIOSK
- (SW) STORMWATER MANAGEMENT (DETENTION/RETENTION/OR WATER QUALITY AREA)
- (CA) CABANA
- (PL) POOL
- (CG) COMMUNITY GREEN
- (BN) BENCHES
- (ES) ENTRANCE SIGN
- (DU) DUMPSTERS

TH PARKING CALCS

USE TYPE	TOTAL PER UNIT	TOTAL UNITS	TOTAL SPACES
REAR ENTRY TH GARAGE SPACES:	2	113	226
REAR ENTRY TH DRIVEWAY/GUEST SPACES:	2	113	226
OFF STREET AMENITY AREAS, MAIL KIOSK PARKING (INCLUDES 1 ADA PARKING SPACE)			14
GRAND TOTAL			466

OPEN SPACE CALCS

OPEN SPACE AREAS	LEGEND	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
TH		20%	+/- 10.95 AC. OR +/- 43.08%
C1 - TRACT A		5%	+/- 0.44 AC. OR 14.8%
C1 - TRACT B		5%	+/- 1.25 AC. OR +/- 32.02%

C-1 PROJECT DATA

PROPOSED CITY OF DALLAS C-1 DEVELOPMENT IS SEEKING SPLIT ZONING.

C-1 AREA (GROSS):	+/- 6.869 ACRES
SETBACKS:	
FRONT YARD:	30'
SIDE SETBACK:	10' PRINCIPLE; 10' ACCESSORY
REAR YARD:	20' PRINCIPLE; 15' ACCESSORY
USES INCLUDE, BUT ARE NOT LIMITED TO:	PROFESSIONAL/OFFICE, CLINIC, RESTAURANT/FOOD PREP, OTHER
TRACT A AREA:	+/- 2.966 ACRES
HEATED FLOOR AREA:	+/- 33,100 S.F.
TRACT B AREA:	+/- 3.903 ACRES
HEATED FLOOR AREA:	+/- 34,350 S.F.
OTHER:	
MIN LOT SIZE:	1 ACRE
MIN LOT WIDTH:	100'
MIN. LOT FRONTAGE:	50'
MIN GROUND FLOOR AREA:	N/A
MIN LIVING AREA PER UNIT:	750 SF. AVG.
MIN LIVING AREA FACADE WIDTH:	N/A
MAX LOT COVERAGE:	50% (STRUCTURES AND BUILDINGS)
MAX LOT COVERAGE:	75% (ALL IMPERVIOUS SURFACES)
MAX. BUILDING HEIGHT:	45' PRINCIPLE / 26' ACCESSORY
LANDSCAPE STRIP:	AS SHOWN
BUFFER:	30' GRADED AND REPLANTED

C-1 PARKING CALCS

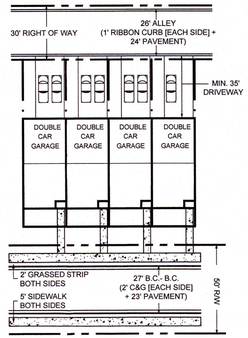
TRACT A: 33,100 SF BUILDING	
BUSINESS, RETAIL, OR PROFESSIONAL OFFICE PARKING REQUIRED (1 SPACE PER 300 SF)	110.3
PARKING PROVIDED (INCLUDES 5 ADA PARKING SPACES)	111
TRACT B: 34,350 SF BUILDING	
BUSINESS, RETAIL, OR PROFESSIONAL OFFICE PARKING REQUIRED (1 SPACE PER 300 SF)	114.5
PARKING PROVIDED (INCLUDES 5 ADA PARKING SPACES)	116

File Location: k:\landprojects\blue river development\ga3347-2502 - paris road tract\02-design\drawings\01-concept\plans tract zoning 9.16_3units.vwx

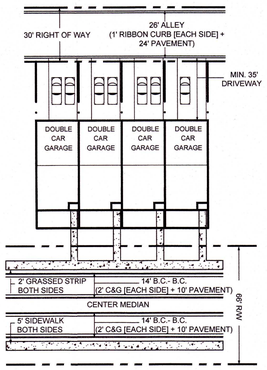
DISTANCE FROM RESIDENTIAL ACCESS POINT (66' RW BOULEVARD)	
ACCESS POINT	APPROXIMATE CENTERLINE DISTANCE (L.F.) FROM ACCESS POINT
NEW COMMERCIAL ACCESS POINT (30' RW)	503.9
SUMMERHILL RD CENTERLINE	762.8
JIMMY LEE SMITH PARKWAY/JIMMY CAMPBELL PARKWAY CENTERLINE	493.2
GREENHOUSE DRIVE CENTERLINE	0
OAKLAND AVE CENTERLINE	953.9
GREYSTONE POWER CORPORATION 16' RW EASEMENT CENTERLINE	534.4
GEORGIA POWER 100' EASEMENT CENTERLINE	576.4

NEW COMMERCIAL ACCESS POINT (30' RW)	
ACCESS POINT	APPROXIMATE CENTERLINE DISTANCE (L.F.) FROM ACCESS POINT
RESIDENTIAL ACCESS POINT (66' RW BOULEVARD)	503.9
SUMMERHILL RD CENTERLINE	1,266.70
JIMMY LEE SMITH PARKWAY/JIMMY CAMPBELL PARKWAY CENTERLINE	997.1
GREENHOUSE DRIVE CENTERLINE	503.9
OAKLAND AVE CENTERLINE	449
GREYSTONE POWER CORPORATION 16' RW EASEMENT CENTERLINE	30.5
GEORGIA POWER 100' EASEMENT CENTERLINE	72.5

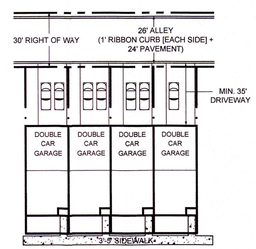
TYPICAL TH LOT DETAILS



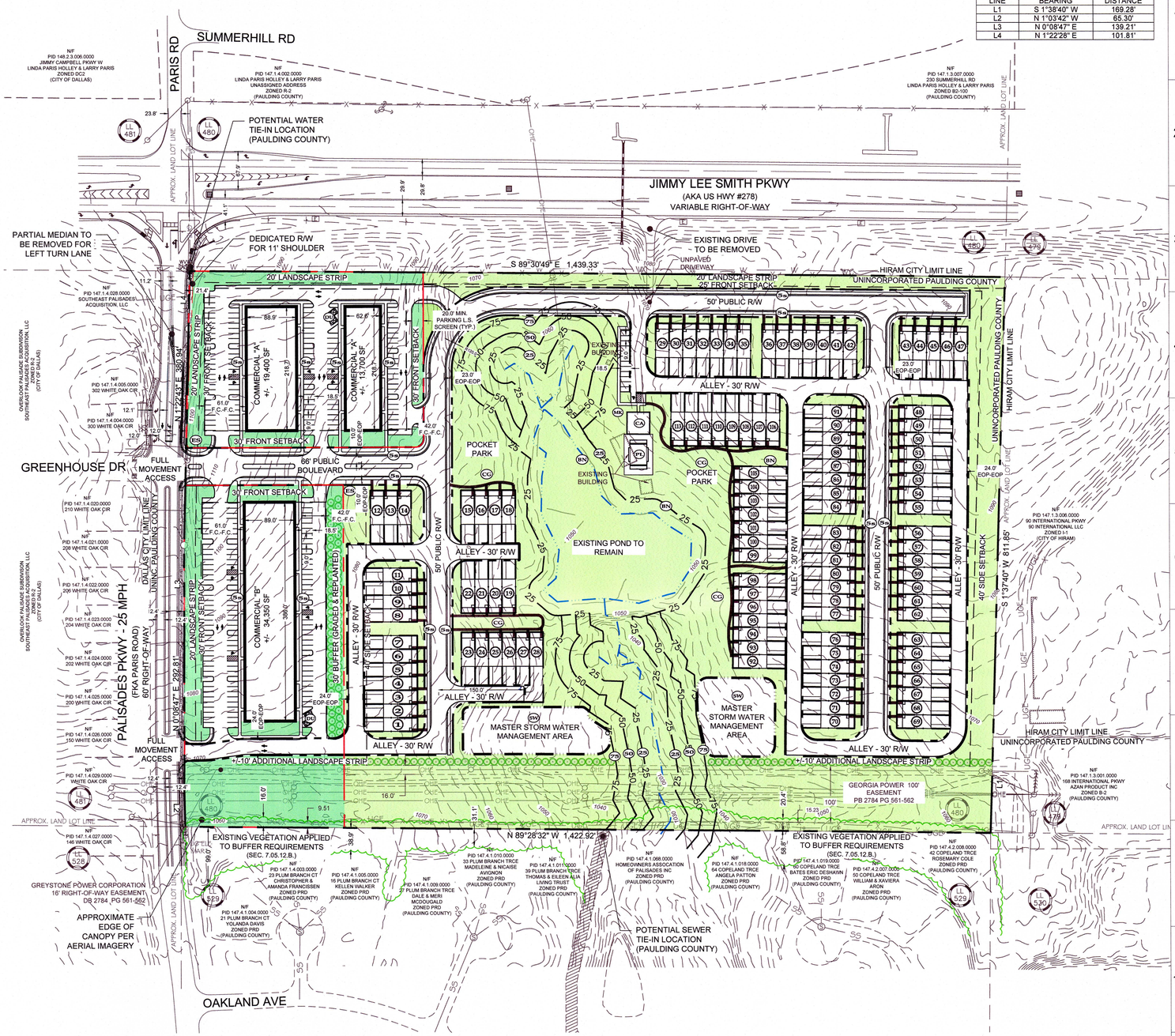
LOT DETAIL '1' - DETAIL NOT TO SCALE
TYPICAL REAR ENTRY TOWNHOME FRONTING ONTO STREET



LOT DETAIL '2' - DETAIL NOT TO SCALE
TYPICAL REAR ENTRY TOWNHOME FRONTING ONTO BOULEVARD



LOT DETAIL '3' - DETAIL NOT TO SCALE
TYPICAL REAR ENTRY TOWNHOME FRONTING ONTO OPEN SPACE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 1°38'40" W	169.28'
L2	N 1°03'42" W	65.30'
L3	N 0°08'47" E	139.21'
L4	N 1°22'28" E	101.81'

PROPERTY OWNERS (TH & C1):
PID: 147.1.4.001.0000 - LINDA PARIS HOLLEY & LARRY D. PARIS

SURVEY NOTE (TH & C1):
THIS PLAN REFERENCES ALTA SURVEY FROM LJA SURVEYING INC.:
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30518
CONTACT: CHAYCE BELL
CBELL@LJASURVEY.COM 770.225.4730

STREAMS NOTE (TH & C1):
STREAMS ARE SHOWN PER AQUATIC RESOURCES DELINEATION BY LJA ENVIRONMENTAL.

PLAN NOTE (TH & C-1):
THIS PLAN IS CONCEPTUAL IN NATURE AND IS NOT INTENDED FOR CONSTRUCTION OR DEVELOPMENT. LAYOUT IS SUBJECT TO CHANGES WITH ENGINEERED PLANS.

STORMWATER NOTE (TH & C1):
TH/C1 STORMWATER WILL BE MANAGED ON TH PARCEL'S MASTER STORMWATER MANAGEMENT AREAS.

SEWER NOTE (TH & C1):
SEWER MAY TIE INTO EXISTING SEWER MANHOLE SHOWN ON ADJACENT PROPERTY TO THE SOUTH AND PROVIDED BY PAULDING COUNTY. AN EASEMENT WILL BE REQUIRED. ANY NECCESARY SEWER IMPROVEMENTS WILL BE COMPLETED PRIOR TO PLATTING.

WATER NOTE (TH & C1):
EXISTING WATER LINE LOCATED WITHIN JIMMY LEE SMITH PARKWAY RIGHT-OF-WAY AND PROVIDED BY PAULDING COUNTY.

EASEMENT NOTE (TH & C1):
THERE IS A 16' GREYSTONE POWER CORPORATION R/W EASEMENT INCLUDED WITHIN THE 100' GEORGIA POWER EASEMENT RUNNING ALONG THE SOUTHERN PORTION OF SITE. THERE ARE NO OTHER KNOWN DRIVEWAY OR ACCESS EASEMENTS.

NOTE (TH & C1):
DEVELOPMENT WILL MEET OR EXCEED ALL REQUIRED FEDERAL, STATE AND LOCAL REQUIREMENTS REGARDING ENVIRONMENTAL AND NATURAL RESOURCE PROTECTION, EROSION AND SEDIMENTATION CONTROL.

FEMA NOTE (TH & C1):
NO PORTION OF THESE PROPERTIES ARE LOCATED IN A FEMA HAZARD AREA AS PER FIRM MAP NO. 13223C0143C, DATED 9/29/2006

DUMPSTER NOTE:
NO DUMPSTERS ARE PROVIDED FOR THE TH DEVELOPMENT. DUMPSTERS FOR THE C-1 DEVELOPMENT WILL BE PROVIDED FOR EACH TRACT, AS NEEDED TO MEET THE NEEDS OF EACH COMMERCIAL TRACT.

LANDMARK NOTE (TH & C1):
THERE ARE NO KNOWN CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS.

TOPOGRAPHY NOTE:
TOPOGRAPHY IS DEPICTED PER GIS DATA.

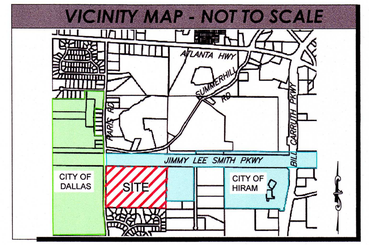
STATEMENT OF PROPOSED USE (TH):
APPLICANT IS PROPOSING 25.417 ACRES TO BE ZONED INTO THE TH DISTRICT FOR 113 SINGLE FAMILY ATTACHED TOWNHOMES.

STATEMENT OF PROPOSED USE (C1):
APPLICANT IS PROPOSING 6.869 ACRES TO BE ZONED INTO THE C1 DISTRICT FOR CLINIC, PROFESSIONAL/OFFICE, RESTAURANT/ FOOD PREPARATION, OTHER COMMERCIAL USES.

EXISTING STRUCTURES NOTE:
EXISTING BUILDINGS AND STRUCTURES TO BE REMOVED.

ENTRANCE SIGHT DISTANCE NOTE:
ENGINEERING STUDY REQUIRED TO EVALUATE INTERSECTION SIGHT DISTANCE FOR FULL ACCESS MOVEMENT OR RIGHT-IN/RIGHT-OUT ONLY FOR SECONDARY C1 TRACT ENTRANCE.

VICINITY MAP - NOT TO SCALE



NO.	DATE	DESCRIPTION	BY	CHK	APP

GEORGIA REGISTERED No. LA001962 LANDSCAPE ARCHITECT JUSTIN R. WHITEHORN
09/30/2025

LJA ENGINEERING
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

BLUE RIVER DEVELOPMENT, LLC
BROKERAGE | DEVELOPMENT | CONSULTING
3715 DAVINCI CT, STE 300
PEACHTREE CORNERS, GA 30092
CONTACT: GEOFFREY REID
GREID@BLUERIVERDEVELOPMENT.COM
843.637.1365

SITE ZONING PLAN FOR PARIS ROAD TRACT

2076 JIMMY LEE SMITH PKWY
DALLAS, GA 30132
LL 480 ~ DISTRICT 2ND ~ 3RD SECTION
PARCEL #147.1.4.001.0000

NORTH

SCALE: 1"=100'
0 100

PROJECT NUMBER
GA3347-2502

SHEET TITLE
ZONING PLAN

SHEET NUMBER
9.30.25

THE CITY OF DALLAS GEORGIA
1854

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

November 20, 2025

Mr. Tim Estes, Commission Chairman
Paulding County Board of Commissioners
240 Constitution Boulevard
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
2076 Jimmy Lee Smith Parkway
Dallas, GA 30132
Blue River Development, LLC.
Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Estes:

Please be advised that the City of Dallas has accepted an application from Blue River Development, LLC. for annexation in accordance with O.C.G.A.§36-36-21 for certain property owned by Linda Paris Holly & Larry D. Paris identified as Paulding County Tax Parcel Number 147.1.4.001.0000 and hereinafter described.

All that tract of land lying in or being in Land Lot 480, 2nd-District, 3rd Section, Paulding County, Georgia, and being more particularly described as follows:

Begin at a found 1/2 inch capped rebar being the corner common to Land Lots 479, 480, 529 and 530. Thence run North 89 degrees 28 minutes 32 seconds West along the line common to land Lots 480 and 529 for a distance of 1,422.92 feet to a found1/2 inch capped rebar lying on easterly right-of-way of Palisade Parkway (a.k.a Paris Road having 60 feet R/W); Thence leaving said Land Lot Line run along said right-of-way for following courses and distances: North 01 degrees 03 minutes 42 seconds West for a distance of 65.30 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 292.81 feet to a point; Thence run North 00 degrees 08 minutes 47 seconds East for a distance of 139.21 feet to a point; Thence run North 01 degrees 22 minutes 43 seconds East for a distance of 380.94 feet to a point; Thence run North 01 degrees 22 minutes 28 seconds East for a distance of 101.81 feet to a scribe set in concrete side walk being the intersection of said right-of-way and the southerly right-of-way of Jimmy Lee Smith Parkway (having variable R/W); Thence leaving said right-of-way intersection, run South 89 degrees 30 minutes 49 seconds East along

THE CITY OF DALLAS GEORGIA
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Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

aforementioned right-of-way of Jimmy Lee Smith Parkway for a distance of 1,439.33 feet to a found 1/2 inch rebar lying at the intersection of said right-of-way and the line common to Land Lots 479 and 480; Thence leaving said right-of-way run South 01 degrees 37 minutes 40 seconds West along said Land Lot Line for a distance of 811.85 feet to a found 1/2 inch rebar; Thence run South 01 degrees 38 minutes 40 seconds West along said Land Lot Line for a distance of 169.28 feet to the **POINT OF BEGINNING**.

Said parcel contains 1,406,398 square feet or 32.286 acres.

This letter serves as written notice within 30 days of acceptance of an application for annexation pursuant to Code Section 36-36-21 in accordance with O.C.G.A. §36-36-6. This letter has been sent to you by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9.

This letter serves also as notice of the application for zoning and land use for such annexed property in accordance with O.C.G.A. §36-36-111. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is TH-Townhome District and C-1 Commercial Low-Density District.

Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, you must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter.

If the County has an objection under O.C.G.A §36-36-113, you must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District

Enclosure:
Application Form – Exhibit A
Site Plan – Exhibit B
Site Survey – Exhibit C
Legal Description – Exhibit D
Property Deed – Exhibit E
Property Tax Receipt – Exhibit F
Surrounding Property Owner List – Exhibit G
Surrounding Property Owner Map – Exhibit H

THE CITY OF DALLAS GEORGIA
1854

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

November 20, 2025

Mr. Steve Barnette, Superintendent
Paulding County School District
3236 Atlanta Highway
Dallas, Georgia 30132

Re: Application for Annexation
City of Dallas
2076 Jimmy Lee Smith Parkway
Dallas, GA 30132
Blue River Development, LLC.
Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Barnette:

Please be advised that the City of Dallas has accepted an application from Blue River Development, LLC. for annexation in accordance with O.C.G.A. §36-36-21 for certain property owned by Linda Paris Holley and Larry D. Paris, identified as Paulding County Tax Parcel Number 147.1.4.001.0000.

Enclosed is a copy of the letter being sent to the Paulding County Board of Commissioners as notice. A copy of this letter is being sent as notice to the Paulding County School District in accordance with O.C.G.A. §36-36-111. The proposed zoning for this property within the City of Dallas is TH – Townhome District and C-1 Commercial Low-Density District.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Paulding County School District

Enclosure: Paulding County Board of Commissioners Notice

THE CITY OF DALLAS GEORGIA

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

November 20, 2025

Tyler Lasser - Representative
LJA Engineering, Inc.
299 South Main Street
Alpharetta, GA. 30009
(*via email ONLY – tlasser@lja.com*)

Re: Application for Annexation / Zoning
Blue River Development, LLC.
2076 Jimmy Lee Smith Parkway
Dallas, GA 30132
Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Lasser:

I am writing to inform you that we have carefully reviewed your client's application for annexation and zoning for property located at, 2076 Jimmy Lee Smith Parkway; Dallas, GA 30132; Tax Parcel I.D. No. 147.1.4.001.0000, submitted to the City of Dallas, Georgia, and are pleased to confirm that your application is deemed complete. This letter serves as an acknowledgment that your submission has met all the necessary requirements for consideration.

Please be advised that the next step in the application process is written notice to Paulding County Government and Paulding County School System in accordance with O.C.G.A. §36-36-6 and O.C.G.A. §36-36-111. The city will send notice by certified mail, with a return receipt requested, in accordance with O.C.G.A. §36-36-9. Pursuant to O.C.G.A. §36-36-7 and O.C.G.A. §36-36-9, Paulding County must notify the Mayor and Council of the City of Dallas, Georgia, in writing and by certified mail or statutory overnight delivery, return receipt requested, of any county facilities or property located within the property to be annexed, within five (5) business days of receipt of this letter. If the County has an objection under O.C.G.A §36-36-113, they must notify the Mayor and Council of the City of Dallas, Georgia, by verifiable delivery within 45 calendar days of the receipt of this notice.

The application will then be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, *The Dallas New Era,* at least fifteen (15) days prior to, and no more

THE CITY OF DALLAS GEORGIA
1854

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
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than 45 days from your hearing date(s). We will advise you of these dates in the coming days via email.

Applications are evaluated based on Chapter XI; Sec. 11.05; 2)b) Consideration of Amendments within the city's Unified Development Code, by the Planning Commission and City Council.

The city will supply written notice to all surrounding property owners, via certified mail prior to your hearing date. A template copy of the written notice is attached for your records.

Should any additional information or clarification be required prior to the hearing(s), we will contact you promptly. In the meantime, we encourage you to reach out to our office if you have any questions or concerns.

We appreciate your client's interest, and I look forward to working with you through this process.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Darrin Keaton – City Attorney
Kendall Smith – City Manager
Blue River Development, LLC. (Geoffrey Reid) – Applicant (*via email ONLY)*

Enclosure: Surrounding Property Owner Notification Template

ORIGINAL

THE CITY OF DALLAS GEORGIA

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

January 14, 2026

Tyler Lasser - Representative
LJA Engineering, Inc.
299 South Main Street
Alpharetta, GA. 30009
(*via email ONLY – tlasser@lja.com*)

Re: Annexation (A-2025-03) & Zoning (Z-2025-05) Application – Public Hearing Notification: Blue River Development, LLC.; 2076 Jimmy Lee Smith Parkway, Dallas, GA 30132; Tax Parcel I.D. No. 147.1.4.001.0000

Dear Mr. Lasser:

I am writing to inform you the city did not receive an objection from Paulding County within the mandated 45-day response period, per the stipulations outlined in the O.C.G.A § 36-36-113. Therefore, the annexation and zoning application will be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, The Dallas New Era, at least fifteen (15) days prior to, and no more than (45) forty-five days from your scheduled hearing date.

I would like to bring to your attention public hearings have been scheduled for both the Planning Commission and City Council. The Planning Commission public hearing is set for Thursday, February 19, 2026, at 6:00 PM, while the City Council public hearing will take place on Monday, March 2, 2026, at 5:15 PM. A copy of the legal notice is attached as "Exhibit A".

Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. The city necessitates a payment of $50.00 for each public notification sign. We will be placing one annexation and one zoning sign at the property on January 22, 2026. Please ensure a payment of $100.00 to the City of Dallas

THE CITY OF DALLAS GEORGIA
1854

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

is provided to the Community Development Department office no later than January 21, 2026.

Should you have any questions or require further information, please do not hesitate to reach out.

Thank you for your attention to this matter.

Respectfully,

Brandon Rakestraw
Community Development Director

Cc: Darrin Keaton – City Attorney
Kendall Smith – City Manager
Blue River Development, LLC.; Geoffrey Reid – Applicant (*via email ONLY)*

Enclosure(s): A-2025-03 & Z-2025-05 - Notice of Public Hearing
A-2025-03 & Z-2025-05 - Surrounding Property Owner Notification

ORIGINAL

NOTICE OF PUBLIC HEARING
LEGAL NOTICE
ANNEXATION: A-2025-03
ZONING/REZONING: Z-2025-05

Blue River Development, LLC (Applicant), *Linda Paris Holley & Larry D. Paris* (Titleholder), and *LJA Engineering, Inc.; Tyler Lasser* (Representative), have applied and seeks to annex & zone approximately *32.286* acres of property located at *2076 Jimmy Lee Smith Parkway; Dallas, GA 30132*, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by *Tax Parcel ID No.147.1.4.001.0000* in Land Lot *480*, *2nd* District, *3rd* Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on *Thursday, February 19, 2026* at *6:00pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on *Monday, March 2, 2026* at *5:15pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

Please contact the City of Dallas - Community Development Department at City Hall, 129 E. Memorial Drive, Dallas, Georgia 30132 or (770) 443-8110 to receive information on the filing thereof.

Per O.C.G.A 36-67A-3; Opponents to the above actions are required to submit a disclosure report five days before the first public hearing.

CITY OF DALLAS

This the *22nd day* of *January, 2026*

Blue River Development, LLC (Applicant)

Linda Paris Holley & Larry D. Paris (Titleholder)

LJA Engineering – Tyler Lasser (Representative)

THE CITY OF DALLAS GEORGIA
1854

Community Development Department
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

NOTICE OF PUBLIC HEARING
LEGAL NOTICE
ANNEXATION: A-2025-03
ZONING/REZONING: Z-2025-05

Dear Surrounding Property Owners,

Blue River Development, LLC (Applicant), *Linda Paris Holley & Larry D. Paris* (Titleholder), and *LJA Engineering, Inc.; Tyler Lasser* (Representative), have applied and seeks to annex & zone approximately *32.286* acres of property located at *2076 Jimmy Lee Smith Parkway; Dallas, GA 30132*, from R-2 (Paulding County) to TH-Townhome and C-1 Commercial Low-density (City of Dallas) for a residential , one hundred thirteen (113) unit townhome community and low-density commercial space for medical office use. The subject property is located and legally known by *Tax Parcel ID No.147.1.4.001.0000* in Land Lot *480*, *2nd* District, *3rd* Section, of Paulding County.

The public hearing for the Planning & Zoning Commission will be held on *Thursday, February 19, 2026* at *6:00pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The public hearing for the City Council will be held on *Monday, March 2, 2026* at *5:15pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

Please contact the City of Dallas - Community Development Department at City Hall, 129 E. Memorial Drive, Dallas, Georgia 30132 or (770) 443-8110 to receive information on the filing thereof.

Per O.C.G.A 36-67A-3; Opponents to the above actions are required to submit a disclosure report five days before the first public hearing.

This the *29th day* of *January, 2026.*

Blue River Development, LLC (Applicant)
Linda Paris Holley & Larry D. Paris (Titleholder)
LJA Engineering – Tyler Lasser (Representative)

Sincerely,

Brandon Rakestraw
Community Development Director



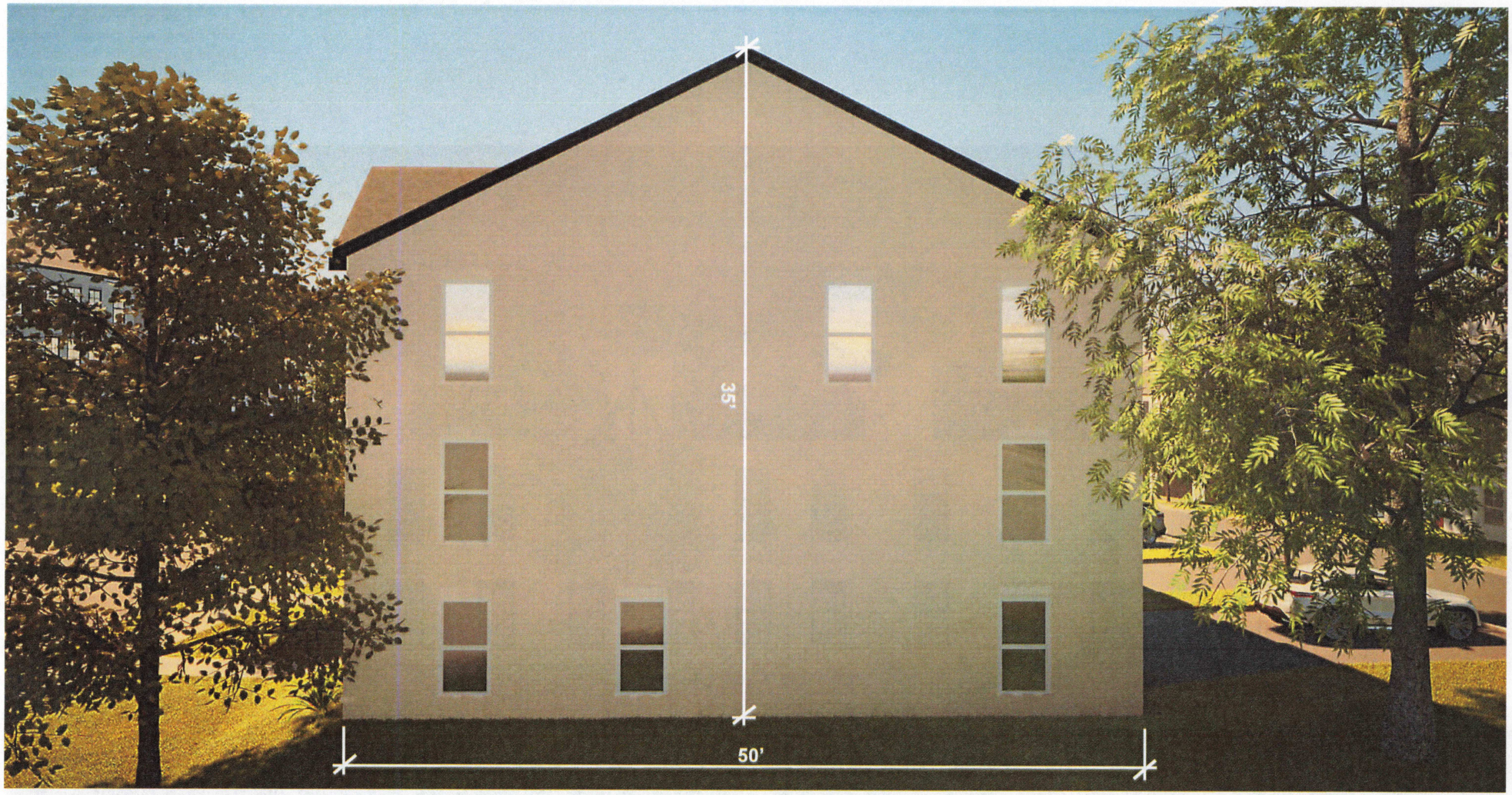
*Architecture shown is an artistic or conceptual representation of the proposed product. Final architecture is subject to change.

MATERIALS TO INCLUDE:
- BRICK
- CEMENTITIOUS SIDING
- ASPHALT SHINGLES



*Architecture shown is an artistic or conceptual representation of the proposed product. Final architecture is subject to change.

MATERIALS TO INCLUDE:
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• CEMENTITIOUS SIDING



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MATERIALS TO INCLUDE:
- BRICK
- CEMENTITIOUS SIDING
- ASPHALT SHINGLES



*Architecture shown is an artistic or conceptual representation of the proposed product. Final architecture is subject to change.

MATERIALS TO INCLUDE:
- BRICK
- CEMENTITIOUS SIDING



*Architecture shown is an artistic or conceptual representation of the proposed product. Final architecture is subject to change.

MATERIALS TO INCLUDE:
- BRICK
- CEMENTITIOUS SIDING
- WOOD ACCENTS



*Architecture shown is an artistic or conceptual representation of the proposed product. Final architecture is subject to change.

MATERIALS TO INCLUDE:
- BRICK AND/OR
- STUCCO
- STONE



*Rendering shown is an artistic or conceptual representation and is subject to change.



*Rendering shown is an artistic or conceptual representation and is subject to change.



*Rendering shown is an artistic or conceptual representation of the proposed product. Final architecture is subject to change.



*Rendering shown is an artistic or conceptual representation and is subject to change.

STAFF REPORT

MEETING DATE: 4/6/2026 RESOLUTION

PRESENTED BY:

Staff: Darrin Keaton

AGENDA ITEM DESCRIPTION (Agenda Content):

Resolution 2026-11 A Resolution Supporting Local Legislation providing for a $50,000 Homestead Exemption for Homeowners in Dallas

REPORT/INFORMATION:

A resolution showing support for the City of Dallas local legislation that provides for a $50,000 homestead exemption for Dallas homeowners.

RESOLUTION
RES 2026 - 11

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF DALLAS, GEORGIA, ENDORSING PROPOSED LOCAL LEGISLATION TO CREATE A CITY HOMESTEAD EXEMPTION FOR ALL QUALIFYING HOMESTEADS, AUTHORIZING COORDINATION OF A REFERENDUM ELECTION, CONFIRMING PAYMENT OF ELECTION COSTS, DIRECTING ADMINISTRATIVE IMPLEMENTATION PLANNING, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Mayor and City Council of the City of Dallas, Georgia desire to provide broad-based ad valorem tax relief for owner-occupied homesteads within the City; and

WHEREAS, the City intends to pursue a local Act of the Georgia General Assembly to authorize a City homestead exemption in the amount of $50,000.00 of assessed value for all qualifying homesteads, applicable only to City of Dallas ad valorem taxes for municipal purposes; and

WHEREAS, such local legislation requires approval by the electors of the City of Dallas at a referendum election; and

WHEREAS, the City desires to request the introduction and passage of such local legislation so that the referendum may be held on the Tuesday after the first Monday in November 2026; and

WHEREAS, the City desires to provide clear direction to City staff regarding coordination with the Paulding County election superintendent, publication, budgeting, and administrative preparation for implementation if the referendum is approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Dallas, Georgia as follows:

Section 1. Endorsement of Proposed Local Legislation.

The Mayor and City Council hereby endorse and support the introduction and passage of a local Act of the Georgia General Assembly to provide a homestead exemption from City of Dallas ad valorem taxes for municipal purposes in the amount of $50,000.00 of the assessed value of the homestead for residents of the City of Dallas who qualify for homestead, with effectiveness conditioned upon approval by the voters of the City of Dallas at a referendum election.

Section 2. Authorization to Coordinate Referendum Election.

The Mayor and City Council hereby direct the City Clerk, in coordination with the City Manager and City Attorney, to coordinate with the election superintendent of Paulding County regarding administration of the referendum election contemplated by the proposed local Act, including ballot language, scheduling, required notices, and related election logistics as required by general law and the local Act.

Section 3. Commitment to Pay Election Costs.

The Mayor and City Council hereby authorize and direct that the City shall bear the costs of the referendum election as required by the local Act and general law. The City Manager is authorized to take all necessary administrative steps to ensure lawful payment of such costs, including budget amendments or other fiscal actions consistent with City policy and applicable law.

Section 4. Implementation Planning and Administrative Direction.

If the referendum is approved, the Mayor and City Council direct the City Manager, City Clerk, and City Attorney to develop and publish implementation procedures for the exemption, including application forms, coordination with the appropriate county tax administration offices as needed, system changes, and public information outreach to eligible residents. Staff shall coordinate to ensure implementation for the first taxable year authorized by the local Act.

Section 5. Legislative Coordination.

The Mayor and City Council authorize the Mayor, City Manager, and City Attorney to communicate the City’s official support to the City’s local delegation and to support timely introduction and passage of the proposed local Act. The Mayor is authorized to execute letters of support and related communications consistent with this Resolution.

Section 6. Severability.

If any section, sentence, clause, or phrase of this Resolution is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution.

Section 7. Effective Date.

This Resolution shall become effective immediately upon adoption.

SO RESOLVED this ____ day of _____, 2026.

_____
L. James Kelly, Mayor

_____ _____
James Henson, Councilmember Christopher B. Carter, Councilmember

_____ _____
Nancy R. Arnold, Councilmember Leah Alls, Councilmember

_____ _____
Cooper Cochran, Councilmember Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

STAFF ACTION ITEM

MEETING DATE: ***04/06/2026***

TITLE: ***Z-2025-06: ZONING REQUEST***

Jeff Helms **(Applicant / Titleholder), and** ***Elite Engineering, Jonathan Jones*** **(Representative), have applied and seek to rezone** ***+/-6.351*** **acres of property located at** ***361 West Avenue; Dallas, GA 30132*****, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot** ***480*****;** ***2nd*** **District;** ***3rd*** **Section, of Paulding County and legally known by** ***Tax Parcel ID No.147.1.4.001.0000*****.**

PRESENTED BY: ***Brandon Rakestraw – Public Works Director***

AGENDA ITEM DESCRIPTION (Agenda Content):

Z-2025-06: ZONING REQUEST

Jeff Helms (Applicant / Titleholder), and *Elite Engineering, Jonathan Jones* (Representative), have applied and seek to rezone *+/-6.351* acres of property located at *361 West Avenue; Dallas, GA 30132*, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot *480*; *2nd* District; *3rd* Section, of Paulding County and legally known by *Tax Parcel ID No.147.1.4.001.0000*.

HISTORY/PAST ACTION:

Planning Commission: **Recommendation** – Approval of the rezoning request (March 19, 2026)

FINANCIAL IMPACT:

See attached Planning & Zoning Staff Document

INFORMATION:

Z-2025-06: ZONING REQUEST

Jeff Helms (Applicant / Titleholder), and *Elite Engineering, Jonathan Jones* (Representative), have applied and seek to rezone *+/-6.351* acres of property located at *361 West Avenue; Dallas, GA 30132*, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot *480*; *2nd* District; *3rd* Section, of Paulding County and legally known by *Tax Parcel ID No.147.1.4.001.0000*.

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

Planning & Zoning Staff Document
Attachment A –Rezoning Official Application
Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D – Z-2025-06_ Jeff Helms / Elite Engineering_ Application Acceptance / Notice of Public Hearing Notification Letter
Attachment E - Z-2025-06_ Jeff Helms Legal Notice
Attachment F - Z-2025-06_Jeff Helms Surrounding Property Owners Letter
Attachment G - Z-2025-06_ Jeff Helms Proposed Architectural Elevations

REZONING REQUEST:

APPLICATION No: Z-2025-06
Applicant: ***Jeff Helms***
Applicant Address: ***379 Blackberry Run Drive***
City: ***Dallas*** State: ***Georgia*** Zip: ***30132***

Representative: ***Elite Engineering***
Representative Address: ***300 W I Parkway, PO Box 799***
City: ***Dallas*** State: ***Georgia*** Zip: ***30132***

Titleholder: ***Jeff Helms***
Titleholder Address: ***379 Blackberry Run Drive***
City: ***Dallas*** State: ***Georgia*** Zip: ***30132***

Location of Property: ***361 West Avenue, Dallas, GA 30132***
Tax Parcel ID No.: ***137.4.1.081.0000***
Land Lot(s): ***372*** District: ***2nd*** Section: ***3rd***
Intended Use of Property: ***Single-family Detached Housing***
Proposed Unit Count: ***19 lots***
Zoning District: ***R-2 Medium-Density Single-Family Residential***
Setbacks & Lot Requirements:

R-2 Medium-Density Single-Family:
Minimum Lot Size –7,500sf. Lot, 1ac. overall parcel.; Minimum Lot Width – 50ft. lot, 100ft. overall parcel; Minimum Lot Frontage – 50ft. lot; Maximum Building Height – (Principal 35ft.) (Accessory – 24ft.); Front Setback –25ft.; Side Setback – (Principal – 6ft.) Accessory – 5ft./10ft.); Rear Setback – (Principal – 15ft.) (Accessory –5ft./10ft.); Minimum Distance from Structure on Same Lot – 5ft.; Minimum Ground Floor Area (Per Unit) – (1 Story – 1,500sf.) (2+ Story – 650sf.); Total Minimum Living Area (Per Unit) – 1,500sf./600sf.; Minimum Living Area Façade Width – 24ft.; Maximum Lot Coverage (structures and buildings) – 40%, Acc. 5% or 600sf. (whichever is greater); Maximum Lot Coverage (all impervious surfaces) – 50%

STAFF COMMENTS:

Jeff Helms (Applicant / Titleholder), and *Elite Engineering, Jonathan Jones* (Representative), have applied and seek to rezone *+/-6.351* acres of property located at *361 West Avenue; Dallas, GA 30132*, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot *480*; *2nd* District; *3rd* Section, of Paulding County and legally known by *Tax Parcel ID No.147.1.4.001.0000*.

Properties that border the site to the north, east, west, and south are within the city limits of Dallas.

A. Existing land use and zoning classification of nearby property:

ADJACENT ZONING	**ADJACENT DEVELOPMENT**
NORTH: C-2 City of Dallas	**NORTH: Commercial Business Use**
EAST: R-1 City of Dallas	**EAST: Single-family Use**
SOUTH: R-2 City of Dallas	**SOUTH: Proposed Single-family Residential Use**

WEST: R-2 City of Dallas **WEST: Government Use**

B. Permitted Use impact on adjacent properties

- *Proposed development density of 2.99 units per acre.*
- *Minimum lot size: 7,500sf*
- *Total unit count:19*
- *Adjacent lot sizes:*
    - *0.20 acres avg. (8,712sf) – Bartlet Square Residential Development to southeast*
    - *0.17 acres (7,500sf) – Silver Comet Crossing Residential Development to southwest*
    - *+1 acres for all other stand-alone adjacent Residential properties*
    - *+7-acre Commercial property to north*

C. Adverse effect on the usability of adjacent or nearby property

- *None – surrounding property is developed or on-going planning to develop as current zoned land use.*

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

- *Staff comments:*
    - *Increased traffic on existing State, County, and City public roadways and other nearby major and minor collector roads.*
    - *Increase student population of nearby public schools.*
    - *Possible increase in calls for service for city police department.*
    - *Increase daily demand on existing water system – City of Dallas Water System.*
    - *Decrease available sanitary sewer capacity –City of Dallas Sewer System.*
    - *Increase in customer count for city garbage service.*

E. Supported by current conditions

- *Public Water supply via City of Dallas Water existing along West Avenue. Water supply capacity to be verified by City. Minor extension of City water system shall be required to service.*
- *Property is within City of Dallas– Sewer Service Area. Connection and extension of the city's sanitary sewer system shall be required to service. Existing sewer infrastructure is located along the north right-of-way of West Avenue. Sewer capacity to be verified by City of Dallas.*
- *Public Roadway connection via West Avenue.*

F. 2022 Comprehensive Plan

The 2022-2027 Paulding County Joint Comprehensive Plan has the property listed as Parks/Recreation/Conservation character area, per the future development map shown on page 99.

G. Staff Comments

The noted land use of this property and adjacent properties as Parks / Recreation / Conservation will be updated to commercial business for all properties affronting Highway 278, and residential character area for all properties affronting West Avenue during the upcoming Comprehensive Plan update for City of Dallas. This use change is due to the need of new commercial business in the city; especially along the major corridor of Highway 278. Residential use along West Avenue will be a continuation of the prominent land use for this area. Due to the close proximity of the Silver Comet Trail, single-family attached and/or detached style housing is recommended for this area. The current use of Parks / Recreation / Conservation can not be achieved due to property assemblage and total acreage.

STAFF RECOMMENDATIONS:

Based on the preceding analysis Community Development staff recommend approval of this rezoning request. If the Planning Commission votes to recommend approval, staff recommends the following stipulations be applied:

1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.

2. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the site perimeter and a minimum 20-foot-wide landscape area adjacent to public roads or right-of-way. Buffers and landscape areas shall be designated as common area controlled by a Homeowner's Association.

3. Owner/developer is responsible for adhering to and providing full compliance with the landscaping standards found in Chapter 7 of the city's Unified Development Code; including but not limited to professionally landscaped entrances, common areas, buffer areas, and amenities areas.

4. Owner/developer shall comply, design, and construct all roadway and development entrance improvements and/or transportation improvements as required by Georgia Department of Transportation and/or City of Dallas for access.

5. Owner/developer shall comply, design, and construct all offsite water and/or sanitary sewer system improvements and/or upgrades required by the City of Dallas for servicing the proposed development.

6. The Developer shall install, operate, and maintain a complete Automated License Plate Reader (ALPR) system at each entrance at its sole cost and expense. The Developer must grant immediate and unfettered access to all ALPR data and live feeds to the Dallas Police Department. The system must comply with all applicable federal, state, and local laws, and the Dallas Police Department's established policies and procedures.

1. Installation & Maintenance: Developer is responsible for all costs related to procurement, installation, maintenance, software access, data hosting, and support of the ALPR system.
2. System Specifications: The system, including camera locations, power sources, and data storage mechanisms, must meet the technical specifications and approval of the Dallas Police Department.
3. Law Enforcement Access & Use: Legal ownership and control of the data reside with the Dallas Police Department, and the Developer shall ensure seamless integration and access for law enforcement personnel for public safety and investigative purposes.

7. A Homeowners Association shall be required for the single-family residential development in its entirety. The Homeowners Association shall be created and enacted as part of final platting process for any development phase. Homeowners Association shall require mandatory membership.

8. Owner/developer shall supply for City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of each single-family home to be constructed. All single-family homes, buildings, or other structures shall comply with standards set forth in the city's ordinance codes.

9. Owner/developer shall agree rental properties shall not exceed 16% (Three (3) units) of the overall 19-unit count.

Unless explicitly stated herein, all other lot and development standards shall comply with the R-2 zoning district. All other regulations, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.

REMAINDER OF PAGE BLANK – END OF STAFF ACTION ITEM

THE CITY OF DALLAS GEORGIA 1854 COMMUNITY DEVELOPMENT

PLANNING & ZONING STAFF DOCUMENT
ZONING/REZONING APPLICATION NO. *Z–2025-06*

HEARING DA
Planning Commission:
03/19/2026 at 6:00 PM
City Council:
04/06/2026 at 5:15 PM

ANNEXATION & ZONING APPLICATION AND DOCUMENTS:

Attachment A –Rezoning Official Application
Attachment B – Boundary Survey / Legal Description
Attachment C – Site Plan
Attachment D – Z-2025-06_ Jeff Helms / Elite Engineering_ Application Acceptance / Notice of Public Hearing Notification Letter
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Representative: ***Elite Engineering***
Representative Address: ***300 W I Parkway, PO Box 799***
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Titleholder: ***Jeff Helms***
Titleholder Address: ***379 Blackberry Run Drive***
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Location of Property: ***361 West Avenue, Dallas, GA 30132***
Tax Parcel ID No.: ***137.4.1.081.0000***
Land Lot(s): ***372*** District: ***2nd*** Section: ***3rd***
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Proposed Unit Count: ***19 lots***
Zoning District: ***R-2 Medium-Density Single-Family Residential***
Setbacks & Lot Requirements:

R-2 Medium-Density Single-Family:
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STAFF COMMENTS:

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C. Adverse effect on the usability of adjacent or nearby property

- *None – surrounding property is developed or on-going planning to develop as current zoned land use.*

D. Proposal cause excessive or burdensome use of streets, transportation facilities, utilities, schools

- *Staff comments:*
  - *Increased traffic on existing State, County, and City public roadways and other nearby major and minor collector roads.*
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STAFF RECOMMENDATIONS:

Based on the preceding analysis Community Development staff recommend approval of this rezoning request. If the Planning Commission votes to recommend approval, staff recommends the following stipulations be applied:

1. Development shall be constructed in substantial conformity to the site plan provided in zoning application.

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9. Owner/developer shall agree rental properties shall not exceed 16% (Three (3) units) of the overall 19-unit count.

Unless explicitly stated herein, all other lot and development standards shall comply with the R-2 zoning district. All other regulations, requirements, standards and specification shall comply with City of Dallas Code of Ordinances.

The findings made herein are the opinions of the City of Dallas, Community Development staff and do not constitute a final decision. The City of Dallas, Mayor and Council shall govern the final decision on all Annexation, Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications.

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

Zoning/Rezoning Application

Application No. Z - 2025 - 06

(PAGE 1 of 15)

HEARING D
Planning Commission: 3-19-26 6:00 PM
City Council: 4-6-26 5:15 PM

(PLEASE PRINT OR TYPE ALL INFORMATION)

Applicant: Jeff Helms

Address: [redacted]

City: Dallas State: Georgia Zip: 30132

Phone: [redacted] E-mail address [redacted]

Jeff Helms
Applicant's Signature

Jeff Helms
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Savannah Williams
Notary Public Signature

Notary Commission Expires:

The 18 day of May, 2029.

SEAL: SAVANNAH WILLIAMS NOTARY PUBLIC My Commission Expires 05-18-2029 PAULDING COUNTY, GEORGIA

Representative: Elite Engineering

Address: [redacted]

City: Dallas State: Georgia Zip: 30132

Phone: ([redacted] E-mail address: [redacted]

Will Summey
Representative's Signature

Will Summey
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Savannah Williams
Notary Public Signature

Notary Commission Expires:

The 18 day of May, 2029.

SEAL: SAVANNAH WILLIAMS NOTARY PUBLIC My Commission Expires 05-18-2029 PAULDING COUNTY, GEORGIA

CITY STAFF ONLY:

TIME/DATE STAMP:

FILED WITH COMMUNITY DEVELOPMENT: 11-25, 2025
APPLICATION ACCEPTANCE DATE: 2-06, 2026
DIRECTOR: (SIGNATURE) (DATE) 02/06/26

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

Zoning/Rezoning Application

Application No. Z - 2025 - 06

(PLEASE PRINT OR TYPE ALL INFORMATION)

Titleholder: Jeff Helms
(Each Titleholder must have a separate, complete form with notarized signatures)

Address: [redacted]

City: Dallas State: Georgia Zip: 30132

Phone: ([redacted] E-mail address: [redacted]

Jeff Helms
Titleholder's Signature

Jeff Helms
Printed Name of Signatory

Signed, sealed and delivered in the presence of:

Savannah Williams
Notary Public Signature

Notary Commission Expires:

The 30 day of January, 2026.

SEAL: SAVANNAH WILLIAMS NOTARY PUBLIC My Commission Expires 05-18-2029 PAULDING COUNTY, GEORGIA

Property Information

Present Zoning Classification: R-1 Requested Zoning Classification: R-2

Total Acreage of Zoning Application: 6.351 Acreage of Titleholder: 6.351

Land Lot(s): 372 District(s): 2 Section(s): 3

Tax Parcel I.D. Number(s): 137.4.1.081.0000, _____, _____

Location of Property: 361 West Ave
(Physical address, if available, and nearest intersections (i.e. east/west side of given road, and north/south of given road)

Detailed description of proposed land use (including maximum number of lots, if residential, or number of units):
Proposed Use: change to R-2 zoning

Proposed Lot Count: 19 Proposed Density: 0.33 U/AC Proposed Lot Size: 7500 SQFT

Compliant with 2022-2027 Joint Comprehensive Plan: YES ● NO ☐

Additional Tax Parcel I.D. No.(s) N/A

Additional Land Lots here: N/A, _____, _____, _____, _____, _____, _____

Annexation Application No. Z – _____ - _____

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

AUTHORIZATION OF TITLEHOLDER

I, Jeff Helms, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Paulding County, Georgia.

He/she authorizes the person named below to act as applicant in the pursuit of a request for Rezoning.

I hereby authorize the City of Dallas – Community Development Department to inspect the premises which are subject of the application.

Name of Applicant Jeff Helms

Address [redacted]

City Dallas State Ga Zip 30132

Email [redacted]

Phone [redacted]

Name of Titleholder Jeff Helms

Address 361 West Ave

City Dallas State Georgia Zip 30157

Email [redacted] Phone [redacted]

Jeff Helms
Signature of Titleholder

Signed, sealed and delivered in the presence of:

Savannah Williams
Notary Public Signature

My Commission Expires May 18, 2029

Seal:

SAVANNAH WILLIAMS
NOTARY PUBLIC
My Commission Expires
05-18-2029
PAULDING COUNTY, GEORGIA

A SEPARATE AUTHORIZATION OF TITLEHOLDER IS REQUIRED TO BE COMPLETED BY EACH TITLEHOLDER

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Jeff Helms

Reference: Application filed on December 9th, 20 25

to annex real property described as follows: 361 West Avenue Dallas, Georgia 30157

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:
100% Owner

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ● No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:
none

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:
none

An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:
none

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 9 day of December, 20 25.

Jeff Helms — Jeff Helms
Applicant's Signature — Applicant's Name Printed

Signed, sealed and delivered in the presence of:
Savannah Williams
Notary Public Signature

SAVANNAH WILLIAMS NOTARY PUBLIC PAULDING COUNTY, GEORGIA My Commission Expires 05-18-2029

My Commission Expires May 18, 2029

City of Dallas - Community Development Department cannot advise anyone on how to complete this form. Applicants may want to confer with an attorney for guidance.

***A SEPARATE DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS FORM IS REQUIRED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1]Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
[2]Business entity – Corporation, partnership, limited partnership, firm, enterprise, franchise, association or trust.
[3]Property interest – Direct or indirect ownership, including any percentage of ownership less than total ownership.

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Applicant Name[1]: Elite Engineering

Reference: Application filed on January 12th, 20 26

to annex real property described as follows: 361 West Avenue Dallas, Georgia 30157

All Individuals and business entities[2] have a property interest[3] in said properties are as follows:
Owner Representative

Has the applicant made, within two years immediately preceding the filing of this application for annexation, campaign contributions aggregating $250 or more, or made gifts having in the aggregate a value of $250 or more to a member or members of the City Council, Planning Commission or Zoning Board of Appeals (or any local government official) who will consider this application? ● No ☐ Yes

If "Yes" to the above, O.C.G.A. § 36-67A-3 requires applicant to file a disclosure report within 10 days after the rezoning application is filed. Please provide the following information which will be considered as the required disclosure:

Name and official position of the local government official to whom the campaign contribution/gift was made:
none

The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of this application and the date of each such contribution:
none

An enumeration and description of each gift having a value of $250 or more made by the applicant to the local government official during the two years immediately preceding the filing of this application:
none

Please attach additional sheet if necessary.

I certify that the foregoing information is true and correct, this 12 day of January, 20 26.

Applicant's Signature — Applicant's Name Printed: Will Summey

SAVANNAH WILLIAMS NOTARY PUBLIC PAULDING COUNTY GEORGIA My Commission Expires 05-18-2029

Signed, sealed and delivered in the presence of: Savannah Williams

Notary Public Signature — My Commission Expires: May 18, 2029

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[1]Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.
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THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ● No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? ● No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ● No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

_____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 9 day of December, 20 25.

Jeff Helms
Applicant's Signature[1]

Jeff Helms
Applicant's Name Printed

Signed, sealed and delivered in the presence of:

Swannah Williams
Notary Public Signature

SAVANNAH WILLIAMS Notary Public PAULDING COUNTY GEORGIA My Commission Expires 05-18-2029 NOTARY PUBLIC (SEAL)

My Commission Expires May 18, 2029

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1] Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

PROPERTY/FINANCIAL DISCLOSURE REPORT BY APPLICANT, REPRESENTATIVE, AND TITLEHOLDER

Does any member of the City Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? ● No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less that total) upon the subject property? ● No ☐ Yes

If yes, describe the nature and extent of such interest: _____

_____

Does any member of the City Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? ● No ☐ Yes

If yes, describe the relationship and the nature and extent of such interest: _____

_____

If the answer to any of the above is "Yes", as required by O.C.G.A §36-67A-2, the member of the City Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing to the City Council, City of Dallas, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

I certify that the foregoing information is true and correct, this 12 day of January, 20 26.

Applicant's Signature[1] _____ Applicant's Name Printed Will Summey

Signed, sealed and delivered in the presence of:

Savannah Williams
Notary Public Signature

SAVANNAH WILLIAMS NOTARY PUBLIC PAULDING COUNTY, GEORGIA My Commission Expires 05-18-2029 (SEAL)

My Commission Expires May 18, 2029

***A SEPARATE PROPERTY/FINANCIAL DISCLOSURE REPORT IS REQUIRED TO BE COMPLETED BY EACH APPLICANT, REPRESENTATIVE, AND TITLEHOLDER ***

[1] Applicant means any person who applies for any application, any attorney or other person representing or acting on behalf of the applicant, and the titleholder/owner of the property.

THE CITY OF DALLAS GEORGIA
COMMUNITY DEVELOPMENT

SIGN FEE

Separate check for **sign fee** of $50.00 for each sign(s), which is non-refundable. If signs are not removed from the property by the 15th day following Public Hearings, City of Dallas (or their representative) has permission to remove the signs from property. It is the Applicant's responsibility to pick up and post signs provided by the Community Development Department. Signs must be posted in clear view along **each** road frontage with no obstacles blocking the view of the petitioned property as required by State law.

Applicants should not attach the notice signs to any natural vegetation, existing signage or utility structures and signs may not be posted in the right-of-way. Failure to post and maintain signs continuously will prohibit consideration of the application at any scheduled public hearing. It is the responsibility of the applicant to ensure that signs remain posted throughout the advertising period, **including the day of the public hearings.**

Signs must be posted on the property by 8:00 AM 30 days prior to the date of the public hearing and remain posted throughout the advertising period, including the day of the public hearings. **FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN THE APPLICATION BEING WITHDRAWN AND WILL REQUIRE SUBMISSION OF A NEW APPLICATION AND PAYMENT OF FEES.**

DEVELOPMENTS OF REGIONAL IMPACT (DRI)

The State of Georgia, Department of Community Affairs has established specific thresholds for the identification of Developments of Regional Impact (DRI). DRI Tiers and Development Thresholds are used to determine if the proposed project meets or exceeds any of the development thresholds. If the proposed project meets or exceeds any of the development thresholds, a DRI Review must be conducted prior to scheduling a public hearing for the Planning Commission. The rules and procedures for a DRI Review are available in the Planning & Zoning Division Office or at https://www.dca.ga.gov/local-government-assistance/planning/regional-planning/developments-regional-impact .

Does the annexation request warrant a Development of Regional Impact Review? ■ No ☐ Yes

DRI Application # (if applicable) _____

I HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS AND NOTES.

Signature of Applicant: Julio Helm

Date: 12.9.25

Signed, sealed and delivered in the presence of:

My Commission Expires May 18 2029

Notary Public Signature: Savannah Williams (SEAL)

SAVANNAH WILLIAMS NOTARY PUBLIC My Commission Expires 05-18-2029 PAULDING COUNTY, GEORGIA

****MAKE CHECKS PAYABLE TO CITY OF DALLAS****

ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

December 9, 2025

City of Dallas City Council
129 E. Memorial Drive
Dallas, GA 30132

RE: West Ave – Rezoning to R-2

Dear Council,

I represent JCH Construction in their request to rezone approximately 6.351 acres located off West Avenue to R-2 zoning to allow the development of 21 residential lots.

A. Existing Land Use and Zoning of Nearby Property
The subject property is surrounded primarily by established residential uses and zoning classifications that include single-family residential development. The surrounding land uses are consistent with low-density residential character and development patterns already present in the area.

B. Suitability of the Proposed Use
The proposed R-2 zoning will permit a residential use that is compatible with and suitable for the existing and anticipated development of adjacent and nearby properties. The development will consist of single-family homes that are consistent in scale, use, and character with surrounding residential neighborhoods.

C. Impact on Adjacent and Nearby Properties
The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby properties. The development will be designed and constructed in compliance with the City of Dallas Unified Development Code, including applicable setbacks, lot sizes, and building standards, ensuring compatibility with neighboring properties.

D. Impact on Public Infrastructure and Services
The proposed residential development will not create an excessive or burdensome demand on existing streets, transportation facilities, utilities, or schools. Public infrastructure is available to serve the proposed use, and the anticipated traffic and utility demands are consistent with typical low-density residential development.

ELITE

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

E. Support by Changing Conditions

The requested rezoning is supported by the continued growth of residential development in the area and reflects current market conditions and housing needs. The proposed use represents an appropriate transition and utilization of the property consistent with surrounding development patterns.

F. Consistency with the Comprehensive Plan

The proposed rezoning to R-2 is in conformity with the policies and intent of the City's Comprehensive Plan, which encourages orderly growth and compatible residential development. The request supports responsible land use planning and aligns with the long-term vision for residential development within the area.

The proposed development will include minimum building sizes of 1,500 square feet and will comply with Chapter IX, Section 9.01 of the City's Unified Development Code. There are no variance requests associated with this application. Construction is anticipated to begin in summer 2026, with home construction starting in early 2027.

We thank you for your consideration of this application and look forward to our hearing process.

Respectfully submitted,

ELITE ENGINEERING, LLC

Jonathan Jones, P.E.
President

RECORDING INFORMATION

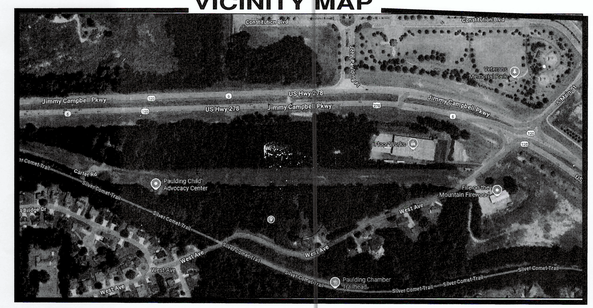
GRID
GA. WEST

Zoning Exhibit For
JCH Construction
Located in Land Lot 372
2nd District, 3rd Section
City of Dallas
Paulding County, Georgia

Plat Date: December 9, 2025 Scale: 1" = 50'
Field Date: September 22, 2025

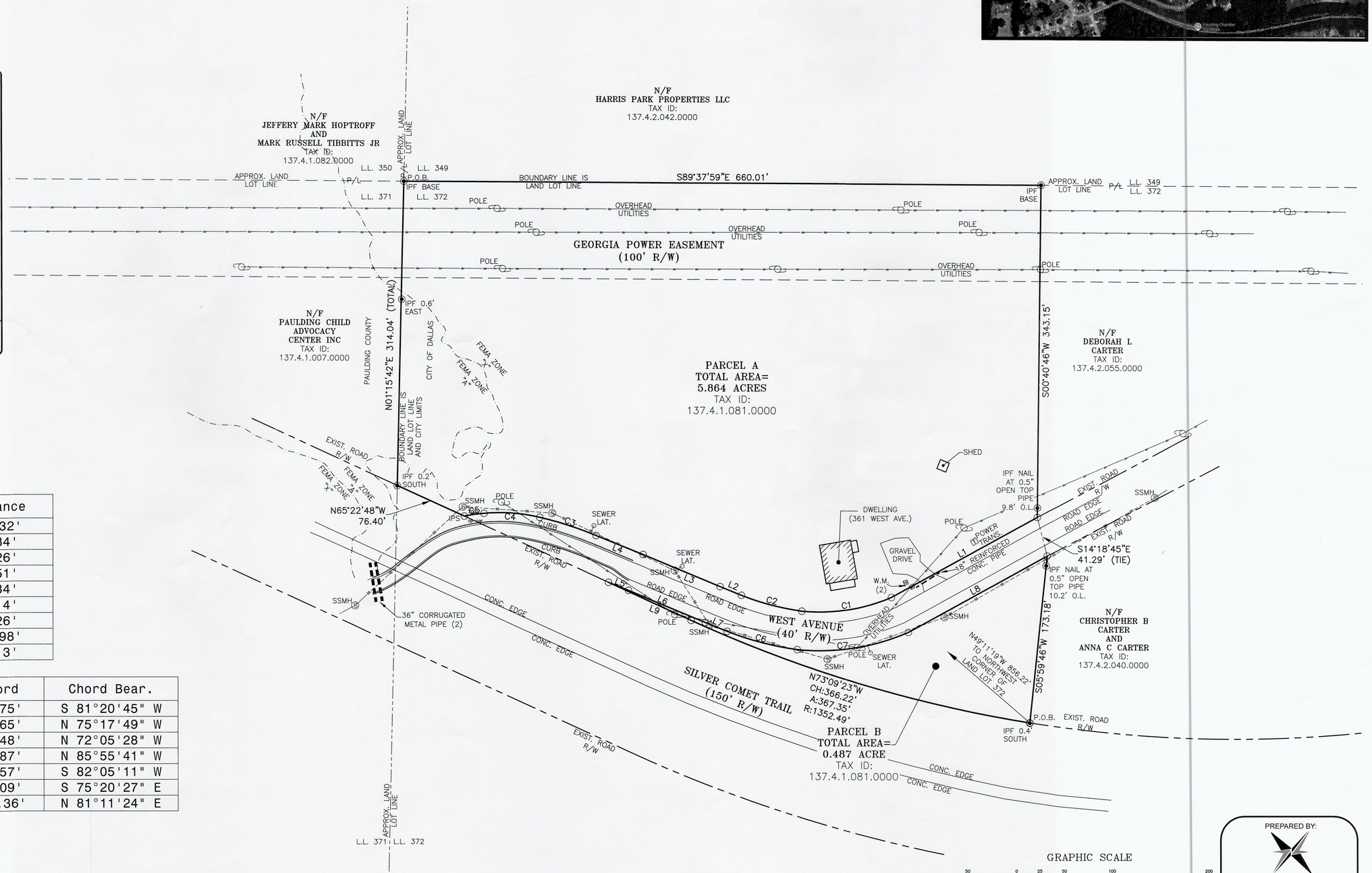
GEORGIA REGISTERED No. 2535 PROFESSIONAL LAND SURVEYOR DOUGLAS R. BATTLEY

VICINITY MAP



SURVEY NOTES

1. Total Area: see individual tracts
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in 118,935+ feet. Data used to prepare this plat was gathered using a Geomax 5" Robotic Total Station for angle and distance measurements.
The field data upon which this map or plat is based has a closure precision of one (1) foot in 57,696 feet and an average angular error of 01 seconds per angle point, and was adjusted using Least Squares.
3. This property does lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "A" (mild risk) and Zone "X" (low risk) per FEMA FIRM Panel 13223C0136D (effective 6/7/2019)
4. IPF signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.
5. References:
   A) Survey for State of Georgia Department of Transportation of the Former CSXT Railroad Right-of-Way in Cobb, Paulding and Polk Counties now known as the Silver Comet Trail from STA1780+21.62 to STA1812+52.10 dated September 1993.
   B) Unrecorded Survey for Tidwell-Carruth Properties, LLC. by Carlton Rakestraw & Associates (W. Carlton Rakestraw Jr. GA RLS#2236) dated September 30, 2004.



Course	Bearing	Distance
L1	S 61°18'37" W	172.32'
L2	N 67°41'22" W	23.84'
L3	N 67°25'17" W	86.26'
L4	N 68°02'09" W	52.51'
L5	S 68°02'09" E	22.34'
L6	S 67°25'17" E	86.14'
L7	S 67°41'22" E	24.26'
L8	N 61°18'37" E	163.98'
L9	N 65°22'48" W	94.13'

Curve	Radius	Length	Chord	Chord Bear.
C1	190.00'	94.73'	93.75'	S 81°20'45" W
C2	278.82'	64.79'	64.65'	N 75°17'49" W
C3	359.56'	61.55'	61.48'	N 72°05'28" W
C4	175.98'	58.14'	57.87'	N 85°55'41" W
C5	131.52'	20.59'	20.57'	S 82°05'11" W
C6	318.82'	75.27'	75.09'	S 75°20'27" E
C7	230.00'	117.63'	116.36'	N 81°11'24" E

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

25153surv.dwg

PREPARED BY:
ELITE
ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 Wl Parkway, Suite 300
Dallas, Georgia 30132
(678) 324-8291

Legal Description

PARCEL A

All the tract of land lying in or being in Land Lot 372, 2nd District, 3rd Section, City of Dallas, Paulding County, Georgia and being more particularly described as follows:

BEGINNING at a half inch rebar being the Northwest corner of Land Lot 372; THEN along the North line of Land Lot 372 South 89 degrees 37 minutes 59 seconds East for 660.01 feet to a half inch rebar; THEN leaving said Land Lot Line South 00 degrees 40 minutes 46 seconds West for 343.15 feet to a point located on the North Right of Way Line of West Avenue (40 foot width); THEN along said Right of Way South 61 degrees 18 minutes 37 seconds West for 172.32 feet to a point; THEN with a curve turning to the right with an arc length of 94.73 feet, a radius of 190.00 feet, a chord bearing of South 81 degrees 20 minutes 45 seconds West , and a chord length of 93.75 feet to a point; THEN with a curve turning to the right with an arc length of 64.79 feet, a radius of 278.82 feet, a chord bearing of North 75 degrees 17 minutes 49 seconds West , and a chord length of 64.65 feet to a point; THEN North 67 degrees 41 minutes 22 seconds West for 23.84 feet to a point; THEN North 67 degrees 25 minutes 17 seconds West for 86.26 feet to a point; THEN North 68 degrees 02 minutes 09 seconds West for 52.51 feet to a point; THEN with a curve turning to the left with an arc length of 61.55 feet, a radius of 359.56 feet, a chord bearing of North 72 degrees 05 minutes 28 seconds West , and a chord length of 61.48 feet to a point; THEN with a curve turning to the left with an arc length of 58.14 feet, a radius of 175.98 feet, a chord bearing of North 85 degrees 55 minutes 41 seconds West , and a chord length of 57.87 feet to a point; THEN with a curve turning to the left with an arc length of 20.59 feet, a radius of 131.52 feet, a chord bearing of South 82 degrees 05 minutes 11 seconds West , and a chord length of 20.57 feet to a half inch rebar set at the intersection of the North Right of Way of West Avenue (40 foot width) and the North Right of Way of the Silver Comet Trail (150 foot width); THEN along the Right of Way of said Silver Comet Trail North 65 degrees 22 minutes 48 seconds West for 76.40 feet to a point located on the West line of Land Lot 372; THEN along said Land Lot Line leaving said Right of Way North 01 degrees 15 minutes 42 seconds East for 314.04 feet to the POINT OF BEGINNING;

This parcel contains 5.864 Acres more or less and is shown as Parcel A on the Retracement Survey for JCH Construction by Elite Surveying, LLC dated October 23, 2025.

Legal Description

PARCEL B

All the tract of land lying in or being in Land Lot 372, 2nd District, 3rd Section, City of Dallas, Paulding County, Georgia and being more particularly described as follows:

COMMENCING at the Northwest corner of Land Lot 372; THEN South 49 degrees 11 minutes 19 seconds East for 856.22 feet to a point located on the North Right of Way of the Silver Comet Trail (150 foot width) which is the POINT OF BEGINNING;

THEN from said POINT OF BEGINNING along the North Right of Way of said Silver Comet Trail on a curve turning to the right with an arc length of 367.35 feet, a radius of 1352.49 feet, a chord bearing of North 73 degrees 09 minutes 23 seconds West , and a chord length of 366.22 feet to a point; THEN North 65 degrees 22 minutes 48 seconds West for 94.13 feet to a point at the intersection of the North Right of Way line of the Silver Comet Trail and the South Right of Way line of West Avenue (40 foot width); THEN along the South Right of Way line of West Avenue South 68 degrees 02 minutes 09 seconds East for 22.34 feet to a point; THEN South 67 degrees 25 minutes 17 seconds East for 86.14 feet to a point; THEN South 67 degrees 41 minutes 22 seconds East for 24.26 feet to a point; THEN with a curve turning to the left with an arc length of 75.27 feet, a radius of 318.82 feet, a chord bearing of South 75 degrees 20 minutes 27 seconds East , and a chord length of 75.09 feet to a point; THEN with a curve turning to the left with an arc length of 117.63 feet, a radius of 230.00 feet, a chord bearing of North 81 degrees 11 minutes 24 seconds East , and a chord length of 116.36 feet to a point; THEN North 61 degrees 18 minutes 37 seconds East for 163.98 feet to a point; THEN leaving said Right of Way South 05 degrees 59 minutes 46 seconds West for 173.18 feet to the POINT OF BEGINNING;

This parcel contains 0.487 Acre more or less and is shown as Parcel B on the Retracement Survey for JCH Construction by Elite Surveying, LLC dated October 23, 2025.

eFiled and eRecorded
DATE: 10/20/2025
TIME: 1:56 PM
DEED BOOK: 5314
PAGE: 805 - 806
FILING FEES: $25.00
TRANSFER TAX: $375.00
PT61: 1102025006230
RECORDED BY: EM
CLERK: Sheila Butler
Paulding County, GA

Return Recorded Document to:
Hallmark, Bowman & Hallmark, LLC
3818 Powder Springs Rd, Powder Springs, GA 30127
(770)943-1106

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF COBB File #: 25-7184

This Indenture made this 17th day of October, 2025 between Ana Rountree, as Conservator for Irma Carolyn Swindle (Estate No. 2023-442), of the County of Paulding, State of Georgia, as party or parties of the first part, hereinunder called Grantor, and JCH Construction Company, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lots 372 and 421 of the 2nd District and 3rd Section of Paulding County, Georgia, and being the West half of Land Lot 372 containing twenty (20) acres more or less and also the Northwest corner of Land Lot 421 containing ten (10) acres being in the aggregate thirty (30) acres, more or less, being the same property conveyed to SHERRILL J. HOLLAND by NORA LEE CARTER HOLLAND in a Warranty Deed dated October 14, 1977 and recorded October 14, 1977 in Deed Book 8-K, Page 288 of the deed records of the Clerk of the Superior Court of Paulding County, Georgia.

LESS AND EXCEPT:

ALL that tract or parcel of land lying and being in the 2nd District, 3rd Section, Paulding County, Georgia, and being a part of original Land Lots 372 and 421, more particularly described as follows:

BEGINNING at an iron pin placed at the intersection of the West line of Land Lot 372 with the South right-of-way of the Silver Comet Trail (a 150 foot right-of-way): Thence running South 64° 16' 44" East along said right-of-way a distance of 254.27 feet; thence running Southeasterly along said right-of-way an arc distance of 439.55 feet, said arc being subtended by a chord line of South 72° 05' 21" East a distance of 438.09 feet to an iron pin found; thence running South 02° 39' 27" West a distance of 1309.94 feet to an iron pin found; thence running North 87° 34' 25" West a distance of 650.59 feet to an iron pin found; thence running North 02° 25' 54" East a distance of 1527.44 feet to the POINT OF BEGINNING.

Said tract containing 21.002 acres in accordance with a plat of survey prepared or K-Go, Inc. by Cecil R. Kelley, Registered Land Surveyor #2066, dated September 4 2003. Said plat being incorporated herein by reference thereto.

Said property being known as 361 West Avenue, Dallas, GA 30157 according to the present system of numbering houses in and around Paulding County, Georgia.

Tax ID#:R0334 55

This Deed is given subject to all zoning ordinances, easements, covenants, conditions and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

BY: _____
Ana Rountree, as Conservator for Irma Carolyn Swindle (Estate No. 2023-442)

Notary Public
My Commission Expires: 2/24/2029

TERESA NELSON NOTARY PUBLIC COMMISSION EXPIRES FEBRUARY 24, 2029 PAULDING COUNTY, GEORGIA

25-7184

Printed: 12/09/2025 09:38:45 AM

Official Tax Receipt
Paulding County, GA
240 Constitution Blvd
Dallas, 30132
--Online Receipt--

Phone: 770-443-7581

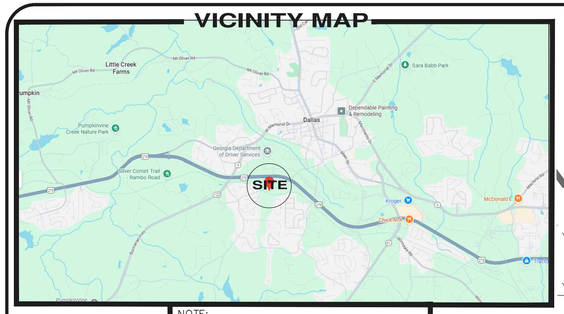
Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2025-067779	R0334 55	361 WEST AVE	$1,985.03	$0.00 Fees: $0.00	$0.00	$1,985.03	$0.00
		Totals:	**$1,985.03**	**$0.00**	**$0.00**	**$1,985.03**	**$0.00**

Paid Date: 10/22/2025 **Charge Amount:** $1,985.03

SWINDLE IRMA CAROLYN
74 TOWNSHIP DR
HIRAM, GA 30141

Scan this code with your mobile phone to view this bill

VICINITY MAP



NOTE:
GPS COORDINATES: 33.913656, -84.849745

REZONING PLAN LEGEND

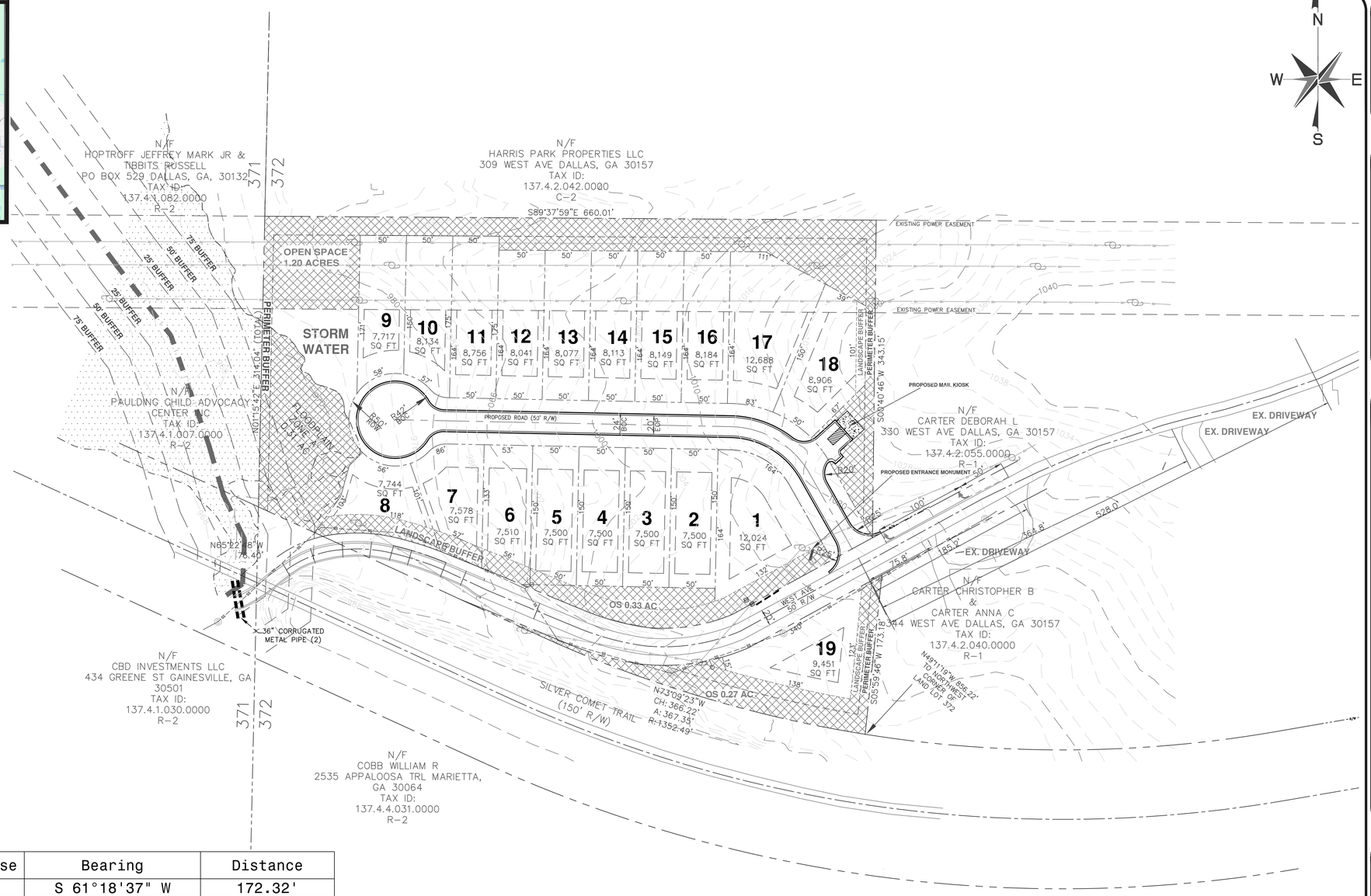
- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- LAND LOT LINE
- 1000 EXISTING CONTOUR
- OPEN SPACE
- C/L OF PROPOSED ROAD
- PROPOSED RIGHT OF WAY
- EXISTING STORM PIPE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- SS SS SS SS EXISTING SANITARY SEWER LINE
- PROPOSED CURB & GUTTER
- PROPOSED 4' SIDEWALK

SITE NARRATIVE

1. BOUNDARY INFORMATION SHOWN WAS COMPLETED BY ELITE SURVEY LLC.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY PAULDING COUNTY G.I.S. DEPARTMENT
3. OWNER/DEVELOPER :
   JCH CONSTRUCTION/JEFF HELMS
   379 BLACKBERRY RUN DRIVE, DALLAS, GA 30132
   CONSTRUCTIONJCH@GMAIL.COM
4. ENGINEER :
   ELITE ENGINEERING, LLC
   300 W I PKWY, PO BOX 799, DALLAS, GA 30132
   CONTACT: JONATHAN JONES, P.E. 678-215-2968
5. CURRENT ZONING : R-1
   PROPOSED ZONING: R-2
   TOTAL SITE AREA = 6.351 ACRES
   TOTAL NUMBER OF LOTS = 19
   MAX. LOTS ALLOWED = 21 LOTS
   REQUIRED OPEN SPACE = 1.27 AC
   PROVIDED OPEN SPACE = 1.80 AC
   TAX ID: 137.4.1.081.0000

SETBACKS:
MIN. FRONT YARD = 25 FEET
MIN. SIDE YARD = 6 FEET (CORNER=15 FEET)
MIN. REAR YARD = 15 FEET
MIN. S.F. LOTS = 7,500 SF

6. THE PROPOSED USE OF THIS PROPERTY IS RESIDENTIAL HOUSING
7. THIS PROPERTY LIES WITHIN AN IDENTIFIED FLOOD HAZARD AREA (ZONE A)(WITHOUT A BASE FLOOD ELEVATION) PER PAULDING COUNTY F.I.R.M. PANEL NO. 13223C0136D DATED JUNE 7, 2019.
8. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
9. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
10. SANITARY SEWER SERVICE TO BE PROVIDED BY CITY OF DALLAS.
11. WATER SERVICE TO BE PROVIDED BY PAULDING COUNTY.
12. POWER SERVICE TO BE PROVIDED BY GREYSTONE POWER.
13. FIRE PROTECTION TO BE PROVIDED BY THE PAULDING COUNTY FIRE DEPARTMENT.
14. NO OTHER EXISTING EASEMENTS BESIDES AN EXISTING UTILITY EASEMENT IS PRESENT ON THIS SITE



Course	Bearing	Distance
L1	S 61°18'37" W	172.32'
L2	N 67°41'22" W	23.84'
L3	N 67°25'17" W	86.26'
L4	N 68°02'09" W	52.51'
L5	S 68°02'09" E	22.34'
L6	S 67°25'17" E	86.14'
L7	S 67°41'22" E	24.26'
L8	N 61°18'37" E	163.98'
L9	N 65°22'48" W	94.13'

Curve	Radius	Length	Chord	Chord Bear.
C1	190.00'	94.73'	93.75'	S 81°20'45" W
C2	278.82'	64.79'	64.65'	N 75°17'49" W
C3	359.56'	61.55'	61.48'	N 72°05'28" W
C4	175.98'	58.14'	57.87'	N 85°55'41" W
C5	131.52'	20.59'	20.57'	S 82°05'11" W
C6	318.82'	75.27'	75.09'	S 75°20'27" E
C7	230.00'	117.63'	116.36'	N 81°11'24" E

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

24-HOUR CONTACT
JEFF HELMS
770-231-4387

CALL BEFORE YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY CONFLICTS WITH EXISTING UTILITIES.

PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 W I Pkwy, PO Box 799
Dallas, GA 30132
Jonathan Jones, P.E.
(678) 324-8291

No.	REVISION	DATE:

CONSTRUCTION PLANS FOR

WEST AVENUE

LAND LOT 372, 2nd DISTRICT, 3rd SECTION, PAULDING COUNTY, GEORGIA

REZONING PLAN

PREPARED FOR:
JEFF HELMS
770-231-4387

GEORGIA REGISTERED PROFESSIONAL ENGINEER JONATHAN F. JONES

PROJECT No.	25153
DRAWING SCALE:	1" = 60'
DESIGNED BY:	JFJ
DRAWN BY:	SDG
CHECKED BY:	JFJ
DATE:	01/30/2026
SHEET	1

THE CITY OF DALLAS GEORGIA

CITY OF DALLAS, GEORGIA
Office of Community Development
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

February 6, 2026

Jonathan Jones
Elite Engineering
300 W I Parkway, PO Box 799
Dallas, GA 30132
(*via email only –jjones@eliteofga.com*)

Re: Rezoning Application Z-2025-06; Jeff Helms; 361 West Avenue, Dallas, GA 30132; Tax Parcel I.D. No. 137.4.1.081.0000;

Dear Mr. Jones:

I am writing to inform you that we have carefully reviewed your rezoning application for property located at and formally known as 361 West Avenue, Dallas, GA 30132; Tax Parcel I.D. No. 137.4.1.081.0000, submitted to the City of Dallas, Georgia. We are pleased to confirm that your application is deemed complete. This letter serves as an acknowledgment that your submission has met all the necessary requirements for consideration.

I would like to bring to your attention the rezoning application will be carried forth in accordance with O.C.G.A. §36-66-4 via posting in the local newspaper, *The Dallas New Era,* at least fifteen (15) days prior to, and no more than (45) forty-five days from your scheduled hearing date(s). A copy of the legal notice is attached as "Exhibit A" for your records.

Public hearings have been scheduled for both the Planning Commission and City Council. The *Planning Commission public hearing* is set for *Thursday, March 26, 2026, at 6:00 PM*, while the *City Council public hearing* will take place on *Monday, April 6, 2026, at 5:15 PM*.

Applications are evaluated based on Chapter XI; Sec. 11.05 - Zoning and Future Development Map and Text Amendments, within the city's Unified Development Code, by the Planning Commission and City Council. In no case shall any zoning or future

THE CITY OF DALLAS GEORGIA

CITY OF DALLAS, GEORGIA
Office of Community Development
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

development map and/or text amendment be authorized without the approval of the City Council.

The city will supply written notice to all surrounding property owners in accordance with O.C.G.A. §36-66-4(g), via certified mail prior to your hearing date. A template copy of the written notice is attached as "Exhibit B" for your records.

Moreover, as part of the Zoning Procedures Law, public notification signs shall be placed in public view at the property. The city necessitates a payment of $50.00 for each public notification sign. We will be placing one sign at the property on Thursday, March 5, 2026. To ensure compliance, please make a payment of $50.00 to the City of Dallas at the Community Development Department office no later than Wednesday, March 4, 2026. Please disregard this payment request if payment was supplied with application submission.

Should any additional information or clarification be required prior to the hearing(s), we will contact you promptly. In the meantime, we encourage you to reach out to our office if you have any questions or concerns.

We appreciate your interest, and I look forward to working with you through this process.

Sincerely,

Brandon Rakestraw
Community Development Director

Cc: Darrin Keaton – City Attorney
Bryce Atcheson– Assistant Director
Jeff Helms – Titleholder (*via email only: constructionjch@gmail.com*)

Enclosure: Exhibit A: Z-2025-06 - Notice of Public Hearing Legal Notice
Exhibit B: Z-2025-06 - Surrounding Property Owner Letter

NOTICE OF PUBLIC HEARING
LEGAL NOTICE
ZONING/REZONING: Z-2025-06

Jeff Helms (Applicant / Titleholder), and *Elite Engineering, Jonathan Jones* (Representative), have applied and seek to rezone *+/-6.351* acres of property located at *361 West Avenue; Dallas, GA 30132*, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot *480*; *2nd* District; *3rd* Section, of Paulding County and legally known by *Tax Parcel ID No.147.1.4.001.0000*.

The Planning & Zoning Commission will hold a public hearing to consider the foregoing matter on *Thursday, March 19, 2026, at 6:00*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The City Council will hold a public hearing to consider the foregoing matter on *Monday, April 6, 2026* at *5:15pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

Please contact the City of Dallas - Community Development Department at City Hall, 129 E. Memorial Drive, Dallas, Georgia 30132 or (770) 443-8110 to receive information on the filing thereof.

Per O.C.G.A 36-67A-3; Opponents to the above actions are required to submit a disclosure report five days before the first public hearing.

CITY OF DALLAS

This the 5th *day* of *March, 2026*

Jeff Helms (Applicant / Titleholder)

Elite Engineering, Jonathan Jones (Representative)

THE CITY OF DALLAS GEORGIA
1854

CITY OF DALLAS, GEORGIA
Office of Community Development
129 E. Memorial Dr. Dallas, GA 30132
Director – Brandon Rakestraw
brakestraw@dallas-ga.gov
www.dallasga.gov

NOTICE OF PUBLIC HEARING
LEGAL NOTICE
ZONING/REZONING: Z-2025-06

Dear Surrounding Property Owners,

Jeff Helms (Applicant / Titleholder), and *Elite Engineering, Jonathan Jones* (Representative), have applied and seek to rezone *+/-6.351* acres of property located at *361 West Avenue; Dallas, GA 30132*, from R-1 Low-Density Single-family Residential (City of Dallas) to R-2 Medium-Density Single-family Residential (City of Dallas) for a residential, (19) Nineteen-unit single-family development. The subject property is located in Land Lot *480*; *2nd* District; *3rd* Section, of Paulding County and legally known by *Tax Parcel ID No.147.1.4.001.0000*.

The Planning & Zoning Commission will hold a public hearing to consider the foregoing matter on *Thursday, March 19, 2026, at 6:00*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

The City Council will hold a public hearing to consider the foregoing matter on *Monday, April 6, 2026* at *5:15pm*. The public hearing will be conducted in the Council Chambers of the City of Dallas, City Hall, at 129 East Memorial Drive, Dallas, Georgia 30132.

Please contact the City of Dallas - Community Development Department at City Hall, 129 E. Memorial Drive, Dallas, Georgia 30132 or (770) 443-8110 to receive information on the filing thereof.

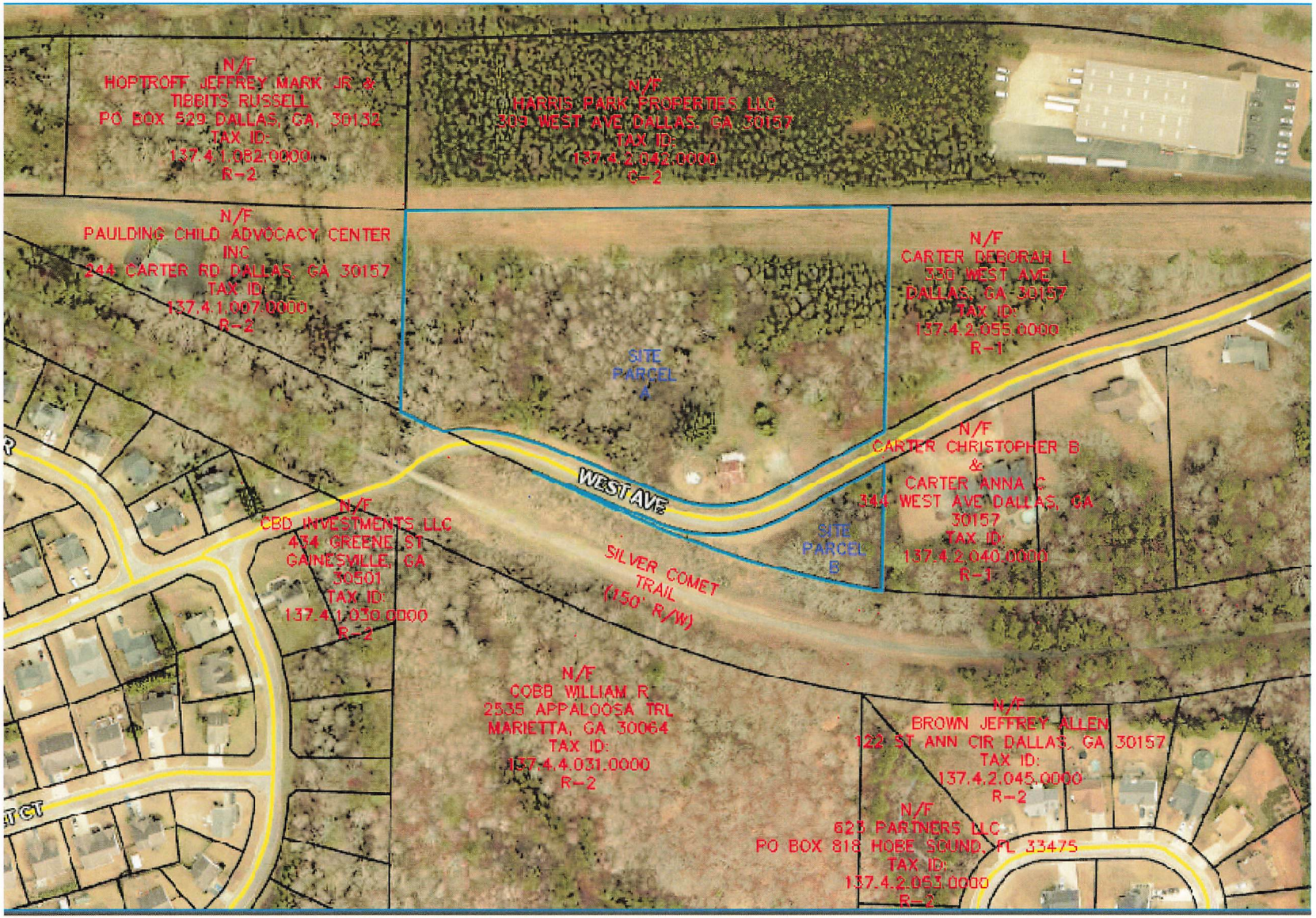
Per O.C.G.A 36-67A-3; Opponents to the above actions are required to submit a disclosure report five days before the first public hearing.

This the 5th day of March, 2026

Jeff Helms (Applicant / Titleholder)
Elite Engineering, Jonathan Jones (Representative)

Sincerely,

Brandon Rakestraw
Community Development Director


N/F
HOPTROFF JEFFREY MARK JR &
TIBBITS RUSSELL
PO BOX 529 DALLAS, GA, 30132
TAX ID:
137.4.1.082.0000
R-2
N/F
HARRIS PARK PROPERTIES LLC
309 WEST AVE DALLAS, GA 30157
TAX ID:
137.4.2.042.0000
C-2
N/F
PAULDING CHILD ADVOCACY CENTER
INC
244 CARTER RD DALLAS, GA 30157
TAX ID:
137.4.1.007.0000
R-2
SITE
PARCEL
A
N/F
CARTER DEBORAH L
330 WEST AVE
DALLAS, GA 30157
TAX ID:
137.4.2.055.0000
R-1
N/F
CARTER CHRISTOPHER B
&
CARTER ANNA C
344 WEST AVE DALLAS, GA
30157
TAX ID:
137.4.2.040.0000
R-1
WEST AVE
SITE
PARCEL
B
N/F
CBD INVESTMENTS LLC
434 GREENE ST
GAINESVILLE, GA
30501
TAX ID:
137.4.1.030.0000
R-2
SILVER COMET
TRAIL
(150' R/W)
N/F
COBB WILLIAM R
2535 APPALOOSA TRL
MARIETTA, GA 30064
TAX ID:
137.4.4.031.0000
R-2
N/F
BROWN JEFFREY ALLEN
122 ST ANN CIR DALLAS, GA 30157
TAX ID:
137.4.2.045.0000
R-2
N/F
623 PARTNERS LLC
PO BOX 818 HOBE SOUND, FL 33475
TAX ID:
137.4.2.053.0000
R-2

361 West Ave Adjoining Owners

Lot # on Map	Property Owner	Mailing Address	Parcel ID Number	Current Zoning
1	Hoptroff Jeffrey Mark Jr and Tibbits Russell	PO Box 529 ,Dallas, Ga, 30132	137.4.1.082.0000	R-2
2	Harris Park Properties LLC	309 West Ave ,Dallas, Ga, 30157	137.4.2.042.0000	C-2
3	Carter Deborah L	330 West Ave, Dallas, Ga, 30157	137.4.2.055.0000	R-1
4	Carter Christopher B and Carter Anna C	344 West Ave, Dallas, Ga, 30157	137.4.2.040.0000	R-1
5	Silver Comet Trail			
6	Paulding Child Advocacy Center Inc	244 Carter rd, Dallas, Ga, 30157	137.4.1.007.0000	R-2
7	CBD Investments LLC	434 Green St, Gainesville, Ga, 30501	137.4.1.030.0000	R-2
8	Cobb William R	2535 Appaloosa Trl, Marietta, Ga, 30064	137.4.4.031.0000	R-2
9	623 Partners LLC	PO Box 818, Hobe Sound, Fl, 33475	137.4.2.053.0000	R-2
10	Brown Jeffrey Allen	122 St Ann Cir, Dallas, Ga, 30157	137.4.2.045.0000	R-2

Proposed Floorplans
West Avenue
JCH Construction Company, LLC

Heated S.F.: 1,981

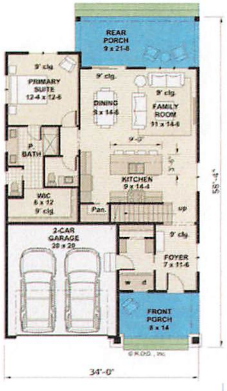






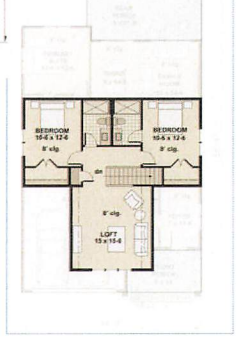
Heated S.F.: 1,995





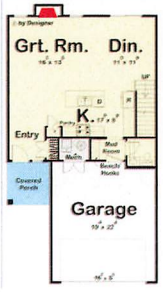
Ext Option Same Floorplan

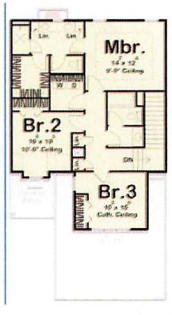




Heated S.F.: 1,610

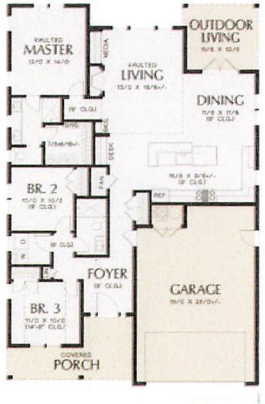






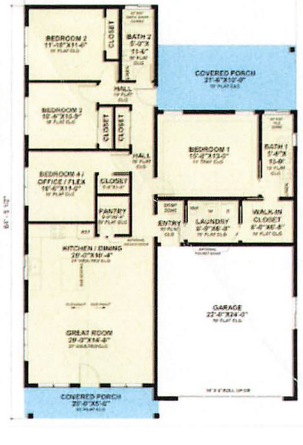
Floorplan Option 1 (1600)





Heated S.F.: 1,668

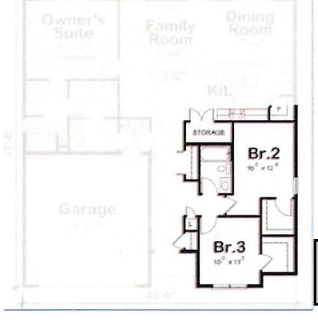






Heated S.F.: 1,642





STAFF ACTION ITEM

MEETING DATE: *04/06/2026*

TITLE: *Resolution 2026-10: To Amend Zoning Stipulations for Annexation and Zoning Application # A-2021-03 – Z-2021-04*

PRESENTED BY: *Brandon Rakestraw – Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Resolution 2026-10: To Amend Zoning Stipulations for Annexation and Zoning Application # A-2021-03 – Z-2021-04

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

N/A

INFORMATION:

Request approval of Resolution 2026-10. This resolution amends the originally approved annexation and zoning stipulations for applications A-2021-03 and Z-2021-04.

Amendment:

9. Stipulation Road Improvements

- Applicant responsible for construction of the following

    i. A right and left turn lane to be installed on the southern portion of North Industrial Blvd at the intersection of East Memorial Dr. Owner/Developer will be responsible for drafting all additional easement documents and exhibits for construction of the right and left turn lane. City of Dallas shall assist, to the fullest

extent of Georgia State Law, the Owner/Developer with obtaining any permissions or easements required for the construction of the left and right turn lanes.

ii. The road located at the entrance on North Industrial Blvd to the first intersection within the development to be upgraded in a manner that will provide for an improved sense of arrival.

iii. In order to achieve a traffic calming effect – the Owner/Developer shall be responsible to incorporating horizontal traffic calming practices within the development and main divided parkway. All practices applicable to this main road shall be approved by the City of Dallas and designed in accordance with ideas from the Institute of Transportation Engineering (ITE) manual for traffic calming.

iv. Owner/Developer is responsible for the roadway and intersection improvements related to Croker Road, Old Acworth Road, and East Memorial that are applicable to the project and DRI.

~~v. Owner/Developer is responsible for the multi-use trail construction from the development entrance on North Industrial Boulevard to Samuel U. Braly Sport Complex per the DRI. Alternate compliance, based on site conditions or easements, may need to be obtained from the City to be able to construct said path.~~

- Owner/Developer shall comply with the conditions required by GRTA as specified in the Notice of Decision section dated ~~April 21, 2021~~ **February 17, 2026** in the section specifically for the Owner/Developer.

RESOLUTION
RES 2026-10

A RESOLUTION TO AMEND ZONING STIPULATIONS FOR ANNEXATION AND ZONING APPLICATION # A-2021-03 - Z-2021-04

WHEREAS, The Mayor and the City Council of Dallas, Georgia approved that certain annexation and zoning application # A-2021-03 – Z-2021-04 on the 6th day of December 2021 as R-2 Zoning with conditions and stipulations 1-16; and

WHEREAS, Stipulation #9 Road Improvements of said application approval required the Owner/Developer to construct a multi-use trail from the development entrance on North Industrial Boulevard to Samuel U. Braly Sports Complex per DRI 3179; and

WHEREAS, Stipulation 9 Road Improvements of said application approval also required the Owner/Developer to comply with the conditions required by GRTA as specified in the Notice of Decision section of DRI 3179 dated April 21, 2021; and

WHEREAS, Based on coordination with Paulding County, the previously referenced multi-use trail connection is no longer a required improvement as specified in the Notice of Decision section of DRI 3179 dated April 21, 2021; and

WHEREAS, On February 17, 2026, GRTA revised the Notice of Decision to remove the requirement to construct a path connecting to the Samuel U. Braly Sports Complex and reissued a revised Notice of Decision section of DRI 3179 dated February 17, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the City Council of Dallas, Georgia to hereby amend the zoning conditions and stipulations for annexation and zoning application # A-2021-03 Z-2021-04 to remove the requirement to construct a multi-use trail from the development entrance on North Industrial Boulevard to Samuel U. Braly Sports Complex as specified in the revised Notice of Decision section of DRI 3179 dated February 17, 2026, as follows:

9. Road Improvements

- Applicant responsible for construction of the following

  i. A right and left turn lane to be installed on the southern portion of North Industrial Blvd at the intersection of East Memorial Dr. Owner/Developer will be responsible for drafting all additional easement documents and exhibits for construction of the right and left turn lane. City of Dallas shall assist, to the fullest extent of Georgia State Law, the Owner/Developer with obtaining any permissions or easements required for the construction of the left and right turn lanes.
  ii. The road located at the entrance on North Industrial Blvd to the first intersection within the development to be upgraded

in a manner that will provide for an improved sense of arrival.

iii. In order to achieve a traffic calming effect – the Owner/Developer shall be responsible to incorporating horizontal traffic calming practices within the development and main divided parkway. All practices applicable to this main road shall be approved by the City of Dallas and designed in accordance with ideas from the Institute of Transportation Engineering (ITE) manual for traffic calming.

iv. Owner/Developer is responsible for the roadway and intersection improvements related to Croker Road, Old Acworth Road, and East Memorial that are applicable to the project and DRI.

~~v. Owner/Developer is responsible for the multi-use trail construction from the development entrance on North Industrial Boulevard to Samuel U. Braly Sport Complex per the DRI. Alternate compliance, based on site conditions or easements, may need to be obtained from the City to be able to construct said path.~~

- Owner/Developer shall comply with the conditions required by GRTA as specified in the Notice of Decision section dated ~~April 21, 2021~~ **February 17, 2026** in the section specifically for the Owner/Developer.

SO RESOLVED this _____ day of _____, 2026

_____
L. James Kelly, Mayor

_____ _____
James Henson, Councilmember Christopher B. Carter, Councilmember

_____ _____
Nancy R. Arnold, Councilmember Leah Alls, Councilmember

_____ _____
Cooper Cochran, Councilmember Candace Callaway, Councilmember

Attest: _____
Tina Clark, City Clerk

Application # A-2021-03 Z-2021-04

Applicant- Lennar Georgia

The City of Dallas, GA Mayor and Council APPROVES application # A-2021-03 Z-2021-04 on this 6th day of December, 2021 as R-2 Zoning with conditions and stipulations 1-16 as referenced below.

1. Single Family Detached Homes Design Criteria listed as specified below:
   - At least 14% of lots will be a minimum 60' wide lot / Minimum 39' home width / 2 story front entry
   - At least 28% of lots will be a minimum 50' wide lot / Minimum 39' home width / 2 story front entry
   - At least 45% of lots will be a minimum 40' wide lot / Minimum 29' home width / 2 story front entry
   - At least 12% of lots will be a minimum 40' wide lot / Minimum 29' home width / 2 story rear entry (alley)
   - A maximum of 5% of the total number of 40' wide lots and 50' wide lots can be ranch product type. No ranches allowed on the 60' wide lots.
   - Zoning plan shall be constructed in general conformity to the site plan submitted in Vision Booklet and submitted to staff with staff having the ability to grant up to 8% modifications to the lots and plan.

2. Proposed lots in the development will comply with the following setback minimums:
   - Minimum lot size: 4,200 sf square foot lot, with public sewer
   - Minimum home heated square footage: 1600 square foot one story; 1,800 square foot 2 story
   - Minimum public road frontage: 30 feet
   - Minimum lot width at building line: 40 feet; 35 feet curve or cul-de-sac
   - Minimum front yard setback: 20 feet
   - Minimum side yard setback: 5 feet; 15 feet if corner lot/side street setback

3. Buffer requirements: a minimum of a 20-foot planted or natural (where possible) buffer shall be included around the entire site perimeter.

4. Developer is to enter into a development agreement with the City of Dallas on the outfall sanitary sewer upgrade project. The final cost, approved contractor, and construction plans of the Woodland Creek development offsite gravity outfall sewer upgrade improvements will be subject to the approval of the City of Dallas, including, without limitation, agreement on the actual cost differential between the offsite gravity sewer outfall upgrade vs the standard cost (the "Actual Cost Differential"). In consideration of the Woodland Creek development offsite gravity outfall sewer upgrade improvements, the City of Dallas agrees to pay to Owner, in the form of sewer tap fee credits issued at the prevailing rate (based on then published rates), an amount equal to the Actual Cost Differential. Developer will be responsible for all costs related to the Woodland Creek development offsite gravity outfall sewer upgrade improvement project. The final agreed upon pricing is to be established at the time the outfall project has been permitted, the city has determined capacity for the phases of construction and when the sewer line upgrades need to commence.

5. Offsite gravity sewer upgrades shall be governed by the development agreement between the City of Dallas and the Owner/Developer. Said development agreement will define all terms.

6. Offsite gravity outfall sewer upgrade improvements to begin no later than 30 months from issuance of first certificate of occupancy.

7. Owner/Developer shall be responsible for such upgrades as are required from the Paulding County Water System to secure sufficient water pressure to meet the applicable water flow requirements.

8. Credit will be provided by the City of Dallas for the following:

- **a.** Building Permit Credit: $242.50 per lot
- **b.** Water Tap Fee Credit: $75 per lot

9. Road Improvements

- **a.** Applicant responsible for construction of the following
  - **i.** A right and left turn lane to be installed on the southern portion of North Industrial Blvd at the intersection of East Memorial Dr. Owner/Developer will be responsible for drafting all additional easement documents and exhibits for construction of the right and left turn lane. City of Dallas shall assist, to the fullest extent of Georgia State Law, the Owner/Developer with obtaining any permissions or easements required for the construction of the left and right turn lanes.
  - **ii.** The road located at the entrance on North Industrial Blvd to the first intersection within the development to be upgraded in a manner that will provide for an improved sense of arrival.
  - **iii.** In order to achieve a traffic calming effect – the Owner/Developer shall be responsible to incorporating horizontal traffic calming practices within the development and main divided parkway. All practices applicable to this main road shall be approved by the City of Dallas and designed in accordance with ideas from the Institute of Transportation Engineering (ITE) manual for traffic calming.
  - **iv.** Owner/Developer is responsible for the roadway and intersection improvements related to Croker Road, Old Acworth Road, and East Memorial that are applicable to the project and DRI.
  - ~~**v.** Owner/Developer is responsible for the multi-use trail construction from the development entrance on North Industrial Boulevard to Samuel U. Braly Sport Complex per the DRI. Alternate compliance, based on site conditions or easements, may need to be obtained from the City to be able to construct said path.~~
- **b.** Owner/Developer shall comply with the conditions required by GRTA as specified in the Notice of Decision section dated ~~April 21, 2021~~ **February 17, 2026** in the section specifically for the Owner/Developer.

10. Holder Rd to be abandoned at edge of property line for the subject parcel. City of Dallas to approve the abandonment for the section on the property.

11. Applicant to donate land to the City of Dallas to be used as a public park. All maintenance, funding and construction to be the responsibility of the City of Dallas. Donated land to remain as part of the open space requirement. Owner/Developer shall provide required surveys, property deeds, and easements prior to platting the total development.

12. Applicant to provide a professionally landscaped entrance similar to Front Entrance in the Vision Booklet.

13. The architectural style, composition and design of the proposed single-family homes shall be constructed consistent with blended building materials that may include the application of stone, brick, hardi-plank, shake and board and batten. No vinyl materials shall be used on the exterior of the proposed homes. Said architectural style shall be substantially similar to the Vision Booklet submitted.

14. Developer to install amenities in Phase I as shown in the visioning booklet to include the Clubhouse, Pool and Playground. Additional amenities to be installed in sub sequential phases will be passive amenities and pocket parks such as dog parks and fire pits and will be included on final plat for each phase as a condition to final plat.

15. A H.O.A is required for all property included in entire development from the beginning of the development process with mandatory membership.

16. Developer will install a minimum of (2) FLOCK cameras compatible with the City of Dallas, GA Police Department System. Est cost $2500-$3500.00 each.

Unless explicitly stated herein, all other lot development standards shall comply with the R-2 with sewer zoning district as written in the City of Dallas Code of Ordinances.

*The decision regarding this application made herein is the decision of the City of Dallas, Ga Mayor and Councils **final decision**. The City of Dallas Mayor and Council makes the final decision on all Zoning/Rezoning, Land Use Permit, Special Use Permit, and Medical Hardship Applications. The above parties agree to decision and stipulations if applicable. Upon final annexation recording, recorded documents will be added to this packet.*

Application # A-2021-03 Z-2021-04

_____ _____

Applicant Signature- Lennar Georgia **Mayor- James Kelly**

_____ _____

Notary Signature **City Clerk- Tina Clark**

_____

Date

STAFF ACTION ITEM

MEETING DATE: *04/06/2026*

TITLE: *Development Agreement Amendment: Paulding County Land Development, LLC and City of Dallas, Georgia – Cole Lake Development Subdivisions – Amendment No. 1*

PRESENTED BY: *Brandon Rakestraw – Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Development Agreement Amendment: Paulding County Land Development, LLC and City of Dallas, Georgia – Cole Lake Development Subdivisions – Amendment No. 1

HISTORY/PAST ACTION:

Approval of original agreement – December 12, 2023

FINANCIAL IMPACT:

N/A

INFORMATION:

Request approval to enter into and execute Amendment No. 1 for the Cole Lakes Development Subdivisions Development Agreement. This amendment will replace Section 1 of the agreement in its entirety. See attached amendment document for reference.

Amendment:

A. Section 1 of the Development Agreement shall be replaced in its entirety with the following:

1.

Owner will be responsible for the design adhering to the water and

sewer standards and specification of the City of Dallas and construction of The Arbors at Silver Trail Sewer Outfall., as included on the approved construction plans prepared by Falcon Design Group, LLC, dated _____, a copy which is attached hereto as Exhibit "A" (the "Construction Plans'').

B. Exhibit "A" of the Development Agreement shall be removed and replaced with Exhibit "1" attached hereto.

Recording Stamp Here:

Item 10.

AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC AND CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS

THIS AMENDMENT "No.1" TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC AND CITY OF DALLAS, GEORGIA - COLE LAKE DEVELOPMENT SUBDIVISIONS (this "Amendment") is made and entered into by and between **CITY OF DALLAS, GEORGIA**, a political subdivision of the State of Georgia, (hereinafter "City of Dallas"), and **PAULDING COUNTY LAND DEVELOPMENT, LLC** (hereinafter "Owner"), its successors and assigns, and collectively "the parties."

RECITALS:

WHEREAS, City of Dallas and Owner entered into that certain Development Agreement between Paulding County Land Development, LLC and City Of Dallas, Georgia Cole Lake Development Subdivisions dated December 12, 2023, and recorded in Deed Book 5036, Page 216, of the Public Records of Paulding County, Georgia ("Development Agreement").

WHEREAS, the parties desire to amend the Development Agreement upon the terms herein.

NOW, THEREFORE, for and in consideration of the mutual covenants, agreements, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledges, the parties hereto hereby agree as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated herein by this reference.

2. Amendment.

   A. Section 1 of the Development Agreement shall be replaced in its entirety with the following:

   1.

   Owner will be responsible for the design adhering to the water and sewer standards and specification of the City of Dallas and construction of The Arbors at Silver Trail Sewer Outfall. As included on the approved construction plans prepared by Falcon Design Group, LLC, dated March 27, 2026, a copy which is attached hereto as Exhibit "A" (the "Construction Plans'').

   B. Exhibit "A" the approved construction plans prepared by Elite Engineering, LLC., dated August 17, 2023, attached hereto of the Development Agreement shall be removed and replaced with Exhibit "A" the approved construction plans prepared by Falcon Design Group, LLC., dated March 27, 2026, attached hereto of the Development Agreement.

3. Conflicts. All terms and conditions of the Development Agreement shall remain in full force and effect, except as provided in this Amendment. If any provision of this Amendment conflicts with any provisions of the Development Agreement, the provision of this Amendment shall control.

4. Entire Agreement. This Amendment, together with the underlying Development Agreement contains the entire agreement between the parties concerning the subject matter hereof.

5. Execution. This Amendment may be executed in one or more counterparts, all of which shall be considered one and the same contract, and shall become a binding contract when one or more counterparts have been signed by and delivered to each of the parties.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in its name this the _____ day of _____, 2026.

Signed, sealed, and delivered in the presence of:

PAULDING COUNTY LAND DEVELOPMENT, LLC

_____
Official Signature – Paulding County Land Development, LLC.

_____
Official Signature – Print Name

_____
Official Signature - Title

Notary Public

_____
Notary Public Signature

My Commission Expires the _____ day of

_____, _____.

[Notarial Seal]

Signed, sealed, and delivered in the presence of:

CITY OF DALLAS, GEORGIA

_____
City Manager

_____
City Clerk - Tina Clark

[City Seal]

Approved as to Form:

_____
City Attorney – Darrin Keaton

ORIGINAL

EXHIBIT "A"

ATTACHED (Pages 4-25)

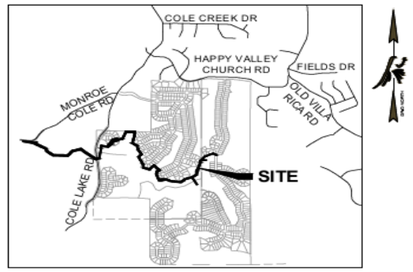
REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

ORIGINAL

COLE LAKE
NORMAL POOL ELEV: 918.0'
MAX POOL ELEV: 933.4'
DATA PROVIDED BY DAM NO. 50 GA-E-84-012
PER US DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

CIVIL DESIGN DRAWINGS
FOR
ARBORS AT SILVER TRAIL SEWER OUTFALL

LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA



VICINITY MAP
NTS

THESE CONSTRUCTION DRAWINGS ARE APPROVED BY THE FOLLOWING PAULDING COUNTY DEPARTMENTS

WATER & SEWER DEPT. _____ DATE 4-3-25
DEVELOPMENT DIV. _____ DATE 4/2/2025 Unincorporated Paulding Only.
3-28-25 / BEC
PLANNING & ZONING DIV. _____ DATE 4/2/25
PAULDING COUNTY DOT _____ DATE 04/03/2025
FIRE DEPARTMENT N/A DATE _____
ENVIRONMENTAL HEALTH N/A DATE _____

APPROVED FOR CONSTRUCTION AS NOTED
City of Dallas
Public Works Department - Water/Sewer
Approval Date: March 27, 2026
Approval Expires: March 27, 2027
Approved By: _____

Approval signifies general plan conformance to the City of Dallas Development Regulations and Standard Specifications for Construction of Water Mains and Sanitary Sewers. Design Professional and Development remain solely responsible for design and for correcting any and all errors, problems, and regulation violations (if any) exposed during construction AFTER authorization by City of Dallas.

OWNER/DEVELOPER:	24 HOUR CONTACT:	SURVEYOR:	ENGINEER:
GEOSAM CAPITAL US (GEORGIA) LLC 2170 SATELLITE BLVD, SUITE 425 DULUTH, GA 30097 PHONE: (470) 440-6500	MAC HAGAN PHONE: (850) 556-1670	FALCON DESIGN CONSULTANTS, LLC 235 CORPORATE CENTER DR., SUITE 200 STOCKBRIDGE, GA 30281 PHONE: (770) 389-8666	FALCON DESIGN CONSULTANTS, LLC 500 PIRKLE FERRY RD SUITE C CUMMING, GA 30040 PHONE: (678) 807-7100

SHEET INDEX

SHEET NO.	SHEET TITLE
1.0	COVER PAGE
1.1	APPROVAL LETTER
1.2	ZONING CONDITIONS
2.0	GENERAL NOTES
2.1	EROSION CONTROL NOTES
2.2	NPDES NOTES
2.3	ESPC CHECKLIST
3.0 - 3.2	EROSION CONTROL PLAN
4.0 - 4.6	SANITARY SEWER PLAN AND PROFILES
5.0	EROSION CONTROL DETAILS
6.0 - 6.4	CONSTRUCTION DETAILS

Paulding County Development Division
ESPC
Approved
4/2/2025
Signature Date

Unincorporated Paulding Only.



FEMA FLOOD MAP
N.T.S.

FLOOD NOTE
AS SHOWN ON FLOOD INSURANCE RATE MAPS OF A PAULDING COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13223C0138D EFFECTIVE DATE: JUNE 07, 2019. PORTIONS OF THESE PROPERTIES ARE NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.

DEVELOPMENT DATA

1. OWNER / DEVELOPER
GEOSAM CAPITAL US (GEORGIA) LLC
2170 SATELLITE BLVD, SUITE 425
DULUTH, GA 30097
PHONE: (470) 440-6500

24 HOUR CONTACT:
MAC HAGAN
PHONE: (850) 556-1670

2. ENGINEER
FALCON DESIGN CONSULTANTS, LLC
500 PIRKLE FERRY RD
SUITE C
CUMMING, GA 30040
PHONE: (678) 807-7100

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

TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY:
FALCON DESIGN CONSULTANTS, LLC
DATED: DECEMBER 6, 2019.

4. SITE LOCATION DATA
MONROE COLE RD. AND COLE LAKE RD. IN PAULDING CO., GA.

THERE ARE STATE WATERS LOCATED WITHIN 200 FT. OF THE SITE

5. FLOOD ZONE DATA
THE PARCEL SHOWN HEREIN DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL 13223C0138D EFFECTIVE DATE JUNE 07, 2019.

PROJECT RECEIVING WATERS: COLE LAKE AND LANE CREEK

6. PROPERTY ADDRESS
MONROE COLE RD. AND COLE LAKE RD. IN PAULDING CO., GA

7. SITE REQUIREMENTS
PROJECT AREA
OVERALL DEVELOPMENT: 8.17 ACRES
TOTAL DISTURBED AREA: 8.17 ACRES

PAULDING COUNTY UTILITY NOTES:

1. A UTILITY ENCROACHMENT PERMIT IS REQUIRED PRIOR TO INSTALLATION OF ANY NEW UTILITY FACILITIES INSIDE EXISTING COUNTY R/W

2. CONTACT THE UTILITY INSPECTOR AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OF ANY NEW UTILITY FACILITIES AFTER ENCROACHMENT PERMIT IS APPROVED AND ACTIVATED
470-858-6651

3. A TRAFFIC CONTROL PLAN IS REQUIRED FOR THE UTILITY ENCROACHMENT PERMIT

CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION MANAGEMENT | LANDSCAPE ARCHITECT | LAND PLANNING
FALCON DESIGN CONSULTANTS

COVER SHEET FOR ARBORS AT SILVER TRAIL SEWER OUTFALL
LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

REVISIONS

DATE	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Know what's below. Call before you dig. UTILITIES PROTECTION CENTER

DATE:	3/13/25
SCALE:	N/A
PROJ NUMBER:	082.016
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISED BY:	-

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER SHANE PAUL HALL 3/10/25

GSWCC# 0000058941
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SHEET NUMBER
1.0

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a:\Geosam\arbors at silver trail\engineering\DWG\sewer outfall\SEWER OUTFALL CND00.dwg, cmorrison, Thu, Mar 13, 2025 - 2:29pm

USDA
United States Department of Agriculture

May 15, 2023

Mr. Chairman Davis Nelson
Coosa River SWCD
1282 SR 53 Spur SW, Suite 300
Calhoun, GA 30701

Re: Pumpkinvine Creek Watershed Structure No. 50
Sanitary Sewer Outfall line adjacent to flood pool

Dear Mr. Nelson:

The Natural Resources Conservation Service (NRCS) has reviewed the drawings provided for "The Arbors Sewer Outfall" adjacent to the Pumpkinvine Creek Watershed Structure No. 50 in Paulding County. This construction is in conjunction with a residential development that surrounds the impoundment. There are long stretches of the outfall sanitary sewer line that are inside the flowage easement (flood pool).

NRCS does not feel that the construction of the outfall sanitary sewer line will impact the function of the watershed structure if constructed in accordance with the submitted drawings.

- As noted on the drawings, all manholes below the elevation of the flowage easement should have bolt down (watertight) rings and covers installed. Also, verify that Paulding County Water Administration and Engineering is aware of this.
- Due to the nature of the residential development, it is recommended that the limits of the embankment and spillways be marked by a surveyor for the applicant's reference.
- Lots # 6-9 show a finished floor elevation of 936 (grading was not reviewed). Reviewing the 1958 as-built drawings, this is higher than the crest of the auxiliary spillway (A/S) at 933.4, but lower than the top of the embankment (938.4). In the unlikely event that the A/S were to be severely restricted, these lots could provide a secondary path for flood waters. We recommend that the grading in this area go no lower than the elevation of the top of the embankment.
- The preliminary drawings received early in the review showed lots and grading impacting the A/S. The most recent set provided no longer exiend to show this area. We recommend that you verify these lots are not in the current layout of the subdivision.

The applicant should:

- be provided the attached documents pertaining to development near a watershed structure for their future reference.
- be reminded that any fill placed within the limits of the flowage easement will require a compensation plan.
- provide as-built drawings to the sponsors and NRCS.
- be informed that any work in the vicinity of the embankment, auxiliary or principal spillways will be subject to a review by the Safe Dams Program (SDP). This is noted on the drawings provided.

Natural Resources Conservation Service
Georgia State Office
355 East Hancock Avenue • Athens, GA • 30601-2775
Voice: 706-546-2272 Fax: 855-417-3490

An Equal Opportunity Provider, Employer and Lender.

- be informed that this watershed structure is a candidate for rehabilitation due to its classification as a Category I structure by the SDP. This could result in an alteration to the structure adjacent to their proposed lots.

This recommendation does not eliminate the requirement of obtaining any national, state, or local permits. If these plans are modified in the future, please route through this office for technical review.

If you have any questions or concerns regarding this correspondence, please contact Howard Sewell, NRCS O&M Dam Safety Engineer by phone (706-552-2537) or email (Howard.Sewell@USDA.gov).

Sincerely,

DIANE GUTHRIE Digitally signed by DIANE GUTHRIE Date: 2023.05.19 09:40:53 -04'00'

Diane A. Guthrie, P.E.
State Conservation Engineer

cc:
Steve Blackston, Acting Assistant State Conservationist for Field Operations, NRCS, Griffin, GA
Shemekia Mosley, District Conservationist, NRCS, Marietta, GA
David Griffin, Program Manager, Georgia Safe Dams Program, Atlanta, GA
Greg Walker, Project Manager, GSWCC, Calhoun, GA
Callie Walther, Specialist, GSWCC, Athens, GA

File Code: 210-28, Dam Safety, Individual Dam Folder

Attachments:
Letter of Request from the Georgia Soil and Water Conservation Commission
Drawings for "The Arbors Sewer Outfall" by Elite Engineering
A portion of the preliminary site plan provided with the structure as-built superimposed
Guidelines for Development Adjacent to Watershed Structures
Checklist for Development Adjacent to Watershed Structures

CIVIL ENGINEERING | LAND SURVEYING
CONSTRUCTION MANAGEMENT | LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

APPROVAL LETTER FOR
ARBORS AT SILVER TRAIL
SEWER OUTFALL
LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

REVISIONS
DATE
1. 2. 3. 4. 5. 6. 7. 8.

Know what's below. Call before you dig. UTILITIES PROTECTION CENTER

DATE:	3/13/25
SCALE:	N/A
PROJ NUMBER:	082.016
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISED BY:	-

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 033637 STEPHEN P. HAUL
3/13/25
GSWCC# 0000058941
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL

SHEET NUMBER
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a:\Gessen\arbors at silver trail\engineering\DWG\sewer outfall\SEWER OUTFALL CND00.dwg, cmontson, Thu, Mar 13, 2025 - 2:29pm

POD D ZONING CONDITIONS

City of Dallas, Ga Mayor and Council Final Application Decision

Application # Z-2023-05

The City of Dallas, GA Mayor and Council APPROVES / DENIES application

 # Z-2023-05 on this 7th day of August , 2023 to rezone the property from Paulding County R-2 to R-2C, with city recommended stipulations as referenced below:

1. Off-site sewer infrastructure is required. Owner/developer is responsible for connection to existing gravity sewer.
2. Developer is to enter into a development agreement with the City of Dallas for the outfall sanitary sewer project. The final cost, approved contractor, and construction plans of the off-site gravity outfall sewer upgrade improvements will be subject to the approval of the City of Dallas, including, without limitation, agreement on the actual cost differential between the off-site gravity sewer outfall upgrade to the standard cost (the "Actual Cost Differential"). In consideration of the development of the gravity outfall sewer upgrade improvements, the City of Dallas agrees to pay to Owner, in the form of sewer tap fee credits issued at the prevailing rate (based on then published rates), an amount equal to the Actual Cost Differential. Developer will be responsible for all costs related to the development of the gravity outfall sewer upgrade improvement project. The final agreed upon pricing is to be established at the time the outfall project has been permitted.
3. West Dallas Special Utility District: Owner/developer is responsible for a $1,843.00 per lot utility fee payment required at time of final plat approval. This fee is in addition to the standard water and sewer tap fees imposed on each lot.
4. Development shall be constructed in general conformity to the site plan provided in zoning application.
5. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the entire site perimeter.
6. Owner/developer is responsible for providing a professionally landscaped entrance.
7. Owner/developer is responsible for providing any and all roadway improvements and development entrance improvements as required by Paulding County DOT for access.
8. Owner/developer shall comply, design, and construct all off-site water system upgrades required by Paulding County Water System.
9. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
10. A Homeowners Association required for all property included in entire development from the beginning of the development process with mandatory membership.
11. The architectural style, composition and design of the proposed single-family homes shall be consistent with the Paulding County Unified Development Code and Cole Lake Development Covenants, Conditions and Restrictions ("CCR's"). The CCR's shall require that all homes be constructed with brick, brick-panel, stone, and hardi-plank siding, and that the exterior of the proposed homes on each lot shall be substantially similar to the exterior of the proposed homes on the other lots in the development. Owner/developer shall comply with the CCR's requirements, recommendations, and guidelines in conjunction with development adjacent to the Pumpkinvine Creek Watershed Structure No. 50.
12. Owner/developer shall comply with all NRCS requirements, recommendations, and guidelines in conjunction with development adjacent to the Pumpkinvine Creek Watershed Structure No. 50.
13. Initial HOA declares that there will be no rental properties and will be owner occupied per covenants in HOA. (Subject to State Law Hardship requirements)
14. Initial HOA declares that there will be no rental properties and will be owner occupied per covenants in the HOA. (Subject to State Law Hardship requirements)

City Clerk: Mayor:

POD F ZONING CONDITIONS

City of Dallas, Ga Mayor and Council Final Application Decision

Application # Z-2023-07

The City of Dallas, GA Mayor and Council APPROVES / DENIES application

 # Z-2023-07 on this 7th day of August , 2023 to rezone the property from Paulding County R-2 to R-2C, with city recommended stipulations as referenced below:

1. Off-site sewer infrastructure is required. Owner/developer is responsible for connection to existing gravity sewer.
2. Developer is to enter into a development agreement with the City of Dallas for the outfall sanitary sewer project. The final cost, approved contractor, and construction plans of the off-site gravity outfall sewer upgrade improvements will be subject to the approval of the City of Dallas, including, without limitation, agreement on the actual cost differential between the off-site gravity sewer outfall upgrade to the standard cost (the "Actual Cost Differential"). In consideration of the development of the gravity outfall sewer upgrade improvements, the City of Dallas agrees to pay to Owner, in the form of sewer tap fee credits issued at the prevailing rate (based on then published rates), an amount equal to the Actual Cost Differential. Developer will be responsible for all costs related to the development of the gravity outfall sewer upgrade improvement project. The final agreed upon pricing is to be established at the time the outfall project has been permitted.
3. West Dallas Special Utility District: Owner/developer is responsible for a $1,843.00 per lot utility fee payment required at time of final plat approval. This fee is in addition to the standard water and sewer tap fees imposed on each lot.
4. Development shall be constructed in general conformity to the site plan provided in zoning application.
5. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the entire site perimeter.
6. Owner/developer is responsible for providing a professionally landscaped entrance.
7. Owner/developer is responsible for providing any and all roadway improvements and development entrance improvements as required by Paulding County DOT for access.
8. Owner/developer shall comply, design, and construct all off-site water system upgrades required by Paulding County Water System.
9. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
10. A Homeowners Association required for all property included in entire development from the beginning of the development process with mandatory membership.
11. The architectural style, composition and design of the proposed single-family homes shall be constructed with brick, brick-panel, stone, and board and batten. No vinyl materials shall be used on the exterior of the proposed homes. Owner/developer shall comply with the City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes for each home to be constructed.
12. Owner/developer shall comply with all NRCS requirements, recommendations, and guidelines in conjunction with development adjacent to the Pumpkinvine Creek Watershed Structure No. 50.
13. Initial HOA declares that there will be no rental properties and will be owner occupied per covenants in HOA. (Subject to State Law Hardship requirements)
14. Initial HOA declares that there will be no rental properties and will be owner occupied per covenants in the HOA. (Subject to State Law Hardship requirements)

City Clerk: Mayor:

POD E ZONING CONDITIONS

City of Dallas, Ga Mayor and Council Final Application Decision

Application # Z-2023-06

The City of Dallas, GA Mayor and Council APPROVES / DENIES application

 # Z-2023-06 on this 7th day of August , 2023 to rezone the property from Paulding County R-2 to R-2C, with city recommended stipulations as referenced below:

1. Off-site sewer infrastructure is required. Owner/developer is responsible for connection to existing gravity sewer.
2. Developer is to enter into a development agreement with the City of Dallas for the outfall sanitary sewer project. The final cost, approved contractor, and construction plans of the off-site gravity outfall sewer upgrade improvements will be subject to the approval of the City of Dallas, including, without limitation, agreement on the actual cost differential between the off-site gravity sewer outfall upgrade to the standard cost (the "Actual Cost Differential"). In consideration of the development of the gravity outfall sewer upgrade improvements, the City of Dallas agrees to pay to Owner, in the form of sewer tap fee credits issued at the prevailing rate (based on then published rates), an amount equal to the Actual Cost Differential. Developer will be responsible for all costs related to the development of the gravity outfall sewer upgrade improvement project. The final agreed upon pricing is to be established at the time the outfall project has been permitted.
3. West Dallas Special Utility District: Owner/developer is responsible for a $1,843.00 per lot utility fee payment required at time of final plat approval. This fee is in addition to the standard water and sewer tap fees imposed on each lot.
4. Development shall be constructed in general conformity to the site plan provided in zoning application.
5. Owner/developer shall provide a minimum 20-foot planted or natural (where possible) buffer around the entire site perimeter.
6. Owner/developer is responsible for providing a professionally landscaped entrance.
7. Owner/developer is responsible for providing any and all roadway improvements and development entrance improvements as required by Paulding County DOT for access.
8. Owner/developer shall comply, design, and construct all off-site water system upgrades required by Paulding County Water System.
9. Owner/developer is responsible for providing and installing Flock camera at development entrance compatible with the City of Dallas Police Department system.
10. A Homeowners Association required for all property included in entire development from the beginning of the development process with mandatory membership.
11. The architectural style, composition and design of the proposed single-family homes shall be constructed with brick, brick-panel, stone, and board and batten. No vinyl materials shall be used on the exterior of the proposed homes. Owner/developer shall comply with the City of Dallas approval, detailed architectural elevation design plans for front, left side, right side, and rear of homes for each home to be constructed.
12. Owner/developer shall comply with all NRCS requirements, recommendations, and guidelines in conjunction with development adjacent to the Pumpkinvine Creek Watershed Structure No. 50.
13. Initial HOA declares that there will be no rental properties and will be owner occupied per covenants in HOA. (Subject to State Law Hardship requirements)
14. Initial HOA declares that there will be no rental properties and will be owner occupied per covenants in the HOA. (Subject to State Law Hardship requirements)

City Clerk: Mayor:

CIVIL ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

ZONING CONDITIONS FOR
ARBORS AT SILVER TRAIL SEWER OUTFALL
LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

REVISIONS
DATE
1 2 3 4 5 6 7 8

Know what's below. Call before you dig. UTILITIES PROTECTION CENTER

DATE: 3/13/25
SCALE: N/A
PROJ NUMBER: 082.016
DRAWN BY: LCM
REVIEWED BY: SPH
REVISED BY: -

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 033637 PAUL MAY 3/10/25

GSWCC# 0000058941
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SHEET NUMBER
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a:\Developments\arbors at silver trail\engineering\DWG\sewer outfall\SEWER OUTFALL CND00.dwg, cmorrison, Thu, Mar 13, 2025 - 2:30pm



SOILS INFORMATION:

SOURCE: USDA WEB SOIL SURVEY

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AnB	Allatoona sandy loam, 2 to 6 percent slopes	5.8	1.4%
CsA	Cartecay sandy loam, 0 to 3 percent slopes, occasionally flooded	41.6	9.7%
RnC	Rion sandy loam, 6 to 10 percent slopes	46.0	10.7%
RnD	Rion sandy loam, 10 to 15 percent slopes	11.2	2.7%
W	Water	23.7	5.5%
WnC	Wateree-Rion complex, 6 to 10 percent slopes	17.7	4.1%
WnD	Wateree-Rion complex, 10 to 15 percent slopes	9.0	2.1%
WnE	Wateree-Rion complex, 15 to 25 percent slopes	273.4	63.6%
Totals for Area of Interest		**428.7**	**100.0%**

(51) (52) EROSION CONTROL LEGEND

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Cd	CHECKDAM			A small temporary barrier or dam constructed across a swale, drainage ditch or area of concentrated flow.
Ch	CHANNEL STABILIZATION			Improving, constructing or stabilizing an open channel, existing stream, or ditch.
Ce	CONSTRUCTION EXIT		Ce (Label)	A crushed stone pad located at the construction site exit to provide a place for removing mud from tires thereby protecting public streets.
Cr	CONSTRUCTION ROAD STABILIZATION		Cr (Label)	A traveleay constructed as part of a construction plan including access roads, subdivision roads, parking areas, and other on-site vehicle transportation routes.
Dc	STREAM DIVERSION CHANNEL		Dc	A temporary channel constructed to convey flow around a construction site while a permanent structure is being constructed.
Di	DIVERSION			An earth channel or dike located above, below, or across a slope to divert runoff. This may be a temporary or permanent structure.
Dn1	TEMPORARY DOWN DRAIN STRUCTURE		Dn1 (Label)	A flexible conduit of heavy-duty fabric or other material designed to safely conduct surface runoff down a slope. This is temporary and inexpensive.
Dn2	PERMANENT DOWN DRAIN STRUCTURE		Dn2 (Label)	A paved chute, pipe, sectional conduit or similar material designed to safely conduct surface runoff down a slope.
Ga	GABION			Rock filled baskets which are hand placed into position forming soil stabilizing structures.
Gr	GRADE STABILIZATION STRUCTURE		Gr (Label)	Permanent structures installed to protect channels or waterways where otherwise the slope would be sufficient for the running water to form gullies.
Lv	LEVEL SPREADER			A storm flow outlet device constructed at zero grade across the slope whereby concentrated runoff may be discharged at a non-erosive velocity onto undisturbed areas stabilized by existing vegetation.
Rd	ROCK FILTER DAM			A temporary stone filter dam installed across drainageways or in conjunction with a temporary sediment trap.
Re	RETAINING WALL		Re (Label)	A wall installed to stabilize cut and fill slopes where maximum permissible slopes are not obtainable. Each situation will require special design.
Rt	RETROFITTING		Rt (Label)	A device or structure placed in front of a permanent storm water detention pond outlet structure to severe as a temporary sediment filter.
Sd1	SEDIMENT BARRIER		X TYPE (Indicate Type)	A barrier to prevent sediment from leaving the construction site. It may be sandbags, bales of straw or hay, brush, logs and poles, or a silt fence.
Sd2	INLET SEDIMENT TRAP			A temporary protective device formed at or around an inlet to a storm drain to trap sediment.
Sd3	TEMPORARY SEDIMENT BASIN		(LABEL)	A basin created by excavation or a dam across a waterway. The surface water runoff is temporarily stored allowing the bulk of the sediment to drop out.
Sd4	TEMPORARY SEDIMENT TRAP			A small temporary pond that drains a disturbed area so that sediment can settle out. The principle feature distinguishing a temporary sediment trap from a temporary sediment basin is the lack of a pipe or riser.
Sk	FLOATING SURFACE SKIMMER		Sk (Label)	A buoyant device that releases/drain water from the surface of sediment pond, traps, or basins at a controlled rate of flow.

STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Spb	SEEP BERM		Spb (Label)	A linear control device constructed as a diversion perpendicular to the direction of the runoff to enhance dissipation and infiltration of runoff, while creating multiple sedimentation chambers with the employment of intermediate dikes.
Sr	TEMPORARY STREAM CROSSING		Sr (Label)	A temporary bridge or culvert-type structure pro- tecting a stream or watercourse from damage by crossing construction equipment.
St	STORM DRAIN OUTLET PROTECTION		St	A paved or short section of riprap channel at the outlet of a storm drain system preventing erosion from the concentrated runoff.
Su	SURFACE ROUGHENING		Su	A rough soil surface with horizontal depressions on a contour of slopes left in a roughened condition after grading.
Tp	TOP SOILING		Tp (Show Stripping & Storage Areas)	The practice of stripping off the more fertile top soil, storing it, then spreading it over the disturbed area after the completion of construction activities.
Tr	TREE PROTECTION		(DENOTE TREE CENTERS)	To protect desirable trees from injury during construction activity.
Wt	VEGETATED WATERWAY OR STORM WATER CONVEYANCE CHANNEL			Paved or vegetative water outlets for diversions, terraces, berms, dikes or similar structures.

VEGETATIVE MEASURES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Bf	BUFFER ZONE		Bf (Label)	An undisturbed natural "green belt" separating the land-disturbed site from surrounding property and bordering streams. It serves to reduce water veloc- ity and remove some sediment. It is also at times a noise or "vision pollution" barrier.
Ds1	DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)		Ds1	Established temporary protection for disturbed areas where seedings may not have a suitable growing season to produce an erosion retarding cover.
Ds2	DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)		Ds2	Establishing a temporary vegetative cover with fast growing seedings on disturbed areas.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)		Ds3	Establishing permanent vegetative cover such as trees, shrubs, vines, grasses, sod, or legumes on disturbed areas.
Ds4	DISTURBED AREA STABILIZATION (WITH SODDING)		Ds4	A permanent vegetative cover using sods on highly erodible or critically eroded lands.
Du	DUST CONTROL ON DISTURBED AREAS		Du	Controlling surface and air movement of dust on construction sites, roadways and similar sites.
Ss	EROSION CONTROL MATTING AND BLANKETS		Ss	The installation of a protective covering (blanket) or soil stabilization mat on a prepared planting area of a steep slope, channel, or shoreline.
Fl-Co	FLOCCULANTS AND COAGULANTS		Fl-Co	The land application of product containing anionic polyacrylamide (PAM) as temporary soil binding agents to reduce soil erosion.
Sb	STREAMBANK STABILIZATION (USING PERMANENT VEGETATION)		Sb	The use of readily available plant materials to maintain and enhance streambanks, or to prevent, or restore and repair small streambank erosion problems.
Tac	TACKIFIERS AND BINDERS		Tac	Substance used to anchor straw or hay mulch by causing the organic material to bind together.

FOR FURTHER EXPLANATION OF THE SYMBOLS AND CONSTRUCTION PRACTICES WE REFER YOU TO THE MANUAL FOR SEDIMENTATION AND EROSION CONTROL PER THE "SEDIMENTATION AND EROSION ACT OF 1975 FOR GEORGIA."

SILT STORAGE REQUIREMENTS (ONSITE)

DISTURBED AREA: 8.17 Ac.
REQUIRED STORAGE: 67 CY / Ac. *8.17 = 551.4 CY (14,888.1 CF)

SILT STORAGE PROVIDED

STORAGE PER L.F. SILT FENCE INSTALLED
0.14 CY * 14,969.6 L.F. = 2,095.7 C.Y.
AVAILABLE STORAGE (Sd1-S): 2,095.7 CY.

TOTAL SILT STORAGE PROVIDED: 2,095.7 CY.

GSWCC — Georgia Soil and Water Conservation Commission

SEAN P. HAYES
Level II Certified Design Professional
Certification Number 0000058941
Issued: 09/01/2024 Expires: 09/01/2027

CONSTRUCTION ACTIVITY SCHEDULE ESTIMATED START DATE: MAY 2025

	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5	MONTH 6	MONTH 7	END OF PROJECT
INITIAL PHASE								
INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, AND TREE PROTECTION FENCES								
CLEARING AND GRUBBING								
GRASSING								
MAINTENANCE OF EROSION, SEDIMENTATION, POLLUTION CONTROL, AND TREE PROTECTION MEASURES:								
INTERMEDIATE PHASE								
GRADING								
INSTALL SANITARY SEWER								
GRASSING								
MAINTENANCE OF EROSION, SEDIMENTATION, POLLUTION CONTROL, AND TREE PROTECTION MEASURES:								
FINAL PHASE								
FINAL LANDSCAPING AND GRASSING:								
MAINTENANCE OF EROSION, SEDIMENTATION, POLLUTION CONTROL, AND TREE PROTECTION MEASURES:								

CIVIL ENGINEERING — CONSTRUCTION MANAGEMENT — LAND SURVEYING — LANDSCAPE ARCHITECT — LAND PLANNING

FALCON DESIGN CONSULTANTS

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EROSION CONTROL NOTES FOR
ARBORS AT SILVER TRAIL
SEWER OUTFALL
LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

REVISIONS

DATE	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

GEORGIA 811 — Know what's below. Call before you dig. UTILITIES PROTECTION CENTER OR DIAL 811

DATE:	3/13/25
SCALE:	N/A
PROJ NUMBER:	082.016
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISED BY:	-

GEORGIA — No. 033837 — PROFESSIONAL ENGINEER — SEAN P. HAYES — 9/10/25

GSWCC# 0000058941
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
2.1

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A:\Gecsam\Arbors at Silver Trail\ENGINEERING\DWG\SEWER OUTFALL\SEWER OUTFALL CND00.dwg, SHayes, Thu, Mar 20, 2025 - 1:40pm

NEPHELOMETRIC TURBIDITY UNIT (NTU) TABLE
Warm Water (Supporting Warm Water Fisheries)

Surface Water Drainage Area, square miles

Site Size, acres	0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01 +	50	50	50	50	50	100	200	100

To use these tables, select the size (acres) of the facility or common development. Then, select the surface water drainage area (square miles). The NTU metric value arrived at from the above tables is the one to use in Part III.C.4.

Example 2: For a site size of 51.7 acres and a warm water drainage area of 72 square miles, the NTU value to use in Part III.C.4 is 100 NTU.

NOTE FOR STREAM: < 25 NTU CHANGE ALLOWED BETWEEN UPSTREAM AND DOWNSTREAM SAMPLING POINTS FOR RECEIVING STREAM (WARM WATER)

SITE SPECIFIC NOTES

1. "PAINT AND/OR OTHER CHEMICALS SHALL BE STORED IN SECURED FACILITIES WITH RESTRICTED ACCESS TO EMPLOYEES ONLY. CLEANUP AND DISPOSAL OF THIS MATERIAL SHALL BE IN ACCORDANCE WITH ALL RECOGNIZED LOCAL AND FEDERAL REQUIREMENTS. ALL DISPOSAL SHALL BE TO APPROVED OFF SITE WASTE FACILITIES CLASSIFIED TO ACCEPT THAT MATERIAL."
2. "ALL PETROLEUM PRODUCTS SHALL BE STORED AND USED IN AN AREA THAT PROVIDES A SECONDARY CONTAINMENT FEATURE, AND SHALL BE LOCATED IN AN AREA WITH THE LEAST FORESEEABLE IMPACT IF A CATASTROPHIC EVENT SHOULD OCCUR. EMERGENCY CONTACT NUMBERS AND PROCEDURES FOR SPILLS SHALL BE AVAILABLE ON-SITE.
3. WASTE MATERIALS NOT DEPOSITED IN STATE WATERS.

N.P.D.E.S. NOTES

AUTHORIZED DISCHARGES

1. ALL DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY THAT WILL RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN 1 ACRE. PART I.C.1.4.c

2. ALL DISCHARGES COVERED BY THIS PERMIT SHALL BE COMPOSED ENTIRELY OF STORMWATER EXCEPT AS PROVIDED IN PART I.C.2 AND PART II.A.2 OF THE PERMIT. PART II.A.1

3. AUTHORIZED MIXED STORMWATER DISCHARGES: PART I.C.2

   A. THE INDUSTRIAL SOURCE OR ACTIVITY OTHER THAN CONSTRUCTION IS LOCATED ON THE SAME SITE AS THE CONSTRUCTION ACTIVITY AND IS AN INTEGRAL PART OF THE CONSTRUCTION ACTIVITY.

   B. THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE CONSTRUCTION ARE OCCURRING ARE IN COMPLIANCE WITH THE TERMS OF THIS PERMIT.

   C. STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE AREAS OF THE SITE WHERE INDUSTRIAL ACTIVITY OTHER THAN CONSTRUCTION ARE OCCURRING ARE COVERED BY A DIFFERENT NPDES GENERAL PERMIT OR INDIVIDUAL PERMIT AUTHORIZING SUCH DISCHARGES AND THE DISCHARGES ARE IN COMPLIANCE WITH A DIFFERENT NPDES PERMIT.

4. AUTHORIZED NON-STORMWATER DISCHARGES: PART II.A.2

   A. FIRE FIGHTING ACTIVITIES
   B. FIRE HYDRANT FLUSHING
   C. POTABLE WATER SOURCES INCLUDING WATER LINE FLUSHING
   D. IRRIGATION DRAINAGE
   E. AIR CONDITIONING CONDENSATE
   F. SPRINGS
   G. UNCONTAMINATED GROUND WATER
   H. FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS OR POLLUTANTS.

LIMITATIONS ON COVERAGE PART I.C.3

1. THE FOLLOWING STORMWATER DISCHARGES FROM CONSTRUCTION SITES ARE NOT AUTHORIZED BY THIS PERMIT:

   A. STORMWATER DISCHARGES ASSOCIATED WITH AND INDUSTRIAL ACTIVITY THAT ORIGINATES FROM THE SITE AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

   B. DISCHARGES THAT ARE MIXED WITH SOURCES OF NON-STORMWATER OTHER THAN DISCHARGES WHICH ARE IDENTIFIED IN PART III.A.2 OF THIS PERMIT AND WHICH ARE IN COMPLIANCE WITH PART IV.D.7 (NON-STORMWATER DISCHARGES) OF THIS PERMIT.

   C. STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY THAT ARE SUBJECT TO AN EXISTING NPDES INDIVIDUAL OR GENERAL PERMIT. SUCH DISCHARGES MAY BE AUTHORIZED UNDER THIS PERMIT AFTER AN EXISTING PERMIT EXPIRES PROVIDED THE EXISTING PERMIT DID NOT ESTABLISH NUMERIC LIMITATIONS FOR SUCH DISCHARGES.

   D. STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT THE DIRECTOR (EPD) HAS DETERMINED TO BE OR MAY REASONABLY BE EXPECTED TO BE CONTRIBUTING TO A VIOLATION OF A WATER QUALITY STANDARD.

WATER QUALITY COMPLIANCE PART I.C.4

ALL DISCHARGES AUTHORIZED BY THIS PERMIT SHALL NOT CAUSE VIOLATIONS OF GEORGIA'S IN-STREAM WATER QUALITY STANDARDS AS PROVIDED BY THE RULES AND REGULATIONS FOR WATER QUALITY CONTROL, CHAPTER 391-3-6-03.

SAMPLING REQUIREMENTS PART IV.D.6

1. SAMPLING REQUIREMENTS. THIS PERMIT REQUIRES THE MONITORING OF NEPHELOMETRIC TURBIDITY IN RECEIVING WATER(S) OR OUTFALLS IN ACCORDANCE WITH THIS PERMIT. THIS SECTION IS APPLICABLE TO PRIMARY PERMITTEES WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEES WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES. THIS SECTION IS NOT APPLICABLE TO SECONDARY PERMITTEES. THE FOLLOWING PROCEDURES CONSTITUTE EPD'S GUIDELINES FOR SAMPLING TURBIDITY.

a. SAMPLING REQUIREMENTS SHALL INCLUDE THE FOLLOWING:

(1). A USGS TOPOGRAPHIC MAP, A TOPOGRAPHIC MAP OR A DRAWING (REFERRED TO AS A TOPOGRAPHIC MAP) THAT IS A SCALE EQUAL TO OR MORE DETAILED THAN A 1:24000 MAP SHOWING THE LOCATION OF THE SITE OR THE COMMON DEVELOPMENT; (A) THE LOCATION OF ALL PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES AS SHOWN ON A USGS TOPOGRAPHIC MAP, AND ALL OTHER PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES LOCATED DURING MANDATORY FIELD VERIFICATION, INTO WHICH THE STORMWATER IS DISCHARGED AND (B) THE RECEIVING WATER AND/OR OUTFALL SAMPLING LOCATIONS. WHEN THE PERMITTEE HAS CHOSEN TO USE A USGS TOPOGRAPHIC MAP AND THE RECEIVING WATER(S) IS NOT SHOWN ON THE USGS TOPOGRAPHIC MAP, THE LOCATION OF THE RECEIVING WATER(S) MUST BE HAND-DRAWN ON THE USGS TOPOGRAPHIC MAP FROM WHERE THE STORMWATER(S) ENTERS THE RECEIVING WATER(S) TO THE POINT WHERE THE RECEIVING WATER(S) COMBINES WITH THE FIRST BLUE LINE STREAM SHOWN ON THE USGS TOPOGRAPHIC MAP;

(2). THE ANALYTICAL METHOD USED TO COLLECT AND ANALYZE THE SAMPLES INCLUDING QUALITY CONTROL/QUALITY ASSURANCE PROCEDURES. THIS NARRATIVE MUST INCLUDE PRECISE SAMPLING METHODOLOGY FOR EACH SAMPLING LOCATION;

(3). WHEN THE PERMITTEE HAS DETERMINED THAT SOME OR ALL OUTFALLS WILL BE SAMPLED, A RATIONALE MUST BE INCLUDED ON THE PLAN FOR THE NTU LIMIT(S) SELECTED FROM APPENDIX B. THIS RATIONALE MUST INCLUDE THE SIZE OF THE CONSTRUCTION SITE, THE CALCULATION OF THE SIZE OF THE SURFACE WATER DRAINAGE AREA, AND THE TYPE OF RECEIVING WATER(S) (I.E., TROUT STREAM OR SUPPORTING WARM WATER FISHERIES); AND
ENVIRONMENTAL PROTECTION DIVISION

(4). ANY ADDITIONAL INFORMATION EPD DETERMINES NECESSARY TO BE PART OF THE PLAN. EPD WILL PROVIDE WRITTEN NOTICE TO THE PERMITTEE OF THE INFORMATION NECESSARY AND THE TIME LINE FOR SUBMITTAL.

SAMPLING REQUIREMENTS PART IV.D.6b

SAMPLE TYPE. ALL SAMPLING SHALL BE COLLECTED BY "GRAB SAMPLES" AND THE ANALYSIS OF THESE SAMPLES MUST BE CONDUCTED IN ACCORDANCE WITH METHODOLOGY AND TEST PROCEDURES ESTABLISHED BY 40 CFR PART 136 (UNLESS OTHER TEST PROCEDURES HAVE BEEN APPROVED); THE GUIDANCE DOCUMENT TITLED "NPDES STORM WATER SAMPLING GUIDANCE DOCUMENT, EPA 833-B-92-001" AND GUIDANCE DOCUMENTS THAT MAY BE PREPARED BY THE EPD.

(1). SAMPLE CONTAINERS SHOULD BE LABELED PRIOR TO COLLECTING THE SAMPLES.

(2). SAMPLES SHOULD BE WELL MIXED BEFORE TRANSFERRING TO A SECONDARY CONTAINER.

(3). LARGE MOUTH, CLEAN AND RINSED GLASS OR PLASTIC JARS SHOULD BE USED FOR COLLECTING SAMPLES. THE JARS SHOULD BE CLEANED THOROUGHLY TO AVOID CONTAMINATION.

(4). MANUAL, AUTOMATIC OR RISING STAGE SAMPLING MAY BE UTILIZED. SAMPLES REQUIRED BY THIS PERMIT SHOULD BE ANALYZED IMMEDIATELY, BUT IN NO CASE LATER THAN 48 HOURS AFTER COLLECTION. HOWEVER, SAMPLES FROM AUTOMATIC SAMPLERS MUST BE COLLECTED NO LATER THAN THE NEXT BUSINESS DAY AFTER THEIR ACCUMULATION, UNLESS FLOW THROUGH AUTOMATED ANALYSIS IS UTILIZED. IF AUTOMATIC SAMPLING IS UTILIZED AND THE AUTOMATIC SAMPLER IS NOT ACTIVATED DURING THE QUALIFYING EVENT, THE PERMITTEE MUST UTILIZE MANUAL SAMPLING OR RISING STAGE SAMPLING DURING THE NEXT QUALIFYING EVENT. DILUTION OF SAMPLES IS NOT REQUIRED. SAMPLES MAY BE ANALYZED USING A DIRECT READING, PROPERLY CALIBRATED TURBIDIMETER. SAMPLES ARE NOT REQUIRED TO BE COOLED.

(5). SAMPLING AND ANALYSIS OF THE RECEIVING WATER(S) OR OUTFALLS BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED TO EPD AS SPECIFIED IN PART IV.E.

SAMPLING REQUIREMENTS PART IV.D.6c

(1). FOR CONSTRUCTION ACTIVITIES THE PRIMARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES MUST SAMPLE ALL RECEIVING WATER(S), OR ALL OUTFALL(S), OR A COMBINATION OF RECEIVING WATER(S) AND OUTFALL(S). SAMPLES TAKEN FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY AND REPRESENTATIVE OF THE WATER QUALITY OF THE RECEIVING WATER(S) AND/OR THE STORMWATER OUTFALLS USING THE FOLLOWING MINIMUM GUIDELINES:

(A). THE UPSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN IMMEDIATELY UPSTREAM OF THE CONFLUENCE OF THE FIRST STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST UPSTREAM AT THE SITE) BUT DOWNSTREAM OF ANY OTHER STORMWATER DISCHARGES NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL UPSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE UPSTREAM TURBIDITY VALUE.

(B). THE DOWNSTREAM SAMPLE FOR EACH RECEIVING WATER(S) MUST BE TAKEN DOWNSTREAM OF THE CONFLUENCE OF THE LAST STORMWATER DISCHARGE FROM THE PERMITTED ACTIVITY (I.E., THE DISCHARGE FARTHEST DOWNSTREAM AT THE SITE) BUT UPSTREAM OF ANY OTHER STORMWATER DISCHARGE NOT ASSOCIATED WITH THE PERMITTED ACTIVITY. WHERE APPROPRIATE, SEVERAL DOWNSTREAM SAMPLES FROM ACROSS THE RECEIVING WATER(S) MAY NEED TO BE TAKEN AND THE ARITHMETIC AVERAGE OF THE TURBIDITY OF THESE SAMPLES USED FOR THE DOWNSTREAM TURBIDITY VALUE.

(C). IDEALLY THE SAMPLES SHOULD BE TAKEN FROM THE HORIZONTAL AND VERTICAL CENTER OF THE RECEIVING WATER(S) OR THE STORMWATER OUTFALL CHANNEL(S).

(D). CARE SHOULD BE TAKEN TO AVOID STIRRING THE BOTTOM SEDIMENTS IN THE RECEIVING WATER(S) OR IN THE OUTFALL STORMWATER CHANNEL.

(E). THE SAMPLING CONTAINER SHOULD BE HELD SO THAT THE OPENING FACES UPSTREAM.

(F). THE SAMPLES SHOULD BE KEPT FREE FROM FLOATING DEBRIS.

(G). PERMITTEES DO NOT HAVE TO SAMPLE SHEET FLOW THAT FLOWS ONTO UNDISTURBED NATURAL AREAS OR AREAS STABILIZED BY THE PROJECT. FOR PURPOSES OF THIS SECTION, STABILIZED SHALL MEAN, FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES AND AREAS LOCATED OUTSIDE THE WASTE DISPOSAL LIMITS OF A LANDFILL CELL THAT HAS BEEN CERTIFIED BY EPD FOR WASTE DISPOSAL, 100% OF THE SOIL SURFACE IS UNIFORMLY COVERED IN PERMANENT VEGETATION WITH A DENSITY OF 70% OR GREATER, OR LANDSCAPED ACCORDING TO THE PLAN (UNIFORMLY COVERED WITH LANDSCAPING MATERIALS IN PLANNED LANDSCAPED AREAS), OR EQUIVALENT PERMANENT STABILIZATION MEASURES AS DEFINED IN THE MANUAL (EXCLUDING A CROP OF ANNUAL VEGETATION AND SEEDING OF TARGET CROP PERENNIALS APPROPRIATE FOR THE REGION).

(H). ALL SAMPLING PURSUANT TO THIS PERMIT MUST BE DONE IN SUCH A WAY (INCLUDING GENERALLY ACCEPTED SAMPLING METHODS, LOCATIONS, TIMING, AND FREQUENCY) AS TO ACCURATELY REFLECT WHETHER STORMWATER RUNOFF FROM THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE STANDARD SET FORTH IN PARTS
III.D.3. OR III.D.4., WHICHEVER IS APPLICABLE.

SAMPLING FREQUENCY PART IV.D.6d

(1). THE PRIMARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN ONE (1) ACRE AND TERTIARY PERMITTEE WITH A TOTAL PLANNED DISTURBANCE EQUAL TO OR GREATER THAN FIVE (5) ACRES MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR A QUALIFYING EVENT, THE PERMITTEE SHALL SAMPLE AT THE BEGINNING OF ANY STORMWATER DISCHARGE TO A MONITORED RECEIVING WATER AND/OR FROM A MONITORED OUTFALL WITHIN FORTY-FIVE (45) MINUTES OR AS SOON AS POSSIBLE.

(2). HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORMWATER DISCHARGE.

(3). SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING QUALIFYING EVENTS:

(A). FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT ALLOWS FOR SAMPLING DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO COMPLETION OF MASS GRADING OPERATIONS, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION;

(B). IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH WITH A STORMWATER DISCHARGE THAT OCCURS DURING NORMAL BUSINESS HOURS AS DEFINED IN THIS PERMIT EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED, BUT PRIOR TO SUBMITTAL OF A NOT, IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;

(C). AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING WATER OR FROM AN OUTFALL ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO (2) BUSINESS DAYS, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS* UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED;

(D). WHERE SAMPLING PURSUANT TO (A), (B) OR (C) ABOVE IS REQUIRED BUT NOT POSSIBLE (OR NOT REQUIRED BECAUSE THERE WAS NO DISCHARGE), THE PRIMARY PERMITTEE, IN ACCORDANCE WITH PART IV.D.4.A.(6)., OR THE TERTIARY PERMITTEE.

IN ACCORDANCE WITH PART IV.D.4.C.(6)., MUST INCLUDE A WRITTEN JUSTIFICATION IN THE INSPECTION REPORT OF WHY SAMPLING WAS NOT PERFORMED. PROVIDING THIS JUSTIFICATION DOES NOT RELIEVE THE PERMITTEE OF ANY SUBSEQUENT SAMPLING OBLIGATIONS UNDER (A), (B) OR (C) ABOVE; AND

(E). EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQUIRED BY (B) ABOVE SHALL NOT BE REQUIRED TO CONDUCT ADDITIONAL SAMPLING OTHER THAN AS REQUIRED BY (C) ABOVE.

*NOTE THAT THE PERMITTEE MAY CHOOSE TO MEET THE REQUIREMENTS OF (A) AND (B) ABOVE BY COLLECTING TURBIDITY SAMPLES FROM ANY RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR SAMPLING AT ANY TIME OF THE DAY OR WEEK.

REPORTING PART IV.E

1. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C. BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORMWATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI

2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
   A. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
   B. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
   C. THE DATE(S) ANALYSES WERE PERFORMED;
   D. THE TIME(S) ANALYSES WERE INITIATED;
   E. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   F. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   G. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
   H. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
   I. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN

3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE APPLICABLE PERMITTEES SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

RETENTION OF RECORDS PART IV.F

1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:

   A. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
   B. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
   C. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
   D. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
   E. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.A. OF THIS PERMIT;
   F. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND
   G. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.A.(2). OF THIS PERMIT.

2. EACH SECONDARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:

   A. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
   B. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT OR THE APPLICABLE PORTION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN FOR THEIR ACTIVITIES AT THE CONSTRUCTION SITE REQUIRED BY THIS PERMIT;
   C. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.B. OF THIS PERMIT; AND
   D. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT.

3. EACH TERTIARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:

   A. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
   B. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
   C. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT;
   D. A COPY OF ALL SAMPLING INFORMATION, RESULTS, AND REPORTS REQUIRED BY THIS PERMIT;
   E. A COPY OF ALL INSPECTION REPORTS GENERATED IN ACCORDANCE WITH PART IV.D.4.C. OF THIS PERMIT;
   F. A COPY OF ALL VIOLATION SUMMARIES AND VIOLATION SUMMARY REPORTS GENERATED IN ACCORDANCE WITH PART III.D.2. OF THIS PERMIT; AND.
   G. DAILY RAINFALL INFORMATION COLLECTED IN ACCORDANCE WITH PART IV.D.4.C.(2). OF THIS PERMIT.

4. COPIES OF ALL NOTICES OF INTENT, NOTICES OF TERMINATION, INSPECTION REPORTS, SAMPLING REPORTS (INCLUDING ALL CALIBRATION AND MAINTENANCE RECORDS AND ALL ORIGINAL STRIP CHART RECORDINGS FOR CONTINUOUS MONITORING INSTRUMENTATION) OR OTHER REPORTS REQUESTED BY THE EPD, EROSION, SEDIMENTATION AND POLLUTION CONTROL PLANS, RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT AND ALL OTHER RECORDS REQUIRED BY THIS PERMIT SHALL BE RETAINED BY THE PERMITTEE WHO EITHER PRODUCED OR USED IT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE NOT IS SUBMITTED IN ACCORDANCE WITH PART VI OF THIS PERMIT. THESE RECORDS MUST BE MAINTAINED AT THE PERMITTEE'S PRIMARY PLACE OF BUSINESS ONCE THE CONSTRUCTION ACTIVITY HAS CEASED AT THE PERMITTED SITE. THIS PERIOD MAY BE EXTENDED BY REQUEST OF THE EPD AT ANY TIME UPON WRITTEN NOTIFICATION TO THE PERMITTEE.

CIVIL ENGINEERING
LAND SURVEYING
CONSTRUCTION MANAGEMENT
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
NEWNAN OFFICE
CUMMING OFFICE

NPDES NOTES FOR
ARBORS AT SILVER TRAIL SEWER OUTFALL
LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

REVISIONS

DATE	
1.	
2.	
3.	
4.	
5.	
6.	

RECORDED DOCUMENT

Know what's below. Call before you dig. UTILITIES PROTECTION CENTER OR DIAL 811

DATE:	3/13/25
SCALE:	N/A
PROJ NUMBER:	082.016
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISED BY:	--

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 033637 — 9/19/25

GSWCC# 0000058941
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE PROGISTRANT'S SEAL.

SHEET NUMBER
2.2

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a:\Geosam\arbors at silver trail\engineering\DWG\sewer outfall\SEWER OUTFALL CND00.dwg, cmorrison, Thu, Mar 13, 2025 - 2:30pm

AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN PAULDING COUNTY LAND DEVELOPMENT, LLC AND CITY OF DALLAS, GEORGIA COLE LAKE DEVELOPMENT SUBDIVISIONS

EROSION, SEDIMENTATION AND POLLUTION CONTROL NOTES:

1. THE CHECKLIST HAS BEEN PROVIDED ON THIS SHEET.
2. SIGNATURE, SEAL, AND GSWCC LEVEL II CERTIFICATION NUMBER ARE SHOWN ON ALL SHEETS.
3. 24-HOUR CONTACT:
   NAME: MAC HAGAN
   PHONE: (850) 556-1670
4. PRIMARY PERMITTEE:
   NAME: MAC HAGAN
   PHONE: (850) 556-1670
5. TOTAL SITE ACREAGE: 8.23 AC. TOTAL DISTURBED ACREAGE: 8.23 AC.
6. **CONSTRUCTION EXIT LOCATED AT: LATITUDE:** N33.899203 ; **LONGITUDE:** W84.864626.
7. INITIAL PLAN DATE IS SHOWN ON ALL SHEETS. ANY PLAN REVISIONS ARE SHOWN OF THE COVER SHEET AND THE SHEET AFFECTED BY THE REVISION
8. EXISTING LAND USE IS AN UNDEVELOPED PARCEL.
9. VICINITY MAP IS SHOWN ON PAGE 1.0
10. THE INITIAL RECEIVING WATER IS: COLE LAKE.

11. **I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.**

   Jason Paul Wingo — 059657 — 9/15/25
   DESIGN PROFESSIONAL'S NAME — GA. PE # — DATE

12. I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDED FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE MANAGEMENT OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORMWATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR100002.

   Jason Paul Wingo — 059657 — 9/15/25
   DESIGN PROFESSIONAL'S NAME — GA. PE # — DATE

13. **I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR THE MONITORING OF: (a) ALL PERENNIAL STREAMS OTHER WATER BODIES INCLUDED ON THE USGS TOPOGRAPHIC MAP AND ALL OTHER FIELD VERIFIED PERENNIAL AND INTERMITTENT STREAMS AND OTHER WATER BODIES, OR (b) WHERE ANY SUCH SPECIFIC IDENTIFIED PERENNIAL OR INTERMITTENT STREAM AND OTHER WATER BODY IS NOT PROPOSED TO BE SAMPLED, I HAVE DETERMINED IN MY PROFESSIONAL JUDGMENT THAT THE FACTORS REQUIRED IN THE GENERAL NPDES PERMIT GAR100002, THAT THE INCREASE IN TURBIDITY OF EACH SPECIFIC IDENTIFIED SAMPLED RECEIVING WATER WILL BE REPRESENTATIVE OF THE INCREASE IN THE TURBIDITY OF A SPECIFIC IDENTIFIED UN-SAMPLED RECEIVING WATER."**

   Jason Paul Wingo — 059657 — 9/15/25
   DESIGN PROFESSIONAL'S NAME — GA. PE # — DATE

14. **THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS WITHIN SEVEN (7)DAYS AFTER INSTALLATION.**

    I CERTIFY THAT THE SITE WAS VISITED WITHIN SEVEN (7) DAYS OF THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMP'S'S.

    Jason Paul Wingo — 059657 — 9/15/25
    DESIGN PROFESSIONAL'S NAME — GA. PE # — DATE

INSPECTION REVEALED THE FOLLOWING DEFICIENCIES FROM THE APPROVED ES&PC PLAN.

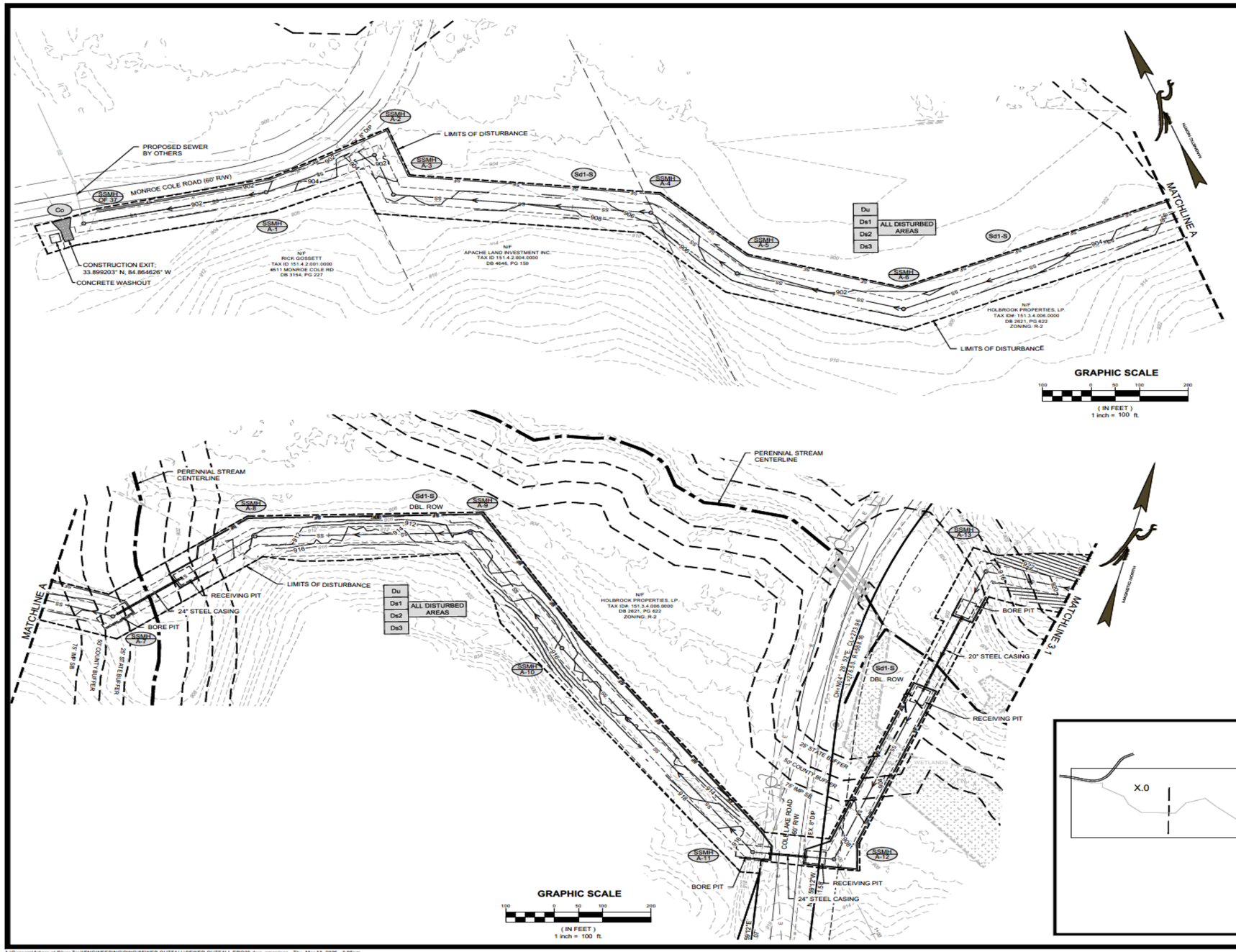
THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF THE RECEIPT OF THE INSPECTION REPORT UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED

15. **NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25" OR 50" UNDISTURBED STREAM BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS**
    (I). EXCEPT AS PROVIDED IN PART IV. (III). BELOW, NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT VEGETATION HAS BEEN WRESTED BY STREAM FLOW ACTION, EXCEPT WHERE THE DIRECTOR HAS DETERMINED TO ALLOW A VARIANCE THAT IS AT LEAST AS PROTECTIVE OF NATURAL RESOURCES AND THE ENVIRONMENT IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A 12-7-6, OR WHERE A DRAINAGE STRUCTURE OR A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED THAT THE ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS ARE IMPLEMENTED:
    (1) PUBLIC DRINKING WATER SYSTEM RESERVOIRS
    (2) STREAM CROSSINGS FOR WATER LINES, PROVIDED THAT THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER.
    (3) STREAM CROSSINGS FOR SEWER LINES, PROVIDED THAT THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER.
    (4) BUFFER CROSSING FOR FENCES, PROVIDED THE CROSSING OCCURS AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, AND NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE OR DISTURBED AREAS WITHIN THE BUFFER
    (5) STREAM CROSSINGS FOR AERIAL UTILITY LINES, PROVIDED THAT: (A) THE NEW UTILITY LINE RIGHT-OF-WAY WIDTH DOES NOT EXCEED 100 LINEAR FEET, (B) UTILITY LINES ARE ROUTED AND CONSTRUCTED SO AS TO MINIMIZE THE NUMBER OF STREAM CROSSINGS AND DISTURBANCES TO THE BUFFER, (C) ONLY TREES AND TREE DEBRIS ARE REMOVED FROM WITHIN THE BUFFER RESULTING IN ONLY MINOR SOIL EROSION (I.E., DISTURBANCE TO UNDERLYING VEGETATION IS MINIMIZED), AND (D) FUNCTIONAL NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE OR DISTURBED AREAS WITHIN THE BUFFER. THE PLAN SHALL INCLUDE A DESCRIPTION OF THE STREAM CROSSINGS WITH DETAILS OF THE BUFFER DISTURBANCE, INCLUDING AREA AND LENGTH OF BUFFER DISTURBANCE, ESTIMATED LENGTH OF TIME OF BUFFER DISTURBANCE, AND JUSTIFICATION;
    (II). NO CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED WITHIN A 50 FOOT BUFFER, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, ALONG THE BANKS OF ANY STATE WATERS CLASSIFIED AS 'TROUT STREAMS' EXCEPT WHEN APPROVAL IS GRANTED BY THE DIRECTOR FOR ALTERNATE BUFFER REQUIREMENTS IN ACCORDANCE WITH 'TROUT STREAMS' EXCEPT WHEN APPROVAL IS GRANTED BY THE DIRECTOR FOR ALTERNATE BUFFER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-6, OR WHERE A ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED; PROVIDED, HOWEVER, THAT SMALL SPRINGS AND STREAMS CLASSIFIED AS 'TROUT STREAMS' WHICH DISCHARGE AN AVERAGE ANNUAL FLOW OF 25 GALLONS PER MINUTE OR LESS SHALL HAVE A 25 FOOT BUFFER OR THEY MAY BE PIPED, AT THE DISCRETION OF THE PERMITTEE, PURSUANT TO THE TERMS OF A RULE PROVIDING FOR A GENERAL VARIANCE PROMULGATED BY THE BOARD OF NATURAL RESOURCES INCLUDING NOTIFICATION OF SUCH TO EPD AND THE LOCAL ISSUING AUTHORITY OF THE LOCATION AND EXTENT OF THE PIPING AND PRESCRIBED METHODOLOGY FOR MINIMIZING THE IMPACT OF SUCH PIPING AND FOR MEASURING THE VOLUME OF WATER DISCHARGED BY THE STREAM. ANY SUCH PIPE MUST STOP SHORT OF THE DOWNSTREAM PERMITTEE'S PROPERTY, AND THE PERMITTEE MUST COMPLY WITH THE BUFFER REQUIREMENT FOR ANY ADJACENT TROUT STREAMS. THE BUFFER SHALL NOT APPLY TO THE FOLLOWING ACTIVITIES PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED INTO THE PROJECT PLANS AND SPECIFICATIONS ARE IMPLEMENTED:
    (1) PUBLIC DRINKING WATER SYSTEM RESERVOIRS
    (2) STREAM CROSSINGS FOR WATER LINES, PROVIDED THAT THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER.
    (3) STREAM CROSSINGS FOR SEWER LINES, PROVIDED THAT THE STREAM CROSSINGS OCCUR AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER.
    (4) BUFFER CROSSING FOR FENCES, PROVIDED THE CROSSING OCCURS AT AN ANGLE, AS MEASURED FROM THE POINT OF CROSSING, WITHIN 25 DEGREES OF PERPENDICULAR TO THE STREAM AND CAUSE A WIDTH OF DISTURBANCE OF NOT MORE THAN 50 FEET WITHIN THE BUFFER, AND NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE OR DISTURBED AREAS WITHIN THE BUFFER
    (5) STREAM CROSSINGS FOR AERIAL UTILITY LINES, PROVIDED THAT: (A) THE NEW UTILITY LINE RIGHT-OF-WAY WIDTH DOES NOT EXCEED 100 LINEAR FEET, (B) UTILITY LINES ARE ROUTED AND CONSTRUCTED SO AS TO MINIMIZE THE NUMBER OF STREAM CROSSINGS AND DISTURBANCES TO THE BUFFER, (C) ONLY TREES AND TREE DEBRIS ARE REMOVED FROM WITHIN THE BUFFER RESULTING IN ONLY MINOR SOIL EROSION (I.E., DISTURBANCE TO UNDERLYING VEGETATION IS MINIMIZED), AND (D) FUNCTIONAL NATIVE RIPARIAN VEGETATION IS RE-ESTABLISHED IN ANY BARE OR DISTURBED AREAS WITHIN THE BUFFER. THE PLAN SHALL INCLUDE A DESCRIPTION OF THE STREAM CROSSINGS WITH DETAILS OF THE BUFFER DISTURBANCE, INCLUDING AREA AND LENGTH OF BUFFER DISTURBANCE, ESTIMATED LENGTH OF TIME OF BUFFER DISTURBANCE, AND JUSTIFICATION;
16. NOT APPLICABLE FOR THIS PROJECT
17. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
18. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
    HAZARDOUS WASTE:
    ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS. THE JOB SITE SUPERINTENDENT, WHO WILL ALSO BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED, WILL INSTRUCT SITE PERSONNEL ON THESE PRACTICES. MATERIAL SAFETY DATA SHEETS (MSDS) FOR EACH SUBSTANCE WITH HAZARDOUS PROPERTIES THAT IS USED ON THE JOB SITE WILL BE OBTAINED AND USED FOR THE PROPER MANAGEMENT OF POTENTIAL HAZARDS THAT MAY RESULT FROM THESE PRODUCTS. AN MSDS WILL BE POSTED IN THE IMMEDIATE AREA WHERE SUCH PRODUCT IS STORED AND/OR USED AND ANOTHER COPY OF EACH MSDS WILL BE MAINTAINED IN THE ES&PC PLAN FILE ON THE JOB SITE CONTACT INFORMATION FOR EACH EMPLOYEE WHO MUST HANDLE A SUBSTANCE WITH HAZARDOUS PROPERTIES WILL BE INSTRUCTED ON THE USE OF MSDS SHEETS AND THE SPECIFIC INFORMATION IN THE APPLICABLE MSDS FOR THE PRODUCT HE/SHE IS USING, PARTICULARLY REGARDING SPILL CONTROL TECHNIQUES.

    THE CONTRACTOR WILL IMPLEMENT THE SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN FOUND WITHIN THIS ESPCP AND WILL TRAIN ALL PERSONNEL IN THE PROPER CLEANUP AND HANDLING OF SPECIFIED MATERIALS. NO SPILLED HAZARDOUS MATERIALS OR HAZARDOUS WASTES WILL BE ALLOWED TO COME IN CONTACT WITH STORM WATER DISCHARGES. IF SUCH CONTACT OCCURS, THE STORM WATER DISCHARGE WILL BE CONTAINED ON SITE UNTIL APPROPRIATE MEASURES IN COMPLIANCE WITH STATE AND FEDERAL REGULATIONS ARE TAKEN TO DISPOSE OF SUCH CONTAMINATED STORMWATER. IT SHALL BE THE RESPONSIBILITY OF THE JOB SUPERINTENDENT TO INSTRUCT ALL SITE PERSONNEL IN THE USE OF THE SPCC PLAN.

SANITARY WASTES:
A MINIMUM OF ONE PORTABLE SANITARY UNIT WILL BE PROVIDED FOR EVERY TEN (10) WORKERS ON THE SITE. ALL SANITARY WASTE WILL BE COLLECTED FROM THIS PORTABLE UNIT A MINIMUM OF ONE TIME PER WEEK BY A LICENSED PORTABLE FACILITY PROVIDER IN COMPLETE COMPLIANCE WITH LOCAL AND STATE REGULATIONS.
ALL SANITARY WASTE UNITS WILL BE INSTALLED IN AN AREA WHERE THE LIKELIHOOD OF THE UNIT CONTRIBUTING TO STORM WATER DISCHARGE IS NEGLIGIBLE. ADDITIONAL CONTAINMENT BMPS MUST BE IMPLEMENTED, SUCH AS GRAVEL BAGS OR SPECIALTY DESIGNED PLASTIC CONTAINERS AROUND THE BASE, TO PREVENT WASTES FROM CONTRIBUTING TO STORM WATER DISCHARGES. THE LOCATION OF SANITARY WASTE UNITS MUST BE IDENTIFIED ON THE EROSION CONTROL PLAN GRADING PHASE, SHEET C46. IF CONTRACTOR'S CHOICE LOCATIONS HAVE BEEN DETERMINED.

19. **THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION and SEDIMENT CONTROL MEASURES and PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.**
20. **EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION and SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.**
21. **ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF TIME GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING**
22. THIS SITE IS LOCATED WITHIN 1 MILE OF A BIOTA IMPAIRED STREAM SEGMENT. SEE MAP ON SHEET C144.
23. A TMDL IMPLEMENTATION PLAN FOR THIS SITE HAS NOT BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT(S) (IDENTIFIED IN ITEM AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF NOI, THE ES&PC PLAN MUST ADDRESS AND SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION.
24. **WASH-OUT OF THE CONCRETE AT THE CONSTRUCTION SITE IS PROHIBITED.** BMPS FOR CONCRETE WASH-DOWN INCLUDED IN EROSION DETAILS. SEE SHEET C145.
25. SOIL CLEAN UP AND CONTROL PRACTICES
    A. LOCAL, STATE, AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.
    B. MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
    C. SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
    D. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS
    E. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
    F. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
    G. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
    H. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES THE TOTAL AMOUNT STORED ON SITE IN ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY A LICENSED PROFESSIONAL ENGINEER.
    CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT / MINIMIZE SITE CONTAINMENT. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION AND DISPOSAL BY A CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.
26. A WATER QUALITY DEVICE TO BE ESTABLISHED DURING CONSTRUCTION TO CONTROL POLLUTANTS IN STORMWATER THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED, PRIOR TO THE PIPE SYSTEM THAT DRAINS OFF SITE.
27. PLASTIC SHEETING OR TEMPORARY ROOFS TO BE USED TO PROVIDE COVER FOR BUILDING MATERIALS ON SITE
28. PRACTICES USED TO REDUCE POLLUTANTS IN STORMWATER DISCHARGES INCLUDE MULCHING, SEEDING, AND SILT FENCE. TO FURTHER REDUCE POLLUTANTS, MATERIALS THAT ARE POTENTIAL HAZARDS SHALL BE IDENTIFIED PRIOR TO LOCATING ON SITE AND PERSONNEL WILL BE TRAINED BY THE CONTRACTOR TO HANDLE SPILLS ON LEAKS. POLLUTANTS WILL BE STORED IN SPECIFIC AND CONTROLLED AREAS BY THE CONTRACTOR.
29. ANTICIPATED ACTIVITY SCHEDULE IS SHOWN ON SHEET C145.
30. INSPECTIONS REQUIREMENTS:
    1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
    2. MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT MET FINAL STABILIZATION ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSES OF THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
    3. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR STATE OR GEORGIA PAGE 32 OF 48 DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/ON WORKING DAY, WHICHEVER OCCURS FIRST): DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND (C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN AS APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATER(S). WHERE DISCHARGE LOCATIONS OR POINTS ARE NOT ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATER(S). WHERE A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
    4. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE EVERY MONTH DURING THE TERM OF THIS PERMIT, UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, BUT HAVE THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATER(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S).
    5. BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.
    6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION,CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THIS PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE INSPECTION DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION,SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2. OF THIS PERMIT
31. SAMPLING FREQUENCY
    1.THE PRIMARY PERMITTEE MUST SAMPLE IN ACCORDANCE WITH THE PLAN AT LEAST ONCE FOR EACH RAINFALL EVENT DESCRIBED BELOW. FOR EACH QUALIFYING EVENT, SAMPLES MUST BE TAKEN WITHIN FORTY-FIVE (45) MINUTES OF:
    A. THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT, IF THE STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL HAS BEGUN AT OR PRIOR TO THE ACCUMULATION; OR
    B. THE BEGINNING OF ANY STORM WATER DISCHARGE TO A MONITORED RECEIVING WATER OR FROM A MONITORED OUTFALL, IF THE DISCHARGE BEGINS AFTER THE ACCUMULATION OF THE MINIMUM AMOUNT OF RAINFALL FOR THE QUALIFYING EVENT.
    2. HOWEVER, WHERE MANUAL AND AUTOMATIC SAMPLING ARE IMPOSSIBLE (AS DEFINED IN THIS PERMIT), OR ARE BEYOND THE PERMITTEE'S CONTROL, THE PERMITTEE SHALL TAKE SAMPLES AS SOON AS POSSIBLE, BUT IN NO CASE MORE THAN TWELVE (12) HOURS AFTER THE BEGINNING OF THE STORM WATER DISCHARGE.
    3. SAMPLING BY THE PERMITTEE SHALL OCCUR FOR THE FOLLOWING EVENTS:
    A. FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS" (MONDAY THRU FRIDAY, 8:00 AM TO 5:00 PM AND SATURDAY, 8:00 AM TO 5:00 PM, EXCLUDING ALL NON-WORKING FEDERAL HOLIDAYS) WHERE CONSTRUCTION ACTIVITY IS BEING CONDUCTED BY THE PRIMARY PERMITTEE) THAT OCCURS AFTER ALL CLEARING AND GRUBBING OPERATIONS HAVE BEEN COMPLETED IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION.
    B. IN ADDITION TO (A) ABOVE, FOR EACH AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM, THE FIRST RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH AND ALLOWS FOR MONITORING DURING NORMAL BUSINESS HOURS" THAT OCCURS EITHER 90 DAYS AFTER THE FIRST SAMPLING EVENT OR AFTER ALL MASS GRADING OPERATIONS HAVE BEEN COMPLETED IN THE DRAINAGE AREA OF THE LOCATION SELECTED AS THE SAMPLING LOCATION, WHICHEVER COMES FIRST;
    C. AT THE TIME OF SAMPLING PERFORMED PURSUANT TO (A) AND (B) ABOVE, IF BMPS ARE FOUND TO BE PROPERLY DESIGNED, INSTALLED AND MAINTAINED. NO FURTHER ACTION IS REQUIRED. IF BMPS IN ANY AREA OF THE SITE THAT DISCHARGES TO A RECEIVING STREAM ARE NOT PROPERLY DESIGNED, INSTALLED AND MAINTAINED, CORRECTIVE ACTION SHALL BE DEFINED AND IMPLEMENTED WITHIN TWO BUSINESS DAY'S, AND TURBIDITY SAMPLES SHALL BE TAKEN FROM DISCHARGES FROM THAT AREA OF THE SITE FOR EACH SUBSEQUENT RAIN EVENT THAT REACHES OR EXCEEDS 0.5 INCH DURING NORMAL BUSINESS HOURS" UNTIL THE SELECTED TURBIDITY STANDARD IS ATTAINED, OR UNTIL POST-STORM EVENT INSPECTIONS DETERMINE THAT BMPS ARE PROPERLY DESIGNED, INSTALLED AND MAINTAINED; AND
    D. EXISTING CONSTRUCTION ACTIVITIES, I.E., THOSE THAT ARE OCCURRING ON OR BEFORE THE EFFECTIVE DATE OF THIS PERMIT, THAT HAVE MET THE SAMPLING REQUIRED BY (A) ABOVE SHALL SAMPLE IN ACCORDANCE WITH (B). THOSE EXISTING CONSTRUCTION ACTIVITIES THAT HAVE MET THE SAMPLING REQ



LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY	R/W	R/W
BOUNDARY LINE		
PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
BUILDING		
SIDEWALK		
FENCE		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
WEIR INLET		
JUNCTION BOX		
SANITARY SEWER MANHOLE		
SINGLE WING CATCH BASIN		
DOUBLE WING CATCH BASIN		
STORM PIPE		
SEWER PIPE	SS	SS
WATER MAIN	W	W
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE		

EROSION CONTROL LEGEND

SILT FENCE	SF
LIMITS OF DISTURBANCE	
EROSION CONTROL SYMBOLS (SEE SHEET 2.1 FOR LEGEND)	XXX XXX

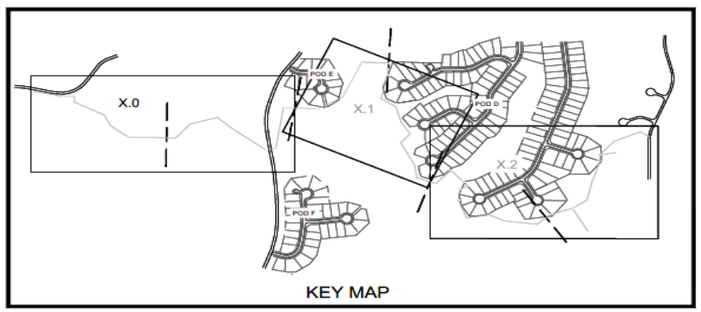
EROSION CONTROL NOTES

1. 24 HOUR CONTACT: **MAC HAGAN** **PHONE: (850) 556-1670**
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4. "EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED."
5. "ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."
6. THIS SITE IS NOT WITHIN 1 LINEAR MILE OF AN IMPAIRED STREAM SEGMENT.

EXISTING SITE CONDITIONS:
THE SITE IS AN UNDEVELOPED PARCEL.

PROPOSED SITE CONDITIONS:
SANITARY SEWER OUTFALL

RECEIVING WATERS:
COLE LAKE AND LANE CREEK



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FOR
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SEWER OUTFALL
LOCATED IN:
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2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

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REVIEWED BY:	BPH
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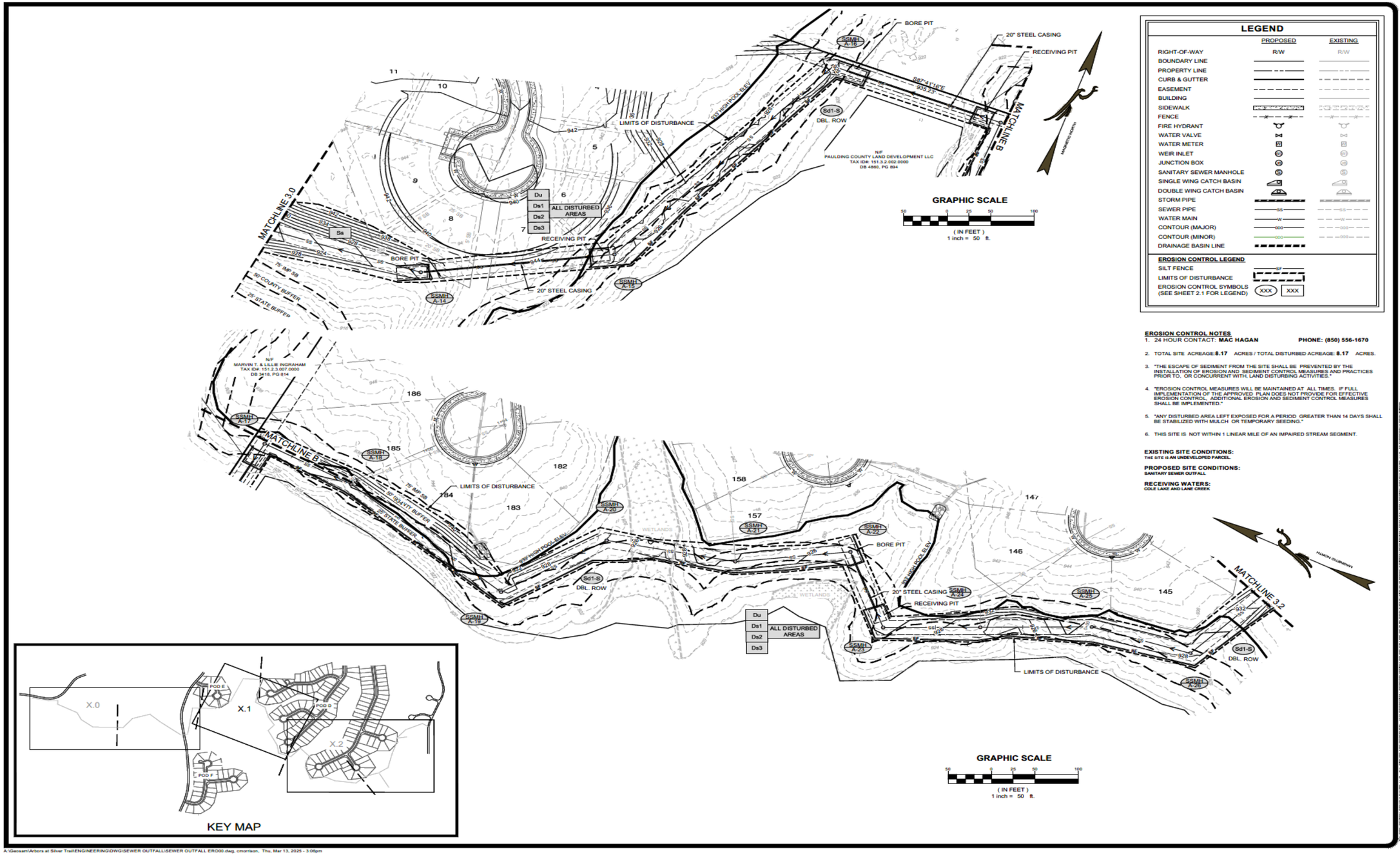
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LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY	R/W	R/W
BOUNDARY LINE		
PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
BUILDING		
SIDEWALK		
FENCE		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
WEIR INLET		
JUNCTION BOX		
SANITARY SEWER MANHOLE		
SINGLE WING CATCH BASIN		
DOUBLE WING CATCH BASIN		
STORM PIPE		
SEWER PIPE	SS	SS
WATER MAIN	W	W
CONTOUR (MAJOR)	000	000
CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE		

EROSION CONTROL LEGEND

SILT FENCE	SF
LIMITS OF DISTURBANCE	
EROSION CONTROL SYMBOLS (SEE SHEET 2.1 FOR LEGEND)	XXX XXX

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EROSION CONTROL PLAN
FOR
ARBORS AT SILVER TRAIL
SEWER OUTFALL
LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
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PAULDING COUNTY, GEORGIA

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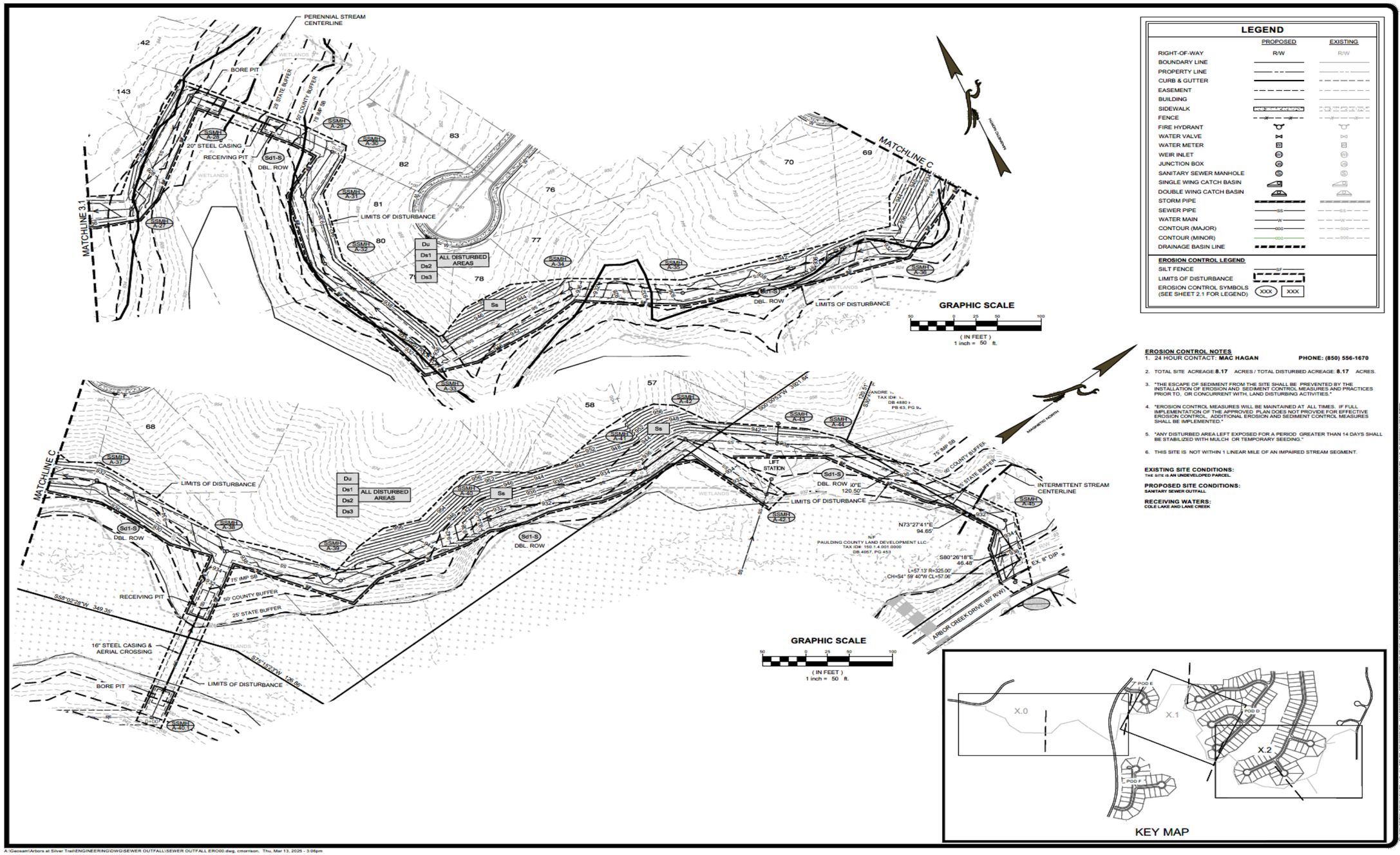
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LEGEND

	PROPOSED	EXISTING
RIGHT-OF-WAY	R/W	R/W
BOUNDARY LINE		
PROPERTY LINE		
CURB & GUTTER		
EASEMENT		
BUILDING		
SIDEWALK		
FENCE		
FIRE HYDRANT		
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WATER MAIN	W	W
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CONTOUR (MINOR)	000	000
DRAINAGE BASIN LINE		

EROSION CONTROL LEGEND

SILT FECE	SF
LIMITS OF DISTURBANCE	
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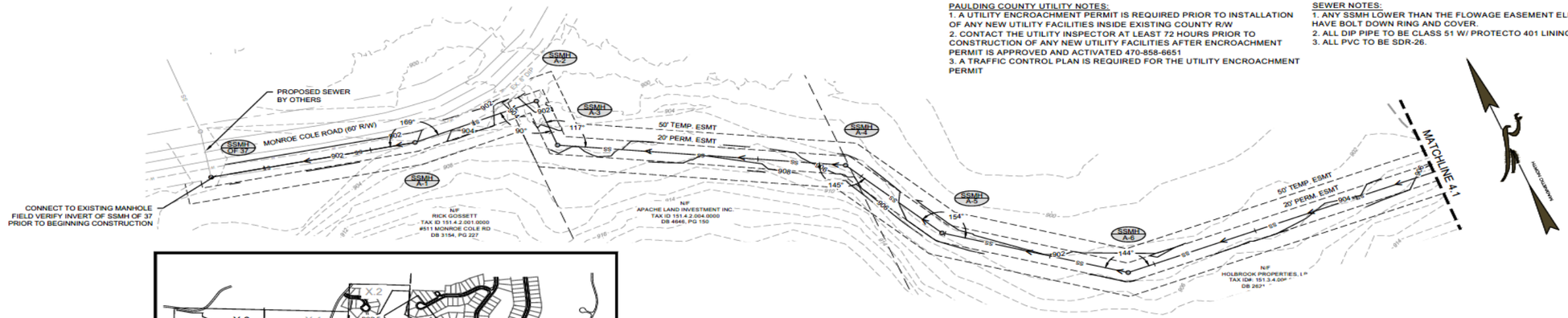
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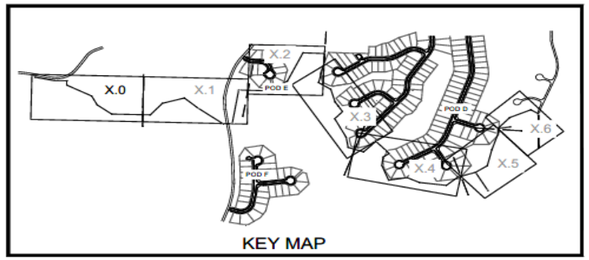
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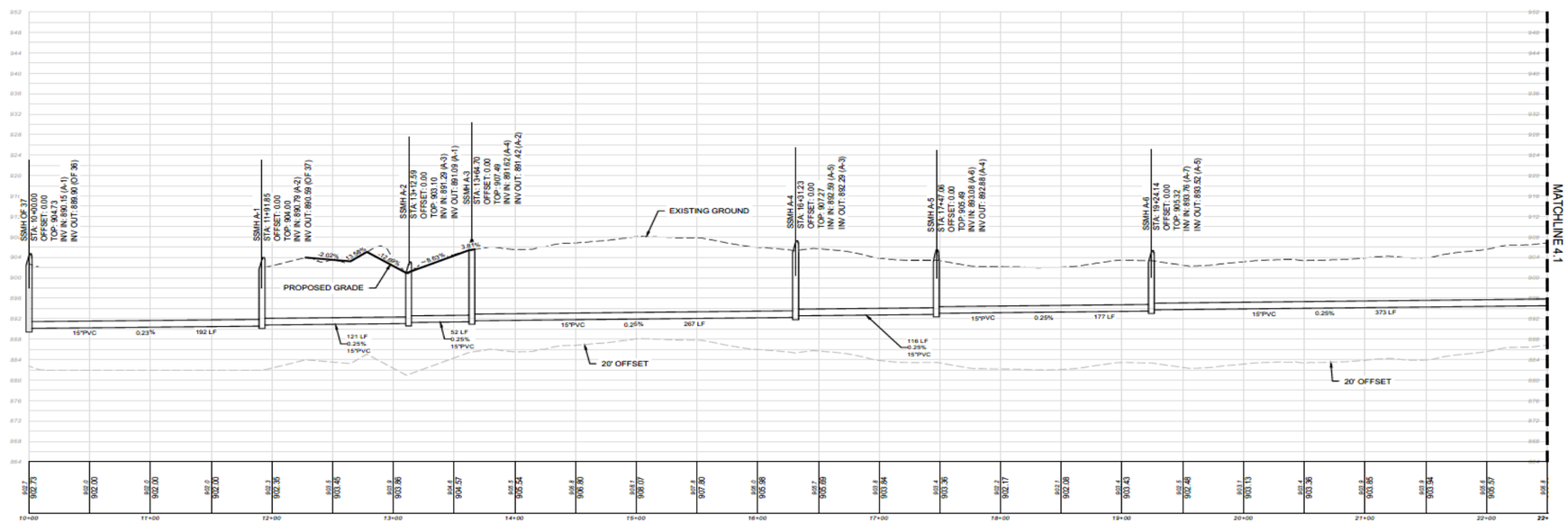
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2. CONTACT THE UTILITY INSPECTOR AT LEAST 72 HOURS PRIOR TO CONSTRUCTION OF ANY NEW UTILITY FACILITIES AFTER ENCROACHMENT PERMIT IS APPROVED AND ACTIVATED 470-858-6651
3. A TRAFFIC CONTROL PLAN IS REQUIRED FOR THE UTILITY ENCROACHMENT PERMIT

SEWER NOTES:
1. ANY SSMH LOWER THAN THE FLOWAGE EASEMENT ELEVATION TO HAVE BOLT DOWN RING AND COVER.
2. ALL DIP PIPE TO BE CLASS 51 W/ PROTECTO 401 LINING.
3. ALL PVC TO BE SDR-26.



KEY MAP

SEWER OUTFALL PLAN
1" = 50'



SEWER OUTFALL PROFILE

GRAPHIC SCALE
(HORZ.) 50 0 25 50 100
(VERT.) 10 0 5 10 20
(IN FEET)

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SANITARY SEWER PLAN AND PROFILE
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LOCATED IN:
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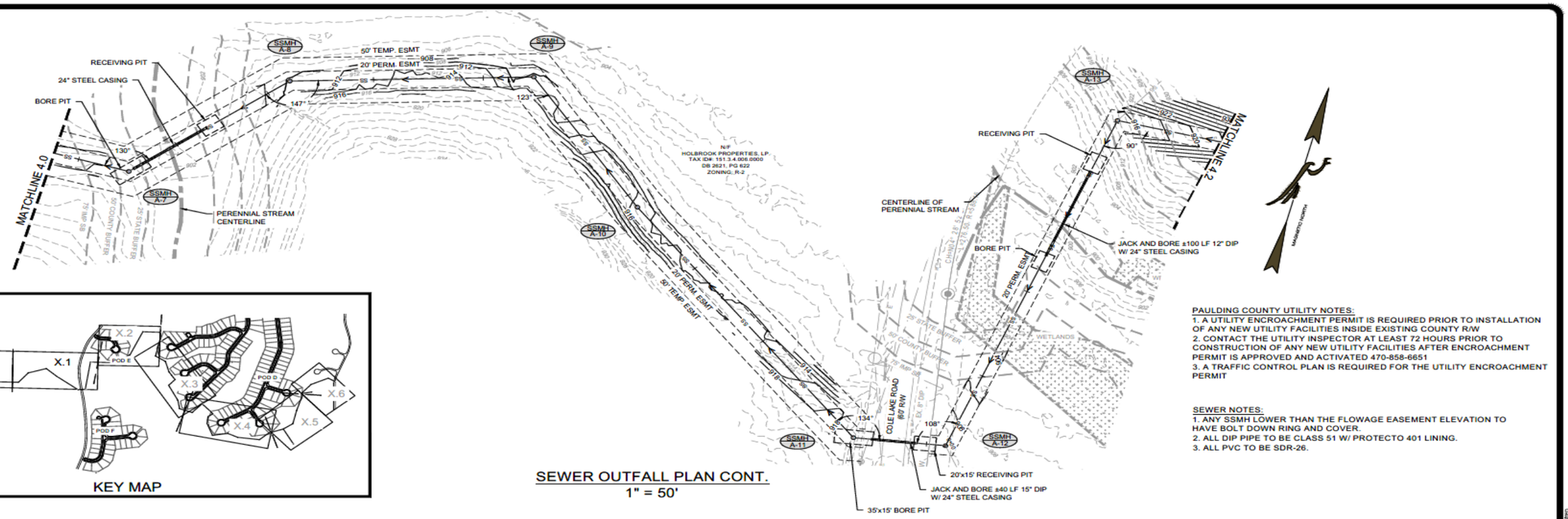
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REVIEWED BY:	BPH
REVISED BY:	-

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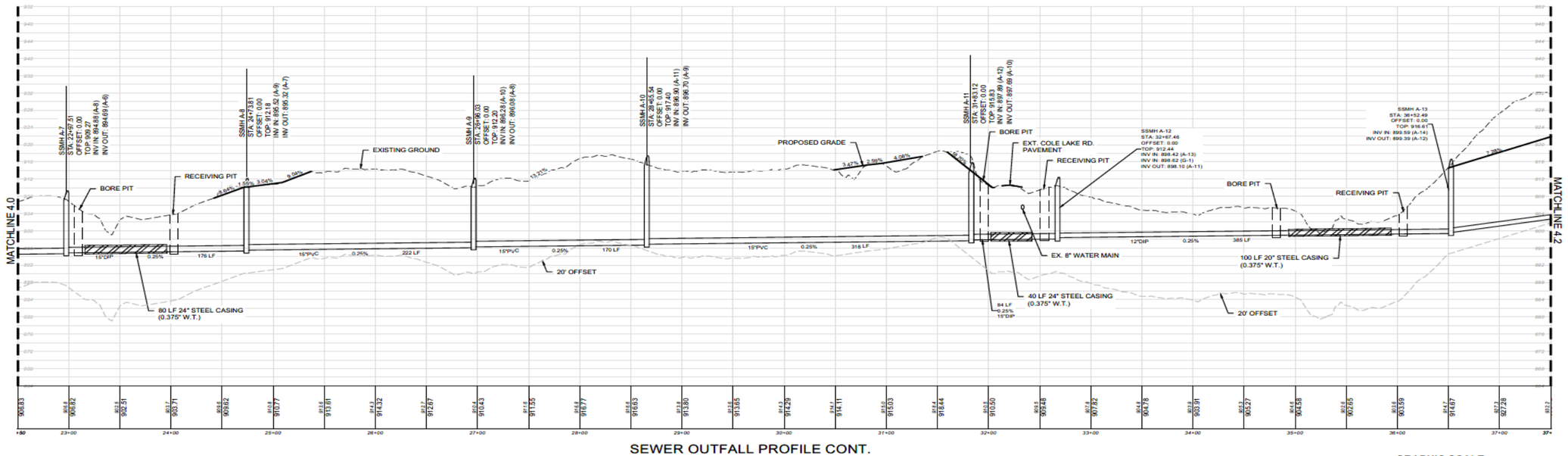
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SEWER OUTFALL PLAN CONT.
1" = 50'

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2. ALL DIP PIPE TO BE CLASS 51 W/ PROTECTO 401 LINING.
3. ALL PVC TO BE SDR-26.



SEWER OUTFALL PROFILE CONT.

GRAPHIC SCALE
(HORZ.) 50 0 25 50 100
(VERT.) 10 0 5 10 20
(IN FEET)

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SANITARY SEWER PLAN AND PROFILE
FOR
ARBORS AT SILVER TRAIL
SEWER OUTFALL
LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

REVISIONS
DATE
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8.

Know what's below. Call before you dig. UTILITIES PROTECTION CENTER, INC. 800.282.7411 (GEORGIA ONLY)

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SCALE:	1" = 50'
PROJ NUMBER:	082.016
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISED BY:	-

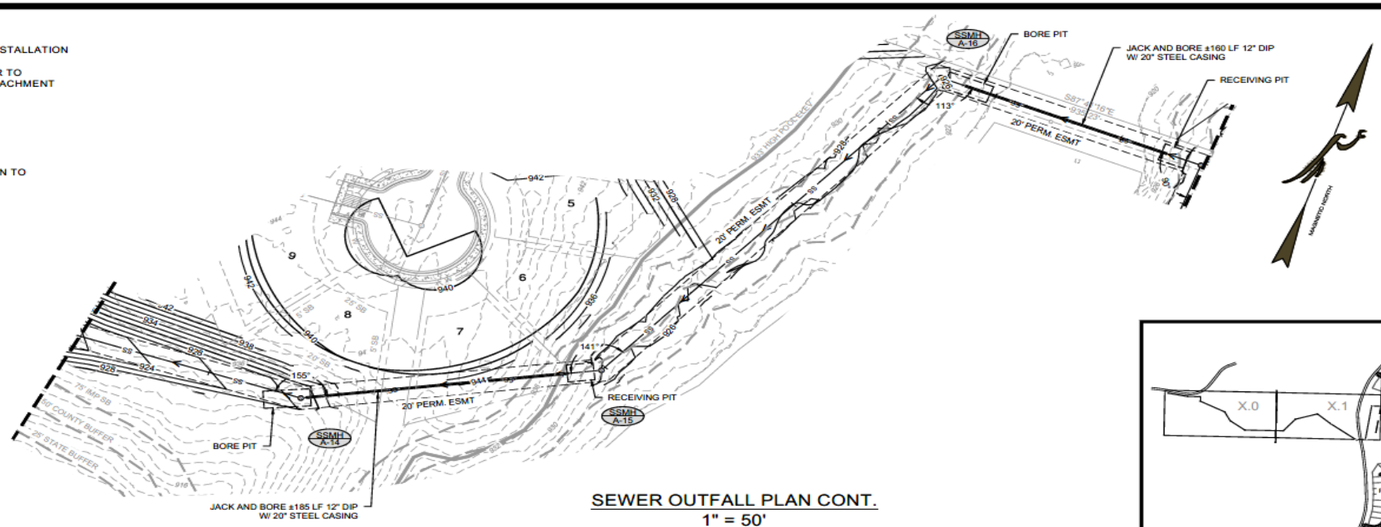
GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER STEPHEN PAUL HAY
3/13/25
GSWCC# 0000058941
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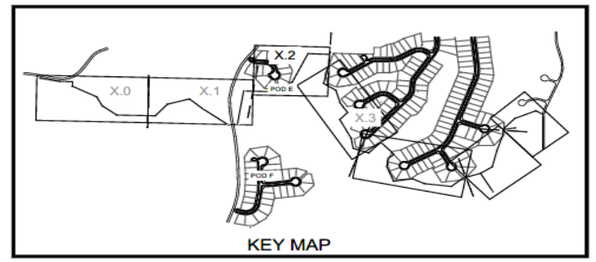
A:\Geosam\Arbors at Silver Trail\ENGINEERING\DWG\SEWER OUTFALL\SEWER OUTFALL PNP00.dwg, cmorrison, Thu, Mar 13, 2025 - 2:59pm

PAULDING COUNTY UTILITY NOTES:
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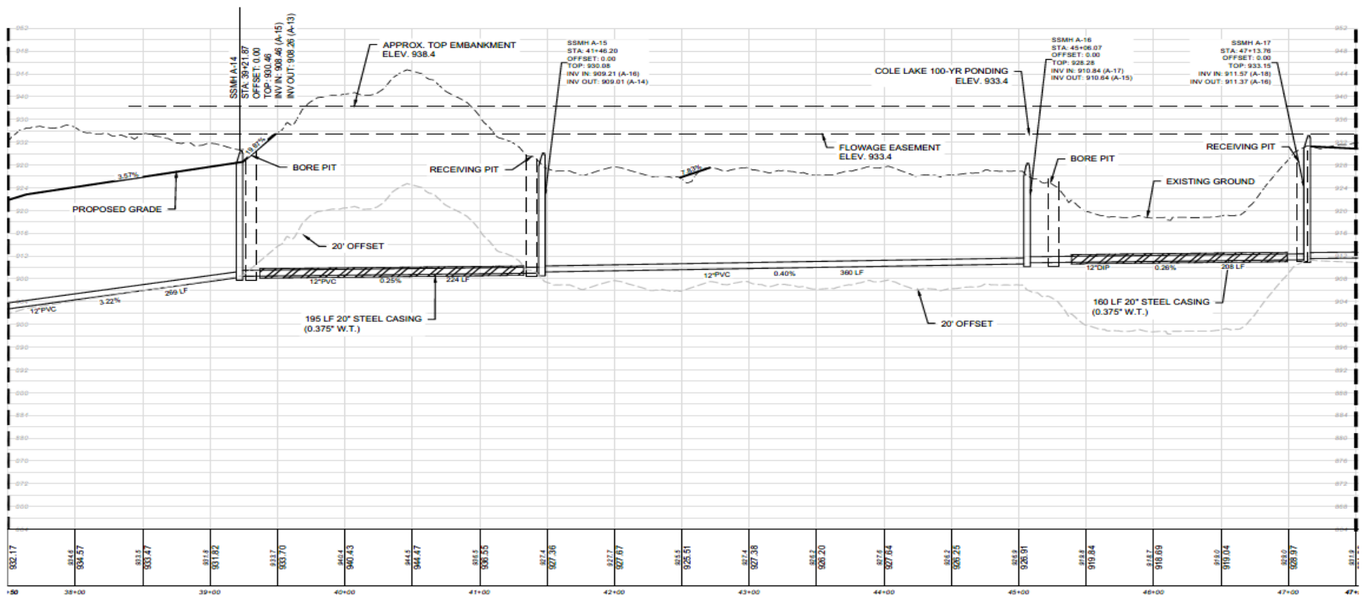
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SEWER OUTFALL PLAN CONT.
1" = 50'



KEY MAP



SEWER OUTFALL PROFILE CONT.

GRAPHIC SCALE
(HORZ.) 50 0 25 50 100
(VERT.) 10 0 5 10 20
(IN FEET)

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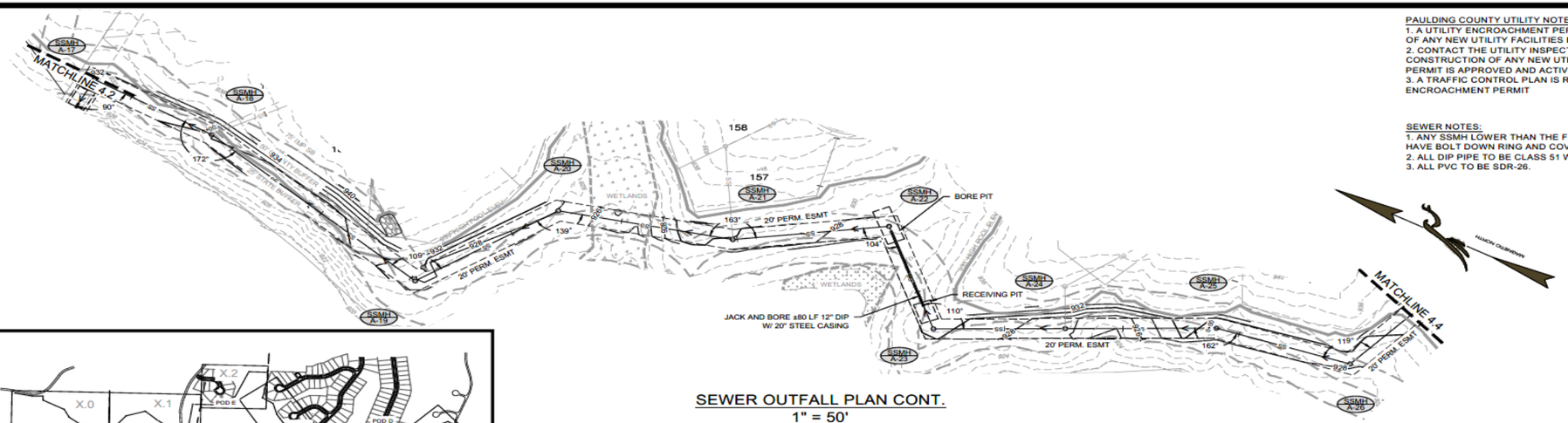
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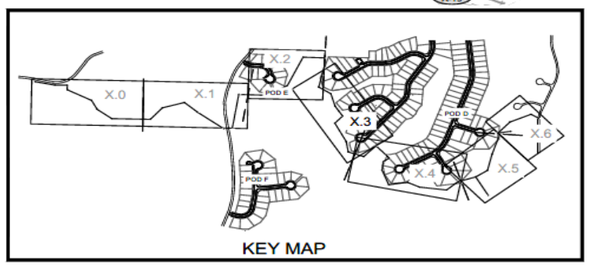
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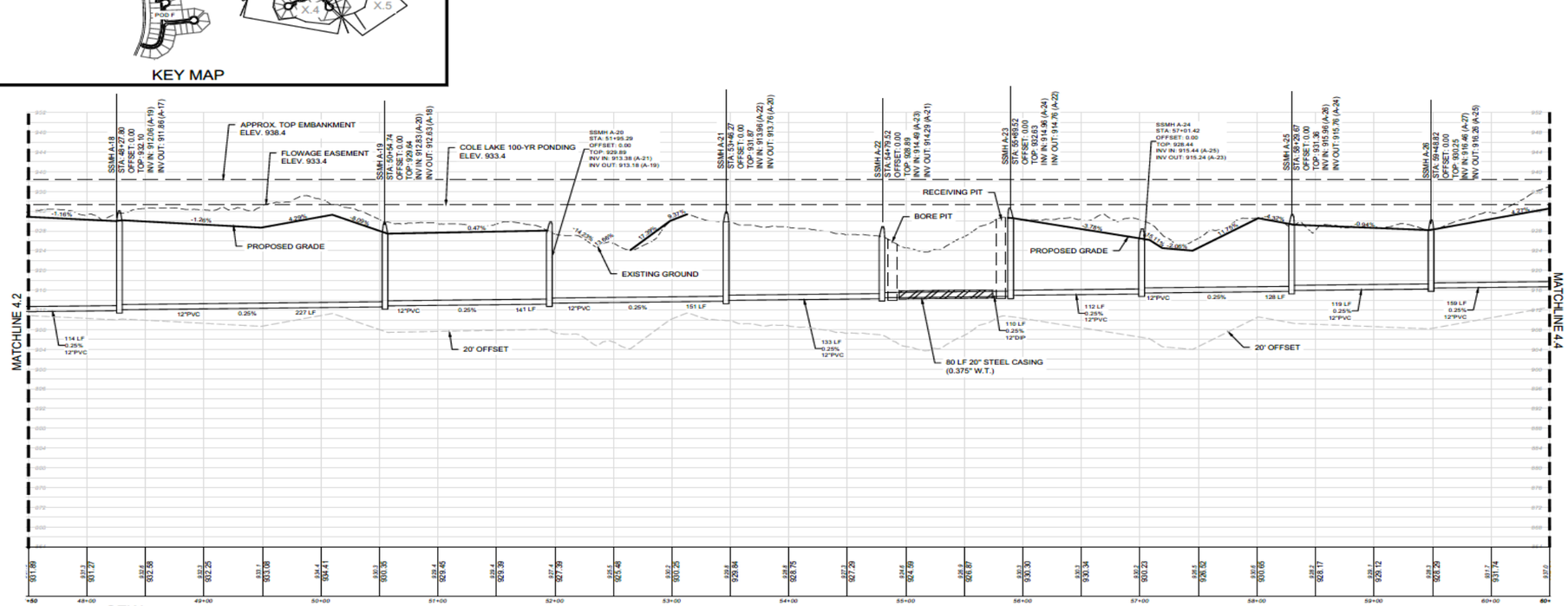
SEWER OUTFALL PLAN CONT.
1" = 50'

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KEY MAP



SEWER OUTFALL PROFILE CONT.

GRAPHIC SCALE
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(VERT.) 10 0 5 10 20
(IN FEET)

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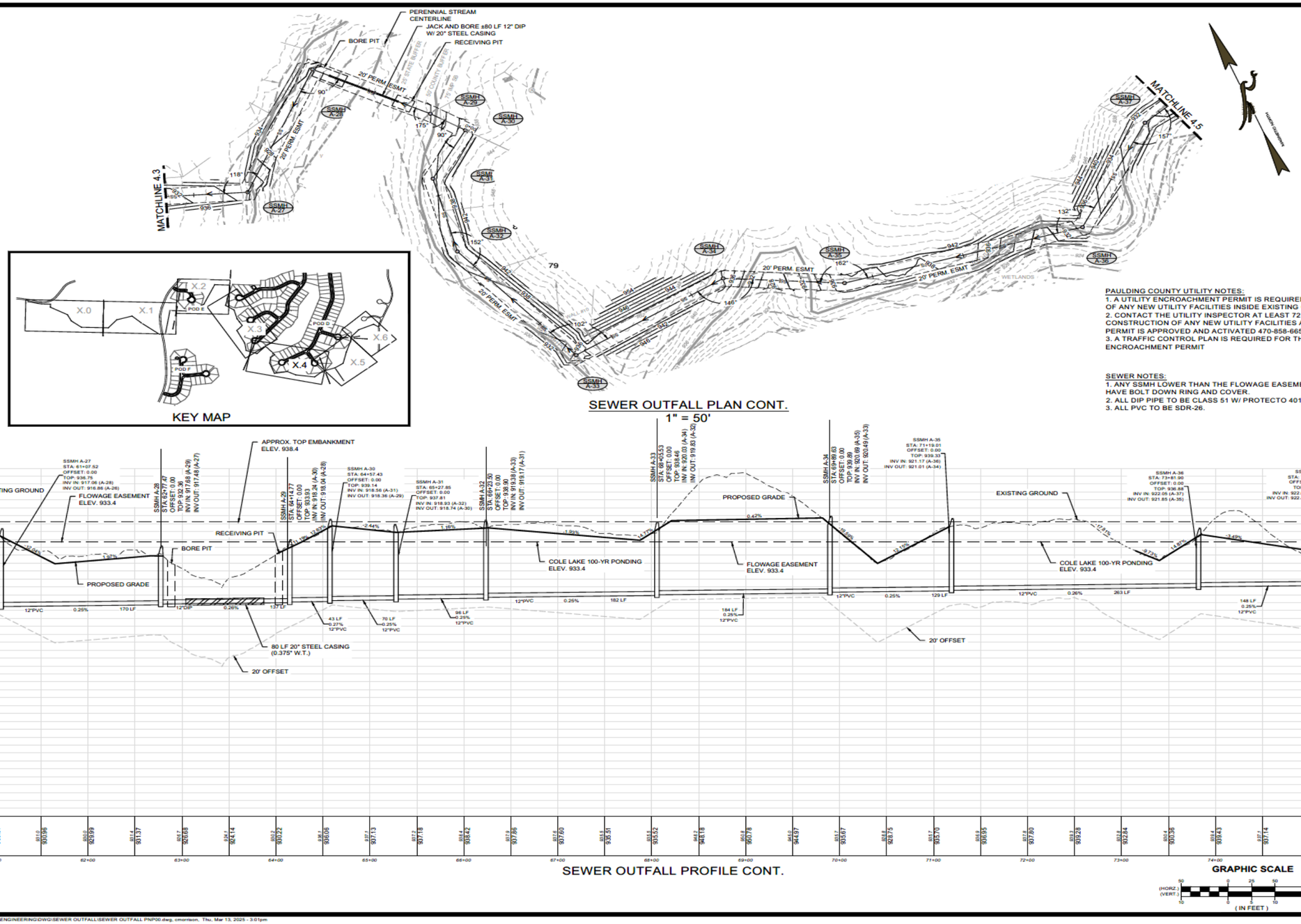
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REVIEWED BY:	SPH
REVISED BY:	-

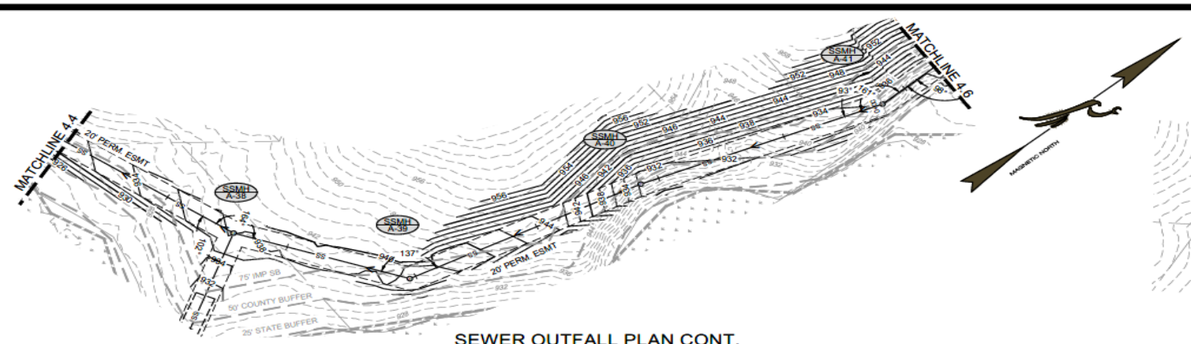
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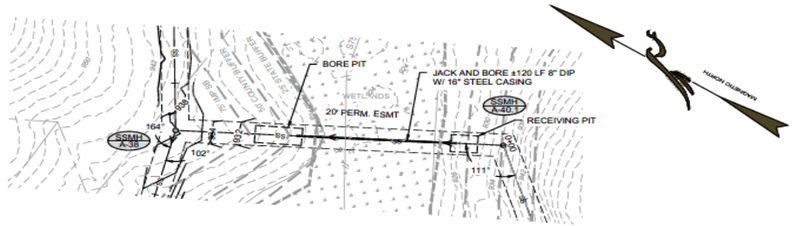
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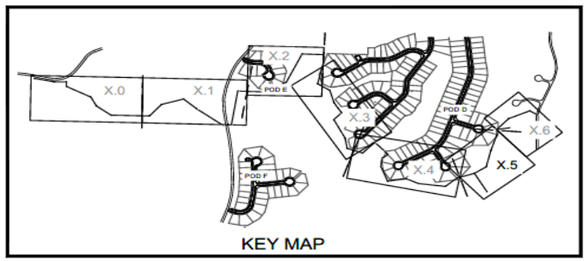
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SEWER OUTFALL PLAN CONT.
1" = 50'



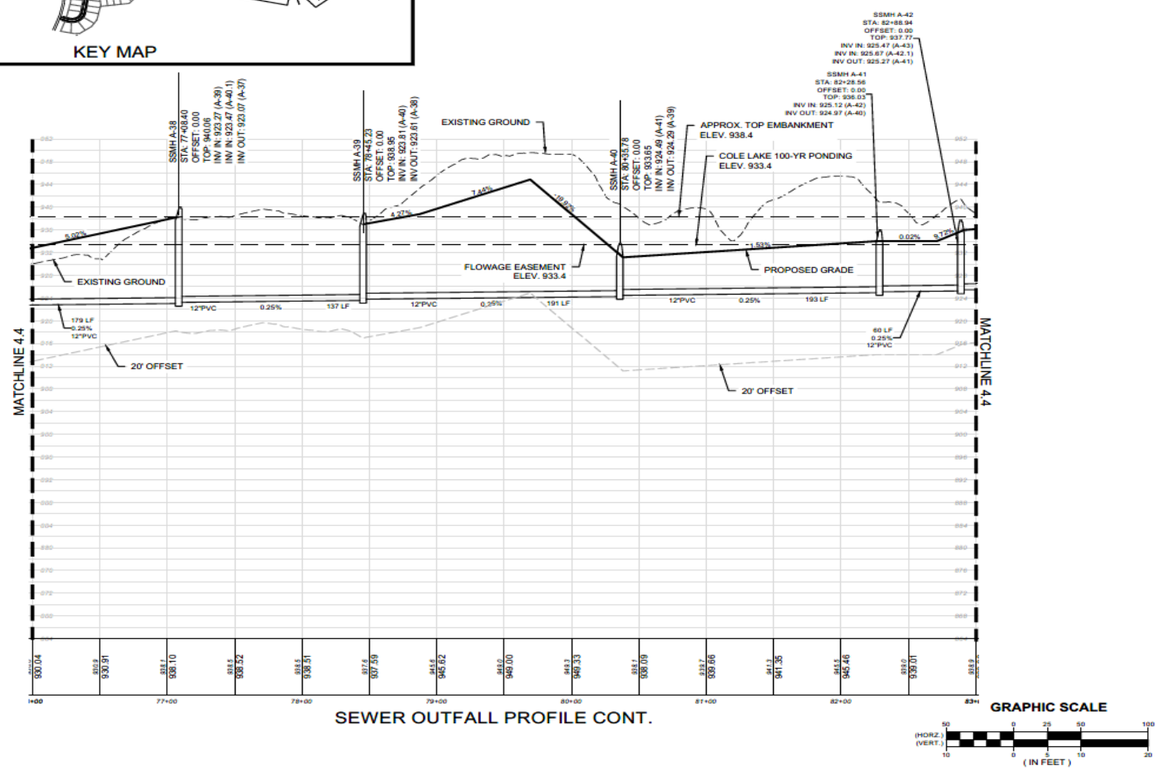
SEWER OUTFALL A-38 - A-40.1 PLAN CONT.
1" = 50'



KEY MAP

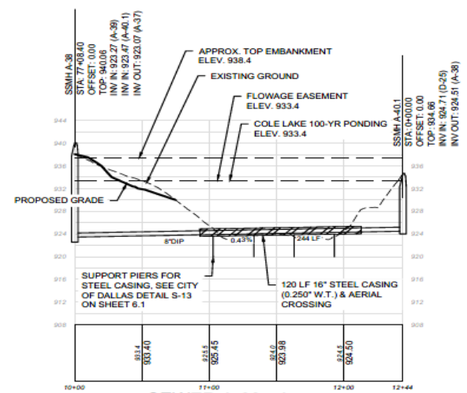
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SEWER OUTFALL PROFILE CONT.

GRAPHIC SCALE
(HORZ.) 50 0 25 50 100
(VERT.) 10 0 5 10 20
(IN FEET)



SEWER OUTFALL A-38 - A-40.1 PROFILE

GRAPHIC SCALE
(HORZ.) 50 0 25 50 100
(VERT.) 10 0 5 10 20
(IN FEET)

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SEWER OUTFALL
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2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

REVISIONS

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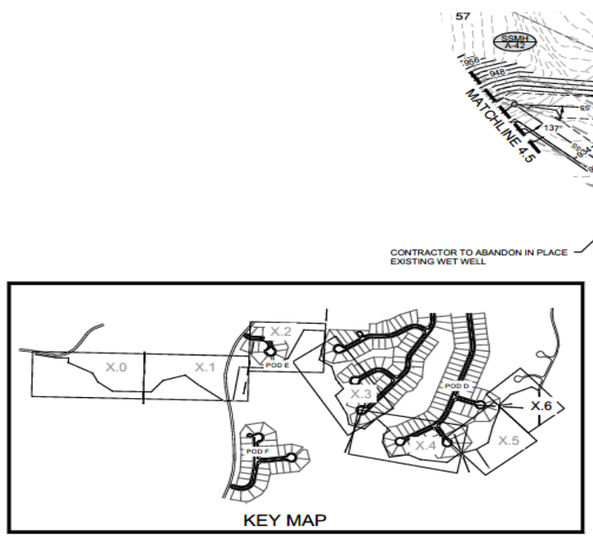
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REVIEWED BY:	BPH
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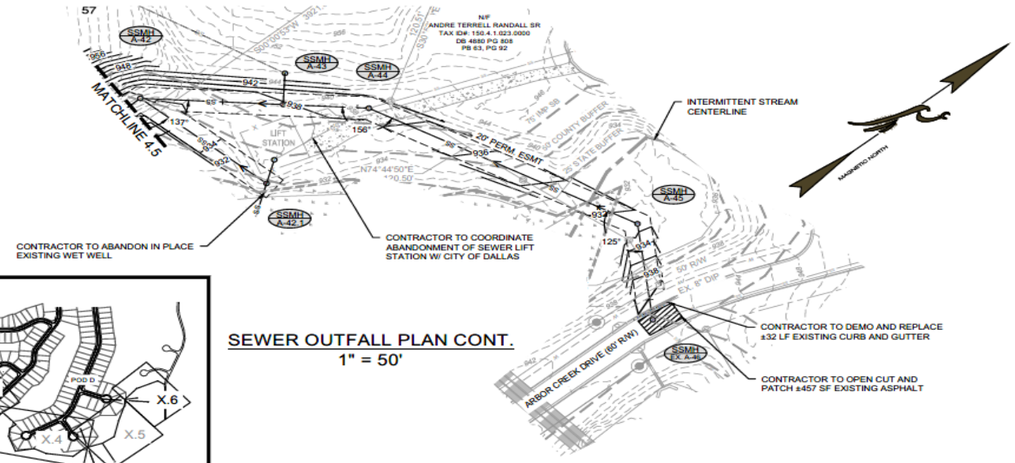
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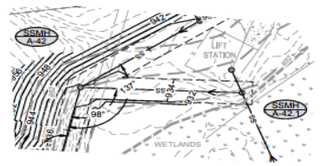
KEY MAP



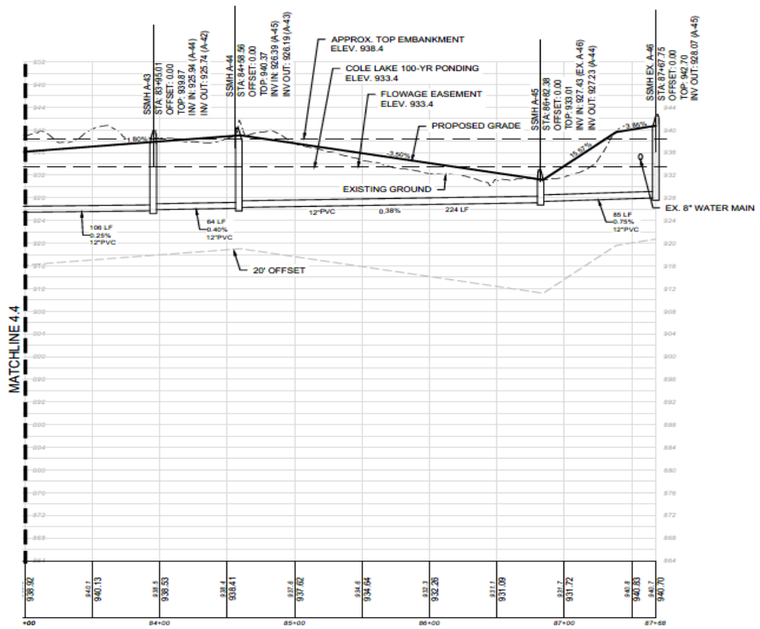
SEWER OUTFALL PLAN CONT.
1" = 50'

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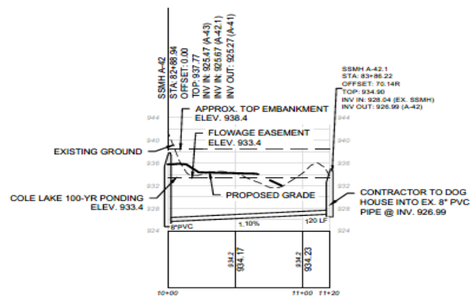


SEWER OUTFALL A-42 - A-42.1 PLAN CONT.
1" = 50'



SEWER OUTFALL PROFILE CONT.

GRAPHIC SCALE
(HORZ.) 50 0 25 50 100
(VERT.) 10 0 5 10 20
(IN FEET)



SEWER OUTFALL A-42 - A-42.1 PROFILE

GRAPHIC SCALE
(HORZ.) 50 0 25 50 100
(VERT.) 10 0 5 10 20
(IN FEET)

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GEORGIA 811

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Construction Exit (Co)



DEFINITION
A stone stabilized pad located at any point where traffic will be leaving a construction site to a public right-of-way, street, alley, sidewalk or parking area or any other area where there is a transition from bare soil to a paved area.

PURPOSE
To reduce or eliminate the transport of mud from the construction area onto public rights-of-way by motor vehicles or by runoff.

CONDITIONS
This practice is applied at appropriate points of construction egress. Geotextile underliners are required to stabilize and support the pad aggregates.

DESIGN CRITERIA
Formal design is not required. The following standards shall be used:

Aggregate Size
Stone will be in accordance with National Stone Association R-2 (1.5 to 3.5 inch stone).

Pad Thickness
The gravel pad shall have a minimum thickness of 8 inches.

Pad Width
At a minimum, the width should equal full width of all points of vehicular egress, but not less than 20 feet wide.

Pad Length
The gravel pad shall have a minimum length of 50 feet. When the construction is less than 50' from the paved access, the length shall be from the edge of existing pavement to the permitted building being constructed.

Washing
If the action of the vehicle traveling over the gravel pad does not sufficiently remove the mud, the tires should be washed prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with crushed stone and provisions that intercept the sediment-laden runoff and direct it into an approved sediment trap or sediment basin.

Location
The exit shall be located or protected to prevent sediment from leaving the site.

CONSTRUCTION SPECIFICATIONS
It is recommended that the egress area be excavated to a depth of 3 inches and be cleared of all vegetation and roots.

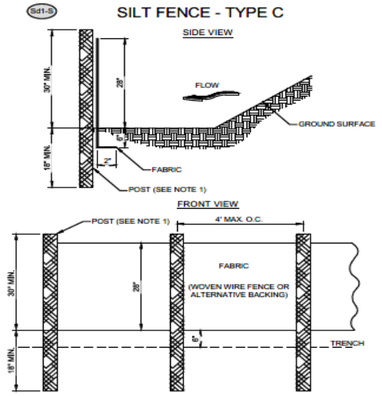
Diversion Ridge
On sites where the grade toward the paved area is greater than 2%, a diversion ridge 8 to 8 inches high with 3:1 side slopes shall be constructed across the foundation approximately 15 feet above the road.

Geotextile
The geotextile underliner must be placed the full length and width of the entrance. Geotextile selection shall be based on AASHTO M288-06 specification:

1. For subgrades with a CBR greater than or equal to 3 or shear strength greater than 90 kPa, geotextile must meet requirements of section AASHTO M288-06 Section 7.3, *Separation Requirements*.
2. For subgrades with a CBR between 1 and 3 or sheer strength between 30 and 90 kPa, geotextile must meet requirements of section AASHTO M288-06 Section 8), *Geotextile Property Requirements for Subsurface Drainage, Separation, Stabilization, and Permanent Erosion Control (Geotextile Property Requirements)*..

6-86 GSWCC 2016 Edition

Sd1-S SILT FENCE - TYPE C



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT 28" IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

FIGURE 6-27.2

GSWCC (Amended - 2016) 6-142

Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)

MATERIALS AND RATES:

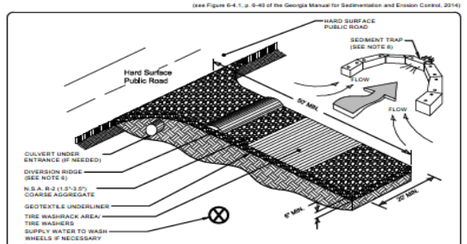
MATERIAL	RATE
STRAW OR HAY	2-4" DEEP
WOOD WASTE, CHIPS, SAW DUST OR BARK	2-3" DEEP
POLYETHYLENE FILM	COMPLETELY COVER AREA

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDINGS)

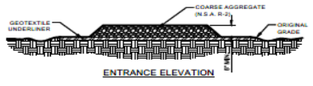
SEEDING RATES FOR TEMPORARY SEEDINGS[1]

Species	Broadcast Rates		Resource Area[2]	Planting Dates by Resource Area (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
	Rate Per Acre[3]	Pure Live Seed (PLS) Per 1000 sqft[4]			
BARLEY *Hordeum vulagre*					
Alone	3 bu. (144 lbs)	3.3 lbs	M-L P C		14,000 seed per pound. Winter hardy. Use on productive soils.
In Mixture	1/2 bu. (24 lbs)	0.6 lb			
LESPEDEZA, ANNUAL *Lespedeza striata*					
Alone	40 lbs	0.9 lb	M-L P C		200,000 seed per pound. May volunteer for several years. Use inoculant EL.
In Mixture	10 lbs	0.2 lb			
LOVEGRASS, WEEPING *Eragrostis curvula*					
Alone	4 lbs	0.1 lb	M-L P C		1,500,000 seed per pound. May last for several years. Mix with Sericea *lespedeza*.
In Mixture	2 lbs	0.05 lb			
MILLET, BROWNTOP *Panicum fasciculatum*					
Alone	40 lbs	0.9 lb	M-L P C		137,000 seed per pound. Quick dense cover. Will provide excessive competition in mixtures if seeded at high rate.
In Mixture	10 lbs	0.2 lb			
MILLET, PEARL *Pennesetum glaucum*					
Alone	50 lbs	1.1 lbs	M-L P C		88,000 seed per pound. Quick dense cover. May reach 5 feet in height. not recommended for mixtures.
OATS *Avena sativa*					
Alone	4 bu. (128 lbs)	2.9 lbs	M-L P C		13,000 seed per pound. Use on productive soils. Not as a winter hardy as rye or barley.
In Mixture	1 bu. (32 lbs)	0.7 lb			
RYE *Secale cereale*					
Alone	3 bu. (168 lbs)	3.9 lbs	M-L P C		18,000 seed per pound. Quick cover. Drought tolerant and winter hardy.
In Mixture	1/2 bu. (28 lbs)	0.6 lb			
RYEGRASS, ANNUAL *Lolium temulentum*					
Alone	40 lbs	0.9 lb	M-L P C		227,000 seed per pound. Dense cover. Very competitive and is not to be used in mixtures.
SUDANGRASS *Sorghum sudanese*					
Alone	60 lbs	1.4 lbs	M-L P C		55,000 seed per pound. Good on droughty sites. Not recommended for mixtures.
TRITICALE *X-Triticosecale*					
Alone	3bu. (144 lbs)	3.3 lbs	C		Use on lower part of Southern Coastal Plain and Atlantic Coastal Flatwoods only.
In Mixture	1/2 bu. (24 lbs)	0.6 lb			
WHEAT *Triticum aestivum*					
Alone	3 bu. (180 lbs)	4.1 lbs	M-L P C		15,000 seed per pound. Winter hardy.
In Mixture	1/2 bu. (30 lbs)	0.7 lb			

[1]Temporary cover crops are very competitive and will crowd out perennials if seeded too heavily.
[2]Reduce seeding rates by 50% when drilled.
[3]M-L represents the Mountain; Blue Ridge; and Ridges and Valleys MLRAs
P represents the Southern Piedmont MLRA
C represents Southern Coastal Plain; Sand Hills; Black Lands; and Atlantic Coast Flatwoods MLRAs
(see Figure 6-4.1, p. 6-40 of the Georgia Manual for Sedimentation and Erosion Control, 2014)



EXIT DIAGRAM



ENTRANCE ELEVATION

NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5" - 3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 8".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DEVICE) ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE.)
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUTS OF ANY MEASURES USED TO TRAP SEDIMENT.

Co **CRUSHED STONE CONSTRUCTION EXIT**

Figure 6-14.1 6-142

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

NOTES:
1. AGRICULTURAL LIME IS REQUIRED FOR ALL GRADED AREAS AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS DETERMINE OTHERWISE.
2. MULCHING FOR PERMANENT GRASSING IS REQUIRED. REFER TO THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA", 2016 EDITION, PAGES 6-38 AND 6-39.

Species	Broadcast Rates		Resource Area[3]	Planting Dates by Resource Area (Solid lines indicate optimum dates, dotted lines indicate permissible but marginal dates.) J F M A M J J A S O N D	Remarks
	Rate Per Acre[1]	Pure Live Seed (PLS) Per 1000 sqft[2]			
BAHIA, PENSACOLA *Paspalum notatum*					
Alone or With Temporary Cover	60 lbs	1.4 lbs	P		666,000 seed per pound. Low growing Sod forming. Slow to establish. Plant with a companion crop. Will spread into bermuda pastures and lawns. Mix with Sericea lespedeza or weeping lovegrass.
With Other Perennials	30 lbs	0.7 lb	C		
BAHIA, WILMINGTON *Paspalum notatum*					
Alone or With Temporary Cover	60 lbs	1.4 lbs	M-L P		Same as above.
With Other Perennials	30 lbs	0.7 lb	P		
BERMUDA, COMMON *Cynodon dactylon*					
Hulled Seed	10 lbs	0.2 lb	P		1,787,000 seed per pound. Quick cover. Low growing and sod forming. Full sun. Good for athletic fields.
With Other Perennials	6 lbs	0.7 lb	C		
BERMUDA, COMMON *Cynodon dactylon*					
Unhulled Seed	10 lbs	0.2 lb	P		Plant with winter annuals.
With Other Perennials	6 lbs	0.1 lb	C		Plant with Tall Fescue.
BERMUDA SPRIGS *Cynodon dactylon*					
Coastal, Common, Midland, or Tift 44	40 cu ft	0.9 cu ft	M-L P C		A cubic foot contains approximately 650 sprigs. A bushel contains 1.25 cubic feet or approximately 800 sprigs.
Coastal, Common, or Tift 44	sod plugs 3'x3'	or	C		Southern Coastal Plain only.
CENTIPEDE *Eremochloa ophuroides*					
	Block sod only		P C		Drought tolerant. Full sun or partial shade. Effective plant to concrete and in concentrated flow areas. Irrigation is needed until fully established. Do not plant near pastures. Winter hardy as far as north Athens and Atlanta.
CROWNVETECH *Coronilla varia*					
With winter annuals or cool season grasses	15 lbs	0.3 lbs	M-L P		100,000 seed per pound. Dense growth. Drought tolerant and fire resistant. Attractive rose, pink, and white blossoms spring to late fall. Mix with 30 pounds of Tall fescue or 15 pounds of rye. Inoculate seed with M inoculant. Use from North Atlanta and Northward.
Alone					
FESCUE, TALL *Festuca arundinacea*					
	50 lbs	1.1 lbs	M-L P		227,000 seed per pound. Use alone only on better sites. Mix with perennial lespedeza or crownvetch. Apply topdressing in spring following fall plantings. Not for heavy use areas or athletic fields.
with other perennials	30 lbs	0.7 lbs			
Pueraria thumbergiana					
Plants or crowns	3' - 7' apart		ALL		Rapid and vigorous growth. Excellent in gully erosion control. Will climb good livestock forage.
LESPEDEZA SERICEA *Lespedeza cuneata*					
	60 lbs	1.4 lbs	M-L P C		350,000 seed per pound. Widely adapted. Low maintenance. Mix with weeping lovegrass, common bermuda, bahia, or tall fescue. Takes 2 to 3 years to become fully established. Excellent on roadbanks. Inoculate seed with EL inoculant.
	75 lbs	1.7 lbs	M-L P C		Mix with all fesue or winter annuals.
seed-bearing hay	3 tons	1338 lbs	M-L P C		Cut when seed mixture is mature but before it shatters. Add tall fescue or winter annuals.
LESPEDEZA *Ambro virgata Lespedeza virgata DC* or *Appalow Lespedeza cuneata (Dumont G. Don)*					
	60 lbs	1.4 lbs	M-L P C		350,000 seed per pound. Height of growth is 18 to 24 inches. Advantageous in urban areas. Spreading-type growth. New growth has bronze coloration. mix with weeping lovegrass, common bermuda, bahia, tall fescue or winter annuals. Do not mix with Sericea lespedeza. Slow to develop solid stands. Inoculate seed with EL inoculant.
	75 lbs	1.7 lbs	M-L P		
LESPEDEZA *Lespedeza bicolor Lespedeza thunbergil*					
plants	3' x 3'		M-L P C		Provide wildlife food and cover.
LOVEGRASS, WEEPING *Eragrostis curvula*					
alone	4 lbs	0.1 lb	M-L P C		1,500,000 seed per pound. Quick cover. Drought tolerant. Grows well with Sericea lespedeza on roadbanks.
with others perennials	2 lbs	0.05 lb			
MAIDENCANE *Panicum hemitomon*					
sprigs	2' x 3' spacing		ALL		For very wet sites. May clog channels. Dig sprigs from local sources. Use along river banks and shorelines.
PANICGRASS, ATLANTIC COASTAL *Panicum amarum var amarulum*					
	20 lbs	0.5 lb	P C		Grow well on coastal sand dunes, borrow areas and gravel pits. Provide winter cover for wildlife. Mix with Sericea lespedeza except on sand dunes.
REED CANARY GRASS *Phalaris arundinacea*					
alone	50 lbs	1.1 lb	M-L P		Grow well on coastal sand dunes, borrow areas and gravel pits. Provide winter cover for wildlife. Mix with Sericea lespedeza except on sand dunes.
with other perennials	30 lbs	0.7 lb			
SUNFLOWER, 'AZTEC' MAXIMILLIAN *Helianthus maximiliani*					
	10 lbs	0.2 lb	M-L P C		227,000 seed per pound. Mix with weeping lovegrass or other low-growing grasses or legumes.

[1]Reduce seeding rates by 50% when drilled.
[2]PLS is an abbreviation for Pure Live Seed. Refer to Section V.E. of these specifications.
[3]M-L represents the Mountain; Blue Ridge; and Ridges and Valleys MLRAs
P represents the Southern Piedmont MLRA
C represents Southern Coastal Plain; Sand Hills; Black Lands; and Atlantic Coast Flatwoods MLRAs
(see Figure 6-4.1, p. 6-40 of the Georgia Manual for Sedimentation and Erosion Control, 2014)

Dust Control on Disturbed Areas (Du)



DEFINITION
Controlling surface and air movement of dust on construction sites, roads, and demolition sites.

PURPOSE
- To prevent surface and air movement of dust from exposed soil surfaces.
- To reduce the presence of airborne substances that may be harmful or injurious to human health, welfare, or safety, or to animals or plant life.

CONDITIONS
This practice is applicable to areas subject to surface and air movement of dust where on and off-site damage may occur without treatment.

METHOD AND MATERIALS

A. Temporary Methods

Mulches. See standard **Ds1 - Disturbed Area Stabilization (With Mulching Only)**. Synthetic resins may be used instead of asphalt to bind mulch material. Refer to specification **Tac - Tackifiers**. Resins should be used according to manufacturer's recommendations.

Vegetative Cover. See specification **Ds2 - Disturbed Area Stabilization (With Temporary Seeding)**

Spray-on Adhesives. These are used on mineral soils (not effective on muck soils). Keep traffic off these areas. Refer to specification **Tac - Tackifiers**.

Tillage. This practice is designed to roughen and bring clods to the surface. It is an emergency measure that should be used before wind erosion starts. Begin plowing on windward side of site. Chisel-type plows spaced about 12 inches apart, spring-toothed harrows, and similar plows are examples of equipment that may produce the desired effect.

Irrigation. This is generally done as an emergency treatment. Site is sprinkled with water until the surface is wet. Repeat as needed.

Barriers. Solid board fences, snowfences, burlap fences, crate wells, bales of hay and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 15 times their height are effective in controlling wind erosion.

Calcium Chloride. Apply at rate that will keep surface moist. May need retreatment.

B. Permanent Methods

Permanent Vegetation. See specification **Ds3 -Disturbed Area Stabilization (With Permanent Vegetation)**. Existing trees and large shrubs may afford valuable protection if left in place.

Topsoiling. This entails covering the surface with less erosive soil material. See specification **Tp - Topsoiling**.

Stone. Cover surface with crushed stone or coarse gravel. See specification **Cr-Construction Road Stabilization**.

6-65 GSWCC 2016 Edition

TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)

BLANKET AND MATTING CROSS-SECTIONS

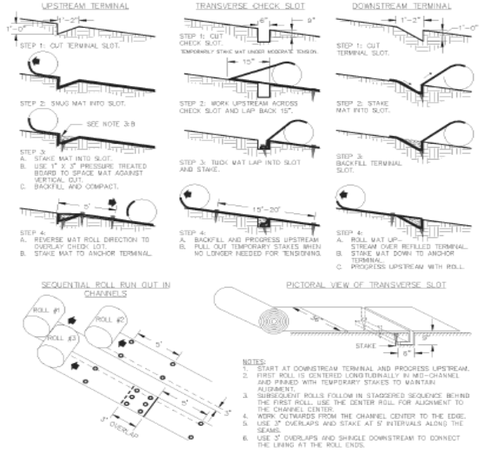


Figure 6-10.1 - Typical Installation Guidelines for Matting and Blankets

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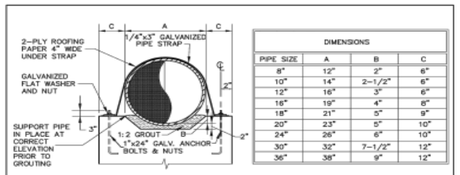
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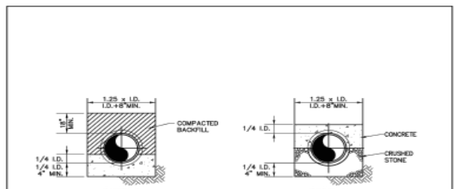


DIMENSIONS			
PIPE SIZE	A	B	C
8"	12"	2"	6"
10"	14"	2-1/2"	6"
12"	16"	3"	6"
15"	19"	4"	8"
18"	21"	5"	9"
20"	23"	5"	10"
24"	28"	6"	10"
30"	32"	7-1/2"	12"
36"	38"	9"	12"

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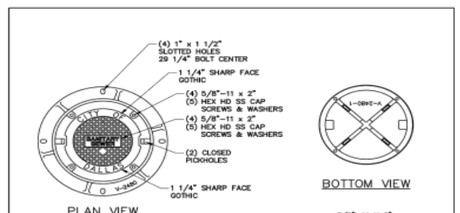
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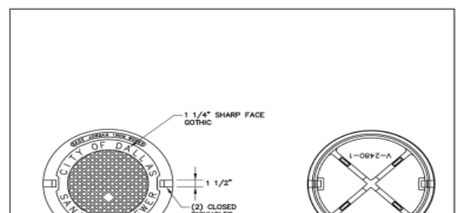


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SEWER DETAILS
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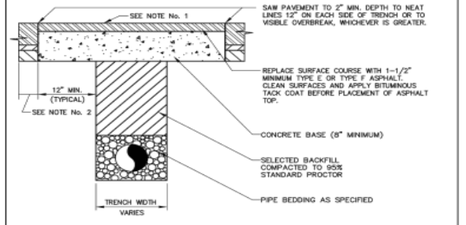
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STANDARD MANHOLE FRAME AND COVER

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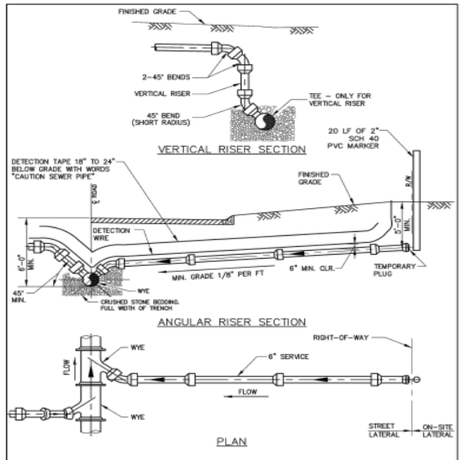
NOTES
1. IN AREAS WHERE TRAFFIC MUST BE MAINTAINED, COVER PAVEMENT CUTS WITH STEEL PLATES OF SUFFICIENT THICKNESS TO SPAN CUT AND SAFELY CARRY TRAFFIC.
2. REMOVE AND REPLACE BASE AND PAVEMENT TO OUTER EDGE OF EXISTING PAVEMENT IF REMAINING PAVEMENT WIDTH IS 24" OR LESS.
3. REPLACE CONCRETE DRIVEWAY PAVEMENT WITH 6" OF READY-MIX CONCRETE WITH 3000 PSI STRENGTH @ 28 DAYS.



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SEWER DETAILS
PAVEMENT REPLACEMENT

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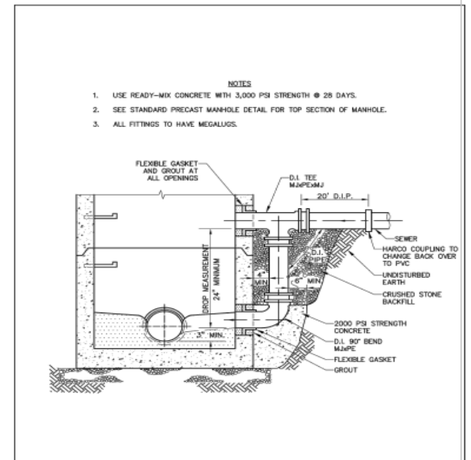


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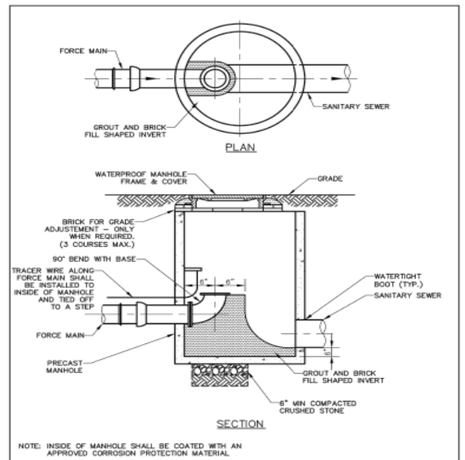
NOTES
1. USE READY-MIX CONCRETE WITH 3,000 PSI STRENGTH @ 28 DAYS.
2. SEE STANDARD PRECAST MANHOLE DETAIL FOR TOP SECTION OF MANHOLE.
3. ALL FITTINGS TO HAVE MEGALUGS.



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NOTE: INSIDE OF MANHOLE SHALL BE COATED WITH AN APPROVED CORROSION PROTECTION MATERIAL

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SEWER DETAILS
FORCE MAIN CONN. TO MANHOLE

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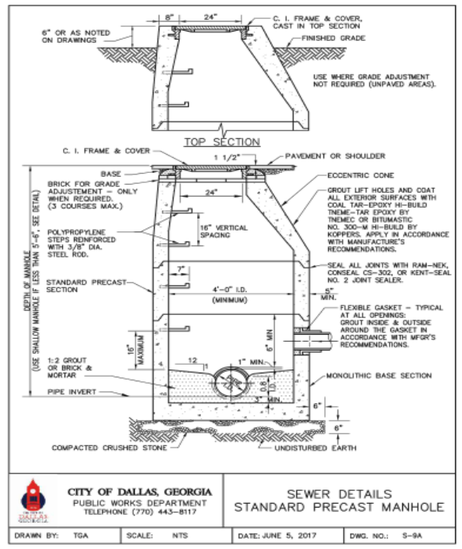
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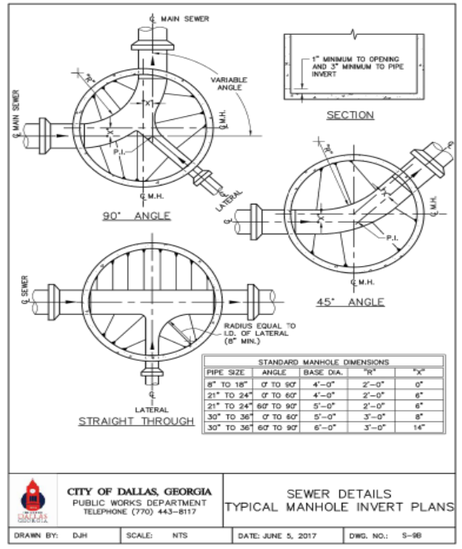
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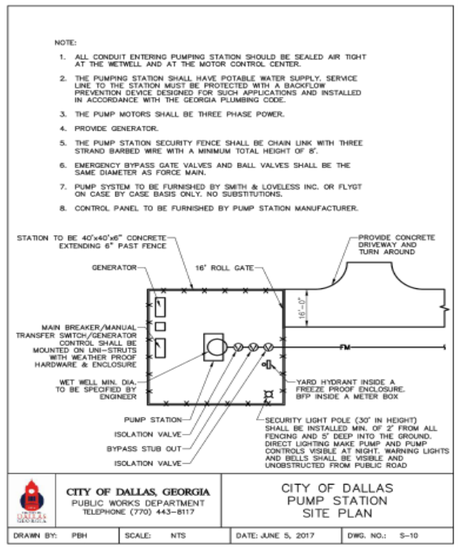
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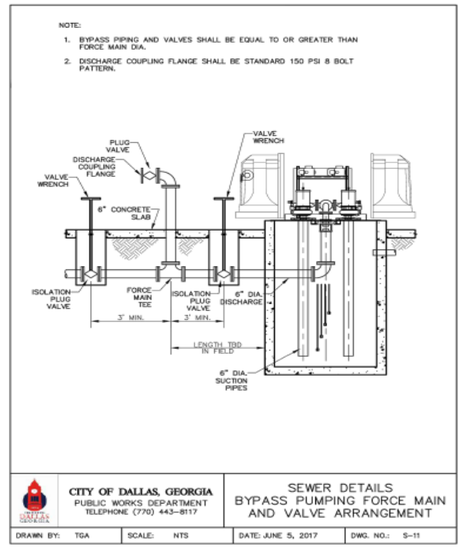
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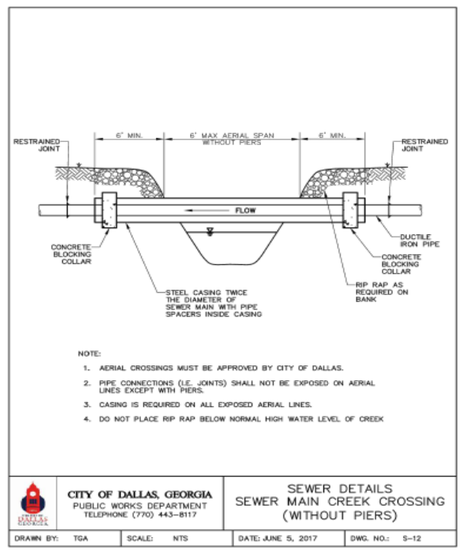
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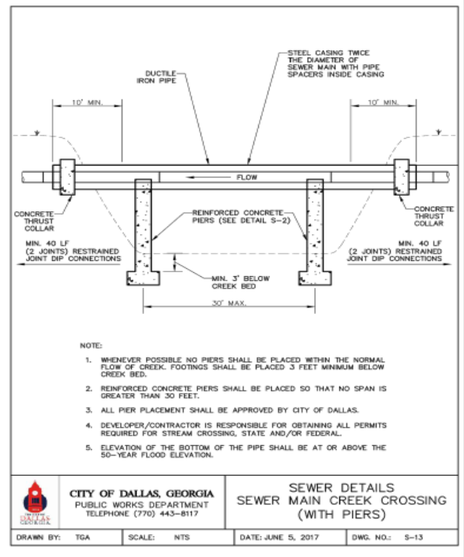


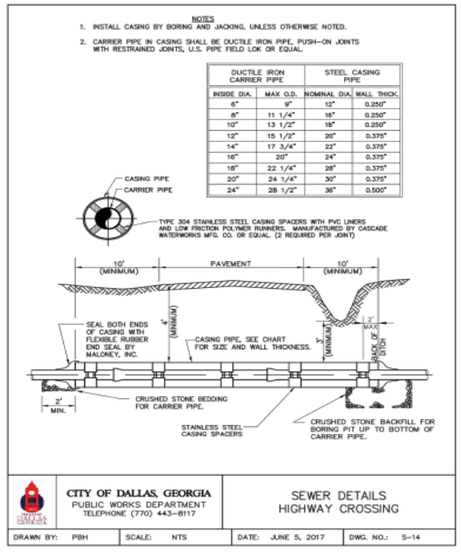


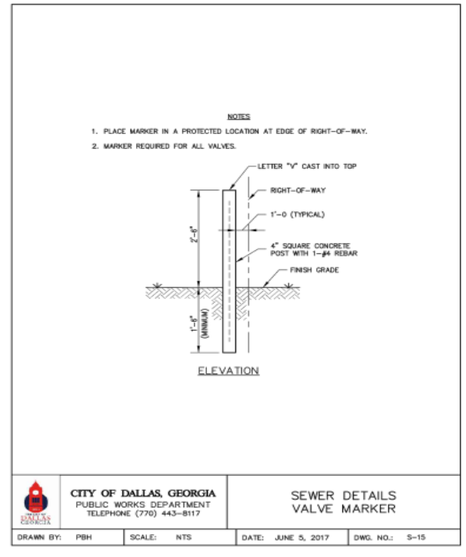












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FALCON DESIGN CONSULTANTS
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NEWNAN OFFICE
CUMMING OFFICE

SEWER DETAILS
FOR
ARBORS AT SILVER TRAIL
SEWER OUTFALL
LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

REVISIONS
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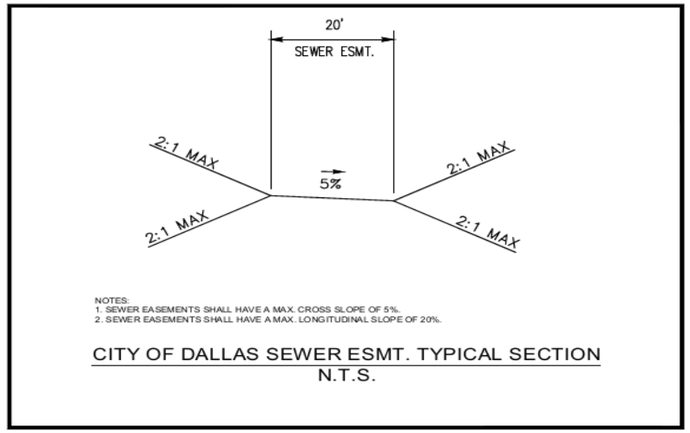
DATE:	3/13/25
SCALE:	N/A
PROJ NUMBER:	082.016
DRAWN BY:	LCM
REVIEWED BY:	SPH
REVISED BY:	-

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER STEPHEN P. HAMRICK
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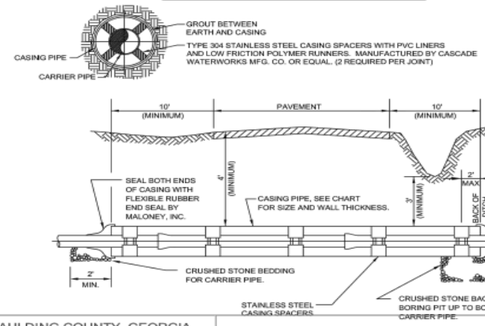
NOTES:
1. SEWER EASEMENTS SHALL HAVE A MAX. CROSS SLOPE OF 5%.
2. SEWER EASEMENTS SHALL HAVE A MAX. LONGITUDINAL SLOPE OF 20%.

CITY OF DALLAS SEWER ESMT. TYPICAL SECTION
N.T.S.

NOTES

1. INSTALL CASING BY BORING AND JACKING, UNLESS OTHERWISE NOTED.
2. CARRIER PIPE IN CASING SHALL BE DUCTILE IRON PIPE, PUSH-ON JOINTS WITH RESTRAINED JOINTS, U.S. PIPE FIELD LOK OR EQUAL.
3. CASING PIPE SHALL BE WELDED STEEL, SMOOTH WALL PIPE CONFORMING TO ASTM A139. THE CASING PIPE SHALL BE COATED ON THE EXTERIOR AND INTERIOR WITH A COAL TAR EPOXY COATING.
4. THE DIAMETER OF THE CASING PIPE IS INDICATED ON THE PLAN-PROFILE DRAWINGS. THE WALL THICKNESS OF THE CASING PIPE SHALL BE AS SHOWN ON THE TABLE BELOW.

DUCTILE IRON CARRIER PIPE		STEEL CASING PIPE	
INSIDE DIA.	MAX. BELL O.D.	NOMINAL DIA.	WALL THICK.
6"	9"	12"	0.250"
8"	11-1/4"	16"	0.250"
10"	13-1/2"	18"	0.375"
12"	15-1/2"	20"	0.375"
16"	20"	24"	0.375"
18"	22-1/4"	30"	0.375"
20"	24-1/4"	30"	0.375"
24"	28-1/2"	36"	0.500"



PAULDING COUNTY, GEORGIA
WATER AND SEWER SYSTEM
TELEPHONE (678) 224-4086
FAX (678) 224-4486

TYPICAL WATER, REUSE WATER & SEWER DETAIL
HIGHWAY CROSSING

SCALE: NTS	DATE: DECEMBER 16, 2011	DWG. NO. W&S-XX	REV

FALCON DESIGN CONSULTANTS

CONSTRUCTION DETAILS
FOR
ARBORS AT SILVER TRAIL
SEWER OUTFALL
LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

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REVISED BY:	-

GEORGIA REGISTERED No. 033637 PROFESSIONAL ENGINEER PAUL HALL
3/13/25

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Manhole Buoyancy Calculator A-29
Arbors at Silver Trail Sewer Outfall

Input Parameters:			Notes:
Structure Inside Diameter =	4.00	ft	
Structure Wall Thickness =	0.50	ft	
Top Slab Thickness =	0.50	ft	
Manhole Ring Diameter =	2.00	ft	
Outfall Pipe Open Area =	0.785	sq ft	
Square Bottom Slab Width & Length =	5.00	ft	
Bottom Slab Thickness =	0.50	ft	
Unit Weight of Concrete =	150.0	pcf	
Unit Weight of Water =	62.4	pcf	
Maximum Water Elevation =	933.40	ft	Flowage Easement Elev. @ 933.4'
Insertion Rim Elevation =	937.37	ft	
Outfall Pipe Invert Elevation =	917.48	ft	
Output Parameters:			
Total Volume of Concrete =	160.95	cf	
Total Weight of Concrete =	12.07	tn	
Maximum Volume of Water Displaced =	212.56	cf	
Maximum Buoyant Force =	6.63	tn	
Factor of Safety * =	1.820		

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-30
Arbors at Silver Trail Sewer Outfall

Input Parameters:			Notes:
Structure Inside Diameter =	4.00	ft	
Structure Wall Thickness =	0.50	ft	
Top Slab Thickness =	0.50	ft	
Manhole Ring Diameter =	2.00	ft	
Outfall Pipe Open Area =	0.785	sq ft	
Square Bottom Slab Width & Length =	5.00	ft	
Bottom Slab Thickness =	0.50	ft	
Unit Weight of Concrete =	150.0	pcf	
Unit Weight of Water =	62.4	pcf	
Maximum Water Elevation =	933.40	ft	Flowage Easement Elev. @ 933.4'
Insertion Rim Elevation =	936.63	ft	
Outfall Pipe Invert Elevation =	918.05	ft	
Output Parameters:			
Total Volume of Concrete =	151.69	cf	
Total Weight of Concrete =	11.38	tn	
Maximum Volume of Water Displaced =	205.39	cf	
Maximum Buoyant Force =	6.41	tn	
Factor of Safety * =	1.775		

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-31
Arbors at Silver Trail Sewer Outfall

Input Parameters:			Notes:
Structure Inside Diameter =	4.00	ft	
Structure Wall Thickness =	0.50	ft	
Top Slab Thickness =	0.50	ft	
Manhole Ring Diameter =	2.00	ft	
Outfall Pipe Open Area =	0.785	sq ft	
Square Bottom Slab Width & Length =	5.00	ft	
Bottom Slab Thickness =	0.50	ft	
Unit Weight of Concrete =	150.0	pcf	
Unit Weight of Water =	62.4	pcf	
Maximum Water Elevation =	933.40	ft	Flowage Easement Elev. @ 933.4'
Insertion Rim Elevation =	941.56	ft	
Outfall Pipe Invert Elevation =	918.36	ft	
Output Parameters:			
Total Volume of Concrete =	184.35	cf	
Total Weight of Concrete =	13.83	tn	
Maximum Volume of Water Displaced =	201.50	cf	
Maximum Buoyant Force =	6.29	tn	
Factor of Safety * =	2.199		

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-32
Arbors at Silver Trail Sewer Outfall

Input Parameters:			Notes:
Structure Inside Diameter =	4.00	ft	
Structure Wall Thickness =	0.50	ft	
Top Slab Thickness =	0.50	ft	
Manhole Ring Diameter =	2.00	ft	
Outfall Pipe Open Area =	0.785	sq ft	
Square Bottom Slab Width & Length =	5.00	ft	
Bottom Slab Thickness =	0.50	ft	
Unit Weight of Concrete =	150.0	pcf	
Unit Weight of Water =	62.4	pcf	
Maximum Water Elevation =	933.40	ft	Flowage Easement Elev. @ 933.4'
Insertion Rim Elevation =	941.17	ft	
Outfall Pipe Invert Elevation =	918.73	ft	
Output Parameters:			
Total Volume of Concrete =	178.97	cf	
Total Weight of Concrete =	13.42	tn	
Maximum Volume of Water Displaced =	196.85	cf	
Maximum Buoyant Force =	6.14	tn	
Factor of Safety * =	2.186		

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-33
Arbors at Silver Trail Sewer Outfall

Input Parameters:			Notes:
Structure Inside Diameter =	4.00	ft	
Structure Wall Thickness =	0.50	ft	
Top Slab Thickness =	0.50	ft	
Manhole Ring Diameter =	2.00	ft	
Outfall Pipe Open Area =	0.785	sq ft	
Square Bottom Slab Width & Length =	5.00	ft	
Bottom Slab Thickness =	0.50	ft	
Unit Weight of Concrete =	150.0	pcf	
Unit Weight of Water =	62.4	pcf	
Maximum Water Elevation =	933.40	ft	Flowage Easement Elev. @ 933.4'
Insertion Rim Elevation =	942.69	ft	
Outfall Pipe Invert Elevation =	919.18	ft	
Output Parameters:			
Total Volume of Concrete =	186.54	cf	
Total Weight of Concrete =	13.99	tn	
Maximum Volume of Water Displaced =	191.19	cf	
Maximum Buoyant Force =	5.97	tn	
Factor of Safety * =	2.345		

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-34
Arbors at Silver Trail Sewer Outfall

Input Parameters:			Notes:
Structure Inside Diameter =	4.00	ft	
Structure Wall Thickness =	0.50	ft	
Top Slab Thickness =	0.50	ft	
Manhole Ring Diameter =	2.00	ft	
Outfall Pipe Open Area =	0.785	sq ft	
Square Bottom Slab Width & Length =	5.00	ft	
Bottom Slab Thickness =	0.50	ft	
Unit Weight of Concrete =	150.0	pcf	
Unit Weight of Water =	62.4	pcf	
Maximum Water Elevation =	933.40	ft	Flowage Easement Elev. @ 933.4'
Insertion Rim Elevation =	945.25	ft	
Outfall Pipe Invert Elevation =	919.83	ft	
Output Parameters:			
Total Volume of Concrete =	200.04	cf	
Total Weight of Concrete =	15.00	tn	
Maximum Volume of Water Displaced =	183.03	cf	
Maximum Buoyant Force =	5.71	tn	
Factor of Safety * =	2.627		

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-35
Arbors at Silver Trail Sewer Outfall

Input Parameters:			Notes:
Structure Inside Diameter =	4.00	ft	
Structure Wall Thickness =	0.50	ft	
Top Slab Thickness =	0.50	ft	
Manhole Ring Diameter =	2.00	ft	
Outfall Pipe Open Area =	0.785	sq ft	
Square Bottom Slab Width & Length =	5.00	ft	
Bottom Slab Thickness =	0.50	ft	
Unit Weight of Concrete =	150.0	pcf	
Unit Weight of Water =	62.4	pcf	
Maximum Water Elevation =	933.40	ft	Flowage Easement Elev. @ 933.4'
Insertion Rim Elevation =	941.50	ft	
Outfall Pipe Invert Elevation =	920.45	ft	
Output Parameters:			
Total Volume of Concrete =	169.15	cf	
Total Weight of Concrete =	12.69	tn	
Maximum Volume of Water Displaced =	175.23	cf	
Maximum Buoyant Force =	5.47	tn	
Factor of Safety * =	2.320		

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-36
Arbors at Silver Trail Sewer Outfall

Input Parameters:			Notes:
Structure Inside Diameter =	4.00	ft	
Structure Wall Thickness =	0.50	ft	
Top Slab Thickness =	0.50	ft	
Manhole Ring Diameter =	2.00	ft	
Outfall Pipe Open Area =	0.785	sq ft	
Square Bottom Slab Width & Length =	5.00	ft	
Bottom Slab Thickness =	0.50	ft	
Unit Weight of Concrete =	150.0	pcf	
Unit Weight of Water =	62.4	pcf	
Maximum Water Elevation =	933.40	ft	Flowage Easement Elev. @ 933.4'
Insertion Rim Elevation =	942.49	ft	
Outfall Pipe Invert Elevation =	920.97	ft	
Output Parameters:			
Total Volume of Concrete =	172.47	cf	
Total Weight of Concrete =	12.94	tn	
Maximum Volume of Water Displaced =	168.70	cf	
Maximum Buoyant Force =	5.26	tn	
Factor of Safety * =	2.458		

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-38
Arbors at Silver Trail Sewer Outfall

Input Parameters:			Notes:
Structure Inside Diameter =	4.00	ft	
Structure Wall Thickness =	0.50	ft	
Top Slab Thickness =	0.50	ft	
Manhole Ring Diameter =	2.00	ft	
Outfall Pipe Open Area =	0.785	sq ft	
Square Bottom Slab Width & Length =	5.00	ft	
Bottom Slab Thickness =	0.50	ft	
Unit Weight of Concrete =	150.0	pcf	
Unit Weight of Water =	62.4	pcf	
Maximum Water Elevation =	933.40	ft	Flowage Easement Elev. @ 933.4'
Insertion Rim Elevation =	940.06	ft	
Outfall Pipe Invert Elevation =	923.07	ft	
Output Parameters:			
Total Volume of Concrete =	140.45	cf	
Total Weight of Concrete =	10.53	tn	
Maximum Volume of Water Displaced =	142.31	cf	
Maximum Buoyant Force =	4.44	tn	
Factor of Safety * =	2.372		

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

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SEWER DETAILS FOR
ARBORS AT SILVER TRAIL
SEWER OUTFALL
LOCATED IN:
LAND LOTS 444, 512, 513, 514, 515, 516 & 566
2ND DISTRICT, 3RD SECTION
PAULDING COUNTY, GEORGIA

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REVIEWED BY:	SPH
REVISED BY:	-

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No. 033637
STEPHEN P. HAM
3/13/25

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Manhole Buoyancy Calculator A-39
Arbors at Silver Trail Sewer Outfall

Input Parameters:			Notes:
Structure Inside Diameter =	4.00	ft	
Structure Wall Thickness =	0.50	ft	
Top Slab Thickness =	0.50	ft	
Manhole Ring Diameter =	2.00	ft	
Outfall Pipe Open Area =	0.785	sq ft	
Square Bottom Slab Width & Length =	5.00	ft	
Bottom Slab Thickness =	0.50	ft	
Unit Weight of Concrete =	150.0	pcf	
Unit Weight of Water =	62.4	pcf	
Maximum Water Elevation =	933.40	ft	Flowage Easement Elev. @ 933.4'
Insertion Rim Elevation =	941.32	ft	
Outfall Pipe Invert Elevation =	932.02	ft	
Output Parameters:			
Total Volume of Concrete =	86.09	cf	
Total Weight of Concrete =	6.46	tn	
Maximum Volume of Water Displaced =	29.84	cf	
Maximum Buoyant Force =	0.93	tn	
Factor of Safety * =	6.935		

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-40
Arbors at Silver Trail Sewer Outfall

Input Parameters:			Notes:
Structure Inside Diameter =	4.00	ft	
Structure Wall Thickness =	0.50	ft	
Top Slab Thickness =	0.50	ft	
Manhole Ring Diameter =	2.00	ft	
Outfall Pipe Open Area =	0.785	sq ft	
Square Bottom Slab Width & Length =	5.00	ft	
Bottom Slab Thickness =	0.50	ft	
Unit Weight of Concrete =	150.0	pcf	
Unit Weight of Water =	62.4	pcf	
Maximum Water Elevation =	933.40	ft	Flowage Easement Elev. @ 933.4'
Insertion Rim Elevation =	940.59	ft	
Outfall Pipe Invert Elevation =	923.56	ft	
Output Parameters:			
Total Volume of Concrete =	140.73	cf	
Total Weight of Concrete =	10.55	tn	
Maximum Volume of Water Displaced =	136.15	cf	
Maximum Buoyant Force =	4.25	tn	
Factor of Safety * =	2.485		

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-41
Arbors at Silver Trail Sewer Outfall

Input Parameters:			Notes:
Structure Inside Diameter =	4.00	ft	
Structure Wall Thickness =	0.50	ft	
Top Slab Thickness =	0.50	ft	
Manhole Ring Diameter =	2.00	ft	
Outfall Pipe Open Area =	0.785	sq ft	
Square Bottom Slab Width & Length =	5.00	ft	
Bottom Slab Thickness =	0.50	ft	
Unit Weight of Concrete =	150.0	pcf	
Unit Weight of Water =	62.4	pcf	
Maximum Water Elevation =	933.40	ft	Flowage Easement Elev. @ 933.4'
Insertion Rim Elevation =	936.03	ft	
Outfall Pipe Invert Elevation =	924.97	ft	
Output Parameters:			
Total Volume of Concrete =	98.53	cf	
Total Weight of Concrete =	7.39	tn	
Maximum Volume of Water Displaced =	118.43	cf	
Maximum Buoyant Force =	3.70	tn	
Factor of Safety * =	2.000		

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-42
Arbors at Silver Trail Sewer Outfall

Input Parameters:			Notes:
Structure Inside Diameter =	4.00	ft	
Structure Wall Thickness =	0.50	ft	
Top Slab Thickness =	0.50	ft	
Manhole Ring Diameter =	2.00	ft	
Outfall Pipe Open Area =	0.785	sq ft	
Square Bottom Slab Width & Length =	5.00	ft	
Bottom Slab Thickness =	0.50	ft	
Unit Weight of Concrete =	150.0	pcf	
Unit Weight of Water =	62.4	pcf	
Maximum Water Elevation =	933.40	ft	Flowage Easement Elev. @ 933.4'
Insertion Rim Elevation =	937.77	ft	
Outfall Pipe Invert Elevation =	925.27	ft	
Output Parameters:			
Total Volume of Concrete =	108.71	cf	
Total Weight of Concrete =	8.15	tn	
Maximum Volume of Water Displaced =	114.66	cf	
Maximum Buoyant Force =	3.58	tn	
Factor of Safety * =	2.279		

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

Manhole Buoyancy Calculator A-43
Arbors at Silver Trail Sewer Outfall

Input Parameters:			Notes:
Structure Inside Diameter =	4.00	ft	
Structure Wall Thickness =	0.50	ft	
Top Slab Thickness =	0.50	ft	
Manhole Ring Diameter =	2.00	ft	
Outfall Pipe Open Area =	0.785	sq ft	
Square Bottom Slab Width & Length =	5.00	ft	
Bottom Slab Thickness =	0.50	ft	
Unit Weight of Concrete =	150.0	pcf	
Unit Weight of Water =	62.4	pcf	
Maximum Water Elevation =	933.40	ft	Flowage Easement Elev. @ 933.4'
Insertion Rim Elevation =	943.38	ft	
Outfall Pipe Invert Elevation =	925.27	ft	
Output Parameters:			
Total Volume of Concrete =	148.37	cf	
Total Weight of Concrete =	11.13	tn	
Maximum Volume of Water Displaced =	114.66	cf	
Maximum Buoyant Force =	3.58	tn	
Factor of Safety * =	3.110		

* = Neglects additional weight of pedestal supports, manhole hardware, soil friction, water inside structure, etc.

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SHEET NUMBER
6.4

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STAFF ACTION ITEM

MEETING DATE: *04/06/2026*

TITLE: *Public Bid Award: Head Place Sanitary Sewer Aerial Creek Crossing Replacement Project; Bid No. 2026-01; Bid Date: March 17, 2026*

PRESENTED BY: *Brandon Rakestraw – Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Public Bid Award: Head Place Sanitary Sewer Aerial Creek Crossing Replacement Project; Bid No. 2026-01; Bid Date: March 17, 2026

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

$295,050.00

INFORMATION:

Request approval to award the *Head Place Sanitary Sewer Aerial Creek Crossing Replacement Project; Bid No. 2026-01; Bid Date: March 17, 2026*, to HD Excavations & Utilities, LLC. This project will utilize System Development Funds within the Water and Sewer Department. Total bid award amount $295,050.00

Attachments: Head *Place Sanitary Sewer Aerial Creek Crossing Replacement Project; Certified Bid Tabulation*

BID TABULATION **HEAD PLACE SANITARY SEWER** **AERIAL CREEK CROSSING REPLACEMENT** **BID NO. 2026-01** **BID DATE: MARCH 17, 2026**				HD Excavations & Utilities, LLC 516 Cole Creek Road Dallas, GA 30157 (404) 852-6817 wesley@hd-excavations.com		Eidson Underground, LLC 622 Roberson Road Rockmart, GA 30153 (770) 862-7619 office@eidsonunderground.net		Corley Contractors, Inc. dba C&L Contractors 310 West Avenue Dallas, GA 30157 (770) 505-6977 srclcontractors@att.net		Unity Construction Co., Inc. 3941 Flint Hill Road Powder Springs, GA 30127 (770) 943-9886 andy@unityconstructioninc.com	
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	Mobilization	1	LS	$5,000.00	$5,000.00	$3,500.00	$3,500.00	$5,000.00	$5,000.00	$10,000.00	$10,000.00
2	All materials and labor for installation of 8-inch restrained joint Ductile Iron Pipe Class 51 with 401 Protecto Epoxy Lining, Gravity Sewer, complete installation including bedding and testing	454	LF	$200.00	$90,800.00	$290.00	$131,660.00	$245.00	$111,230.00	$329.50	$149,593.00
3	All materials and labor for installation of 20-inch steel casing, 0.375-inch wall thickness, including spacers, complete installation on piers	340	LF	$230.00	$78,200.00	$265.00	$90,100.00	$280.00	$95,200.00	$365.00	$124,100.00
4	All materials and labor for installation for 4-foot diameter precast concrete manhole, including inverts and cover, complete installation including testing	3	EA	$4,700.00	$14,100.00	$7,400.00	$22,200.00	$17,000.00	$51,000.00	$12,000.00	$36,000.00
5	All materials and labor for complete installation of concrete pier	11	EA	$8,500.00	$93,500.00	$3,500.00	$38,500.00	$8,000.00	$88,000.00	$8,000.00	$88,000.00
6	All materials and labor for complete installation of concrete collar	2	EA	$2,500.00	$5,000.00	$2,995.00	$5,990.00	$3,500.00	$7,000.00	$6,000.00	$12,000.00
7	All materials and labor for pavement repair	22	SY	$225.00	$4,950.00	$280.00	$6,160.00	$225.00	$4,950.00	$650.00	$14,300.00
8	Erosion Control, as needed, complete	1	EA	$3,500.00	$3,500.00	$2,100.00	$2,100.00	$25,000.00	$25,000.00	$10,000.00	$10,000.00
	TOTAL BASE BID				**$295,050.00**		**$300,210.00**		**$387,380.00**		**$443,993.00**

STAFF ACTION ITEM

MEETING DATE: *04/06/2026*

TITLE: *Engineering Services Agreement: State Route 6 and West Memorial Drive Round-a-bout Intersection Improvement Project – Paulding County DOT: Utility Relocation Design of City Utilities*

PRESENTED BY: *Brandon Rakestraw – Director*

AGENDA ITEM DESCRIPTION (Agenda Content):

Engineering Services Agreement: State Route 6 and West Memorial Drive Round-a-bout Intersection Improvement Project – Paulding County DOT: Utility Relocation Design of City Utilities

HISTORY/PAST ACTION:

N/A

FINANCIAL IMPACT:

$54,500.00

INFORMATION:

Request approval to enter into an Engineering Agreement with Ardurra for utility relocations related to Paulding County DOTs - State Route 6 and West Memorial Drive Round-a-bout Intersection Improvement Project. The total contract amount is $54,500.00

Attachment: Ardurra - Contract for Service Task Order No.18

CONTRACT FOR SERVICES TASK ORDER NO. 18

The following task order shall be in accordance with the master contract for General Engineering Services (#20220510) dated June 13, 2023 between City of Dallas (OWNER) and Ardurra Group, Inc., (CONSULTANT).

1. SCOPE OF SERVICES.

State Route 6 and West Memorial Drive Utility Relocation - Final Design, Construction Administration, and Construction Observation for the relocation of approximately 365 ft of 8" PVC gravity sewer, 630 ft of 10" ductile iron sewer force main, 420 ft of 10" C900 water main, and 150 ft of 2" poly water service lines at the intersection of State Route 6 and West Memorial Drive.

CONSULTANT has participated in preliminary relocation coordination with OWNER and Paulding County Department of Transportation (PCDOT). Data prepared as part of the initial coordination effort will be incorporated into the final design plans and project specifications to be used by PCDOT for preconstruction/construction activities.

CONSULTANT will participate in the construction administration and construction observation of the relocation project and will include the following services:

- Coordinate with OWNER staff to finalize bid package and specifications
- Assist with contract administration
- Attend pre-construction conference
- Attend up to twelve OWNER/contractor meetings
- Conduct twelve site visits to observe construction progress
- Coordinate review of RFI and submittals
- Review Contractor pay applications
- Prepare final punch list
- Review close-out documents

Project Assumptions:

1. Surveying, environmental, and third-party testing services are not included as a part of this proposal. If required, OWNER will contract with a surveyor, environmental firm or third-party testing firm as needed to provide appropriate reports and recommendations.
2. OWNER will serve as project manager for coordination with PCDOT.
3. Attendance at City of Dallas Council meetings is not included as a part of this proposal and if required will be provided on an hourly basis.

2. TIME OF PERFORMANCE. Per discussion with OWNER, we anticipate twelve (12) weeks for final design plans and specifications upon approval of task order with a twelve (12) month construction schedule for work associated with the relocation with a projected start date 2027.

3. BASIS OF COMPENSATION.

A Basic Services. The OWNER shall pay the CONSULTANT for services set forth above, Scope of Services, on an hourly plus expenses basis as detailed in the attached rate schedule.

The total fees for Basic Services shall not exceed the sum of fifty-four thousand five hundred dollars ($54,500).

The CONSULTANT will bill the OWNER on the last day of each month for the fees and expenses incurred during that month.

B. Additional Services. The OWNER shall pay the CONSULTANT for additional services which are not specifically called for in above, Scope of Services, on an hourly basis in accordance with the CONSULTANT'S standard rates.

C. Reimbursable Expenses. Unless expressly included in the Lump Sum Fee, the OWNER shall compensate the CONSULTANT for incidental expenses incurred in connection with this Task Order, including travel expense, lodging and subsistence expense, printing and duplication expense, and other incidental out of pocket expenses at cost. For the purposes of reimbursement, travel expense shall be at the rate contained in the attached rate schedule.

D. Premium Rate Adjustment. Should OWNER request an accelerated schedule requiring CONSULTANT to work overtime hours, then a 1.25 premium rate adjustment shall be applied to current hourly rates or lump sum fees as applicable. Accelerated schedule and premium rate adjustment shall be approved as part of compensation at time of contract execution or by written amendment.

OWNER:	CONSULTANT:
CITY OF DALLAS, GEORGIA	**ARDURRA GROUP, INC.**
By: _____	By: _____
Name: _____	Name: Charles D. Rann, PE
Title: _____	Title: Group Leader
Date: _____	Date: March 3, 2026