

**MAYOR**

Richard E. Roquemore

CITY ADMINISTRATOR

Michael E. Parks

CITY COUNCIL

Robert L. Vogel III

Taylor J. Sisk

Jamie L. Bradley

Joshua Rowan

**CITY OF AUBURN
MAYOR and CITY COUNCIL**

April 24, 2025

6:00 PM

Council Chambers

1 Auburn Way

Auburn, GA 30011

COUNCIL REPORTS AND ANNOUNCEMENTS

NEW BUSINESS

1. Final Plat- Sarah McQuade
2. National Public Works Week Proclamation- Iris Akridge
3. Polaris at Auburn Holdings, LLC Stormwater Fee Request- Jack Wilson
4. Davenport Financial Agreement- Michael Parks
5. Raw Water Storage Pond Piping - Phase A Change Order- Jim Aton

CITIZEN COMMENTS ON AGENDA ITEMS



MAYOR
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AGENDA ITEM:1

TO: Mayor and Council

FROM: Sarah McQuade
City Planner

DATE: April 24, 2025

PURPOSE: Final Plat Approval of Auburn Station Townhome East

BACKGROUND: The applicant is requesting final plat approval for Auburn Station Townhome East pursuant to the requirements of Chapter 16 – Development Regulations of the City of Auburn. The following final plat has been reviewed and determined to be in compliance with [Sec. 16.20.070 – Approval of Final Subdivision Plat](#). As such, it is ready to be signed by the mayor for recording with the Barrow County Clerk of Court.

RECOMMENDATION: To approve the final plat as presented by staff.

FUNDING:
N/A



COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF AUBURN
1369 FOURTH AVENUE
AUBURN, GA 30011
PHONE: 770-963-4002
www.cityofauburn-ga.org

MEMORANDUM

TO: Mayor & Council

FROM: Sarah McQuade, City Planner

DATE: April 24, 2025

RE: Auburn Station Townhome East Final Plat

Dear Mayor & Council,

The applicant is requesting approval of a final plat approval for Auburn Station Townhome East, pursuant to Chapter 16 – Development Regulations of the City of Auburn.

PROPOSAL:

The purpose of the final plat is to record the subdivision of the subject property into 78 townhome lots, community open space, and a commercial outparcel. The proposed subdivision is compliant with Chapter 16 – Development Regulations of the City of Auburn.

BACKGROUND / CURRENT ZONING:

The subject parcel totals 13.23 acres in area and is zoned PSV: Planned Suburban Village. This property was originally rezoned in 2008 and the plan was amended in 2021.

ANALYSIS:

Per [Sec. 16.20.070 – Approval of Final Subdivision Plat](#), the approval of the final plat shall reflect the owner's certification that all site work and construction has been accomplished according to the terms of approved plans and permits, and that all facilities intended for maintenance, supervision and/or dedication to the public are in compliance with appropriate standards, regulations, codes and ordinances.

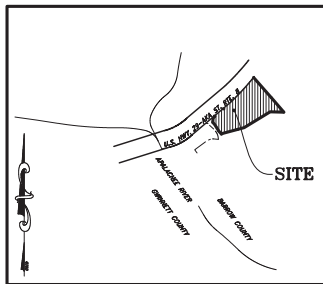
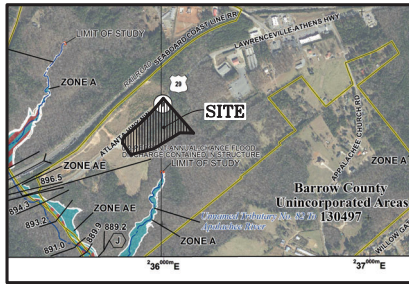
- *Staff has reviewed the final plat for compliance with the above referenced regulations, ordinances, and conditions of zoning, and has found it to be compliant.*

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the final plat for Auburn Station Townhome East on the findings that the proposed subdivision meets the minimum district standards of the PSV: Planned Suburban Village district and is compliant with [Sec. 16.20.070 – Approval of Final Subdivision Plat](#).

FINAL PLAT
FOR:
AUBURN STATION TOWN HOMES EAST
CITY OF AUBURN
BARROW COUNTY, GEORGIA
TAX PARCEL: AU05 035A
TOWN HOMES EAST AREA= 13.23 AC.
JANUARY 20, 2025

FLOOD NOTES:
ACCORDING TO BARROW COUNTY FIRM PANEL NUMBER 13013C0040D DATED 12/01/2022 THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.
THERE ARE STATE WATERS EXISTING WITHIN 200' OF THIS PROJECT SITE.
SOME WETLANDS ARE BEING DISTURBED AND BEING MITIGATED BY TALLMAN ENVIRONMENTAL.
A 50' UNDISTURBED BUFFER AND A 75' IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED ON-SITE.



CORNER SIGHT DISTANCE FOR SUBDIVISIONS UTILIZING THE UNIFIED DEVELOPMENT ORDINANCE
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE DRIVEWAY(S) FOR AUBURN STATION, TOWN HOMES WEST SUBDIVISION ARE DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR EACH INTERSECTION. THE REGULATED SPEED LIMIT FOR INTERIOR STREETS IS 25 MILES PER HOUR. THE SIGHT DISTANCE FOR ALL INTERIOR INTERSECTIONS MEETS OR EXCEEDS 280 FEET IN EACH DIRECTION. SIGHT IS MEASURED WITH THE DRIVER'S EYE HEIGHT OF 3.5 FEET AT A DISTANCE OF 15 FEET FROM THE NEAREST THROUGH LANE TO THE CENTER OF EACH TRAVEL LANE.

Kevin Ringo REG# 2278 DATE

CERTIFICATE OF DEDICATION
THE OWNER DEDICATES TO THE PUBLIC USE FOREVER THE STREET RIGHT-OF-WAYS AND/OR OTHER PUBLIC DEDICATIONS SHOWN ON THIS PLAT, AS FOLLOWS: 2,002.33 LINEAR FEET OF STREET RIGHT-OF-WAYS, 1,996.52 LINEAR FEET OF WATER LINE AND 2,154 ACRES OF STREET RIGHT-OF-WAY.

OWNER DATE



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

G.S.W.C.C.
LEVEL II - 0000083063
EXPIRES 02/27/2027

NO.	DATE	REVISION

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS RECORDED IN DEED BOOK _____ PAGES _____ ATTACHED HERETO DATED _____ WHICH BECOMES A PART OF THIS PLAT, AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.

DRAWING INDEX:

SHEET #	DESCRIPTION
1	COVER
2	NOTES
3	BOUNDARY
4	FINAL PLAT
5	FINAL PLAT

OWNER/DEVELOPER
YOST COMMUNITIES AT AUBURN STATION, LLC
3883 ROGERS BRIDGE ROAD SUITE 602
DULUTH, GEORGIA 30097
24 HR. CONTACT:
RICK YOST
PHONE: 770-622-5209
EMAIL: rickyst@bellsouth.net

DESIGNER/ENGINEER
ABERNATHY ENGINEERING GROUP
174 DACULA ROAD
DACULA, GEORGIA 30019
CONTACT: GUY ABERNATHY
PHONE: 678-823-6077
EMAIL: guy@abernathyeng.com

SURVEYOR:
RINGO AND ASSOCIATES
257 PINECREST LANE
BRASELTON, GEORGIA 30517
CONTACT KEVIN RINGO
PHONE: 770-962-8456
EMAIL: kevin@ringoabernathy.com

FINAL PLAT FOR:

**AUBURN STATION
TOWN HOMES EAST**

FINAL PLAT APPROVAL

THE MAYOR OF THE CITY OF AUBURN, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF AUBURN ZONING ORDINANCE AND THE CITY OF AUBURN DEVELOPMENT REGULATIONS, AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY, COUNTY, OR STATE DEPARTMENTS, AS APPROPRIATE, AND THE CITY COUNCIL OF THE CITY OF AUBURN. THE MAYOR HEREBY ACCEPTS ON BEHALF OF THE CITY OF AUBURN THE DEDICATION OF ALL PUBLIC RIGHT-OF-WAY AND EASEMENTS, AND PUBLIC WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON, SUBJECT TO RATIFICATION BY THE CITY COUNCIL OF THE CITY OF AUBURN. THIS PLAT IS APPROVED, SUBJECT TO THE REVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF AUBURN.

DATED THIS _____ DAY OF _____ 2025

BY: _____ TITLE: _____

FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE CITY OF AUBURN, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE CITY OF AUBURN FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF BARROW COUNTY.

DATED THIS _____ DAY OF _____ 2023

CITY OF AUBURN PLANNER/ENGINEER

OWNER'S ACKNOWLEDGMENT AND DECLARATION
STATE OF GEORGIA, COUNTY OF BARROW

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATED BY THIS DECLARATION TO THE USE OF THE PUBLIC FOR ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC USE AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSES THEREIN EXPRESSED.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPE NAME OF SUBDIVIDER

SIGNATURE OF OWNER DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

SURVEYOR'S CERTIFICATION

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

KEVIN V. RINGO GA RLS #2278 DATE

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 20,991 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 926,778 FEET, AND CONTAINS A TOTAL OF 13.23 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A GEOMAX 90 ROBOTIC TOTAL STATION EDM UNIT.

BY: _____
REGISTERED GEORGIA LAND SURVEYOR REG. NO. 2278 DATE

DATE OF EXPIRATION 12/31/2025



**RINGO
& ASSOCIATES**
257 PINECREST LANE, BRASELTON, GEORGIA 30517
Phone (770) 962-8456

SURVEYORS
PLANNERS

TOTAL AREA : 13.23 ACRES

ZONING NOTES:

THE PROPERTY IS ZONED PLANNED SUBURBAN VILLAGE (PSV)
THE PLANNED SUBURBAN VILLAGE (PSV) DISTRICT IS INTENDED TO PROVIDE FOR AN
APPROPRIATELY DESIGNED AND DESIGNED USED DEVELOPMENT FOR COMMUNITIES THAT
ARE NOT IN A MAJOR URBAN CENTER AND IS TO DEVELOPED
1. APPLIED TO A MINIMUM 50 ACRE PARCEL UNDER UNIFIED CONTROL AND IS TO DEVELOPED
2. FOR BUILDINGS AND LAND SPECIFICALLY RELATED TO THE CHARACTER AND PURPOSE OF
THE DISTRICT
3. WITH A PROGRAM FOR PROVISION, OPERATION AND MAINTENANCE OF SUCH AREAS,
FACILITIES AND IMPROVEMENTS PROPOSED FOR COMMON USE BY SOME OR ALL OF THE
OWNERS OF THE PROPERTY, BUT WILL NOT BE PROVIDED, OPERATED OR MAINTAINED AT
GENERAL PUBLIC EXPENSE.

FLOOD NOTES:

1. ACCORDING TO BARROW COUNTY FIRM PLAN NUMBERS 13013C0040C DATED 12/18/2009 AND 13013C0105C DATED 12/18/2009, GWINNETT COUNTY FIRM PLAN NUMBER131305C063F DATED 9/29/2006.
2. THERE ARE STATE WATERS EXISTING WITHIN 200' OF THIS PROPERTY SITE.
3. SOME WETLANDS ARE BEING DISTURBED AND BEING MITIGATED BY TALLMAN ENVIRONMENTAL.
4. A 50' UNDISTURBED BUFFER AND A 75' IMPROVISED SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
5. STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED ON-SITE.

WETLANDS CERTIFICATE:

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:

2. THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED.
3. THE APPROPRIATE PLAN SHEET [X] DOES / [] DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS.
4. IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
5. SOME WETLANDS ARE BEING DISTURBED AND BEING MITIGATED BY TALLMAN ENVIRONMENTAL (770.364.9715 OR AJ@TALLMANS.NET).

CITY OF AUBURN NOTES:

1. NO ADDITIONAL CONSTRUCTION OR IMPROVEMENTS INCLUDING BUT NOT LIMITED TO WALLS, SIGNS, FENCES, SPRINKLER SYSTEM, LIGHTS, ETC. WILL BE ALLOWED WITHIN THE ROAD RIGHT-OF-WAY.
2. CENTERLINE MUST BE SURVEYED AND STAKED PRIOR TO GRADE INSPECTION.
3. THE CITY ENGINEER SHALL HAVE THE RIGHT TO REFUSE ANY PERMIT TO BE APPLIED FOR AFTER NINETY PERCENT OF THE HOUSES ON THE STREET HAVE BEEN BUILT, OR PRIOR TO THE END OF THE CONSTRUCTION PERIOD.
4. A STREET NAME SIGN SHALL BE INSTALLED FOR EVERY STREET AT AN INTERSECTION. STREET NAME SIGNS SHALL BE PROVIDED BY THE CITY. ALTERNATE POST MATERIAL SHALL BE PROVIDED BY THE DEVELOPER. THE CITY WILL BE RESPONSIBLE FOR THE SIGNS TO BE FURNISHED AND INSTALLED BY THE CITY AT ALL STREET INTERSECTIONS. THE DEVELOPER (OR HIS AGENT) SHALL BE RESPONSIBLE FOR THE COST OF THE SIGNS. IF AN ALTERNATE SIGNPOST IS CHOSEN AT A LATER DATE) SHALL PAY THE CITY'S COSTS.
5. TRAFFIC CONTROL DEVICES TO INCLUDE SIGNS AND STREET MARKINGS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THE TYPE OF TRAFFIC CONTROL DEVICES SHALL BE BASED UPON THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. SIDEWALKS SHALL BE INSTALLED PRIOR TO FINAL PLAT APPROVAL OR ON A LOT BY LOT BASIS.
7. HANDCAP RAMPS SHALL BE INSTALLED BY THE BUILDER WITH EACH LOT.

WETLANDS CERTIFICATE:

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING:

1. THE NATIONAL WETLANDS INVENTORY MAPS HAVE BEEN CONSULTED.
2. THE APPROPRIATE PLAN SHEET [X] DOES / [] DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS.
3. IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.

SIDEWALK NOTES:

"SIDEWALKS AND CURB RAMPS, WHERE REQUIRED, SHALL BE INSTALLED ON NEW INTERNAL STREETS (BOTH SIDES INCLUDING EYEBROW TURNAROUNDS AND CUL-DE-SACS) AND ON ABUTTING EXTERNAL STREETS". (UDO 900.90.2.A)

"DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, "PASSIVE" RECREATION AREA LOTS, AND OPEN SPACE/COMMON AREAS PRIOR TO THE FINAL PLAT APPROVAL. THE LOT BUILDER SHALL INSTALL SIDEWALKS AND INTERSECTION RADIUS CURB RAMPS AT NEW STREET INTERSECTIONS, "EYEBROW" TUNNAROUNDS AND CUL-DE-SACS, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT."

"SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF THE INTERNAL STREETS (INCLUDING "EYEBROW" TURNAROUNDS AND CUL-DE-SACS). SIDEWALKS SHALL BE AT LEAST 2 FEET FROM THE BACK OF CURB AND SHALL BE CONSTRUCTED OF CONCRETE A MINIMUM OF FOUR FEET (4') IN WIDTH AND FOUR INCHES (4") THICK WITH A CROSS SLOPE OF .25 PER FOOT. CONCRETE SHALL BE CLASS "B" AND HAVE A STRENGTH OF 3000 PSI AT 28 DAYS."

"SIDEWALKS ON "ACTIVE" RECREATION AREA LOTS SHALL BE INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR SHALL BE INSTALLED BY THE DEVELOPER PRIOR TO RELEASE OF THE SUBDIVISION MAINTENANCE SURETY, WHICHEVER IS EARLIER."

GENERAL NOTES:

7. TOTAL AREA OF PROPERTY: 13.23 ACRES
8. MINIMUM OF PROPERTY: PDU
9. TOTAL NUMBER OF LOTS: 78
10. GROSS DENSITY = 5.90 LOTS PER ACRE
11. MINIMUM DWELLING SIZE: 400 SQUARE FEET FOR ONE STORY & 1,600 FOR TWO STORY
12. SETBACKS: FRONT 15' / REAR 15' / SIDE 0' & 30' REAR ALONG HWY 8
13. BUILDING HEIGHT: 35 FEET
14. WATER SERVICE TO BE PROVIDED BY CITY OF AUBURN
15. SANITARY SEWER SERVICE TO BE PROVIDED BY BARROW COUNTY, AUBURN STATION FLOW TREATMENT PLANT RECORDING
16. SANITARY SEWER IS TREATED AT THE BARROW COUNTY TANNERS BRIDGE LA FACILITY.
17. ALL LOTS TO BE LOCATED TO THE WEST OF THE TOWN OF AUBURN
18. ALL STREETS ARE TO BE PUBLIC STREETS.
19. BOUNDARY INFORMATION TAKEN FROM A SURVEY FOR YOST COMMUNITIES @ AUBURN, INC. BY AUBURN COUNTY, MISSISSIPPI, INC., DATED 04/20/18.
20. DEVELOPERS SHALL INSTALL SIDEWALKS ON ABUTTING EXTERNAL STREETS, LOTS, AND OPEN SPACES AND SHALL ENSURE COMPLIANCE WITH THE CITY OF AUBURN'S SIDEWALK
21. CUL-DE-SAC TURNAROUNDS ON A LOT BY LOT BASIS.
22. CITY OF AUBURN DOES NOT ENSURE PROTECTIVE COVENANTS. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND THE STRUCTURE OWNER TO ENSURE THE PROTECTIVE COVENANTS.
23. ROPING PENS SET AT ALL PROPERTY CORNERS. (N/ REAR)
24. ALL PROPERTY CORNERS TO BE MAINTAINED TO THE SANITARY SEWER EASEMENTS ACCORDING TO CURRENT BARROW COUNTY POLICY.
25. STRUCTURES ARE NOT ALLOWED TO BE LOCATED WITHIN THE SANITARY SEWER EASEMENTS.
26. CLEANOUTS ARE TO BE MAINTAINED AT GRADE, AND ARE THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE ACCESSIBILITY AT ALL TIMES.
27. THE TOWN OF AUBURN MAY REQUIRE THE DEVELOPER TO OBTAIN THROUGH THE SUBDIVISION PROCESS AS PROVIDED BY CITY OF AUBURN UNIFIED DEVELOPMENT ORDINANCE IN EFFECT AT THE TIME OF THE SUBDIVISION.
28. STREAM BUFFER EASEMENTS ARE TO REMAIN IN A NATURAL AND UNDISTURBED CONDITION, WITH THE EXEMPTION 0.012 ACRE OF WETLANDS, AS SHOWN ON PLAT.
29. THE DEVELOPER AND THE OWNER SHALL BE RESPONSIBLE FOR THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
30. ALL PARKING SPACES WILL BE PROVIDED WITH EACH UNIT.
31. TOTAL SITE AREA (LESS THE COMMERCIAL LOT) = 13.23 ACRES TO THE PERMITTER
32. BOUNDARY LINES: THE OPEN SPACE TO THE CL. OF THE CREEK DIVIDING THE TOWNSHIPS OF AUBURN, LA TO COMMERCIAL LOT 1

SPECIAL NOTES:

1. LOTS LABELED "MFE TO BE SET 3' ABOVE FLOOD STUDY ELEVATION. ELEVATION TO BE DETERMINED.
2. A RESIDENTIAL DRAINAGE PLAN (RDP) MUST BE APPROVED BY THE CITY OF AUBURN PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP",

STORMWATER NOTES:

1. A 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
2. THE CITY OF ALBURN ASSUMES NO RESPONSIBILITY FOR OVERTFLOW OR EROSION OF NATURAL OR CULTURAL RESOURCES OR DAMAGE TO THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
3. AN APPROVED RESIDENTIAL DRAINAGE PLAN (RDP) IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THOSE LOTS LABELED "RDP" AN APPROVED HOLD AND RELEASE AFFIDAVIT IS REQUIRED ON THOSE LOTS LABELED "RDP" OR RESIDENTIAL DRAINAGE STUDY (RDS). AN ELEVATION CERTIFICATE IS REQUIRED ON LOTS LABELED "RDP-E" OR "RDS-E".

RDP-RESIDENTIAL PLAN OR RDS RESIDENTIAL DRAINAGE STUDY

THE RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE CITY, PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP" OR "RDS", RESPECTIVELY. PLEASE REFER TO THE CITY OF AUBURN DEVELOPMENT REGULATIONS AND CONTACT THE CITY OF AUBURN FOR FURTHER INFORMATION.

HLP – HOUSE LOCATION PLAN

A HOUSE LOCATION PLAN SHALL BE REQUIRED TO BE APPROVED BY THE CITY PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "HLR". A HOUSE LOCATION PLAN IS A SCALE DRAWING SUBMITTED BY THE BUILDER AT THE TIME OF PERMIT. IT IS NOT REQUIRED THAT THIS PLAN BE PREPARED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER. THE PURPOSE OF THIS PLAN IS TO ENSURE THAT THE HOUSE IS PROPERLY LOCATED ON THE LOT. PLEASE REFER TO THE CITY OF AUBURN DEVELOPMENT REGULATIONS OR CONTACT THE CITY OF AUBURN FOR FURTHER INFORMATION.



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

G.S.W.C.C.
LEVEL II - 0000083063
EXPIRES 02/27/2027

NO.	DATE	REVISION	CITY/COUNTY: AUBURN/BARROW
			LAND LOT/DISTRICT: GMD 1740
			PARCELS: AU05 035A
			DATE: JANUARY 20, 2025
			SCALE: 1" = 50'
			JOB NO. 05040

FINAL PLAT FOR:

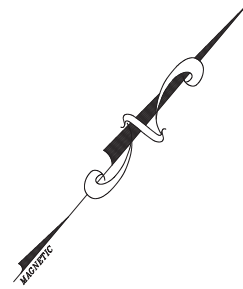
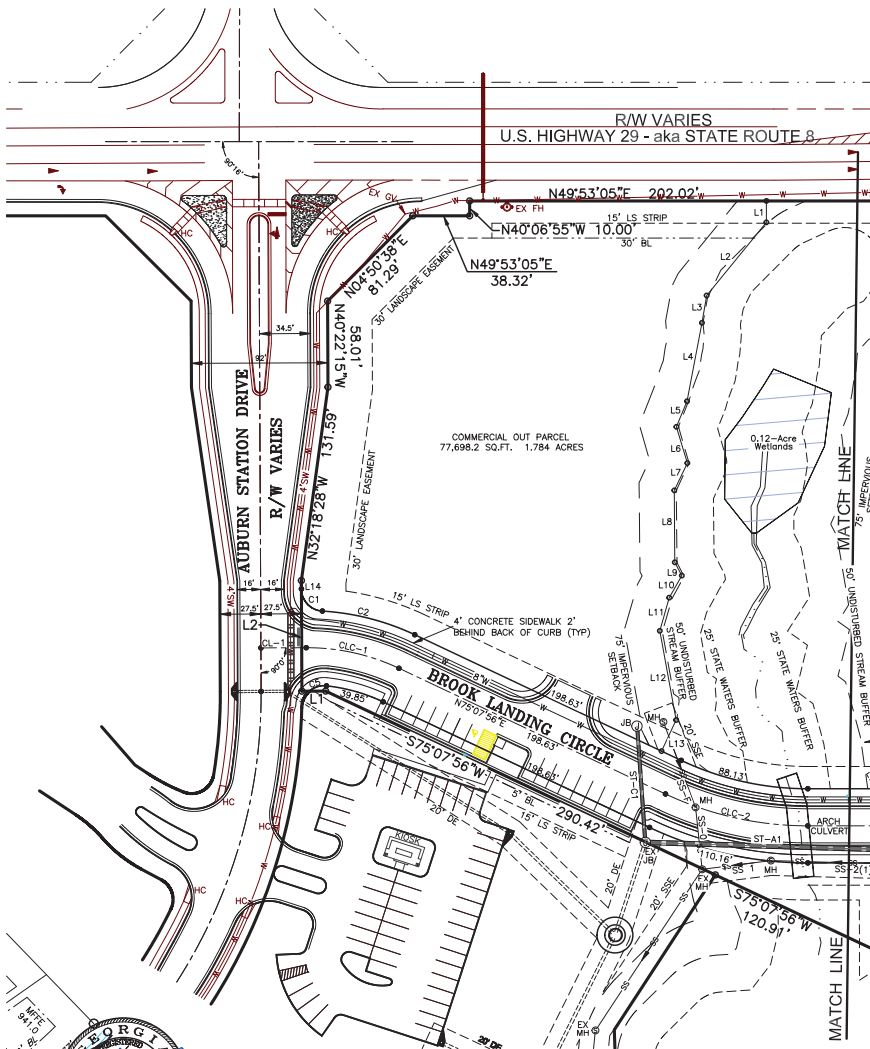
**AUBURN STATION
TOWN HOMES EAST**



RINGO & ASSOCIATES

257 PINECREST LANE, BRASELTON, GEORGIA 30517
Phone (770) 962-8456

CONSULTANTS
SURVEYORS
PLANNERS



BOUNDARY CURVE CHART

Curve	Radius	Tangent	Length	Chord	Chord Bear.
C1	15.00'	14.06'	22.59'	20.51'	N 83°31'00" W
C2	170.00'	32.72'	64.64'	64.25'	S 64°14'21" W

BOUNDARY CALL CHART

Course	Bearing	Distance
L1	N 40°22'46" W	5.65'
L2	S 40°06'55" E	14.46'
L3	S 00°52'02" E	63.65'
L4	S 29°37'22" E	72.52'
L5	S 17°34'17" E	18.62'
L6	S 56°48'58" E	25.54'
L7	S 14°41'22" E	20.41'
L8	S 40°28'31" E	48.47'
L9	S 67°55'42" E	10.13'
L10	S 10°16'38" E	17.12'
L11	S 24°20'11" E	23.28'
L12	S 50°33'14" E	61.08'
L13	S 14°52'04" E	23.17'
L14	S 49°37'14" W	16.00'

CENTER LINE CURVE CHART

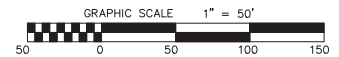
Curve	Radius	Tangent	Length	Chord	Chord Bear.
CLC-1	145.00'	32.83'	64.56'	64.03'	N 62°22'35" E
CLC-2	225.00'	50.39'	99.15'	98.35'	N 62°30'30" E

CENTER LINE CALL CHART

Course	Bearing	Distance
CL1	N 49°37'14" E	30.48'

LOT CURVE CHART & R/W

Curve	Radius	Tangent	Length	Chord	Chord Bear.
LC1	15.00'	10.61'	18.46'	17.32'	N 14°37'13" E
LC2	15.00'	2.57'	5.10'	5.07'	N 30°22'47" W
LC3	15.00'	10.61'	18.46'	17.32'	S 75°22'47" E
LC4	15.00'	2.57'	5.10'	5.07'	N 59°37'12" E
LC5	15.00'	2.57'	5.10'	5.07'	N 40°08'57" E
LC6	15.00'	10.61'	18.46'	17.32'	N 04°51'03" W
LC7	15.00'	10.61'	18.46'	17.32'	N 75°22'47" W
LC8	15.00'	2.57'	5.10'	5.07'	S 59°37'13" W
LC9	15.00'	2.57'	5.10'	5.07'	S 40°09'41" W
LC10	15.00'	10.61'	18.46'	17.32'	S 04°51'11" E
LC11	15.00'	6.58'	12.48'	12.05'	N 32°25'32" E



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



NO.	DATE	REVISION

CITY/COUNTY: AUBURN/BARROW
 LAND LOT/DISTRICT: GMD 1740
 PARCELS: AU05 035A
 DATE: JANUARY 20, 2025
 SCALE: 1" = 50'
 JOB NO.: 05040

FINAL PLAT FOR:

**AUBURN STATION
TOWN HOMES EAST**



**RINGO
& ASSOCIATES**
 257 PINECREST LANE BRASELTON, GEORGIA 30517
 Phone (770) 962-8456

CONSULTANTS
SURVEYORS
PLANNERS



MAYOR
Richard E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Robert L. Vogel, III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

AGENDA ITEM NO: ____2____

TO: MAYOR & COUNCIL

FROM: Iris Akridge – Public Works Director

DATE: April 24, 2025

PURPOSE: To proclaim Proclamation #02-025 the week of May 18 thru May 24, 2025, as National Public Works Week, "People, Purpose, Presence" in the City of Auburn, Georgia.

BACKGROUND: National Public Works Week has been celebrated during the third week in May since 1960. In 1962 President John F. Kennedy signed the Presidential Proclamation.

This year's theme, "People, Purpose, Presence," highlights three cornerstone ideals that motivate public works professionals to serve in their communities every day. Meeting the needs of people is what gives public works its sense of purpose. Many times, public works professionals will never meet those whose lives have been impacted because when things are going right, no one knows that public works is there. Yet, with or without fanfare, Public Works is ever present, working in the background to advance quality of life for all.

FUNDING: N/A

RECOMMENDATION: To approve Proclamation #02-025 proclaiming the week of May 18 thru May 24, 2025, as National Public Works Week, "People, Purpose, Presence." in the City of Auburn, Georgia.

Proclamation # 02-025



PEOPLE PURPOSE PRESENCE

NATIONAL PUBLIC WORKS WEEK • MAY 18–24, 2025

WHEREAS public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of Georgia; and

WHEREAS these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, managers, and employees from state and local governments and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment, and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS it is in the public interest for the citizens, civic leaders, and children in Georgia to gain knowledge of and maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities,

WHEREAS, the American Public Works Association has celebrated the annual National Public Works Week since 1960,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AUBURN, GEORGIA, we do hereby designate the week of May 18 - 24, 2025 as **National Public Works Week**; we urge all people to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

DONE at the City of Auburn, Georgia this _____ the day of _____ 2025.

Richard E. Roquemore, Mayor

Robert L. Vogel, III - Council

Taylor J. Sisk - Council

Jamie L. Bradley - Council

Joshua Rowan - Council

Attest:

Michael E. Parks, City Administrator



MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Robert L. Vogel III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

AGENDA ITEM: 3

TO: Mayor and Council

FROM: Michael Parks, City Administrator

DATE: April 24, 2025

PURPOSE: The Owner has requested a waiver or modification of the stormwater fee for 180 Parks Mill Rd. - Parcel #AU10 138.

BACKGROUND: On February 19, 2025 a formal request for review of the stormwater charges to the above property was emailed to staff. Staff reviewed the charges associated with the parcel and found the cost to be equivalent to the assessments for other similarly situated properties.

RECOMMENDATION: To offer a payment plan for this property based on the fee total.

FUNDING: None

ATTACHMENTS: See attachments.

From: Shadi Jaraysi

Sent: Wednesday, February 19, 2025 1:22 PM

To: Michael Parks <mparks@cityofauburn-ga.org>

Cc: Jack Wilson <jwilson@rjwpclaw.com>

Subject: Formal Objection and Request for Review – Stormwater Tax Assessment for Polaris at Auburn Holdings LLC

RE: 180 PARKS MILL RD - Parcel #AU10 138

Dear Mr. Parks,

I am writing on behalf of Polaris At Auburn Holdings LLC to formally object to the recent changes in the stormwater fee schedule and to request a review of the matter by your office and the City Council pursuant to ACC 13.48.150. Specifically, we seek a reassessment of the stormwater tax bill for the referenced property, which has been issued in the amount of \$24,654.31—an increase of approximately 4.5 times the historical annual rate.

Upon reviewing the property's tax history, it is evident that the stormwater tax has traditionally ranged between \$3,000 and \$6,000 per year. Notably, no material changes have been made to the property, including any increase in impervious surface area. The significant escalation in the assessed fee appears to be a direct consequence of the recently adopted fee schedule, which presumes a fixed ratio of 75% impervious surface for all commercial and multifamily properties, without regard to the actual conditions of the land. This methodology results in an arbitrary and inequitable tax burden on property owners, including my client.

The subject property encompasses approximately 24 acres (1,055,894 square feet), yet only about 11% of this area is occupied or encumbered by impervious surface. Furthermore, the property's natural topography significantly mitigates stormwater runoff, reducing any reliance on municipal stormwater management. Specifically, the land's sloped grading directs the majority of surface water away from public roadways, and an on-site lake effectively retains a substantial portion of stormwater, further diminishing any impact on the city's infrastructure.

Given these circumstances, we respectfully request that your office and the City Council review this matter and adjust the stormwater tax assessment accordingly to reflect the actual character and usage of the property. An equitable reassessment will ensure that my client is not unfairly subjected to an excessive tax burden based on an inaccurate classification.

We appreciate your time and consideration and look forward to your response. Please do not hesitate to contact me should you require any additional information.

Thank you,



Shadi W. Jaraysi
Attorney

Neel, Robinson & Stafford, LLC

5555 Glenridge Connector Suite 400
Atlanta, Georgia 30342
Direct 404.705.6948
Main 404.459.9600
<https://link.edgepilot.com/s/065fc8aa/DgVnHakbsOm2uDJreRGhvA?u=http://www.nrs.law/>



**Please note Neel, Robinson & Stafford's WIRE TRANSFER requirements:
We do not accept or request changes to wiring instructions via email or fax. Always call Neel, Robinson & Stafford, LLC to verbally verify wiring instructions prior to wiring funds.**

Borrower & Seller funds needed for closing, including gift funds, funds from law firms and funds from any other source, must be by wire transfer only.

CONFIDENTIALITY NOTICE

The information contained in this e-mail message is legally privileged and confidential, and is intended only for the use of the addressee. If you are not the intended recipient, please be aware that any dissemination, distribution or copy of this e-mail is prohibited. If you have received this e-mail in error, please immediately notify us by reply e-mail and delete this message and any attachments. An attorney client relationship cannot be created by this message or by any reply to this message. An attorney client relationship can only be created by a signed engagement letter with this law firm. Thank you.

Please also advise us immediately if you or your employer does not consent to receipt of Internet e-mail for confidential messages of this kind.

DISCLAIMER

Pursuant to Circular 230 issued by the United States Treasury Department and relating to practice before the Internal Revenue Service, any comment or opinion in this communication relating to a federal tax issue is not intended to be used, and cannot be used, by a taxpayer for the purpose of avoiding tax-related penalties that may be imposed on the taxpayer.

HUSSEY GAY BELL

Established 1958

March 12, 2023

Michael Parks
City Administrator
City of Auburn
One Auburn Way
Auburn, GA, 30011

RE: Storm Water Fee Tax Parcel AU10 138

Dear Mr. Michael Parks,

Per your request I am reviewing storm water fee ordinance section 18.14.050 (B) and Mr. Shadi Jaraysi's, attorney, email of 2-19-25 about stormwater fee for parcel #AU10 138. The following is our professional opinion given to the City of Auburn.

Paragraph B of the ordinance provides stormwater fees for five categories of land use. Our firm reviewed the following categories of land use: Commercial, Industrial, Residential Apartments, Mobile Home Parks, Office and Institutional properties. We examined existing parcels having these general land uses: Strip Commercial along Highway 29, Industrial along Auburn Park Drive, Residential Apartments along Auburn Gate Lane, Mobile Home Park along Carter Road, and Office-Institutional along Highway 29 and downtown Auburn. All properties generally conformed to the formula in the ordinance of 75% of lot area divided by 100 square feet multiplied by \$2.50 to represent the impervious surface on these parcels.

Application of the ordinance is more of a legal or administrative matter than an engineering matter and we are not attempting to practice law. Per our discussion, Mr. Jaraysi's email requests a reduction in the amount of the stormwater fee for the Polaris At Auburn Holdings, LLC, property AU10 138 at 180 Parks Mill Road. This parcel contains residential apartments, but it is zoned commercial. We understand that the City based the stormwater fee based upon the commercial zoning. Based upon the Barrow County Tax Maps aerial photographs, approximately 63% of that parcel appears to be forest and pond, while approximately 37% appears to be Residential Apartments. These estimated percentages should be verified by land surveying. As a suggestion, Polaris may try subdivided the property into two parcels and rezoned them to their actual land use. The City staff may then assess the stormwater fee based upon the parcels area and the zoning.

Please call with any questions.

Hussey, Gay, Bell & DeYoung, Inc., Consulting Engineers



James B. Aton, PE

JBA

C: Michael Parks, City Administrator

ROBERT JACKSON WILSON, PC

ATTORNEY AT LAW

295 SOUTH CULVER STREET ■ SUITE C ■ LAWRENCEVILLE, GEORGIA 30046
770-962-9780

ROBERT JACKSON WILSON

jwilson@rjwpcclaw.com

April 2, 2025

VIA E-MAIL AND U.S. MAIL

Shadi W. Jaraysi
Neel, Robinson & Stafford, LLC
5555 Glenridge Connector
Suite 400
Atlanta, GA 30342

Re: City of Auburn, Georgia / Polaris at Auburn Holdings, LLC

Dear Mr. Jaraysi:

I represent the City of Auburn, Georgia. I am writing at the instructions of the City staff to respond to your email of February 19, 2025 regarding your client and the tabulation of stormwater fees due to the City. As you are aware, in 2024, the City adopted an update to its stormwater management fee structure. This was the first comprehensive review and update of these fees since the City's Stormwater Management Ordinance was adopted. In addition, the City is undertaking a raw water storage and water treatment project in and around Rock Creek inside the City limits. This project precipitated the new stormwater impact fee and the City's overall stormwater management system to allow for proper recharge and protection of the raw water storage facility. The escalation and the assessment fees were calculated by the City's consulting engineer based on the overall ratio of commercial, multi-family, industrial, mobile home, and office and institutional fees throughout the City. The engineer's calculation of impervious surface area attributable to your client's property indicated that its impervious surface constituted approximately 37 percent of the occupied acreage, not 11 percent as indicated in your recent correspondence.

Based on the City engineer's findings, the Council adopted the ordinance based on the overall City-wide average of impervious surface, the cost to the City of monitoring and maintaining stormwater management facilities, and the need and desire for ground water recharge protection and surface water runoff mitigation both in conjunction with the stormwater systems and the water quality associated with the new water storage project. It was not the City's intention to impose any financial burden on your client or any other similarly situated owner.

All of the other affected property owners have either paid the fees or entered into an agreement for payment over time as proposed by the City. Your client has been treated in the same manner as other similarly situated property owners, each of whom has agreed to pay the fee.

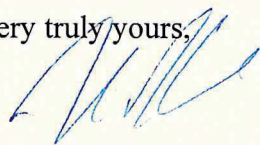
Shadi W. Jaraysi
Neel, Robinson & Stafford, LLC
April 2, 2025
Page 2

For all these reasons, the City staff is not able to administratively waive, modify or vary the stormwater fee due from your client. Your correspondence and request in this matter will be scheduled for the City Council's work session meeting for April 24, 2025 at 6:00 p.m. at City Hall. If you or your client wishes to address the Mayor and City Council, you may do so at that time.

If you have any questions or need any additional information, please do not hesitate to contact me. Please direct all further correspondence to the City to my attention at the address on this letterhead.

With best regards, I am

Very truly yours,



Robert Jackson Wilson

RJW/bka

Enc.

Cc: Mayor and Members of City Council
Michael Parks, City Administrator

Barrow County, GA

Summary

Parcel Number	AU10 138
Location Address	180 PARKS MILL RD
Legal Description	180 PARKS MILL RD - APARTMENTS
	(Note: Not to be used on legal documents)
Class	C4-Commercial
	(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	RM8
	(Note: See Official Zoning Map for Verification)
Tax District	AUBURN (District 02)
Millage Rate	30.701
Acres	24.24
Homestead Exemption	No (S0)
Landlot/District	RES /

[View Map](#)



Owner

[POLARIS AT AUBURN HOLDINGS LLC](#)
1355 TERRELL MILL ROAD
BLD 1464 STE 204
MARIETTA, GA 30067

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Apt-Parks Mill Rd	Acres	1,055,894	0	0	24.24	0

Residential Improvement Information

Heated Square Feet	1736
Interior Walls	Sheet Rock
Exterior Walls	Hardboard/Masonite
Foundation	Masonry-Basement
Attic Square Feet	0
Basement Square Feet	1736 - 99% Finished
Year Built	1988
Roof Type	Asphalt Shingles
Flooring Type	Carpet/Tile/Wood Laminate
Heating Type	Cen Ht/AC/HP
Number Of Rooms	6
Number Of Bedrooms	3
Number Of Full Bathrooms	4
Number Of Half Bathrooms	0
Number Of Plumbing Extras	3
Value	\$99,864
Condition	Average
Fireplaces\Appliances	Const 1 sty 1 Box 1
Heated Square Feet	2354
Interior Walls	Sheet Rock
Exterior Walls	Plywood Sheet
Foundation	Masonry-Average Crawl Space
Attic Square Feet	0
Basement Square Feet	0
Year Built	1985
Roof Type	Asphalt Shingles
Flooring Type	Carpet/Tile/Wood Laminate
Heating Type	Baseboard w/c AC
Number Of Rooms	8
Number Of Bedrooms	4
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$69,248
Condition	Fair
Heated Square Feet	1624
Interior Walls	Sheet Rock
Exterior Walls	Plywood Sheet

Foundation	Masonry-Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	1988
Roof Type	Asphalt Shingles
Flooring Type	Carpet/Tile/Wood Laminate
Heating Type	Baseboard
Number Of Rooms	8
Number Of Bedrooms	4
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$33,000
Condition	Fair

Heated Square Feet	1624
Interior Walls	Sheet Rock
Exterior Walls	Plywood Sheet
Foundation	Masonry-Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	1988
Roof Type	Asphalt Shingles
Flooring Type	Carpet/Tile/Wood Laminate
Heating Type	Baseboard
Number Of Rooms	8
Number Of Bedrooms	2
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$33,000
Condition	Fair

Heated Square Feet	1624
Interior Walls	Sheet Rock
Exterior Walls	Plywood Sheet
Foundation	Masonry-Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	1988
Roof Type	Asphalt Shingles
Flooring Type	Carpet/Tile/Wood Laminate
Heating Type	Baseboard
Number Of Rooms	8
Number Of Bedrooms	4
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$33,000
Condition	Fair

Heated Square Feet	1624
Interior Walls	Sheet Rock
Exterior Walls	Plywood Sheet
Foundation	Masonry-Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	1988
Roof Type	Asphalt Shingles
Flooring Type	Carpet/Tile/Wood Laminate
Heating Type	Baseboard
Number Of Rooms	8
Number Of Bedrooms	4
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$33,000
Condition	Fair

Heated Square Feet	1624
Interior Walls	Sheet Rock
Exterior Walls	Plywood Sheet
Foundation	Masonry-Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	1988
Roof Type	Asphalt Shingles
Flooring Type	Carpet/Tile/Wood Laminate
Heating Type	Baseboard
Number Of Rooms	8
Number Of Bedrooms	4
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$33,000

Condition	Fair
Heated Square Feet	1624
Interior Walls	Sheet Rock
Exterior Walls	Plywood Sheet
Foundation	Masonry-Slab
Attic Square Feet	0
Basement Square Feet	0
Year Built	1988
Roof Type	Asphalt Shingles
Flooring Type	Carpet/Tile/Wood Laminate
Heating Type	Baseboard
Number Of Rooms	8
Number Of Bedrooms	4
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$33,000
Condition	Fair

Commercial Improvement Information

Description	Apt/Multi Occupant-AV
Value	\$445,060
Actual Year Built	1988
Effective Year Built	1988
Square Feet	14012
Wall Height	8
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Apt/Multi Occupant-AV
Value	\$551,007
Actual Year Built	1988
Effective Year Built	1988
Square Feet	6272
Wall Height	8
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	50%
	50%
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	3

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Comm. Paving-Concrete	1990	0x0 / 15500	1	\$19,344
Comm: Site Value (A)	1988	0x0 / 10	1	\$200,000
Comm. Paving-Asphalt	1970	0x0 / 50000	1	\$31,200

Permits

Permit Date	Permit Number	Type	Description
06/20/2024	P2400206	COMMERCIAL	DEMO OF KIOSK & INSTALL NEW MAIL KIOSK
03/24/2022	P2100525	RENOVATIONS	RENVATIONS
06/10/2015	FIRE000000	FIRE DAMAGE	FIRE DAMAGE REPAIRED IN APARTMENT 10
03/15/2011	1100031	COMMERCIAL	Electrical Permit - installing meter/panel to seperate apts Apt 55-COMplete
07/18/2008	08000074	ALTERATION	NO CHANGE FOR 2009 - FILE PERMIT
02/08/2005	FIRE REP	FIRE DAMAGE	COMMERCIAL CHECK FOR FIRE DAMAGE APT 16 - TOTAL LOSS-APARTMENT STILL NOT REPAIRED-RECHECK FOR 2007 NO CHANGE FOR 2009 - FILE PERMIT

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/10/2023	2742 152		\$5,800,000	Corporation to Corporation	BALFOUR AUBURN LLC AND	POLARIS AT AUBURN HOLDINGS LLC
4/10/2023	2742 148		\$0	Corporation to Corporation	BALFOUR OF AUBURN LLC	BALFOUR AUBURN LLC AND
7/16/2021	2524 454		\$2,700,000	MULTI	SADEGH ALI A	BALFOUR OF AUBURN LLC
7/29/2011	1581 806	6 466	\$717,079	MULTI	SMITH H DAVID AND	SADEGH ALI A
9/30/2010	1538 218	6 466	\$0	RELATED INDIVIDUALS OR CORPORATIONS	SMITH H DAVID AND	SMITH H DAVID AND
12/4/2001	650 516	6 466	\$0	QUIT CLAIM	SMITH PRO INC AND	SMITH H DAVID AND
12/28/1998	464 116	6 466	\$0	RELATED INDIVIDUALS OR CORPORATIONS	SMITH H DAVID AND	SMITH PRO INC AND
5/22/1998	419 624	6 466	\$1,200,000	MULTI	MICHAEL DOUGLAS C AN	SMITH H DAVID AND
10/18/1995	299 562	6 466	\$0	MULTI	MICHAEL DOUGLAS C	MICHAEL DOUGLAS C AN
			\$0	ALTERED/CHGND AFTER SALE		MICHAEL DOUGLAS C

Valuation

	2024	2023	2022	2021	2020
Previous Value	\$2,462,123	\$2,462,123	\$1,174,617	\$1,163,097	\$993,053
Land Value	\$848,400	\$848,400	\$848,400	\$193,920	\$182,400
+ Improvement Value	\$1,363,179	\$1,363,179	\$1,363,179	\$968,597	\$968,597
+ Accessory Value	\$250,544	\$250,544	\$250,544	\$12,100	\$12,100
= Current Value	\$2,462,123	\$2,462,123	\$2,462,123	\$1,174,617	\$1,163,097
299C Freeze	Yes	Yes	Yes		

Assessment Notices

2024 (PDF)

2023 (PDF)

2022 (PDF)

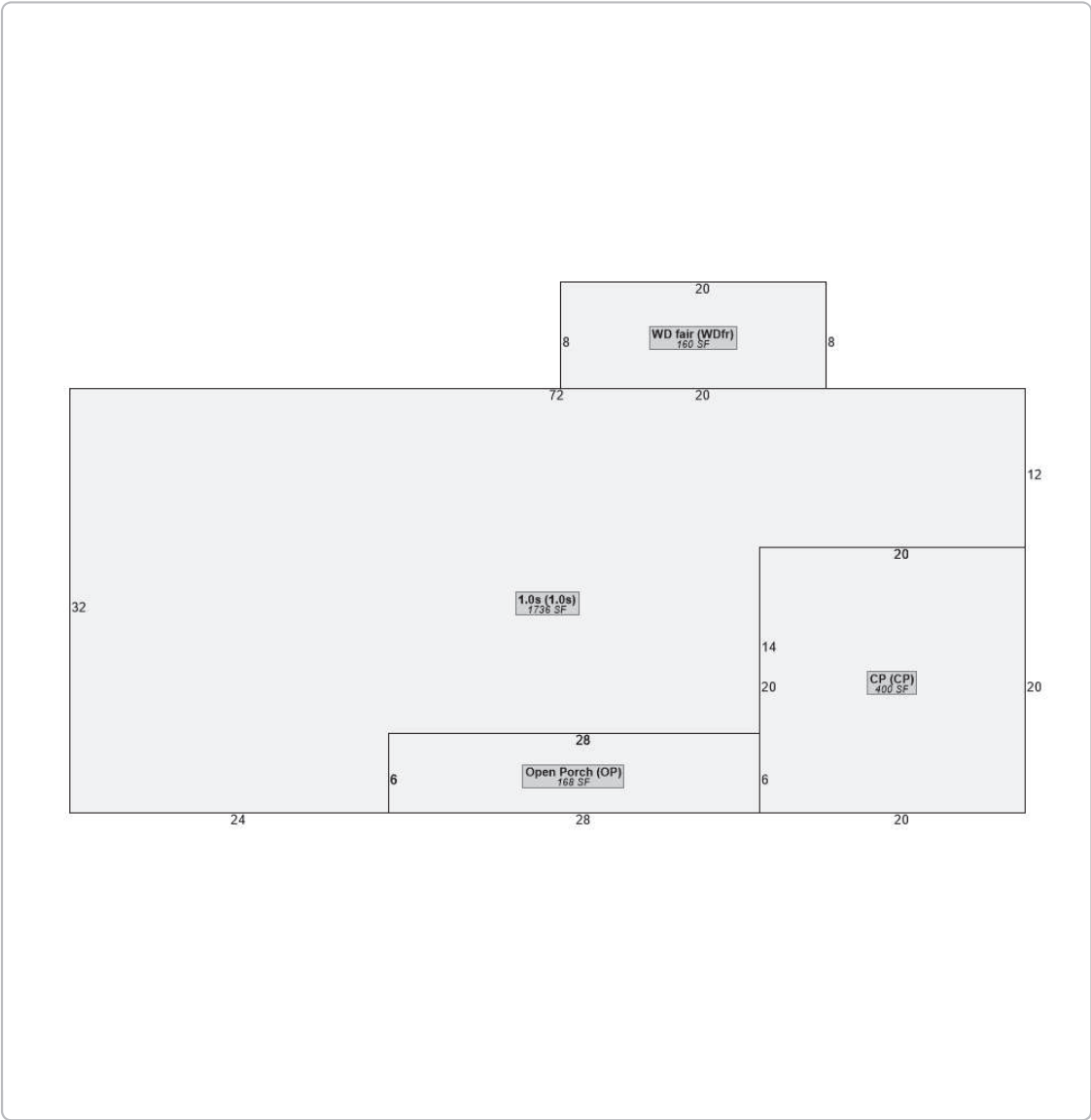
Photos

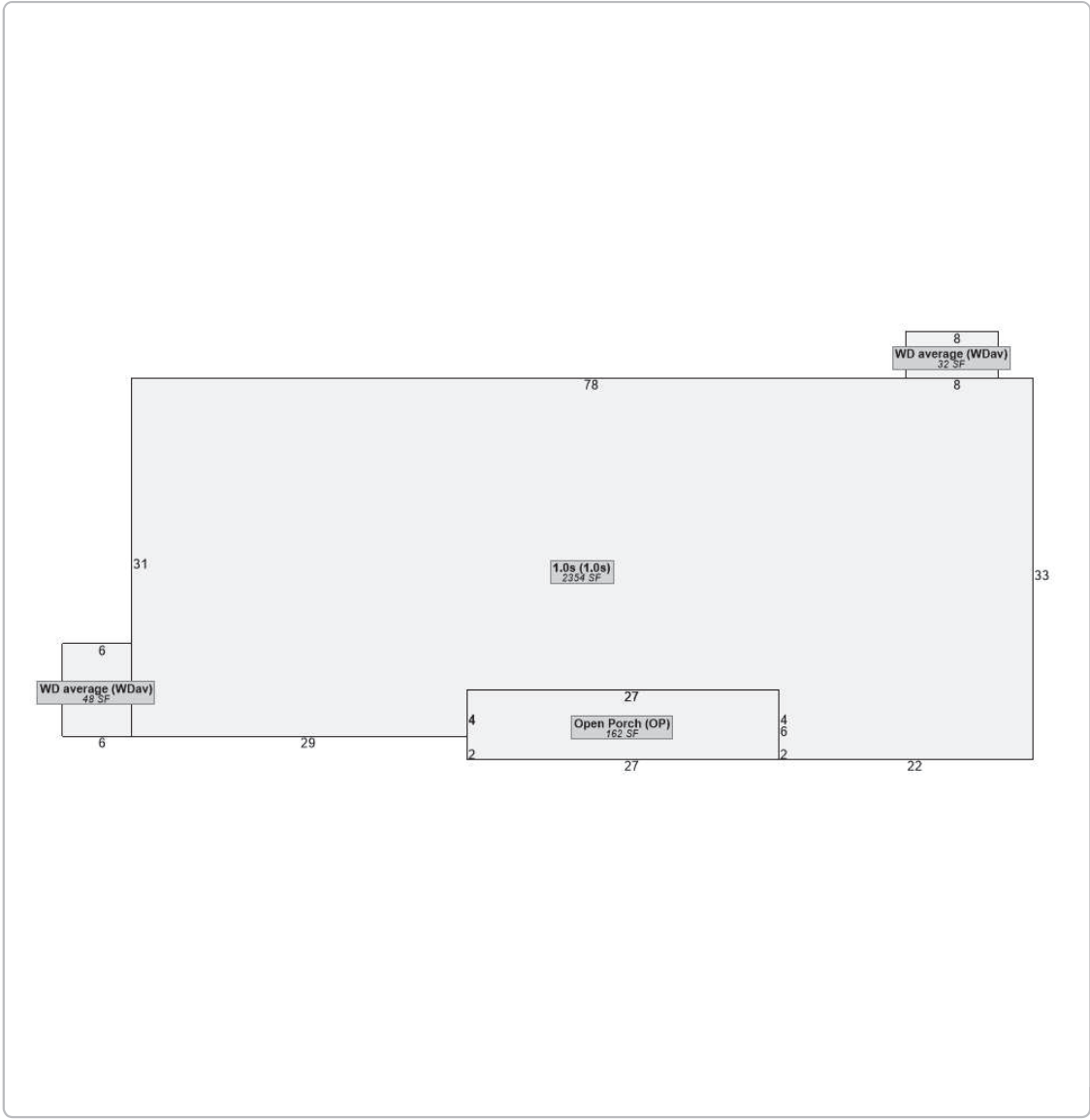


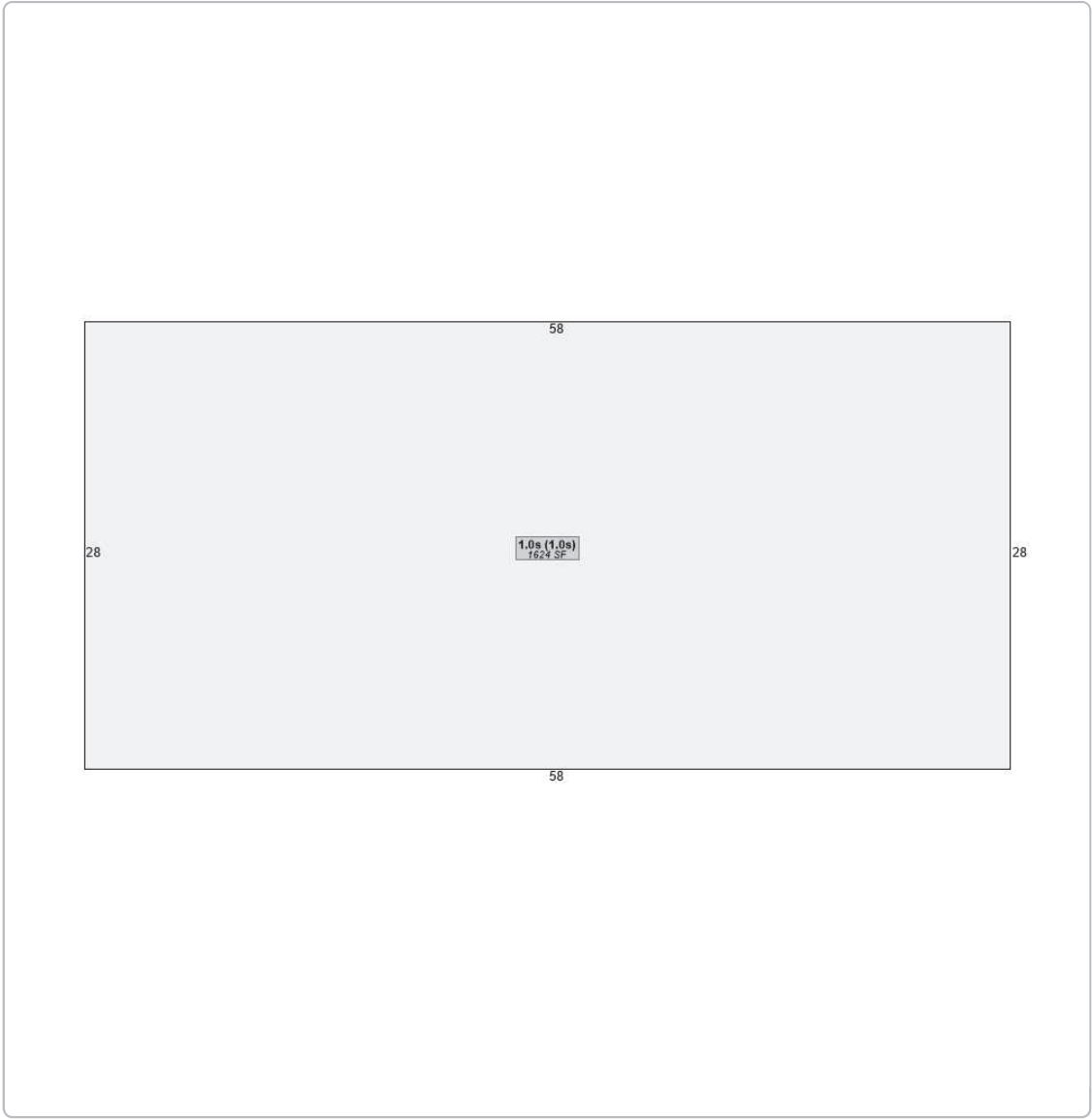


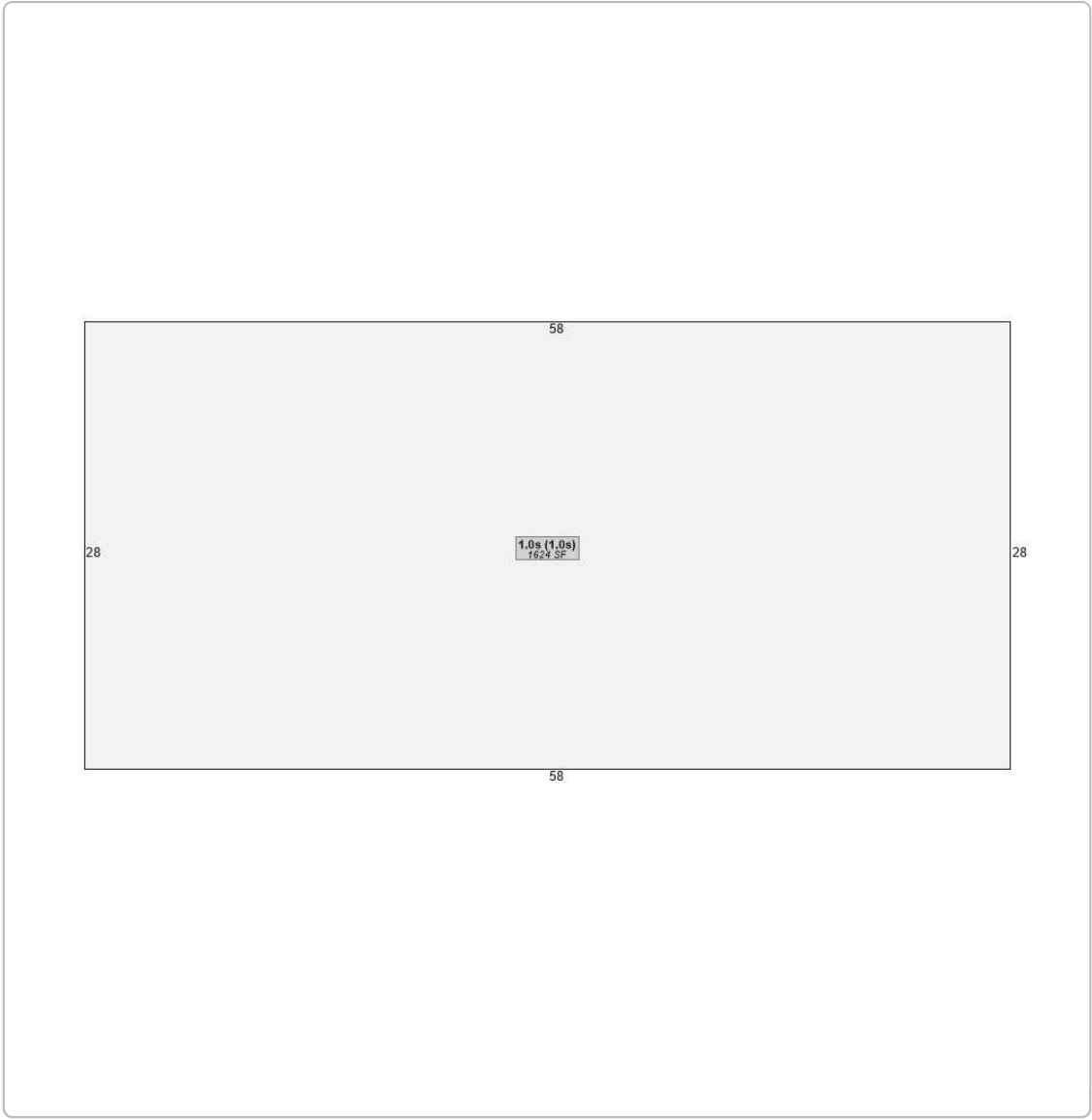


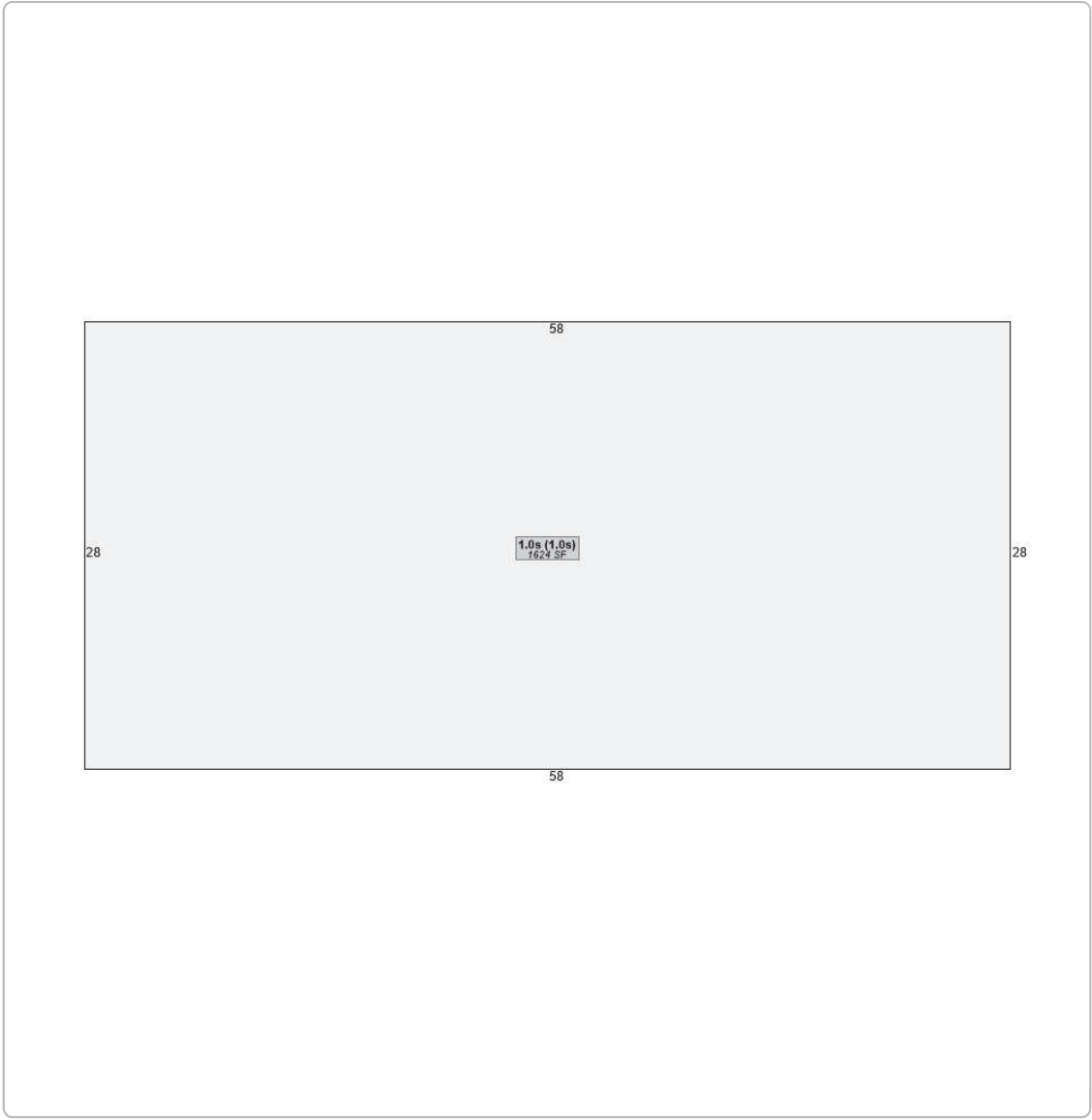
Sketches

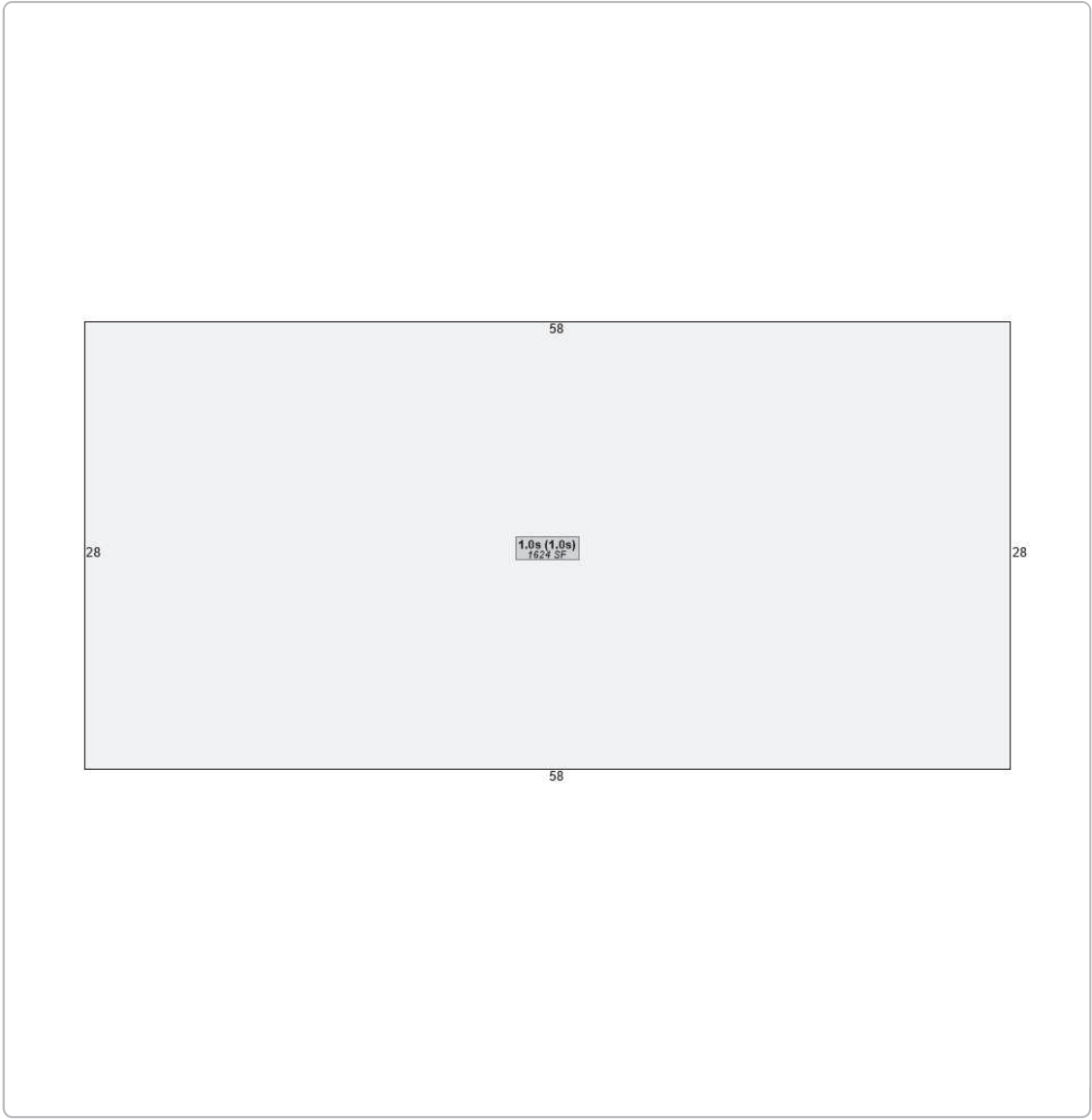


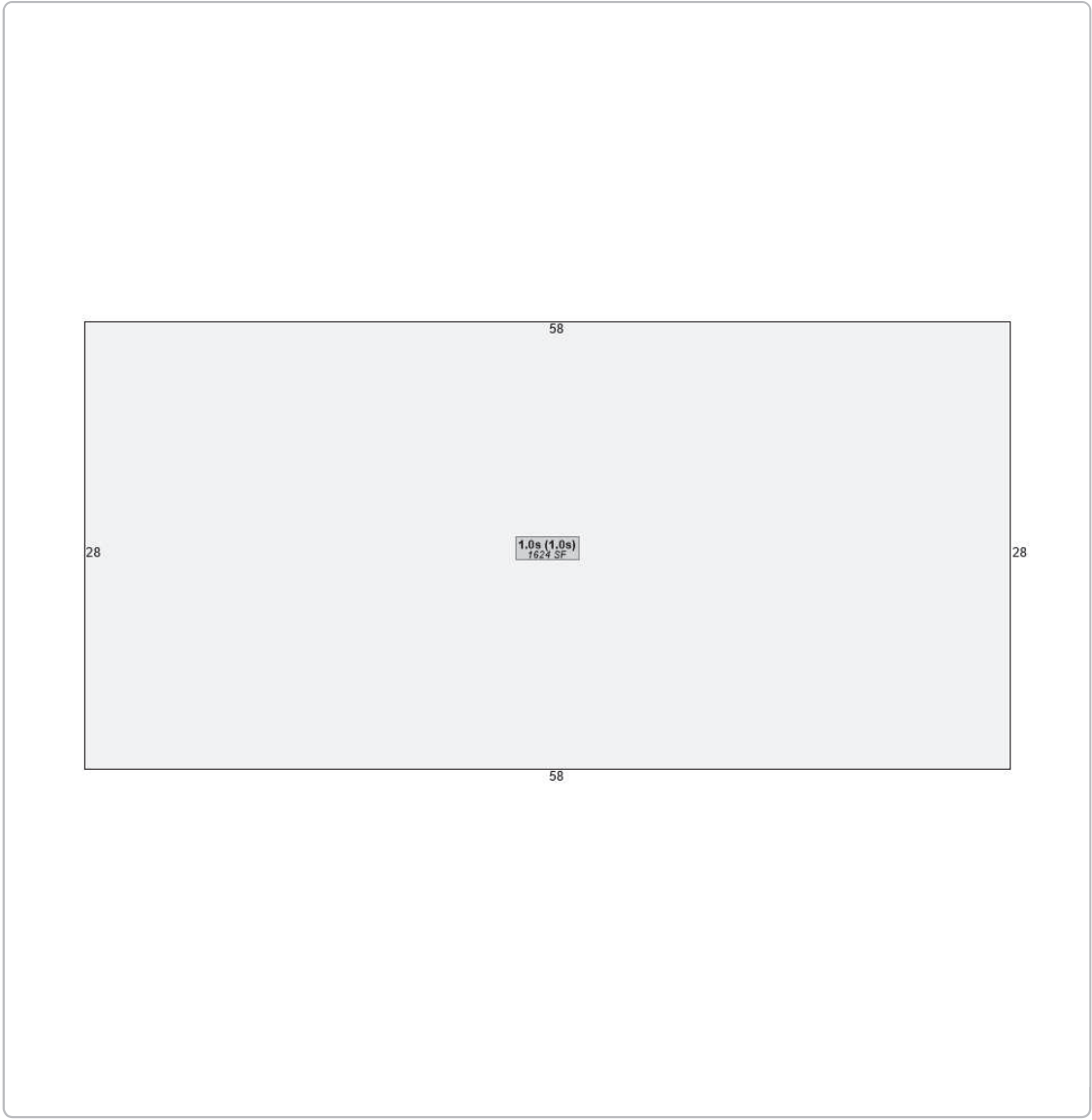


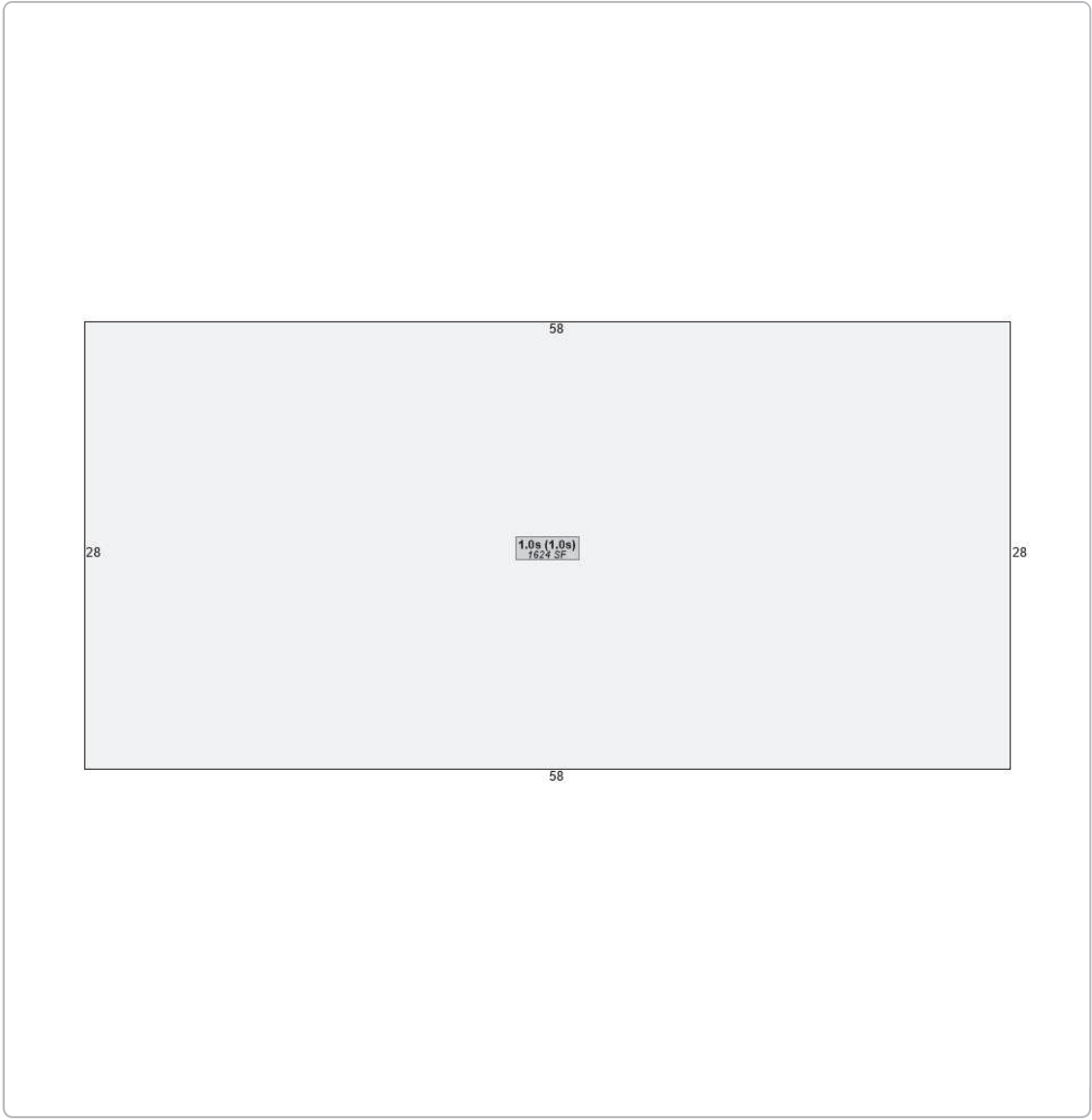


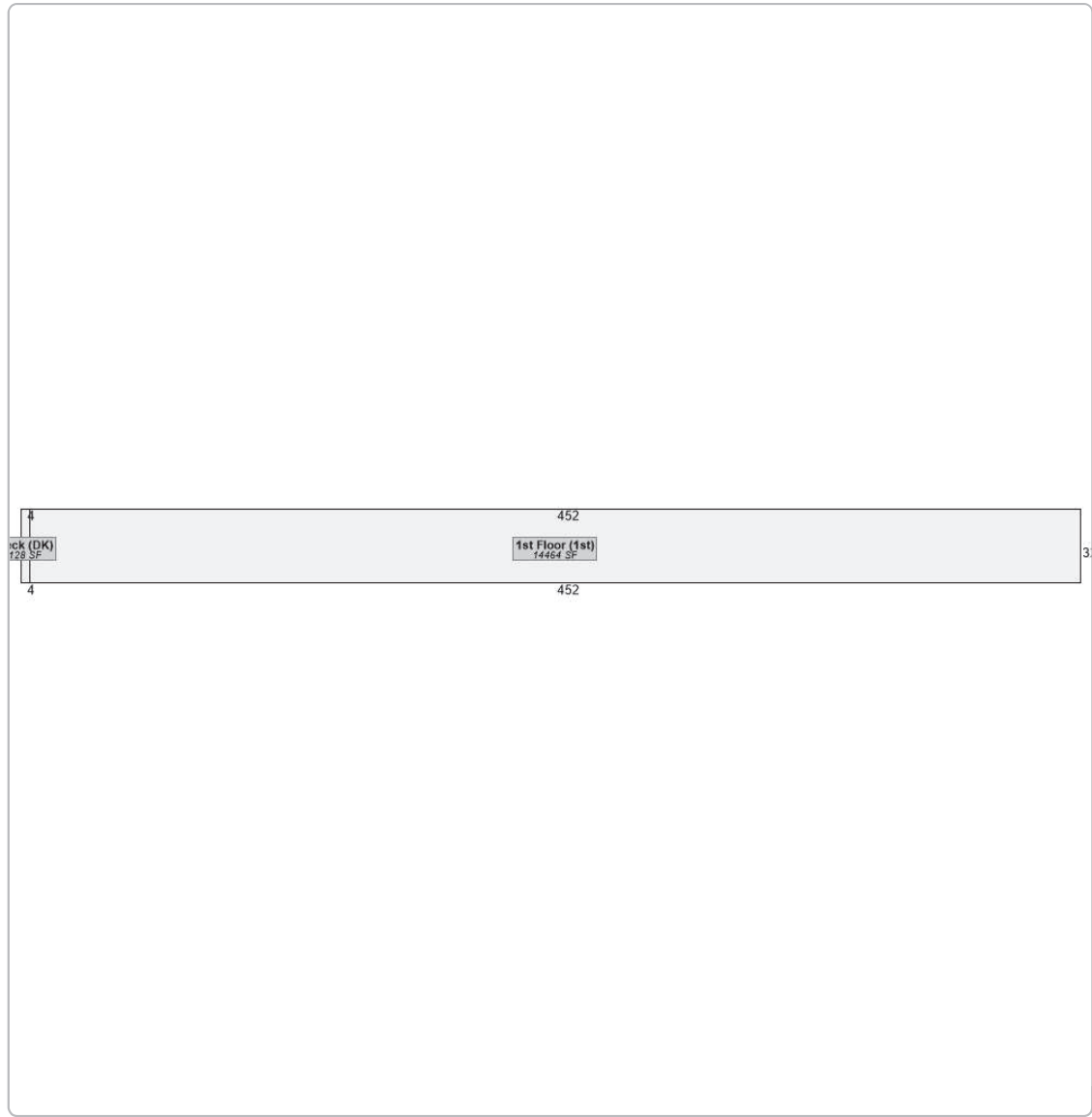


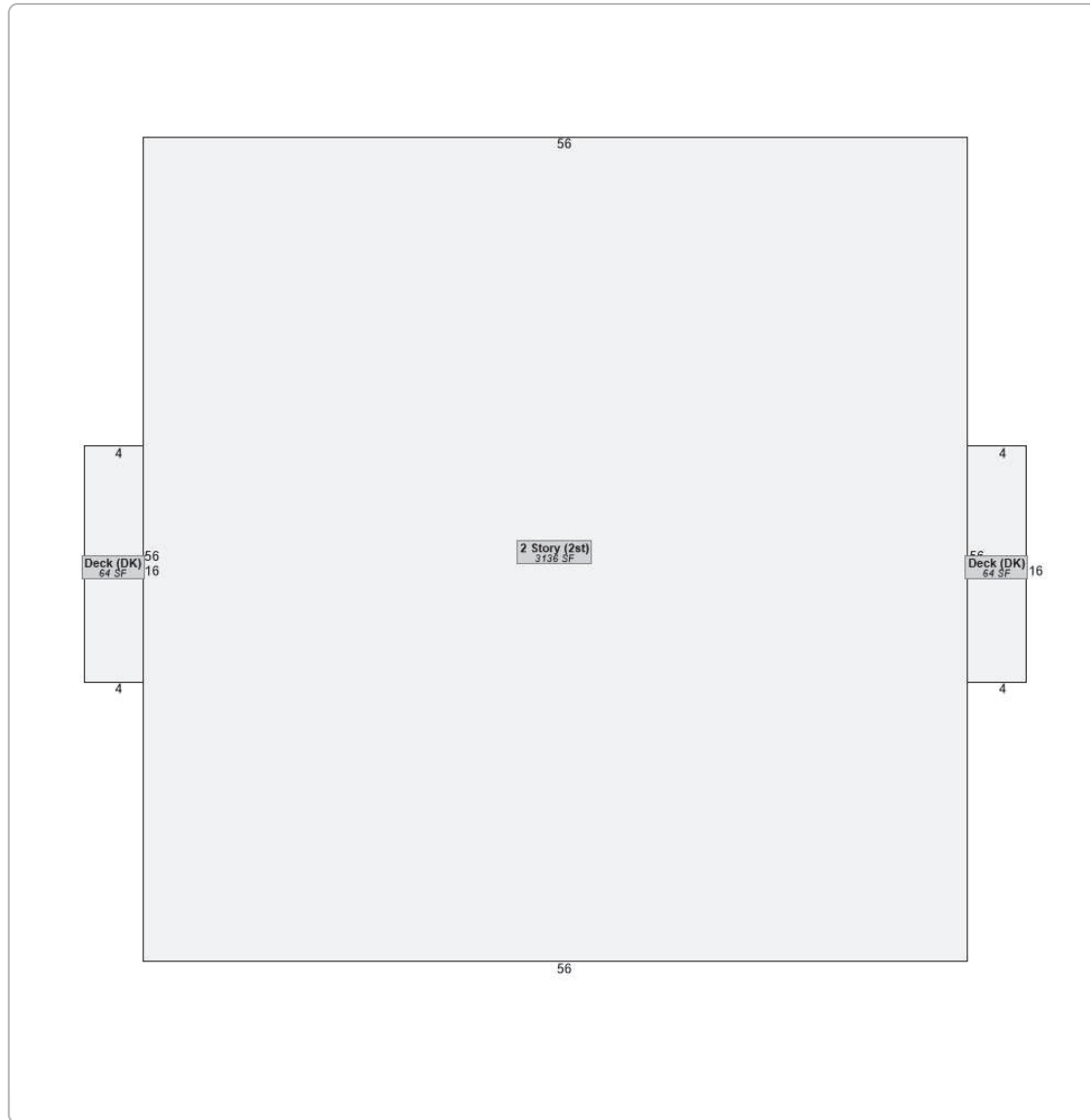












No data available for the following modules: Assessment Appeals Process, Rural Land, Conservation Use Rural Land, Mobile Homes, Prebill Mobile Homes.

The Barrow County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 2/1/2025, 12:24:07 AM

[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL



MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Robert L. Vogel III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

AGENDA ITEM: 4

TO: Mayor and Council
FROM: Michael Parks, City Administrator
DATE: April 24, 2025

PURPOSE: To seek assistance from Davenport Financial Services.

BACKGROUND: The City of Auburn Water Treatment/Reservoir Project has received the bids for the final stages of construction which will move the final phases. That portion of the project will begin work in the quarry pit (future reservoir). The bids were less than expected. To close out the project, staff believe the assistance from Davenport and the issuance of water revenue bonds will adequately cover the remaining cost. The bonds do not count against the current debt margin of the city. The bonds allow for easier allocation of funds for closeout than our current GEFA financing.

RECOMMENDATION: To approve the assistance of Davenport Financial Services for bond issuance to close out the WTP/RWSP project.

FUNDING: None

ATTACHMENTS: Auburn Water Treatment Project Cost Estimate Breakdown

FINANCIAL ADVISORY SERVICES AGREEMENT

This Financial Advisory Services Agreement (this “Agreement”) is entered into as of _____, 2025 between the **CITY OF AUBURN, GEORGIA** (the “City”) and **DAVENPORT & COMPANY LLC** (“Davenport”). The basis of the compensation for engagements under this Agreement is anticipated to be hourly, flat fee or other arrangement to be mutually acceptable and agreed upon by the City and Davenport.

In accordance with Rule G-23 of the Municipal Securities Rulemaking Board, Davenport is required to have a written agreement with the City disclosing the financial advisory services it will provide and the basis of its compensation.

Davenport & Company LLC proposes the following Scope of Services and Fee Arrangements for the City.

Scope of Services – Non-Transactional Services:

Davenport shall provide non-transactional services including financial planning, policy development and services related to debt planning. The services provided pursuant to this Scope of this Agreement shall include, but not necessarily be limited to the following:

1. Provide pertinent advice and counsel to the City concerning developments in the financial community in general and municipal finance in particular, to enable the City to remain in the best possible financial position;
2. Assist the City in the development, review and enhancement of Financial and Debt Policies and Administrative Procedures and periodically review these policies with recommendations for improvement;
3. Prepare financial modeling/presentations for Staff and City Council meetings, public hearings and/or referendums (i.e. Cash Flow Model);
4. Develop a debt capacity/affordability analysis to permit matching of existing and proposed debt service requirements with available resources;
5. Provide debt service schedule(s) reflecting varying interest rates, issue size and maturity structures as they are needed for related financial planning;
6. Develop financial analysis programs and models to be used in conjunction with the City’s capital planning and financing programs;
7. Work with the City to develop options, plans and strategies for future financing needs;
8. Maintain close liaison with Moody’s Investors Services, Inc., S&P Global, Fitch Ratings and/or other applicable credit rating agencies and provide recommended approaches to strengthening the City’s credit position in advance of any formal rating discussions;
9. Review current debt structure, identifying strengths and weaknesses of structure so that future debt issues can be structured to maximize ability to finance future capital needs, including but not limited to, periodic review of existing debt for the possibility of refunding debt to provide the City with savings;
10. If requested, attend meetings with City staff and officials including attendance at City Council meetings and staff meetings;

11. Assist the City in developing a Comprehensive Plan of Finance(s) that takes into consideration the existing and potential revenue sources that will accommodate the City's project(s) while minimizing budgetary impacts and maintaining / enhancing the financial strength of the City; and,
12. Assistance with enterprise fund long-term financial planning and cash flow modeling.
13. Review and Advise on special projects involving the City's finances as requested; and
14. Provide such other financial advisory services deemed appropriate by the City

Scope of Services – Transaction Related Services:

Upon request of the City, Davenport shall provide Transaction Related Services. For each financial transaction, the services to be provided may include, but not be limited to the following:

1. Assist the City in the execution of the Comprehensive Plan of Finance include provided recommendations related to the following:
 - a) Timing and structure of the debt issuance.
 - b) Recommendation on Method of Sale (i.e. Direct Bank Loan vs. Public Sale).
 - c) Preferred Credit Structure (i.e. Revenue, Intergovernmental Agreement, GO, Installment Sale, etc.).
 - d) Consult with the City Staff, City Council, Bond Counsel, and City Attorney as required, attend City Council meetings to discuss the financing as requested.
2. Prepare a detailed financing calendar to ensure the transaction is priced and closed in time to meet the City's financing needs, maximize cost savings and take advantage of interest rates. The financing calendar will include required notices, City Council or Conduit Issuer actions, public hearings (if necessary), Rating Agency timing (if necessary), and other financing milestones.
3. In cooperation with City Staff and the City Council, Bond Counsel, assist in reviewing the necessary documentation as it relates to financial terms and details of the Bonds such as;
 - a) Bond Resolution.
 - b) Issuance / Sale Resolutions.
 - c) Preliminary / Final Official Statement (Public Offering only).
 - d) Other related financial documentation.
4. For a **Direct Bank Loan transactions only**: Conduct a Request for Proposal ("RFP") process to obtain financing proposals from local, regional and national financial institutions:
 - a) Establish terms and conditions for the RFP that are consistent with the needs of the City.
 - b) Prepare the RFP and distribute to the active local, regional, and national banks.
 - c) Contact potential bidders to discuss the RFP requirements and assist potential bidders with the due diligence process, as applicable, to maximize the number of bidders.
 - d) Prepare a summary analysis of each proposal such that issuance costs, interest rates, terms, and conditions of each proposal can be easily compared to support the City in making their selection of the winning proposal.
 - e) Negotiate final terms and conditions of the proposals as necessary, potentially including:

- i. Call provisions (Prepayment Terms)
 - ii. Closing requirements
 - iii. Other terms and conditions, as applicable
 - f) Review documentation related to financial terms of the bank loan.
 - g) Model the proposed financing and produce schedules outlining sources and uses of funds, debt service, yield calculations and other schedules necessary for bond counsel.
 - h) Coordinate with Bond Counsel/City Attorney on all aspects of the closing process including the validation proceedings.
5. For a **Public Bond Issue only**: Assist in preparing for and conducting the public sale of securities, including:
- a) Advise the City on the most advantageous financial structuring plan for the bonds, on bonding provisions of the issue, debt service structure, and on the sale of bonds.
 - b) Assist in the selection of the paying agent, bond registrar, construction fund custodian, and other financial intermediaries, as necessary.
 - c) Coordinate aspects of the rating agency interactions, including:
 - i. Schedule the rating agency meetings / calls.
 - ii. Prepare a comprehensive rating agency presentation on behalf of the City to be used as the basis for discussion with the rating agencies. This presentation will incorporate financial, economic, demographic and economic development-related information specifically coordinated to help position the City to receive favorable rating agency feedback.
 - iii. Assist with the preparation for the rating agency meetings / calls, including working to prepare those individuals directly and indirectly involved with the ratings process to help ensure a positive interaction that maximizes the City's opportunity to benefit from the rating agency interaction.
 - iv. Coordinate any required follow-up correspondence between the rating agencies and the City to help ensure a complete ratings process.
 - v. Interface with the rating agencies on the City's behalf to coordinate the drafting and publication of the City's official rating reports.
 - d) Review bond related documentation and pricing parameters.
 - e) Identify key bond covenant features and advise on provisions to be included in bond resolutions regarding security, creation of reserve funds, flow of funds, redemption provisions, and additional parity debt test, as necessary.
 - f) Model the proposed bond issue and produce schedules outlining sources and uses of funds, debt service, yield calculations and other schedules necessary for bond counsel.
 - g) Provide market related insights as to issuance timing and debt service structure.
 - h) Consult with Bond Counsel and the City on proposed and actual changes in applicable tax laws and financial market changes that could affect the bond issue.

- i) Provide Pricing Oversight - Negotiated Transactions only (if market conditions warrant):
 - 1) Develop an Underwriting RFP and distribute to the underwriting firms.
 - 2) Draft a matrix comparing the proposals for review by the Financing Staff.
 - 3) Prepare a recommendation via the matrix for selection of the best underwriting proposal that serves the needs of the City.
 - 4) Develop a Pre-Pricing Book that includes key market trends, preliminary pricing indications from the Underwriter, and comparative pricings from similar transactions.
 - 5) Monitor the Underwriter's orders received on the day of pricing and negotiate pricing adjustments with the Underwriter as necessary.
 - 6) Assist and advise the City in negotiations with the underwriting firm(s) regarding fees, pricing of the bonds and final terms of any security offering. Provide insight that the pricing of the bonds is fair and reasonable based on existing market conditions.
- j) Coordinate with Bond Counsel/City Attorney on all aspects of the closing process including the validation proceedings.

Compensation

Non-Transactional Services

At the City's discretion, non-transactional services may be requested from time to time and will be billed at the hourly rates below (subject to adjustment based upon CPI). While not required, addendums outlining any additional scope of services may be prepared with the basis of the compensation for these engagements anticipated to be hourly (using the rates below), flat fee or other arrangement to be mutually acceptable and agreed upon by the City and Davenport.

Senior Vice President	\$350
First Vice President	\$325
Vice President	\$300
Associate Vice President	\$275
Analyst	\$250

At such other frequency as requested by the City, Davenport will receive from the City compensation for the non-transactional services as requested by the City and billed in accordance with this agreement or any addendum. The City agrees to pay for non-transactional services satisfactorily performed or provided in accordance with the addendum. **As agreed, upon by the City and Davenport, these fees can be incorporated along with the Transaction Related Services fees addressed below and can be paid from transaction proceeds.**

[Remainder of Page Intentionally Left Blank]

Is Transaction Related Services

Davenport's proposed transaction fee is inclusive of all services requested as outlined in Scope of Services - Transaction Related Services. In addition, **Davenport's fee may be paid from the bond proceeds.**

1. For direct bank loan notes, bonds or any other types of debt instruments, the compensation would be in the range of \$40,000 – \$90,000 per transaction (subject to adjustment based on CPI); and,
2. For public market issuance of notes, bonds or any other types of debt instruments, the compensation would be in the range of \$75,000 - \$150,000 per transaction (subject to adjustment based on CPI).

The Transaction Related Services fee shall be finalized and negotiated prior to the completion of the transaction and shall be based on the size and complexity of the proposed issuance, amongst other items.

Additional Fees and Expenses

Davenport will charge an additional fee equal to 4% of our compensation. Additionally, reasonable and necessary direct out-of-pocket expenses (e.g. mileage, meals, lodging) shall be billed at cost. Davenport will strive to limit direct expenses where possible while still providing for the timely and professional delivery of the services.

Term and Termination:

This Agreement shall remain in effect until such time that it is terminated by either party. Either party may terminate this Agreement with 30-day written notice. If any party terminates this Agreement as set forth above, it is understood and agreed that the only amount due to Davenport will be for services provided and expenses incurred through the date of termination.

City of Auburn, Georgia

Davenport & Company LLC



Name: _____

Title: _____

Date: _____

Courtney Rogers

Senior Vice President

Date: April 4, 2025

Supplemental Financial Advisory Services Agreement

This Supplemental Financial Advisory Services Agreement (the “Agreement”) is entered into as of _____, 2025 between the **CITY OF AUBURN, GEORGIA** (the “City”) and **DAVENPORT & COMPANY LLC** (“Davenport”) and is specific to certain financial advisory services related to the deliverables described below. The Agreement will serve as a supplemental agreement to our Financial Advisory Agreement dated _____, 2025.

Davenport proposes the following Scope of Services and Compensation for the City.

Comprehensive Financial Review and Capital Planning Analysis:

Davenport will develop a Comprehensive Financial Review for the City’s ongoing General Fund and Utility Enterprise Funds which will include, but not be limited to:

1. Assess the City’s Historical Financial Performance with respect to operations, debt-related and capital funding activities, and fund balance position over the past 5 years in order to determine cash-flow trends and historical fiscal strengths / vulnerabilities;
2. Review and discuss existing Financial Policies / Procedures and recommend potential additions and enhancements as appropriate for the City.
3. Review details of the City’s most recent credit rating report and create a summary of credit rating observations, if applicable.
4. Highlight the current Rating Agencies Methodologies and what constitutes a highly rated City.
5. Develop a preliminary Rating Scorecard Analysis to identify where the City’s current metrics stand relative to the current rating criteria from Moody’s and Standard & Poor’s.
6. Model the City’s Historic and Current Debt Profile identifying the City’s historic and current obligations (if any) broken down by credit type, source of repayment, and other factors.
7. Develop a Comprehensive Peer Comparison of the City to other similarly sized and rated localities covering their financial and debt profiles to provide perspective on the City’s relative credit position.
8. Develop a Debt Capacity Analysis that will measure the City’s ability to undertake the proposed project(s) and related financings while simultaneously determining reasonable ranges and upper limits of the level of debt the City could prudently undertake in the short and longer term.
9. Develop a Debt Affordability Analysis for the City that identifies the City’s anticipated debt repayment budget and measures the additional resources required to fund debt service for the proposed projects (i.e. cash flow implications).
10. Assess the City’s Capital Projects and Develop a Funding Approach
 - Assist City staff in the development of a capital improvement funding strategy for the revenue supported projects (i.e. Utility Fund).
 - Provide a series of financial analyses that illustrate a number of funding scenarios for identified project(s).
 - Assist the City in identifying sources of capital funding for project(s) including working with legal counsel on the available funding mechanisms.
 - Assist with identifying potential revenue sources on both for pay-as-you-go basis as well as for the repayment of any financing related debt service.

11. Address the Rating Agency Implications of the City Funding Plan(s) from the various credit rating agencies.
12. Consult with Staff, City Council, Bond Counsel and City Attorney, as required, and attend City Council and Staff meetings to discuss the Comprehensive Financial Review and Capital Plan as necessary.
13. Present our findings concerning the Comprehensive Financial Review and Capital Planning Analysis to Staff and the City Council, as necessary.

Compensation

Davenport will charge a not to exceed financial advisory fee equal to \$25,000. As outlined in the in the Financial Advisory Services Agreement, Davenport will also charge an additional fee equal to 4% of our financial advisory fee. Additionally, reasonable and necessary direct out-of-pocket expenses (e.g. mileage, meals, lodging) shall be billed at cost

Term and Termination:

This Agreement shall remain in effect until such time that it is terminated by either party. Either party may terminate this Agreement with 30-day written notice. If any party terminates this Agreement as set forth above, it is understood and agreed that the only amount due to Davenport will be for services provided and expenses incurred through the date of termination.

City of Auburn, Georgia

Davenport & Company LLC



Name: _____

Title: _____

Date: _____

Courtney Rogers

Senior Vice President

April 4, 2025

Auburn Water Treatment Project Cost Estimate Breakdown

4/14/2025

To: Michael Parks, City Administrator

From: Jim Aton, Project Engineer

Item	Cost
Raw Water Storage Pond Infrastructure Improvements Bid	\$24,675,000
Garney, Inc. Unreviewed by Engineers	
Auburn's 1/3 Share Estimate	\$8,225,000
GEFA Loan GF2024016, Georgia Funded, Awarded less	\$4,198,000
Future Financing Need	\$4,027,000
Chlorine DiOxide Building and Equipment Estimate	\$1,000,000
Total Estimated Financing Need	\$5,027,000

Second low bid was Heavy Constructors, \$24,695,000



MAYOR
Rick E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

CITY COUNCIL
Robert L. Vogel III
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan

AGENDA ITEM: 5

TO: Mayor and Council

FROM: James Aton, PE, Water Engineer, Hussey Gay Bell

DATE: 4-15-2025

PURPOSE: Construct Return Water Pipeline from Drinking Water Treatment Plant to Raw Water Storage Pond

BACKGROUND: The Drinking Water Treatment Plant is entering the testing phase and will produce drinking water that cannot be used in the distribution system. This water must be disposed of and cannot be put back in Rock Creek without an NPDES permit. The water can be returned to the Raw Water Storage Pond (RWSP) because it is a man-made pond and not waters of the State of Georgia or the United States of America, no permit required. The 30-day testing period is required by the Environmental Protection Division (EPD). Because there is no sewer, the most economical solution is to build the pipeline to the RWSP. In addition, the pipeline can be repurposed later in the project to deliver potable water to the RWSP infrastructure.

RECOMMENDATION: Approve Change Order #5 to Griffin Bros. contract for \$117,689.82 to build the required pipeline.

FUNDING: ARPA Grant

ATTACHMENTS: Change Order #5 form.

Change Order No. 5

Project Name: Raw Water Storage Pond Piping - Phase A	HGB Project No.: 20-0004-WS
Project Owner:	Owner's Purchase Order #23-005
City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011	Owner's Project No.: 23-005
Project Contractor:	Date of Issuance: 6-28-24
Griffin Bros., 103 Griffin Drive, Maysville, GA, 30558	Date of Contract: 4-12-24
	Contract Period: 6-27-24 to 11-30-24

HUSSEY GAY BELL
Established 1958

The following Change Order Item is the Addition of a Pipeline from the Drinking Water Treatment Plant to The Raw Water Storage Pond facility.

Item	Description of Changes	Qty.	Contract Cost/Unit	Change in Contract Cost	Change in Days
	Additions				
1	Return Water Pipeline, 950 liner feet of 12" & 8' PVC pipe with fittings	1	\$117,689.82	\$117,689.82	30 days
2	None				
3	None				
4	None				

Total Change	\$117,689.82	30 Days
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This Change Order will build a pipeline from the DWTP to the RWSP so that drinking water produced by the DWTP during testing will be discharged to a man made pond and not waters of Georgia or the United States. This change order will be paid with ARPA Funds.

Summary: It is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order	Contract Time prior to this Change Order
\$2,952,770.59	353 Days
Net Increase (decrease) of this Change Order	Net Increase (decrease) of this Change Order
\$117,689.82	30 Days
Revised Contract Price with all approved Change Orders	Revised Contract Time with all approved Change Orders
\$3,070,460.41	383 Days 7-15-25

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Accepted for Contractor by:	Date:
Recommended for Approval by Hussey Gay Bell & DeYoung, Inc.	Date:
Approved for Owner by:	Attest: Date:
Approved: (Other - when required)	Date: