PLANNING COMMISSION MEETING
MARCH 5, 2026

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
   a. **Approve Meeting Minutes of February 5, 2026**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
   a. **Public Hearing Procedure**
   b. **MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16**
   This item was deferred by the Planning Commission on February 5, 2026.
   Consideration of a master plan amendment and conditional use to allow an existing building to be re-used for a church. A master plan amendment is requested to the Windward Master Plan Pod 16 to add 'Church, Synagogue' as a conditional use and a conditional use is requested to allow 'Church, Synagogue' for Spirit of God Church. The property is located at 145 Nobel Court and is legally described as being located in Land Lot 1047, 2nd District, 1st Section, Fulton County, Georgia.
   c. **Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street**
   Consideration of a rezoning and variance to allow for the construction of 8 'For-Sale' single-family dwelling units, including 4 detached homes and 4 semi-detached homes on 1.119 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a variance is requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3 to modify streetscape requirements along Roswell Street, Marietta Street and Cotton Alley. The property is located at 75 & 91 Roswell Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.
   d. **MP-26-03/CLUP-26-01/Z-26-01/V-26-02 TPG Brookside West**
   Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning and variances to allow for the redevelopment of a 5 story, 130,828 square foot office building with 104 'For-Sale' townhomes on 8.77 acres in the Brookside Master Plan. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). Variances are requested from Unified Development Code (UDC) Subsection 2.2.10(d) to reduce the front setback along Brookside Parkway from 65' to 20' and reduce the minimum dwelling unit width from 20' to 18', UDC Subsection 3.2.8(B)(1)(a) to modify the 50' undisturbed buffer to a 15' planted buffer, and UDC Subsection 2.5.4 to reduce the minimum parking requirements for townhomes. The property is located at 3650 Brookside Parkway and is legally described as being located in Land Lots 43 & 44, 1st District, 1st Section, Fulton County, Georgia.
   e. **CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road**
   Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 110 'Dwelling, 'For-Sale' Attached' condominiums on a 15-acre property, which includes 2 existing office buildings that will remain. A comprehensive land use plan amendment is

requested from ‘Corporate Office’ to ‘Mixed Use’ and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A variance is requested to Unified Development Code (UDC) Subsection 2.2.20(B) to reduce the minimum lot size and reduce the minimum amount of commercial use in the MU zoning district. The property is located at 12725 & 12735 Morris Road and is legally described as being located in Land Lot 1118, 2nd District, 2nd Section, Fulton County, Georgia.

f. PH-26-04 Unified Development Code Text Amendments – Business and Recreational Vehicles
This request has been deferred by Staff and will not be considered at the March 5, 2026 Planning Commission meeting.
Consideration of text amendments to Unified Development Code (UDC) Section 1.4 and Subsection 2.5.4 to add definitions and amend the locational parking requirements for business and recreational vehicles in residential zoning districts.

g. MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton Pkwy/Camden Pond
This request has been deferred by the applicant and will not be considered at the March 5, 2026 Planning Commission meeting.
Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, and variance in order to construct 207 ‘For-Sale’ townhomes on 29.2 acres. A master plan amendment is requested to the Camden Pond Master Plan to allow for the proposed change in development mix. A comprehensive land use plan amendment is requested from ‘Professional Business Office’ to ‘High Density Residential’ and a rezoning is requested from CUP (Community Unit Plan) to R-10M (Dwelling, ‘For-Rent or ‘For-Sale’ Residential. A variance is requested to Unified Development Code (UDC) Subsection 2.2.9(D) to reduce the front setback from 35’ to 25’. The property is located at 3842 Old Milton Parkway and is legally described as being located in Land Lots 2, 3, 44, 45 & 49, 1st District, 1st Section, Fulton County, Georgia.

7. ADJOURNMENT

PLANNING COMMISSION MEETING
UNOFFICIAL MINUTES
FEBRUARY 5, 2026

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

1. CALL TO ORDER

   a. Welcome Alternate, Chris Godfrey.

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

   a. Approve Meeting Minutes from January 8, 2026

   - Vice-Chair Reynolds offered a motion to approve the updated Minutes that were sent .
     - Commissioner Perkins seconded the motion.
     - The motion carried (7-0)

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

   a. Public Hearing Procedure

   b. MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16

   Michael Woodman, Planning & Development Services Manager presented consideration of a master plan amendment and conditional use to allow an existing building to be re-used for a church. A master plan amendment is requested to the Windward Master Plan Pod 16 to add 'Church, Synagogue' as a conditional use and a conditional use is requested to allow 'Church, Synagogue' for Spirit of God Church. The property is located at 145 Nobel Court and is legally described as being located in Land Lot 1047, 2nd District, 1st Section, Fulton County, Georgia.

   - Location Map
   - Windward Master Plan Amendment Table.
   - Background on Spirit of God Church.
   - Hours of Operation.
   - Proposed improvements to property.
   - Parking.
   - Trip Generation.
   - Two Objection Letters.
   - Public Notification Process.
   - Letter received from Janet Bozeman.

   - Master Plan Amendment Criteria:

- The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with flex office/warehouse buildings. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

- The proposal should not have significant impacts on the natural environment. The applicant proposes to re-use an existing building and there are no impacts to trees.

- The subject property is approved for office/industrial use. The church's peak trip generation will be on Sundays when surrounding properties are not operational. In addition, 'Church, Synagogue' has been added as a conditional use in the Windward Master Plan in Pods 56 and 66, which also have a Business Center land use designation.

- The proposal should not have significant impacts on public facilities and services. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

- Conditional Use Criteria:

  - There are no 'Church, Synagogue' uses in the immediate area and there are no conflicting uses.

Staff reviewed the applicant's proposal in consideration of the review criteria for a master plan amendment and conditional use. The applicant's proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with office/industrial uses. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation, and the use is supported by sufficient on-site parking. In addition, 'Church, Synagogue' has been added as a conditional use in the Windward Master Plan in Pods 56 and 66, which also have a Business Center land use designation.

Staff's recommendation was to approve MP-26-01/CU-26-01 Spirit of God Church/Windward Master Plan Pod 16, subject to the following conditions:

1. 'Church, Synagogue' shall be added as a conditional use in Pod 16 of the Windward Master Plan.
2. 'Church, Synagogue' shall be an approved use at 145 Nobel Court with a maximum seating capacity of no more than 128 seats in the worship center.
3. Conditional use approval of a 'Church, Synagogue' shall be limited to Spirit of God Church; no additional 'Church, Synagogue' use or subleasing for a 'Church, Synagogue' shall be permitted within the approved space. Up to 16,000 square feet of the building may be leased to a professional office/industrial user.
4. 'Church, Synagogue' shall be limited to worship services, professional offices, and other church group meetings outside of Sunday services.
5. Sunday worship services shall be limited to 9:00 AM – 3:00 PM and weekday hours shall be limited to 9:00 AM to 9:00 PM.
6. Property owner shall replace missing landscaping, such as trees in parking lot tree island, if there are no utility conflicts, as approved by Staff.

7. Church/applicant shall hire an off-duty officer to control traffic, if required by the City due to traffic impacts during services.
8. There shall be no outside speakers or broadcasts, including music which is audible from outside the building or off the property.

The Applicant gave a brief presentation.

21 years in the City of Alpharetta.
Worship Services to take place when most businesses are not open.
Primarily virtual services at present.
Intent is to purchase the property.
Requested that start time be changed to 7:00 a.m. to accommodate set up.
Requested same hours for Saturday.
Process for Zoning vs. process for Windward Business Association Covenants,

There was discussion from the Board:

City does not enforce Private Deed Restrictions.
Adequate Parking for Special Events.
Plan for Growth of the Church.
Responsibilities of being a landlord.
Willingness to discuss with property owners in opposition.

Public Comment:

In Opposition:

1. Jessica Cantrell, Attorney for Sierra Cedar and Alderman Drive Holdings, 202 Tribble Gap Rd., Ste 200, Cumming , GA , 30040
2. Brian Fees, 3695 Schooner Ridge, Alpharetta, GA., Business owner at 1255 Alderman Drive.

Concerns:

1. Against the Declaration of Covenants, Conditions and restrictions for Windward Business Center.
2. Parking.
3. Compatibility of existing businesses.
4. Security of surrounding data centers.

There was more discussion from the Board:
Notification process followed normal procedure.
Applications for churches submitted previously.
Federal law allowing churches in LI Zoning District.

Parking Spaces.
Condition

- ❖ Commissioner Reynolds offered a motion to defer until March 5, 2026.
  - Commissioner Perkins seconded the motion.
  - The motion carried (7-0)

c. MP-26-02 Lakeview Park MP/Traton Homes

Michael Woodman, Planning & Development Services Manager presented consideration of a master plan amendment to exchange 200,000 square feet of office for 25 'For-Sale' single-family detached homes and 27 'For-Sale' townhomes in the Lakeview Park Master Plan. A master plan amendment is requested to the Lakeview Park Master Plan to allow for the change in development mix. The property is located at 0 Lakeview Parkway and is legally described as being located in Land Lots 744, 745, 752 & 753, 1st District, 2nd Section, Fulton County, Georgia.

Current Zoning.
Current proposal vs.previously approved MP Amendments on the property.
Aerial view from roundabout.
Site Plan.
Lakeview Park Master Plan.
Renderings.
Traffic.
Standards for Master Plan Amendments:

The zoning proposal would permit 'For-Sale' residential uses, which are already allowed in the Lakeview Park Master Plan. The proposed density is below the maximum density permitted in the MU district and less than the density approved with the 2017 master plan amendment on the property. The proposed development mix complies with the minimum use percentages in the MU district.

The zoning proposal would not adversely affect the existing use of adjacent or nearby properties. The proposed master plan amendment would permit additional 'For-Sale' residential uses, which are already allowed in the Lakeview Park Master Plan. The proposed density is below the maximum density permitted in the MU district and less than the density approved with the 2017 master plan amendment on the property. The proposed development mix complies with the minimum use percentages in the MU district.

The 6.46-acre parcel proposed for residential development was cleared and graded with the initial installation of infrastructure for the mixed-use development. Trees saved along Lakeview Parkway will not be impacted by the applicant's proposal.

The 6.46-acre parcel is approved for 200,000 square feet of office. With the requested amendment, 430,080 square feet of office would be permitted, of which approximately 262,000 square feet already exists. The master plan remains compliant with the minimum 25% office requirement in the MU zoning district.

The proposal would not have significant impacts on public facilities and services. The applicant's proposal would increase the demand on recreation and parks. However, the proposed development includes amenities and open space for its residents, which is in addition to the 32 acres of open space in the Lakeview Park mixed-use development. The proposal would have significantly less impact on

traffic than the current approval of the property.

The zoning proposal would bring additional housing to the area, bringing people closer to goods and services and where they work.

The proposal reflects a reasonable balance by adding to the walkable, connected environment in the Lakeview Park mixed-use development. The zoning proposal would bring additional housing to the area, bringing people closer to goods and services and where they work without significant impacts on public facilities and services.

The 6.46-acre parcel is approved for 200,000 square feet of office. With the requested amendment, there would remain 430,080 square feet of office, of which approximately 262,000 square feet is existing. The master plan remains compliant with the minimum 25% office requirement in the MU zoning district.

The comprehensive land use plan designation of the subject property is 'Mixed Use', which supports the applicant's request.

Staff's recommendation is to:

Approve MP-26-02 Traton Homes/Lakeview Park MP, subject to the following conditions:

1. The following conditions shall replace conditions #3a (office) and #3c (For-Sale Residential) related to File # MP-19-07/Z-19-04/CU-19-09 TPA Group / 360 Tech Village:
   a. 3a. Office – Maximum of 430,080 square feet. Building height shall be limited as depicted on the site plan prepared by Nelson, revised 12/6/2019.
   b. 3c. 'For-Sale' Residential – Up to 87 townhome units and 25 single-family detached homes shall be permitted with a height not to exceed 3-stories. No more than 10% of homes and townhomes shall be permitted to be rented, as recorded in the development covenants.
2. The 6.46-acre site shall be developed substantially similar to the site plan prepared by PEC, revised 1/8/26, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
3. Architectural style and materials of townhome buildings and homes shall be substantially similar to submitted renderings prepared by Caldwell Cline, as approved by Staff. Townhomes and homes shall have 4-sided architecture, materials and details, as approved by Staff. Townhome buildings shall have chimneys on each end of the building and minimum 50% of detached homes shall have chimneys.
4. The side of Lots 1, 11, 12, 19, 20, 29, 30, 38, 39, and 52 that directly abut a street shall be heavily landscaped, as approved by Staff.
5. Subdivision shall not be gated.
6. EcoDistrict measures shall be incorporated into the 6.46-acre subdivision, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
7. Minimum 1.3 acres of open space, as depicted on the site plan prepared by PEC, revised 1/8/26, shall be improved within the development, including decorative hardscape, landscape, amenities, and unique EcoDistrict sculpture. EcoDistrict sculpture shall require approval by the Cultural Arts Commission. Hardscape, landscape and sculpture shall be maintained by the HOA.
8. Green stormwater design techniques shall be utilized to address runoff reduction, as approved by Staff.
9. Privacy fences and unfinished wood decks shall not be visible from the right-of-way.
10. Townhomes and homes shall have connectivity to the public sidewalk system.

11. Developer shall complete the streetscape along the western portion of Lake Street adjacent to the 6.46-acre site, which shall include planter, sidewalk, on-street parking, as approved by Staff.
12. New internal streets (where sidewalk is depicted adjacent to the street) shall be developed with a minimum 6' planter planted with street trees and minimum 5' sidewalk, as approved by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA. Development and street names shall be representative of the North Point EcoDistrict.
13. Landscape strips shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
14. Developer shall plant bare areas of the 20' landscape strip along Lakeview Parkway with trees and shrubs, as approved by Staff.
15. Pedestrian amenities including sidewalks, lighting, and benches shall be included within the development.
16. Cul-de-sac/turnaround near the mail kiosk shall meet the turning requirements of a fire apparatus, as approved by the Fire Marshal.
17. Developer shall be responsible for the maintenance of the sidewalk along Lakeview Parkway.

There was discussion from the Board:

- Schools.
- Stormwater Management.
- No gating in North Point Overlay.
- Condition # 17.
- 2019 Site Plan.
- Public Access.
- Public Parking.
- Guest Parking.
- Street parking not included in calculation.
- Alpha Loop construction.
- Location of Retail.
- Walkability.

The Applicant gave a presentation:

- Previously Approved Master Plan.
- Aerial Photo.
- Traffic Reduction.
- Price Points.
- Architectural Images.
- Greenspace.
- Elevations.
- Amenity Space.
- Stormwater.

There was discussion from the Board:
Stormwater.
Estimate of time for construction.
Lake Management.
Master HOA.
Parking.
Existing Office Building owned by Colonial Pipeline.
Condition identifying openness to designating 15 parking spaces along Lake Street to Alpha Loop

Visitors.
Traton Homes experience in building in Alpharetta.

- Commissioner Perkins offered a motion to approve with Staff's conditions and as noted by Staff in Number 11."Developers shall complete the streetscape along the western portion of Lake Street adjacent to the 6.46 acre site , which shall include planters, sidewalk, on street parking as approved by Staff, including 15 spaces with Alpha Loop access and appropriate signage."
  - Commissioner Richard seconded the motion.
  - The motion carried (7-0)

Final Conditions:

Approve MP-26-02 Traton Homes/Lakeview Park MP, subject to the following conditions:

1. The following conditions shall replace conditions #3a (office) and #3c (For-Sale Residential) related to File # MP-19-07/Z-19-04/CU-19-09 TPA Group / 360 Tech Village:
   a. 3a. Office – Maximum of 430,080 square feet. Building height shall be limited as depicted on the site plan prepared by Nelson, revised 12/6/2019.
   b. 3c. 'For-Sale' Residential – Up to 87 townhome units and 25 single-family detached homes shall be permitted with a height not to exceed 3-stories. No more than 10% of homes and townhomes shall be permitted to be rented, as recorded in the development covenants.
2. The 6.46-acre site shall be developed substantially similar to the site plan prepared by PEC, revised 1/8/26, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
3. Architectural style and materials of townhome buildings and homes shall be substantially similar to submitted renderings prepared by Caldwell Cline, as approved by Staff. Townhomes and homes shall have 4-sided architecture, materials and details, as approved by Staff. Townhome buildings shall have chimneys on each end of the building and minimum 50% of detached homes shall have chimneys.
4. The side of Lots 1, 11, 12, 19, 20, 29, 30, 38, 39, and 52 that directly abut a street shall be heavily landscaped, as approved by Staff.
5. Subdivision shall not be gated.
6. EcoDistrict measures shall be incorporated into the 6.46-acre subdivision, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
7. Minimum 1.3 acres of open space, as depicted on the site plan prepared by PEC, revised 1/8/26, shall be improved within the development, including decorative hardscape, landscape, amenities, and unique EcoDistrict sculpture. EcoDistrict sculpture shall require approval by the Cultural Arts Commission. Hardscape, landscape and sculpture shall be maintained by the HOA.
8. Green stormwater design techniques shall be utilized to address runoff reduction, as approved by Staff.
9. Privacy fences and unfinished wood decks shall not be visible from the right-of-way.
10. Townhomes and homes shall have connectivity to the public sidewalk system.
11. Developer shall complete the streetscape along the western portion of Lake Street adjacent to the 6.46-acre site, which shall include planter, sidewalk, on-street parking, as approved by Staff. 15 on-street parking spaces shall be designated for Alpha Loop access and shall include signage, as approved by Staff.
12. New internal streets (where sidewalk is depicted adjacent to the street) shall be developed with a minimum 6' planter planted with street trees and minimum 5' sidewalk, as approved by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA. Development and street names shall be representative of the North Point EcoDistrict.

13. Landscape strips shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
14. Developer shall plant bare areas of the 20' landscape strip along Lakeview Parkway with trees and shrubs, as approved by Staff.
15. Pedestrian amenities including sidewalks, lighting, and benches shall be included within the development.
16. Cul-de-sac/turnaround near the mail kiosk shall meet the turning requirements of a fire apparatus, as approved by the Fire Marshal.
17. Developer shall be responsible for the maintenance of the sidewalk along Lakeview Parkway.

d. MP-26-04/CLUP-26-02/Z-26-02/CU-26-02 Moon Valley/Regent Partners MP

This request was withdrawn by the Applicant and was not considered.

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, and conditional use to allow a 'Greenhouse, Nursery' for Moon Valley. A master plan amendment is requested to the Regent Partners Master Plan to add 'Greenhouse, Nursery' as a conditional use. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Commercial' and a rezoning is requested from O-I (Office-Institutional) to C-2 (General Commercial) and a conditional use is requested to allow 'Greenhouse, Nursery' for Moon Valley. The property is located at and is legally described as being located in Land Lots 753, 754, 797 & 798, 1st District, 2nd Section, Fulton County, Georgia.

e. CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road

This request was deferred and was not considered.

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 110 'Dwelling, 'For-Sale' Attached' condominiums on a 15-acre property, which includes 2 existing office buildings that will remain. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A variance is requested to Unified Development Code (UDC) Subsection 2.2.20(B) to reduce the minimum lot size and reduce the minimum amount of commercial use in the MU zoning district. The property is located at 12725 & 12735 Morris Road and

is legally described as being located in Land Lot 1118, 2nd District, 2nd Section, Fulton County, Georgia.

f. MP-26-03/CLUP-26-01/Z-26-01/V-26-02 TPG Brookside West

This request was deferred and was not considered.

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning and variances to allow for the redevelopment of a 5 story, 130,828 square foot office building with 104 'For-Sale' townhomes on 8.77 acres in the Brookside Master Plan. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). Variances are requested from Unified Development Code (UDC) Subsection 2.2.10(d) to reduce the front setback along Brookside Parkway from 65' to 20' and reduce the minimum dwelling unit width from 20' to 18', UDC Subsection 3.2.8(B)(1)(a) to modify the 50' undisturbed buffer to a 15' planted buffer, and UDC Subsection 2.5.4 to reduce the minimum parking requirements for townhomes. The property is located at 3650 Brookside Parkway and is legally described as being located in Land Lots 43 & 44, 1st District, 1st Section, Fulton County, Georgia.

7. ADJOURNMENT

Chair Kung'u adjourned the meeting at 8:22.p.m.

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** MP-26-01/CU-26-01 SPIRIT OF GOD CHURCH/WINDWARD MASTER PLAN POD 16

PLANNING COMMISSION: MARCH 5, 2026

CITY COUNCIL: MARCH 23, 2026

This request was considered at the February 5, 2026 Planning Commission meeting. There were two (2) public comments in opposition to the request with concerns over parking, compatibility of church use with existing businesses, and security of surrounding data centers. After discussion, the Planning Commission deferred the applicant's request to the March 5, 2026 Planning Commission meeting. Vote 7-0.

II. **RECOMMENDATION:**

Approve MP-26-01/CU-26-01 Spirit of God Church/Windward Master Plan Pod 16, subject to the following conditions:

1. 'Church, Synagogue' shall be added as a conditional use in Pod 16 of the Windward Master Plan.
2. 'Church, Synagogue' shall be an approved use at 145 Nobel Court with a maximum seating capacity of no more than 124 seats in the primary sanctuary of the church.
3. There shall be no 'Church, Synagogue' permitted on the subject property, except for a 'Church, Synagogue' operated by Spirit of God Christian Church, Inc. In the event that a 'Church, Synagogue' is not operated by the Spirit of God Christian Church, Inc., then the City may initiate appropriate application to terminate the Conditional Use Permit for said operation and any zoning condition amendments consistent with such action, and the City shall comply with all necessary procedural requirements of the City's Unified Development Code and the state Zoning Procedures Law.
4. There shall be no day care center or academic school operated on the property.
5. In an effort to avoid traffic and parking conflicts between the church's operations, office/industrial tenant operations on the subject property, and business operations on surrounding and nearby properties, the church's primary worship service(s) in the sanctuary shall be limited to Saturday and Sunday. Additional weekday church activities, except for the operations of church administrative offices and minor worship and church activities, shall be scheduled at 5 PM or after if needed to avoid conflict with parking and traffic constraints to the maximum extent practicable. Nothing contained herein shall preclude special events, such as Easter, Christmas, or other seasonal activities or worship services.
6. If the existing loading dock will be utilized, the 2 parking spaces in the loading dock area and the 3 parking spaces directly south of the loading area shall be marked with signage stating, "No Parking on the Weekday", as approved by Staff.
7. Property owner shall replace missing landscaping, such as trees in parking lot tree island, if there are no utility conflicts, as approved by Staff.
8. Church/applicant shall hire an off-duty officer to control traffic, if required by the City due to traffic impacts during services.
9. Dumpster shall be located in a masonry enclosure with opaque metal gate, with final approval by Staff.
10. Outside speakers shall be prohibited.

III. REPORT IN BRIEF:

The applicant, Spirit of God Church, is requesting a master plan amendment and conditional use to operate a 'Church, Synagogue' in an existing 18,207 square foot office/industrial building. A master plan amendment is requested to the Windward Master Plan Pod 16 to add 'Church, Synagogue' as a conditional use and a conditional use is requested to allow Spirit of God Church to operate a 'Church, Synagogue' on the subject property. The subject property is located at 145 Nobel Court.

DISCUSSION

The submitted request, if approved, would allow Spirit of God Church to operate a 'Church, Synagogue' in an existing 18,207 square foot office/industrial building. A master plan amendment is requested to the Windward Master Plan Pod 16 to add 'Church, Synagogue' as a conditional use and a conditional use is requested to allow Spirit of God Church to operate a 'Church, Synagogue' at the subject property. The subject property is located at 145 Nobel Court.

The 1.62-acre property is zoned CUP (Community Unit Plan) and is subject to the Windward Master Plan Pod 16. The two (2) story building was developed in 2000 as an office/industrial space. The subject property and surrounding properties are zoned CUP with a Business Center land use designation in the Windward Master Plan. Sierra-Cedar is located to the west, an undeveloped parcel is located to the north and west, Georgia Power is located to the east, and Chemence Corporate Headquarters and 400 North Business Park are located to the south. The comprehensive land use plan designation of the property is 'Corporate Office'.

The Windward Master Plan was approved in 1980 with a substantial update in 1993 (MP-92-03) for a 3,000+ acre planned community, including residential, commercial, office, industrial and recreational uses. Windward Pod 16 consists of nineteen (19) acres and has a land use designation of 'Business Center', which allows office, research and development, and light industrial (distribution and light manufacturing) uses. As shown in the table below, the Master Plan has been amended on several occasions, including Pods 56 and 66 for 'Church, Synagogue' use.

File #	Project Name	Pod	Requested Change	Outcome	Date
MP-13-04 / CU-13-09	HealthSouth	66	60-bed acute inpatient rehabilitation hospital	Approved	8/26/13
MP-12-08 / CU-12-08	Karate Atlanta	56	Karate School	Denied	9/23/12
MP-11-03 / CU-11-01	Amana Academy	14A	School, Academic	Denied	12/19/11
MP-07-08 / CLUP-07-08	Windward Mill	66	80,000 SF retail, 800,000 SF office, 250-rm hotel (10,000 SF meeting space), 400 For-Sale Condos	Approved	4/28/08
MP-07-07 / CLUP-07-07	1st Baptist Church	66	Church and associated uses	Approved	10/22/07
MP-06-14 / CU-06-04	Habakkuk Center	56	Church	Approved	1/22/06
MP-04-02 / CU-04-02	Comprehensive Martial Arts	56	Personal Training Studio with Office	Approved	6/21/04
MP-01-08	Source Fitness	14A	Health Club	Approved	9/24/01

According to the application, Spirit of God Church is a non-denominational Christian church with a congregation of approximately 200 members, of which approximately 60% attend services virtually. The church is currently holding worship services at the Doubletree Hotel in Roswell. The church proposes to occupy approximately 2,000 square feet of the existing building and lease up to 16,000 square feet of the building to an office/industrial user. The applicant proposes an assembly area with a maximum seating capacity of 128 seats to be utilized for worship services. According to the applicant, the church will be open on Sundays from 9:00 AM to 3:00 PM with one (1) worship service at 10:00 AM, and church hours on the weekdays from 9:00 AM to 9:00 PM. Church staff will include five (5) to ten (10) employees. The applicant states that improvements to the property will include interior renovations to the building for a worship center and fellowship hall, re-stripe the parking lot, and upgrades to the landscaping.

The Unified Development Code (UDC) requires one (1) parking space for each two (2) seats in the primary assembly room for a church, or 64 spaces for the 128-seat church. The remaining portion of the building (up to 16,000 square feet) to be leased to an office/industrial user requires one (1) parking space per 250 square feet for professional office space and one (1) parking spaces per 1,000 square feet for industrial use, or approximately 40 parking spaces. Office/industrial uses will operate during the weekday with church worship service primarily held on Sundays. The property is developed with 62 parking spaces. Therefore, the church should be limited to no more than 124 seats in the primary assembly room in order to comply with the City's minimum parking requirements.

TRAFFIC

Church worship services will be on Sundays when surrounding businesses are not operating and will not have significant impacts on the surrounding road network. The subject property is currently approved for office/industrial use; therefore, there would be no change to the current peak hours trips generated by those uses.

STANDARDS FOR MASTER PLAN AMENDMENTS

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The applicant's proposal would be suitable as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are primarily developed with flex office/warehouse buildings. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with flex office/warehouse buildings. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The proposal should not have significant impacts on the natural environment. The applicant proposes to re-use an existing building and there are no impacts to trees.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The subject property is approved for office/industrial use. The church's peak trip generation will be on Sundays when surrounding properties are not operational. In addition, 'Church, Synagogue' has been added as a conditional use in the Windward Master Plan in Pods 56 and 66, which also have a Business Center land use designation.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The proposal should not have significant impacts on public facilities and services. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: Not applicable.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The zoning proposal reflects a reasonable balance. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The subject property is approved for office/industrial use. The church's peak trip generation will be on Sundays when surrounding properties are not operational. In addition, 'Church, Synagogue' has been added as a conditional use in the Windward Master Plan in Pods 56 and 66, which also have a Business Center land use designation.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The zoning proposal is consistent with the comprehensive land use plan designation of the property, which is 'Corporate Office'.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The subject property has access from the Nobel Court cul-de-sac. Nobel Court is located off Alderman Drive, which connects to Windward Parkway to the west and Windward Concourse to the east. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation. Therefore, the proposed church would not negatively impact traffic or pedestrian safety.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Response: The above-referenced improvements are generally provided on the subject property. If approved, the dumpster should be housed in an enclosure and the church should be limited to no more than 124 seats in order to comply with the City's minimum parking requirements.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with office/industrial businesses operating during the weekday. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area;

Response: The proposal should not impede the normal and orderly development of surrounding properties, which are primarily developed with office/industrial businesses operating during the weekday. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

6. Ensuring that the location and character of the conditional use is consistent with a desirable pattern of development for the city, in general; and

Response: The location and character of the 'Church, Synagogue' is appropriate as it relates to the use and development of adjacent or nearby properties which are primarily developed with office/industrial businesses operating during the weekday. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches, or schools.

Response: There are no 'Church, Synagogue' uses in the immediate area and there are no conflicting uses.

CONCURRENCES

Staff reviewed the applicant's proposal in consideration of the review criteria for a master plan amendment and conditional use. The applicant's proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with office/industrial uses. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation, and the use is supported by sufficient on-site parking. In addition, 'Church, Synagogue' has been added as a conditional use in the Windward Master Plan in Pods 56 and 66, which also have a Business Center land use designation. If approved, the dumpster should be housed in an enclosure and the church should be limited to no more than 124 seats in order to comply with the City's minimum parking requirements.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

Staff received correspondence from surrounding properties with concerns over insufficient public notification; church use conflicts with Windward Business Center Association Declaration of Covenants, Conditions, and Restrictions; negative impact on surrounding property values; security concerns at surrounding properties; insufficient parking at church property; overflow parking on surrounding properties; and irregularities and errors in the applicant's application and staff report. In addition, the Windward Business Center Association, Inc. provided a letter requesting that Planning Commission defer the applicant's request to allow impacted parties sufficient time to evaluate the applicant's request.

COMMUNITY ZONING INFORMATION MEETING

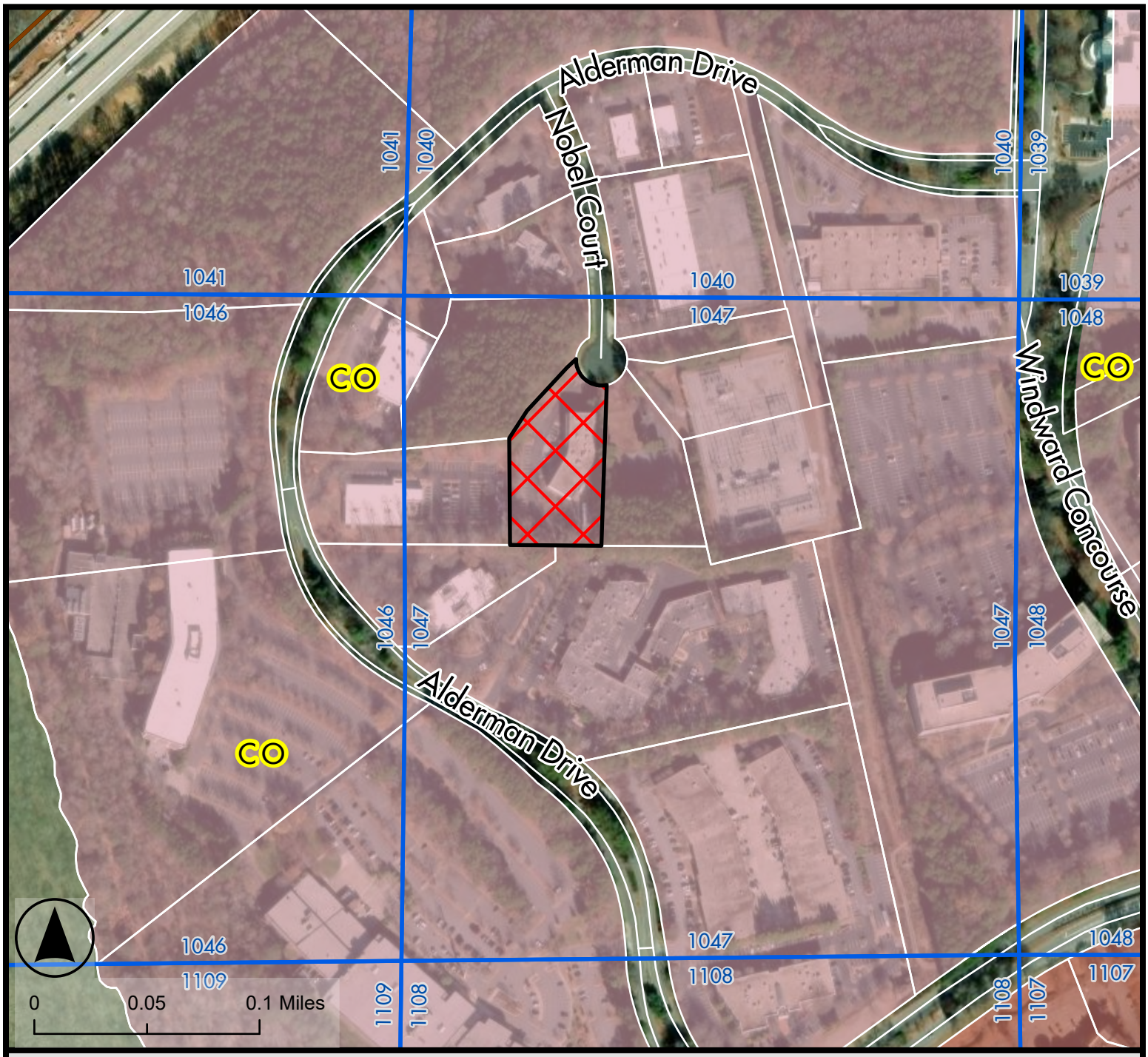
CZIM was held on January 14, 2026. There were no public comments on the sign-in sheet.

IV. ATTACHMENTS:

- Map Series
- CZIM

- Citizen Part B
- Public Comment
- Application

MP-26-01, CU-26-01



Future Land Use Map

Spirit of God Church/Windward MP

MP-26-01, CU-26-01

D/LL: 2/1/1047

PC: 2/5/2026

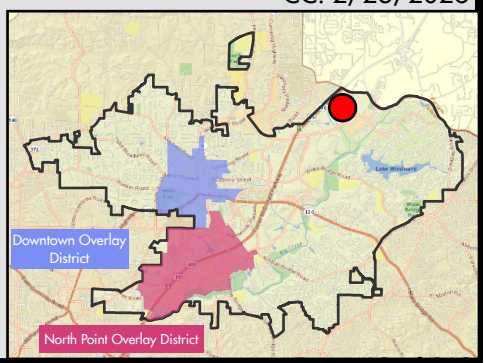
CC: 2/23/2026

Legend

- MP-26-01, CU-26-01
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

- Commercial
- Corporate Office
- Parks, Recreation, Open Space

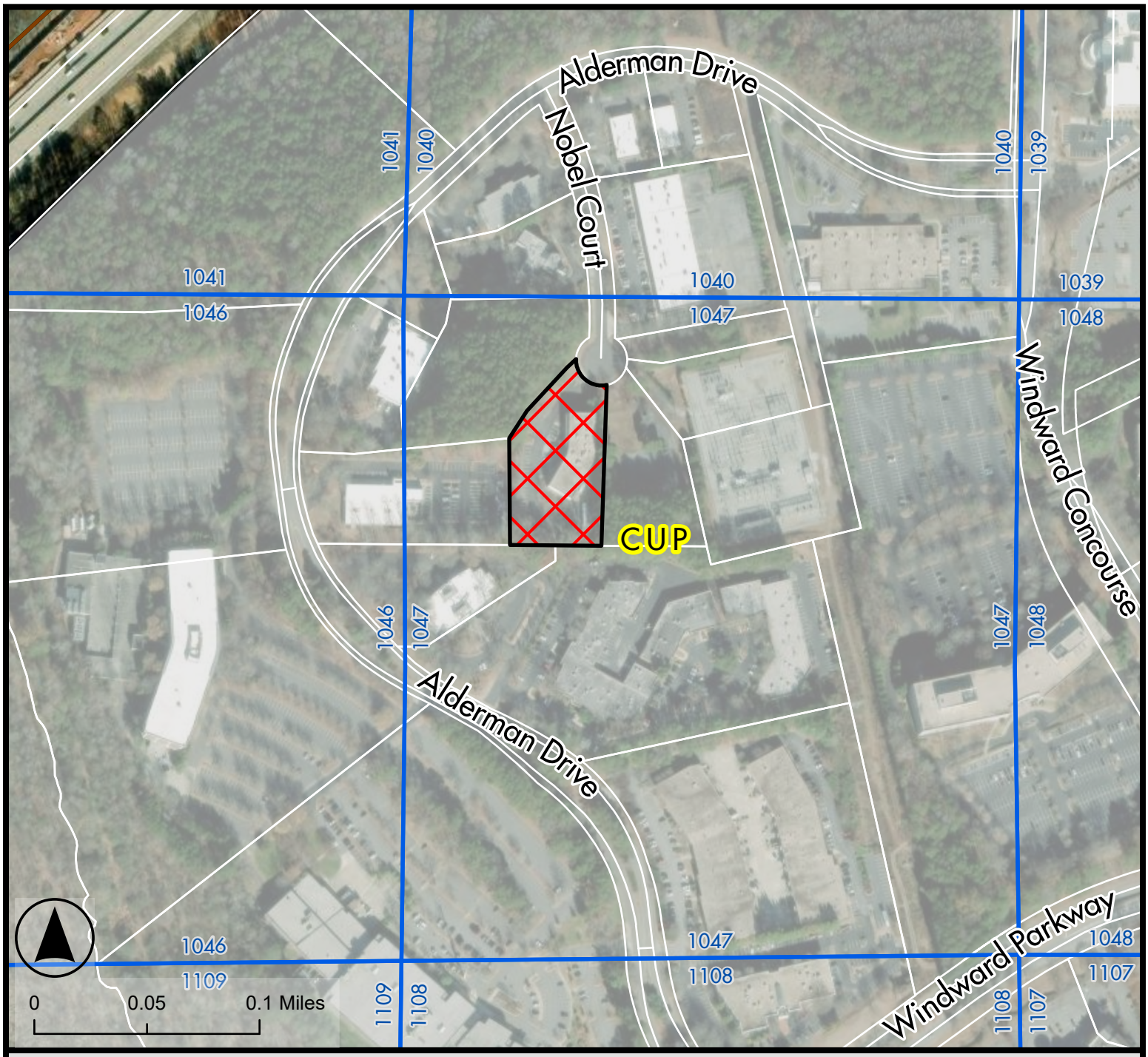


THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

MP-26-01, CU-26-01



Zoning Map

Spirit of God Church/Windward MP

MP-26-01, CU-26-01

D/LL: 2/1/1047

PC: 2/5/2026

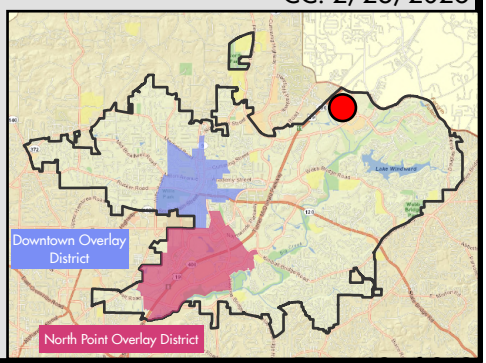
CC: 2/23/2026

Legend

- MP-26-01, CU-26-01
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

- CUP Community Unit Plan

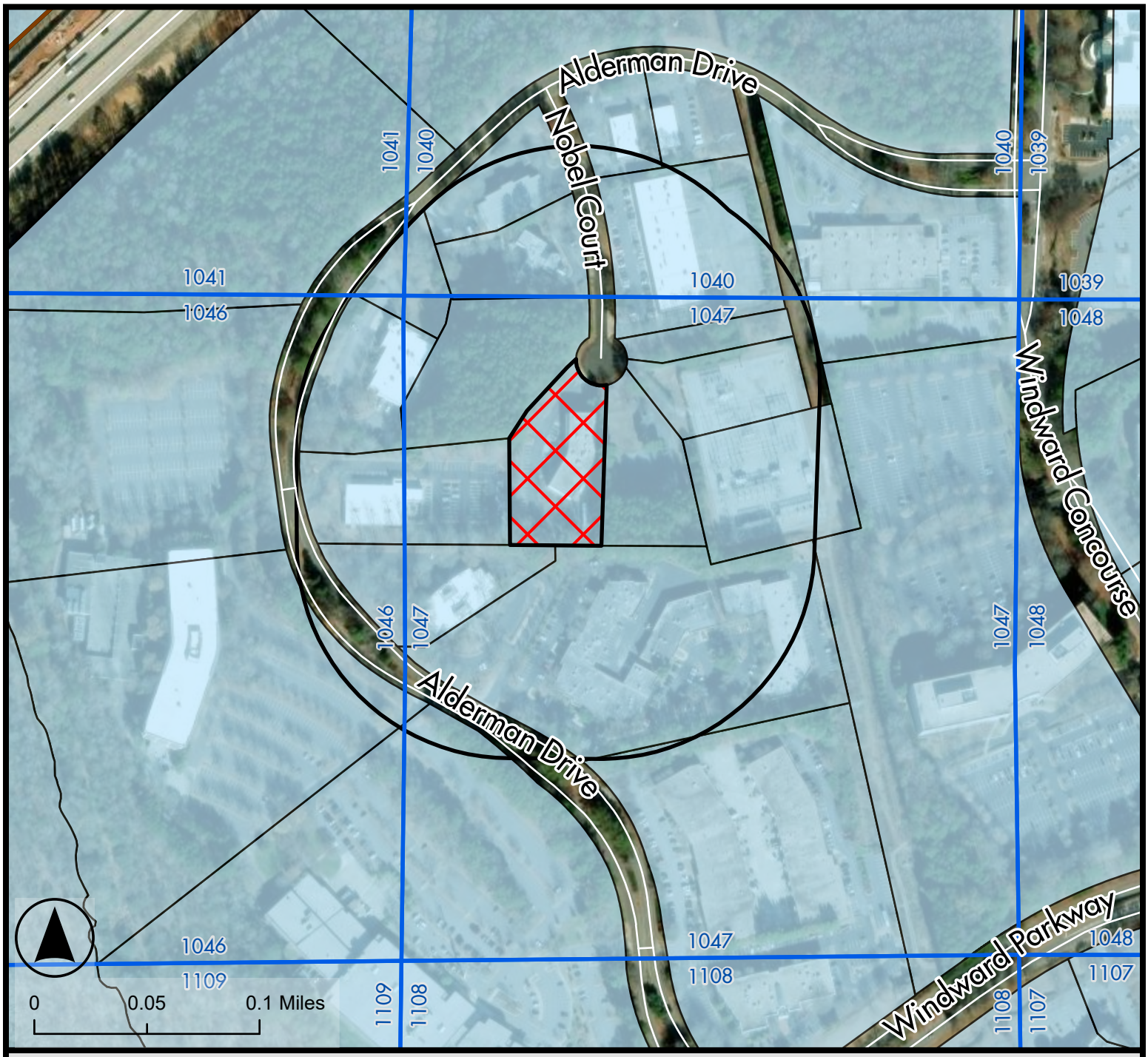


THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

MP-26-01, CU-26-01



Location Map

Spirit of God Church/Windward MP

MP-26-01, CU-26-01

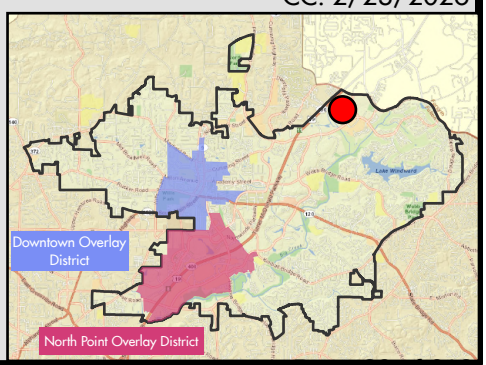
D/LL: 2/1/1047

PC: 2/5/2026

CC: 2/23/2026

Legend

- MP-26-01, CU-26-01
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits

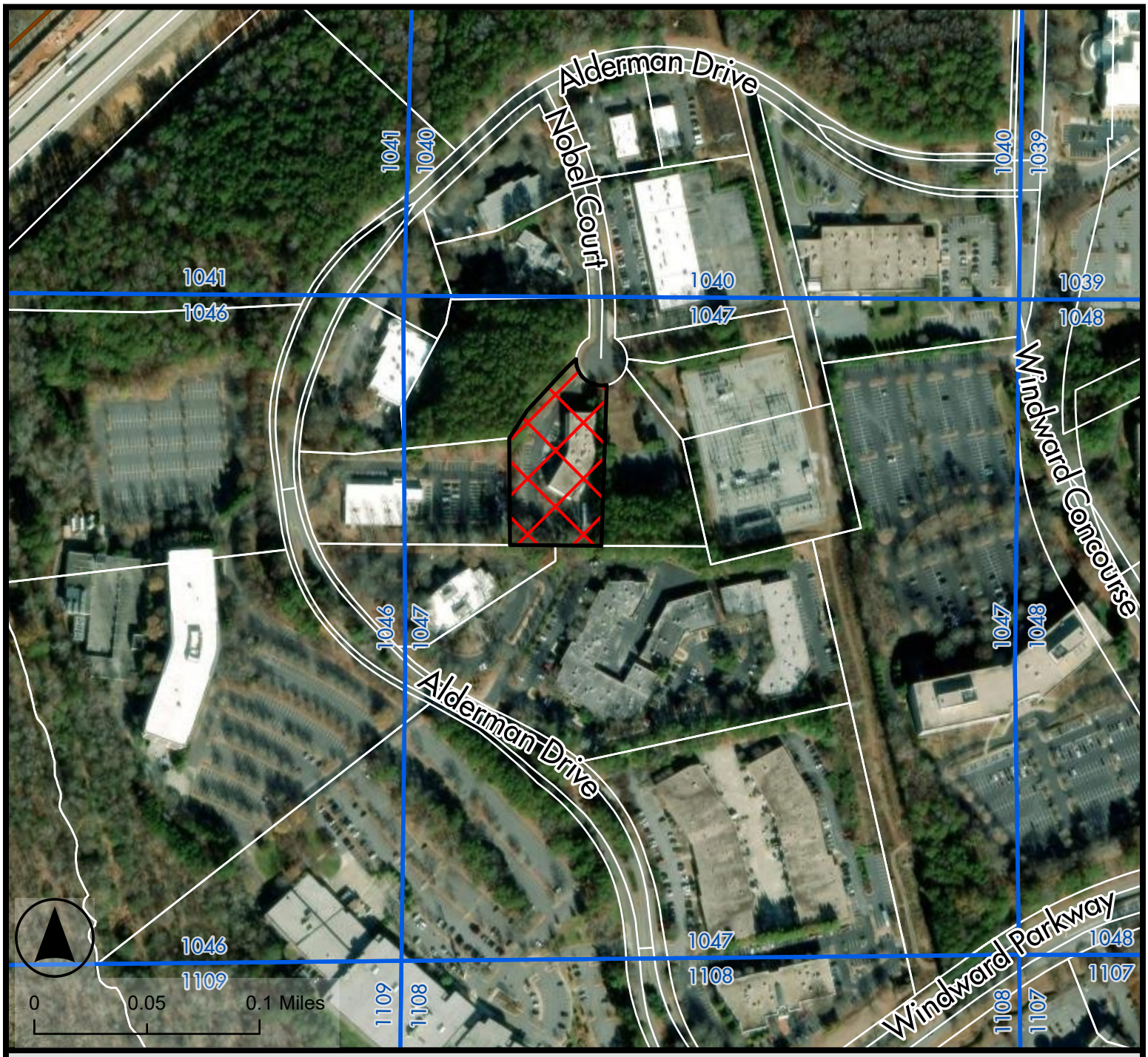


THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

MP-26-01, CU-26-01



Aerial Map

Spirit of God Church/Windward MP

MP-26-01, CU-26-01

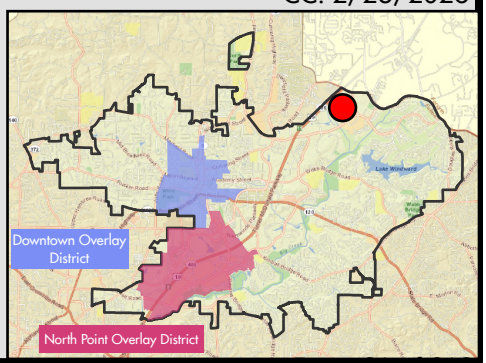
D/LL: 2/1/1047

PC: 2/5/2026

CC: 2/23/2026

Legend

- MP-26-01, CU-26-01
- Land Lots
- Tax Parcels
- Alpharetta City Limits



THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

Community Zoning Information Meeting (CZIM) January 14, 2026

Please sign-in and leave your comments and/or concerns.

MP-26-01/CU-26-01 / Spirit of God Church/Windward MP

NAME	ADDRESS	COMMENTS

NO COMMENTS~

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: MP-26-01/CU-26-01 Spirit of God Christian Church/Windward MP Pod 16

Contact Name: Randall G. Knighton Telephone: (404)245-0900

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

None

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- ☐ Letter
- ☐ Personal Visits
- ☐ Telephone
- ☐ Group Meeting
- ☐ Email
- ☐ Other *(Please Specify)* _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Randall G. Knighton Date: 1/15/2026

Print Form

SPIRIT OF GOD
CHRISTIAN CHURCH

December 23, 2025

[Your Name]
[Your Address]
[City, State Zip]

RE: **MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow an existing building to be re-used for a church. A master plan amendment is requested to the Windward Master Plan Pod 16 to add 'Church, Synagogue' as a conditional use and a conditional use is requested to allow 'Church, Synagogue' for Spirit of God Christian Church. The property is located at 145 Nobel Court and is legally described as being located in Land Lot 1047, 2nd District, 1st Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, January 14, 2026 at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA, 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

The item will be considered by the Planning Commission on **Thursday, February 5, 2026 at 6:30 PM**. and **City Council on Monday, February 23, 2026, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.
.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at rknighton@spiritofgodcc.org.

Sincerely,

Pastor Randall G. Knighton, M.Div.

ACCENTOR LTD CO
185 BLUEGRASS VALLEY PKWY
ALPHARETTA GA 30005

ADE 828 LLC
8725 GLASGOW POINTE DR
DULUTH GA 30097

ALDERMAN DRIVE HOLDINGS LLC
1255 ALDERMAN DR
ALPHARETTA GA 30005

B & K TAMVACAKIS
REVOCABLE TRUST THE
1795 RIVERSIDE RD
ROSWELL GA 30076

CMB INDUSTRIES LLC
54 SAW TIMBER DR
HILTON HEAD ISLAND SC 29926

ELVATION REAL ESTATE LLC
1475 ALDERMAN DR
ALPHARETTA GA 30005

GA POWER COMPANY
110 NOBLE CT # ST100
ALPHARETTA GA 30005

GEORGIA POWER COMPANY
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308

LEXISNEXIS RISK SOLUTIONS INC
300 CONNELL DR STE 1200
BERKELEY HEIGHTS NJ 07922

MERITEX ATLANTA INDUSTRIAL II LLC
24 UNIVERSITY AVE NE STE 200
MINNEAPOLIS MN 55413

METIC HOLDINGS LLC
105 NOBEL CT
ALPHARETTA GA 30005

MLOT LLC
4075 A BUFORD HWY BLDG/STE 600 150
DULUTH GA 30096

QHN INC
1455 ALDERMAN DR
ALPHARETTA GA 30005

SETTI HOLDINGS LLC
1275 ALDERMAN DR
ALPHARETTA GA 30005

WINDWARD ACQUISITION DELAWARE LLC
2937 SW 27TH AVE STE 202
MIAMI FL 33133

WINDWARD CAMPUS OWNER LLC
101 MARIETTA ST STE 3175
ATLANTA GA 30303

UNDERWOOD | SCOGGINS
Attorneys at Law

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Cumming, Georgia 30040
Phone: 470-995-1776
Fax: 470-998-2684
www.underwoodscoggins.com

jcantrell@underwoodscoggins.com

February 23, 2026

VIA ELECTRONIC MAIL: kcook@alpharetta.ga.us & mwoodman@alpharetta.ga.us
Kathi Cook, Community Development Director
Michael Woodman, Planning & Development Services Manager
City of Alpharetta Planning Commission
Alpharetta City Hall
2 Park Plaza
Alpharetta, Georgia 30009

RE: Alderman Drive Holdings, LLC's Letter in Opposition to Applications MP-26-01/CU-26-01 Filed by Randall Knighton, on Behalf of Spirit of God Christian Church.

Dear Ms. Cook and Mr. Woodman,

As you are aware, our firm has been retained by Alderman Drive Holdings, LLC to address specific concerns regarding the above-referenced Applications. Earlier today, our client submitted its comments and concerns regarding the Staff Report prepared for the original hearing before the Planning Commission on February 5, 2026 ("Alderman Letter").

The Alderman Letter referenced four items that would be provided separately. These items include the 1993 Windward Letter of Intent, a 2023 Staff Report and Application for Free Church, a 2007 Staff Report and Application for First Baptist Church of Alpharetta, and the original site plans for 145 Nobel Court (the "Subject Property").

Please find attached hereto the four items referenced in the Alderman Letter. Should you have any problems with the attachments, please don't hesitate to reach out. Thank you for your time and consideration in addressing the concerns outlined in the Alderman Letter.

Sincerely,

Jessica G. Cantrell

JAS/BM/rf

cc: Alderman Drive Holdings, LLC (via email)

Alderman Drive Holdings, LLC
1255 Alderman Drive
Alpharetta, GA 30005

February 23, 2026 **BY EMAIL**

Michael Woodman, Planning & Development Services Manager (mwoodman@alpharetta.ga.us)
Kathi Cook, Community Development Director (kcook@alpharetta.ga.us)
City of Alpharetta
Alpharetta Planning Commission
c/o Community Development Department
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

Re: Deficiencies and Process Irregularities concerning Public Hearing Application Planning Commission Meeting – March 5, 2026 at 6:30 p.m; in matter of:

Request for consideration of a Master Plan Amendment and a conditional use permit for 145 Nobel Court in the Windward Business Center

Applicant: Pastor Randall G. Knighton for Spirit of God Christian Church, Inc.
Case Nos.: MP-26-01 / CU-26-01
Project: Spirit of God Church / Windward MP Pod 16

Dear Michael and Kathi:

Alderman Drive Holdings, abutter, objects to the application for Public Hearing submitted by the Applicant in the above matter for several reasons, one of which is addressed in this letter. The issue I've addressed in this letter relates to multiple application deficiencies and extra-regulatory process exceptions.

The Planning Commission is scheduled to hear the above matter on March 5, 2026 (continued from meeting of February 5th) and the matter is scheduled for City Council on March 23, 2026. **We believe the matter is neither ripe nor eligible for Public Hearing on the scheduled dates because of material deficiencies SOGCC's Public Hearing Application, due to exceptions previously made regarding the City's deadlines for complete submission, and because of failure to follow the City's own published/promulgated rules and process regulations.** Alderman Drive Holdings and other adjacent and surrounding property owners are minimally significantly disadvantaged and most likely prejudiced in protection of their rights as a result of the scheduled Public Hearings under these conditions. Georgia Supreme Court case law establishes the principal that the remedy for material deviation/deficiencies in process vis-à-vis public legislation, judicial hearings, and compliance with rules is to effectively start-over and repeat the process.[1]

The City's promulgated rules under the Alpharetta Uniform Development Code (UDC), which are in accordance with Georgia law, already create a high bar for surrounding land-owners who wish to review, express an opinion, or oppose a matter subject to a public hearing. The timeframe for delivery of legal

[1] Newton County v. East Ga. Land & Dev. Co., 296Ga. 18(764 SE2d830) (2014)

notice to adjacent owners, due diligence and discovery by those parties, and filing of required documents to present in opposition at the public hearing are all critical path matters with tight constraints. Because Georgia law establishes minimum periods of notice, nothing prevents the City or an Applicant from informing the interested parties on an earlier time-frame but the reality is that these processes generally follow the minimum requirements. Minimum notices coupled with ambiguous, incomplete, or factually incorrect applications create a moving target for those parties which seek to protect their property and legal right to be heard - and adversely affect the prerequisite necessary step to obtain information sufficient to form an opinion and confer with similarly situated parties. **Opponents are subject to arbitrary and unfair outcomes when tight time frames are, as in this case, combined with extra-regulatory exceptions made in favoring the SOGCC when combined with failure by the City or Applicant to adhere to City's own promulgated rules.**

As one example of the tightness of process timelines on the minimum schedule, consider that for the hearing scheduled on Monday, March 5, 2026, the City is required by ordinance to deliver postmarked notice to adjoining property owners by February 23rd[2]. Given current postage service times in greater Atlanta for first class mail, that notice would be delivered on or about February 27th. Likewise, opponents and their counsel must, in order to preserve their rights under Georgia law, complete and deliver the Disclosure Form to the City 5 days prior to the hearing or by February 28th. If the surrounding neighbors have questions requiring City files, they must also file a FOIA-type request at https://alpharettaga.justfoia.com/publicportal. So, an adjoining/surrounding property owner or the association could have as little as 24 hours after receiving a notice to seek and obtain information, form an opinion, and select and engage legal counsel including clearance of conflict checks. Opposing parties and adjoining property owners, especially those headquartered outside Alpharetta are severely disadvantaged at best and prejudiced with these nearly impossible time frames more specifically when the Applicant and/or the City fail to follow the promulgated deadlines and completeness requirements outlined in the UDC and rules thereunder.

For reference, for parties seeking relevant documents, the 5 information requests submitted by Alderman to the City on this matter achieved rapid response times ranging from 1 to 5 calendar days – quick, turnaround for sure, but not sufficient when a party theoretically only has one day to obtain information in order to preserve their legal rights on a matter.

Response Time for Information Request

Request	Submitted	Received	Elapsed Days	Business Days
CD-66-2026	2/9/2026	2/12/2026	3	3
CD-67-2026	2/9/2026	2/10/2026	1	1
CD-71-2026	2/12/2026	2/17/2026	5	3
CD-78-2026	2/15/2026	2/16/2026	1	0
CD-79-2026	2/15/2026	2/16/2026	1	0
	Average----->		**2**	**1.4**

[2] Alderman acknowledges receipt of City's notice yesterday (February 17th) which was dated February 12 and postmarked on February 13th.

In the matter of Spirit of God Christian Church, staff and commissioners may be inclined to respond that adjoining property owners were afforded earlier notice via posted notice at the property, published notice, and the Applicant furnished notice of a Community Zoning Information Meeting to be held on January 14, 2026. This property is located at the end of a cul de sac and has a vacant lot on either side – the effectiveness of a sign posted there on a front lawn which was likely subsequently relocated (see Appendix) is of dubious effectiveness as is the published notice. There are questions as to when and whether the Applicant mailed notice and there is no evidence in the case file that notices were timely mailed - such as registered or a USPS proof of mailing receipt. Proof of mailings have been found in the zoning case file of similar applications involving a church in Alpharetta. Presumably, in those instances, notices were sent with proof of mailing in order to avoid a situation such as occurred here, where it is not clear that all appropriate parties received notice and thus were afforded information in advance via the intended community meeting.

In short, the City's failure to require a timely and complete application from the Applicant before moving further has resulted in an unfair application of the timelines propounded in the rules saying what "shall" and "must" be done by the Applicant. The application submitted by Spirit of God Christian Church was incomplete and deficient upon submission and remains incomplete – the published case file establishes this as a prima facie matter relative to City's published/promulgated requirements. Similarly, the City's failure to follow promulgated and published procedure is a prima facie matter evidenced by case file including the staff memo submitted to the Commission for the February 5th meeting. As of this writing, there are also unresolved conflicts between statements contained in the submitted application (which were accepted from Applicant in good faith and incorporated into Staff's Report to the Commission). There are also conditions on the site and City's archival plans dealing with the site's original and, we believe currently applicable, entitlements for parking which plans were obtained from the City's own files. Our analysis of a reasonable sample of publicly available and similar submissions made in 2025 and 2026 shows that the deficiencies and exceptions, taken as a whole, on this application for SOGCC relative to other applications are significant in nature and could result in a determination that would prejudice surrounding and adjacent property owners. **See Appendix A.**

Alpharetta's Unified Development Code (UDC) includes definitions – notably in the preamble to the definitions section, it includes the following statement "the following shall apply to the use of words and phrases"…."B. **The word "shall" is always mandatory and not discretionary.**" Similarly, the UDC states that "Words and phrases defined herein shall be interpreted as defined without regard to other meanings in common or ordinary use, unless the context of the word or phrase indicates otherwise. Words and phrases not defined in this Ordinance shall be construed to have the meaning given by common and ordinary use as defined by Webster's New International Dictionary, Latest Edition."

The City's published rules for Public Hearing Applications and the forms adopted pursuant thereto frequently include the mandatory words "shall" and "must". The UDC as cited above provides interpretation guidance as the rules for Public Hearing Applications are promulgated in part therein, but in all cases pursuant to, consistent with, and not in conflict to Section 4.2 of the UDC – particularly 4.2.1 (Initiation), 4.2.2 (Public Hearing Process), and 4.2.3 (Standards for Zoning Changes). The UDC states "All applications shall be submitted to the Director **within filing deadlines** and **on application forms adopted from time to time by the Community Development Department**." Similarly, "…all such applications shall be initiated by the owner of a majority interest in the property affected." By application of the last 2

sentences alone, SOGCC's application should not have been accepted when tendered on or about December 1, 2025.

As shown on the following Exhibit, on submission on or about December 1, 2025, SOGCC's application was approximately **95% incomplete** and provided no indication that submission was initiated by the landowner. To this date, there remain material discrepancies and omissions even though the City has continued to allow the Applicant to impermissibly amend the file well after the deadline.

For the reasons outlined in this letter and in the Tables and Appendix which follow, Alderman Drive Holdings requests that the Commission decline to hear this matter and require that if the matter is to be resubmitted, it have to begin de novo in compliance with the UDC requirements and that the Staff take reasonable steps to verify data contained in the application.

We reserve all rights on this matter. Please incorporate this letter into the City's case file - we consent that it may be made a matter of public record.

Sincerely,

Brian E. Fees
Managing Member for Alderman Drive Holdings, LLC

Tables and Appendices Attached:

- Tables Attached:
    - Table 1 – SOGCC compliance with Requirements for Public Hearing Applications
    - Table 2 – Conformance at submission with "CHECK LIST FOR FILING PUBLIC HEARING APPLICATIONS (PAGE 4 OF APPLICATION PACKAGE)"
    - Table 3 – Compliance at Submission with Site Plan Requirements and Checklist
- APPENDIX A – COMPARISON TO A SAMPLE OF 2025 AND 2026 MP APPLICATIONS FOR COMPLETENESS
- APPENDIX B – PICTURE OF SIGN POSTED ON SITE

Transmittal Materials provided separately:

- None

Copies to be provided in due course to others:

Janet Bozeman, Esq. for Windward Business Association

All of the property owners within Windward Business Association POD 16, and two adjoining properties in POD 56.

Table 1 – SOGCC compliance with Requirements for Public Hearing Applications

Compliance with City's Language Concerning an Application for Public Hearing contained with Instructions or on the face of Form	
PUBLIC HEARING APPLICATION FORMS AND REQUIREMENTS UPDATED: December 4, 2025	
	DID APPLICANT AND STAFF COMPLY WITH CITY'S PROMULGATED RULES?
SUBMITTAL DATES AND HEARING SCHEDULE	**NO**
Completed applications will be only be accepted on, or prior to the dates indicated as 'Submittal Deadline' and between the hours of 8:30 AM and 3:30 PM.	NO
Submittal Deadline / CZIM Meeting *6:00 PM / Planning Commission Hearing *6:30 PM / City Council Hearing *6:30 PM November 3, 2025 / December 10, 2025 / January 8, 2026* / January 26, 2026 December 1, 2025 / January 14, 2026 / February 5, 2026 / February 23, 2026 January 2, 2026 / February 11, 2026 / March 5, 2026 / March 23, 2026 February 2, 2026 / March 11, 2026 / April 2, 2026 / April 27, 2026 March 2, 2026 / April 8, 2026 / May 7, 2026 / May 18, 2026 April 1, 2026 / May 13, 2026 / June 4, 2026 / June 22, 2026	
INSTRUCTIONS FOR FILING PUBLIC HEARING APPLICATIONS	**NO**
1. No less than one week prior to submitting an application for Public Hearing, the applicant must complete a pre-submittal meeting. The applicant should bring one copy of the completed submittal package with all required plans and supporting materials to the meeting.	??
3. One full-size set of any drawings, surveys, and any other oversized materials shall be included with the original application. The additional copy of these documents shall be submitted at a size no greater than 11" x 17" and shall each be folded to a size not to exceed8.5" x 11."	NO
6. An application may be withdrawn without prejudice (no waiting time to refile) at any time prior to the public hearing. A request for such withdrawal must be made in writing.	
8. All taxes must be paid in-full and any and all outstanding code violations on the property must be rectified prior to submittal of a public hearing application. Evidence of paid taxes and no outstanding code violations is required at the time of submittal. See page 6.9	NO
Page 4. Checklist - Please note that all applicable items are due at the time of application submittal. Incomplete applications will not be accepted.	NO
Page 4. Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be displayed on the plan page. The maximum page size for original full-size plan documents is 30" x 42".	NO
Page 5. Checklist - Prior to submitting an application, a review of the site plan will be conducted as part of the pre-application review meeting.	??
Page 5. Checklist - Owner Authorization: Original and notarized signatures of the property owner(s) and applicant or a notarized statement by the applicant as to ownership are required.... See the application form for additional detail	NO
Page 5. Checklist - Disclosure Form: The Disclosure Form must be completed in full. If no such contributions have been made, write "N/A" next to "Name of Official" and date and sign.	YES
Page 5. Checklist - The legal description must be a metes and bounds description of the property based on the provided survey that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines....	NO
Page 5. Checklist - Site Plan. The applicant must attach a site plan no larger than 11" x 17"	NO
Page 5. Checklist - Public Participation Plan - Part A ....Applicants are required to submit a Public Participation Plan at the time of the filing of the Public Hearing Application.	NO
Page 5. Checklist - Public Participation Plan - Part B ....The Public Participation Report (included in this packet) must be completed in-full and submitted .... a minimum of twenty (20) ^ days from the date prior to the Public Hearing Date to which the application has been assigned. ^ business	NO
Page 6. Checklist - Trip Generation Report. A Trip Generation Report (TGR) is required for all public hearing applications....	NO
Page 7. Checklist - Arborist Report. Tree Survey And Arborist Report Requirements. Below are the requirements for submission of a Tree Survey and Arborist Report for a Public Hearing. See detailed list.	NO

Table 1 - Continued

Compliance with City's Language Concerning an Application for Public Hearing contained with Instructions or on the face of Form PUBLIC HEARING APPLICATION FORMS AND REQUIREMENTS UPDATED: December 4, 2025	DID APPLICANT AND STAFF COMPLY WITH CITY'S PROMULGATED RULES?
Continued	
OTHER RELEVANT INFORMATION [For the Application - Page 8 of Instructions]	**NO**
Prior to submittal of an application for a Public Hearing, the Applicant must provide proof that all taxes and fees for the property have been paid, or that arrangements have been made for payment, and/or the property has no outstanding code violations or that arrangements have been made to bring the property into compliance, as approved by the Director. Public Hearing Applications will not be accepted without this documentation.	NO
SITE PLAN CHECKLIST PREAMBLE	**NO**
The items listed below reflect the minimum information that must be included on all site plans submitted as part of the public hearing process.	NO
Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be displayed in the lower left corner of the plan page.	NO
Applications that include site plan documents that do not meet these requirements will not be accepted.	NO
APPLICATION REQUIREMENTS FURTHER ENUMERATED THEREON:	**NO**
Cover Page. Item 3: Incomplete applications will not be accepted.	NO
Page 13. Disclosure Form: Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard. [NOTE: UNCLEAR IF OWNER MUST PROVIDE - STATE CODE REQUIRES FORM COMPLETION BY LEGAL COUNSEL AS WELL AS APPLICANT]	NO
Page 17. Citizen Participation Form Part A. This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.	NO
Page 18. Citizen Participation Form Part B. This form **must be completed** and submitted to the City's Community Development Department a **minimum of twenty (20) business days prior** to the first scheduled Public Hearing. **[NOTE - FORM B WAS NEITHER COMPLETE NOR FILED TIMELY]**	NO (submitted less than 14 business days)
END OF TABLE	

Table 2 – Conformance at submission with "CHECK LIST FOR FILING PUBLIC HEARING APPLICATIONS (PAGE 4 OF APPLICATION PACKAGE)"

CHECK LIST FOR FILING PUBLIC HEARING APPLICATIONS (PAGE 4 OF APPLICATION PACKAGE)			
This document is provided as a resource for the applicant to assist with the public hearing process and preparing the application submittal package. Please note that all applicable items are due at the time of application submittal. Incomplete applications will not be accepted.			
Ref	Descripton of Required Item	Submitted by SOGCC on 12/1/2025? (Yes or No)	
1	Full-Size Site Plan with Site Plan Checklist	No	
2	Completed Application Form with Review Criteria *(Review Criteria for Planning Commission address 7 specific questions)*	Yes	
3	Owner Authorization Form	No	
4	Disclosure Form	Partial	
5	Legal Description of Subject Property	No	
6	Letter of Intent	No	
7	Copies of Site Plan Attached to Application Packet	No	
8	Public Participation Plan - Part A. *Please refer to UDC 4.2.2.A.5 - article c states that at the time of submission for Public Hearing the Applicant form "SHALL" provide certain information which was omitted from the SOGCC submission on December 1, 2025.*	Not completed	
9	Evidence of paid property Taxes	No	
10	Evidence of no outstanding code violations	No	
11	Specimen Tree Survey and Arborist Report	No	
12	Trip Generation Report	No	
Note 1. With respect to Public Participation Plan - Part B, the Applicant has not and cannot show compliance with UDC 4.2.2.A.d sub article 2. Applicant could meet the burden by showing proof of registered mail or other certified proof but has not done so.			
Note 2. See UDC 4.2.1 Initiation and subsection D.1 which reads: No application shall be accepted or reviewed for completeness pertaining to a property on which delinquent taxes, assessments, fees, fines, or is otherwise indebted to the City until the taxes, assessments, debts, or property that is not in compliance with applicable City codes and ordinances shall be accepted or reviewed for completeness until the property is brought into compliance, or until an arrangement satisfactory to the Director has been made for bringing the property into compliance.			
Note 3. Under Georgia Law, an applicant who files an incomplete or not then proper application obtains no vested right to consideration under the law in existence at the time the application is filed. Fulton County v. Action Outdoor Advertising, 289Ga. 347, 349(1) (711 SE2d 682) (2011) (citingWMM, 255 Ga. at 438 (1) (b)).			
Note 4. In Newton County v. East Ga. Land & Dev. Co., 296Ga. 18(764 SE2d830) (2014),the Georgia Supreme Court stated in that decision: "[W]e previously have rejected the idea that an ordinance void at the moment of its enactment can somehow be revived without the formality required to fully enact it again." (emphasis supplied). Here, by extension, an application which is materially incomplete at the legally mandated submission date and improperly accepted by a government official, is effectively void at submission and cannot be revived without the formality required by the applicable rules. In otherwords, the void application cannot be corrected thereafter without a de novo resubmission.			

Table 3 – Compliance at Submission with Site Plan Requirements and Checklist

SITE PLAN CHECK LIST (PAGE 9 of APPLICATION PACKAGE)			
The items listed below reflect the minimum information that must be included on all site plans submitted as part of the public hearing process.			
Ref	Descripton of Required Item	Submitted by SOGCC on 12/1/2025? (Yes or No)	
1	Key and/or legend and site location map with North arrow	No	
2	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.	No	
3	Acreage of the subject property.	Yes	
4	Location of land lot lines and identification of land lots.	No	
5	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.	No	
6	**Proposed** streets on the subject site.	NA	
7	Current zoning of the subject site and adjoining properties.	No	
8	Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.	No	
9	Location of **proposed** buildings with square footages, heights, and stories. Layout and minimum lot size of proposed single-family residential lots.	NA	
10	Topography of subject site. Required and proposed setbacks.	No	
11	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.	No	
12	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site. **Required and proposed parking spaces, loading, and unloading facilities.**	No	
13	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey. Proposed stormwater management facilities.	NA	
14	Entrance distance profile assuming the driver's eye at a height of 3.5 feet.	???	
15	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).	No	
16	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).	NA	

Application #	Applicant	Disclosure Form	Legal Description of Subject Property	Letter of Intent	Copies of Site Plan attached o Application Packet	Citizen Participation Form Part A	Participation Part B & Public Participation Report (due 20 days before hearing date)	Evidence of Paid Property Taxes	Evidence of no outstanding code violations	Specimen Tree Survey and Arborist Report	Trip Generation Report
MP-26-01/CU-26-01	Spirit of God Church/Windward MP Pod 16	YES FOR APPLICANT 11/24/25, MISSING FOR	NOT PROVIDED	SUBMITTED LATE ON 12/8/25	NO	MISSING	INCOMPLETE WHEN SUBMITTED ON 1/15/26	NO	NO	NO	NO
MP-26-02	Lakeview Park MP/Traton Homes	YES	YES	YES, 11/20/25		YES		YES	YES	YES	Yes,
MP-26-04	Moon Valley of Georgia Nursery	YES 12/3/25	YES	YES 12/3/25	YES	YES		NO	NO	YES	YES
CLUP-25-04/Z-25-13/V-25-30	PowerBuild Construction/North Main Street	YES, 8/19/25 and 9/2/25	YES	YES	YES	YES		YES	YES	YES	YES
Z-25-10/V-25-22	Levitan/75 & 91 Roswell Street	YES, 7/31/25	YES	YES	YES	YES		YES	YES	YES	YES
CLUP-25-05/Z-25-18/V-25-32	McKinley Homes/Morris Road	YES, 9/29/25	YES	YES	YES	YES		YES	YES	YES	YES
Z-25-15/V-25-34	Madewell/Milton Avenue	YES, 10/7/25	YES	YES	YES	YES				YES	
MP-26-03/CLUP-26-01/Z-26-01/V-26-02	TPG Brookside West Empire Old Milton Pkwy/Camden Pond	YES, 12/19/25 and 12/17/25	YES	YES, 12/30/25	YES	YES				YES	YES
Z-25-01/CU-25-01	The Shipping Post/312 North Main Street	YES	YES	YES	YES	YES, 12/13/24				YES	
CU-25-16	GOLF ENVY /W INDWARD MP POD 4	YES 8/18/25	YES	YES	YES	YES				YES	YES
MP-25-02/CU-25-04	LOTUS ANIMAL HOSPITAL/OXFORD GREEN MP TRACT A	YES	YES	YES	YES	YES					YES
MP-25-01/CU-25-05	FULTON SCIENCE ACADEMY /COUSINS W	YES, 11/16/24 and 11/20/24	YES	YES, 11/22/24	YES	YES		YES, 10/25/24		YES	YES
MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02	PORTMAN/BROOKSIDE MP POD A	YES, 3 all before 11/21/24	YES	YES, 12/2/24	YES	YES		YES, 10/25/24	YES	YES	YES

APPENDIX B – APPENDIX B – PICTURE OF SIGN POSTED ON SITE

Alderman Drive Holdings, LLC
1255 Alderman Drive
Alpharetta, GA 30005

February 23, 2026 **BY EMAIL**

Michael Woodman, Planning & Development Services Manager (mwoodman@alpharetta.ga.us)
Kathi Cook, Community Development Director (kcook@alpharetta.ga.us)
City of Alpharetta
Alpharetta Planning Commission
c/o Community Development Department
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

Re: Alderman Drive Holdings' Objection to Shared / Common Off-Street Parking Reduction based on the Alpharetta Uniform Development Code – Common Off-Street Parking Areas for Planning Commission Meeting –March 5, 2026 at 6:30 p.m. in matter of:

Request for consideration of a Master Plan Amendment and a conditional use permit for 145 Nobel Court in the Windward Business Center

Applicant: Pastor Randall G. Knighton for Spirit of God Christian Church, Inc.
Case Nos.: MP-26-01 / CU-26-01
Project: Spirit of God Church / Windward MP Pod 16

Dear Michael and Kathi:

Alderman Drive Holdings, abutter, objects to the relief requested by the Applicant in the above matter for several reasons, one of which is addressed in this letter. The issue I've addressed in this letter relates to a potential reduction in required parking based on shared or common off-street parking.

Alderman's view is that 145 Nobel Court does not meet required parking levels, with or without a discretionary reduction in required parking spaces. The Applicant appears to rely on the Uniform Development Code provisions permitting consideration of shared or common off-street parking and allowing for a potential reduction in required parking. That reliance is misplaced and unsupported by the record.

The Uniform Development Code allows two or more principal uses to utilize a common off-street parking area only if the total number of parking spaces provided is not less than the sum of the parking spaces required for each principal use as separately computed under the Code. The ordinance further provides that a parking reduction of up to twenty-five percent (25%) may be considered only "if it can be demonstrated that the principal uses would not utilize the shared parking area during the same hours".

Here, the Applicant has not demonstrated compliance with either requirement.

First, the application does not demonstrate the total combined parking requirement for each principal use when calculated independently under the Code. The proposal contemplates a church use with a 128-seat worship hall in combination with up to 16,000 square feet of leased commercial office or warehouse

space, yet the property has only 54 permitted parking spaces, which is not enough to support a 128-seat church, much less an additional 16,000 square feet of occupiable space or the growth in church attendance which the Applicant indicated it hopes to achieve. The application does not show how this parking supply satisfies the full, combined parking obligation required before any reduction may even be considered.

The following table shows the combined parking requirements with a range of low (minimum to high):

PARKING CALCULATION - PREPARED FOR ALDERMAN DRIVE HOLDINGS
WITH RESPECT TO 145 NOBEL COURT UNDER UDC 2.5.1
MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16

Suite	Suite Description	Sq. Ft.	Parking Rqd	Alt. Calc	UDC Reference Rqmt
120	Lower Front	2,753			See Alpharetta UDC January 2026 UDC 2.5.1-B
150	Breakroom	481			
200	Upper Front	3,629			
210	Upper Back	2,748			
Subtotal Office		9,611	38.444	38.444	1/250 sq. ft
Warehouse		5,622	5.622	18.74	1/1000 sq.ft. if warehouse use otherwise, 1:300; See also UDC 2.5.1-C and UDC 2.5.3. Note, the warehouse does contain separate office/storage space omitted from the office suite and warehouse space shown in certain documents.
130	SOG Church Assembly	3,050	64	64	1 space:2 seats on 128 seats and UDC 2.5.1-D
Totals before any optional Reduction:		18,283	108.066	121.184	
	Less 25% concurrency reduction for Shared Parking not used concurrently if applicability is established by Applicant under UDC 2.5.2.A:		-27.0165	-30.296	See footnote below to UDC 2.5.2-A* In granting the concurrency reduction, staff should consider support staff for Church useage - see the second paragraph of the Troutman Pepper Letter dated 9/1/23 regarding MP-23-07/CU-23-04 FREE CHAPEL WORSHIP CENTER/MANSELL RIDGE PARK MASTER PLAN indicating 33% level of support staff (music, videography, ushers, etc.) ratio to seats.
	Minimum Required Parking:		**81.0495**	**90.888**	
Approved Site Plan Parking - See City Files:			54	54	
	Parking Deficiency:		-27.0	-36.9	

Second, and independently dispositive, the condition creating latitude for up to a 25% reduction in the parking requirement has not been met. The Applicant has not carried its burden of demonstrating that the proposed principal uses would not utilize the shared parking area during the same hours. The record contains none of the evidence typically provided by an applicant in similar situations: no shared-parking study, no peak-demand analysis, no meaningful operating-hour limitations (in fact, the Applicant's representative was clear in his testimony that there would be exceptions if not frequent exceptions), and there is no evidence prepared by a qualified professional demonstrating non-overlapping peak parking demand. General assertions or assumptions regarding differing use patterns are insufficient under the express "can be demonstrated" standard of the ordinance.

To the contrary, the proposed uses inherently overlap. The Applicant noted expected church use beginning at 7 a.m. and ending at 9 p.m. virtually every day. Church activities routinely occur on weekdays, weekday evenings, weekends, and during periods when commercial office and light industrial uses and associated support staff are present. No hours of operations conditions were proposed for the commercial or industrial operations and we note that in the information technology arena, firms frequently, if not universally, work outside 8:00 AM to 5:00 PM EST in order to provide coverage not only in US Pacific time zones but also in Hawaii, Alaska, or in certain instances, overseas operations. Coverage in these instances

is achieved by staggered or overlapping shifts. Church associated office work, special events, meetings, and non-worship activities including study groups, weddings and wedding rehearsals, funerals, viewings, and similar events further increase the likelihood of overlapping peak demand. Accordingly, the Applicant has not established the factual premise of lack of overlapping use required to support any discretionary parking reduction.

Because the Code literally requires full satisfaction of combined parking requirements as a condition precedent, and because any reduction is discretionary and should be evidence-based, approval of the application without a documented demonstration of non-overlapping peak demand would be inconsistent with the Uniform Development Code and arbitrary as applied. Any resulting parking deficiency would improperly shift enforcement and spillover impacts to adjacent property owners and to the Windward Business Center Association.

For these reasons, the requested shared-parking treatment and any associated parking reduction should be denied, or, at a minimum, consideration of the application should be continued until the Applicant submits competent, verifiable evidence demonstrating strict compliance with the Uniform Development Code.

Sincerely,

Brian E. Fees
Managing Member

Appendices Attached:

- Appendix A – Discussion and Analysis – Including language of UDC 2.5.2
- Appendix B – Alderman's suggested Findings and References

Transmittal Materials provided separately:

- None

Copies to be provided in due course to others:

Janet Bozeman, Esq. for Windward Business Association

All of the property owners within Windward Business Association POD 16, and two adjoining properties in POD 56.

Alpharetta's Uniform Development Code (UDC) Section 2.5.2 "Shared Parking" contains one subsection which reads as follows: *"Common Off-street Parking Areas. Two (2) or more principal uses may utilize a common area in order to comply with the off-street parking requirements, provided that the total number of individual spaces available in the common area is not less than the sum of the spaces required for the individual uses as separately computed in accordance with the provisions of this Ordinance. If it can be demonstrated that the principal uses would not utilize the shared parking areas during the same hours, the required number of parking spaces may be reduced by 25% in the common area."*[1]

Applicant Spirit of God Christian Church, proposes to use and operate the 18,258 square foot building at 145 Nobel Court, Alpharetta, Georgia located in POD 16 of the Windward Business Center without the meeting the off-street Parking Requirements contained in UDC 2.5.1 subsections B (office use at 1 space per 250 sq.ft.), C (Industrial uses at 1 space per 1,000 sq. ft.), and D (church at 1 space for every space for each 2 seats in the principal assembly room). UDC 2.5.2 permits a reduction in the required parking under 2.5.2 if the Applicant established the requisites are satisfied. The Applicant has not met its burden of proof for the reductions which might be available under 2.5.2.

Under Alpharetta UDC Section 2.5 and based on the Applicant's case MP-26-01/CU-26-01, the required parking is set forward in the upper portion of the Table below as 108 to 121 parking spaces.

The UDC allows a shared parking reduction up to 25% only after first determining 100% of the combined parking requirements for each principal use, the applicant proves—through credible evidence — that the uses' peak parking demands do not overlap in time. This is the plane language of the Code.

[1] (Ord. No. 718, § 17(Exh. C), 12-14-2015)

PARKING CALCULATION - PREPARED FOR ALDERMAN DRIVE HOLDINGS
WITH RESPECT TO 145 NOBEL COURT UNDER UDC 2.5.1
MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16

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Approved Site Plan Parking - See City Files:			54	54	
	Parking Deficiency:		**-27.0**	**-36.9**	

2026 Alpharetta UDC
2.5.2 Shared parking.
A.Common Off-street Parking Areas.
Two (2) or more principal uses may utilize a common area in order to comply with the off-street parking requirements, provided that the total number of individual spaces available in the common area is not less than the sum of the spaces required for the individual uses as separately computed in accordance with the provisions of this Ordinance. **If it can be demonstrated that the principal uses would not utilize the shared parking areas during the same hours, the required number of parking spaces may be reduced by 25% in the common area.**

File note, Nobel Court street is only 25' wide (single lane each direction) with no street parking permitted. If street parking occurs, emergency access to the site will be significantly impaired. Please note, 2.5.8.B (Bicycle Parking) may be implicated for this application.

Analysis: Plain-Language Interpretation

The ordinance establishes two distinct rules for shared (common) off-street parking:

Rule 1 – Baseline Requirement (No Reduction) - Whegn two or more principal uses share a common parking area, the City must first calculate parking independently for each use, using the UDC's parking ratios. In this instance, the shared parking area must contain at least the full sum of those individual requirements. [**Sharing alone does not reduce parking required and a shared parking lot does not provide a parking discount.]**

Rule 2 – Conditional Reduction (Up to 25%) A parking reduction **of up to 25% is permitted only if**:

- The applicant demonstrates that the principal uses do not operate during the same hours, and
- The City accepts that the peak demand for each use does not overlap.

This reduction Is not automatic – it is discretionary and requires affirmative proof, not assumptions.

Initial parking requirements are determined on “Principal Uses” meaning the primary uses, not accessory or incidental uses. Each principal use must be fully parked as if it were standalone, before any reduction is considered.

“As Separately Computed” language is critical. It means that each use must comply with its own parking ratio (e.g., church seating, office square footage, warehouse square footage). The UDC does not allow an average, blend, or other dilution of requirements across uses.

“If It Can Be Demonstrated” creates a burden of proof on the Applicant, not the City or neighbors. A proper demonstration typically requires a shared parking study, analysis of operating hours by day of week, and possibly a peak demand analysis.

Unsupported statements such as “uses are typically at different times” are not sufficient.

“Would Not Utilize … During the Same Hours” is a strict standard, not a general one. It does not mean “mostly different.” It does not mean “usually different.” It means no meaningful overlap during peak demand periods. If there is any regular overlap, the reduction should be denied.

Cases where we believe the reduction would or could typically be applied in practice and situations where the 25% Reduction would reasonably be applied:

- Office (weekday, daytime) + Theater (evenings/weekends)
- Bank (weekday business hours) + Restaurant (evenings)
- Government office + civic auditorium (scheduled events only)

Situations where the reduction is commonly denied:

- Church + office (overlap on weekdays, evenings, and weekends)
- Church + warehouse with office staff
- Multiple uses with unpredictable schedules
- Uses where special events increase demand beyond normal hours

Important limits of the reduction – the maximum reduction is capped at 25% — not more.

Please refer to MP-23-07/CU-23-04 FREE CHAPEL WORSHIP CENTER/MANSELL RIDGE PARK MASTER PLAN, a church and commercial mixed use situation involving commercial business offices, church business offices, and a worship facility and presents a similar fact pattern to SOGCC’s Application and where no reduction was requested or provided.

Reduction applies only to the common area, not the entire site if parking is fragmented or if any of the parking is reserved at all times – example, 5 parking spaces are reserved for church staff at all times.

The City may condition approval, require recorded restrictions, require ongoing compliance monitoring. If the assumptions fail later, the use may be out of compliance.

Enforcement and risk considerations are not insignificant. Because the ordinance requires a demonstration, failure to provide one creates legal exposure:

- Approval without evidence may be arbitrary

- Parking shortages can become an enforcement burden shifted to neighbors
- Spillover parking may constitute zoning noncompliance
- Nuisance impacts
- CCR violations with respect to the Windward Business Center Association

I. PROCEDURAL BACKGROUND

The Planning Commission of the City of Alpharetta conducted a public hearing on _____, 2026, to consider an application seeking a zoning amendment and a conditional use permit to allow a church use with a 128-seat worship hall and up to 16,000 square feet of commercial office or warehouse space at 145 Nobel Court.

The Commission reviewed the application materials, City staff report, public comments, and evidence presented at the hearing. The Commission now enters the following findings of fact and conclusions of law based upon substantial evidence in the administrative record.

II. APPLICABLE LAW

The application is governed by the City of Alpharetta Uniform Development Code ("UDC"), including § 2.5.2, which provides:

"2.5.2 Shared Parking
A. Common Off-street Parking Areas. Two (2) or more principal uses may utilize a common area in order to comply with the off-street parking requirements, **provided that the total number of individual spaces available in the common area is not less than the sum of the spaces required for the individual uses as separately computed** in accordance with the provisions of this Ordinance. **If it can be demonstrated that the principal uses would not utilize the shared parking areas during the same hours, the required number of parking spaces may be reduced by 25% in the common area."**

In considering zoning and conditional use applications, the City Council acts not only in a legislative capacity but also in a quasi-judicial capacity and must base its decision on substantial evidence in the record.

III. FINDINGS OF FACT

1) **Parking Supply.**
Based on substantial evidence in the record, including City parking records, the subject property contains **54 permitted off-street parking spaces**.

2) **Proposed Principal Uses.**
The application proposes multiple principal uses, including (a) a church with a 128-seat worship hall and (b) up to 16,000 square feet of commercial office or warehouse space.

3) **Failure to Meet Baseline Requirement.**
The Applicant did not submit a parking analysis calculating the total parking requirement nor demonstrating that the total number of parking spaces provided equals or exceeds the sum of the parking spaces required for each principal use **as separately computed**, as required by UDC § 2.5.2.

4) **Failure to Demonstrate Non-Overlapping Hours.**
The record contains no shared-parking study, peak-demand analysis, operating-hour matrix, or

professional report demonstrating that the proposed principal uses would not utilize the shared parking area during the same hours.

5) **Reasonably Foreseeable Overlap.**
Based on the nature of the proposed uses and reasonable inferences drawn from the evidence, overlapping peak parking demand is reasonably foreseeable, including during weekday evenings and weekends when both church and commercial uses may be active.

6) **Adverse Impacts.**
Approval of the application without demonstrated compliance with UDC § 2.5.2 would likely:

a) result in spillover parking onto one or more adjacent properties including, but not limited to property owned by Georgia Power at the adjacent Power substation and at 136 Nobel Court, property owned by Metic Holdings LLC at 105 Nobel Court, property owned by CMB Industries LLC at 110 Nobel Court, properties located on 1255, 1275, 1375, 1455, 1475, 1121 and 1111 Alderman Drive owned respectively by Alderman Drive Holdings, LLC, Setti Holdings LLC, METIC Holdings LLC, ADE 828 LLC, QHN Inc., Elevation Real Estate LLC, Accentor Ltd. Co, and Windward Campus Owner LLC; and thereby shift enforcement burdens to neighboring owners or private associations.

b) Shift parking onto the public street known as Nobel Court in violation of City codes and which street is approximately 25' wide - thereby jeopardizing public life safety and fire access not only to the Applicant's location but also to all of the businesses located on Nobel Court.

IV. CONCLUSIONS OF LAW

1. **Burden of Proof.**
Where an ordinance establishes objective prerequisites to approval, the burden rests on the applicant to demonstrate compliance.[2] The Applicant has failed to meet that burden.

2. **Non-Compliance with UDC § 2.5.2.**
Based on the findings above, the application does not comply with UDC § 2.5.2 because the Applicant failed to (a) demonstrate determination or satisfaction of the combined parking requirement and (b) demonstrate eligibility for any parking reduction.

3. **Arbitrary Approval Standard.**
Approval of the application in the absence of substantial evidence demonstrating compliance with the ordinance would be arbitrary and capricious.

V. RECOMMENDATION

Based on substantial evidence in the record and the express requirements of the Uniform Development Code, the Planning Commission should **RECOMMEND DENIAL** of the requested zoning amendment and conditional use permit.

VI. ALTERNATIVE CONDITIONS (IF THE APPLICATION IS TO BE APPROVED AND ADVANCE TO COUNCIL)

If, notwithstanding the foregoing findings and conclusions, the Planning Commission elects to recommend the application to the City Council, then such approval should be expressly conditioned as follows to ensure compliance with UDC § 2.5.2 and Georgia law permitting conditional approvals tied to ordinance compliance:[4]

1. **No Parking Reduction.**
   No reduction under UDC § 2.5.2 shall be permitted unless and until a professionally prepared shared-parking study demonstrating non-overlapping peak demand is submitted and approved by the City.

2. **Baseline Parking Compliance.**
   Prior to issuance of any certificate of occupancy, the Applicant shall demonstrate compliance with 100% of the combined parking requirements for each principal use as separately computed under the UDC.

3. **Recorded Operational Restrictions.**
   Enforceable limitations on hours of operation for each principal use shall be recorded and shall run with the land during the conditional use.

4. **Special Event Limitation.**
   Special events outside approved operating hours are prohibited absent prior City approval of additional off-site parking arrangements.

5. **Future Review.**
   Any change in use, seating capacity, leased floor area, or operating hours shall require re-evaluation of parking compliance under UDC § 2.5.2.

6. **No External Reliance.**
   Required parking shall not rely on adjacent properties or on-street parking unless expressly approved by the City and memorialized in a recorded agreement.

Alderman Drive Holdings, LLC
1255 Alderman Drive
Alpharetta, GA 30005

February 23, 2026 **BY EMAIL**

Michael Woodman, Planning & Development Services Manager (mwoodman@alpharetta.ga.us)
Kathi Cook, Community Development Director (kcook@alpharetta.ga.us)
City of Alpharetta
Alpharetta Planning Commission
c/o Community Development Department
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

Re: Alderman Drive Holdings' comments on Staff Report prepared for February 5, 2026 Planning Commission Meeting and potential updates for Planning Commission Meeting –March 5, 2026 at 6:30 p.m. concerning:

Request for consideration of a Master Plan Amendment and a conditional use permit for 145 Nobel Court in the Windward Business Center

Applicant: Pastor Randall G. Knighton for Spirit of God Christian Church, Inc.
Case Nos.: MP-26-01 / CU-26-01
Project: Spirit of God Church / Windward MP Pod 16

Dear Michael and Kathi:

The issues that I address in this lengthy letter relate to certain limited matters contained in or addressed by the staff report prepared for the February 5, 2026, Planning Commission Meeting ("Original Staff Report"). I understand that Staff may update the Report before the scheduled March 5, 2026, meeting, and we are making a good faith effort to provide input in a timely and transparent fashion in this and other communications. The Applicant seeks an amendment to the Windward Master Plan ("Windward MP"), most recently approved by Council in early 1993[1]. The Windward MP covers approximately 3,100 acres within the City of Alpharetta,[2] and the properties subject to the Windward MP may be referred to broadly as "Windward."

Windward is a mixed-use project developed within the City of Alpharetta under the Community Unit Plan (CUP) zoning district. The developer was Windward Properties, Inc, a subsidiary of Mobil Land Development Corporation (MLDC) owned by the Mobil Corporation. The adopted Windward MP and Letter of Intent ("LOI") were originally approved by the City in September of 1980, with revisions to the MP approved by the Council in 1981, 1982, 1983, 1984, along with updates approved in December 1985, June 1989, and January 1993. The revisions covered the development of Windward as a planned project of mixed residential, commercial, office and industrial uses carefully integrated and phased with open

[1] The preamble of Exhibit A to the Council's approval for the 1993 Approved Master Plan MP-92-03 concludes with this statement "The reader is advised to review the minutes and/or tapes regarding the public meeting in order to gain a more extensive knowledge of the matter."
[2] An additional approximate 262 acres of the developer's Windward Master Plan are in Forsyth County.

space, recreation, transportation, community facilities, and other improvements. The City and Windward's developer worked closely together from 1980 through completion of the nearly 25-year development period. This collaborative, sustained, and balanced work was necessary to ensure realization of the Windward Master Plan and recognized that Windward represented a material land area in Alpharetta and a major economic initiative that would have enduring impact on the City's character.

The 1993 Windward MP describes 3 broad categories of use: Residential Use, Commercial Use, and Open Space. Residential Use is approximately 43% of the total acreage, Commercial Use is approximately 32% of the total acreage, and the remaining acreage is Open Space. (The Open Space designation broadly including recreational space, portions of the Big Creek Trail system, collector streets (such as Windward Parkway, Northpoint Parkway, and Alderman Drive), Fulton County public school sites, multiple parks, and a cemetery). The Commercial Use designation is comprised of 4 categories defined specifically within the 1993 Master Plan as "Business Center," "Research & Development," "Light Industrial," and "Commercial". Under the 1993 MP and without the requirement for a conditional use permit, churches and other religious buildings are only approved within the Residential Use designation of Windward.

The 1993 MP is further broken into 63 separate PODs[3], each having specific permitted uses, allowed densities, applicable parking requirements, set-backs, minimum lot sizes, and other specifications such as maximum heights. Nearly 118 pages of the 1993 LOI for the Windward MP covered POD specifications and included maps of each POD. The Property subject to the Application lies within POD 16, with POD 16 being designated as Business Center Use in the Windward MP. The Applicant, Mr. Randall Knighton, on behalf of Spirit of God Christian Church ("SOGCC"), is seeking a conditional use permit for multiple uses, including "Church and other religious buildings," within the POD However, POD 16 does not include "Church and other religious buildings" as an approved land use under the 1993 MP. The LOI incorporated into the 1993 Windward MP also notes: "Requirements made ...within the Business Center regarding set-backs, open space and site constraints, are outlined in the Business Center Declarations of Covenants, Conditions, and Restrictions" ("Windward C, C, & R"), and Business Center Design Guidelines," as both may be amended. However, in no case will requirements ...be less stringent than those of the City of Alpharetta."[4] The Windward C, C, & R do not permit a Church or other religious buildings within the approved uses within the Business Center.

The Windward MP notes that Property Owners Associations ("POAs") have been established for both the residential community and the Windward Business Center. These associations are described as non-profit corporations with the legal authority to assess fines to property owners for maintenance of property and facilities owned and/or maintained by the respective Associations. The 1993 Windward MP further states, "[B]oth Associations have established Architectural Review Committees responsible for enforcing Design Guidelines and reviewing exterior design and landscape plans for both new construction and modifications at Windward." The Windward Design Guidelines are incorporated by reference into the Windward C, C, & R. Therefore, the Applicant should be aware that the property is subject to certain other approvals which may be relevant to this matter.

Most importantly, 145 Nobel Court ("Subject Property") does not meet the Alpharetta Uniform Development Code ("UDC") required parking levels, nor does it meet the required parking requirements

[3] See pages 17 and 18 of the LOI attached and incorporated into the to the Council approved 1993 MP. 63 are the number of PODs with designated acreage and omits PODs that have been consolidated or subsumed into other PODS.
[4] See page 13 of the LOI attached and incorporated into the to the Council approved 1993 Windward MP.

for the Applicant's proposed use as set forth for POD 16, which are incorporated into the 1993 CUP zoning.[5]. Even if the Applicant were to receive any type of permissible Administrative Variance or reduction from the required number of parking spaces, the parking available at the Subject Property would still be insufficient to the actual parking requirements including those contained in controlling documents. The parking issue is explained in more detail in a separate letter submitted for your review and consideration contemporaneously with this letter.

We believe the Original Staff Report erred in adopting the Applicant's position that the Subject Property has 64 parking spaces. The diagram submitted by Applicant is the same one currently used for the continued marketing of the Subject Property by the Owner's real estate agent, and it shows no more than 62 spaces. That number of parking spaces would assume the past removal of the refuse container/enclosure[6] and other required elements of the approved site plan were permissible. Original approved design plans for the Subject Property indicate 54 entitled parking spots. Attached to and incorporated by reference herein are the original plans. The City's requirements have not diminished since the building was constructed. If the staff recommends entitling additional off-street parking on the site or granting a variance for the features removed by the owner, then this should be noted in the Staff Report.

On-street parking is not permitted on Nobel Court[7], and the street is relatively narrow, with an approximate width of 25 feet, curb-to-curb. There will likely be spillover parking as the probable outcome if the current proposal is adopted. The Applicant is seeking concurrent shared parking for up to 16,000 square feet of commercial space with concurrent use of a 128-seat place of worship. Once adjacent owners take measures to physically block access to their parking areas, the Applicant's concurrent use will, with reasonable probability, result in spillover on-street parking for Nobel Court or spillover parking into the adjacent or surrounding private parking lots. It would probably be prudent to ensure the streets are marked with "no parking" signage to ensure there is enough passage room for vehicles, and for the City to ensure turn-around space for trash services, fire engines, and other life safety equipment and

[5] The 1993 LOI describes those uses proposed by Applicant, including the "Churches and other religious buildings," "Office-Professional" (including businesses unrelated to church operations), and "Light Industrial." The LOI and 1993 Windward MP incorporated Division of Development comments significantly constraining "Light Industrial" categories permitted in the Windward-specific zoning (See pages 11 and 12 of Staff Memo).

[6] Site Plan Sheet C-5 details a 10'X12' enclosure and an 8-yard container capacity.

[7] See Windward Business Center Design Guidelines. "Quality design and development are essential in creating the type of community envisioned by the developer, Windward Properties, Inc. To achieve this desired quality, certain criteria are to be met by the Owner/Applicant during the various phases of design and development. These criteria are set forth in the Master Plan, the Covenants, Conditions and Restrictions ("the Covenants"), and the Design Guidelines." "These documents are administered through the two Windward Associations, the Windward Business Center Association (WBCA) and the Windward Community Services Association (WCSA)." "The WBCA is the Association charged with providing management and administration to Windward Business Center and all other commercial properties at Windward; the WCSA provides a similar function to residential Windward. Each Association operates under its own Covenants and each has its own design review procedures and guidelines." "The Design Review Board for Windward Business Center (referred to as the New Construction Committee in the Covenants) and the New Construction Committee for residential Windward administer all current and ongoing projects; the respective Modifications Committees monitor and administer all alterations and additions to completed projects." Site Planning requires that all parking be onsite with perimeter/side yard setbacks and landscape buffers - no car parking can occur within 10' of adjoining properties within the landscape buffer. Landscape specifications and signage standards are included in the Design Guidelines. All loading areas, outside storage spaces, dumpsters, air conditioning condensers, fuel tanks, telephone/electrical boxes and other mechanical equipment are to be permanently screened/landscaped from public view and from adjacent properties.

vehicles. We have surveyed churches located within approximately 5 miles of the Subject Property, in both Fulton and Forsyth Counties, and we are unaware of any similarly situated places of worship which pose the same concerns about parking – none have shared on-site parking with other potential Commercial Tenants and all of the facilities have material on-site parking capacity.

There are minor discrepancies in the building's actual square footage. The original plans indicate the building is 18,500 square feet. Kim Tamvacakis, who developed and owned the building until early 2020, indicates that the available leasable space is 18,283 square feet, and provided the breakdown by suite. The marketing documents for the Subject Property state the building is 18,207 square feet. The discrepancy on the building's total square footage isn't material other than potentially affecting the parking ratio of 1 space for every 250 square feet.

The Staff Report contains a table on page 2. Three of the Windward MP approvals referenced therein are for POD 66, including MP-07-07 for the First Baptist Church of Alpharetta. It should be noted that the First Baptist Church did not move forward with construction at that location. POD 66 is relatively large at 249 acres, and Assembly Buildings were permitted for POD 66 under the original Windward uses under the covenants and upon incorporation into the City's zoning.

The proposed new construction site for the First Baptist Church was 51.5 acres and fronted Webb Bridge, across from the high school, with quick access to North Point Parkway. The site involved multiple uses and had concurrent parking for all uses per the Staff memo of 1,412 parking spaces. Because the recreational facilities and ball field would not be used concurrently with the church, the parking was reduced from 1,412 spaces to 1,059 spaces (25%). The site had ample capacity to safely accommodate 1,412 vehicles. While MP-07-07 appears to predate the current version of UDC 2.5.2 (Shared Parking), it nonetheless applies the methodology and maximum reduction allowed thereunder. The approach used by the City in the above example is also consistent with the plain language of the statute and the calculations therein.

We believe this establishes precedence and demonstrates the calculation of parking spaces applicable to the Subject Property. The Staff Memo provided for City Council related to the parking requirements for First Baptist is relevant. Notably, neither Windward Business Center Association nor Windward Homeowners Association opposed MP-07-07, and there was no opposition noted from adjoining or surrounding landowners.

The other two approved amendments for POD 66 are also distinguished from the current Application. Continuing with the table on page 2 of the Staff Report for the current Application, there were three applications noted for POD 56 (which is the POD immediately adjacent to POD 16). One was denied and two were approved. All three can be distinguished from the current Application including the application for Hanakkuk Christian Ministries.

Hanakkuk Christian Ministries (Church) at 1111 Alderman Drive involved a tenant in a large complex. Prior to submission of application MP-06-14/CU-06-04, the Landlord completed the build-out and the Church took delivery of the 5,771 square foot space. The space included approximately 2,700 square feet used as a sanctuary or group meeting place and approximately 1,050 square feet was used for church office space, including operations during normal weekday business hours. Maximum attendance was 65 and was limited to Wednesday evening and Sunday worship hours. 1111 Alderman Drive is a large site comprised of 3 separate, one-floor, multi-tenant buildings, and presenting 77,664 square feet of light industrial, warehouse, and office use. The parcel contains 7.28 acres and includes over 350 parking spaces. The

application indicates that all the required surrounding properties were notified by certified mail prior to the CZIM. The Windward Business Center Association and Alderman Drive Holdings opposed the application.

In the Staff Report for MP-06-14/CU-06-04, staff noted that the building would require certain updates to life safety/fire protection before Hanakkuk could reopen. Staff also noted that the use was not consistent with uses predominant in the area. Staff and the Planning Commission recommended denying the Hanakkuk application. The application was approved by the City Council, subject to 3 conditions:

1. The church use shall be limited to this individual parcel and shall not be a use allowed throughout Pod 56.
2. Church use shall be limited to office use only from Monday through Friday from 7:00 AM to 6:00 PM. Meetings of the congregation shall be permitted after 6:00 PM during the week and anytime on Saturday and Sunday.
3. Signage shall comply with the City of Alpharetta Sign Regulations required for "office building" in addition to Windward signage guidelines.

Hanakkuk Christian Ministries (Church) no longer leases space at 1111 Alderman Drive. Unlike the current Application, Hanakkuk Christian Ministries (Church) did not present issues of constrained parking or parking spillover. Hanakkuk also involved some hardship for the applicant and the owner based on an already completed build-out. The application for Hanakkuk involved a congregation of 65 members, less than a third in size compared to the current Application, and was a lease-use wherein a private owner had a vested interest in enforcing the conditions and could/would do so without externalizing that burden to surrounding property owners in the event of non-compliance. It is our understanding that, subsequent to Hanakkuk's occupancy of the property, the owner was forced to reconcile non-compliance issues. Other parties may speak about this matter.

The penultimate paragraph on page 2 of the Staff Report for the current Application, addresses the membership statistics of SOGCC, the existing service profile, and the hybrid nature of church attendance for Sunday worship. Additionally, the same paragraph addresses the requested operating hours and SOGCC's intentions related to exterior landscaping, interior renovations, and the intent to restripe the parking lot. The Report omits SOGCC's intent[8] to add signage to the building and, future intent to expand the worship space from the proposed initial 2,000 square feet to 3,000 square feet, up to 5,622 square feet. These are material contingencies and should be properly addressed at the present time, given the parking constraints and the fact that the property is subject to controlling factors addressed in or incorporated in the 1993 Windward MP zoning.

SOGCC currently uses the Barrington Meeting Room at the DoubleTree Hotel, 1075 Holcomb Bridge Rd, Roswell, for its Sunday Church service. The Barrington meeting room is 2,800 square feet, which is approximately the same size as SOGCC proposes for its initial worship hall at the Subject Property.

[8] Signage in the Windward Business Center is restricted under the Windward C, C, & R, which run with the property, as well by City of Alpharetta. Minimal compliance with the Windward signage restrictions should be added as a condition for MP-26-01/CU-26-01 SOGCC in exactly the same manner as the City did with respect to MP-06-14/CU-06-04 Hanakkuk Christian Ministries (Church) at 1111 Alderman Drive.

DoubleTree Hotel indicated that the Barrington Meeting Room has the following capacities, dependent upon seating configuration. We understand that Barrington was configured to seat 160 SOGCC parishioners for the services held on Sunday, February 8, 2026.

Name of Room	Total Sq. Ft.	Dimensions	Theatre	Banquet	Reception	Classroom	U-Shape	H-Square	Conf.
Barrington	2,800	50' x 56' x 12'	250	150	300	115	35	38	30

The Applicant indicates that SOGCC has approximately 200 members, 60% of whom attend services virtually. This representation of 40% in-person attendance would suggest that on-site church attendance is approximately 80 members, or roughly 50% of the apparent seating configured for the February 8th services.

Physically, the seating capacity available at the Subject Property is far greater than the largest DoubleTree meeting room (3,200 sq. ft).

We understand that most cities are appropriately aware of and conscientious to not violate The Religious Land Use and Institutionalized Persons Act (RLUIPA) when reviewing zoning and conditional use applications. Governmental bodies may be predisposed to grant approval which would not be given to a similar, non-religious use applicant. Notwithstanding, the City has an obligation to surrounding landowners and users to ensure that applicants proposing a religious use comply with reasonable conditions just as any other party and to ensure that compliance and enforcement is not externalized to the disadvantaged adjoining property owners. To the best of our knowledge, the City's compliance officers are not available or active during the hours that churches typically congregate for worship. Police officers, if assigned for traffic, do not enforce zoning and use restrictions, and they do not protect private properties from non-criminal trespass or parking encroachment.

The City has made significant efforts to accommodate religious assemblies within Alpharetta, particularly for smaller congregations. The City has previously approved use entitlements for the Applicant for its undeveloped property at 1200 Upper Hembree Road. Likewise, the City has allowed smaller churches to rent or use space at City facilities and the City and Developer made provision for religious facilities within the approved 1993 MP (and prior MPs) with no conditions other than land disturbance permits on approximately 600 acres zoned as Residential Use.

Here, the Applicant[9] seeks material accommodation vis-à-vis a non-religious use applicant:

- POD 16 zoning for this specific lot and building **would not permit secular or public assemblies** such as a theaters or meeting halls;
- The site is materially **under-parked relative to interior public assembly seating capacity;**
- The approval relies on **assumptions about hours of operation which are not tightly enumerated and overlap in time with non-assembly uses;**

[9] The Applicant has not established that SOGCC has a legally recognizable connection to the property. In the December 1, 2025, submission, there was no property owner authorization form, and the Applicant has not represented that it holds title to, or a contract or option to purchase the Subject Property. The property owner authorization form has deficiencies, not only was it submitted 13 days after the Application was filed, and 7 days past the December 1st deadline for applications to be considered at the February 5th Planning Commission Meeting, but neither the property address nor the Property Owner matches the "Authorizer Signature" of record according to the Fulton County property records and Secretary of State's yearly filing for MLOT LLC.

- Enforcement otherwise shifts to **adjacent owners;**
- The adjoining property owners have experienced **prior noncompliance** with similar uses in the past;
- Churches and religious organizations typically will not limit occupancy to actual seating capacity, or parking requirements;
- The requested approval would allow **mixed or multiple principal uses, the majority of which are not related to the religious use; and**
- There is no self-interested private landlord to enforce the conditions.

The City of Alpharetta and other governmental bodies routinely require performance bonds related to development activity including 18-month landscape maintenance bonds (at the full cost or value of all landscaping improvements) as a precedent condition to obtaining a certificate of occupancy; and, erosion control or tree protection bonds as a condition of obtaining a Land Development or Disturbance Permit. Thus, governmental entities do have reasonable mechanisms to ensure compliance with regulations and use conditions without unduly burdening adjoining property owners and users.

For example, the City could include a reasonable use condition of the following nature:

> *Performance Assurance for Compliance.*
>
> *Prior to issuance of any certificate of occupancy, the Applicant shall post a performance bond, letter of credit, or other financial assurance acceptable to the City in an amount sufficient to secure compliance with all conditions of approval, including but not limited to maximum occupancy limits, parking restrictions, operating hours, and special-event limitations.*
>
> *The assurance shall remain in effect until the City determines that the use has demonstrated sustained compliance for a minimum period of ___ months.*

We have provided our comments and analysis concerning parking and compliance with UDC 2.5 by a separate letter and incorporate that content herein by reference. The comment contained in the concurrence paragraph of the Staff Report which states that there is "sufficient on-site parking" is unsupported by the facts and governing ordinances.

We have provided our comments and analysis of the current Application's deficiencies and process irregularities by separate letter and incorporate that content herein by reference.

In review of the Staff's analysis relative to Standards for Master Plan Amendments (page 3 of Staff Report for 2/5/26), some of the analysis appears relatively perfunctory. For example, in response to question (b) "Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property," there is no detailed analysis nor even acknowledgement that two of the immediately adjacent properties on Nobel Court consist of undeveloped raw land. Adjacency factors related to each of these respective properties could affect their value, including proximity to conflicting uses, and potential issues, such as parking spillover. The Staff response to questions (d) and (h) are non-responsive and do not contain relevant analysis of individual factors the questions are requesting. Staff's response to the Conditional Use Review Criteria are also incomplete or non-responsive. For example, on question 1, the analysis does not address traffic flow, emergency vehicle access, or potential consequent spillover parking onto Nobel Court which is only 25 feet wide and cannot accommodate off-street parking. For question 2,

Staff writes "The above-referenced improvements are provided on the subject property" which is at least, in part, factually incorrect at the date of writing. The response to question 3, does not address whether the proposed use would be injurious to the use and enjoyment of adjacent or nearby properties. The response to question 5 does not address whether the conditional use for the Subject Property may "impede the normal and orderly development for uses predominant in the area" with respect to the adjacent or surrounding undeveloped parcels at 125 and 136 Nobel Ct, or the undeveloped parcel on Alderman Drive, further identified as Parcel No.: 21 552010400634. These 3 vacant parcels represent 3 of the 12 parcels comprising POD 16.

The objective questions contained in UDC relative to the Standards for Master Plan Amendments and Conditional Use Criteria require a more critical analysis for a well-reasoned opinion, so that the resulting decisions are consistently fair to all parties and are not rendered on a basis that is arbitrary or capricious.

There is no precedence for adding 'Church, synagogue' as a conditional use within POD 16, and a very weak precedent was set with respect to POD 56. In 2006 when Hanakkuk applied for a Master Plan Amendment and Conditional Use Permit at 1111 Alderman Drive (within a site immediately contiguous to the Subject, City Staff expressed concerns to the Council including but not limited to the following:

- With the church use within an office park;
- That church use is not consistent with uses predominant in the area including POD 56;
- That the location and character of the church may not fit into an office park environment;
- That the church may wish to add other worship times and workshops in the future that may conflict with surrounding business and result in code enforcement issues; and
- That the Church is not a business service use.

Prior to the Council meeting, the Planning Commission voted unanimously to recommend denying the Hanakkuk application.

Neither the Applicant nor the opponents of this potential Master Plan Amendment are entitled to a specific outcome; however, both parties and the public are entitled to a reasoned and objective decision relative to the promulgated criteria taken as a whole and informed by the Staff Report and public feedback. Alderman Drive Holdings appreciates the opportunity to express our concerns and submits this letter subject to a full reservation of rights as an interested adjacent party. We are happy to answer any questions staff may have or to supply reference materials to the extent we have failed to adequately cite source documents.

Sincerely,

Brian E. Fees, Managing Member

Appendices Attached:

- Appendix A – Applicant's history of entitlement applications in Alpharetta
- Appendix B – Properties adjacent to and surrounding 145 Nobel Court
- Appendix C – Information on select churches in proximity to 145 Nobel Court
- Appendix D –Annotations to Page 2 Table from Staff Report of 2/5/26.

- Appendix E – Comparison of Applicant, Staff, and Alderman's Assessment of Rezoning and Master Plan Amendment Review Criteria as prepared for 2/5/26 Planning Commission Hearing.
- Appendix F – Comparison of Applicant, Staff, and Alderman's Assessment of Conditional Use Review Criteria as prepared for 2/5/26 Planning Commission Hearing.

Transmittal Materials provided separately:

- Alpharetta City Council Approved 1993 Windward Letter of Intent (An amendment to prior Approvals) – 176 Pages – OCR version
- Staff Report and Application 2023 – Free Church
- Staff Report and Application 2007 – 1st Baptist Church – Windward
- Approved Site Plan for 145 Nobel Court – obtained from City by FOIA request

Copies to be provided in due course to others:

Janet Bozeman, Esq. for Windward Business Association

All of the property owners within Windward Business Association POD 16, and two adjoining properties in POD 56.

APPENDIX A -APPLICANT'S HISTORY OF ENTITLEMENT APPLICATIONS WITHIN THE CITY OF ALPHARETTA

:

APPLICANT (SOGCC) HISTORY OF ALPHARETTA ENTITLEMENT APPS				
Date	**Matter**	**Square Ft**	**Seats**	**Parking Represented by Applicant**
1200 UPPER HEMBREE ROAD				
Aug-20	CU-20-03/V-20-10	22,211	250	165
Jun-25	PH-25-14	14,600	170	104
145 NOBEL COURT				
Dec-25	MP-26-01/CU-26-01	18,027	128*	64
Footnote 1. On application, indicates 128 seats in 2,000 sq.ft. of Building				
Footnote 2. On application, indicates intent to expand sanctuary to 5,000 square feet (warehouse area) but does not address seating nor parking				
Windward Detail	**Address/APN**	**Acres**	**Owner of Record**	
POD 16	145 Nobel Ct APN: 21-552010470546	1.619	MLOT LLC	

ADJACENT AND SURROUNDING USES AND STATISTICS - PREPARED FOR OR BY ALDERMAN DRIVE HOLDINGS										
POD #	Address	Adjacent Ft	Parking Spaces	APN	Use	Square Ft Bld	Warehou	Land Acres	Owner	Occupant
POD 16	145 Nobel Ct	NA	54	21-552010470546	Office/warehouse	18,816	4,800	1.619	MLOT LLC	Substantially Vacant
POD 16	1255 Alderman Dr	253	113	21 552010400287	Office	14,000		2.51	Alderman Drive Holdings, LLC	Sierra Cedar
POD 16	136 Nobel Ct	385	6+ lot (vacant)	21 552010400386	Vacant Land	NA		1.73	Georgia Power Company	NA
POD 16	125 Nobel Ct	229	NA	21 552010471619	Vacant Land	NA		2.379	B & K TAMVACAKIS REVOCABLE TRUST THE	NA
POD 16	1275 Alderman Dr	0	57 plus service area for warehouse	21 552010400444	Office/warehouse	17,513	3,450	1.81	SETTI HOLDINGS LLC	Circle Group Specialty Contractors
POD 16	Alderman Dr	0	NA	21 552010400634	Vacant Land	NA		0.83	SETTI HOLDINGS LLC	Vacant
POD 16	105 Nobel Ct	0	45	21 552010400576	Office	13,578		1.316	METIC HOLDINGS LLC	Tetchemy Inc
POD 16	1375 Alderman Dr	0	53	21 552010400584	Office	11,712		1.33	ADE 828 LLC	Forward Solutions
POD 16	1455 Alderman Dr	0	21	21 552010400345	Office	5,408	667	0.5724	QHN INC	247 Fleet Security
POD 16	1475 Alderman Dr	0	21	21 552010400352	Office	5,408		1.1	Elevation Real Estate LLC	Elevation Medical
POD 16	110 Nobel Ct	0	113 plus ample asphalt not striped	21 552010400360	Office/warehouse	50,980	17,200	3.12	CMB Industries LLC	Carson Industries & Noctis Technologies
POD 16	Nobel Ct	0	NA	21 552010470462	Vacant Land	NA		0.5	CMB Industries LLC	Carson Industries & Noctis Technologies
POD 56	1121 Alderman Dr	112	109	21 552010460406	Office/R&D	29,768		2.72	ACCENTOR LTD CO	Chemence Headquarters
POD 56	1111 Alderman Dr	102	354	21 552010470413	Office/Light Industrial	77,664		7.28	Windward Campus Owner LLC	Multiple Tenants
POD 57	Nobel Ct. Substation	NA	NA	21 552010470603	OTHER				Georgia Power Substation	
POD 57	Nobel Ct. Substation	NA	NA	21 552010400220	OTHER				Georgia Power Substation	

APPENDIX C INFORMATION ON SELECT CHURCHES IN CLOSE PROXIMITY TO 145 NOBEL COURT

Church	Notes	Address	Distance fr subject	City	Count	Site SI	Sq. Fo	Sanct	Taxi	Parking	Services	Website
Hope Church Union Hill	1 congregation Large parking lot, completely full with police support.	4250 McGinnis Ferry Rd. (Not in Windward Business Center)	.7 miles	Alpharetta	Forsyth	19.4 acres	13,400	230 seats	Exempt	115	Sunday Services, 9:00 AM & 10:30 AM Ladies bible study, W 9:30 to 11:30 AM Morning Prayer Gatherings, TH 7:00 AM	[redacted]
Church of Jesus Christ of Latter Day Saints https://www.youtube.com/watch?v=tCeukABWbal	3 congregations - approximately 200 each Large parking lot, isolated from other uses, good access from McGinnis & Union Hill Rd.	1750 Windward Concourse (Not in Windward Business Center)	.57 miles	Alpharetta	Forsyth	8.4 acres	18,044	250 seats	Exempt	186	Sunday Services, 9:00 AM & 10:30 AM (2 hours each)	[redacted]
Abundant Life Church aka County Line Baptist https://abundantlifega.org/	Congregation size - 200 Located off Alpharetta Highway, good parking, lot full. Isolated from neighbors	430 Strickland Rd (Not in Windward Business Center)	1.64 miles	Alpharetta	Forsyth	1.03 acres	8,648	<3,000 sq	Exempt	77 verify	Sunday Services, 10:30 AM Student Ministry, W 7:30 to 9:30 PM Corporate Prayer, T 6:00 to 7:00 PM Periodic Block Parties	[redacted]
Calvary Chapel Alpharetta	Located on a large site, adjacent to a school and with ample parking and land. Large arterial street access.	200 James Road (Not in Windward Business Center)	2.0 miles	Alpharetta	Forsyth	12.32 acre	22,000		Exempt	103 paved plus unpaved surface to double	Sunday Prayer Service: 8:15 to 8:45 AM Sunday Service: 10:00 AM Sunday Youth Service: 6:00-8:00 PM Other Programs weekly or Bi-weekly Evenings M-F Tuesday Young Adult Service 7:00-8:30 PM	[redacted]
Hamzah Islamic Center	Standalone complex with small school. Significant parking overall	665 Tidwell Road (Not in Windward Business Center)	1.37 miles	Alpharetta	Forsyth	11.84 acre	21,700		Exempt	75 on paved, plus unpaved surface nearly doubles parking, Lots of room to expand		[redacted]
Habakkuk Center	Leased location in a large, multi-tenant industrial complex with loose zoning with excess parking.	1350 Tidwell Dr (Not in Windward Business Center)	.84 miles	Alpharetta	Forsyth	Leased	Leased		?	Parking on complex site in excess of 100 spots	Sunday Worship: 11:00 AM EST Bible Study & Prayer: 7:00 PM EST	[redacted]
Spirit of God Christian Church Approved	Fully entitled parcel for new church	1200 Upper Hembree Rd (Not in Windward Business Center)	5 miles	Alpharetta	Fulton		Pending Construction		Taxable			
Free Chapel Worship Center 550 members	47,153 square feet including a 300 seat auditorium to be used by Church. 76,829 to be leased for commercial office.	3755 Mansell Road (Not in Windward Business Center)	5 miles	Alpharetta	Fulton	9.88 acres	Existing building	300 seat sanctuary with concurrent support staff of 100	Exempt	509 existing spaces. Parking meets concurrent use requirement for office at 307 spaces and 2:1 seating for the worship space at 150 car spaces.	Multiple	

APPENDIX D – ANNOTATIONS TO PAGE 2 TABLE FROM STAFF REPORT OF 2/5/26

TABLE COPIED FROM PAGE 2 OF STAFF REPORT DATED FEBRUARY 5, 2026 (WITH COMMENTARY)					
File #	**Project Name**	**Pod**	**Requested Change**	**Outcome**	**Date**
MP-13-04 / CU-13-09	HealthSouth	66	60-bed acute inpatient rehabilitation hospital. (????)	Approved	08/26/13
MP-12-08 / CU-12-08	Karate Atlanta	56	Karate School	Denied	09/23/12
MP-11-03 / CU-11-01	Amana Academy	14A	School, Academic	Denied	12/19/11
MP-07-08 / CLUP-07-08	Windward Mill	66	80,000 SF retail, 800,000 SF office, 250-rm hotel (10,000 SF meeting space), 400 For-Sale Condos (Allowed under CCRs)	Approved	04/28/08
MP-07-07 / CLUP-07-07	1st Baptist Church	66	Church and associated uses (NEVER BUILT - LAND REMOVED FROM WINDWARD BUSINESS CENTER)	Approved	10/22/07
MP-06-14 / CU-06-04	Habakkuk Center	56	Church (NEVER APPROVED BY ASSOCIATION - NO LONGER HERE). CENTER OPENED BEFORE SUBMITTING APPLICATION TO CITY OR ASSOCIATION. (ASSOCIATION OPPOSED)	Approved	01/22/06
MP-04-02 / CU-04-02	Comprehensive Martial Arts	56	Personal Training Studio with Office (MOSTLY CORPORATE HQ)	Approved	06/21/04
MP-01-08	Source Fitness	14A	Health Club (Fronts North Point Parkway and allowed under CCRs)	Approved	09/24/01

APPENDIX E – COMPARISON OF APPLICANT, STAFF, AND ALDERMAN'S ASSESSMENT OF AMENDMENT REVIEW CRITERIA AS PREPARED FOR 2/5/26 PLANNING COMMISSION HEARING

REZONING & MASTER PLAN AMENDMENT REVIEW CRITERIA (Page 14 of Application Package) ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA AS PREPARED FOR FEBRUARY 5th HEARING				
Ref	**Criteria Description**	**Applicant's Response**	**Staff Response** *STANDARDS FOR MASTER PLAN AMENDMENTS* *The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:*	**Alderman Drive Holdings' Response**
A	How will this proposal be compatible with surrounding properties?	1. This facility will be compatible with the surrounding properties as minimal business office space will be utilized. 2. We will also utilize the property as it is zoned for business purposes. In addition to general church use which will be outside of regular business hours.	Staff memo responds to a slightly different question: a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property. Response: The applicant's proposal would be suitable as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are primarily developed with flex office/warehouse buildings. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.	Applicant's answer is comprised of 2, non-responsive, non-sequitur statements, neither of which address the Review Criteria or the criteria specified in O.C.G.A for assessment of compatibility. Re. Staff's response, POD 16 is comprised of 19 acres, 12 owners, and 8 buildings including the Subject. The 8 buildings contain 137,500 square feet of which slightly over 26,000 (19%) is warehouse – the balance is office and R&D labs. There is no church, religious, or public establishment located within POD 16 and Windward Business Center already has the maximum hotels and conference centers allowed under the Declaration and CCRs. The Windward Plan permits Office Institution, research and development, office-professional, light industrial and hotel/conference center categories. Parking requirements are 1 space per 250 square feet. Each of the above categories of use within the Windward MP has a more narrow and limited definition than the same categories have when using Alpharetta's zoning code outside of the Windward MP. The Alpharetta adopted zoning references "Requirements made by Windward Properties, Inc…within the Business Center regarding setbacks, open space, and site constraints in the Business Center "Declarations of Covenants, Conditions and Restrictions,: and "Business Center Design Guidelines",… The Declarations and CCRs are recorded and run with the land. Each category of use is further defined. "The covenants and restrictions of this Declaration shall run with and bind the Properties, and shall inure to the benefit of and shall be enforceable by the Association or the Owner of any property subject to this Declaration, their respective-legal representatives, heirs, successors, and assigns."
B	How will this proposal affect the use and value of the surrounding properties?	1. The facility will have no negative impact on the surrounding properties. 2. Pending internal renovations, the acquisition of this property will increase the value of the surrounding properties.	Staff memo responds to a slightly different question: b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with flex office/warehouse buildings. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.	Applicant's answer is comprised of 2, non-responsive statements, neither of which answers the question of how. Both statements are conjecture without any supporting evidence or information. Accordingly, these statements cannot be considered for the Review Criteria. Applicants assertion that the proposed use will increase the value of surrounding properties is wholly inconsistent with any professional standards applicable to appraisal or valuation and also inconsistent with the content of thoughtful and well-prepared applications for similar use presented to the City in recent years. Similarly, the City's affirmative response "would not adversely affect" is unsupported with any analysis or objective data. Staff response does not address value impact of surrounding properties. An under-parked public assembly space collocated in a multi-tenant commercial building next to a single or multi-tenant office building, R&D facility, or high-technology manufacturing facility may introduce functional risk, leasing friction, and valuation uncertainty that reduces marketability and value, even if conflicts have not yet occurred. From a real-estate economics standpoint, this may be an adverse adjacency—not because of a church or assembly use per se, but because of parking, peak traffic, and use-compatibility risk.
		1.	Staff memo inserts a new question for Planning Commission and City Council: Whether the zoning proposal will adversely affect the natural environment. Response: The proposal should not have significant impacts on the natural environment. The applicant proposes to re-use an existing building and there are no impacts to trees.	Agree with Staff's commentary.
C	Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.	1. Yes, however not for the use that we are requesting. 2. If the Conditional Use is granted, the property can be further developed for reasonable economic use benefiting surrounding properties.	Staff memo responds to a slightly different question: d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.	Applicant's answer is comprised of 2, non-responsive statements, neither of which answers the question of how. Both statements are conjecture without supporting evidence or information. Accordingly, these statements cannot be considered for the Review Criteria. Applicants assertion that the proposed use will increase the value of surrounding properties is inconsistent with is inconsistent with the content of thoughtful and well-prepared applications for similar use presented to the City in recent years.

REZONING & MASTER PLAN AMENDMENT REVIEW CRITERIA (Page 14 of Application Package) ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA AS PREPARED FOR FEBRUARY 5th HEARING				
Ref	**Criteria Description**	**Applicant's Response**	**Staff Response** *STANDARDS FOR MASTER PLAN AMENDMENTS* *The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:*	**Alderman Drive Holdings' Response**
		3. We will maintain the business aspect, increase the value and use of the property, while facilitating general church use.	Response: The subject property is approved for office/industrial use. The church's peak trip generation will be on Sundays when surrounding properties are not operational. In addition, 'Church, Synagogue' has been added as a conditional use in the Windward Master Plan in Pods S6 and 66, which also have a Business Center land use designation.	Similarly, the City's affirmative response "would not adversely affect" is unsupported with any analysis or objective data. Staff response also fails to address value impact of surrounding properties. An under-parked public assembly space including for example, a church, collocated in a multi-tenant commercial building next to a single or multi-tenant office building, R&D facility, or high-technology manufacturing facility introduces functional risk, leasing friction, and valuation uncertainty that materially reduces marketability and value, even if conflicts have not yet occurred. From a real-estate economics standpoint, this is a potential adverse adjacency—not because of the church or public assembly per se, but because of parking, peak traffic, and use-compatibility risk.
D	What would be the increase to population and traffic if the proposal were approved?	The increase to population and traffic would be minimal[10] during normal business hours[11] and moderate[12] during non-business hours.	Staff memo responds to a slightly different question: e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection. Response: The proposal should not have significant impacts on public facilities and services. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.	Applicant's and Staff response(s) do not address the number of churches (5) located in the immediate proximity and outside of Windward Business Center. Alderman Drive is used heavily on Sunday morning by road bicyclist to practice due to its low vehicular activity. Alpharetta has few places where road cyclist can practice as they operate at speeds that are unsafe on the Greenway and traffic on other arterial streets is excessive. Alderman is also used periodically for charity walks and other activities permitted by the City.
E	What would be the impact to schools and utilities if the proposal were approved?	For a facility our size with minimal business hours, our utility impact would be minimal.		
F	How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?	1. We will keep the property up to standard with the Windward Master Plan. 2. We will abide by any regulations within the Alpharetta Comprehensive Plan and Future Land Use Map.	Staff memo responds to a slightly different question: i. The extent to which the zoning proposal is consistent with the Comprehensive Plan. Response: The zoning proposal is consistent with the comprehensive land use plan designation of the property, which is 'Corporate Office'.	Applicant's 2 statements are non-responsive to the question and Review Criteria. For purposes of the Review Criteria, the statements should be disregarded. The proposed use is inconsistent with the use restrictions which run with the property and which were referenced when the City adopted the Windward Master Plan.
G	Are there existing or changing conditions which affect the development of the property and support the proposed request?	There are no existing or changing conditions that affect the development of the p	Staff memo responds to a slightly different question: f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property. Response: Not applicable.	Applicant's answer is comprised of 2, non-responsive statements, neither of which answers the question of how. Both statements are conjecture without any supporting evidence or information. Accordingly, these statements cannot be considered for the Review Criteria. Applicants assertion that the proposed use will increase the value of surrounding properties is wholly inconsistent with any professional standards applicable to appraisal or valuation and also inconsistent with the content of thoughtful and well-prepared applications for similar use presented to the City in recent years. An under-parked public assembly space including for example, a church, collocated in a multi-tenant commercial building next to a single or multi-tenant office building, R&D facility, or high-technology manufacturing facility introduces functional risk, leasing friction, and valuation uncertainty that materially reduces marketability and value, even if conflicts have not yet occurred. From a real-estate economics standpoint, this is a potential adverse adjacency—not because of the church or public assembly per se, but because of parking, peak traffic, and use-compatibility risk.
H	On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.	No Response	Staff memo responds to a slightly different question:	The Applicant fails to provide any evidence or information supporting the statements contained in its response to the Review Criteria

[10] Oxford Dictionary defines "minimal" as a minimum amount, quantity, or degree; negligible.
[11] Based on the City of Alpharetta's official, publicly available information and code, a singular, comprehensive definition for "normal business hours" within the zoning ordinance is not explicitly defined. This term is also not defined in the Alpharetta UDC.
[12] Oxford Dictionary defines "moderate" as an adjective describing something that is neither extreme, excessive, nor very large/small, often staying within reasonable limits (e.g., "moderate price," "moderate exercise").

REZONING & MASTER PLAN AMENDMENT REVIEW CRITERIA (Page 14 of Application Package) ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA AS PREPARED FOR FEBRUARY 5th HEARING				
Ref	**Criteria Description**	**Applicant's Response**	**Staff Response** *STANDARDS FOR MASTER PLAN AMENDMENTS* *The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:*	**Alderman Drive Holdings' Response**
			Staff memo responds to an additional question not put forth to Applicant related to takings. g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property. Response: The zoning proposal reflects a reasonable balance. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.	Applicant's proposal is likely to remove the subject property from county and city property tax rolls including removing the commercial office space from the property tax rolls notwithstanding such use is unrelated to the proposed religious use. (See 2024 exemption granted by Fulton County to Free Church for its mixed use property on Mansell Road). Alderman asserts that the Applicant's proposal more likely than not places a parking or non-criminal trespass burden on surrounding commercial properties and with respect to probable parking violations on Nobel Court because the parking available on the subject property does not have sufficient parking relative to the UDC requirements. Alderman also notes that Applicant and Staff have not addressed adjacency factors relative to the value of appraisal of adjacent properties and there is no expert report or professional support that the proposed development and use are neutral to surrounding property owners in POD 16. Staff does not address loss of property tax revenue from church use and ownership of the subject property or that such non-taxed use will allow the owner to compete with a lower costs basis and at below market lease rates to the disadvantage of other commercial owners. Please reference MP-23-07/CU-23-04 Free Chapel Alpharetta Campus and mixed-use location at 3755 Mansell Road. Effective 1/1/25, Fulton County removed the entirety of the property from the tax base making that property including its 50% commercial portion from the tax base. [13] In 2023 and 2024, the 127,000 square foot subject property contributed over $325,000 in property taxes not including City of Alpharetta property tax. The top 3 floors were to be used for commercial office space. **Table 1: Square Foot by Floor** | Floor | Square Footage | | --- | --- | | Mezzanine | 23,998 SF | | 1 | 23,155 SF | | 2 | 23,242 SF | | 3 | 27,242 SF | | 4 | 26,345 SF | Unlike 3755 Mansell Road, 145 Nobel Court is currently under-parked and if converted to include a co-located church or public assembly facility, it will become severely under-parked/ A multi-tenant under-parked commercial building next to a single or multi-tenant office building, R&D facility, or high-technology manufacturing facility may introduce functional risk, leasing friction, and valuation uncertainty that reduces marketability and value, even if conflicts have not yet occurred. From a real-estate economics standpoint, this may present an adverse adjacency—not because of the church or public assembly use per se, but because of parking, peak traffic, and use-compatibility risk.

[13] https://qpublic.schneidercorp.com/Application.aspx?AppID=936&LayerID=18251&PageTypeID=4&PageID=8156&Q=1478498853&KeyValue=12+262007040257

APPENDIX F – COMPARISON OF APPLICANT, STAFF, AND ALDERMAN'S ASSESSMENT OF CONDITIONAL USE REVIEW CRITERIA AS PREPARED FOR 2/5/26 PLANNING COMMISSION HEARING

CONDITIONAL USE REVIEW CRITERIA (ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA				
Conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows: A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:				
Ref	**Criteria Description**	**Applicant's Response**	**Staff Response**	**Alderman Drive Holdings' Response**
A	Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;		Response: The subject property has access from the Nobel Court cul-de-sac. Nobel Court is located off Alderman Drive, which connects to Windward Parkway to the west and Windward Concourse to the east. S The church's peak trip generation will be on Sundays when surrounding businesses are not in operation. Therefore, the proposed church would not negatively impact traffic or pedestrian safety.	Alderman notes that there are no references to a parking or traffic study. See as reference the traffic study analysis included in the Free Church MP case.
B	The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;		Response: The above-referenced improvements are provided on the subject property.	Alderman response: There is no refuse area or screening present on subject property as this required element has been entirely removed. Buffers and screening have not been maintained and have, over time died, leaving the parking lot and loading areas visible to adjoining properties.
C	Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;		Response: The proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with office/industrial businesses operating during the weekday. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.	Alderman: There are at least 6 churches within 2 miles of the subject property with average distance of just under 1.2 miles. None of the churches are located within the Windward Business Center, instead these churches operate on arterial streets and roads with better access and better parking (average of 109 parking spaces typically with capacity to expand). Subject property is in the heart of the POD 16, in the heart of Windward Business Center and on a narrow, low traffic non-arterial street. Staff does not address factors related to value of the 5 adjoining properties, impact of certain assembly activities such as funerals, which may conflict in time with other uses proposed on subject property, contiguous/adjacent properties, and surrounding properties. [Adjacency factors] The proposal also does not address other citizens of Alpharetta who use Alderman Drive for road biking practice. [redacted] [redacted] h[redacted]
D	Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;		Response: Not applicable.	Applicant's proposed use and activities will increase after business hours activity in a Business Center that primarily houses high-tech manufacturing, Research and Development, and Data Centers. Larger properties have 24X7 security onsite while smaller operators rely on remote monitoring. Adjacent owners have been able to operate consistently with Windward Design Standards which discourage perimeter fencing and other physical security (Windward Design Guidelines promote a barrier-free Business Center). Given the very limited parking on subject property, it is likely that non-criminal trespass will occur requiring adjoining property owners to incur incremental security costs and or capital costs to erect physical security measures.
E	Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area;		Response: The proposal should not impede the normal and orderly development of surrounding properties, which are primarily developed with office/industrial businesses operating during the weekday. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.	Staff response is without professional citations or support and is speculative – no longitudinal research is cited.
F	Ensuring that the location and character of the conditional use is consistent with a desirable pattern of development for the city, in general; and		Response: The location and character of the 'Church, Synagogue' is appropriate as it relates to the use and development of adjacent or nearby properties which are primarily developed with office/industrial businesses operating during the weekday. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.	The location and character of the conditional use is not consistent with the original zoning conditions for POD 16 or for the Windward Business Center as those are documented in City files.

APPENDIX F – COMPARISON OF APPLICANT, STAFF, AND ALDERMAN'S ASSESSMENT OF CONDITIONAL USE REVIEW CRITERIA AS PREPARED FOR 2/5/26 PLANNING COMMISSION HEARING

CONDITIONAL USE REVIEW CRITERIA (ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA				
Conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows: A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:				
Ref	**Criteria Description**	**Applicant's Response**	**Staff Response**	**Alderman Drive Holdings' Response**
				Current owners and operators within POD 16 and the Windward Business Center purchased and made capital investments in reliance of the protections afforded in the Alpharetta zoning and based on the Declaration, covenants, and conditions that run with the property and which are noted in City files.
G	Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches, or schools.		There are no 'Church, Synagogue' uses in the immediate area and there are no conflicting uses.	There are at least 6 churches within 2 miles of the subject property. All of these will likely use the same McGinnis Ferry onramp/access off GA400 to support their parishioners and for future development. There are no public schools within the same 2 mile radius. There are no schools, or childcare facilities within the Windward Business Center.

GDCR ATTORNEYS AT LAW

February 19, 2026

VIA Email to City Attorney Molly Esswein
City of Alpharetta Planning Commission
Alpharetta City Hall
2 Park Plaza
Alpharetta, GA 3009

Re:**Applicant:** SPIRIT OF GOD CHRISTIAN CHURCH, INC
Owner: MLOT LLC
Property: 145 Nobel Court, City of Alpharetta, Georgia
Proposed Conditional Use Permit: Church
Application: #(MP-26-01/CU=26-01)

Dear Commission Members:

This firm represents Spirit of God Christian Church, Inc., a place of worship, which currently has an application pending with the City of Alpharetta for a Conditional Use Permit for a church.

The Church has been in existence for over 21 years and is a long-standing member of the Alpharetta community.

During the Planning Commission meeting on February 5, 2026, it appears there was much discussion by the sole "Opponent" in attendance, Sierra-Cedar/Alderman Drive Holdings, LLC, that the church would endanger the "security" of its and other nearby businesses.

During such meeting, the attorney for Sierra-Cedar, Jessica Cantrell, speculated that the church would have "late night hours," that it would be a "hang out," that it was "asking for loiterers to come," and that there would be "unknown people there."

Such allegations are entirely speculative and without any basis or fact. This is a church, not a nightclub.

If the opponent or the City is aware of studies or facts and figures showing that a church causes crime, it is welcome to send to me and my client so we can review. If the City is aware of any church or house of worship in the City of Alpharetta that has created a security issue for its community, please let us know.

In a letter to the Board, attached hereto, Opponent, without any specificity, states "two of the largest data breaches in US history involved businesses on or adjacent to Alderman Drive."

Presumably these data breaches were hacks -- not actual physical break ins. [1] But that does not stop Opponent from then making the accusation that the Church creates a security risk.

Such massive digital thefts had nothing to do with the Church, and to in any way link the Church with such remote cyber crimes is disingenuous.

Sierra-Cedar is located on a public street accessed by anyone, located on a different street than the Property, and its own property is not fenced. For Sierra-Cedar to state that a church would "diminish" the "security of our operations," is alarmist and absurd.

Sierra-Cedar states that "Significant increases in evening, weekend and other *non-employment based-traffic* (emphasis provided) and *activity* (emphasis provided) diminish rather than *enhance the security* (emphasis provided) of our operations." This statement is entirely speculative and vague. My client welcomes an explanation of exactly what such "activity" entails and its definition of "non-employment based-traffic."

It is not the responsibility of the Church to protect Sierra-Cedar from worldwide hackers, or "enhance its security." Nor is it the responsibility of the Church to make Sierra-Cedar feel "comfortable" by its presence as a neighbor, as the Board has requested of my client.

Please note that Windward Business Center has a wide range of business, office, warehouse, industrial and retail uses, including and adjacent to the Property, Odyssey Escape Games, which provides parties and events 7 days a week includ[redacted]turday nights and 9 p.m. on Sunday nights.

To single out the church as a supposed disrupter amid such a diverse mix of uses is unreasonable and entirely unwarranted. Opponent's statement that the Church would impact the "professional business environment" of surrounding properties is conjecture.

To the extent that the Opponent has repeatedly questioned the Church's parking intent, the Church has agreed to certain parking restrictions and is further bound by the City's Code. To repeatedly question the Church's sincerity and proactively assume the Church will violate parking code before the Church has even bought the Property is accusatory and wholly unfair.

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[1] LexisNexis Risk Solutions' 2025 breach reportedly stemmed from an intrusion into a third-party software development platform and that a hacker accessed the firm's GitHub account, a cloud-based repository. A 2024 beach for National Public Data (NPD) exposed up to 2.9 billion records, and was attributed to hacking group called USDoD in early 2024, resulted in data being posted on the dark web.

GDCR ATTORNEYS AT LAW

To address the Board's statement that a church is like any other business, that is not true. It is specially protected under the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), 42 U.S.C. §§ 2000cc, et seq.

In addition, please be aware that attempts to limit when the congregants of the Church can worship, how they worship or the joyful sounds they make to God in worship infringe upon their right to worship and speak freely. The Church objects to any CUP Conditions that limit these constitutional rights.

The existence of covenants upon the Property for the Windward Business Park are private covenants that should not have any bearing on the City's decision. However, it is important to note that under state and federal law, non-residential covenants cannot prohibit a house of worship except under the most strictly construed circumstances. The covenants, adopted about 45 years ago, in this case allow uses that are wide-reaching including "office, research/development, commercial, industrial, apartment or related purposes as a master planned business and industrial park." To exclude a house of worship from this diverse mix of uses would be unlawful.

The Church and its Pastor, Randall Knighton, along with its attorney, would be pleased to answer any questions you have regarding its application.

Any Board Members or staff are specifically invited to the March 1, 2026 in-person service at Spirit of God Christian Church. This would be a great opportunity to meet the members of the Church. The service starts at 10 a.m. Website: h[redacted]Please give notice if you are attending so meeting space can be reserved for after the service.

DoubleTree Hilton Hotel
1075 Holcomb Bridge Rd.
Roswell, GA 30076

Sincerely,

GREGORY, DOYLE, CALHOUN & ROGERS, LLC

/Wendy W. Kraby/

Wendy W. Kraby

Enclosure

cc: Jessica G. Cantrell, Underwood Scoggins via email
Janet L. Bozeman, Windward Business Center Association, Inc. via email
Richard Calhoun, GDCR Law, via email

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Party appearing potentially in opposition: Dale Coggins

Subject Public Hearing Case: MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: "N/A" Position: "N/A"

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Dale Coggins Date: 02/18/2026

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Party appearing potentially in opposition: BRIAN E. FEES

Subject Public Hearing Case: MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: "N/A" Position: "N/A"

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____ Date: 02/18/2026

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

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Party appearing potentially in opposition: SIERRA - CEDAR, LLC

Subject Public Hearing Case: MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: "N/A" Position: "N/A"

Description of Contribution:		Value:	
Description of Contribution:		Value:	
Description of Contribution:		Value:	
Description of Contribution:		Value:	
Description of Contribution:		Value:	

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: CFO/EVP Date: 2/9/2026

13

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Party appearing potentially in opposition: TIMOTHY GEHRIG

Subject Public Hearing Case: MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: "N/A" Position: "N/A"

Description of Contribution:	Value:
Description of Contribution:	Value:
Description of Contribution:	Value:
Description of Contribution:	Value:
Description of Contribution:	Value:

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: EVP Date: 2/9/2026

13

DISCLOSURE FORM

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Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Party appearing potentially in opposition: ALDERMAN DRIVE HOLDINGS, LLC

Subject Public Hearing Case: MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: NO CONTRIBUTIONS — "N/A" Position: "N/A"

Description of Contribution:	"N/A"	Value:	"N/A"
Description of Contribution:		Value:	
Description of Contribution:		Value:	
Description of Contribution:		Value:	
Description of Contribution:		Value:	

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: MANAGING MEMBER Date: 2/9/2026

13

UNDERWOOD | SCOGGINS
Attorneys at Law

202 Tribble Gap Road, Suite 200
Cumming, Georgia 30040
[redacted]

February 5, 2026

City of Alpharetta Planning Commission
Alpharetta City Hall
2 Park Plaza
Alpharetta, Georgia 30009

RE: Response from Interested Parties in Opposition to Applications MP-26-01/CU-26-01 Filed on Behalf of Spirit of God Christian Church.

Dear Board Members,

Our law firm and I have been retained by Sierra-Cedar Companies, LLC and Alderman Drive Holdings, LLC to act as its legal counsel in connection with the above-referenced Applications submitted by Mr. Randall G. Knighton on behalf of Spirit of God Christian Church concerning property located at 145 Nobel Court, Alpharetta, Georgia 30005, Parcel No.: 21-5520-1047-054-6 (the "Subject Property").

Sierra-Cedar Companies, LLC ("Sierra-Cedar") is a 30-year-old information technology firm with 500 U.S. employees and is headquartered at 1255 Alderman Drive here in Alpharetta, immediately adjacent to the 145 Nobel Court. Alderman Drive Holdings, LLC ("Alderman") owns the building in which Sierra-Cedar is headquartered and operates, including 2.51 acres in the Windward Business Center.

Sierra-Cedar and Alderman oppose any amendment to The Windward Master Plan and the issuance of a Conditional Use Permit that would allow for an existing commercial building to be repurposed for a "church/synagogue." For the past twenty-two (22) years, Sierra-Cedar has maintained its headquarters at 1255 Alderman Drive and has made substantial financial investments in Alpharetta, and is active in the Windward Business Center Association. Our long-term investment decisions were made in reasonable reliance on the City of Alpharetta's adopted Master Plan, zoning ordinances, and the long-standing intent that Windward Business Center function as a premier business and employment center. The proposed semipublic use as a church is adverse to property interests and inconsistent with those planning principles.

First and probably the most important, there is a clear conflict with the Declaration of Covenants, Conditions, and Restrictions for The Windward Business Center Association, which governs the property, even without the City's involvement. There are deed restrictions that bind property owners. The Use Restrictions in the Declaration state:

> "The Properties shall be used only for office, research/development, commercial, industrial, apartment, or related purposes as a master planned business and industrial park, as may more particularly be set forth in this Declaration,

> amendments thereto or subsequently recorded declarations creating associations or parcels subject to this Declaration, if any. The Association acting through the Board of Directors shall have standing and the power to enforce use restrictions contained in any such declaration as if such provision were a regulation of the Association."

Any amendment to the Declaration requires an affirmative vote of two-thirds of the total voting power of the Association, which voting power is held exclusively by members, each qualified by ownership of land subject to the Declaration. A copy of the relevant portion of the Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association is attached hereto and incorporated by reference herein as **Exhibit "A."**

Second, the Windward Business Center has thrived because the City of Alpharetta (the "City") has consistently protected its commercial and employment-focused character areas and because the Declaration of Covenants, Conditions, and Restrictions provides protections necessary to attract the very large capital commitments which businesses and investors have made. The Windward Business Center continues to attract new businesses, expand, and grow during an otherwise difficult market for many office and commercial developments, and its prospects are good, particularly with increased access opening from Georgia 400 via the new McGinnis Ferry Interchange and the pending 400 express lane additions. Allowing a semipublic use in a location that is well established as an Office and Industrial Business Park is unwise and threatens property values, discourages reinvestment, and undermines decades of careful planning and private investment.

Third, businesses in the Windward Business Center operate on consistent weekday traffic patterns, predictable parking availability, and a cohesive business environment. Church uses introduce concentrated weekend and evening activities, special events, and parking surges that are incompatible with these established operational expectations and interfere with nearby businesses. Moreover, the businesses that operate within this area of the Windward Business Center, including Sierra-Cedar's, concentrate on information technology applications and data processing, all with heightened security requirements due to the nature of their clients or the data they store or access. Two of the largest data breaches in US history involved businesses on or adjacent to Alderman Drive. Other adjacent locations are centric to research and development. Significant increases in evening, weekend, and other non-employment-based traffic and activity diminish rather than enhance the security of our operations.

Fourth, as an adjacent landowner, Sierra-Cedar and Alderman would experience the impacts of this proposed use most directly. A church generates peak traffic, parking demands, and activity patterns that differ materially from those of office and commercial uses. These impacts affect access, circulation, parking availability, and the professional business environment that surrounding properties depend upon. Mr. Knighton and the Spirit of God is not the first church to express interest in the Subject Property in the last six (6) months. The Windward Business Center Association, Sierra-Cedar, and Alderman have been approached by multiple potential parties wanting to use the Subject Property as a church. Each inquired about leasing Sierra-Cedar's parking lot because the Subject Property lacks sufficient parking to accommodate a church

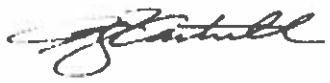
congregation. Sierra-Cedar has declined all requests to allow use of its adjacent parking lot. The Subject Property has sixty-two (62) parking spaces, and the building is over 18,000 square feet of space; 4,800 square feet of that space is a warehouse, which Mr. Knighton indicates may be a future worship hall. The Subject Property was previously used as office space (7,000 square feet), with the remainder used for storage and light industrial equipment repair (microfiche machines and processing), which explains the limited parking availability. The Subject Property does not have sufficient parking to support the requested use without infringing on the adjoining property owners. There is also the potential for spillover congestion on internal roadways due to insufficient parking, which may impact emergency access and delivery vehicle movements. These internal roadways are not designed to accommodate off-street parking. Increased traffic volume and noise from large crowds may create patterns that unduly constrain future development for existing investors.

Fifth, the Windward Business Center was deliberately planned and developed as a high-quality commercial and employment district. If the City were to approve the above-referenced Applications and amend the Windward Master Plan to accommodate a church use, that would represent a fundamental departure from the original and intended purpose of this Business Park. Such an amendment undermines the predictability and stability upon which long-standing property owners rely when making substantial, long-term investments.

Lastly, as an interested party, we reserve all Constitutional and Other Legal Rights, and this Letter will serve as our Reservation of Rights ("the Reservation"). Mr. Knighton ("the Applicant") did not file a complete Application when it was filed, nor does he have the correct Property Owner listed. The Property Owner Authorization was not signed until December 9, 2025, after the Applicant had already submitted the Application. Further, the Subject Property is owned by MLOT LLC, with the authorizer's signature being Ming Liu. It is unclear from the Property Owner Authorization who signed on behalf of the Corporate Business Owner.

For the above-stated reasons, we ask that the Board Members vote no on Applications MP-26-01 and CU-26-01. Thank you for your consideration.

Sincerely,



Jessica G. Cantrell

17

EXHIBIT A

Amend 14788-261
Amend 1967/1
Amend 9453-198

STATE OF GEORGIA
COUNTY OF FULTON

Reference: Deed Book 6700
Page 362

RE-RECORDING OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WINDWARD BUSINESS CENTER ASSOCIATION

WHEREAS, Windward Properties, Inc., a Delaware corporation, (hereinafter referred to as "Declarant"), filed a Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association, (hereinafter referred to as "Declaration"), filed and recorded on October 25, 1983, in Deed Book 6700, Page 362, et seq., Fulton County, Georgia Records; and

WHEREAS, the Declarant's execution of the Declaration was inadvertently not attested to; and

WHEREAS, the Declarant has re-executed the Declaration on Page 32 and that execution has been duly attested to by a witness and notary public; and

WHEREAS, Consents to the re-recording of the Declaration by all owners of property located within the property description contained in Exhibit "A-1" have been recorded in the Fulton County, Georgia Records;

NOW, THEREFORE, the Declaration is hereby submitted for re-recording, together with the attached Consents.

GEORGIA, Fulton County Clerk's Office Superior Court
Filed & Recorded DEC 6 1983 3 11 Lubie J. Hines CLERK

Amend 8730-052

Amend 20730-048, 51
Amend 20784-041
Amend 21214-240
Amend 21232-221

Amend 21650-312, 338
Amend 02120-081
Amend 22440-248
ASSN 23479-359
Amend 24690-287
Amend 24678-25
Amend 27112/202
Amend 28453/314

STATE OF GEORGIA
COUNTY OF FULTON

Reference: Deed Book 8700
Page 362

CONSENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WINDWARD BUSINESS CENTER ASSOCIATION

Digital Communications Associates, Inc.,

as owner of certain real property located within the property description contained in Exhibit "A-1" of the Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association by recorded deed referenced above, hereby acknowledges that it took title to that property subject to the Declaration which was originally recorded in Deed Book 8700, Page 362, of the Fulton County, Georgia Records, and hereby consents to the re-recording of the Declaration in order to include attestation of the Declarant's signature.

IN WITNESS WHEREOF, the undersigned, by and through its duly authorized and appointed officers, has signed, sealed, and delivered this Consent this 29th day of November, 1983.

Digital Communications Associates, Inc.

By: _____

Title: _____

Attest: _____

Title: _____

Signed, sealed, and delivered this 29th day of November, 1983, in the presence of:

_____
WITNESS

_____
NOTARY PUBLIC

N. P. SEAL

8750 cm 93

STATE OF GEORGIA

COUNTY OF FULTON

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR WINDWARD BUSINESS CENTER ASSOCIATION

This Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association, (hereinafter referred to as the "Declaration"), having previously been recorded at Book 238, Page 302, Forsyth County, Georgia Records, on that tract of land located in Forsyth County, Georgia, and described in Exhibit "A", is hereby recorded with the Clerk, Superior Court of Fulton County, as the same Declaration of Covenants, Conditions, and Restrictions creating the same system of covenants and restrictions and the same Association in Fulton County as has been created in Forsyth County. The initial property to be submitted in Fulton County is described in Exhibit "A-1", attached hereto. Exhibit "A-1" is separate and distinct from Exhibit "A", and restrictions contained in Article X, Section 4, of this Declaration do not apply to the land contained in Exhibit "A-1".

GEORGIA, Fulton County, Clerk's Office Superior Court
Filed & Recorded OCT 25 1983 at 4:33 Barbara J. Pace CLERK

5729 pg 54

BOOK 570 PAGE 362

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

FOR

WINDWARD BUSINESS CENTER ASSOCIATION

HYATT & RHOADS, P.C.

Attorneys

2200 Peachtree Center Harris Tower
Atlanta, Georgia 30303
(404) 659-6600

1625 I Street
Washington, D.C. 20006
(202) 638-4418

BOOK 8750 PAGE 85

BOOK 8750 PAGE 363

Article	Section	Page
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	2. Personal Property and Real Property for Common Use	18
	3. Rules and Regulations	19
	4. Implied Rights	19
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	2. Computation of Assessment	21
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	4. Lien for Assessments	22
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X.	ARCHITECTURAL STANDARDS	23
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	2. Modifications Committee	25
	3. Procedures	25
	4. Building to Land Ratio	26
XI.	USE RESTRICTIONS	26
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8760 PAGE 365

8760 PAGE 87

existing structures, and as to location in relation to surrounding structures, topography, and finish grade elevation. In the event the committee fails to approve or to disapprove such plans or to request additional information reasonably required within forty-five (45) days after submission, the plans shall be deemed approved.

Section 4. Building to Land Ratio. The building to land ratio, i.e., the footprint of the building coverage on the land, shall be no greater than thirty-five (35%) percent on any tract contained within the Parcel described in Exhibit "A". This Section shall not be amended without the written consent of all owners of the property within the Parcel described in Exhibit "A". This restriction is specifically limited to the approximately two hundred thirty (230) acres contained within Exhibit "A" and does not extend by implication to land which may be subsequently added in accordance with the terms of this Article VII.

Article XI

Use Restrictions

The Properties shall be used only for office, research/development, commercial, industrial, apartment, or related purposes as a master planned business and industrial park, as may more particularly be set forth in this Declaration, amendments thereto or subsequently recorded declarations creating associations or parcels subject to this Declaration, if any. The Association acting through the Board of Directors shall have

VOL 8750 PAGE 113
VOL 8700 PAGE 201

standing and the power to enforce use restrictions contained in any such declaration as if such provision were a regulation of the Association.

Article XII

General Provisions

Section 1. Coverage. The covenants and restrictions of this Declaration shall run with and bind the Properties, and shall inure to the benefit of and shall be enforceable by the Association or the Owner of any property subject to this Declaration, their respective legal representatives, heirs, successors, and assigns.

Section 2. Amendment. This Declaration may be amended only by the affirmative vote (in person or by proxy) or written consent of Members representing at least two thirds (2/3) of the total voting power of the Association, including a majority of the affirmative votes or written consent of Members other than the Declarant and the consent of the Class "B" member. Any amendment must be recorded among the land records of Fulton County or, if the Declaration or any amendment has subject to it land in Forsyth County, in addition, those of Forsyth County, Georgia. No amendment may remove, revoke, or modify any right or privilege of Declarant without the written consent of Declarant or the assignee of such right or privilege.

Apartment buildings subject to this Declaration may subsequently be converted to the condominium form of ownership.

8750 PG 114
5700 PG 392

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration this 4th day of November, 1983.

WINDWARD PROPERTIES, INC.
A Delaware Corporation

By: _____
M. J. Gaeba, President

Attest: _____
M. J. Maebe, Asst. Secretary

CORP. SEAL

Signed, sealed, and delivered this 4th day of November, 1983, in the presence of:

_____
WITNESS

_____
NOTARY PUBLIC
Notary Public, Georgia, State at Large
My Commission Expires Sept 16 1985

N.P. SEAL

8750 AT 119

GEORGIA, FORSYTH CO.
Clerks Office Superior Court
Filed for record on the 29th
day of August 19 07
At 1:30 o'clock P.M. Recorded in
Book 338 Page 241 - 246
1st day of September 19 07
Clerk

PLEASE RETURN TO:
SUTHERLAND, ASBILL & BRENNAN
999 PEACHTREE INTERNATIONAL BANK TOWER
ATLANTA, GA. 30309
ATTENTION:

Bk. 8750 Pg 129½ -

Bk 8700 Pg 406½

WILLIAMS TEUSINK

JANET L. BOZEMAN
OF COUNSEL
ADMITTED IN GA AND TX
404.595.1125 DIRECT DIAL
[redacted]

via email to: *Kathi Cook at kcook@alpharetta.ga.us*
Michael Woodman at mwoodman@alpharetta.ga.us

February 5, 2026

City of Alpharetta Planning Commission
2 Park Plaza
Alpharetta, GA 30009

Attn: Kathi Cook
Michael Woodman

Re: MP-26-01/CU-26-01 Spirit of God Church/Windward Master Plan Pod 16
145 Nobel Court

Dear Ms. Cook and Mr. Woodman:

I represent the Windward Business Center Association, Inc. (the "Association"), which governs the property located at 145 Nobel Court in Alpharetta pursuant to the recorded Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association. It has only recently come to the Association's attention that the owner of the above-referenced property has submitted an application for a master plan amendment and conditional use permit and that this matter will be considered at tonight's Planning Commission Meeting.

The Association requests that this matter be deferred to a later date to allow the parties impacted by this proposed change in use to evaluate the application, make an informed decision, and have their voices heard. It is the Association's understanding that some of the adjacent property owners have not properly been notified about the proposed change in use. Other impacted owners only learned of the matter in the last few days or weeks and have not had an adequate opportunity to be heard. In requesting this deferral, the Association expresses no opinion as to the merits of the application as the Association also only recently learned of the application and has not had an opportunity to evaluate the potential impact on the community.

We hope that a decision on the proposed application can be postponed to allow proper procedures to be followed and allow appropriate community participation. Thank you for your consideration.

Sincerely,

Janet L. Bozeman

Janet L. Bozeman

THE SYCAMORE BUILDING | 312 SYCAMORE STREET | DECATUR, GEORGIA 30030
[redacted]

From: Fees, Brian
To: Woodman, Michael
Cc: Taylor, Elicia
Subject: RE: Public Hearing February 6th re. Spirit of God Church/Windward MP Pod 16
Date: Tuesday, February 3, 2026 4:16:43 PM
Attachments: image001.png
image002.png

Thank you, Michael. I appreciate the fast response.

Brian

Brian E. Fees
Corporate Officer/CFO/EVP | Sierra-Cedar
470.235.5898 (direct – no solicitations or cold sales calls)
[redacted]

From: Woodman, Michael <mwoodman@alpharetta.ga.us>
Sent: Tuesday, February 3, 2026 3:54 PM
To: Fees, Brian [redacted]
Cc: Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: RE: Public Hearing February 6th re. Spirit of God Church/Windward MP Pod 16

This message is from an EXTERNAL SENDER. Be CAREFUL with links and attachments.

Good afternoon, Brian.

Yes, there will be a public comment opportunity regarding the request for master plan amendment and conditional use to allow Spirit of God Church at 145 Nobel Court. We provide public comment forms at the entrance to the Council Chambers. It is recommended that you fill the form out and provide to the Clerk prior to the meeting starting at 6:30 PM. My apologies for the late notice from the applicant regarding the community meeting.

We'll see you tomorrow evening.

Best regards,

Michael Woodman, AICP
Planning + Development Services Manager
Community Development
City of Alpharetta, Georgia

2 Park Plaza
Alpharetta, GA 30009
P: 678.297.6072
E: mwoodman@alpharetta.ga.us

From: Fees, Brian [redacted]
Sent: Tuesday, February 3, 2026 3:46 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Public Hearing February 6th re. Spirit of God Church/Windward MP Pod 16

Hello Michael,

My name is Brian Fees, I represent Sierra-Cedar and Alderman Drive Holdings, LLC, tenant and owner, respectively, of the property at 1255 Alderman Drive and immediately adjacent to 145 Nobel Court. I will be attending the meeting this Thursday night and I want to confirm that there will be an opportunity afforded for the public to speak. If there are any special provisions I need to take or advance notice to appear, please let me know.

I was unable to attend the earlier meeting as I had prior out of town commitments that couldn't be changed. We also were not provided reasonable notice of that meeting having received the applicants letter late in the afternoon of January 5th – leaving us less very little time to engage legal counsel, review declarations and covenants, and reach out to immediate neighbors and the association.

Thank you,

Brian Fees

Brian E. Fees
Corporate Officer/CFO/EVP | Sierra-Cedar
[redacted]

If you are not the intended recipient of this message, please treat confidentially, notify the sender, and delete it

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #:
PH #: PH26-0061
☐ Property Taxes & Code Violations Verified
☑ Fee Paid Initial:

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Randall G. Knighton Telephone: (404)245-0900

Address: 7197 Belcrest Drive Suite:

City Johns Creek State: GA Zip: 30097 Fax:

Mobile Tel: (404)245-0900 Email: rknighton@spiritofgodcc.org

Subject Property Information:

Address: 145 Nobel Court Alpharetta, GA 30005 Current Zoning: CUP/OI Alpharetta

District: Windward Group Pod B Section: Land Lot: 1.84 AC Parcel ID: 21-5520-1047-054-6

Proposed Zoning: Conditional Use/ Master Plan Amendment Current Use: Office Industrial

This Application For *(Check All That Apply)*:

- ☒ Conditional Use
- ☐ Rezoning
- ☐ Variance
- ☐ Exception
- ☒ Master Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Other *(Specify)*:
- ☐ Comprehensive Plan Amendment

10

From: Randall Knighton
To: Woodman, Michael
Cc: Taylor, Elicia
Subject: Re: Spirit of God Church/145 Nobel Ct
Date: Monday, December 8, 2025 10:14:10 AM

Michael,
Thank you for reaching out on these items.

Description of church (current location): We are currently holding worship services twice a month at the Doubletree Hotel in Roswell. We have weekly virtual services and Bible studies. We are a nondenominational Christian church.

Size of congregation: We have 200 members with 60% of them being virtual members who support the church online.

Max seating capacity of the room or area to be used for worship: 128 seats as is the maximum based on the parking spaces to seat ratios without any additional off site parking agreements.

Hours of operation (weekday and weekend): Weekday 9am to 9pm and Weekends 8am to 3pm. Note: there are 2 to 3 times a year where we may have an event outside of those hours, like a New Year's Eve service.

Number of services on day of worship: 1 service at 10am on Sundays. If we grow then we will go to 2 - 3 services to stay within parking ratio requirements (we'd add an 8am and a noon service if ever needed).

Will office space be used for church or leased out? Both. We plan to lease out some of the office space and will use some spaces for church business as well.

Estimated number of church employees: 5-10 but right now we have 2 full time.

Intent for building and site (exterior and/or interior renovations?, any changes to the site?): Our intent for the exterior is to spruce up landscaping and the parking lot by repainting the parking space lines along with putting some signage on the building (that would be approved by the city). Interior our intent is to renovate just 1 room for worship services (this would include raising the ceiling, removing 1 wall to extend the room and the remaining renovations would be painting and flooring changes. In a few years we would convert the warehouse into a worship center and the space that we had been holding worship services would be used as a fellowship hall.

I hope that this answers all of these questions. If you need further explanation or information please feel free to contact me.

God bless you,
Pastor Randall G. Knighton

> On Dec 8, 2025, at 7:40 AM, Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:

Applicant Request And Intent

What is the proposed use(s) of the property?

We intend to use property as a Multipurpose space for General Church activities and Office Spaces.

Applicant's Request (Please itemize the proposal):

Church Facility
Office Spaces

Applicant's Intent *(Please describe what the proposal would facilitate)*:

Church Facility
Office Spaces

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Bil Liu Telephone: 404-729-5853

Address: 415 Nobel Court Suite: 110

City Alpharetta State: GA Zip: 30005

Authorization:

I do solemnly swear and attest subject to criminal penalties for false swearing, that I am the legal owner as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Rezoning
- ☐ Variance/Exception
- ☐ Comprehensive Land Use Plan Amendment
- ☑ Special Use
- ■ Conditional Use
- ☑ Master Plan
- ☑ Other Master Plan Amendment

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Randall G. Knighton on behalf of Spirit of God Christian Church Telephone: (404) 245-0900

Address: 7197 Bekrest Drive Suite:

City Johns Creek State: GA Zip: 30097

So Sworn and Attested:

Owner Signature: Date: 12/9/2025

KIMBERLY MARSHALL NOTARY PUBLIC GWINNETT COUNTY GEORGIA EXPIRES NOVEMBER 5, 2029

Notary: Notary Signature: Date: 12/9/25

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DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Randall G. Knighton on behalf of Spirit of God Christian Church

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Randall G. Knighton Date: 11/24/2025

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ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This facility will be compatible with the surrounding properties as minimal business office space will be utilized. We will also utilize the property as it is zoned for business purposes. In addition to general church use which will be outside of regular business hours.

How will this proposal affect the use and value of the surrounding properties?

The facility will have no negative impact on the surrounding properties. Pending internal renovations, the acquisition of this property will increase the value of the surrounding properties.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

Yes, however not for the use that we are requesting. If the Conditional Use is granted, the property can be further developed for reasonable economic use benefiting surrounding properties. We will maintain the business aspect, increase the value and use of the property, while facilitating general church use.

What would be the increase to population and traffic if the proposal were approved?

The increase to population and traffic would be minimal during normal business hours and moderate during non business hours.

What would be the impact to schools and utilities if the proposal were approved?

For a facility our size with minimal business hours, our utility impact would be small.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

We will keep the property up to standard with the Windward Master Plan. We will abide by any regulations within the Alpharetta Comprehensive Plan and Future Land Use Map.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

There are no existing or changing conditions that affect the development of the p

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Commission Hearing: Special Use Request for Spirit of God Christian Church

Contact Name: Randall G. Knighton

Telephone: (404)245-0900

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- ☐ Letter
- ☐ Personal Visits
- ☐ Telephone
- ☐ Group Meeting
- ☐ Email
- ☐ Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

ACCENTOR LTD CO
185 BLUEGRASS VALLEY PKWY
ALPHARETTA GA 30005

ADE 828 LLC
8725 GLASGOW POINTE DR
DULUTH GA 30097

ALDERMAN DRIVE HOLDINGS LLC
1255 ALDERMAN DR
ALPHARETTA GA 30005

B & K TAMVACAKIS
REVOCABLE TRUST THE
1795 RIVERSIDE RD
ROSWELL GA 30076

CMB INDUSTRIES LLC
54 SAW TIMBER DR
HILTON HEAD ISLAND SC 29926

ELVATION REAL ESTATE LLC
1475 ALDERMAN DR
ALPHARETTA GA 30005

GA POWER COMPANY
110 NOBLE CT # ST100
ALPHARETTA GA 30005

GEORGIA POWER COMPANY
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308

LEXISNEXIS RISK SOLUTIONS INC
300 CONNELL DR STE 1200
BERKELEY HEIGHTS NJ 07922

MERITEX ATLANTA INDUSTRIAL II LLC
24 UNIVERSITY AVE NE STE 200
MINNEAPOLIS MN 55413

METIC HOLDINGS LLC
105 NOBEL CT
ALPHARETTA GA 30005

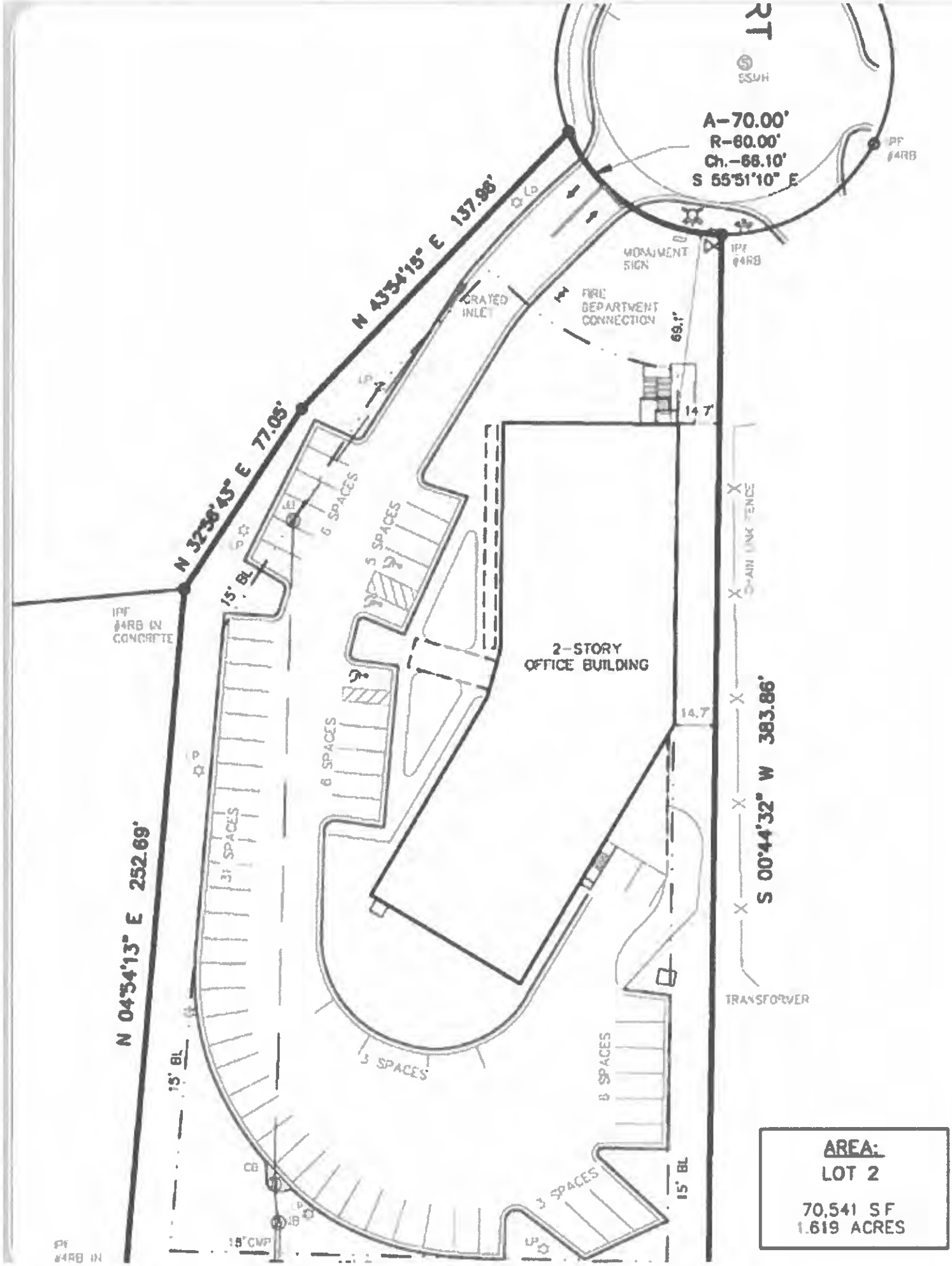
MLOT LLC
4075 A BUFORD HWY BLDG/STE 600 150
DULUTH GA 30096

QHN INC
1455 ALDERMAN DR
ALPHARETTA GA 30005

SETTI HOLDINGS LLC
1275 ALDERMAN DR
ALPHARETTA GA 30005

WINDWARD ACQUISITION DELAWARE LLC
2937 SW 27TH AVE STE 202
MIAMI FL 33133

WINDWARD CAMPUS OWNER LLC
101 MARIETTA ST STE 3175
ATLANTA GA 30303


A=70.00'
R=60.00'
Ch.=66.10'
S 55°51'10" E
N 43°34'15" E 137.98'
N 32°58'43" E 77.05'
N 04°34'13" E 252.69'
S 00°44'32" W 383.86'
2-STORY
OFFICE BUILDING
MONUMENT SIGN
FIRE DEPARTMENT CONNECTION
GRATED INLET
CHAIN LINK FENCE
TRANSFORMER
IPF #4RB
IPF #4RB IN CONCRETE
15' BL
14.7'
69.1'
6 SPACES
3 SPACES
31 SPACES
CB
18" CMP
AREA:
LOT 2
70,541 S F
1.619 ACRES

145 NOBEL COURT - WINDWARD BUSINESS CENTER

145 Nobel Court
Alpharetta, GA 30005

OFFERING MEMORANDUM

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About Alpharetta

EXCLUSIVELY PRESENTED BY:

GREG KURZNER
Broker
Mobile: 404 932 0719
greg@kurznergroup.com
License # 154646

ERA ATLANTIC REALTY
105 Nobel Court, Suite 202
Alpharetta, GA 30005
Office: 678 869 9000
kurznergroup.com

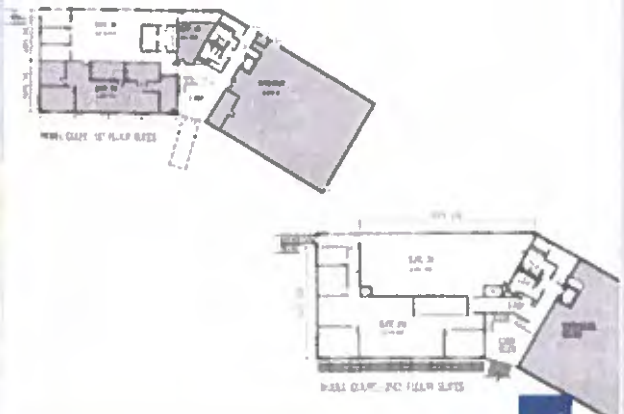
Built By www.crebuilder.com

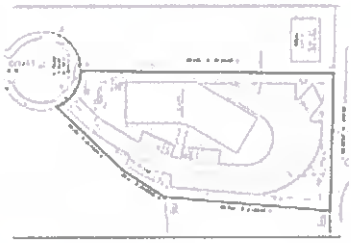
INVESTMENT SUMMARY

PROPERTY SUMMARY

Offering Price	$3,650,000.00
Building SQFt	18,207 SqFt
Year Built	2000
Lot Size (SF)	70,524.00 SqFt
Parcel ID	21 552010470546
Zoning Type	CUP
County	Fulton
Coordinates	34.097300, -84.244614

Windward Business Center – Floor Plans





Similar Properties

View All(/properties/GA/Alpharetta/Office)

GDCR ATTORNEYS AT LAW

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant: SPIRIT OF GOD CHRISTIAN CHURCH, INC
Owner: MLOT LLC
Property: 145 Nobel Court, City of Alpharetta, Georgia
Proposed Conditional Use Permit: Church
Application: #(MP-26-01/CU=26-01)

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the Conditional Use Permit application ("Application") of the Applicant and to put the City of Alpharetta on notice of the Applicant's assertion of its constitutional and legal rights, including but not limited to the Free Exercise Clause and Free Speech Clause of the First Amendment to the Constitution of the United States as well as the Religious Land Use and Institutionalized Persons Act of 2000.

The Applicant brings to the attention of the Board that the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), 42 U.S.C. §§ 2000cc, et seq., protects individuals, houses of worship, and other religious institutions from discrimination in zoning and landmarking laws. In addition, RLUIPA prohibits zoning and landmarking laws that: (1) treat churches or other religious assemblies or institutions on less than equal terms with nonreligious assemblies or institutions; (2) discriminate against any assemblies or institutions on the basis of religion or religious denomination; (3) totally exclude religious assemblies from a jurisdiction; or (4) unreasonably limit religious assemblies, institutions, or structures within a jurisdiction.

The Applicant objects to the standing of any opponents of the Application who are not owners of land adjoining the Property and to the consideration by Alpharetta of testimony or evidence presented by any party without standing in making its decision regarding the Application.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant without benefiting any surrounding property owners.

Failure to approve the Application as requested by the Applicant will constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Alpharetta Board of Commissioners to approve the Application as requested by the Applicant will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution

of the United States.

Furthermore, the Board cannot lawfully impose more restrictive standards on the Property's development than are presently set forth in the Code. To do so not only will constitute a taking of the Property as set forth above, but it will also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicant reserves the right to challenge any such conditions or restrictions.

The Applicant that the Alpharetta Code, and the City's Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant of due process under the law.

The zoning conditions at issue are invalid in that they are not imposed pursuant to Alpharetta's police power for the protection or benefit of neighbors to ameliorate the effects of the underlying zoning change.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state and local laws and ordinances, and in equity.

The Applicant respectfully requests that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Applicant's Application and we ask that this Reservation be presented with the Applicant's other Application materials to the governing authority of the jurisdiction. The Applicant reserves the right to amend and supplement this Reservation at any time.

Sincerely,

/wendy.w.kraby/

Wendy W. Kraby
Attorney for Applicant

PLANNING COMMISSION MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** Z-25-10/V-25-22 LEVITAN/75 & 91 ROSWELL STREET

PLANNING COMMISSION: MARCH 5, 2026

CITY COUNCIL: MARCH 23, 2026

II. **RECOMMENDATION:**

Approve Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street, subject to the following conditions:

1. The site, consisting of approximately 1.119 acres, shall be rezoned to DT-C and developed substantially similar to site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning. Uses shall be limited to 'Dwelling, 'For-Sale', Detached and Attached.
2. Architecture and materials shall be developed substantially similar to the renderings prepared by A Classical Studio, labeled Exhibit A, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Each detached home shall have a unique elevation, and all homes shall have 4-sided architecture, materials and details, as approved by DRB.
3. Density shall not exceed 7.15 dwelling units/acre.
4. Homes along Roswell Street and Cotton Alley shall be oriented to those streets with vehicular access limited to the new alley. Front yards shall be framed with a decorative low wall, metal fencing, or hedge with brick or stone columns, as approved by DRB.
5. Minimum building setbacks shall be: Front – 10' (Roswell St and Cotton Alley), Side – 0', and Rear – 3'.
6. Developer shall improve Roswell Street streetscape with a minimum 4' planter (planted with street trees), minimum 6' concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around trees shall be planted with evergreen ornamental grasses, groundcover and/or shrubs. Street trees and landscape strip trees shall alternate both sides of the sidewalk, as approved by DRB.
7. Developer shall improve Marietta Street streetscape with decorative pedestrian lighting, as approved by Staff.
8. Developer shall improve Cotton Alley streetscape with a minimum 2' planter (planted with a row of shrubs) decorative pedestrian lighting, with final approval by Staff.
9. Brick wall along Cotton Alley shall be retained, except that the developer may reconstruct portions of the wall where necessary to allow for the proposed development, as approved by Staff.
10. Non-access easement shall be recorded on the final plat where the alley terminates near the property line along Cotton Alley, as approved by Staff.
11. Developer shall dedicate right-of-way 15' east of the centerline of Cotton Alley for roadway and public access.
12. Developer shall restripe the crosswalk markings at the Orchid Lane at Marietta Street and the Cotton Alley at Marietta Street intersections.
13. Developer shall install Alpha Loop special emphasis crosswalk green tips at the existing crosswalk at Roswell Street at Marietta Street, as approved by Staff. Improvement shall be eligible for impact fee credits.
14. Private alley shall be developed substantially as depicted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26 and shall include pedestrian lighting, with final approval by Staff. A decorative barrier,

such as timber guard rail, brick or stone wall, etc. shall be required at the terminus of the alley, as approved by DRB. If a wall is used as a barrier, it shall be covered with creeping or climbing landscaping, as approved by DRB. Maintenance of the private alley shall be addressed in the HOA covenants.

15. Project entrance shall include a decorative paver entrance (minimum 20' deep with concrete banding on each end), as approved by Staff.
16. Landscape strips along Roswell Street and Cotton Alley shall be planted with an even mix of overstory shade trees and understory trees, as approved by DRB. Overstory trees shall be offset a minimum 15' from the face of homes and a minimum 15' from overhead utilities.
17. Existing power lines along Roswell Street frontage shall be relocated or placed underground, as noted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26.
18. Minimum 5' buffer, except where brick wall and sidewalk encroach, shall be provided along the north property line and shall be planted with a row of evergreen and deciduous trees, as approved by DRB.
19. Project entrance shall include decorative landscaping, low walls or hedge with brick or stone columns, as approved by DRB. HOA shall be responsible for regular maintenance of entrance improvements.
20. Open space shall be developed substantially as depicted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26. Open space shall be developed with decorative landscape and hardscape. Landscape shall include plant selections promoting the historic Downtown. Improvements shall be maintained by the HOA.
21. Developer shall save trees as depicted on the site plan prepared by Plum Creek Consulting, LLC, dated 1/14/26. Any streetscape improvements shall be installed using specific construction techniques, such as a floating sidewalk, to limit impacts to saved trees, as approved by the City Arborist.
22. Encroachment into the critical root zone (CRZ) of off-site saved trees shall be limited to no more than 20%, subject to final approval by Staff. Off-site tree removal resulting from CRZ encroachments exceeding 20% shall require written approval from the property owner.
23. Fences and walls visible from the public right-of-way or City-owned property shall be decorative. Fences shall be metal, and walls shall be brick, stone, or similar material and shall be covered in creeping landscape material, as approved by DRB.
24. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way or City-owned property.
25. Garbage pickup shall be accommodated from within the development.
26. Construction parking and staging shall be prohibited on Cotton Alley. A construction staging plan shall be provided with the LDP, subject to final approval by Staff.
27. No more than 1 residential unit shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. Report In Brief:

The applicant, Chris Owens on behalf of Diversified Investment Group, LLC, is requesting a rezoning and variances to allow for the construction of eight (8) 'For-Sale' single-family dwellings consisting of four (4) semi-detached units and four (4) detached homes on 1.119 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and variances are requested to modify Downtown streetscape standards. The subject property is located at 75 & 91 Roswell Street at the northwest corner of Marietta Street and Roswell Street.

DISCUSSION

The submitted request, if approved, would allow for the construction of eight (8) 'For-Sale' single-family dwellings consisting of four (4) semi-detached units and four (4) detached homes on 1.119 acres in the Downtown. The proposed density is 7.15 dwelling units per acre. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and variances are requested to modify Downtown

streetscape standards. The subject property is located at 75 & 91 Roswell Street at the northwest corner of Marietta Street and Roswell Street.

The property at the corner of Roswell Street and Marietta Street (91 Roswell Street) is undeveloped and the northern property (75 Roswell Street) is developed with a residential structure which has been converted to an office. The property was approved in 2023 to allow a two (2) story, 23,200 square foot office building with 2,500 square foot restaurant. Surrounding properties are zoned R-10M (Dwelling, 'For-Rent' and 'For-Sale', Residential) to the north and west and C-2 to the south and east. Victoria Square is located to the west, Pure Taqueria to the south, 62 and 88 Roswell Street to the east, and Roswell Street Commons and the Roswell Street City Parking Lot to the north. The property has a comprehensive land use plan designation of 'Central Business District', which supports the proposed rezoning.

As shown in the table below, the applicant requests variances to modify Downtown Overlay streetscape standards. The property has an unusual triangular shape and has road frontage on three (3) sides.

Applicant's Variance Requests

UDC Section	Applicant's Request	Notes
UDC Appendix A: Alpharetta Downtown Code – Subsection 2.3.3 Street Types	Modify streetscape standards along Cotton Alley, Marietta Street, and Roswell Street.	The applicant requests to maintain the existing streetscapes, including a 2' planter and 6' sidewalk on Roswell Street, a 2' planter and 5' sidewalk on Marietta Street, and 2' planter and 5' sidewalk on Cotton Alley.

SITE PLAN

The submitted site plan depicts eight (8) single-family lots consisting of four (4) detached homes and four (4) semi-detached units with access depicted from a private alley off Roswell Street. Five (5) homes are oriented to Roswell Street, and three (3) homes are oriented to Cotton Alley. Lots range in size from 2,599 to 4,329 square feet, with an average lot size of 3,153 square feet. Detached homes have an average lot width of approximately 37' and semi-detached homes have an average lot width of approximately 33'. Both product types are proposed to be three (3) stories over basement. District regulations, including minimum building setbacks, lot size, and lot width are consistent with the DT-C development standards.

Ten-foot (10') building setbacks and landscape strips are depicted along Roswell Street and Cotton Alley. The corner of property at Marietta Street is depicted as a tree save area. The site plan depicts maintaining the existing streetscapes along Roswell Street, Marietta Street, and Cotton Alley, of which the applicant has requested a variance to allow. Two-foot (2') planters are provided along all street frontages with five-foot (5') sidewalks on Marietta Street and Cotton Alley and a six-foot (6') sidewalk on Roswell Street. A note on the site plan indicates that the existing overhead power lines, pole and guy wires along Roswell Street will be relocated in order to remove a conflict with the required landscape strip.

Each home and semi-detached unit will have two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. The Downtown Code requires twenty (20) parking spaces for the proposed subdivision, of which 32 spaces are proposed.

The site plan depicts 5,000 square feet, or 10.3% amenity space within the proposed development. The DT-C district requires a minimum five percent (5%) amenity space for property less than five (5) acres.

Amenity space is proposed to include a pocket park with tree save area at the corner of Roswell Street and Marietta Street.

The submitted tree survey and arborist assessment identifies three (3) specimen trees on the property, including a Water Oak, American Holly, and Southern Magnolia. The site plan depicts four (4) tree saves at the corner of Marietta Street, including a 26" Water Oak, 19" Magnolia, 23" Pecan, and ten-inch (10") Magnolia. Stormwater management is depicted as an underground facility located in the middle of the property. A portion of the facility is depicted within the alley; however, the applicant has indicated that the facility, as depicted on the site plan, includes the required ten-foot (10') access easement to allow for maintenance. However, the applicant has stated an intention to seek an agreement with Victoria Square to provide stormwater management in their stormwater pond located approximately 1,000' to the northwest.

RENDERINGS

According to the applicant's architect, the proposed renderings reflect the Tudor Eclectic architectural style. Exterior materials include brick, stone and half-timbering. The City's Downtown Consultant reviewed the submitted renderings and believes that they generally comply with the Downtown design regulations. Additional documentation and details are necessary during the Design Review Board process to complete a comprehensive architectural review.

TRAFFIC

The applicant provided the trip generation report below, which estimates that the subdivision would generate six (6) AM Peak Hour trips and eight (8) PM Peak Hour trips. The change of use from office and restaurant to residential would result in a reduction of approximately 53 AM Peak Hour trips and 48 PM Peak Hour trips.

Proposed					AM Peak			PM Peak		
Land Use (ITE Code)	Intensity (DU)	Daily Total	Passby %	Net Total	In	Out	Total	In	Out	Total
Single Family Detached (210)	9	90	0%	90	2	5	6	5	3	8
Totals		90		90	2	5	6	5	3	8
Approved (2023)					AM Peak			PM Peak		
Land Use (ITE Code)	Intensity (SF)	Daily Total	Passby %	Net Total	In	Out	Total	In	Out	Total
General Office (710) 10k-250k	23,200	251	10%	226	31	4	35	6	28	33
Restaurant (932)	2,500	268	43%	153	13	11	24	14	9	23
Totals		519		379	44	15	59	19	37	56
Totals (Net Approved 2023)		-429		-289	-43	-10	-53	-14	-33	-48

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 5 'For-Sale' Single-family Detached and 4 Semi-detached

School	Single Family Average #
Alpharetta Elementary School	0 to 3 students
Hopewell Middle School	0 to 1 students
Cambridge High School	0 to 3 students
TOTAL	0 to 7 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 0 – 7 school age children. Numbers provided by Fulton County Schools show that all three (3) schools have enrollments that are under capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The zoning proposal is compatible with the development of the adjacent property to the west, Victoria Square. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties. The proposed residential use is compatible with Victoria Square and access to the property has been moved from Cotton Alley to Roswell Street in an effort to limit impacts on Victoria Square.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The proposal should not have significant impacts on the natural environment. A tree save area is proposed at the corner of Roswell Street and Marietta Street, which includes specimen trees.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The property is currently zoned C-2, which does not allow residential use. In addition, the existing zoning is inconsistent with the vision for Downtown to become a mixed-use, walkable environment. The zoning proposal is consistent with the future land use designation of the property and surrounding area, which is 'Central Business District'. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal would not cause an excessive burden on public facilities and services. The requested rezoning and proposed uses would reduce demand on transportation facilities and increase demand on parks. Fulton County Schools anticipates 0 – 7 school age children generated from the proposed subdivision.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts. The requested zoning district is consistent with the future land use designation of the property and surrounding area, which is 'Central Business District'.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The request would not negatively impact public health, safety or welfare. The proposal to allow residential use of the property is compatible with Victoria Square and access to the property has been moved from Cotton Alley to Roswell Street in an effort to limit impacts on Victoria Square.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The property is currently zoned C-2, which does not allow residential use. In addition, the existing zoning is inconsistent with the vision for Downtown to become a mixed-use, walkable environment. The requested zoning district is consistent with the future land use designation of the property and surrounding area, which is 'Central Business District'. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The future land use designation of the property is 'Central Business District', which supports the proposed rezoning and uses.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The property has extraordinary and exceptional conditions related to its size, shape and topography. The triangular shape, small size, and topography of the property limit site layout.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: Application of the ordinance would create an unnecessary hardship. The Downtown streetscape requirements would impact the tree save area at the corner of Marietta Street, as well as the existing brick sidewalk and wall along Cotton Alley. The Cotton Alley sidewalk is a relatively short segment of sidewalk primarily used by Victoria Square residents, which terminates at the back of the City's Roswell Street parking lot.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property has peculiar conditions which affect its reasonable use. The property has road frontage on three (3) sides. The Downtown streetscape requirements would impact the tree save area at the corner of Marietta Street, as well as the existing brick sidewalk and wall along Cotton Alley. The Cotton Alley sidewalk is a relatively short segment of sidewalk primarily used by Victoria Square residents, which terminates at the back of the City's Roswell Street parking lot.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The zoning proposal is consistent with the vision of the Downtown Master Plan and future land use designation of the property and surrounding area. The area is envisioned to redevelop into a mix of residential, office and commercial uses. The proposed residential use is compatible with Victoria Square and access to the property has been moved from Cotton Alley to Roswell Street in an effort to limit impacts on Victoria Square. In addition, the proposal would have less impact on transportation facilities as compared to the office and restaurant uses previously approved on the property.

The property has exceptional conditions due to its size, shape and topography, and the property has road frontage on three (3) sides. The Downtown streetscape requirements would impact the tree save area at the corner of Marietta Street, as well as the existing brick sidewalk and wall along Cotton Alley. The Cotton Alley sidewalk is a relatively short segment of sidewalk primarily used by Victoria Square residents, which terminates at the back of the City's Roswell Street parking lot.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant received public feedback regarding traffic, access, construction staging, guest parking, price points, and home architecture was well-received.

Staff received correspondence from a resident in Victoria Square who supported residential use on the property but has concerns over access to the property through Victoria Square. The resident believed that

access should be from Roswell Street or the commercial property to the north. In addition, it was requested that construction staging be prohibited on Cotton Alley.

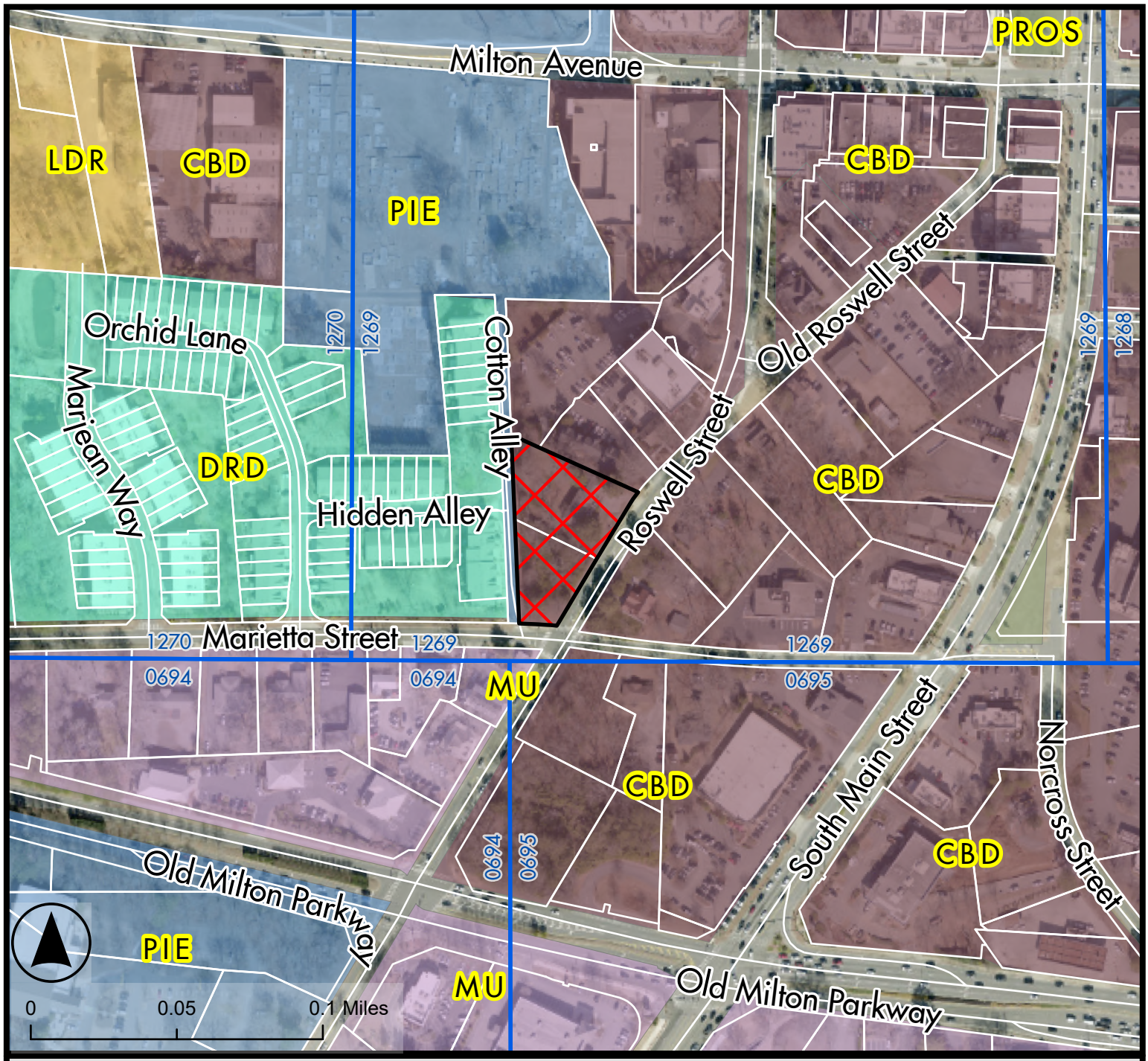
COMMUNITY ZONING INFORMATION MEETING

CZIM was held on September 10, 2025. There were public comments with concerns over access through Victoria Square, construction staging on Cotton Alley, removal of bollards at Cotton Alley and City parking lot, landscaping on Cotton Alley, remove bamboo, and incorporate into Victoria Square.

IV. ATTACHMENTS:

- Map Series
- Latest Site Plan
- CZIM
- Citizen Part B
- Public Comment
- Application

Z-25-10, V-25-22



Legend

- Z-25-10, V-25-22
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

- Central Business District
- Downtown Residential Density
- Low Density Residential
- Mixed Use
- Parks, Recreation, Open Space
- Public, Institutional, Education

Future Land Use Map

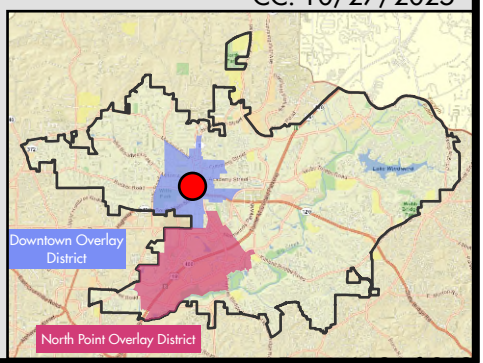
Levitan / 75 & 91 Roswell Street

Z-25-10, V-25-22

D/LL: 2/2/1269

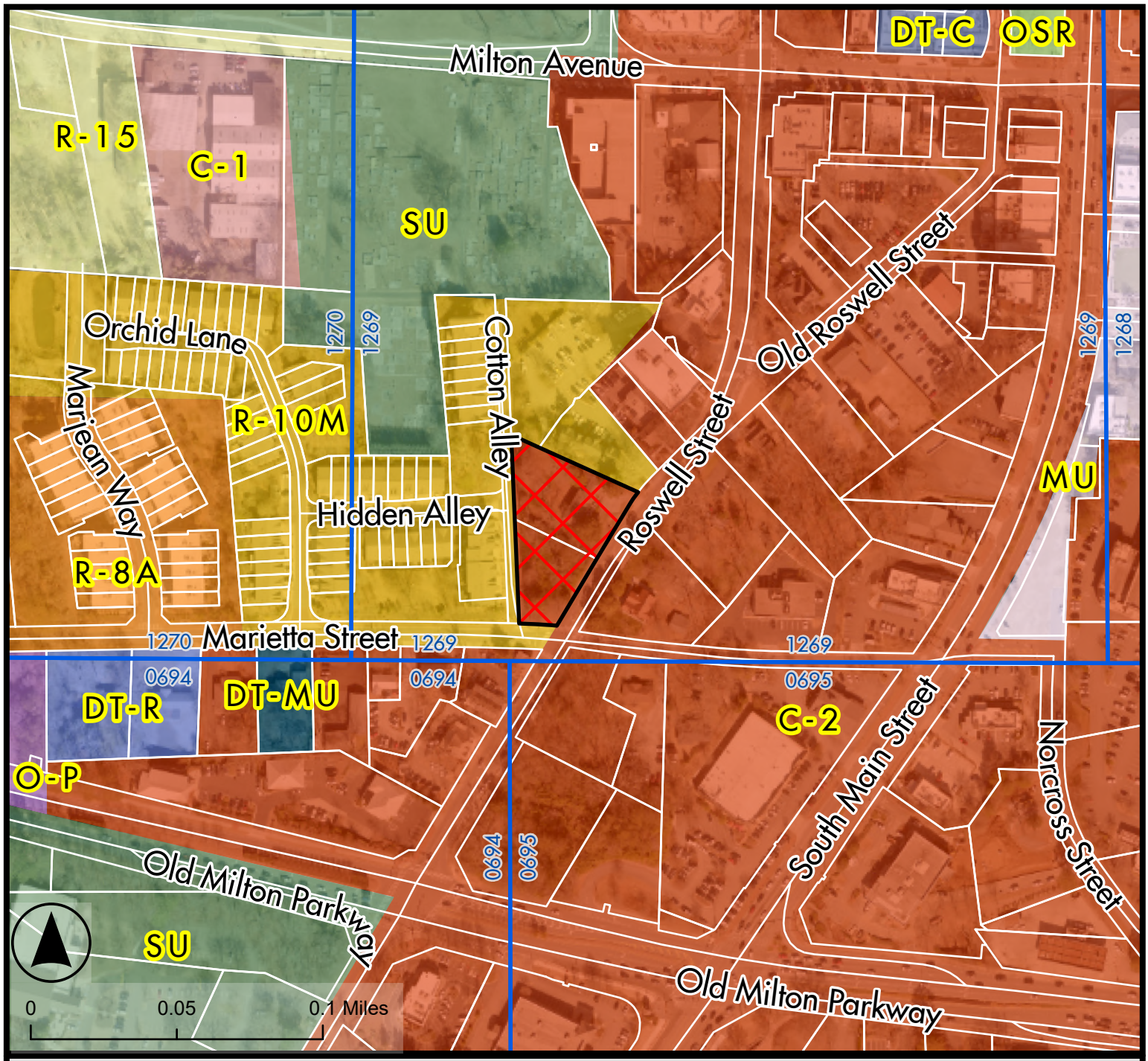
PC: 10/2/2025

CC: 10/27/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS



Legend

- Z-25-10, V-25-22
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

- C-1 Neighborhood Commercial
- General Commercial
- DT-C Downtown Core
- DT-MU Downtown Mixed Use
- DT-R Downtown Residential
- MU Mixed Use
- O-P Office Professional
- OSR Open Space and Recreational
- R-10M Multi Family Residential (HDR)
- R-15 Single Family Detached Residential
- R-8A Single Family Attached Residential (Medium Density)
- SU Special Use

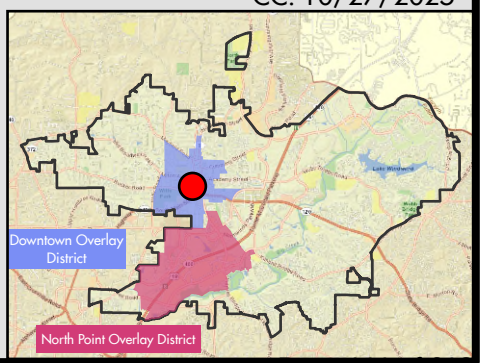
Zoning Map

Levitan / 75 & 91 Roswell Street

Z-25-10, V-25-22

D/LL: 2/2/1269

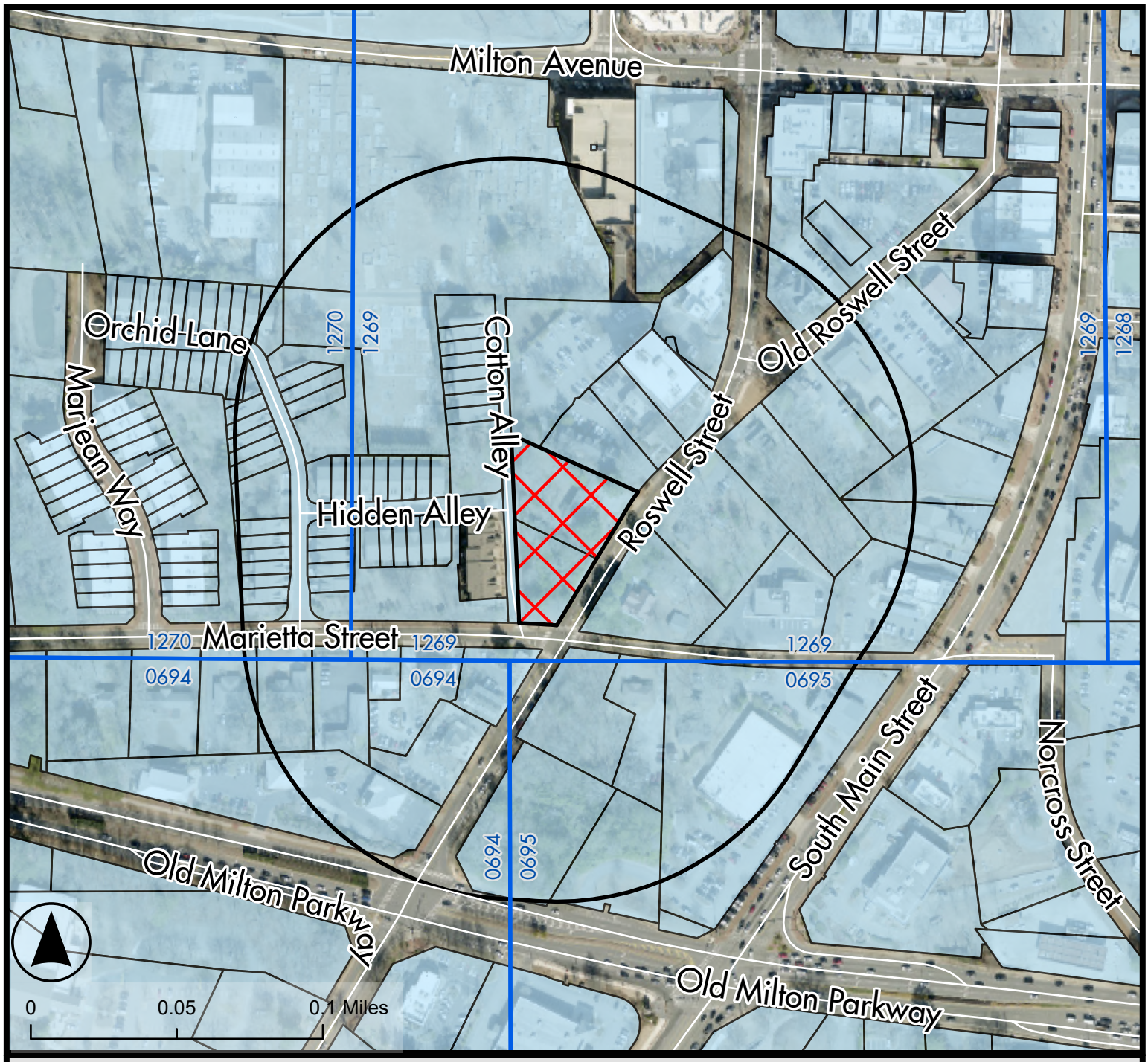
PC: 10/2/2025
CC: 10/27/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS

Z-25-10, V-25-22



Location Map

Levitan / 75 & 91 Roswell Street

Z-25-10, V-25-22

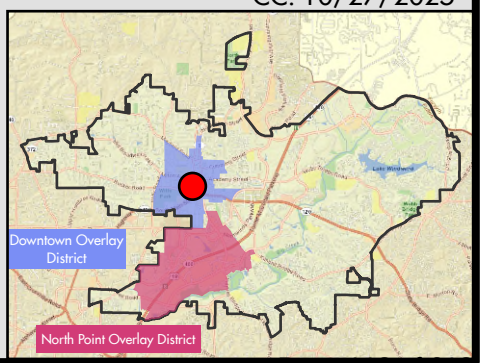
D/LL: 2/2/1269

PC: 10/2/2025

CC: 10/27/2025

Legend

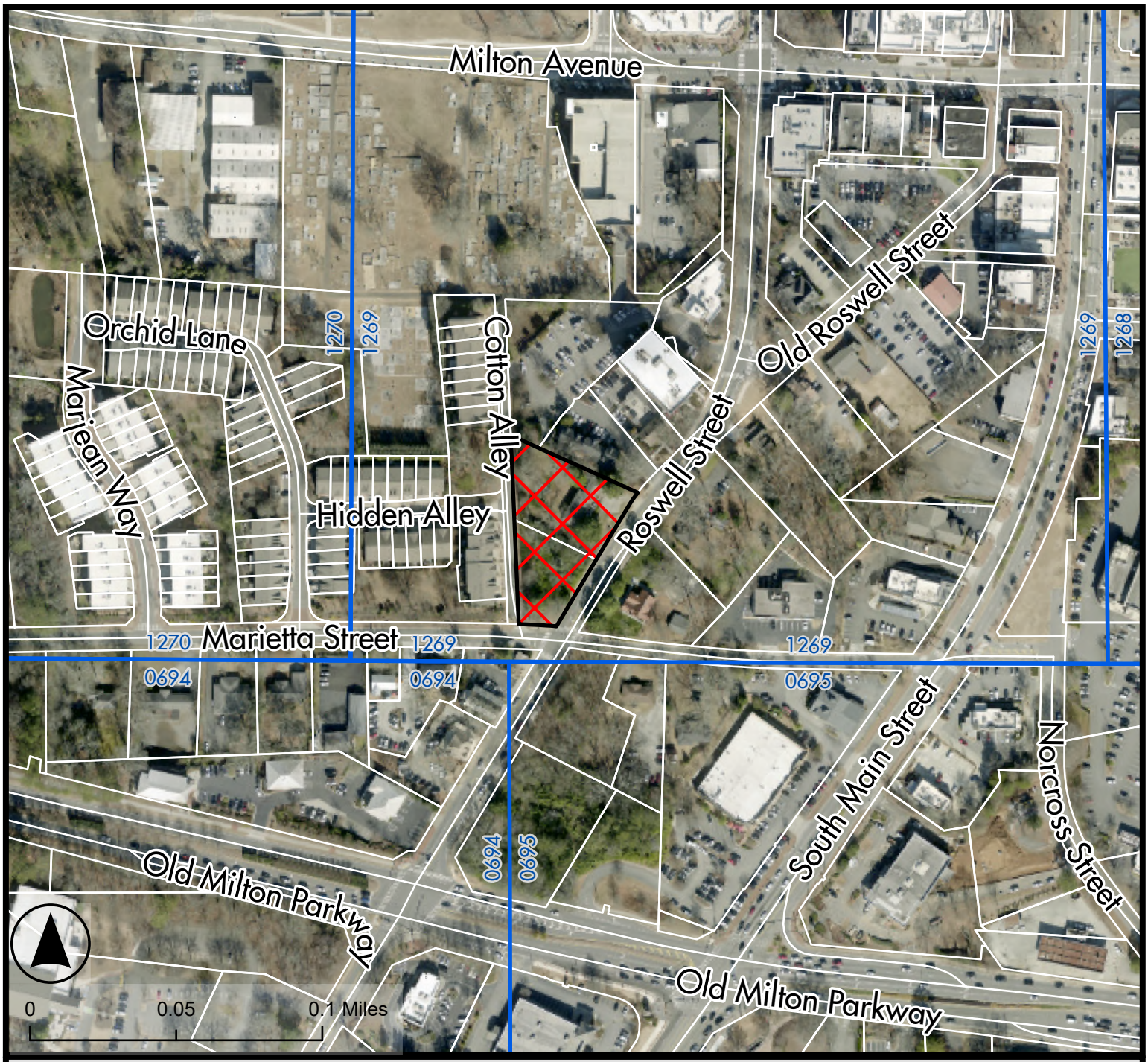
- Z-25-10, V-25-22
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS

Z-25-10, V-25-22



Aerial Map

Levitan / 75 & 91 Roswell Street

Z-25-10, V-25-22

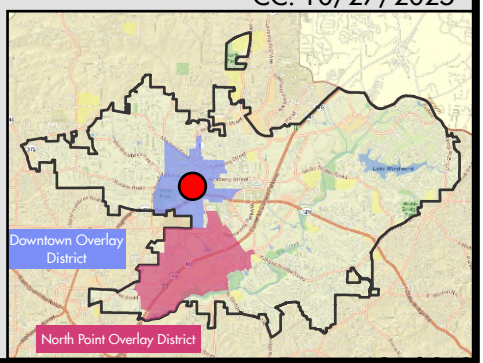
D/LL: 2/2/1269

PC: 10/2/2025

CC: 10/27/2025

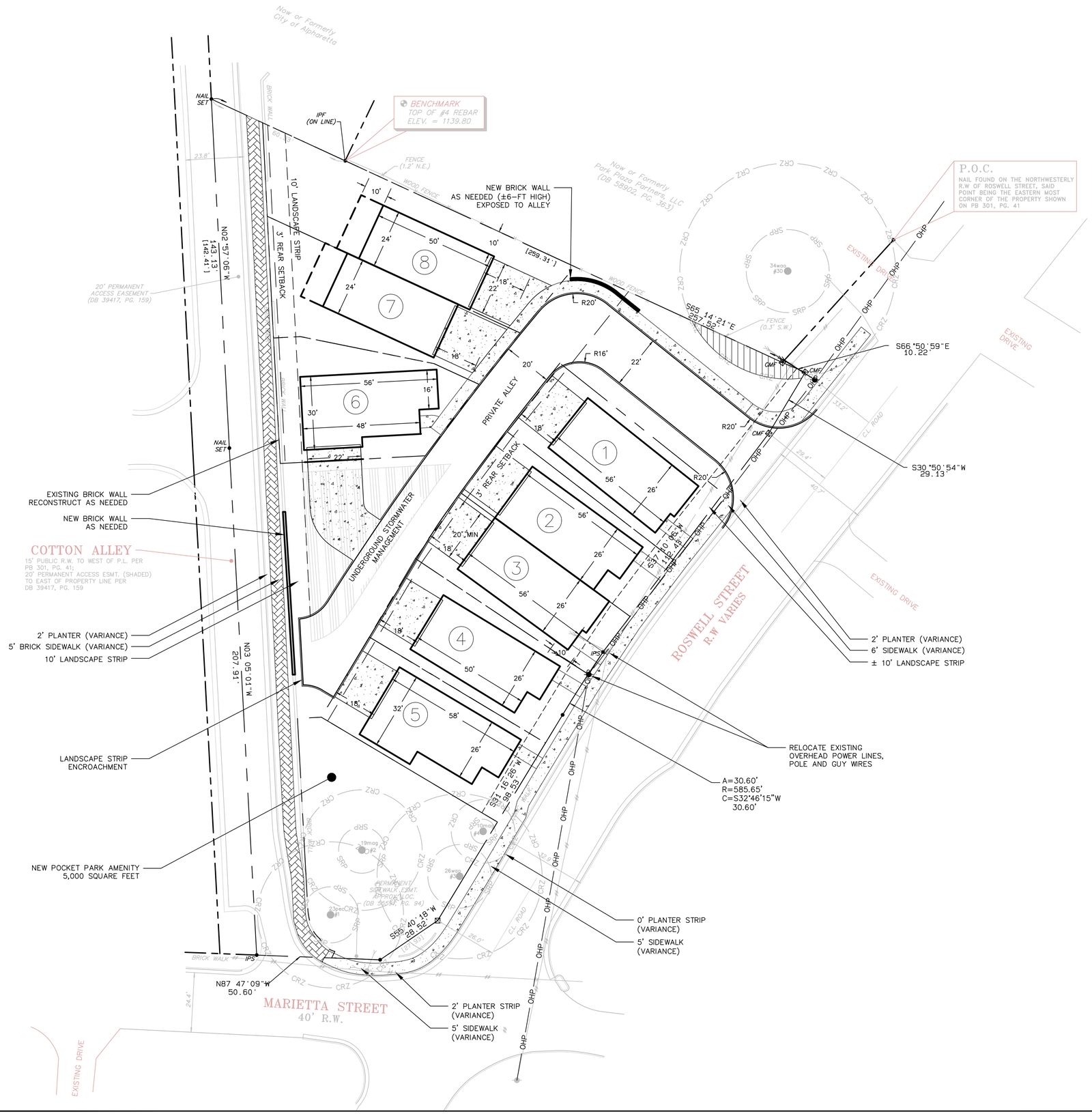
Legend

- Z-25-10, V-25-22
- Land Lots
- Tax Parcels
- Alpharetta City Limits



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS



SITE DATA:

TRACT 1 = 29,343 S.F. (PARCEL ID 22 482312690286)
0.674 AC

TRACT 2 = 19,398 S.F. (PARCEL ID 22 482312690278)
0.445 AC

TOTAL = 48,741 S.F.
1.119 AC

ZONING
CURRENT: C2
PROPOSED: DT-C

EXISTING BUILDINGS
OFFICE (CONVERTED HOME) = 3,972 SQUARE FEET

PROPOSED BUILDINGS
NEW SEMI-ATTACHED, SINGLE FAMILY HOMES = 4 UNITS
NEW DETACHED, SINGLE FAMILY HOMES = 4 UNITS
TOTAL NEW HOMES = 8 UNITS

HEIGHT
MAX = 4 STORIES, 60-FT
PROPOSED = 3 STORIES, PLUS BASEMENT (60-FT MAX)

SETBACKS
DT-C FRONT = 0-FT, 10-FT MAXIMUM
SIDE = 0-FT
REAR = 3 FEET (WITH ALLEY)

LOT COVERAGE
ALLOWED = 90%
PROPOSED = 90% (APPROXIMATE)

LOT COVERAGE WILL MEET OR FALL BELOW THE MAXIMUM ALLOWED. FINAL LOT COVERAGE AREAS ARE SUBJECT TO DESIGN BEING PREPARED BY APPLICANT AND PERMIT APPROVAL BY STAFF.

LOT AREAS
MINIMUM = 2,500 SQUARE FEET

PROVIDED (APPROXIMATE)

LOT 1 = 2,958±	LOT 5 = 3,202±
LOT 2 = 2,599±	LOT 6 = 3,228±
LOT 3 = 2,634±	LOT 7 = 3,304±
LOT 4 = 2,972±	LOT 8 = 4,329±

ALL LOTS WILL MEET OR EXCEED THE MINIMUM AREA REQUIRED. FINAL AREAS SUBJECT TO DESIGN BEING PREPARED BY APPLICANT AND PERMIT APPROVAL BY CITY STAFF.

STORMWATER MANAGEMENT
TO BE PROVIDED UNDERGROUND. ACCESS TO HOMES PROVIDED FOR FUTURE MAINTENANCE ACTIVITY.

FLOODPLAIN
THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP NUMBER 13121C0058F, EFFECTIVE 09/18/2013

STREETSCAPE REQUIREMENTS
ROSWELL STREET & COTTON ALLEY:
8' ON STREET PARKING
6' PLANTER
10' SIDEWALK
MARIETTA STREET:
6' PLANTER
10' SIDEWALK

AMENITY SPACE
REQUIRED, 5% OF SITE = 2,437 SQUARE FEET
PROVIDED, POCKET PARK = 5,000 SQUARE FEET

PARKING
REQUIRED
RESIDENTIAL DETACHED, FOR-SALE = 2 SPACES PER LOT, PLUS 1

PROVIDED
2 ENCLOSED GARAGE SPACES PER LOT
2 GUEST PARKING PER LOT, ON 18' DEEP x 20' WIDE DRIVEWAY

REQUESTED VARIANCES:
1. MODIFY STREETSCAPES:
ROSWELL STREET 2' PLANTER, 6' SIDEWALK, 10' LANDSCAPE STRIP
MARIETTA STREET 2' PLANTER, 5' SIDEWALK
COTTON ALLEY 2' PLANTER, 5' BRICK SIDEWALK, 10' LANDSCAPE STRIP

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PRELIMINARY

REVISIONS

NO.	DATE

DATE: 01/14/2026

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THIS MEDIA SHOULD NOT BE CONSIDERED A CONSTRUCTION DOCUMENT UNLESS IT IS PROPERLY SIGNED AND SEALED.

75 & 91 ROSWELL STREET

PREPARED FOR
JEFF LEVITAN
1885 BETHANY WAY
MILTON, GA 30004

SITE PLAN

Plum Creek Consulting, LLC
7425 Mid Broadwell Trace
Alpharetta, GA 30004
P: (404) 518-5505 E: chris.owens@plumcc.com
PLUM CREEK CONSULTING

DRAWN BY:	CHECKED BY:	PROJECT NO.
KO	CO	25-105

SHEET
C300

NOT ISSUED FOR CONSTRUCTION

Community Zoning Information Meeting (CZIM) September 10, 2025

Please sign-in and leave your comments and/or concerns.

Z-25-10/V-25-22 / Levitan/75 & 91 Roswell Street

NAME	ADDRESS	COMMENTS
David Paul	12020 Orchid Lane	
Steve Rondone	2095 Willshire Glen	Great plan for the property.
Janet + Dan Spernak	12037 Orchid Lane	
Tim & MaryLou Sutton Tim - 770-318-3539	12094 Cotton Alley	Main Concerns - Landscaping on Cotton Alley Possible Incorporate into Victoria Square Getting Rid of BAMBOO

Community Zoning Information Meeting (CZIM) September 10, 2025

Please sign-in and leave your comments and/or concerns.

Z-25-10/V-25-22 / Levitan/75 & 91 Roswell Street

NAME	ADDRESS	COMMENTS
Karen Verri	1426 princeton ct alpharetta, GA 30009	
WREN FOWLER	12006 ORCHID LANE ALPHARETTA, GA 30009	
Jack Murphy	625 Vinings Way SE, 30082	
FRANCENE TAYLOR	2017 HIDDEN ALY ALPHARETTA GA 30009	
Lea Ann Gross	12090 Letton Aly Alpharetta GA 30009	Concerns relating to no exit from Letton Aly. Concerns about any staging on Letton Aly. How will anyone get out? Hidden Aly & Orchid Ln are private
Lynne Nicks	12007 Orchid Ln Alpha 30009	11 11

Community Zoning Information Meeting (CZIM) September 10, 2025

Please sign-in and leave your comments and/or concerns.

Z-25-10/V-25-22 / Levitan/75 & 91 Roswell Street

NAME	ADDRESS	COMMENTS
Steven Smith	12043 Orchid Cove Alph. GA 30009	
Trace Taylor	2017 Hidden Aly Alpha, GA 30009	
Ken and Tammy Thomson	2014 Hidden Alley Alpharetta 30009	
Dave & Clare Boothe	2007 Hidden Alley Alpharetta 30009	
Travis Bish Katherine Jackson	12096 Cotton Alley Alpharetta GA 30009	Concerned about neighborhood traffic exiting onto Cotton Aly Construction staging on Cotton Alley, one way road into Cotton Aly. Additionally the proposal to drop the bollards between the parking lot and Cotton Alley is concerning →
		especially w/o a limited access gate. Residents of Victoria Square should also get access to the gate, which is also a bad idea as a gate will have any number of other access issues

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: 75 & 91 Roswell Street

Contact Name: Jeff Levitan Telephone: 630-918-8465

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Please see attached for comments, concerns and input received.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [x] Group Meeting
- [x] Email
- [ ] Other *(Please Specify)* _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____ Date: 09/12/2025

Print Form

Community Zoning Information Meeting (CZIM) – Public Comments Summary

Project: Rezoning Application – 75/91 Roswell Street, Z-25-10/V-25-22, PH-25-037

Date of Meeting: September 10, 2025

Location: Alpharetta City Hall, Community Room

Attendance: Exact number of attendees unknown

1. Key Themes Raised by the Public

Traffic & Circulation

- Many attendees asked how residents would access the community given Cotton Alley's one-way traffic pattern.
- Concerns were raised regarding construction traffic, staging areas, and impacts during the build-out phase.

Parking

- Questions about the adequacy of guest parking within the community.

Design & Architecture

- Several attendees commented positively on the architectural style, noting appreciation that the homes are not the typical "white farmhouse with black windows" style.

Community Amenities & Services

- Questions were raised about the location of mailboxes.
- A few attendees asked about starting home price points.

Adjacent / Nearby Development

- Several questions about the proposed development across the street, which the project team did not have information on.
- A couple of questions regarding the property next door and its future use.

Real Estate & Marketing

- One local realtor inquired about who to contact for community listings.

PLUM CREEK CONSULTING

(404) 518-5505
chris.owens@plumcc.com
7425 Mid Broadwell Trace Alpharetta, GA 30004

2. General Sentiment

- Overall, questions were practical in nature, focusing on access, parking, and potential neighborhood impacts.
- Architectural style was well received.

3. Applicant Responses (from meeting discussion)

- Project team provided clarification on architectural style.
- Other questions (traffic circulation, nearby development, etc.) were noted for follow-up.

PLUM CREEK CONSULTING

(404) 518-5505
chris.owens@plumcc.com
7425 Mid Broadwell Trace Alpharetta, GA 30004

---------- Forwarded message ---------
From: **J.D. Edge III** [redacted]
Date: Sun, Sep 7, 2025 at 8:55 AM
Subject: 75/91 Roswell St
To: [redacted]

Hi Jeff,

I am a long term resident of Victoria Square. 2 of our 3 roads are private and maintained by the residents - Hidden Alley and Orchid Lane.
As I'm sure you are aware, the entrance to Cotton Alley from Marietta St is one-way.
In your diagram, it appears that the residents of your proposed build will have no way to exit other than using our private roads.

1. Is this something you were aware of?
2. Do you have a proposal to resolve this other than opening the bollards between Cotton Alley and the public lot by Made/Foundation Social?

The bollards have been in place to keep through traffic out of the neighborhood and to reduce illegal parking. We would like to keep it that way.

Thank you,
JD Edge
[redacted]

From: Woodman, Michael
To: Taylor, Elicia
Subject: Fwd: Comments and concerns regarding Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street
Date: Tuesday, August 19, 2025 9:11:01 PM

[redacted]

[redacted]

[redacted]:

From: Francene Taylor [redacted]
Date: August 19, 2025 at 10:41:22 AM EDT
To: "Woodman, Michael" <mwoodman@alpharetta.ga.us>, "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: Comments and concerns regarding Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street

Good morning Michael and Kathi
Wanted to connect with the City to share comments and concerns regarding the proposed development at 75 and 91 Roswell Street.

Based on the documents filed with the City, I see that Jeff Levitan is intending to build residential units there - 9 single family homes. It also looks as though he plans to use Cotton Alley as the only entrance to the development, and to have some of the homes' driveways on Cotton Alley. Because Cotton Alley at Marietta Street has **no exit**, only an entrance, this means that all the residential traffic from the homes will funnel from Cotton Alley down Hidden Alley and Orchid Lane, which are both private streets.

I absolutely applaud and support that property for residential use, but I am not in favor of allowing him to build a residential development leveraging assets that don't belong to him and that he does not maintain - Hidden Alley and Orchid Lane. Candidly, although he has ownership (right to use) the property up to the middle of Cotton Alley, it's our neighborhood that has paid to maintain that road, as well as the landscaping.

I'm not comfortable with the protocol of forcing one neighborhood to be the main entrance/exit for another. Mr. Levitan solved the egress problem for the commercial development by having the entrance/exit via Roswell Street - that should be the solution for this development. Another alternative is to reach agreement with the commercial development next door on Roswell Street and/or with the City to have an entrance/exit via that development and/or the public parking lot. Any of these solutions are doable - although it might mean that he'll have to build the homes all as adjoining townhomes rather than stand alone, but I'm sure that former City

Councilman, Chris Owens, can help him with that. Mr. Levitan knew that VS had serious objections to the entrances/exits for his commercial development funneling onto our streets, and after hearing our issues, he did find a solution…so I do think it's a little presumptuous of him to lay out a residential development in this way.

I'm also hoping that the city will assist in ensuring that the construction staging is a) within the development, b) within the city lot or c) on Roswell Street, rather than on Cotton Alley. Access for homeowners on Cotton Alley would be very negatively impacted, as would access for any emergency vehicles if construction is staged in the neighborhood. There's also a higher probability of damage to homes if Cotton is used for staging the construction or the materials.

As always, thank you for your time and I look forward to seeing you at the CZIM for this development in September.

Regards
Francene Taylor
Victoria Square
404-421-8852

Chris Owens

From: Minuteman Press <alpharetta@minutemanpress.com> on behalf of Minuteman Press
Sent: Wednesday, August 27, 2025 6:32 PM
To: Plum Creek Consulting; Chris Owens
Subject: [redacted]
Attachments: [redacted]

Good evening, Chris

Your letters were delivered to the USPS in Alpharetta today at 11:00. They were definitely post marked today and the date in the letter was today as well.

It was a pleasure working with you and I hope we can work together again soon.

For your records, your invoice showing a balance of $0 is attached.

Have a great evening

Jamey

Minuteman Press of Alpharetta
6300 Atlanta Hwy, Suite 102
Alpharetta, GA 30004
(470) 719-9806
www.alpharetta-ga.minutemanpress.com

122 MARIETTA STREET LLC
119 ROSWELL ST
ALPHARETTA GA 30009

A & A CHAPMAN HOLDING LLC
1218 BASNETT DR
ALPHARETTA GA 30004-0882

ALPHARETTA BEACH HOUSE LLC
131 ROSWELL ST # B201
ALPHARETTA GA 30009

ALPHARETTA TOWN COMMONS LLC
2801 BUFORD HWY NE STE T 70
ATLANTA GA 30329

ARAGON JUAN CARLOS
12035 ORCHID LN
ALPHARETTA GA 30009

ARIEL HOLDINGS II FIFTY FOUR
ROSWELL ST L L C
54 ROSWELL ST
ALPHARETTA GA 30009-1930

ARIEL HOLDINGS LLC
48 OLD ROSWELL ST
ALPHARETTA GA 30009-7908

BAILEY DIANE C
12084 COTTON ALY
ALPHARETTA GA 30009

BALSANO DEBORAH
12028 ORCHID LANE
ALPHARETTA GA 30009

BERG JOHANN
4951 MARK JOHN WAY
CUMMING GA 30040

BISH TRAVIS J &
JACKSON KATHERINE E
12096 COTTON ALY
ALPHARETTA GA 30009

BONIFACE DORY ANNA
2015 HIDDEN ALY
ALPHARETTA GA 30009

BOOTHE JOHN D & CLARE F
2007 HIDDEN ALY
ALPHARETTA GA 30009

BRUGNOLI ANDREW
& CATHERINE A
12012 ORCHID LANE
ALPHARETTA GA 30009

BUONOCORE JENNIFER
12005 ORCHID LANE
ALPHARETTA GA 30009

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

CARLOS L BAGWELL
REVOCABLE TRUST THE
40 ROSWELL ST
ALPHARETTA GA 30009

CARTER JOHN HARRISON III
12011 ORCHID LN
ALPHARETTA GA 30009

CEMETERY
3693 STEWART ROAD
ATLANTA GA 30340

CIACCIA LOUIS & MARYANNE
12009 ORCHID LANE
ALPHARETTA GA 30009

CORNERSTONE INVESTMENT GROUP LLC
6190 POWERS FERRY RD STE 230
ATLANTA GA 30339

DEMETRIOU CLINTON A &
DEMETRIOU JOY D
12024 ORCHID LANE
ALPHARETTA GA 30009

DETCHON TRACI L
2011 HIDDEN ALY
ALPHARETTA GA 30009

DIVERSIFIED INVESTMENT
GROUP R E H LLC
1865 BETHANY WAY
ALPHARETTA GA 30009

EDGE JULIAN D III
2008 HIDDEN ALY
ALPHARETTA GA 30009

FOWLER SAMUEL WREN
12004 ORCHID LN
ALPHARETTA GA 30009

FOX LYDIA
12022 ORCHID LN
ALPHARETTA GA 30004

FRIEL TODD & FRIEL SUSAN
12021 ORCHID LANE
ALPHARETTA GA 30009

GRACE & JERRY W DAWSON
REVOCABLE LIVING TRUST THE
738 MUSTANG DR
HARTWELL GA 30643

GRANGER STUART A
2006 HIDDEN ALY
ALPHARETTA GA 30009

GRONDIN AARON & KELLEY SHA
12086 COTTON ALY
ALPHARETTA GA 30009

GROSS SCOTT & LEA ANN
12090 COTTON ALY
ALPHARETTA GA 30009

HICKS MARJORIE LYNNE
12007 ORCHID LN
ALPHARETTA GA 30004

HOLMES LAUREN L & MARK J
13900 HAGOOD RD
ALPHARETTA GA 30004

JACK & KATHLEEN NUGENT
REVOCABLE TR THE
12082 COTTON ALY
ALPHARETTA GA 30009

JCH PROPERTIES LLC
80 MILTON AVE
ALPHARETTA GA 30009-1508

JONES WILLIAM W &
JONES DEBORAH J
2016 HIDDEN ALY
ALPHARETTA GA 30009

JWJ REAL ESTATE LLC
45 ROSWELL ST STE A
ALPHARETTA GA 30009

KLD ROSWELL STREET LLC
12460 CRABAPPLE RD STE 202 317
ALPHARETTA GA 30004

KOVALEV ANDREY &
KAVALIOVA MARYIA
12003 ORCHID LANE
ALPHARETTA GA 30009

KROGH CHRIS J
310 DESTINY TRC
ALPHARETTA GA 30009

MANTHEY CATHERINE J
12032 ORCHID LN
ALPHARETTA GA 30009

MICHAEL J REINHARDT TRUST THE
12026 ORCHID LANE
ALPHARETTA GA 30009

MINICHIELLO DONALD &
MARILYN
2012 HIDDEN ALLEY
ALPHARETTA GA 30004

MOHAMED M YUSUF M &
KHEDR SHEREEN M
2009 HIDDEN ALLEY
ALPHARETTA GA 30009

NASO VICKI
12092 COTTON ALY
ALPHARETTA GA 30009

PALMER FAMILY INVESTMENTS LLC
11460 ALPHARETTA HWY
ROSWELL GA 30076-3801

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

PARK PLAZA PARTNERS LLC
65 ROSWELL ST SUITE 300
ALPHARETTA GA 30009

PAUL DAVID A & AMY L
12020 ORCHID LN
ALPHARETTA GA 30009-7989

PRANA VIDA LLC
12023 ORCHID LANE
ALPHARETTA GA 30009

PURE TAQUERIA LLC
103 ROSWELL ST
ALPHARETTA GA 30009

RATTARY DEBRA ANN
12002 ORCHID LANE
ALPHARETTA GA 30009

RUDD NICOLE M
2013 HIDDEN ALY
ALPHARETTA GA 30009

SANDER ANN P
12008 ORCHID LN
ALPHARETTA GA 30009

SEDG INVESTMENTS LLC
13050 BETHANY RD
ALPHARETTA GA 30009

SHAMOUN GEORGIA HOLDING LLC
366 SAN MIGUEL DR SUITE 310
NEWPORT BEACH CA 92660

SOUTH MAIN DEVELOPMENT PARTNERS LLC
1819 PEACHTREE RD SUITE 575
ATLANTA GA 30309

SS ALPHARETTA CGP LLC
361 SUMMIT BLVD STE 110
BIRMINGHAM AL 35243

SUTTON MARY LOU & TIMOTHY E
12094 COTTON ALY
ALPHARETTA GA 30009

TAYLOR LOURIE
2002 HIDDEN ALY
ALPHARETTA GA 30009

TAYLOR TRACE S &
TAYLOR FRANCENE H
2017 HIDDEN ALY
ALPHARETTA GA 30009

THAYER CURT & THAYER JAMIE SUSAN
12033 ORCHID LANE
ALPHARETTA GA 30009

THOMSON KENNETH JAMES
& TAMATHA REA
2014 HIDDEN ALY
ALPHARETTA GA 30009

TKB2 PROPERTIES LLC
125 N CHRISTOPHERS RUN
ALPHARETTA GA 30004

VANCE DAVID A
2000 HIDDEN ALLEY
ALPHARETTA GA 30009-7986

VICTORIA SQUARE TOWNHOME
ASSOCIATION INC
7380 MCGINNIS FERRY RD STE 200
SUWANEE GA 30024

VICTORIA SQUARE TOWNHOME
ASSOCIATION INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

WALDORF WILLIAM
12006 ORCHID LANE
ALPHARETTA GA 30009

WATSON DAVID E
& HAMLIN MARK S
12025 ORCHID LN
ALPHARETTA GA 30004

WINDSONG TOWNHOME COMMUNITY
ASSOCIATION INC
1418 DRESDEN DR STE 200
ATLANTA GA 30319

WOOD I Y CEMETERY
1300 SYLVAN ROAD
ATLANTA GA 30310

YACKEL STEFFANIE
2010 HIDDEN ALY
ALPHARETTA GA 30009

ZAMMIT SHARMON
12088 COTTON ALY
ALPHARETTA GA 30009

From: Cook, Kathi
To: Woodman, Michael; Taylor, Elicia
Subject: Fwd: Victoria Square Levitan Project
Date: Friday, September 12, 2025 5:42:31 PM

Sent from my iPhone

Begin forwarded message:

From: Lynne Hicks <[redacted]
Date: September 12, 2025 at 4:49:12 PM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: Victoria Square Levitan Project

Hello Kathi,

I'm writing to you as a resident of Victoria Square. While I think the Levitan residential project for this piece of property is preferable to the previously planned commercial building, I am concerned about Levitan's proposal to have access to this community off of Cotton Alley. Because Cotton Alley allows no exit onto Marietta Street, it means these residents will have to use our private streets, Hidden Alley and Orchid Lane to exit the area. Another concern is that any overflow parking for guests to that community likely lands on our streets or in our limited guest parking spaces. Additionally, I think staging construction on Cotton Alley would be very disruptive along with construction traffic traveling on our private streets.

Per the rendering of this small community, three of the townhomes sit along Cotton Alley with their driveways backing out onto Cotton Alley. In order to leave Victoria Square out of the equation, I propose flipping those townhomes so they face Cotton Alley, a better view for them and Victoria Square, such that their driveways face the driveways of the buildings facing Roswell Street. With this adjustment, the entrance/exit to this community could, if possible, be off of Roswell Street. Additionally, the driveway space onto Cotton Alley could then be paved for parking spaces and/or a turn around spot for that community

Thank you for your consideration of my input.
Lynne Hicks
12007 Orchid Lane

From: [redacted]
To:
Cc: Woodman, Michael; Gilvin, Jim; Mitchell, Donald; DeRito, Doug; Hipes, John; Merkel, Dan; Brady, Fergal; Lea Ann Gross; therealjefflevitan@gmail.com; Taylor, Elicia; Cook, Kathi
Subject: Re: [External] RE: 75/91 Roswell Street
Date: Thursday, September 18, 2025 9:20:48 AM
Attachments: image001.png

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- This is their first mail to some recipients.

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Michael
Let me add my thanks to Jack's. At the CZIM, I was also told that the City opposed having the development's access situated on Roswell Street. That didn't make sense at all, given that the commercial development had been redesigned for egress from Roswell Street. After I questioned that, I was told that they might look into opening up the Marietta Street entrance to Cotton Alley to two-way traffic. As it's currently only an entrance and extremely close to the Marietta/Roswell intersection, that didn't make sense either, from a traffic safety standpoint.

I absolutely support the development of this property for residential, however i do not support the use of our neighborhood as the entrance.

Thank you again for the clarification.
Regards
Francene Taylor
[redacted]

Sent from my iPad

> On Sep 18, 2025, at 8:45 AM, Nugent, Jack <Jack.Nugent@nmrk.com> wrote:
>
> Michael –
>
> A sincere thanks for the clarification. As always, my faith that the City both holds developers to the highest standards and looks out for the best interests of the residents was not misguided.
>
> I am incredibly disappointed with the developer falsely representing the City's position. This was not a matter of whisper-down-the-line. They heard direction directly from you and I heard a complete misrepresentation directly from them.

This is clear evidence that “Good fences make good neighbors.”

I cannot speak for the rest of Victoria Square, but I believe that no access through Victoria Square is that good fence.

Jack Nugent
12082 Cotton Alley
Alpharetta, GA 30009
[redacted]

From: Woodman, Michael <mwoodman@alpharetta.ga.us>
Sent: Thursday, September 18, 2025 8:33 AM
To: [redacted]>
Cc: Gilvin, Jim <jgilvin@alpharetta.ga.us>; Mitchell, Donald <dmitchell@alpharetta.ga.us>; DeRito, Doug <DDerito@alpharetta.ga.us>; Hipes, John <jhipes@alpharetta.ga.us>; Merkel, Dan <dmerkel@alpharetta.ga.us>; Brady, Fergal <fbrady@alpharetta.ga.us>; Lea Ann Gross <leaanngross15@gmail.com>; Francene Taylor <taylorft517@hotmail.com>; therealjefflevitan@gmail.com; Taylor, Elicia <etaylor@alpharetta.ga.us>; Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: [External] RE: 75/91 Roswell Street

Good morning, Jack.

Thank you for your comments on this request. To clarify, City Staff does not oppose access to the subject property from Roswell Street. In fact, the current approval on the property for the office building and restaurant has access from Roswell Street. When the proposed residential plan for the property was brought to the City, the first thing we asked was whether the applicant had approval from Victoria Square for access through that community. We understand that your streets are private. The applicant has indicated that they are working on that. We are on record with the applicant that they must either provide an agreement with Victoria Square for access or the access must be moved to Roswell Street. We also have let the applicant know that we oppose a full opening of Cotton Alley.

Please let me know if you have any questions.

Best regards,

Michael Woodman, AICP
Planning + Development Services Manager
Community Development

City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009
P: 678.297.6072
E: mwoodman@alpharetta.ga.us

From: Nugent, Jack [redacted]
Sent: Wednesday, September 17, 2025 6:55 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>; Cook, Kathi <Kcook@alpharetta.ga.us>
Cc: Gilvin, Jim <jgilvin@alpharetta.ga.us>; Mitchell, Donald <dmitchell@alpharetta.ga.us>; DeRito, Doug <DDerito@alpharetta.ga.us>; Hipes, John <jhipes@alpharetta.ga.us>; Merkel, Dan <dmerkel@alpharetta.ga.us>; Brady, Fergal <fbrady@alpharetta.ga.us>; Lea Ann Gross <leaanngross15@gmail.com>; Francene Taylor <taylorft517@hotmail.com>; therealjefflevitan@gmail.com
Subject: 75/91 Roswell Street

Good afternoon Kathy and Michael (and to Mr. Mayor and City Council)!

(I have also copied two active members of Victoria Square (though I am not speaking on their behalf) and Jeff Levitan , the developer)

For the past few years, I have gotten into a regular habit of defending the City when people complain about the changes that have been made to Main Street – explaining that, unfortunately, the City had no control over the work being done as it is state controlled. While they may not be happy about the loss of trees and some of the less than attractive walls that have gone up, they actually do feel better about the fact that the City would never choose to do something like that without citizen input and without ensuring that it is done to the highest level. You wouldn't force that kind of change onto anyone.

Yet, from what Jeff Levitan presented at the CZIM, you are doing something similar and, though on a much smaller scale, worse. Jeff and team presented that the

City has disallowed access to his proposed 9 home development from Roswell Street, despite the fact that there are two existing addresses on Roswell Street – one with an existing driveway and the other with an existing curb cut but no remaining driveway. This, also despite the fact that the City had previously approved an entrance to his previously proposed office/restaurant development directly from Roswell Street to its deck. Personally, I hope he is telling a tall tale to us to depict that the City is the aggressor – forcing access from Cotton Alley only – so that he can configure his site plan the way he wants. I find it hard to believe that previously approved access to a commercial development would be stripped. He is painting the City in a very bad light – one very comparable to what the State did to the City with Main Street.

I don't believe the City would force additional traffic onto the two private streets of Victoria Square (Hidden and Orchid) or would ever allow some of those houses to be allowed to have access from Cotton Alley while having the backs of the houses face the street - when every other house in Victoria Square faces the street (I cannot picture any other neighborhoods in the area that have this awkward and off-putting set up). Despite his representation to us that the Board of Victoria Square had agreed to a $25k+ payment for access to compensate the community for use of our privately maintained, if that is, in fact, true, it was done without any discussion, presentation or consent of the community members.

I have said it many times in the past – when we moved downtown in 2014, we knew we were moving into a spot that would witness ongoing development. I am in no way a NIMBY in the City, or even as it relates to this parcel (as evidenced by my previous support of the commercial/restaurant development once Jeff reconfigured the development to ensure that there was no ingress/egress through Victoria Square). However, I am against being forced to change the nature of our existing neighborhood to accommodate a developer's desire for additional profit by squeezing as many homes as possible onto a parcel. When another Victoria Square resident questioned Jeff and his other representative about reducing the number of homes by 1 or 2 to eliminate the access from Cotton Alley, he explained that he needs 9 to make it work financially. It is not the residents of Victoria Square's burden to ensure that a developer can turn a profit at our expense. If he can't make it work with fewer homes and access to Roswell Street rather than using Victoria Square's private streets, so be it. We can wait a few more years until he comes up with a new vision. We've been staring at a bamboo forest for 11 years (some in the neighborhood for 18 years). We can deal with it a bit longer.

Please do what you do best – ensure the highest quality development throughout the City when it meets the City's long term plans while ensuring it does not have a detrimental effect on its residents.

(I will be out of town on October 2nd for the Planning Commission meeting, so cannot be there in person)

Jack Nugent
12082 Cotton Alley
Alpharetta, GA 30009
[redacted]

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PLUM CREEK CONSULTING

August 1, 2025

Mayor and City Council
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009

RE: Rezoning and Concurrent Variance Application – 75 & 91 Roswell Street
From C-2 to DT-C (Downtown Core)
Letter of Intent

Dear Mayor and Councilmembers:

This firm represents **Jeff Levitan**, the Property Owner and Applicant, in a request to rezone the properties located at **75 and 91 Roswell Street** (Fulton County Parcel IDs 22 482312690286 and 22 482312690278) from **C-2 (General Commercial)** to **DT-C (Downtown Core)**, as well as to request **concurrent variances** related to streetscape design.

The subject properties total **1.119± acres** and are located within Alpharetta's Downtown Overlay. 75 Roswell Street currently contains a commercial office building; 91 Roswell Street is a vacant parcel. Both parcels lie adjacent to Cotton Alley and are located across from the Victoria Square townhome development.

Proposed Use and Intent
The Applicant intends to develop a **pedestrian-oriented single-family residential community** that blends seamlessly with the surrounding residential character of Downtown Alpharetta. The proposed plan includes **nine (9) detached and semi-attached single-family homes**, oriented toward Roswell Street and Cotton Alley, consistent with the architectural scale and rhythm established in the area.

This new use would replace a plan previously approved in 2023 for a 23,200 square foot commercial office building containing a 2,500 square foot restaurant space, and a parking structure. The shift to residential is more compatible with the Downtown Core's evolving land use and aligns with the intent of the DT-C zoning district.

(404) 518-5505
chris.owens@plumcc.com
7425 Mid Broadwell Trace Alpharetta, GA 30004

Concurrent Variances
To facilitate the proposed development, the Applicant respectfully requests **concurrent variances** to the streetscape standards outlined in the Unified Development Code. Specifically, the Applicant requests:

Roswell Street Frontage:
- 2' planter strip (to match adjacent development)
- 6' sidewalk (to match existing width)
- 10' landscape strip (with final approval by DRB)

Marietta Street Frontage (including corners at Roswell Street and Cotton Alley):
- 2' planter strip
- 5' sidewalk

Cotton Alley Frontage:
- 2' planter strip
- 5' brick sidewalk (to match existing streetscape)
- 10' landscape strip except at garage/driveway entrances (with final approval by DRB)

These variances are requested to maintain consistency with existing nearby development patterns, preserve existing trees, and accommodate significant topographic changes across the site.

Compatibility and Justification
The proposed development is:
- **Consistent** with the **City of Alpharetta Comprehensive Plan and Future Land Use Map**, which designates this area as part of the **Central Business District (CBD)**.

- **Compatible** with surrounding properties, particularly the townhomes at Victoria Square and historic homes along Roswell Street.

- **Supportive** of downtown walkability and architectural quality through front porches, sidewalk access, and human-scale streetscape design.

- **Minimally impactful** on infrastructure and services, with existing utility and transportation networks able to serve the proposed use. The proposed use generates significantly less traffic than the currently approved plan (429 fewer Toal Trips, 53 fewer AM Peak Trips and 48 fewer PM Peak Trips).

  The Applicant believes the request supports the City's goal of fostering a vibrant, livable downtown and that the new homes will add long-term value to the neighborhood and City.

(404) 518-5505
chris.owens@plumcc.com
7425 Mid Broadwell Trace Alpharetta, GA 30004

Conclusion
We respectfully request that the Mayor and City Council approve this rezoning and associated variance application. We look forward to working with Staff, the Design Review Board, and the Downtown community to bring forward a high-quality development.

Constitutional Objections are attached hereto as **Exhibit A** and incorporated herein by reference.

Sincerely,

Plum Creek Consulting, LLC
Chris K. Owens, PE

Attachments: Exhibit A – Constitutional Objections

PLUM CREEK CONSULTING

(404) 518-5505
chris.owens@plumcc.com
7425 Mid Broadwell Trace Alpharetta, GA 30004

Exhibit A
CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner and Applicant anticipate a smooth application process, failure to raise constitutional objections at this stage may mean that the Owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensations for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States of America.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment of the Constitution of the United States; Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States of America because such an application denies the Owner and economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983; Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States of America.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States of America. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the

effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

In addition, this constitutes formal written notice to the City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to diminution in value of the Subject Property, attorney's fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

PLUM CREEK CONSULTING, LLC.

By: _____

Chris Owens
Property Owner and Applicant's
Authorized Representative

PLUM CREEK CONSULTING

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: Z-25-10 V-25-22
PH #: PHA250037
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Jeff Levitan Telephone: 630-918-8465

Address: 1865 Bethany Way Suite:

City Milton State: GA Zip: 30004 Fax:

Mobile Tel: 630-918-8465 Email: therealjefflevitan@gmail.com

Subject Property Information:

Address: 75 & 91 Roswell Street Current Zoning: C-2

District: 2nd Section: 2nd Land Lot: 1269 Parcel ID: 22 482312690286 & 22 482312690278

Proposed Zoning: DT-C Current Use: Existing commercial office (75 Roswell St) and vacant land (91 Roswell St)

This Application For *(Check All That Apply)*:

- ☐ Conditional Use
- ☐ Master Plan Amendment
- ☐ Comprehensive Plan Amendment
- ■ Rezoning
- ☐ Master Plan Review
- ■ Variance
- ☐ Public Hearing
- ☐ Exception
- ☐ Other *(Specify)*: _____

Applicant Request And Intent

What is the proposed use(s) of the property?

I am proposing a new single-family development in accordance with the DT-C Guidelines and Downtown Overlay, using a mix of detached and semi-attached homes.

Applicant's Request (Please itemize the proposal):

I am requesting the following:
1. Rezone both parcels from C-2 to DT-C
2. Concurrent Variances to include:
    a. Variance to Streetscape along Roswell Street to:
        2' planter strip (match existing north/south)
        6' sidewalk (match existing north/south)
        10' landscape strip using a mix of trees, shrubs & grasses (with final approval by DRB)
    b. Variance to Streetscape along Marietta Street (incl. corners of Roswell Street and Cotton Alley)
        2' planter strip
        5' sidewalk
    c. Variance to Streetscape along Cotton Alley
        2' planter strip
        5' brick sidewalk (match existing)
        10' landscape strip except at garage/driveway entrances (with final approval by DRB)

Applicant's Intent *(Please describe what the proposal would facilitate)*:

My intent is to develop a new single-family residential community that will contribute to the vibrant Downtown Core District. The requested variances are to allow for the new improvements to seamlessly integrate into the established surrounding development patterns.

The proposed use will mirror that of Victoria Square, across Cotton Alley, and be more compatible than the currently approved commercial office, restaurant and parking garage uses.

The improvements will add value to the Roswell Street streetscape by providing appropriately scaled architectural designs and pedestrian-focused front porches with direct sidewalk access. Infrastructure exists to support the use including neighborhood grocery stores, restaurants, shops and offices. Transportation and utility infrastructure is also in place to support the development.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Diversified Investment Group LLC & Diversified Investment Group REH LLC Telephone: 630-918-8465

Address: 1865 Bethany Way Suite:

City Alpharetta State: GA Zip: 30004 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Speciol Use
- ☒ Rezoning
- ☐ Conditianol Use
- ☒ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Autharized Applicant: Chris Owens Telephone: 404-518-5505

Address: 7425 Mid Broadwell Trace Suite:

City Alpharetta Stote: GA Zip: 30004 -

So Sworn and Attested:

Owner Signature: Date: 7/31/2025

Notary:

Notory Signoture: Date: 7/31/25

NATHAN SYCKS NOTARY PUBLIC FULTON COUNTY, GEORGIA COMMISSION EXPIRES SEPTEMBER 10, 2027

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DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Diversified Investment Group LLC & Diversified Investment Group REH LLC

Subject Public Heoring Case: 75 & 91 Roswell Street Rezoning Application

Campaign Contribution Information:

Please provide the requested information for eoch contribution with a dollar amount or volue of $250 or more made within the post two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individuol identified above has made no such contributions to an Alpharetta Officiol within the post two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: NONE Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____ Date: 7/31/2025

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ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed residential use will blend into the surrounding neighborhood. The proposed plan matches the pattern established along Cotton Alley by Victoria Square and compliments the existing residential structures along Roswell Street (88, 62 and 103 Roswell Street). Unlike much new construction, the homes will be wider (26-34 feet), allowing for more creative and unique architecture.

How will this proposal affect the use and value of the surrounding properties?

The proposed use will have a positive impact on the use and value of surrounding properties. A new single-family development will improve the local economy - new residents will enjoy walking and visiting surrounding business. The scale of architecture and the proposed use is compatible with surrounding neighborhoods.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

Yes. The property can be developed as currently zoned with a 23,200 square foot commercial office building and a 2,500 square foot restaurant space with a structured parking garage.

I prefer a residential use over the approved office/restaurant/parking garage.

What would be the increase to population and traffic if the proposal were approved?

The proposed plan includes 9 single-family homes that would replace an existing commercial approval (including a 23,200 square foot commercial office building and a 2,500 square foot restaurant space with a structured parking garage). The approved office can house approximately 120 employees, where the proposed residential development would house approximately 24 people. Total traffic changes are significant with a decrease of 429 total trips per day; a decrease of 53 morning peak hour trips; and a decrease of 48 evening peak hour trips. (Trip Generation Report is attached.)

What would be the impact to schools and utilities if the proposal were approved?

No impact to school would occur, as few school-age children are expected. Existing utility networks (water, sewer, power, gas, telecommunications) have adequate capacity to serve the planned improvements.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The Future Land Use Map shows this property being situated in the "Central Business District", or "CBD". This area is defined in the 2040 Comprehensive Plan as "In the Downtown Overlay, mixed use development typical of a traditional downtown, including offices, shops, residences, and civic uses."
The proposed single-family development is compatible with both the Comprehensive Plan and the Future Land Use Map.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

The continued and growing demand for walkable living in the downtown area supports the proposed use. New restaurants, retail shops, concerts and events are attractive to people who wish to live within the district. The City has invested in the expansion of the Alpha Loop recently, extending it past the site on the opposite side of Roswell Street. This will offer residents easier access to Wills Park and an even larger area of Alpharetta.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

There are exceptional conditions related to the property:

1. Topography - there is over 10-feet of vertical relief across the Roswell Street frontage and over 20-feet of vertical relief from Roswell Street in the front to Cotton Alley in the rear. This characteristic requires that the improvements be built into the land, requiring access to Cotton Alley. Application of the City's standard streetscape section would exacerbate the elevation challenges and limit the owner's options for reasonable development plans.

2. Shape - the property is long and shallow. The lot has a width of approximately 250-feet, with a depth of 200-feet on one end and only 50-feet on the other (at Marietta Street). Application of the City's standard streetscape section would require cutting all trees from the southern portion of the property.

3. Trees - there are trees located on the southern portion of the property that would be removed in order to construct a wider streetscape along Roswell Street.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes. Application of the City's standard streetscape section would cause the property to be inconsistent with surrounding developed properties.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

Yes. In addition to the items described above, the City has recently invested in an extension of the Alpha Loop along the opposite, eastern, side of Roswell Street. Installation of a larger streetscape on the western side of Roswell Street would effectively widen the street section changing the existing smaller, intimate character of the overall streetscape.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

Granting a variance to the City's standard streetscape would not cause detriment to the public good or undermine the intent of the Zoning Code. Granting of this variance request would allow for the preservation of additional tree canopy and for the improvements to better blend in with the surrounding recent improvements.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 5.7 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 76,850. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 283,213.

UNLESS OTHERWISE INDICATED, ALL I.P.'s ARE ½" REBARS.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13121C 0058 F, DATED SEPTEMBER 18, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD BARTON SURVEYING, INC. HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

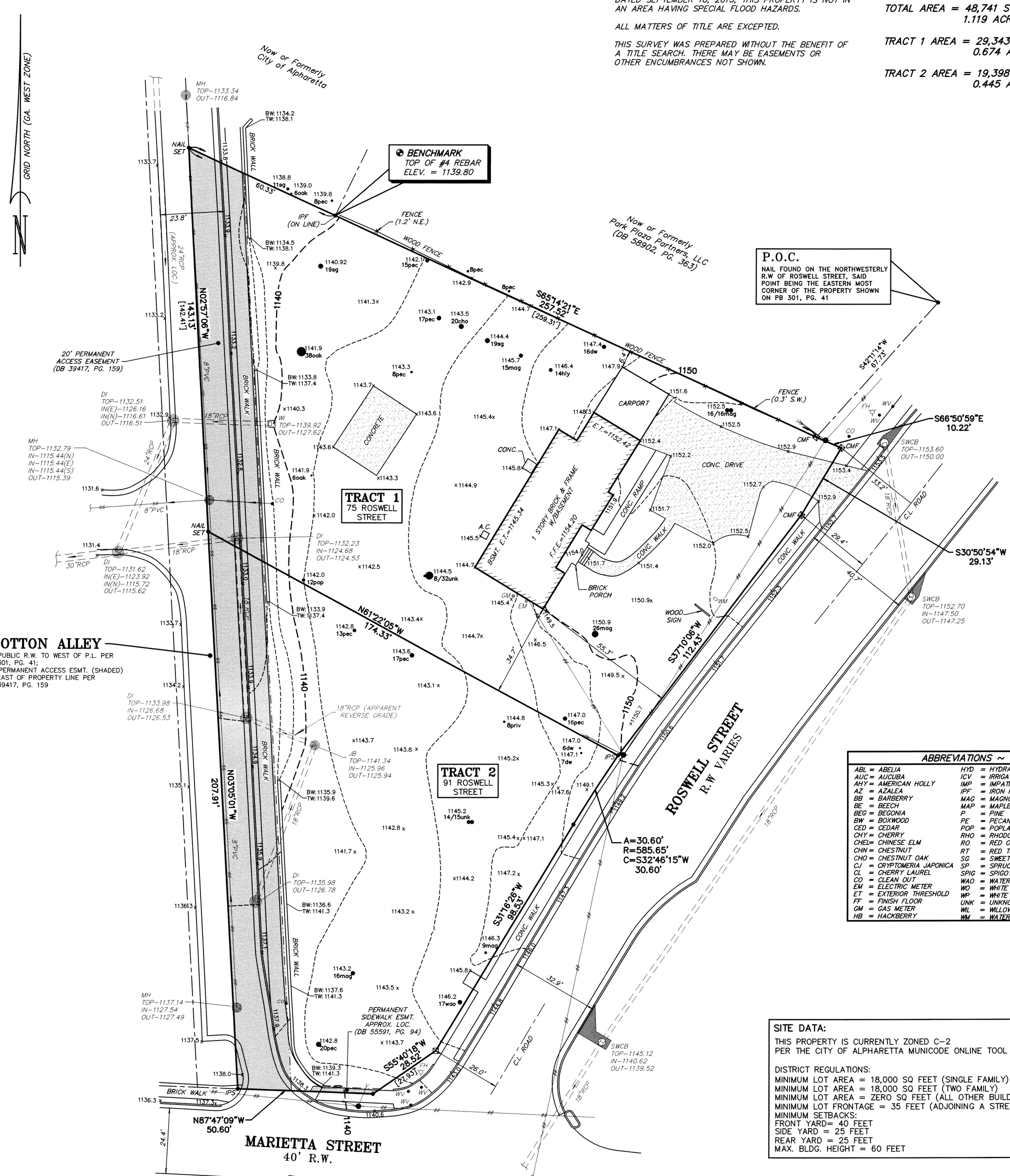
REFERENCES:
1) DB 54426, PG. 146
2) DB 33416, PG. 1
3) DB 55591, PG. 94
4) DB 39417, PG. 159
5) PB 301, PG. 41

[259.31'] = RECORD DISTANCE

TOTAL AREA = 48,741 SQ. FT.
1.119 ACRES

TRACT 1 AREA = 29,343 SQ. FT.
0.674 ACRE

TRACT 2 AREA = 19,398 SQ. FT.
0.445 ACRE



ABBREVIATIONS ~

ABL = ABELIA	HYD = HYDRANGEA
AUC = AUCUBA	ICV = IRRIGATION CONTROL VALVE
AHY = AMERICAN HOLLY	IMP = IMPATIENS
AZ = AZALEA	IPF = IRON PIN FOUND
BB = BARBERRY	MAG = MAGNOLIA
BE = BEECH	MAP = MAPLE
BEG = BEGONIA	P = PINE
BW = BOXWOOD	PE = PECAN
CED = CEDAR	POP = POPLAR
CHY = CHERRY	RHO = RHODODENDRON
CHEL= CHINESE ELM	RO = RED OAK
CHN = CHESTNUT	RT = RED TIP
CHO = CHESTNUT OAK	SG = SWEET GUM
CJ = CRYPTOMERIA JAPONICA	SP = SPRUCE
CL = CHERRY LAUREL	SPIG = SPIGOT
CO = CLEAN OUT	WAO = WATER OAK
EM = ELECTRIC METER	WO = WHITE OAK
ET = EXTERIOR THRESHOLD	WP = WHITE PINE
FF = FINISH FLOOR	UNK = UNKNOWN
GM = GAS METER	WIL = WILLOW
HB = HACKBERRY	WM = WATER METER

SITE DATA:

THIS PROPERTY IS CURRENTLY ZONED C-2
PER THE CITY OF ALPHARETTA MUNICODE ONLINE TOOL

DISTRICT REGULATIONS:
MINIMUM LOT AREA = 18,000 SQ FEET (SINGLE FAMILY)
MINIMUM LOT AREA = 18,000 SQ FEET (TWO FAMILY)
MINIMUM LOT AREA = ZERO SQ FEET (ALL OTHER BUILDINGS)
MINIMUM LOT FRONTAGE = 35 FEET (ADJOINING A STREET)
MINIMUM SETBACKS:
FRONT YARD= 40 FEET
SIDE YARD = 25 FEET
REAR YARD = 25 FEET
MAX. BLDG. HEIGHT = 60 FEET

ADDRESS:
75 & 91 ROSWELL STREET
ALPHARETTA, GA 30009

LEGEND

IPF	=	1/2" REBAR FND.
IPS	=	1/2" REBAR SET
R.W.	=	RIGHT OF WAY
SSE	=	SANITARY SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
L.L.L.	=	LAND LOT LINE
C.L.	=	CENTERLINE
CT	=	CRIMP TOP PIPE
OT	=	OPEN TOP PIPE
CMP	=	CORRUGATED METAL PIPE
RCP	=	REINFORCED CONCRETE PIPE
DI	=	DROP INLET
JB	=	JUNCTION BOX
MH	=	MANHOLE
CB	=	CATCH BASIN
BM	=	BENCHMARK
PP	=	POWER POLE
FH	=	FIRE HYDRANT
CMF	=	CONCRETE MONUMENT FND.
B.C.	=	BACK OF CURB
E.P.	=	EDGE OF PAVEMENT
FEN	=	FENCE
O.H.	=	OVERHEAD ELEC. SERVICE LINE
B.L.	=	BUILDING LINE
U.G.	=	UNDERGROUND POWER LINE
TX	=	TRANSFORMER

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
LAWSON FINLAYSON

LOCATED IN LAND LOT 1269
2nd DISTRICT, 2nd SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
FEBRUARY 7, 2020 1"=20'

20 10 0 20 40 60
SCALE IN FEET
VERTICAL DATUM IS NAVD 88.
CONTOUR INTERVAL = 2 FT.

GEORGIA REGISTERED No. 3147 LAND SURVEYOR NATHAN H. JOHNSTON

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.

2-20-2020
NATHAN H. JOHNSTON, GA. RLS No. 3147

JOB # 20-008	DRAWN BY: JO	FIELD CREW: CW/PW
FIELD DATE: 02-07-20	PLAT PREPARED: 02-19-20	

BARTON SURVEYING INC.
3005 HOLLY SPRINGS PARKWAY, SUITE 101
CANTON, GEORGIA 30115
(770) 345-2810
(LICENSE No. LSF 000151)

75 Roswell Street

Written Description

All that tract or parcel of land lying and being in Land Lot 1269, 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To find the POINT OF BEGINNING, commence at a point at the intersection of the northwesterly right of way of Roswell Street (right of way varies) and the northerly right of way of Marietta Street (40 foot right of way); thence leaving said right of way of Marietta Street and continuing along said right of way of Roswell Street for the following courses and distances: N55°40'18"E a distance of 28.52 to a concrete monument found; thence N31°16'26"E a distance of 98.53 feet to a point; thence along a curve to the right, following the curvature thereof for an arc distance of 30.60 feet, said curve having a radius of 585.65 feet and being subtended by a chord of N32°46'15"E 30.60 feet, to an iron pin set and the POINT OF BEGINNING; thence leaving said right of way of Roswell Street N61°22'05"W a distance of 174.33 feet to a nail set; thence N02°57'06"W a distance of 143.13 feet to a nail set; thence S65°14'21"E a distance of 257.52 feet to a concrete monument found; thence S66°50'59"E a distance of 10.22 feet to a concrete monument found on the northwesterly right of way of Roswell Street; thence continuing along said right of way of Roswell Street for the following courses and distances: S30°50'54"W a distance of 29.13 feet to a concrete monument found; thence S37°10'06"W a distance of 112.43 feet to the POINT OF BEGINNING. Said tract contains 29,343 square feet or 0.674 acre and is shown as "Tract 1" on a boundary and topographic survey for Lawson Finlayson, prepared by Barton Surveying, Inc., dated February 7, 2020.

91 Roswell Street

Written Description

All that tract or parcel of land lying and being in Land Lot 1269, 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point at the intersection of the northwesterly right of way of Roswell Street (right of way varies) and the northerly right of way of Marietta Street (40 foot right of way); thence leaving said right of way of Roswell Street and continuing along said right of way of Marietta Street N87°47'09"W a distance of 50.60 feet to an iron pin set; thence leaving said right of way of Marietta Street N03°05'01"W a distance of 207.91 feet to a nail set; thence S61°22'05"E a distance of 174.33 feet to an iron pin set on the northwesterly right of way of Roswell Street; thence continuing along said right of way of Roswell Street for the following courses and distances: along a curve to the left, following the curvature thereof for an arc distance of 30.60 feet, said curve having a radius of 585.65 feet and being subtended by a chord of S32°46'15"W 30.60 feet, to a point; thence S31°16'26"W a distance of 98.53 feet to a concrete monument found; thence S55°40'18"W a distance of 28.52 feet to the POINT OF BEGINNING. Said tract contains 19,398 square feet or 0.445 acre and is shown as "Tract 2" on a boundary and topographic survey for Lawson Finlayson, prepared by Barton Surveying, Inc., dated February 7, 2020.

Now or Formerly
City of Alpharetta

MH
TOP=1133.34
OUT=1116.84

BW:1134.2
TW:1138.1

NAIL SET

IPF
(ON LINE)

BENCHMARK
TOP OF #4 REBAR
ELEV. = 1139.80

FENCE
(1.2' N.E.)

BW:1134.5
TW:1138.1

Now or Formerly
Park Plaza Partners, LLC
(DB 38902, PG. 363)

P.O.C.
NAIL FOUND ON THE NORTHWESTERLY R.W OF ROSWELL STREET, SAID POINT BEING THE EASTERN MOST CORNER OF THE PROPERTY SHOWN ON PB 301, PG. 41

EXISTING DRIVE

23.6'

N02°57'06"W
143.13'
(142.41')

(asphalt)
24' PVMT.

20' PERMANENT
ACCESS EASEMENT
(DB 39417, PG. 159)

(599.31')

S65°14'21"E
257.52'

CARPORT

F.F.E.=1154.42

BRICK & FRAME
COVERED WALKWAY

BSMT. E.=1145.34

F.F.E.=1154.26

BRICK
PORCH

S66°50'59"E
10.22'

CMF

CMF

CMF

SWCB
TOP=1153.60
OUT=1150.00

FENCE
(0.3' S.W.)

EXISTING
DRIVE

DI
TOP=1132.51
IN(E)=1126.16
IN(N)=1116.61
OUT=1116.51

MH
TOP=1132.79
IN=1115.44(N)
IN=1115.44(E)
IN=1115.44(S)
OUT=1115.39

TRACT 1
75 ROSWELL
STREET

NAIL SET

DI
TOP=1132.23
IN=1124.68
OUT=1124.53

DI
TOP=1131.62
IN(E)=1123.92
IN(N)=1115.72
OUT=1115.62

S30°50'54"W
29.13'

SWCB
TOP=1152.70
IN=1147.50
OUT=1147.25

N51°22'05"W
174.33'

S37°10'05"W
112.43'

COTTON ALLEY
15' PUBLIC R.W. TO WEST OF P.L. PER PB 301, PG. 41;
20' PERMANENT ACCESS ESMT. (SHADED) TO EAST OF PROPERTY LINE PER DB 39417, PG. 159

ROSWELL STREET
R.W VARIES

EXISTING DRIVE

DI
TOP=1133.98
IN=1126.68
OUT=1126.53

18"RCP (APPARENT
REVERSE GRADE)

JB
TOP=1141.34
IN=1125.96
OUT=1125.94

N03°05'01"W
207.91'

TRACT 2
91 ROSWELL
STREET

A=30.60'
R=585.65'
C=S32°46'15"W
30.60'

S31°15'26"W
39.53'

PERMANENT
SIDEWALK ESMT.
APPROX. LOC.
(DB 9551, PG. 94)

SWCB
TOP=1145.12
IN=1140.62
OUT=1139.52

MH
TOP=1137.14
IN=1127.54
OUT=1127.49

S55°40'18"W
28.52'

BRICK WALK

IPS

N87°47'09"W
50.60'

MARIETTA STREET
40' R.W.

EXISTING DRIVE

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PRELIMINARY

REVISIONS

NO.	DATE

DATE: 08/01/2025

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THIS MEDIA SHOULD NOT BE CONSIDERED A FINAL DOCUMENT UNLESS IT IS PROPERLY SIGNED AND SEALED.

75 & 91 ROSWELL STREET

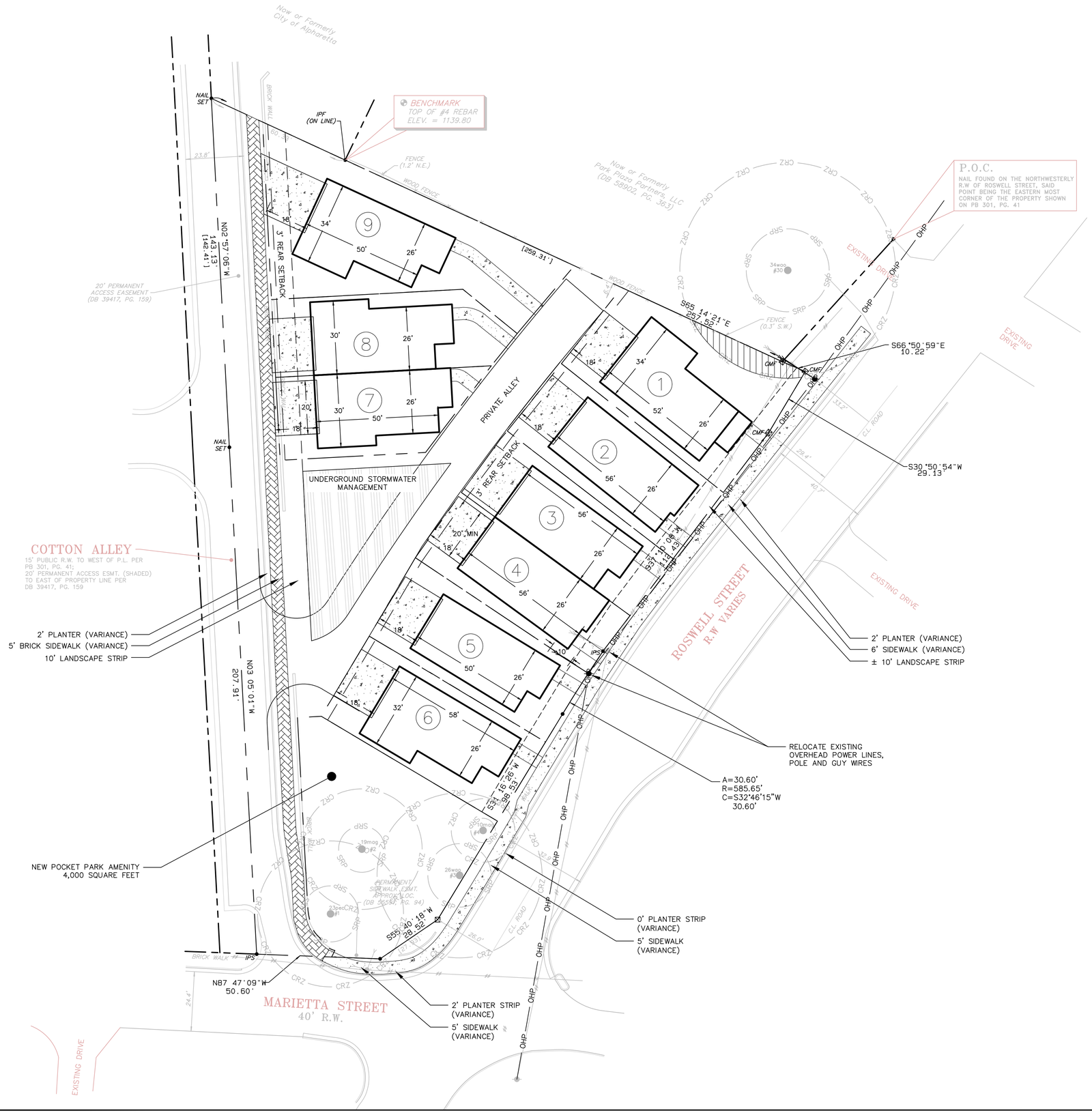
PREPARED FOR
JEFF LEVITAN
1865 BETHANY WAY
MILTON, GA 30004

EXISTING CONDITIONS PLAN

Plum Creek Consulting, LLC
7425 Mid Broadwell Trace
Alpharetta, GA 30004
P: (404) 518-5506 E: chris.owens@plumcc.com
PLUM CREEK CONSULTING

DRAWN BY:	CHECKED BY:	PROJECT NO.
KO	CO	25-105

SHEET
C100



SITE DATA:

TRACT 1 = 29,343 S.F. (PARCEL ID 22 482312690286)
0.674 AC

TRACT 2 = 19,398 S.F. (PARCEL ID 22 482312690278)
0.445 AC

TOTAL = 48,741 S.F.
1.119 AC

ZONING
CURRENT: C2
PROPOSED: DT-C

EXISTING BUILDINGS
OFFICE (CONVERTED HOME) = 3,972 SQUARE FEET

PROPOSED BUILDINGS
NEW SEMI-ATTACHED, SINGLE FAMILY HOMES = 4 UNITS
NEW DETACHED, SINGLE FAMILY HOMES = 5 UNITS
TOTAL NEW HOMES = 9 UNITS

HEIGHT
MAX = 4 STORIES, 60-FT
PROPOSED = 3 STORIES, PLUS BASEMENT (60-FT MAX)

SETBACKS
DT-C FRONT = 0-FT, 10-FT MAXIMUM
SIDE = 0-FT
REAR = 3 FEET (WITH ALLEY)

LOT COVERAGE
ALLOWED = 90%
PROPOSED = 85% (APPROXIMATE)

LOT COVERAGE WILL MEET OR FALL BELOW THE MAXIMUM ALLOWED. FINAL LOT COVERAGE AREAS ARE SUBJECT TO DESIGN BEING PREPARED BY APPLICANT AND PERMIT APPROVAL BY STAFF.

LOT AREAS
MINIMUM = 2,500 SQUARE FEET

PROVIDED (APPROXIMATE)

LOT 1 = 4,164±	LOT 5 = 2,972±	LOT 9 =5,338±
LOT 2 = 2,958±	LOT 6 = 3,202±	
LOT 3 = 2,599±	LOT 7 = 2,517±	
LOT 4 = 2,634±	LOT 8 = 2,907±	

ALL LOTS WILL MEET OR EXCEED THE MINIMUM AREA REQUIRED. FINAL AREAS SUBJECT TO DESIGN BEING PREPARED BY APPLICANT AND PERMIT APPROVAL BY CITY STAFF.

STORMWATER MANAGEMENT
TO BE PROVIDED UNDERGROUND. ACCESS TO HOMES PROVIDED FOR FUTURE MAINTENANCE ACTIVITY.

FLOODPLAIN
THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM MAP NUMBER 13121C0058F, EFFECTIVE 09/18/2013

STREETSCAPE REQUIREMENTS
ROSWELL STREET & COTTON ALLEY:
8' ON STREET PARKING
6' PLANTER
10' SIDEWALK
MARIETTA STREET:
6' PLANTER
10' SIDEWALK

AMENITY SPACE
REQUIRED, 5% OF SITE = 2,437 SQUARE FEET
PROVIDED, POCKET PARK = 4,000 SQUARE FEET

PARKING
REQUIRED
RESIDENTIAL DETACHED, FOR-SALE = 2 SPACES PER LOT, PLUS 1

PROVIDED
2 ENCLOSED GARAGE SPACES PER LOT
2 GUEST PARKING PER LOT, ON 18' DEEP x 20' WIDE DRIVEWAY

REQUESTED VARIANCES:
1. MODIFY STREETSCAPES:
ROSWELL STREET 2' PLANTER, 6' SIDEWALK, 10' LANDSCAPE STRIP
MARIETTA STREET 2' PLANTER, 5' SIDEWALK
COTTON ALLEY 2' PLANTER, 5' BRICK SIDEWALK, 10' LANDSCAPE STRIP

NORTH

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PRELIMINARY

REVISIONS

NO.	DATE

DATE: 08/01/2025

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THIS MEDIA SHOULD NOT BE CONSIDERED A CONSTRUCTION DOCUMENT IS PROPERLY SIGNED AND SEALED.

75 & 91 ROSWELL STREET

PREPARED FOR
JEFF LEVITAN
1865 BETHANY WAY
MILTON, GA 30004

SITE PLAN

Plum Creek Consulting, LLC
7425 Mid Broadwell Trace
Alpharetta, GA 30004
P: (404) 510-5505 E: chris.owens@plumcc.com
PLUM CREEK CONSULTING

DRAWN BY:	CHECKED BY:	PROJECT NO.
KO	CO	25-105

SHEET
C300

NOT ISSUED FOR CONSTRUCTION

75 Roswell Street - Landscape Concept Plan

A CLASSICAL STUDIO
ARCHITECTS | DESIGNERS | INTERIORS

604 Macy Drive
Roswell, Georgia 30076

75 Roswell Street
A Neighborhood Rooted in Tudor Eclectic Tradition

The architectural vision for 75 Roswell Street draws inspiration from the rich tradition of Tudor Eclectic design, blending historical character with though ul individualization. Each home in the neighborhood is designed to be architecturally distinct while contributing to a cohesive and elevated streetscape. The use of authentic materials—brick, stone, and half-timbering—anchors the neighborhood in timeless cra' smanship and texture.

Hallmarks of the Tudor Eclectic style are evident in the steeply pitched rooflines, prominent masonry chimneys, and decorative half-timbered gables – each element carefully detailed to evoke the charm of Old English architecture. Entry experiences are emphasized with gas lanterns, cast stone surrounds, and customized front doors that reflect the individuality of each residence. Front entries alternate between covered stoops and porches, adding variation and rhythm to the pedestrian experience along the street. This neighborhood celebrates architectural diversity within a unified style, creating a walkable, storybook-inspired enclave with variety —yet feeling part of a shared, beautifully curated whole.

FRONT ELEVATION A
Scale : 1/4”=1’-0”

FRONT ELEVATION B
Scale : 1/4”=1’-0”

FRONT ELEVATION C
Scale : 1/4”=1’-0”

A CLASSICAL STUDIO
ARCHITECTS / DESIGNERS

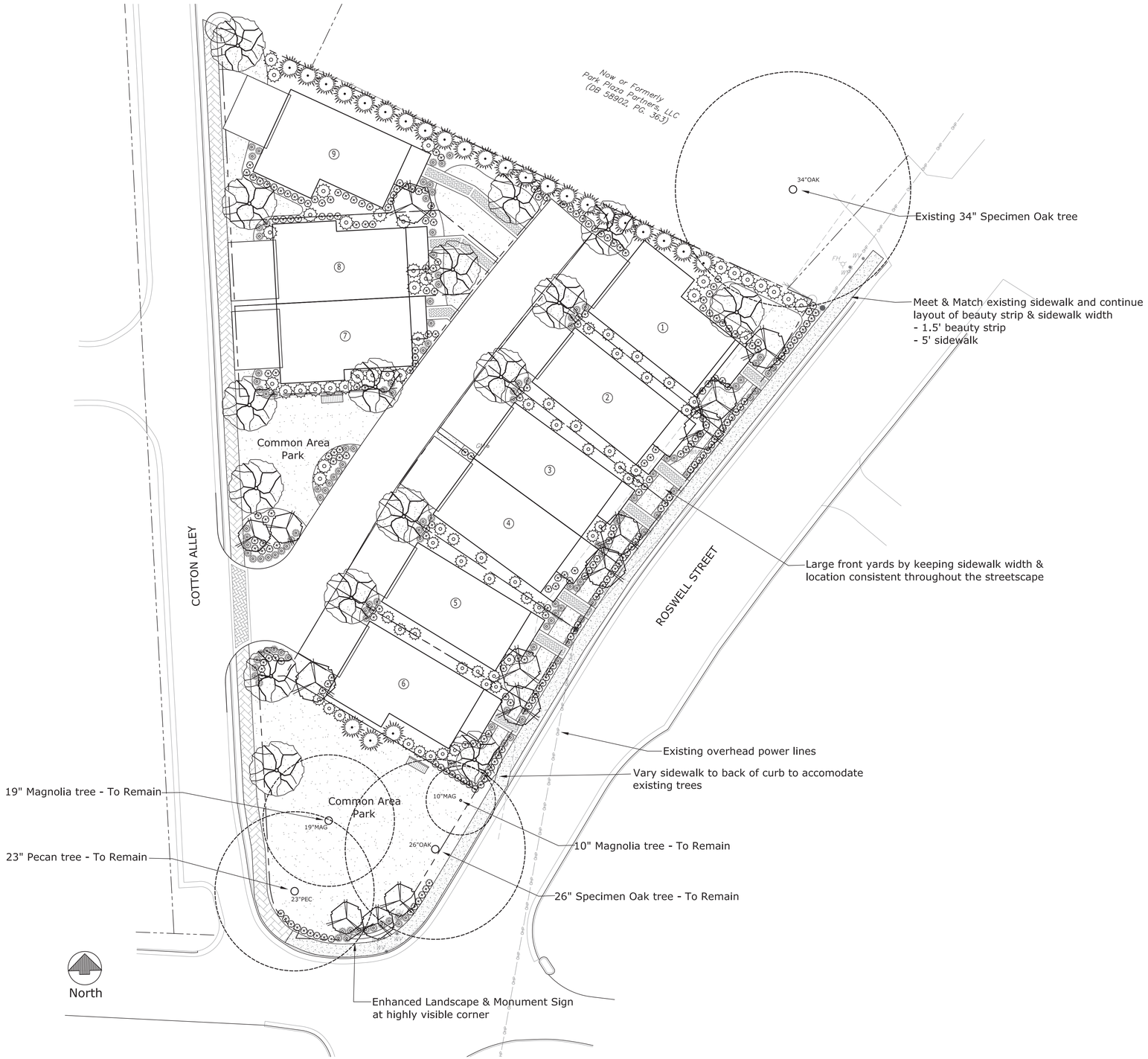
75 ROSWELL STREET
ALPHARETTA, GA

I

FRONT ELEVATION D
Scale : 1/4”=1’-0”

FRONT ELEVATION E
Scale : 1/4”=1’-0”

FRONT ELEVATION F
Scale : 1/4”=1’-0”



CONCEPTUAL PLANT LIST

OVERSTORY SHADE TREES:

American Elm	Red Maple
Black Gum	European Hornbeam
Chinese Pistache	Sugar Maple
Deodar Cedar	Dawn Redwood
Oak	Magnolia

UNDERSTORY TREES:

Crape Myrtle	Cherry
Serviceberry	Japanese Maple
Saucer Magnolia	Chaste Tree
Hinoki Cypress	Redbud
Dogwood	Fringetree

PERIMETER BUFFER TREES:

Eastern Red Cedar
American Holly
Teddy Bear Magnolia
Green Giant Arborvitae
Nellie Stevens Holly

EVERGREEN FOUNDATION SHRUBS:

American Boxwood	Camellia
Aucuba	Tea Olive
Gardenia	Nellie Stevens Holly
Emerald Arbovitae	Loropetalum
Ligustrum	Cherry Laurel

ACCENT SHRUBS:

Encore Azalea	Limelight Hydrangea
Loropetalum	Maiden Grass
Shasta Viburnum	Emerald Heights Distylium
Knockout Rose	Lemon-Lime Nandina
Needlepoint Holly	Winter Green Boxwood
Cleyera	Liriope
Otto Luyken Laurel	Variegated Pittosporum
Abelia	Yellow Anise

75 Roswell Street - Landscape Concept Plan

1" = 20'-0"

August 1, 2025

PATRICK CORKILL LANDSCAPE ARCHITECTURE PC LA

His Hands Tree Preservation, LLC.
PO Box. 441241
Kennesaw, GA. 30160
Phone: (404) 661-2700
Email: HisHandsTP@gmail.com
ISA Certified Arborist WI-0338AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor

TREEINVENTORY REPORT REVIEW

Tree Inventory and Assessment
75 and 91 Roswell Street
Alpharetta, GA 30009

Prepared For:
Chris Owens, PE
Plum Creek Consulting, LLC
7425 Mid Broadwell Trace
Alpharetta, GA 30004
(404) 518-5505
chris.owens@plumcc.com

Assessor:
Robert Brettschneider
His Hands Tree Preservation, LLC
Owner
ISA Certified Arborist #WI-0338AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor

May 22, 2025

In May, Robert Brettschneider, Owner of His Hands Tree Preservation and an International Society of Arboriculture (ISA) Certified Arborist, conducted the onsite tree assessment and inventory of the trees in question by the City of Alpharetta. This assessment aimed to verify the sizes and evaluate the biological and structural health of the trees, as reported by Scott Hall on June 20, 2023.
All specimen-sized trees were assessed for insect infestations, disease pressures, structural defects, biological decline, and overall health. An updated health and structural assessment was performed as a visual ground assessment and documented in the report.

The following criteria per the City of Alpharetta Unified Development Code were used to determine Boundary/Shared Trees or Specimen Tree statuses. Determining a tree's specimen status is ultimately up to the City of Alpharetta Arborist and staff.

Specimen Tree*:* any tree that qualifies for special consideration for preservation due to its size, type, condition, location, or historical significance and which also meets the minimum size criteria set forth below.

- *Pine Trees*: 30-inch diameter or larger for trees in the Pinus (Pine) genus.
- *Coniferous Trees:* 20" diameter or larger for trees in the Cedrus (deodar cedar), Thuja (Arborvitae), or other ecologically similar trees.
- *Overstory Trees:* 30-inch diameter or larger for trees in the Liquidambar (Sweetgum) or Liriodendron (Tulip poplar) genus, 20-inch diameter or larger for trees in the Fagus (Beech), Nyssa (Tupelo), Diospyros (Persimmon), Sassafras (Sassafras), or other ecologically similar trees, 20-inch diameter or larger for Magnolia grandiflora (Southern magnolia) and those cultivars that generally reach a mature height over 40 feet, 24-inch diameter or larger for trees in all other genera.
- *Understory Trees:* 8-inch diameter or larger genera and 10-inch diameter or larger for Oxydendron arboretum (Sourwood).

Trees of Quality **and** ***Tree Groupings or Groves****:* Trees that warrant protection or preservation based upon size, condition, special interest, character, etc.

Table and Report:
The table below summarizes the inventory and assessment of the specimen trees on this site. The table contents contain the following information.

Tree ID: The specific metal identification tag on the tree.
Tree Size: The size of the tree measured at 3.5 feet on the trunk gives the diameter size.
Tree Species: Identifies the genus and species of each tree.
Condition Rating: The condition rating comprises three distinct qualities: health, structure, and form.
Health: Tree health (vigor) includes evaluation of the crown density, foliage color, leaf size, annual shoot growth, disease infections, insect infestations, the presence of injuries, and

shoot dieback symptoms.
Structural: The tree structural evaluation includes assessing tree features impacting the structural integrity. These conditions may include the presence of codominant stems, weak branch attachments, decay indicators, root collar burial, dead and dying branches, low live crown ratio, visual cavities, and other conditions of concern.
Form: The tree form considers the tree's growth habit – its symmetry, shape, or silhouette. The form is also based on the tree species, site conditions, proximity to other trees or structures, and management history.
The condition ratings are categorized as good, fair, and poor.
Good: The vigor is normal for the species. There is no significant damage due to diseases or pests. Any twig dieback, defoliation, or discoloration is minor. Has a well-developed structure. The defects are minor and can be corrected. There are minor asymmetries/deviations from species norm.
Fair: The tree has a reduced vigor. Damage from insects or diseases is significant and associated with defoliation but is not likely fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of the crown. The tree has a single defect of a significant nature or multiple moderate defects. The defects are not practical to correct or would require multiple treatments over several years. The tree form has major asymmetries/deviations from species norm and/or intended use. The functions and/or aesthetics are compromised.
Poor: The tree is unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. The tree has a potentially fatal pest infestation. Has an extensive twig and/or branch dieback. The tree has a single serious defect or multiple significant defects. Recent change in tree orientation. The structural problems cannot be corrected and may fail at any time. The tree form is largely asymmetric/abnormal and distracts from the intended use and/or aesthetics significantly.
Specimen Tree: Identifies that the City of Alpharetta Arborist would consider the specimen tree. A comment with an (*) would ask if the tree would be considered a non-recompense tree.
Suitability for Preservation: This categorizes a tree's potential to be an asset to the project following development. While this rating is future-focused, it is based on the species, current size, current condition, and species tolerance to construction. This rating is not based on specific construction plans or anticipated impacts on the tree.
The preservation ratings are categorized as high, medium, and low.
High: A tree that is in good condition, has a long remaining lifespan, is desirable, and a species that can tolerate construction damage.
Moderate: A tree with a moderate rating is between the High and Low ratings. They have conditions or qualities that could be mitigated with arboriculture treatments (pruning, pest management, soil management, or supplemental irrigation).
Low: A tree in poor condition, has a short remaining lifespan, has poor aesthetics, is intolerant of construction damage, or is an invasive species tree.
The species tolerance ratings were taken from Coder, Kim D. 2021. Tree Tolerance of Site Development Activities. University of Georgia, Warnell School of Forestry & Natural Resources Outreach Publication WSFNR21-45C. Pp.6

Summary of Tree Data

A total of **35 trees** were inventoried across the site. The trees were assessed for species, condition, DBH (diameter at breast height), structural observations, and compliance with specimen and boundary tree requirements under Alpharetta's ordinances.

- **Total Trees Assessed**: 35
- **Specimen Trees Identified**: 10
- **Boundary Trees Identified**: 6
- **Tree Condition Ratings**:
  - Good: 13
  - Fair: 22
- **Species Diversity**:
  - Most common species: Pecan (Carya illinoiensis) – 14 trees
  - Other species include Water Oak, Magnolia, Dogwood, American Holly, Tulip Poplar, Catalpa, Black Walnut, and Paper Mulberry.

Specimen Tree Summary

Based on the City of Alpharetta's definition (e.g., trees exceeding DBH thresholds or of exceptional health/form), 10 trees qualify as specimen trees. These include:

- Multiple large Pecans, Magnolias, and Water Oaks over 30 inches DBH.
- Condition ratings range from *Good* to *Fair*.
- Some exhibit structural challenges such as multiple leaders, phototropic lean, or mechanical obstruction (e.g., lighting or sidewalk interference).
- All specimen trees have been geolocated and photographed for accurate mapping and compliance.

Boundary Tree Considerations

At least six trees meet the criteria of boundary/shared trees, with root zones extending to adjacent parcels. Notable examples include:

- Tree #30 (Water Oak, 34" DBH, fair condition) — located near lot line with mechanical interference and recent limb failure.
- Tree #26 (Dogwood) and Tree #29 (Magnolia) — noted as boundary trees due to canopy or root overlap.

Recommendation: Boundary trees should be protected under construction protocols and included in Tree Protection Zones (TPZs), especially if adjacent to development activities.

Key Observations and Concerns

- **Soil Compaction**: Widespread across the site, especially around boundary and specimen trees. Observed in 80% of trees with noted structural stress.

- **Structural Defects**: Several trees exhibited co-dominant stems, weak attachments, included bark, and canopy dieback.
- **Mechanical Interference**: Lighting systems, sidewalks, and limited soil volume are impacting root systems and overall health of nearby trees.
- **Canopy Health**: While most trees remain in fair condition, multiple show signs of drought stress and improper pruning.

Tree Protection Recommendations

- Establish Tree Protection Zones (TPZ) based on ISA and the City of Alpharetta guidelines (1.3 foot radius per inch DBH).
- Avoid grading, trenching, or equipment access within TPZs.
- Install protective fencing and apply mulch to buffer root zones.
- For trees impacted by soil compaction or mechanical damage, implement mitigation steps such as:
    - Air spading andvertical mulching
    - Application of biochar, humic acids, and mycorrhizal inoculants
    - Long-term monitoring during and post-construction.

Compliance and Next Steps

This inventory complies with Alpharetta's tree ordinance standards, including documentation of:

- Specimen trees by DBH threshold and condition,
- Boundary trees affecting shared parcels,
- Complete location mapping and observational data.

The data collected through TreePlotter provides an actionable database for integrating tree protection measures into the site's construction plan. A preservation plan and recompense calculations (if removals are proposed) should be submitted to the City of Alpharetta as part of the land disturbance permitting process.

Maps

Common Name
American holly
Black walnut
Bradford pear
Dogwood (2)
Magnolia (5)
Northern catalpa (2)
Paper mulberry
Pecan (13)
Tulip tree
Water oak (8)
Cotton Alley
Roswell St
Babysitter Boot Camp
N
50 ft

The above observations, discussion, and recommendations are based on my professional experience and education. It is important to note that trees are natural living things, and it is impossible to predict when a tree may die or fail, especially when impacted by construction, human intervention, natural causes, or other means.

Thank you for the opportunity to assist you with this project. Please let me know if you have any questions. I can be contacted by email at hishandstp@gmail.com.

Robert D. Brettschneider
His Hands Tree Preservation, LLC.
Owner
ISA Certified Arborist WI-0338 AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor
Certified Pesticide Applicator GA #04207

Tree Report

May 22, 2025 |
Tree Count: 35

Filters Applied

Client Site Filter:
(Client Site=75/91 Roswell Street)

Pecan Tree ID #1
91 Roswell Street

Tree Details

Scientific Name:	Carya illinoiensis
Condition:	Good
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	23
Height Range:	75ft-100ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297857
Latitude:	34.072976

Photos

There are no saved photos for this feature.

Magnolia Tree ID #2
91 Roswell Street

Tree Details

Scientific Name:	Magnolia spp
Condition:	Good
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	19
Height Range:	N/A
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297865
Latitude:	34.073016

Photos

There are no saved photos for this feature.

Water oak Tree ID #3
91 Roswell Street

Tree Details

Scientific Name:	Quercus nigra
Condition:	Good
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	26
Height Range:	75ft-100ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297724
Latitude:	34.073037

Photos

image.jpg
5/22/2025

Magnolia Tree ID #4
91 Roswell Street

Tree Details

Scientific Name:	Magnolia spp
Condition:	Good
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	10
Height Range:	30ft-50ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297704
Latitude:	34.073061

Photos

There are no saved photos for this feature.

Pecan Tree ID #5
91 Roswell Street

Tree Details

Scientific Name:	Carya illinoiensis
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	Multiple Stems
DBH:	28.28
Height Range:	75ft-100ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297743
Latitude:	34.073124

Photos

599CC0E6-FA52-4B33-BBD6-CAEA3366E12C.jpeg
5/22/2025

Paper mulberry Tree ID #6
91 Roswell Street

Tree Details

Scientific Name:	Broussonetia papyrifera
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	8
Height Range:	15ft-30ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297562
Latitude:	34.073254

Photos

There are no saved photos for this feature.

Pecan Tree ID #7
91 Roswell Street

Tree Details

Scientific Name:	Carya illinoiensis
Condition:	Good
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	19
Height Range:	50ft-75ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297622
Latitude:	34.073269

Photos

There are no saved photos for this feature.

Dogwood Tree ID #8
91 Roswell Street

Tree Details

Scientific Name:	Cornus species
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	Multiple Stems
DBH:	8.49
Height Range:	15ft-30ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297653
Latitude:	34.073278

Photos

image.jpg
5/22/2025

Pecan Tree ID #9
91 Roswell Street

Tree Details

Scientific Name:	Carya illinoiensis
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	19
Height Range:	75ft-100ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297697
Latitude:	34.073289

Photos

image.jpg
5/22/2025

Pecan Tree ID #10
91 Roswell Street

Tree Details

Scientific Name:	Carya illinoiensis
Condition:	Good
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	17
Height Range:	75ft-100ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297748
Latitude:	34.073300

Photos

There are no saved photos for this feature.

Water oak Tree ID #11

91 Roswell Street

Tree Details

Scientific Name:	Quercus nigra
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	Multiple Stems
DBH:	12.04
Height Range:	30ft-50ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297882
Latitude:	34.073185

Photos

There are no saved photos for this feature.

Water oak Tree ID #12

91 Roswell Street

Tree Details

Scientific Name:	Quercus nigra
Condition:	Good
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	8
Height Range:	30ft-50ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297866
Latitude:	34.073211

Photos

There are no saved photos for this feature.

Water oak Tree ID #13

91 Roswell Street

Tree Details

Scientific Name:	Quercus nigra
Condition:	Good
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	8
Height Range:	30ft-50ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297889
Latitude:	34.073208

Photos

There are no saved photos for this feature.

Black walnut Tree ID #14

75 Roswell Street

Tree Details

Scientific Name:	Juglans nigra
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	12
Height Range:	30ft-50ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297852
Latitude:	34.073465

Photos

There are no saved photos for this feature.

Water oak Tree ID #15

75 Roswell Street

Tree Details

Scientific Name:	Quercus nigra
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	9
Height Range:	30ft-50ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297901
Latitude:	34.073515

Photos

There are no saved photos for this feature.

Bradford pear Tree ID #16

75 Roswell Street

Tree Details

Scientific Name:	Pyrus Calleryana 'Bradford'
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	10
Height Range:	30ft-50ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297887
Latitude:	34.073533

Photos

There are no saved photos for this feature.

Water oak Tree ID #17

65 Roswell Street

Tree Details

Scientific Name:	Quercus nigra
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	38
Height Range:	75ft-100ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297897
Latitude:	34.073701

Photos

image.jpg
5/22/2025

Northern catalpa Tree ID #18

65 Roswell Street

Tree Details

Scientific Name:	Catalpa speciosa
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	21
Height Range:	50ft-75ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297906
Latitude:	34.073743

Photos

There are no saved photos for this feature.

Pecan Tree ID #19
65 Roswell Street

Tree Details

Scientific Name:	Carya illinoiensis
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	13
Height Range:	30ft-50ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297924
Latitude:	34.073828

Photos

There are no saved photos for this feature.

Pecan Tree ID #20
65 Roswell Street

Tree Details

Scientific Name:	Carya illinoiensis
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	17
Height Range:	50ft-75ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297840
Latitude:	34.073807

Photos

There are no saved photos for this feature.

Pecan Tree ID #21
65 Roswell Street

Tree Details

Scientific Name:	Carya illinoiensis
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	19
Height Range:	50ft-75ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297831
Latitude:	34.073761

Photos

There are no saved photos for this feature.

Pecan Tree ID #22
65 Roswell Street

Tree Details

Scientific Name:	Carya illinoiensis
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	23
Height Range:	75ft-100ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297768
Latitude:	34.073740

Photos

There are no saved photos for this feature.

Tulip tree Tree ID #23
65 Roswell Street

Tree Details

Scientific Name:	Liriodendron tulipifera
Condition:	Good
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	23
Height Range:	75ft-100ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297705
Latitude:	34.073717

Photos

There are no saved photos for this feature.

Magnolia Tree ID #24
75 Roswell Street

Tree Details

Scientific Name:	Magnolia spp
Condition:	Good
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	18
Height Range:	50ft-75ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297658
Latitude:	34.073701

Photos

There are no saved photos for this feature.

American holly Tree ID #25

75 Roswell Street

Tree Details

Scientific Name:	Ilex opaca
Condition:	Good
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	16
Height Range:	50ft-75ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297596
Latitude:	34.073662

Photos

There are no saved photos for this feature.

Dogwood Tree ID #26

75 Roswell Street

Tree Details

Scientific Name:	Cornus species
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	16
Height Range:	30ft-50ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297537
Latitude:	34.073703

Photos

image.jpg
5/22/2025

Pecan Tree ID #27
75 Roswell Street

Tree Details

Scientific Name:	Carya illinoiensis
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	34
Height Range:	50ft-75ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297754
Latitude:	34.073506

Photos

image.jpg
5/22/2025

Magnolia Tree ID #28
75 Roswell Street

Tree Details

Scientific Name:	Magnolia spp
Condition:	Good
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	34
Height Range:	50ft-75ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297559
Latitude:	34.073437

Photos

image.jpg
5/22/2025

Magnolia Tree ID #29
75 Roswell Street

Tree Details

Scientific Name:	Magnolia spp
Condition:	Good
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	33
Height Range:	50ft-75ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297391
Latitude:	34.073623

Photos

image.jpg
5/22/2025

Water oak Tree ID #30
61 Roswell Street

Tree Details

Scientific Name:	Quercus nigra
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	34
Height Range:	50ft-75ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297290
Latitude:	34.073728

Photos

image.jpg
5/22/2025

Pecan Tree ID #31
65 Roswell Street

Tree Details

Scientific Name:	Carya illinoiensis
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	23
Height Range:	50ft-75ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297591
Latitude:	34.073749

Photos

There are no saved photos for this feature.

Pecan Tree ID #32
65 Roswell Street

Tree Details

Scientific Name:	Carya illinoiensis
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	9
Height Range:	50ft-75ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297635
Latitude:	34.073769

Photos

There are no saved photos for this feature.

Northern catalpa Tree ID #33

65 Roswell Street

Tree Details

Scientific Name:	Catalpa speciosa
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	13
Height Range:	50ft-75ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297871
Latitude:	34.073849

Photos

There are no saved photos for this feature.

Pecan Tree ID #34

65 Roswell Street

Tree Details

Scientific Name:	Carya illinoiensis
Condition:	Fair
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	14
Height Range:	50ft-75ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297925
Latitude:	34.073878

Photos

There are no saved photos for this feature.

Water oak Tree ID #35

65 Roswell Street

Tree Details

Scientific Name:	Quercus nigra
Condition:	Good
Risk Rating:	
Status:	Alive
Number of Stems (Multi Calc):	
DBH:	9
Height Range:	30ft-50ft
Last Modified:	05/22/2025
User:	Robert
Longitude:	-84.297924
Latitude:	34.073859

Photos

There are no saved photos for this feature.

Specimen Boundary Tree Report

May 22, 2025 |
Total Tree Count: 10

Filters Applied

Tree Filter:
Specimen Tree = ('No - Decfects/Health' or 'Yes')
Client Site Filter:
(Client Site=75/91 Roswell Street)

Water oak Tree ID #3

91 Roswell Street

Tree Details

Tree Tag #:	3
Scientific Name:	Quercus nigra
Common Name:	Water oak
Condition:	Good
DBH:	26
Observation Comments:	Sidewalk impacts
Specimen Tree:	Yes

Tree Location

Longitude:	-84.297724
Latitude:	34.073037
Address:	91 Roswell Street
City:	Alpharetta

Photos

image.jpg
5/22/2025

image.jpg
5/22/2025

image.jpg
5/22/2025

Pecan Tree ID #5
91 Roswell Street

Tree Details

Tree Tag #:	5
Scientific Name:	Carya illinoiensis
Common Name:	Pecan
Condition:	Fair
DBH:	28.28
Observation Comments:	
Specimen Tree:	Yes

Tree Location

Longitude:	-84.297743
Latitude:	34.073124
Address:	91 Roswell Street
City:	Alpharetta

Photos

image.jpg
5/22/2025

599CC0E6-FA52-4B33-BBD6-CAEA3366E12C.jpeg
5/22/2025

Dogwood Tree ID #8

91 Roswell Street

Tree Details

Tree Tag #:	8
Scientific Name:	Cornus species
Common Name:	Dogwood
Condition:	Fair
DBH:	8.49
Observation Comments:	
Specimen Tree:	Yes

Tree Location

Longitude:	-84.297653
Latitude:	34.073278
Address:	91 Roswell Street
City:	Alpharetta

Photos

image.jpg
5/22/2025

Water oak Tree ID #17

65 Roswell Street

Tree Details

Tree Tag #:	17
Scientific Name:	Quercus nigra
Common Name:	Water oak
Condition:	Fair
DBH:	38
Observation Comments:	
Specimen Tree:	Yes

Tree Location

Longitude:	-84.297897
Latitude:	34.073701
Address:	65 Roswell Street
City:	Alpharetta

Photos

image.jpg
5/22/2025

image.jpg
5/22/2025

American holly Tree ID #25

75 Roswell Street

Tree Details

Tree Tag #:	25
Scientific Name:	Ilex opaca
Common Name:	American holly
Condition:	Good
DBH:	16
Observation Comments:	Phototropic lean
Specimen Tree:	Yes

Tree Location

Longitude:	-84.297596
Latitude:	34.073662
Address:	75 Roswell Street
City:	Alpharetta

Photos

There are no saved photos for this feature.

Dogwood Tree ID #26

75 Roswell Street

Tree Details

Tree Tag #:	26
Scientific Name:	Cornus species
Common Name:	Dogwood
Condition:	Fair
DBH:	16
Observation Comments:	Boundary tree
Specimen Tree:	Yes

Tree Location

Longitude:	-84.297537
Latitude:	34.073703
Address:	75 Roswell Street
City:	Alpharetta

Photos

image.jpg
5/22/2025

Pecan Tree ID #27
75 Roswell Street

Tree Details

Tree Tag #:	27
Scientific Name:	Carya illinoiensis
Common Name:	Pecan
Condition:	Fair
DBH:	34
Observation Comments:	Multi leaders
Specimen Tree:	Yes

Tree Location

Longitude:	-84.297754
Latitude:	34.073506
Address:	75 Roswell Street
City:	Alpharetta

Photos

image.jpg
5/22/2025

Magnolia Tree ID #28

75 Roswell Street

Tree Details

Tree Tag #:	28
Scientific Name:	Magnolia spp
Common Name:	Magnolia
Condition:	Good
DBH:	34
Observation Comments:	
Specimen Tree:	Yes

Tree Location

Longitude:	-84.297559
Latitude:	34.073437
Address:	75 Roswell Street
City:	Alpharetta

Photos

image.jpg
5/22/2025

Magnolia Tree ID #29

75 Roswell Street

Tree Details

Tree Tag #:	29
Scientific Name:	Magnolia spp
Common Name:	Magnolia
Condition:	Good
DBH:	33
Observation Comments:	Boundary tree
Specimen Tree:	Yes

Tree Location

Longitude:	-84.297391
Latitude:	34.073623
Address:	75 Roswell Street
City:	Alpharetta

Photos

image.jpg
5/22/2025

Water oak Tree ID #30

61 Roswell Street

Tree Details

Tree Tag #:	30
Scientific Name:	Quercus nigra
Common Name:	Water oak
Condition:	Fair
DBH:	34
Observation Comments:	65 Roswell lot but DBH meets Boundary Mechanical obstruction from lights Recent failures
Specimen Tree:	Yes

Tree Location

Longitude:	-84.297290
Latitude:	34.073728
Address:	61 Roswell Street
City:	Alpharetta

Photos

image.jpg
5/22/2025

image.jpg
5/22/2025

image.jpg
5/22/2025

PLUM CREEK CONSULTING

75 & 91 Roswell Street
Rezoning from C-2 (General Office 10k-250k SF and Restaurant) to DT-C Residential

Trip Generation Report
8/1/2025

Proposed					AM Peak			PM Peak		
Land Use (ITE Code)	Intensity (DU)	Daily Total	Passby %	Net Total	In	Out	Total	In	Out	Total
Single Family Detached (210)	9	90	0%	90	2	5	6	5	3	8
Totals		90		90	2	5	6	5	3	8
Approved (2023)					AM Peak			PM Peak		
Land Use (ITE Code)	Intensity (SF)	Daily Total	Passby %	Net Total	In	Out	Total	In	Out	Total
General Office (710) 10k-250k	23,200	251	10%	226	31	4	35	6	28	33
Restaurant (932)	2,500	268	43%	153	13	11	24	14	9	23
Totals		519		379	44	15	59	19	37	56
Totals (Net Approved 2023)		-429		-289	-43	-10	-53	-14	-33	-48

ITE 11th Edition Trip Generation Data:
Proposed:

Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94

Approved (2023)

General Office (10k-250k SF GFA)[b]	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
High Turnover Sit-Down Rest.	932	1000 S.F.	107.2	43%	55/45	9.57	61/39	9.05

Note - rounding may cause differences in individual line items.

Alpharetta

Real Estate

View Bill

As of	7/17/2025
Bill Year	2024
Bill	2418095
Owner	DIVERSIFIED INVESTMENT GROUP L
Parcel ID	22 -4823-1269-028-6

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	$2,034.81	$2,034.81	$0.00	$0.00	$0.00
Interest			$19.53			$0.00
TOTAL		$2,034.81	$2,034.81	$0.00	$0.00	$0.00

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Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

Tax Bill

141 Pryor Street
Atlanta, Georgia 30303
404.613.6100

Property Owner	Parcel Identification	Description	User ID
DIVERSIFIED INVESTMENT GROUP LLC	22 482312690286	Real Estate	IWR

Tax District 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
75 ROSWELL STREET	2474611	884,700	353,880

City Exemption
County Exemption
City Sales Tax Credit $0.00
County Sales Tax Credit $66.88

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2024	County	9,243.35	92.01	0.00	9,335.36	0.00	11/15/2024
2023	County	9,268.12	576.60	234.56	10,079.28	0.00	07/31/2024
2022	County	4,597.93	0.00	0.00	4,597.93	0.00	11/15/2022
2021	County	4,741.24	0.00	0.00	4,741.24	0.00	11/15/2021
2020	County	4,856.93	0.00	0.00	4,856.93	0.00	09/30/2021
2019	County	3,461.46	0.00	0.00	3,461.46	0.00	10/15/2019
2018	County	3,500.02	0.00	0.00	3,500.02	0.00	10/31/2018

Grand Total Due $0.00

Mailing Address
DIVERSIFIED INVESTMENT GROUP LLC
1865 BETHANY WAY
ALPHARETTA GA 30004

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at 404.613.6100 for the official balance due on their parcel(s).

Alpharetta

Real Estate

View Bill

As of	7/17/2025
Bill Year	2024
Bill	2418094
Owner	DIVERSIFIED INVESTMENT GROUP R
Parcel ID	22 -4823-1269-027-8

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	$1,789.40	$1,789.40	$0.00	$0.00	$0.00
Interest			$17.18			$0.00
TOTAL		$1,789.40	$1,789.40	$0.00	$0.00	$0.00

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Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

Tax Bill

141 Pryor Street
Atlanta, Georgia 30303
404.613.6100

Property Owner	Parcel Identification	Description	User ID
DIVERSIFIED INVESTMENT GROUP R E H LLC	22 482312690278	Real Estate	IWR

Tax District 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
91 ROSWELL STREET	2474602	778,000	311,200

City Exemption

County Exemption

City Sales Tax Credit $0.00

County Sales Tax Credit $58.82

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2024	County	8,128.54	80.86	0.00	8,209.40	0.00	11/15/2024
2023	County	8,150.33	0.00	0.00	8,150.33	0.00	11/15/2023
2022	County	8,187.67	0.00	0.00	8,187.67	0.00	11/15/2022
2021	County	8,103.18	0.00	0.00	8,103.18	0.00	11/15/2021
2020	County	8,863.42	0.00	0.00	8,863.42	0.00	11/15/2020
2019	County	3,959.45	0.00	0.00	3,959.45	0.00	10/15/2019
2018	County	3,909.86	106.05	0.00	4,015.91	0.00	10/31/2018

Grand Total Due $0.00

Mailing Address

DIVERSIFIED INVESTMENT GROUP R E H LLC
1865 BETHANY WAY
ALPHARETTA GA 30009

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at 404.613.6100 for the official balance due on their parcel(s).

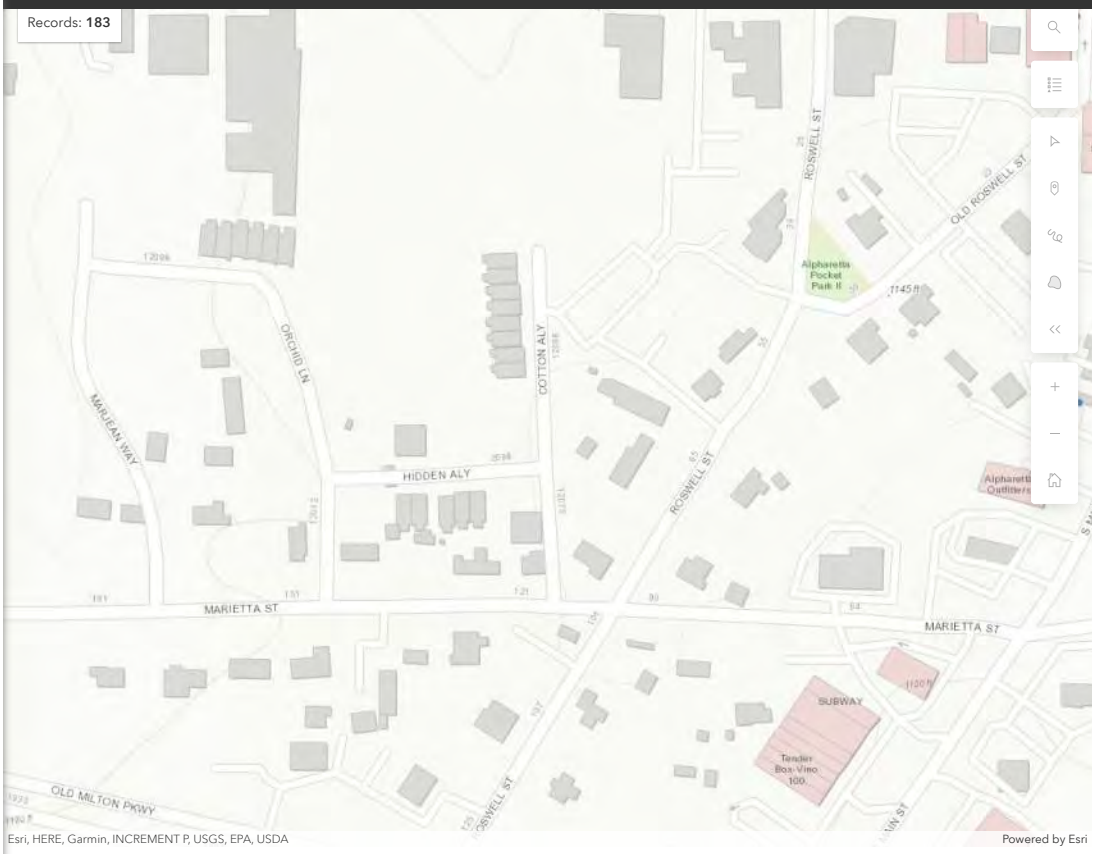
Filters
Code Enforcement

Filters Styling

Filter as map moves

Select attribute filters (13)

- Type Description — 4 values
- Number — 172 values
- Tag — 119 values
- Status Code — 1 values
- Assigned To — 3 values
- Initiated Date — 2/7/2022 to 6/27/2025
- Z — 0 to 0
- Location — 160 values
- Reference ID — 172 values
- created_user — 1 values



Menu

Date

RE: Rezoning Application for 75 & 91 Roswell Street
Zoning Case Number (to be assigned)

Dear Property Owner:

I am the owner of 75 & 91 Roswell Street, located near your property. Please allow this letter to serve as public notice for a request to rezone my properties from C-2 to DT-C and variance requests at 75 & 91 Roswell Street. This request is for the construction of 9 new single-family homes, streetscape improvements and the construction of a pocket park on 1.12 acres in the Downtown Overlay District. Our request includes modifications to the streetscape standards allowing us to better match surrounding properties, as well as to preserve existing trees at the intersection of Marietta Street with Roswell Street, and to match the improvements currently along Cotton Alley.

If approved, this rezoning will replace current approvals that allow me to construct a 3-story building including a 23,200 square foot office building, a 2,500 square foot restaurant, and a parking garage.

A Community Zoning Information Hearing (CZIM) will be held on September 10, 2025, followed by a Planning Commission Hearing on October 2, 2025. This item will be considered by the City Council on Monday, October 27, 2025 at 6:30 PM. The meetings will be held in Alpharetta City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 630-918-8465 and at therealjefflevitan@gmail.com

Sincerely,

Jason Joseph

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: 75 & 91 Roswell Street

Contact Name: Jeff Levitan Telephone: 630-918-8465

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

See attached list

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [x] Letter
- [x] Personal Visits
- [x] Telephone
- [ ] Group Meeting
- [x] Email
- [ ] Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

A letter will be mailed to all property owners within 500 feet. Opportunities will be provided for input via email or telephone.

We will attend the CZIM meeting and offer information to those who attend.

Meeting(s) will be held to engage discussion with the Victoria Square HOA.

122 MARIETTA STREET LLC
119 ROSWELL ST
ALPHARETTA GA 30009

A & A CHAPMAN HOLDING LLC
1218 BASNETT DR
ALPHARETTA GA 30004-0882

ALPHARETTA BEACH HOUSE LLC
131 ROSWELL ST # B201
ALPHARETTA GA 30009

ALPHARETTA TOWN COMMONS LLC
2801 BUFORD HWY NE STE T 70
ATLANTA GA 30329

ARAGON JUAN CARLOS
12035 ORCHID LN
ALPHARETTA GA 30009

ARIEL HOLDINGS II FIFTY FOUR
ROSWELL ST L L C
54 ROSWELL ST
ALPHARETTA GA 30009-1930

ARIEL HOLDINGS LLC
48 OLD ROSWELL ST
ALPHARETTA GA 30009-7908

BAILEY DIANE C
12084 COTTON ALY
ALPHARETTA GA 30009

BALSANO DEBORAH
12028 ORCHID LANE
ALPHARETTA GA 30009

BERG JOHANN
4951 MARK JOHN WAY
CUMMING GA 30040

BISH TRAVIS J &
JACKSON KATHERINE E
12096 COTTON ALY
ALPHARETTA GA 30009

BONIFACE DORY ANNA
2015 HIDDEN ALY
ALPHARETTA GA 30009

BOOTHE JOHN D & CLARE F
2007 HIDDEN ALY
ALPHARETTA GA 30009

BRUGNOLI ANDREW
& CATHERINE A
12012 ORCHID LANE
ALPHARETTA GA 30009

BUONOCORE JENNIFER
12005 ORCHID LANE
ALPHARETTA GA 30009

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

CARLOS L BAGWELL
REVOCABLE TRUST THE
40 ROSWELL ST
ALPHARETTA GA 30009

CARTER JOHN HARRISON III
12011 ORCHID LN
ALPHARETTA GA 30009

CEMETERY
3693 STEWART ROAD
ATLANTA GA 30340

CIACCIA LOUIS & MARYANNE
12009 ORCHID LANE
ALPHARETTA GA 30009

CORNERSTONE INVESTMENT GROUP LLC
6190 POWERS FERRY RD STE 230
ATLANTA GA 30339

DEMETRIOU CLINTON A &
DEMETRIOU JOY D
12024 ORCHID LANE
ALPHARETTA GA 30009

DETCHON TRACI L
2011 HIDDEN ALY
ALPHARETTA GA 30009

DIVERSIFIED INVESTMENT
GROUP R E H LLC
1865 BETHANY WAY
ALPHARETTA GA 30009

EDGE JULIAN D III
2008 HIDDEN ALY
ALPHARETTA GA 30009

FOWLER SAMUEL WREN
12004 ORCHID LN
ALPHARETTA GA 30009

FOX LYDIA
12022 ORCHID LN
ALPHARETTA GA 30004

FRIEL TODD & FRIEL SUSAN
12021 ORCHID LANE
ALPHARETTA GA 30009

GRACE & JERRY W DAWSON
REVOCABLE LIVING TRUST THE
738 MUSTANG DR
HARTWELL GA 30643

GRANGER STUART A
2006 HIDDEN ALY
ALPHARETTA GA 30009

GRONDIN AARON & KELLEY SHA
12086 COTTON ALY
ALPHARETTA GA 30009

GROSS SCOTT & LEA ANN
12090 COTTON ALY
ALPHARETTA GA 30009

HICKS MARJORIE LYNNE
12007 ORCHID LN
ALPHARETTA GA 30004

HOLMES LAUREN L & MARK J
13900 HAGOOD RD
ALPHARETTA GA 30004

JACK & KATHLEEN NUGENT
REVOCABLE TR THE
12082 COTTON ALY
ALPHARETTA GA 30009

JCH PROPERTIES LLC
80 MILTON AVE
ALPHARETTA GA 30009-1508

JONES WILLIAM W &
JONES DEBORAH J
2016 HIDDEN ALY
ALPHARETTA GA 30009

JWJ REAL ESTATE LLC
45 ROSWELL ST STE A
ALPHARETTA GA 30009

KLD ROSWELL STREET LLC
12460 CRABAPPLE RD STE 202 317
ALPHARETTA GA 30004

KOVALEV ANDREY &
KAVALIOVA MARYIA
12003 ORCHID LANE
ALPHARETTA GA 30009

KROGH CHRIS J
310 DESTINY TRC
ALPHARETTA GA 30009

MANTHEY CATHERINE J
12032 ORCHID LN
ALPHARETTA GA 30009

MICHAEL J REINHARDT TRUST THE
12026 ORCHID LANE
ALPHARETTA GA 30009

MINICHIELLO DONALD &
MARILYN
2012 HIDDEN ALLEY
ALPHARETTA GA 30004

MOHAMED M YUSUF M &
KHEDR SHEREEN M
2009 HIDDEN ALLEY
ALPHARETTA GA 30009

NASO VICKI
12092 COTTON ALY
ALPHARETTA GA 30009

PALMER FAMILY INVESTMENTS LLC
11460 ALPHARETTA HWY
ROSWELL GA 30076-3801

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

PARK PLAZA PARTNERS LLC
65 ROSWELL ST SUITE 300
ALPHARETTA GA 30009

PAUL DAVID A & AMY L
12020 ORCHID LN
ALPHARETTA GA 30009-7989

PRANA VIDA LLC
12023 ORCHID LANE
ALPHARETTA GA 30009

PURE TAQUERIA LLC
103 ROSWELL ST
ALPHARETTA GA 30009

RATTARY DEBRA ANN
12002 ORCHID LANE
ALPHARETTA GA 30009

RUDD NICOLE M
2013 HIDDEN ALY
ALPHARETTA GA 30009

SANDER ANN P
12008 ORCHID LN
ALPHARETTA GA 30009

SEDG INVESTMENTS LLC
13050 BETHANY RD
ALPHARETTA GA 30009

SHAMOUN GEORGIA HOLDING LLC
366 SAN MIGUEL DR SUITE 310
NEWPORT BEACH CA 92660

SOUTH MAIN DEVELOPMENT PARTNERS LLC
1819 PEACHTREE RD SUITE 575
ATLANTA GA 30309

SS ALPHARETTA CGP LLC
361 SUMMIT BLVD STE 110
BIRMINGHAM AL 35243

SUTTON MARY LOU & TIMOTHY E
12094 COTTON ALY
ALPHARETTA GA 30009

TAYLOR LOURIE
2002 HIDDEN ALY
ALPHARETTA GA 30009

TAYLOR TRACE S &
TAYLOR FRANCENE H
2017 HIDDEN ALY
ALPHARETTA GA 30009

THAYER CURT & THAYER JAMIE SUSAN
12033 ORCHID LANE
ALPHARETTA GA 30009

THOMSON KENNETH JAMES
& TAMATHA REA
2014 HIDDEN ALY
ALPHARETTA GA 30009

TKB2 PROPERTIES LLC
125 N CHRISTOPHERS RUN
ALPHARETTA GA 30004

VANCE DAVID A
2000 HIDDEN ALLEY
ALPHARETTA GA 30009-7986

VICTORIA SQUARE TOWNHOME
ASSOCIATION INC
7380 MCGINNIS FERRY RD STE 200
SUWANEE GA 30024

VICTORIA SQUARE TOWNHOME
ASSOCIATION INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

WALDORF WILLIAM
12006 ORCHID LANE
ALPHARETTA GA 30009

WATSON DAVID E
& HAMLIN MARK S
12025 ORCHID LN
ALPHARETTA GA 30004

WINDSONG TOWNHOME COMMUNITY
ASSOCIATION INC
1418 DRESDEN DR STE 200
ATLANTA GA 30319

WOOD I Y CEMETERY
1300 SYLVAN ROAD
ATLANTA GA 30310

YACKEL STEFFANIE
2010 HIDDEN ALY
ALPHARETTA GA 30009

ZAMMIT SHARMON
12088 COTTON ALY
ALPHARETTA GA 30009

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** MP-26-03/CLUP-26-01/Z-26-01/V-26-02 TPG BROOKSIDE WEST

PLANNING COMMISSION: MARCH 5, 2026

CITY COUNCIL: MARCH 23, 2026

II. **RECOMMENDATION:**

Approve MP-26-03/CLUP-26-01/Z-26-01/V-26-02 TPG Brookside West, subject to the following conditions:

1. The 8.76-acre property shall be zoned R-10M and the site shall be developed substantially similar to the site plan prepared by Kimley-Horn, dated 2/10/26, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The property shall be limited to no more than 104 'Dwelling, 'For-Sale', Attached' units with a maximum building height of 3 stories. Residential entitlement shall be deducted from the Brookside Master Plan Pod A non-residential maximum density at a 1:1 exchange rate.
3. Architecture shall be substantially similar to the submitted renderings. Except that front entries along Brookside Parkway shall be recessed with pronounced covered walkouts, subject to final approval by Staff. Unpainted brick shall be the primary exterior material on all building elevations. Buildings shall include 4-sided architecture and materials. Where the side of a building faces Brookside Parkway, side elevation shall include a front entrance or have the appearance of a front entrance, as depicted in the submitted example elevation, with final approval by Staff.
4. No more than 46 townhome units shall have a minimum unit width of 18'.
5. Townhome buildings fronting on Brookside Parkway shall have a sidewalk connection to the sidewalk along Brookside Parkway, as approved by Staff.
6. Fencing along Brookside Parkway shall be decorative black metal with a maximum height of 4' and shall include brick columns with gates to provide access to the Brookside Parkway sidewalk, as approved by Staff.
7. Building setback shall be a minimum 20' along Brookside Parkway.
8. Minimum 10' landscape strips shall be provided along all internal streets (not including alleys). Sidewalks shall not overlap the required landscape strip, except that an alternate landscape plan in compliance with the UDC minimum landscape material requirements may be approved by the Director.
9. Minimum 15' planted buffer shall be provided along the north and east property lines. Developer shall remove existing asphalt parking lot on the adjacent property to the east and shall plant the area has a buffer, as approved by Staff and the adjacent property owner.
10. Developer shall provide a line-of-sight study to place landscaping to screen garage doors from Brookside Parkway, as approved by Staff.
11. Open space shall be developed substantially as depicted on the site plan prepared by Kimley-Horn, dated 2/10/26.
12. The proposed development shall not be gated.
13. Developer shall close the existing driveway curb cut on Brookside Parkway along the western property boundary and shall replace the existing driveway curb cut with new curb lines, sidewalk, and tree plantings, as approved by Staff.

14. Developer shall improve line of sight distances to the maximum extent possible on either side of the development entrance without obstructing vertical and horizontal sight distance requirements, as approved by Staff.
15. Developer shall improve internal streets and alleys substantially as depicted on the site plan prepared by Kimley-Horn, dated 2/10/26. Streets and alleys shall include mountable header curb and decorative pedestrian lighting, with final design approved by Staff. New internal streets and alleys shall be private and maintained by the HOA.
16. Alleys terminating adjacent to Brookside Parkway shall be heavily screened with decorative landscape material and/or a decorative structure (wall, trellis, arbor, etc.), as approved by Staff.
17. Sidewalk connections between internal street and Brookside Parkway sidewalk shall be provided between Units 99 & 100, and Units 58 & 59.
18. Site plan shall accommodate the Brookside Parkway Road-Diet project Concept B, dated January 2026, which includes a minimum 6' planter, minimum 8' sidewalk, and pedestrian lighting along the property's frontage on Brookside Parkway, as approved by Staff.
19. Pedestrian crosswalk depicted across Brookside Parkway shall require further coordination with Staff as part of the LDP process.
20. Developer shall identify a trail construction, enhancement project in the Brookside Small Area Plan and implement the project in exchange for impact fee credits, as approved by Staff.
21. Developer shall save existing oak trees along Brookside Parkway as depicted on the tree plan prepared by Kimley-Horn, dated 2/9/26, with final approval by Staff. To accommodate minimum sight distance requirements at the development entrance and the Brookside Parkway Road-Diet project, some of the existing oak trees may require removal, as approved by Staff.
22. Retaining walls shall receive architectural façade treatment and/or be heavily landscaped, as approved by Staff. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaped areas between terraces.
23. Developer shall provide an original sculpture, minimum 12' in height, at the project entrance, with final approval by the City's Cultural Arts Commission.
24. No unfinished wood decks or fencing shall be visible from Brookside Parkway.
25. No more than 10% of the townhome units shall be rented as stated in the HOA covenants.

III. REPORT IN BRIEF:

The applicant, Portman Holdings, is requesting a master plan amendment, comprehensive land use plan amendment, rezoning, and variance to allow for the redevelopment of a five (5) story, 130,000 square foot office building with 104 'For-Sale' townhomes on approximately 8.76 acres in the Brookside Master Plan. A master plan amendment is requested to allow the proposed residential development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' and 'For-Sale', Residential). Variances are requested to reduce the front setback on Brookside Parkway, reduce minimum unit width, and reduce buffers. The property is located at 3650 Brookside Parkway near the southeast corner of Old Milton Parkway and Brookside Parkway.

DISCUSSION

The submitted request, if approved, would allow for the redevelopment of a five (5) story, 130,000 square foot office building with 104 'For-Sale' townhomes on approximately 8.76 acres in the Brookside Master Plan. The proposed residential density in Pod A is 6.13 dwelling units per acre, which includes the 410 residential units approved on the adjacent property to the west (Portman Brookside – 3625 Brookside Parkway). A master plan amendment is requested to allow the proposed residential development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' and 'For-Sale',

Residential). Variances are requested to reduce the front setback on Brookside Parkway, reduce minimum unit width, and reduce buffers. The property is located at 3650 Brookside Parkway near the southeast corner of Old Milton Parkway and Brookside Parkway.

The property is zoned O-I subject to the Brookside Master Plan Pod A and was developed in 1999 with a five (5) story, 130,000 square foot office building and surface parking lot. Surrounding properties are zoned MU (Mixed Use) and O-I to the west, O-I to the south and east, and C-2 (General Commercial) to the north. The Mansions at Alpharetta is located to the east, the Portman Brookside mixed-use development is approved on the property to the west, Georgia State University is located to the south, and commercial outparcels are located to the north. The property has a comprehensive land use plan designation of 'Corporate Office', which requires an amendment to allow a residential development.

Brookside Master Plan was approved in 1997 as an office park with retail nodes along Old Milton Parkway. Pod A, which has a total area of 83.8 acres, was approved with a non-residential density of 20,000 square feet per acre, or 1,676,000 square feet, and maximum building height of eight (8) stories. Approximately 877,861 square feet, or 46%, of the non-residential entitlement remains unused in Pod A of the Master Plan. The applicant requests a master plan amendment to allow the proposed residential development and assign development regulations. The table below compares the applicant's proposal to the current entitlement in Brookside Master Plan Pod A.

Comparison of TPG Brookside West to the Brookside Master Plan Pod A Entitlement

Use	Applicant's Proposal	Brookside Pod A
Residential	104 'For-Sale' Townhomes*	335 'For-Rent' Units* 75 'For-Sale' Townhomes*
Residential Density	6.13 dus/acre (11.9 dus/acre on the 8.76-acre property)	4.89 dus/acre
Office	Remove 130,000 SF Office Bldg.	1,616,000 SF (738,139 SF existing)
Commercial	N/A	60,000 SF

*Residential entitlement will be deducted from the Brookside Master Plan Pod A non-residential maximum density at a 1:1 exchange rate.

The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting, repurposing, and mixed-use patterns to create activity nodes near or within existing suburban office parks. In response, the Brookside Small Area Plan was created and adopted in 2022. While the Plan does not include land use recommendations, its vision re-imagines the area as a walkable, connected environment in an effort to re-position the suburban office park which has one of the highest office vacancies in the City. Several capital improvement projects are recommended to achieve the Plan's vision, including the Brookside Parkway Road-Diet. The road-diet project envisions Brookside Parkway going from four (4) lanes to two (2) lanes with a planted median, twelve-foot (12') multi-use trail, and eight-foot (8') sidewalk. The Brookside Parkway road-diet is supported by a traffic study which contemplates existing and future development in Brookside.

As shown in the table below, the applicant requests variances to the Unified Development Code (UDC) related to the R-10M district development regulations and buffer requirements.

Applicant's Variance Requests

Code Reference	Applicant's Request
UDC Subsection 2.2.10(D) R-10M Dwelling, 'For-Rent' or 'For-Sale', Residential, District Regulations	Reduce the setback along Brookside Parkway from 65' to 20' and reduce the minimum unit width from 20' to 18'.
UDC Subsections 3.2.8(B)(1)(a) Tree Replanting, Buffer, and Landscape Standards, Buffer Requirements	Reduce and modify the 50' undisturbed buffer to a 15' planted buffer along the north and east property lines.

SITE PLAN

The submitted site plan depicts the existing 130,000 square foot office building and 597-space surface parking lot to be redeveloped with 104 'For-Sale' townhome units in eighteen (18), three (3) story buildings. Townhome buildings consist of a mix of unit types, including 42 – eighteen-foot (18') units, 26 – twenty-foot (20') units, and 36 – 22' wide units. All townhomes are depicted to be rear entry with access from an alley. Access to the site will continue from an existing shared driveway on Brookside Parkway located in the southeast corner of the property, which is depicted to be gated. The existing curb cut on the west side of the property is depicted to be removed due to site visibility issues. A twenty-foot (20') building setback and ten-foot (10') landscape strip is depicted along Brookside Parkway. A fifteen-foot (15') building setback and planted buffer is depicted along the east and north property lines.

The new internal street network consists of two (2) private streets and several private alleys. Streets are depicted to include on-street parking, planters, and five-foot (5') sidewalks. Sidewalk connections to the sidewalk along Brookside Parkway are depicted at three (3) locations. The Brookside Small Area Plan recommends streetscape improvements along Brookside Parkway. The City's preferred streetscape requires a minimum six-foot (6') planter and minimum eight-foot (8') sidewalk along the property's frontage on Brookside Parkway. Five-foot (5') sidewalks are depicted throughout the development.

Unified Development Code (UDC) parking regulations require one (1) parking space for each bedroom in a townhome unit, as well as a minimum eighteen-foot (18') long driveway. Assuming townhome units are all three (3) bedrooms, a total of 312 parking spaces would be required. Each unit will have two (2) side-by-side parking spaces in a garage and two (2) spaces on a code-compliant driveway for a total of 416 parking spaces. There are an additional 24 on-street, guest parking spaces depicted throughout the development.

The site plan identifies approximately 0.8 acres of amenity space within the proposed development. Three (3) pocket parks, a community pool, and mail kiosk are depicted on the site plan with a pocket park, community pool, and mail kiosk located at the center of the development and pocket parks located at the north and south ends of the development. Additional open space is depicted throughout the development, consisting of patios and porches, yards and lawns, and sidewalks (not required by Code).

The applicant has stated that most street trees along Brookside Parkway will be saved. Some trees will be removed in conjunction with ensuring appropriate sight distance at the development entrance and the Brookside Parkway Road-Diet project. The remaining trees on the site are primarily parking lot landscape trees, of which none are identified to be saved. The property is served by a master detention pond which provides stormwater management for properties in the Brookside Master Plan.

RENDERINGS

The applicant submitted renderings and a side elevation of the three (3) story townhomes. Exterior materials consist of a mix of brick and siding with decorative metal roof accents. Townhome buildings are depicted with balconies, porches, and covered walkouts. It is recommended that brick be unpainted and that the walkouts be more pronounced with recessed entries. Side elevations of buildings facing Brookside Parkway should be consistent with the submitted side elevation depicting a similar level of detailing as the front elevations, as well as a side entry and Juliet balcony. Dormers and gables are utilized to break up the roofline, and a heavy cornice is depicted crowning the top of the building.

TRAFFIC

The applicant submitted a trip generation report, which estimates that the 104 townhomes will generate 46 AM Peak Hour trips and 51 PM Peak Hour trips. As shown in the table below, Staff estimates that the redevelopment of the property with the proposed townhome development would represent an 82% decrease in AM Peak Hour trips and 79% decrease in PM Peak Hour trips as compared to the existing office development on the property.

Land Use	Code	Density (SF/DU)	Period	TOTAL	IN	OUT
Existing Use: General Office Building	710	130,000 SF	Daily	1011	506	505
			AM Peak Hour	257	227	30
			PM Peak Hour	241	39	202
Proposed Use: Single-Family Attached Housing	215	104 DU	Daily	682	341	341
			AM Peak Hour	46	12	34
			PM Peak Hour	51	29	22
Total Net New Trip Reductions (Proposed Use Trips - Existing Use Trips)			**Daily**	***-329***	***-165***	***-164***
			AM Peak Hour	***-211***	***-215***	***4***
			PM Peak Hour	***-190***	***-10***	***-180***

Based upon methodologies from ITE's Trip Generation, 12th Edition (2025)

SCHOOLS

Residential development is known to increase school enrollment. Fulton County Schools calculated the potential number of children who may live on the property by using their standard calculation to distinguish the number of children that a residential development will generate. The following table outlines these figures:

FULTON COUNTY SCHOOLS – 104 'For-Sale' Townhome Units

School	Estimated # New FCS Students Generated
New Prospect Elementary School	3 – 24
Webb Bridge Middle School	0 – 9
Alpharetta High School	3 – 18
Total	6 – 51

Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 6 – 51 school age children. New Prospect Elementary School and Alpharetta High School have available enrollment capacity; however, Webb Bridge Middle School is over capacity.

STANDARDS FOR COMPREHENSIVE LAND USE PLAN AMENDMENTS

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing residences closer to where people work. Additionally, Georgia State University is located across the street and is the largest property owner in Brookside. Walkable environments should be created near and around college campuses.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The Horizon 2040 Comprehensive Plan includes policies to allow mixed use patterns that will create activity nodes in appropriate areas near or within existing suburban office developments.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The proposed future land use change to allow a residential development would result in less impact on roads, including an 82% decrease in AM Peak Hour trips and 79% decrease in PM Peak Hour trips as compared to the existing office development on the property. The proposed change would increase demand on parks and recreation; however, amenity space is provided within the development and the development is located within walking distance of Brookside Park and the Big Creek Greenway.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: The proposal would not negatively impact public health, safety, and welfare. The intent of the proposal is to re-position the Brookside office park by adding residential to create activity nodes.

E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: The current market demand provides an opportunity to re-position the Brookside office park while addressing the City's housing needs. The addition of housing in the Brookside office park is a means of re-positioning office by bringing residences closer to where people work.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

STANDARDS FOR ZONING AND MASTER PLAN CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

A. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing people closer to goods and services, and where they work.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal would not adversely affect the existing use of adjacent or nearby properties, which are developed with commercial and office uses, as well as Georgia State University. The intent of the proposal is to re-position the Brookside office park by adding a residential use that will bring people closer to goods and services, and where they work.

C. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's proposal represents redevelopment of an existing office building and parking lot and would not adversely affect the natural environment.

D. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The property is zoned O-I and subject to the Brookside Master Plan Pod A, which is approved for 20,000 square feet/acre, or 1,676,000 square feet, of non-residential use. A variety of non-residential uses are permitted on the property including athletic facility, bank, clinic, church, congregate housing, day care center, research laboratory, office, and school (academic and commercial). The applicant's request to add residential development in the Brookside Master Plan would help re-position the office park by bringing residences closer to goods and services, and where people work.

E. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The proposal would not have a significant impact on public facilities and services. The proposal would result in less impact on roads, including an 82% decrease in AM Peak Hour trips and 79% decrease in PM Peak Hour trips as compared to the existing office development on the property. The proposed change would increase demand on parks and recreation; however, amenity space is provided

within the development and the development is located within walking distance of Brookside Park and the Big Creek Greenway.

F. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing residences closer to goods and services, and where people work.

G. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare against the right to unrestricted use of property.

Response: The proposal reflects a reasonable balance. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing residences closer to goods and services, and where people work.

H. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The property is zoned O-I and subject to the Brookside Master Plan Pod A, which is approved for 20,000 square feet/acre, or 1,676,000 square feet, of non-residential use. A variety of non-residential uses are permitted on the property including athletic facility, bank, clinic, church, congregate housing, day care center, research laboratory, office, and school (academic and commercial). The applicant's request to add residential development in the Brookside Master Plan would help re-position the office park by bringing residences closer to goods and services, and where people work.

I. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The comprehensive land use plan designation of the subject property is 'Corporate Office', which requires an amendment to 'High Density Residential' to allow the applicant's proposal.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The property has extraordinary and exceptional conditions due to its shape. The requested setback variance along Brookside Parkway is consistent with the setback recommended in the Brookside Small Area Plan. The variance to reduce unit width from twenty-feet (20') to eighteen-feet (18') is limited to approximately 40% of the total units and would allow for a variety of product types.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: Application of the ordinance would create an unnecessary hardship. The requested setback variance along Brookside Parkway is consistent with the setback recommended in the Brookside Small Area Plan. The variance to reduce unit width from twenty-feet (20') to eighteen-feet (18') is limited to approximately 40% of the total units and would allow for a variety of product types.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property has peculiar conditions that adversely affect its reasonable use. The requested setback variance along Brookside Parkway is consistent with the setback recommended in the Brookside Small Area Plan. The variance to reduce unit width from twenty-foot (20') to eighteen-feet (18') is limited to approximately 40% of the total units and would allow for a variety of product types.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a master plan amendment, comprehensive land use plan amendment, rezoning, and variance. The 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. The development proposal would bring residences closer to goods and services, and jobs. Additionally, Georgia State University is located across the street and is the largest property owner in Brookside. Walkable environments should be created near and around college campuses.

The property has exceptional and peculiar conditions due to its shape and location in the Brookside Small Area Plan. The front setback variance along Brookside Parkway is consistent with the building setback recommended in the Brookside Small Area Plan. Also, the variance to reduce unit width is limited to approximately 40% of the units and would support a variety of product types.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received. According to the applicant, one member of the public expressed support for the proposal at CZIM.

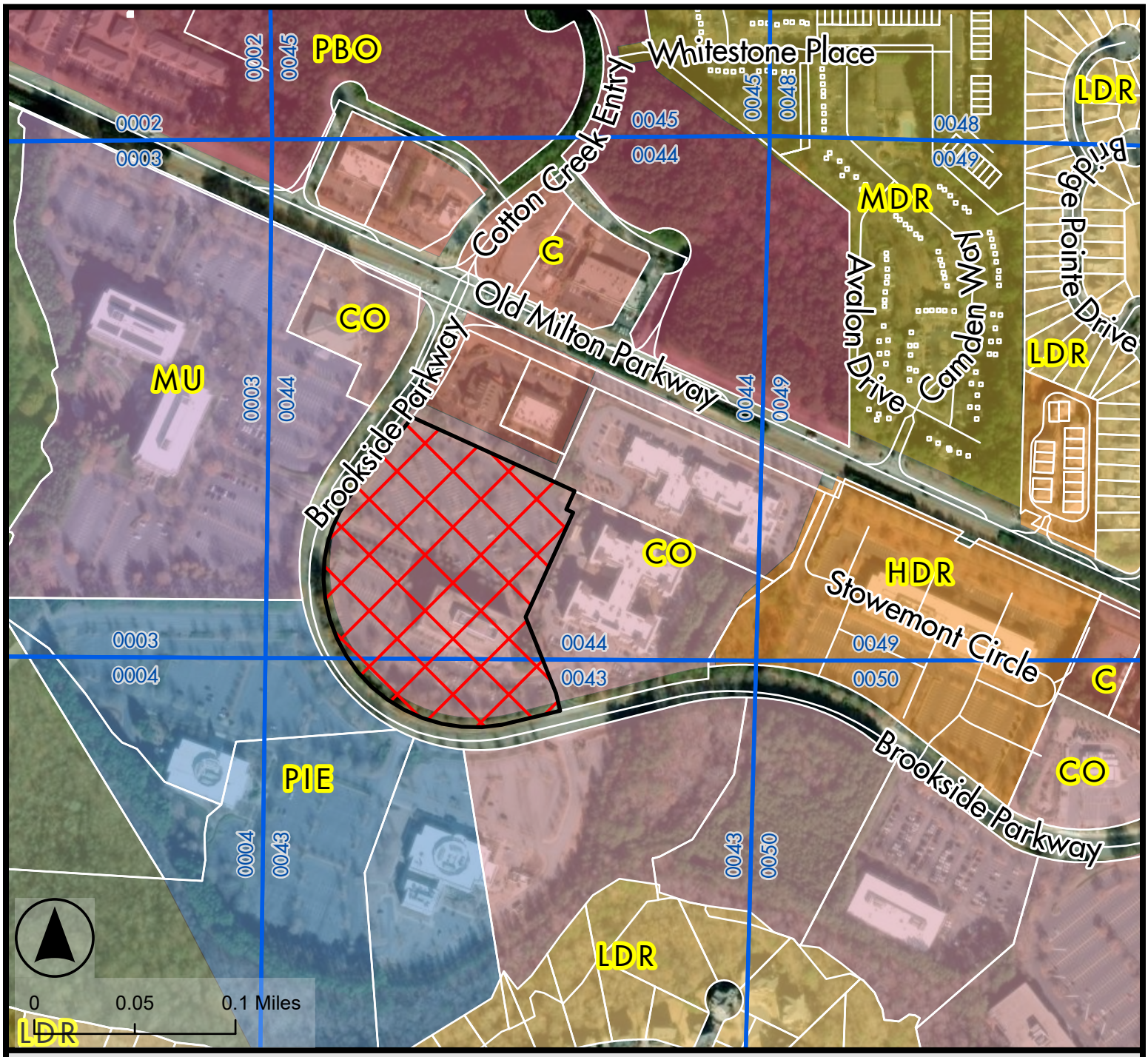
COMMUNITY ZONING INFORMATION MEETING

CZIM was held on January 14, 2026. There were no public comments on the sign-in sheet.

IV. ATTACHMENTS:

- Map Series
- Updated Information
- CZIM
- Citizen Part B
- Application

CLUP-26-01, MP-26-03, Z-26-01, V-26-02



Future Land Use Map

CLUP-26-01, MP-26-03, Z-26-01, V-26-02

TPG Brookside West

D/LL: 1/1/004 & 0043

PC: 2/5/2026

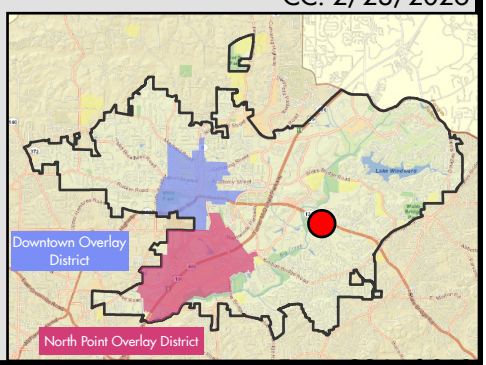
CC: 2/23/2026

Legend

- CLUP-26-01, MP-26-03, Z-26-01, V-26-02
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

- Commercial
- Corporate Office
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education

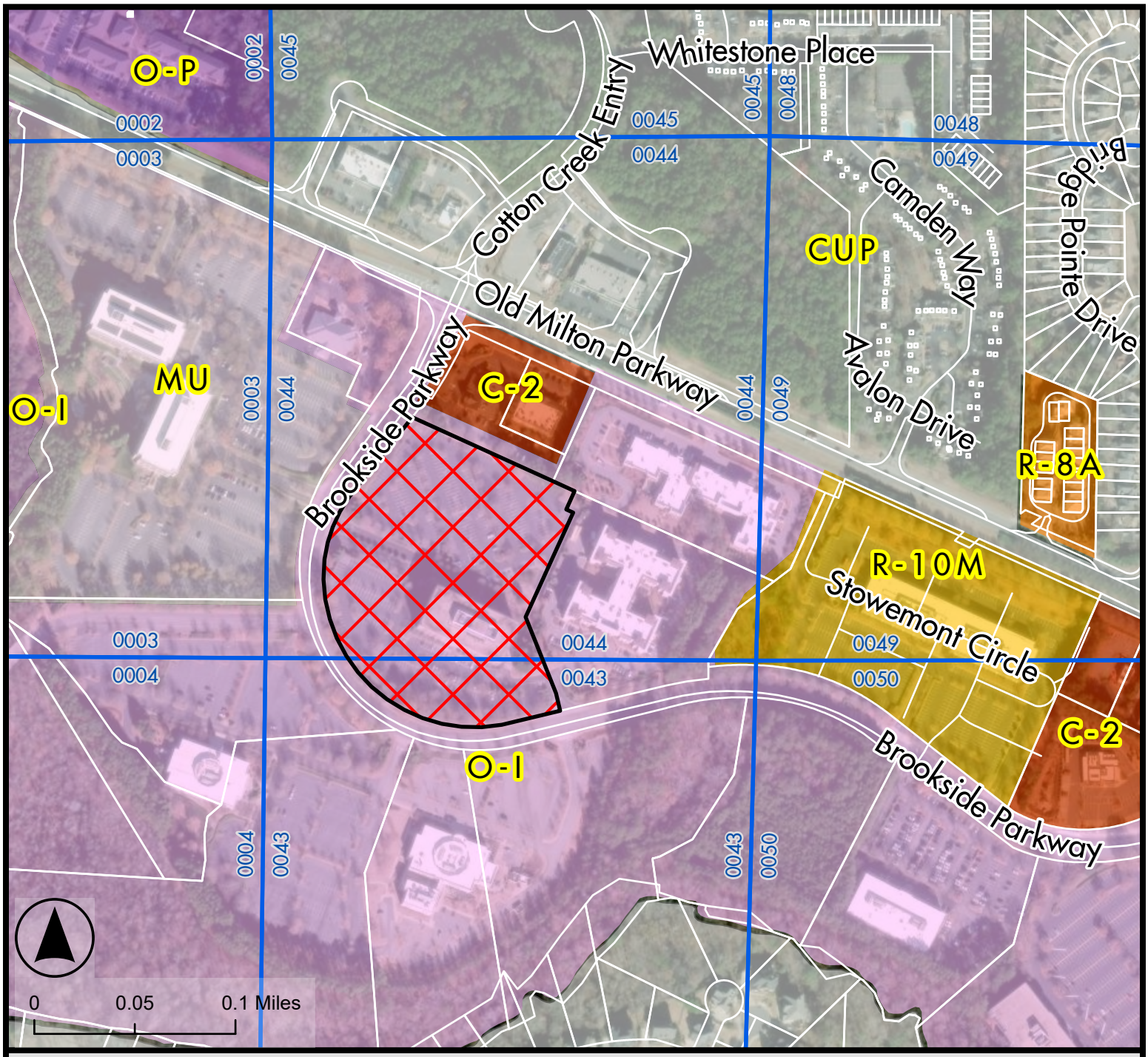


THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

CLUP-26-01, MP-26-03, Z-26-01, V-26-02



Legend

- CLUP-26-01, MP-26-03, Z-26-01, V-26-02
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

- General Commercial
- CUP Community Unit Plan
- MU Mixed Use
- O-I Office Institutional
- O-P Office Professional
- R-10M Multi Family Residential (HDR)
- R-8A Single Family Attached Residential (Medium Density)

Zoning Map

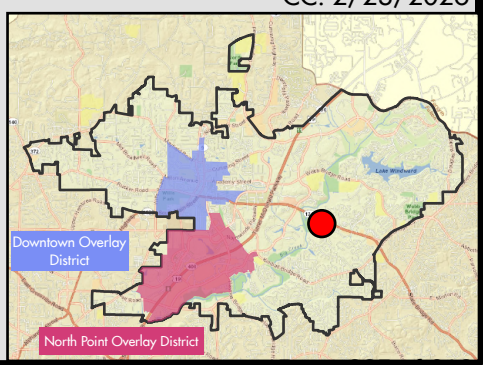
TPG Brookside West

CLUP-26-01, MP-26-03, Z-26-01, V-26-02

D/LL: 1/1/004 & 0043

PC: 2/5/2026

CC: 2/23/2026

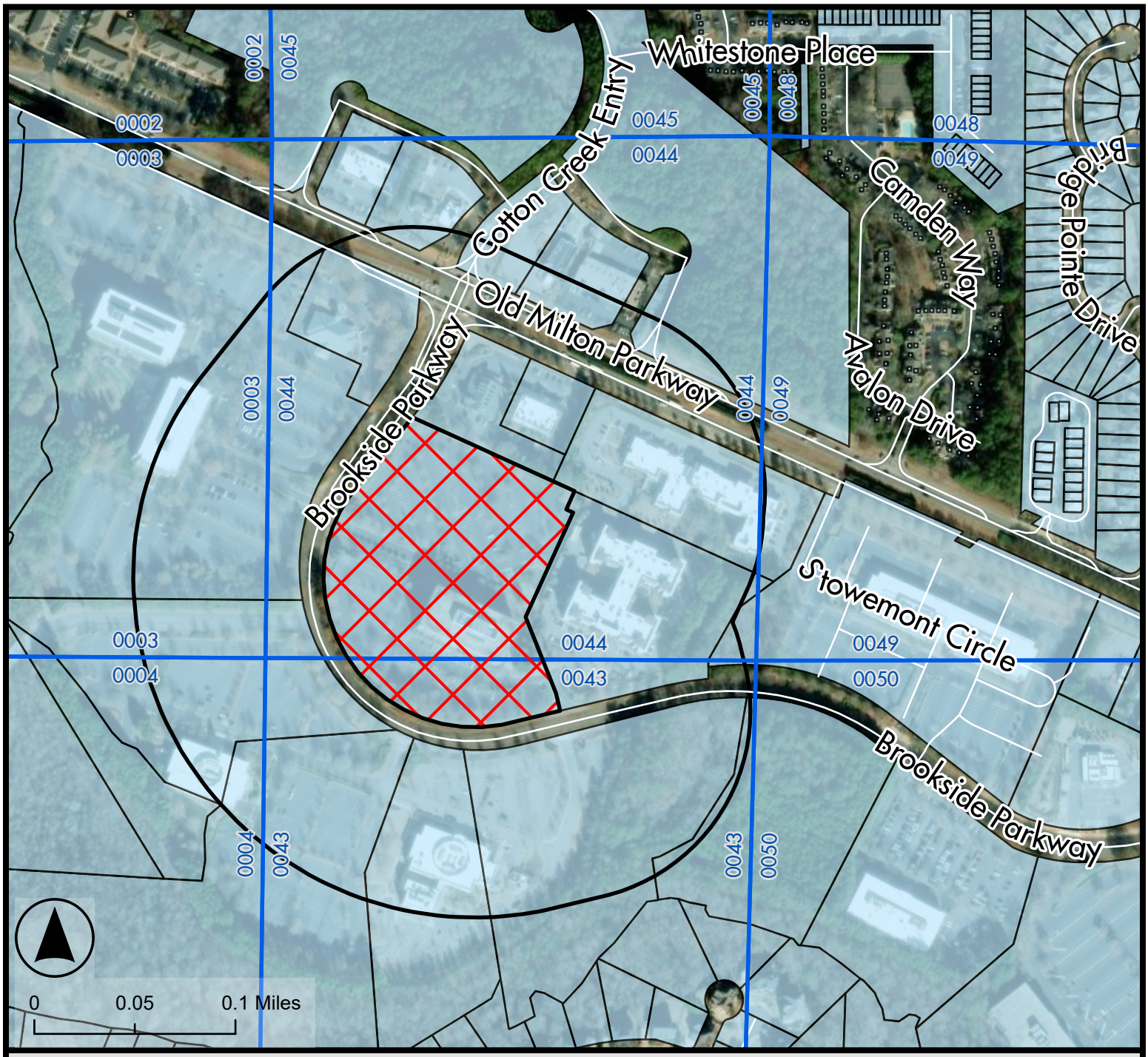


THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

CLUP-26-01, MP-26-03, Z-26-01, V-26-02



Legend

- CLUP-26-01, MP-26-03, Z-26-01, V-26-02
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits

Location Map

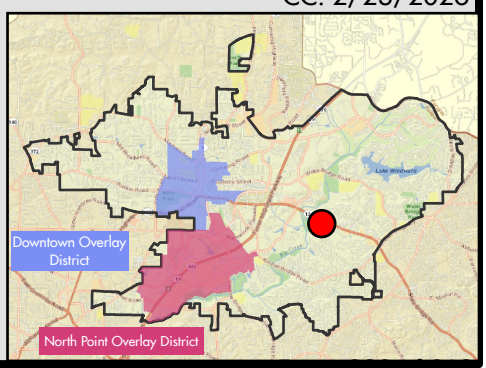
TPG Brookside West

CLUP-26-01, MP-26-03, Z-26-01, V-26-02

D/LL: 1/1/004 & 0043

PC: 2/5/2026

CC: 2/23/2026

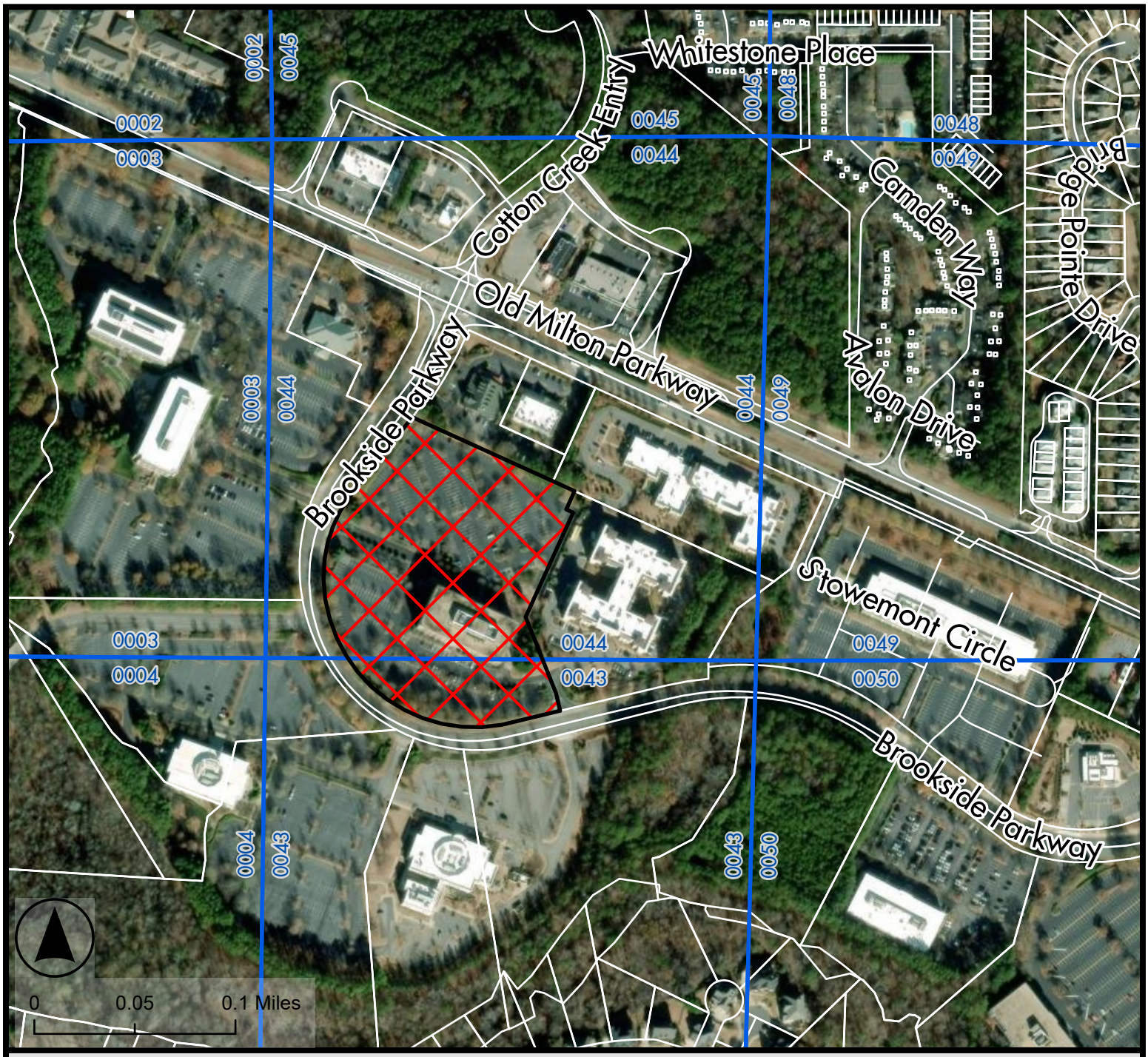


THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

CLUP-26-01, MP-26-03, Z-26-01, V-26-02



Legend

- CLUP-26-01, MP-26-03, Z-26-01, V-26-02
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Aerial Map

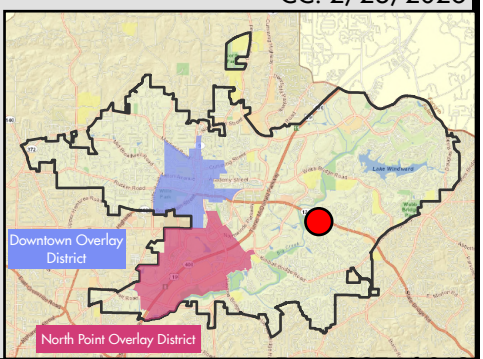
TPG Brookside West

CLUP-26-01, MP-26-03, Z-26-01, V-26-02

D/LL: 1/1/004 & 0043

PC: 2/5/2026

CC: 2/23/2026



THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

THE PROVIDENCE GROUP
20+ YEARS ELEVATED
LIFESTYLE • LOCATION • LUXURY

City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

February 11, 2026

Re: 3650 Brookside Parkway

Dear Michael,

Please find enclosed updated site plan and tree plan depicting a 10-foot landscape strip and removing new variance requests.

Let us know of anything further that is required. We look forward to working with you on this project and are available for a follow-up meeting at your convenience.

Best regards,

Clint W. Walters
The Providence Group of Georgia, LLC

Cc: wjolly@theprovidencegroup.com
mgreene@portmanholdings.com

PROPERTY DESCRIPTION

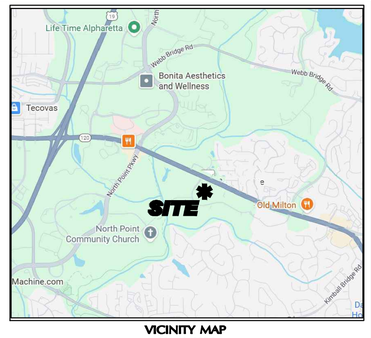
Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the easterly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway South 82° 30' 49" West, 41.86 feet; thence, South 24° 28' 08" West, 114.41 feet; thence, 68.51 feet along the arc of a curve deflecting to the right, having a radius of 852.00 feet and a chord bearing and distance of South 29° 19' 38" West, 68.49 feet; thence, North 65° 32' 15" West, 12.10 feet; thence, 65.49 feet along the arc of a curve deflecting to the right, having a radius of 840.00 feet and a chord bearing and distance of South 33° 58' 02" West, 65.47 feet to a capped rebar (, PBS&J PROP COR,) found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 65° 28' 51" East, 398.98 feet to a capped rebar (, PBS&J PROP COR,) found; thence,
2. South 65° 28' 51" East, 62.46 feet to a capped rebar (, PBS&J PROP COR,) found; thence,
3. South 24° 31' 09" West, 52.90 feet to a PK Nail found; thence,
4. South 65° 28' 51" East, 20.04 feet to a PK Nail found; thence,
5. South 24° 31' 09" West, 301.46 feet to a point; thence,
6. South 21° 41' 22" East, 215.45 feet to a PK Nail found; thence,
7. South 13° 28' 59" East, 47.78 feet to a PK Nail found; thence,
8. South 76° 31' 02" West, 149.17 feet to a capped rebar (, PBS&J PROP COR,) found; thence,
9. 960.70 feet along the arc of a curve deflecting to the right and having a radius of 385.00 feet and a chord bearing and distance of North 31° 59' 52" West, 730.15 feet to a 1/2 inch rebar found; thence,
10. North 39° 29' 15" East, 189.68 feet to a 1/2 inch rebar found; thence,
11. 48.19 feet along the arc of a curve deflecting to the left and having a radius of 840.00 feet and a chord bearing and distance of North 37° 50' 38" East, 48.18 feet to the POINT OF BEGINNING, containing 381,916 square feet or 8.7676 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.



VICINITY MAP
not to scale

SITE DATA:

SITE AREA	8.7676 ACRES
TOTAL POD 'A'	84 ACRES

ZONING

EXISTING ZONING	O-I
PROPOSED ZONING	R-10M
ZONING JURISDICTION	CITY OF ALPHARETTA

DEVELOPMENT TYPE

TOTAL LOTS	104
SITE DENSITY	11.862 U/A
TOTAL DENSITY POD 'A'	6.120 U/A

DEVELOPMENT STANDARDS

FRONT YARD	20' BROOKSIDE PKWY/ 10' LANDSCAPE STRIP
MINIMUM BUILDING SEPARATION	20 FEET
MAXIMUM BUILDING HEIGHT	3 STORIES
MINIMUM LOT WIDTH	18 FEET
MINIMUM LOT SIZE	NONE
MAXIMUM DENSITY	10 U/A

PARKING

GARAGE	208
DRIVEWAY	208
GUEST SPACES	24
TOTAL	440

AMENITY SPACE

POCKET PARK #1	4,000 SF
POCKET PARK #2	9,600 SF
POCKET PARK #3	12,000 SF
COMMUNITY POOL	8,800 SF
TOTAL	34,400 SF 0.79 AC (9%)

NOTES

1. SPEED LIMIT OF OLD BROOKSIDE PARKWAY IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY 13121C0078F and 13121C0086F, EFFECTIVE DATE 9/18/2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD) .
4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.
10. SPECIMEN TREE LOCATIONS TAKEN FROM TREE STUDY PERFORMED BY BROOKWOOD TREE CONSULTANTS.
11. THE 10 FOOT PRIVATE STREET LANDSCAPE STRIP IS MEASURED FROM EDGE OF SIDEWALK NEAREST THE STREET. SIDEWALK AND UTILITIES ARE TO BE ALLOWED TO ENCROACH 5 FEET INTO THE LANDSCAPE STRIP.

VARIANCES

1. ALPHARETTA UDC § 2.2.10.D TO ALLOW A 20-FOOT SETBACK ALONG BROOKSIDE PARKWAY PURSUANT TO THE SMALL AREA PLAN.
2. ALPHARETTA UDC § 3.2.8.B.1.A TO REDUCE THE 50-FOOT UNDISTURBED BUFFER TO A 15-FOOT PLANTED BUFFER.
3. ALPHARETTA UDC § 2.2.10.D TO REDUCE THE INDIVIDUAL LOT WIDTH MINIMUM FROM 20-FEET TO 18-FEET.

SURVEY NOTES

1. ALL BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY BY TERRAMARK LAND SURVEY INC, ON 5-21-2025.
2. UNLESS OTHERWISE SPECIFIED, ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

ZONING PLAN

BROOKSIDE WEST

Land Lots 2, 3, and 44, 1st District
2nd Section, City of Alpharetta
Fulton County, Georgia

02/10/2026
SCALE 1" = 40'
JOB #019913084

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON

thePROVIDENCEgroup
Clint Walters
11340 Lakefield Drive
Building II, Suite 200
Johns Creek, Georgia 30097
Tele: (678) 475-1800
Kimley»Horn

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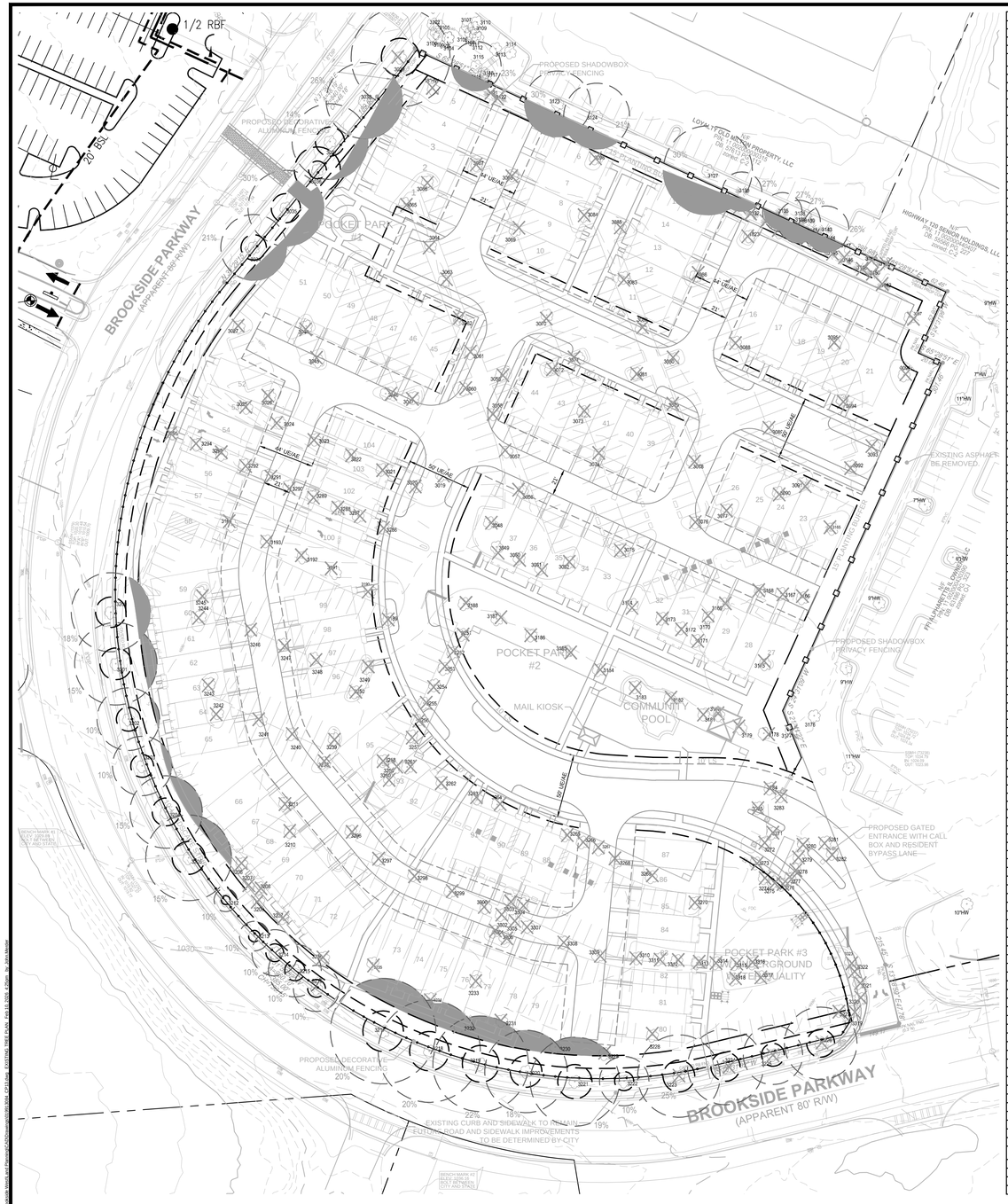
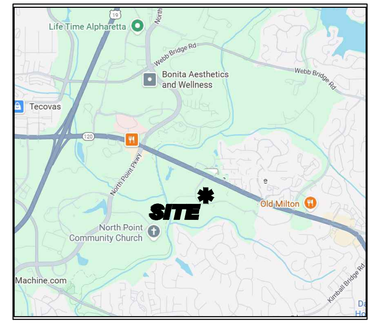


3650 Brookside Parkway Tree Assessment

Tag Number	DBH	Species	Common Name	Condition	Notes	Specimen
3106	6	Acer buergerianum	Trident maple	Fair	Suppressed canopy	
3089	6	Acer rubrum	Red maple	Poor	Dieback in trunk and canopy	
3073	6	Acer rubrum	Red maple	Poor	Trunk wound with decay	
3074	6	Acer rubrum	Red maple	Poor	Trunk wound with decay; dieback in canopy	
3088	6	Acer rubrum	Red maple	Fair	Light dieback in canopy	
3328	6	Acer rubrum	Red maple	Good	Boundary tree	
3336	6	Acer rubrum	Red maple	Good	Boundary tree	
3070	7	Acer rubrum	Red maple	Poor	Decay in trunk; dieback in canopy	
3071	7	Acer rubrum	Red maple	Fair	Light dieback in canopy	
3072	7	Acer rubrum	Red maple	Good		
3069	7	Acer rubrum	Red maple	Poor	Trunk wound with decay; dieback in canopy	
3337	7	Acer rubrum	Red maple	Good	Boundary tree	
3339	8	Acer rubrum	Red maple	Good	Boundary tree	
3094	9	Acer rubrum	Red maple	Poor	Trunk wound with decay; dieback in canopy	
3081	10	Acer rubrum	Red maple	Poor	Dieback in canopy	
3080	11	Acer rubrum	Red maple	Poor	Dieback in canopy	
3228	11	Acer rubrum	Red maple	Good		
3082	12	Acer rubrum	Red maple	Good		
3063	12	Acer rubrum	Red maple	Good		
3021	13	Acer rubrum	Red maple	Good		
3059	13	Acer rubrum	Red maple	Good		
3081	13	Acer rubrum	Red maple	Good		
3083	13	Acer rubrum	Red maple	Good		
3079	13	Acer rubrum	Red maple	Good		
3082	13	Acer rubrum	Red maple	Good		
3172	13	Acer rubrum	Red maple	Good		
3085	13	Acer rubrum	Red maple	Good		
3109	13	Acer rubrum	Red maple	Good		
3019	14	Acer rubrum	Red maple	Good		
3020	14	Acer rubrum	Red maple	Good		
3023	14	Acer rubrum	Red maple	Good		
3057	14	Acer rubrum	Red maple	Good		
3058	14	Acer rubrum	Red maple	Good		
3064	14	Acer rubrum	Red maple	Good		
3063	14	Acer rubrum	Red maple	Fair	Light decay in pruning wound	
3078	15	Acer rubrum	Red maple	Good		
3083	15	Acer rubrum	Red maple	Good		
3181	15	Acer rubrum	Red maple	Good		
3182	15	Acer rubrum	Red maple	Good		
3185	15	Acer rubrum	Red maple	Good		
3187	15	Acer rubrum	Red maple	Good		
3190	15	Acer rubrum	Red maple	Good		
3230	15	Acer rubrum	Red maple	Good		
3231	15	Acer rubrum	Red maple	Good		
3232	15	Acer rubrum	Red maple	Good		
3088	15	Acer rubrum	Red maple	Poor	Trunk wounds with fungal fruiting bodies and decay	
3089	15	Acer rubrum	Red maple	Poor	Trunk wounds and dieback in trunk	
3188	16	Acer rubrum	Red maple	Good		
3191	16	Acer rubrum	Red maple	Good		
3192	16	Acer rubrum	Red maple	Good		
3194	16	Acer rubrum	Red maple	Good		
3281	16	Acer rubrum	Red maple	Good		
3282	16	Acer rubrum	Red maple	Good		
3163	17	Acer rubrum	Red maple	Good		
3233	17	Acer rubrum	Red maple	Fair	Light decay in pruning wound	
3024	18	Acer rubrum	Red maple	Good		
3206	18	Acer rubrum	Red maple	Good		
3234	18	Acer rubrum	Red maple	Good		
3066	19	Acer rubrum	Red maple	Good		
3235	20	Acer rubrum	Red maple	Good		
3236	20	Acer rubrum	Red maple	Good		
3237	20	Acer rubrum	Red maple	Good		
3025	22	Acer rubrum	Red maple	Good		
3173	7	Acer saccharum	Sugar maple	Good		
3097	8	Acer saccharum	Sugar maple	Good		
3063	9	Acer saccharum	Sugar maple	Good		
3096	9	Acer saccharum	Sugar maple	Good		
3092	10	Acer saccharum	Sugar maple	Good		
3174	11	Acer saccharum	Sugar maple	Good		
3165	14	Acer saccharum	Sugar maple	Good		
3324	6	Cryptomeria japonica	Cryptomeria	Good		
3328	6	Cryptomeria japonica	Cryptomeria	Good		
3327	6	Cryptomeria japonica	Cryptomeria	Good		
3103	8	Cryptomeria japonica	Cryptomeria	Good		
3104	8	Cryptomeria japonica	Cryptomeria	Good		
3108	8	Cryptomeria japonica	Cryptomeria	Good		
3110	8	Cryptomeria japonica	Cryptomeria	Good		
3325	8	Cryptomeria japonica	Cryptomeria	Good		
3106	9	Cryptomeria japonica	Cryptomeria	Good		
3107	9	Cryptomeria japonica	Cryptomeria	Good		
3111	9	Cryptomeria japonica	Cryptomeria	Good		
3101	10	Cryptomeria japonica	Cryptomeria	Good		
3112	10	Cryptomeria japonica	Cryptomeria	Good		
3100	11	Cryptomeria japonica	Cryptomeria	Good		
3102	11	Cryptomeria japonica	Cryptomeria	Good		
3105	11	Cryptomeria japonica	Cryptomeria	Good		
3113	11	Cryptomeria japonica	Cryptomeria	Good		
3272	12	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species	
3281	12	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species	
3282	12	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species	
3275	13	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species	
3276	13	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species	
3279	13	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species	
3280	13	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species	
3271	14	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species	
3277	14	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species	
3274	15	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species	
3278	16	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species	
3273	17	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species	
3066	10	Ilex 'Emily Brunner'	Emily Brunner Holly	Good		
3063	13	Ilex 'Emily Brunner'	Emily Brunner Holly	Fair	Chlorotic foliage	
3064	14	Ilex 'Emily Brunner'	Emily Brunner Holly	Good		
3320	8	Ilex cornuta Burfordii	Burford holly	Fair	Multi stem – 4/2/2; light dieback	
3321	8	Ilex cornuta Burfordii	Burford holly	Poor	Multi stem – 4/2/2; dieback	
3288	10	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 4/3/3	
3291	10	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 4/3/3	
3292	10	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 4/3/3	
3322	10	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 4/3/3	
3323	10	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 4/3/3	
3286	11	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 5/3/3	
3284	12	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 4/3/3	
3289	12	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 4/4/4	
3287	12	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 4/4/4	
3299	12	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 4/4/4	
3290	12	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 4/4/4	
3283	12	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 4/4/4	
3318	12	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 5/4/3	
3287	13	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 6/5/3	
3294	13	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 5/5/3	
3285	14	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 6/4/4	
3175	27	Ilex cornuta Burfordii	Burford holly	Good	Multi stem – 10/9/8	Yes
3212	7	Ilex vomitoria	Yaupon holly	Good	Multi stem – 3/3/2	
3213	9	Ilex vomitoria	Yaupon holly	Good	Multi stem – 3/3/3	
3211	9	Ilex vomitoria	Yaupon holly	Good	Multi stem – 5/4	
3205	11	Ilex vomitoria	Yaupon holly	Good	Multi stem – 4/4/3	
3208	12	Ilex vomitoria	Yaupon holly	Good	Multi stem – 4/4/4	
3312	12	Ilex vomitoria	Yaupon holly	Good	Multi stem – 4/4/4	
3318	12	Ilex vomitoria	Yaupon holly	Good	Multi stem – 4/4/4	
3353	13	Ilex vomitoria	Yaupon holly	Good	Multi stem – 5/4/4	
3354	13	Ilex vomitoria	Yaupon holly	Good	Multi stem – 5/4/4	
3206	13	Ilex vomitoria	Yaupon holly	Good	Multi stem – 5/5/3	
3314	13	Ilex vomitoria	Yaupon holly	Good	Multi stem – 5/5/3	
3315	13	Ilex vomitoria	Yaupon holly	Fair	Multi stem – 5/5/3; trunk wounds with no decay	
3214	14	Ilex vomitoria	Yaupon holly	Good	Multi stem – 4/5/3	
3216	14	Ilex vomitoria	Yaupon holly	Good	Multi stem – 5/5/4	
3352	14	Ilex vomitoria	Yaupon holly	Good	Multi stem – 5/5/4	
3357	14	Ilex vomitoria	Yaupon holly	Good	Multi stem – 6/5/3	
3317	14	Ilex vomitoria	Yaupon holly	Fair	Multi stem – 5/5/4; trunk wounds with no decay	
3313	15	Ilex vomitoria	Yaupon holly	Fair	Multi stem – 5/5/5; trunk wound with no decay	
3210	16	Ilex vomitoria	Yaupon holly	Good	Multi stem – 6/5/5	
3184	8	Ilex x attenuata 'Fastert	Fastar holly	Good		
3283	8	Ilex x attenuata 'Fastert	Fastar holly	Fair	Trunk wound with no decay	
3183	10	Ilex x attenuata 'Fastert	Fastar holly	Good		
3285	10	Ilex x attenuata 'Fastert	Fastar holly	Good		
3284	13	Ilex x attenuata 'Fastert	Fastar holly	Good		
3029	9	Ilex x 'Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 4/3/3	
3028	10	Ilex x 'Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 4/3/3	
3031	10	Ilex x 'Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 5/3/3	
3032	10	Ilex x 'Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 4/3/3	
3030	11	Ilex x 'Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 4/4/3	
3197	14	Ilex x 'Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 5/5/4	
3198	14	Ilex x 'Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 7/4/3	
3199	14	Ilex x 'Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 5/5/4	
3195	16	Ilex x 'Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 7/5/4	
3196	18	Ilex x 'Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 8/5/4	
3285	10	Juniperus virginiana	Eastern red cedar	Poor	Dieback in canopy	
3207	4	Lagerstroemia sp.	Crape myrtle	Poor	Trunk wound with decay	
3304	7	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 3/2/2	
3305	7	Lagerstroemia sp.	Crape myrtle	Poor	Multi stem – 3/2/2; dieback in trunk	
3209	8	Lagerstroemia sp.	Crape myrtle	Good	Multiple stem – 4/4	Yes
3301	8	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 3/3/2	Yes
3302	8	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 3/3/2	Yes
3303	8	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 3/3/2	Yes
3306	8	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 3/3/2	Yes
3180	10	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 4/4/2	Yes
3208	12	Lagerstroemia sp.	Crape myrtle	Poor	Multi stem – 4/4/4; decay in base	Yes
3179	13	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 5/4/4	Yes
3048	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 5/5/3	Yes
3000	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 5/5/3	Yes
3171	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 5/5/3	Yes
3176	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 5/5/3	Yes
3177	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 5/5/3	Yes
3178	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 5/5/3	Yes
3046	16	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 6/5/3	Yes
3001	18	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 6/5/5	Yes
3166	18	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 6/5/5	Yes
3188	18	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 6/5/5	Yes
3189	18	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 6/5/5	Yes
3170	18	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 6/5/5	Yes
3003	17	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 7/5/5	Yes
3167	18	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 7/5/5	Yes
3118	5	Liquidambar styraciflua	Sweetgum	Good		
3329	5	Liquidambar styraciflua	Sweetgum	Good		
3330	5	Liquidambar styraciflua	Sweetgum	Good		
3119	7	Liquidambar styraciflua	Sweetgum	Good		
3134	9	Liriodendron tulipifera	Tulip poplar	Good		
3147	11	Liriodendron tulipifera	Tulip poplar	Good		
3138	17	Liriodendron tulipifera	Tulip poplar	Poor	Dieback in codominant leader	
3156	6	Magnolia grandiflora	Southern magnolia	Good	Boundary tree	
3326	6	Magnolia grandiflora	Southern magnolia	Good		
3332	6	Magnolia grandiflora	Southern magnolia	Good		
3333	6	Magnolia grandiflora	Southern magnolia	Good		
3334	8	Magnolia grandiflora	Southern magnolia	Good		
3335	6	Magnolia grandiflora	Southern magnolia	Good		
3127	7	Magnolia grandiflora	Southern magnolia	Good	Boundary tree	
3258	8	Magnolia x soulangeana	Saucer magnolia	Good	Multi stem – 2/2/2	
3259	6	Magnolia x soulangeana	Saucer magnolia	Good	Multi stem – 2/2/2	
3260	8	Magnolia x soulangeana	Saucer magnolia	Good	Multi stem – 2/2/2	
3121	7	Pinus taeda	Loblolly pine	Poor	One-sided, suppressed canopy	
3126	9	Pinus taeda	Loblolly pine	Poor	One-sided, suppressed canopy	
3117	10	Pinus taeda	Loblolly pine	Poor	One-sided, suppressed canopy	
3118	13	Pinus taeda	Loblolly pine	Poor	Fusiform rust canker on trunk	
3130	12	Pinus taeda	Loblolly pine	Good		
3141	12	Pinus taeda	Loblolly pine	Good		
3144	12	Pinus taeda	Loblolly pine	Good		
3133	13	Pinus taeda	Loblolly pine	Good		
3136	13	Pinus taeda	Loblolly pine	Good		
3148	13	Pinus taeda	Loblolly pine	Good		
3135	14	Pinus taeda	Loblolly pine	Good		
3139	14	Pinus taeda	Loblolly pine	Good		
3140	14	Pinus taeda	Loblolly pine	Good		
3143	14	Pinus taeda	Loblolly pine	Good		
3151	14	Pinus taeda	Loblolly pine	Good		
3115	15	Pinus taeda	Loblolly pine	Good		
3132	15	Pinus taeda	Loblolly pine	Good		
3142	15	Pinus taeda	Loblolly pine	Good		
3145	15	Pinus taeda	Loblolly pine	Good		
3146	15	Pinus taeda	Loblolly pine	Good		
3149	15	Pinus taeda	Loblolly pine	Good		
3150	15	Pinus taeda	Loblolly pine	Good		
3139	16	Pinus taeda	Loblolly pine	Good		
3131	16	Pinus taeda	Loblolly pine	Good		
3136	16	Pinus taeda	Loblolly pine	Good		
3122	17	Pinus taeda	Loblolly pine	Poor	Fusiform rust canker on lower trunk	
3150	17	Pinus taeda	Loblolly pine	Good		
3152	20	Pinus taeda	Loblolly pine	Good		
3120	23	Pinus taeda	Loblolly pine	Good		
3027	15	Prunus sp.	Flowering cherry	Poor	Dieback in canopy	Yes
3028	16	Prunus sp.	Flowering cherry	Good		Yes
3153	7	Quercus lyrata	Overcup oak	Good	Boundary tree	
3154	8	Quercus michauxii	Swamp chestnut oak	Good	Boundary tree	
3340	8	Quercus nuttallii	Nuttall oak	Good	Boundary tree	
3164	9	Quercus phellos	Willow oak	Good	Boundary tree	
3326	9	Quercus phellos	Willow oak	Good	Boundary tree	
3158	10	Quercus phellos	Willow oak	Good	Boundary tree	
3036	14	Quercus phellos	Willow oak	Good		
3137	14	Quercus phellos	Willow oak	Good		
3041	15	Quercus phellos	Willow oak	Poor	Dieback in canopy	
3222	15	Quercus phellos	Willow oak	Good		
3006	16	Quercus phellos	Willow oak	Good		
3040	16	Quercus phellos	Willow oak	Good		
3053	18	Quercus phellos	Willow oak	Good		
3225	18	Quercus phellos	Willow oak	Fair	Thin canopy	
3202	19	Quercus phellos	Willow oak	Good		
3034	20	Quercus phellos	Willow oak	Good		
3069	20	Quercus phellos	Willow oak	Good		
3123	20	Quercus phellos	Willow oak	Good		
3124	20	Quercus phellos	Willow oak	Good		
3229	21	Quercus phellos	Willow oak	Good		
3204	22	Quercus phellos	Willow oak	Good		
3228	22	Quercus phellos	Willow oak	Good		
3035	23	Quercus phellos	Willow oak	Good		
3037	23	Quercus phellos	Willow oak	Good		
3038	23	Quercus phellos	Willow oak	Good		
3224	23	Quercus phellos	Willow oak	Good		
3200	24	Quercus phellos	Willow oak	Good		Yes
3201	25	Quercus phellos	Willow oak	Good		Yes
3220	25	Quercus phellos	Willow oak	Good		Yes
3223	25	Quercus phellos	Willow oak	Good		Yes
3060	28	Quercus phellos	Willow oak	Good		Yes
3205	28	Quercus phellos	Willow oak	Good		Yes
3221	27	Quercus phellos	Willow oak	Good		Yes
3127	28	Quercus phellos	Willow oak	Good		Yes
3033	29	Quercus phellos	Willow oak	Good		Yes
3219	29	Quercus phellos	Willow oak	Good		Yes
3039	30	Quercus phellos	Willow oak	Good		Yes
3218	31	Quercus phellos	Willow oak	Good		Yes
3217	32	Quercus phellos	Willow oak	Good		Yes
3210	21	Quercus shumardii	Shumard oak	Good		
3270	21	Quercus shumardii	Shumard oak	Good		
3135	11	Taxodium distichum	Bald cypress	Good	Boundary tree	
3159	6	Ulmus americana	American elm	Good	Boundary tree	
3160	6	Ulmus americana	American elm	Good	Boundary tree	
3161	6	Ulmus americana	American elm	Good	Boundary tree	
3162	6	Ulmus americana	American elm	Good	Boundary tree	
3163	6	Ulmus americana	American elm	Good	Boundary tree	
3047	5	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3238	5	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3239	5	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3240	5	Ulmus parvifolia	Chinese elm	Poor	Invasive species; mistletoe on trunk; dieback in canopy	
3241	5	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy	
3246	5	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy	
3248	5	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy	
3075	6	Ulmus parvifolia	Chinese elm	Poor	Invasive species; light dieback in canopy	
3125	6	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3247	6	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy	
3042	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy	
3043	7	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3044	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback and mistletoe in canopy	
3045	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy	
3067	7	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3085	7	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3060	7	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3205	7	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3242	7	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3243	7	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3244	7	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3245	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in trunk and canopy	
3248	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy	
3250	7	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3046	8	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3207	8	Ulmus parvifolia	Chinese elm	Fair	Invasive species; light dieback in canopy	
3068	8	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3076	8	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3088	8	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3087	8	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3298	8	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3208	8	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3299	8	Ulmus parvifolia	Chinese elm	Fair	Invasive species; light dieback in canopy	
3300	8	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy	
3308	8	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3065	10	Ulmus parvifolia	Chinese elm	Poor	Invasive species; damage and dieback in trunk and canopy	
3084	10	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3061	10	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3227	10	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3307	10	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3309	10	Ulmus parvifolia	Chinese elm	Fair	Invasive species; light dieback in canopy	
3077	11	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3011	11	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3085	12	Ulmus parvifolia	Chinese elm	Poor	Invasive species; light dieback in canopy	
3310	13	Ulmus parvifolia	Chinese elm	Fair	Invasive species; light dieback in canopy	
3316	13	Ulmus parvifolia	Chinese elm	Good	Invasive species	
3114	8	Zelkova serrata	Zelkova	Good		



VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA _____ 8.7676 ACRES

SPECIMEN TREE RECOMPENSE NOTES:

SEVEN SPECIMEN TREES WILL BE REMOVED DURING CONSTRUCTION FOR A TOTAL OF 168 X 3 = 504 INCHES REQUIRED FOR RECOMPENSE

OVERALL TREE DENSITY CALCULATION:

SITE DENSITY FACTOR (SDF) = 130" x (SITE AREA - BUFFER AREA)
SITE AREA = 8.7676 AC
BUFFER AREA = 0.0.2982 AC (15' PERIMETER BUFFER)
SDF = (8.7676 AC - 0.2982 AC) x 130" = 1,101"

EXISTING NON-SPECIMEN TREES TO BE SAVED = 237"
EXISTING SPECIMEN TREES TO BE SAVED = 219" X 2 = 438"
1,101 - (237 + 438) = 426 INCHES REQUIRED FOR DENSITY

VARIANCES

1. ALPHARETTA UDC § 2.2.10.D TO ALLOW A 20-FOOT SETBACK ALONG BROOKSIDE PARKWAY PURSUANT TO THE SMALL AREA PLAN.
2. ALPHARETTA UDC § 3.2.8.B.1.A TO REDUCE THE 50-FOOT UNDISTURBED BUFFER TO A 15-FOOT PLANTED BUFFER.
3. ALPHARETTA UDC § 2.2.10.D TO REDUCE THE INDIVIDUAL LOT WIDTH MINIMUM FROM 20-FEET TO 18-FEET.

NORTH

0 25 50 100
SCALE IN FEET

EXISTING TREE PLAN

BROOKSIDE WEST

Land Lots 2, 3, and 44, 1st District
2nd Section, City of Alpharetta
Fulton County, Georgia

02/10/2026
SCALE 1" = 50'
JOB #019913084

2 of 2

thePROVIDENCEgroup
Clint Walters
11340 Lakefield Drive
Building II, Suite 200
Johns Creek, Georgia 30097
Tele: (678) 475-1800
Kimley»Horn

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PROPERTY DESCRIPTION

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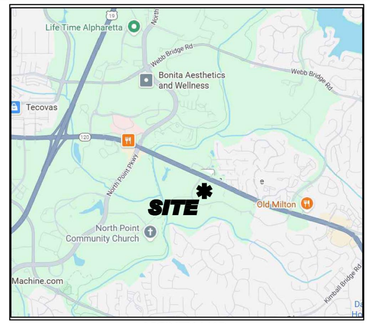
COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the easterly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway South 82° 30' 49" West, 41.86 feet; thence, South 24° 28' 08" West, 114.41 feet; thence, 68.51 feet along the arc of a curve deflecting to the right, having a radius of 852.00 feet and a chord bearing and distance of South 29° 19' 38" West, 68.49 feet; thence, North 65° 32' 15" West, 12.10 feet; thence, 65.49 feet along the arc of a curve deflecting to the right, having a radius of 840.00 feet and a chord bearing and distance of South 33° 58' 02" West, 65.47 feet to a capped rebar ("PBS&J PROP COR") found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 65° 28' 51" East, 398.98 feet to a capped rebar ("PBS&J PROP COR") found; thence,
2. South 65° 28' 51" East, 62.46 feet to a capped rebar ("PBS&J PROP COR") found; thence,
3. South 24° 31' 09" West, 52.90 feet to a PK Nail found; thence,
4. South 65° 28' 51" East, 20.04 feet to a PK Nail found; thence,
5. South 24° 31' 09" West, 301.46 feet to a point; thence,
6. South 21° 41' 22" East, 215.45 feet to a PK Nail found; thence,
7. South 13° 28' 59" East, 47.78 feet to a PK Nail found; thence,
8. South 76° 31' 02" West, 149.17 feet to a capped rebar ("PBS&J PROP COR") found; thence,
9. 960.70 feet along the arc of a curve deflecting to the right and having a radius of 385.00 feet and a chord bearing and distance of North 31° 59' 52" West, 730.15 feet to a 1/2 inch rebar found; thence,
10. North 39° 29' 15" East, 189.68 feet to a 1/2 inch rebar found; thence,
11. 48.19 feet along the arc of a curve deflecting to the left and having a radius of 840.00 feet and a chord bearing and distance of North 37° 50' 38" East, 48.18 feet to the POINT OF BEGINNING, containing 381,916 square feet or 8.7676 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.



VICINITY MAP
not to scale

SITE DATA:

SITE AREA	8.7676 ACRES
TOTAL POD 'A'	84 ACRES

ZONING

EXISTING ZONING	O-I
PROPOSED ZONING	R-10M
ZONING JURISDICTION	CITY OF ALPHARETTA

DEVELOPMENT TYPE

TOTAL LOTS	104
SITE DENSITY	11.862 U/A
TOTAL DENSITY POD 'A'	6.120 U/A

DEVELOPMENT STANDARDS

FRONT YARD	20' BROOKSIDE PKWY/ 10' LANDSCAPE STRIP
MINIMUM BUILDING SEPARATION	20 FEET
MAXIMUM BUILDING HEIGHT	3 STORIES
MINIMUM LOT WIDTH	18 FEET
MINIMUM LOT SIZE	NONE
MAXIMUM DENSITY	10 U/A

PARKING

GARAGE	208
DRIVEWAY	208
GUEST SPACES	24
TOTAL	440

AMENITY SPACE

POCKET PARK #1	4,000 SF
POCKET PARK #2	9,600 SF
POCKET PARK #3	12,000 SF
COMMUNITY POOL	8,800 SF
TOTAL	34,400 SF
	0.79 AC (9%)

NOTES

1. SPEED LIMIT OF OLD BROOKSIDE PARKWAY IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY 13121C0078F and 13121C0086F, EFFECTIVE DATE 9/18/2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.
10. SPECIMEN TREE LOCATIONS TAKEN FROM TREE STUDY PERFORMED BY BROOKWOOD TREE CONSULTANTS.

VARIANCES

1. ALPHARETTA UDC § 2.2.10.D TO ALLOW A 20-FOOT SETBACK ALONG BROOKSIDE PARKWAY PURSUANT TO THE SMALL AREA PLAN.
2. ALPHARETTA UDC § 3.2.8.B.1.A TO REDUCE THE 50-FOOT UNDISTURBED BUFFER TO A 15-FOOT PLANTED BUFFER.
3. ALPHARETTA UDC § 2.2.10.D TO REDUCE THE INDIVIDUAL LOT WIDTH MINIMUM FROM 20-FEET TO 18-FEET.
4. ALPHARETTA UDC § 3.2.2 TO EXCLUDE THE EXISTING CRAPE MYRTLES ON THE SITE FROM SPECIMEN TREE STATUS.
5. ALPHARETTA UDC § 3.2.8.D.1 TO REDUCE THE INTERNAL STREET LANDSCAPE STRIP FROM 10 FEET TO 5 FEET.
6. ALPHARETTA UDC § 3.2.6.A.3.a TO INCREASE THE ALLOWED DISTURBANCE OF THE CRITICAL ROOT ZONE (CRZ) FROM 20 PERCENT TO 30 PERCENT.
7. ALPHARETTA UDC § 3.2.8.C.6 TO REDUCE THE REQUIRED PERCENTAGE OF PROPOSED OVER STORY TREES FROM 40 PERCENT TO 30 PERCENT.

SURVEY NOTES

1. ALL BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY BY TERRAMARK LAND SURVEY INC, ON 5-21-2025.
2. UNLESS OTHERWISE SPECIFIED, ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

ZONING PLAN

BROOKSIDE WEST

Land Lots 2, 3, and 44, 1st District
2nd Section, City of Alpharetta
Fulton County, Georgia

02/09/2026
SCALE 1" = 40'
JOB #019913084

GEORGIA REGISTERED EDWARD J. ANDERSON LANDSCAPE ARCHITECT

b+c STUDIO

thePROVIDENCEgroup
Clint Walters
11340 Lakefield Drive
Building II, Suite 200
Johns Creek, Georgia 30097
Tele: (678) 475-1800

Kimley»Horn

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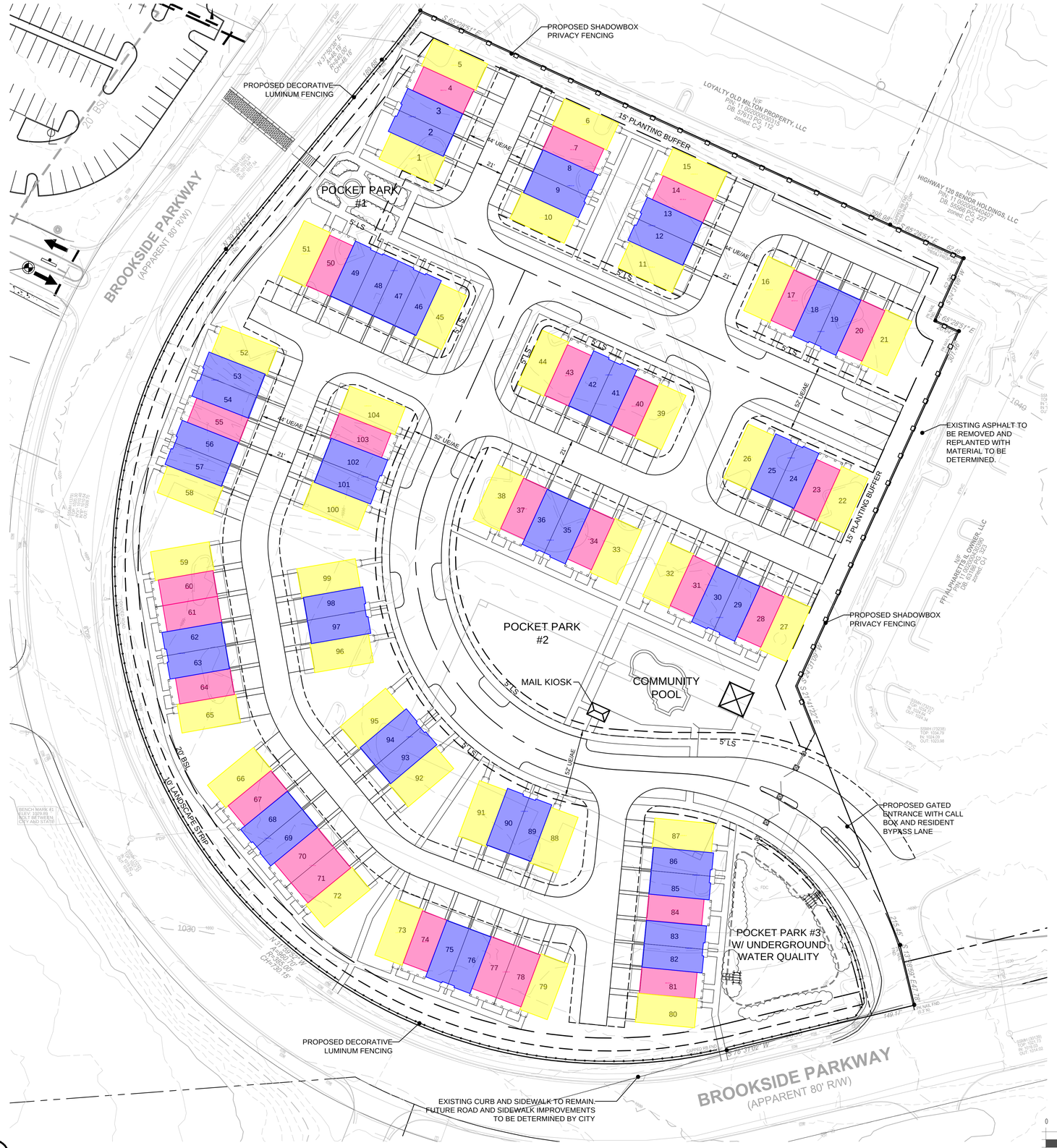
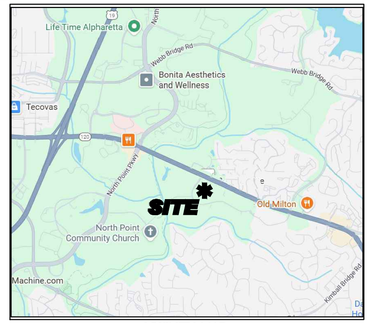
22's - 36
20's - 26
18's - 42

Total - 104





VICINITY MAP
not to scale

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thePROVIDENCEgroup

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ZONING PLAN

BROOKSIDE WEST

Land Lots 2, 3, and 44, 1st District
2nd Section, City of Alpharetta
Fulton County, Georgia

02/05/2026
SCALE 1" = 40'
JOB #019913084

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON

1 of 2

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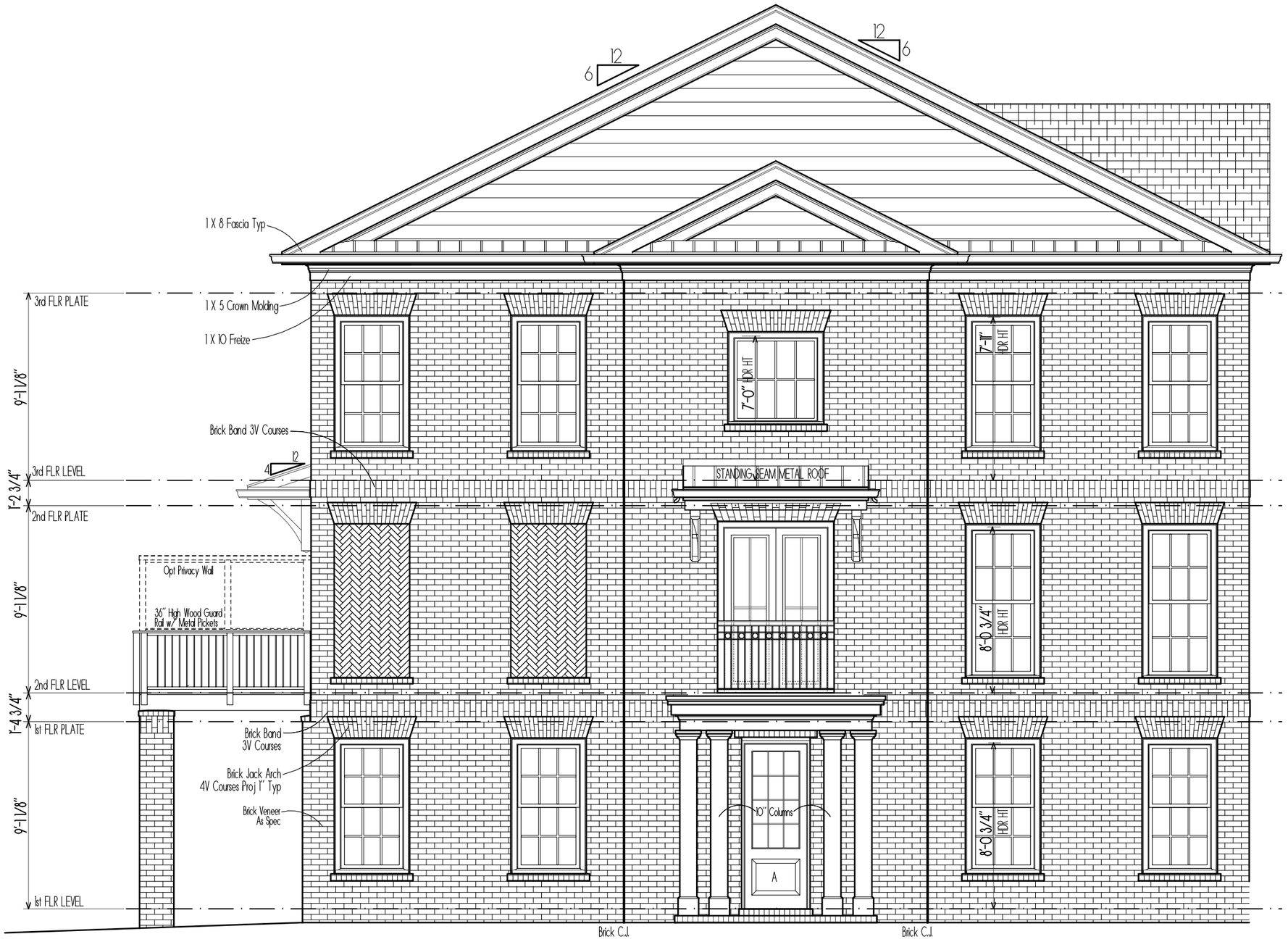

12
6
12
6
1 X 8 Fascia Typ
1 X 5 Crown Molding
1 X 10 Freize
3rd FLR PLATE
9'-11 1/8"
Brick Band 3V Courses
12
4
3rd FLR LEVEL
1'-2 3/4"
2nd FLR PLATE
STANDING SEAM METAL ROOF
7'-0" HDR HT
7'-11" HDR HT
Opt Privacy Wall
36" High Wood Guard Rail w/ Metal Pickets
9'-11 1/8"
8'-0 3/4" HDR HT
2nd FLR LEVEL
1'-4 3/4"
1st FLR PLATE
Brick Band 3V Courses
Brick Jack Arch 4V Courses Proj 1" Typ
Brick Veneer As Spec
10" Columns
A
9'-11 1/8"
8'-0 3/4" HDR HT
1st FLR LEVEL
Brick C.J
Brick C.J

FENCE EXAMPLES

Decorative Aluminum Fence

Shadowbox Privacy Fence

Community Zoning Information Meeting (CZIM) January 14, 2026

Please sign-in and leave your comments and/or concerns.

MP-26-03/CLUP-26-01/Z-26-01/V-26-02 / TPG Brookside West

NAME	ADDRESS	COMMENTS

No Comments

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City's Community Development Department a minimum of twenty (20) business days prior to the first scheduled Public Hearing.

Public Hearing or Project Name: MP-26-03/CLUP-26-01/Z-26-01/V-26-02 TPG Brookside West

Contact Name: Alex Brock (Smith, Gambrell, and Russell, LLP) Telephone: 404-815-3603

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Letters were sent to the property owners noted on the attached list. No feedback has been received to-date. The Applicant also attended the Community Zoning Information Meeting (CZIM) on January 14,2026.

There was one member of the public that reviewed our presentation at the CZIM, but did not sign in. She asked about the public hearing dates and expressed general support.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____ Date: 1/16/2026

Print Form

Letter to 500 Foot Property Owners

December 19, 2026

The Providence Group of Georgia, LLC
11340 Lakefield Drive, Suite 140
Johns Creek, GA 30097

RE: **MP-26-03/CLUP-26-01/Z-26-01/V-26-02 TPG Brookside West**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment, comprehensive land use plan amendment, rezoning and variances to allow for the redevelopment of a 5 story, 130,828 square foot office building with 104 'For-Sale' townhomes on 8.77 acres in the Brookside Master Plan. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). Variances are requested from Unified Development Code (UDC) Subsection 2.2.10(d) to reduce the front setback along Brookside Parkway from 65' to 20' and reduce the minimum dwelling unit width from 20' to 18', UDC Subsection 3.2.8(B)(1)(a) to modify the 50' undisturbed buffer to a 15' planted buffer, and UDC Subsection 2.5.4 to reduce the minimum parking requirements for townhomes. The property is located at 3650 Brookside Parkway and is legally described as being located in Land Lots 43 & 44, 1st District, 1st Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, January 14, 2026 at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA, 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

The item will be considered by the Planning Commission on **Thursday, February 5 2026 at 6:30 PM**. and **City Council on Monday, February 23, 2026, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at cwalters@theprovidencegroup.com.

Sincerely,

Clint Walters
The Providence Group of Georgia, LLC

500 Foot Property Owner List

3750 BROOKSIDE LLC
6400 POWERS FERRY RD SUITE 150
ATLANTA GA 30339

BOARD OF REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA
270 WASHINGTON ST SW STE 6122
ATLANTA GA 30334

CH RETAIL FUND II ATLANTA
OLD MILTON FESTIVAL LLC
3819 MAPLE AVE
DALLAS TX 75219

FOAMWORKS ALPHARETTA LLC
P O BOX 368
ROSWELL GA 30077

HWY 120 SENIOR HOLDINGS LLC
171 STONEBRIDGE BLVD
EDMOND OK 73013

LOYALTY OLD MILTON PROPERTY LLC
3324 PEACHTREE RD # 3005
ATLANTA GA 30326

PSC HOLDINGS ALPHARETTA LLC
11745 BENTHAM CT
ALPHARETTA GA 30005

TOUCHMARK NATIONAL BANK
3651 OLD MILTON PKWY
ALPHARETTA GA 30005

BOARD OF REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA
270 WASHINGTON ST SW
ATLANTA GA 30334

BOF II GA BROOKSIDE LLC
FIVE CONCOURSE DR SUITE 3100
ATLANTA GA 30328

FFI ALPHARETTA IL OWNER LLC
200 W MADISON STE 2650
CHICAGO IL 60606

GOETHE JANET
48 E 48TH ST
SAVANNAH GA 31405

JD LD ATLANTA LLC
P.O. BOX 7555
REDLANDS CA 92375-0555

PLUSKOTA MICHELLE LOUISE
& PLUSKOTA JOHN
470 GARRICK PT
ALPHARETTA GA 30022

SWNC ASPEN STATION LLC
1616 2ND AVE S STE 100
BIRMINGHAM AL 35233

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Portman Holdings, LLC c/o Mike Greene Telephone: 404-702-9111

Address: 303 Peachtree Center Ave NE Suite: 575

City Atlanta State: GA Zip: 30303 Fax:

Mobile Tel: Email: mgreene@portmanholdings.com

Subject Property Information:

Address: 3650 Brookside Parkway Current Zoning: O-I

District: 1st Section: 2nd Land Lot: 43 & 44 Parcel ID: 11 002000030299

Proposed Zoning: R-10M Current Use: Office

This Application For *(Check All That Apply)*:

- ☐ Conditional Use
- ■ Rezoning
- ■ Variance
- ☐ Exception
- ■ Master Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Other *(Specify)*: _____
- ■ Comprehensive Plan Amendment

Applicant Request And Intent

What is the proposed use(s) of the property?

See attached Statement of Intent

Applicant's Request (Please itemize the proposal):

See attached Statement of Intent

Applicant's Intent *(Please describe what the proposal would facilitate).*

See attached Statement of Intent

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See attached Statement of Intent

How will this proposal affect the use and value of the surrounding properties?

See attached Statement of Intent

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

See attached Statement of Intent

What would be the increase to population and traffic if the proposal were approved?

See attached Statement of Intent

What would be the impact to schools and utilities if the proposal were approved?

See attached Statement of Intent

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

See attached Statement of Intent

Are there existing or changing conditions which affect the development of the property and support the proposed request?

See attached Statement of Intent

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

See attached Statement of Intent

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

See attached Statement of Intent

Are there conditions that are peculiar to the subject property? Please describe them in detail.

See attached Statement of Intent

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

See attached Statement of Intent

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

Site Plan

PROPERTY DESCRIPTION

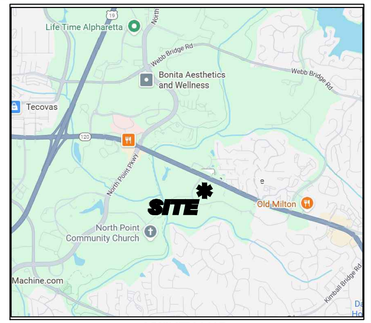
Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the easterly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway South 82° 30' 49" West, 41.86 feet; thence, South 24° 28' 08" West, 114.41 feet; thence, 68.51 feet along the arc of a curve deflecting to the right, having a radius of 852.00 feet and a chord bearing and distance of South 29° 19' 38" West, 68.49 feet; thence, North 65° 32' 15" West, 12.10 feet; thence, 65.49 feet along the arc of a curve deflecting to the right, having a radius of 840.00 feet and a chord bearing and distance of South 33° 58' 02" West, 65.47 feet to a capped rebar ("PBS&J PROP COR") found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 65° 28' 51" East, 398.98 feet to a capped rebar ("PBS&J PROP COR") found; thence,
2. South 65° 28' 51" East, 62.46 feet to a capped rebar ("PBS&J PROP COR") found; thence,
3. South 24° 31' 09" West, 52.90 feet to a PK Nail found; thence,
4. South 65° 28' 51" East, 20.04 feet to a PK Nail found; thence,
5. South 24° 31' 09" West, 301.46 feet to a point; thence,
6. South 21° 41' 22" East, 215.45 feet to a PK Nail found; thence,
7. South 13° 28' 59" East, 47.78 feet to a PK Nail found; thence,
8. South 76° 31' 02" West, 149.17 feet to a capped rebar ("PBS&J PROP COR") found; thence,
9. 960.70 feet along the arc of a curve deflecting to the right and having a radius of 385.00 feet and a chord bearing and distance of North 31° 59' 52" West, 730.15 feet to a 1/2 inch rebar found; thence,
10. North 39° 29' 15" East, 189.68 feet to a 1/2 inch rebar found; thence,
11. 48.19 feet along the arc of a curve deflecting to the left and having a radius of 840.00 feet and a chord bearing and distance of North 37° 50' 38" East, 48.18 feet to the POINT OF BEGINNING, containing 381,916 square feet or 8.7676 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.



VICINITY MAP
not to scale

SITE DATA:

SITE AREA	8.7676 ACRES
TOTAL POD 'A'	84 ACRES

ZONING

EXISTING ZONING	O-I
PROPOSED ZONING	R-10M
ZONING JURISDICTION	CITY OF ALPHARETTA

DEVELOPMENT TYPE

TOTAL LOTS	104
SITE DENSITY	11.862 U/A
TOTAL DENSITY POD 'A'	6.120 U/A

DEVELOPMENT STANDARDS

FRONT YARD	20' BROOKSIDE PKWY/ 10' LANDSCAPE STRIP
MINIMUM BUILDING SEPARATION	20 FEET
MAXIMUM BUILDING HEIGHT	3 STORIES
MINIMUM LOT WIDTH	18 FEET
MINIMUM LOT SIZE	NONE
MAXIMUM DENSITY	10 U/A

PARKING

GARAGE	208
DRIVEWAY	208
GUEST SPACES	43
TOTAL	459

NOTES

1. SPEED LIMIT OF OLD BROOKSIDE PARKWAY IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY 13121C0078F and 13121C0086F, EFFECTIVE DATE 9/18/2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
9. SPECIMEN TREE LOCATIONS TAKEN FROM TREE STUDY PERFORMED BY

VARIANCES

1. ALPHARETTA UDC § 2.2.10.D TO ALLOW A 20-FOOT SETBACK ALONG BROOKSIDE PARKWAY PURSUANT TO THE SMALL AREA PLAN.
2. ALPHARETTA UDC § 3.2.8.B.1.A TO REDUCE THE 50-FOOT UNDISTURBED BUFFER TO A 15-FOOT PLANTED BUFFER.
2. ALPHARETTA UDC § 2.2.10.D TO REDUCE THE INDIVIDUAL LOT WIDTH MINIMUM FROM 20-FEET TO 18-FEET.
3. ALPHARETTA UDC § 2.5.4 TO REDUCE THE MINIMUM PARKING REQUIREMENTS FOR EACH TOWNHOME UNIT TO BE MET WITHIN THE ASSOCIATED GARAGE AND DRIVEWAY.

SURVEY NOTES

1. ALL BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY BY TERRAMARK LAND SURVEY INC, ON 5-21-2025.
2. UNLESS OTHERWISE SPECIFIED, ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

ZONING PLAN

BROOKSIDE WEST

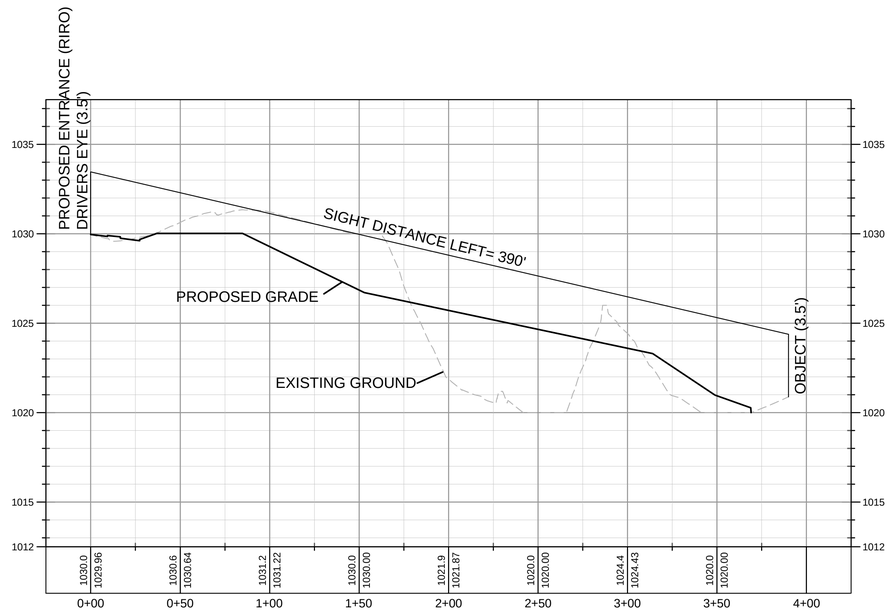
Land Lots 2, 3, and 44, 1st District
2nd Section, City of Alpharetta
Fulton County, Georgia

12/01/2025
SCALE 1" = 40'
JOB #019913084

1 of 1

thePROVIDENCEgroup
Clint Walters
11340 Lakefield Drive
Building II, Suite 200
Johns Creek, Georgia 30097
Tele: (678) 475-1800
Kimley»Horn

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2025



PROFILE VIEW
SIGHT DISTANCE
1" = 40' HORZ.

NORTH

0 20 40 80
SCALE IN FEET

thePROVIDENCEgroup

BROOKSIDE WEST | SIGHT DISTANCE PLAN

ALPHARETTA, GA
12/01/25

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Kimley»Horn

Images – Mixed TH 18’/20’/22’ Blended Three Story TH Rear Load

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: JD LD Atlanta LLC C/o Mark Block Telephone: 404-504-7778

Address: 3343 Peachtree Rd, NE Suite: 1100

City Atlanta State: GA Zip: 30326 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Special Use
- ☒ Rezoning
- ☐ Conditional Use
- ☒ Variance
- ☒ Master Plan
- ☐ Land Use Application
- ☒ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Portman Holdings, LLC c/o Mike Greene Telephone: 404-702-9111

Address: 303 Peachtree Center Ave NE Suite: 575

City Atlanta State: GA Zip: 30303 -

So Sworn and Attested:

Owner Signature: [signature] Date: 12/1/2025

Notary:

Notary Signature: [signature] Date: 12/1/2025

12

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino

Subscribed and sworn to (or affirmed) before me on

this 1 (Date) day of December (Month), 20 25 (Year), by

(1) DONALD J. BERRY, JR

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

©2019 National Notary Association

Owners Authorization

Disclosures

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Portman Holdings

Subject Public Hearing Case: 3650 Brookside Pkwy

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____ Date: 12/1/25

Andrew Krull
COO, Portman Holdings

13

DISCLOSURE FORM

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Name of Applicant or Opponent: The Providence Group of Georgia, LLC

Subject Public Hearing Case: 3650 Brookside Parkway

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____ Date: 12/1/25

DISCLOSURE FORM

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Name of Applicant or Opponent: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Date: 12/1/2025

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: J. Alexander Brock - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Date: 12/1/2025

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Kathryn M Zickert Date: 12/1/2025

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Kirk R. Fjelstul - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Date: 12/1/2025

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

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Name of Applicant or Opponent: JD LD Atlanta LLC

Subject Public Hearing Case: 3650 Brookside Parkway

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A **Position:** _____

Description of Contribution: _____ **Value:** _____

Description of Contribution: _____ **Value:** _____

Description of Contribution: _____ **Value:** _____

Description of Contribution: _____ **Value:** _____

Description of Contribution: _____ **Value:** _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____ **Date:** 12/1/2025

13

Legal Description

PROPERTY DESCRIPTION
3650 BROOKSIDE PARKWAY SITE

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the easterly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid **POINT OF COMMENCEMENT** and continuing with the aforesaid right-of-way line of Brookside Parkway South 82° 30' 49" West, 41.86 feet; thence, South 24° 28' 08" West, 114.41 feet; thence, 68.51 feet along the arc of a curve deflecting to the right, having a radius of 852.00 feet and a chord bearing and distance of South 29° 19' 38" West, 68.49 feet; thence, North 65° 32' 15" West, 12.10 feet; thence, 65.49 feet along the arc of a curve deflecting to the right, having a radius of 840.00 feet and a chord bearing and distance of South 33° 58' 02" West, 65.47 feet to a capped rebar ("PBS&J PROP COR") found and the **POINT OF BEGINNING**.

Thence, from said **POINT OF BEGINNING** as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

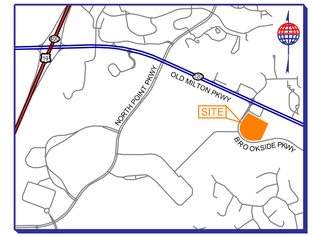
1. South 65° 28' 51" East, 398.98 feet to a capped rebar ("PBS&J PROP COR") found; thence,
2. South 65° 28' 51" East, 62.46 feet to a capped rebar ("PBS&J PROP COR") found; thence,
3. South 24° 31' 09" West, 52.90 feet to a PK Nail found; thence,
4. South 65° 28' 51" East, 20.04 feet to a PK Nail found; thence,
5. South 24° 31' 09" West, 301.46 feet to a point; thence,
6. South 21° 41' 22" East, 215.45 feet to a PK Nail found; thence,
7. South 13° 28' 59" East, 47.78 feet to a PK Nail found; thence,
8. South 76° 31' 02" West, 149.17 feet to a capped rebar ("PBS&J PROP COR") found; thence,
9. 960.70 feet along the arc of a curve deflecting to the right and having a radius of 385.00 feet and a chord bearing and distance of North 31° 59' 52" West, 730.15 feet to a 1/2 inch rebar found; thence,
10. North 39° 29' 15" East, 189.68 feet to a 1/2 inch rebar found; thence,
11. 48.19 feet along the arc of a curve deflecting to the left and having a radius of 840.00 feet and a chord bearing and distance of North 37° 50' 38" East, 48.18 feet to the **POINT OF BEGINNING**, containing 381,916 square feet or 8.7676 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

Survey

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

ALTA/NSPS LAND TITLE SURVEY
FOR
PORTMAN HOLDINGS, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(3650 BROOKSIDE PARKWAY SITE)
LOCATED IN
LAND LOTS 43 & 44, 1ST DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA



LOCATION MAP
NOT TO SCALE
LAT - 34°03'44.85"N
LONG - 84°15'11.04"W

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-12 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL, A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 281,100 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 63,582 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES, MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

CONTOURS ARE SHOWN AT TWO FOOT INTERVALS, ELEVATIONS ARE BASED ON RTK GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 88 DATUM.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON MAY 16, 2025.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

INFORMATION REGARDING SIZE, LOCATION, AND SPECIES OF EXISTING TREES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE SIZE AND SPECIES OF THE SAID TREES WITHOUT VERIFICATION FROM THE DESIGNATED ARBORIST BY THE LOCAL REGULATORY AUTHORITY. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON EXCEPT BY APPROVAL OF SAID AUTHORITY.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY, ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED, THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE, THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

SITE MAP

AERIAL IMAGE PROVIDED BY GOOGLE EARTH
IMAGERY DATED JUNE 23, 2023

REFERENCE MATERIAL

1. FINAL PLAT FOR GLEN ABBEY, UNIT VIII
   RECORDED IN PLAT BOOK 229 PAGE 14
   AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA
2. FINAL PLAT FOR GLEN ABBEY, UNIT X
   RECORDED IN PLAT BOOK 214 PAGE 113
   AMONG THE AFORESAID RECORDS
3. BOUNDARY SURVEY FOR BROOKSIDE DEVELOPMENT
   RECORDED IN PLAT BOOK 342 PAGE 83
   AMONG THE AFORESAID RECORDS
4. EASEMENT EXHIBIT FOR NORTH POINT MINISTRIES, INC
   RECORDED IN PB, 345 PG. 63
5. EASEMENT AGREEMENT TO WEEKS REALTY, L.P.,
   RECORDED IN DEED BOOK DEED BOOK 50672 PAGE 308
6. LAYOUT PLAN FOR GEORGIA STATE UNIVERSITY ALPHARETTA
   CENTER, PREPARED BY AEC, INC., DATED 12-31-1998,
   LAST REVISED 04-08-1999.
7. ALTA/NSPS LAND TITLE SURVEY FOR BOARD OF REGENTS OF THE
   UNIVERSITY SYSTEM OF GEORGIA
   PREPARED BY TERRAMARK LAND SURVEYING, INC.
   DATED FEBRUARY 15, 2019
8. ALTA/NSPS LANT TITLE SURVEY, PREPARED BY CDS
   DATED MARCH 9, 2021
9. ALTA/NSPS LANT TITLE SURVEY FOR PORTMAN HOLDINGS, LLC &
   FIDELITY NATIONAL TITLE INSURANCE COMPANY
   PREPARED BY TERRAMARK LAND SURVEYING, INC.
   DATED OCTOBER 9, 2024

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

RHD SERVICES
PO BOX 813399
SMYRNA, GA 30081
PHONE: 404-874-8585
RHDSERVICES.COM

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY RHD SERVICES, UTILIZING RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL "B" UTILITY LOCATION CRITERIA. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES, ANY NON- METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN- SERVICE OR ABANDONED, UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UTILITY PROVIDERS

GAS

ATLANTA GAS LIGHT
(404) 584-4338

POWER

GEORGIA POWER COMPANY
(404) 506-6539

WATER

FULTON COUNTY
(404) 612-4248

COMMUNICATION

AT&T
(305) 409-1542

COMCAST
(678) 708-7112

FIBERLIGHT, LLC
(800) 672-0181

CENTURYLING/
LEVEL 3 COMMUNICATIONS, INC
(877) 366-8344

VERIZON / MCI
(800) 624-9675

ZAYO FIBER SOLUTIONS
(800) 961-6500

SITE AREA

381,916 SQ.FT.
OR
8.7676 AC.

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the easterly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway South 82° 30' 49" West, 41.86 feet; thence, South 24° 28' 08" West, 114.41 feet; thence, 68.51 feet along the arc of a curve deflecting to the right, having a radius of 852.00 feet and a chord bearing and distance of South 29° 19' 38" West, 68.49 feet; thence, North 65° 32' 15" West, 12.10 feet; thence, 65.49 feet along the arc of a curve deflecting to the right, having a radius of 840.00 feet and a chord bearing and distance of South 33° 58' 02" West, 65.47 feet to a capped rebar ("PBS&J PROP COR") found and the POINT OF BEGINNING,

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 65° 28' 51" East, 398.98 feet to a capped rebar ("PBS&J PROP COR") found; thence,
2. South 65° 28' 51" East, 62.46 feet to a capped rebar ("PBS&J PROP COR") found; thence,
3. South 24° 31' 09" West, 52.90 feet to a PK Nail found; thence,
4. South 65° 28' 51" East, 20.04 feet to a PK Nail found; thence,
5. South 24° 31' 09" West, 301.46 feet to a point; thence,
6. South 21° 41' 22" East, 215.45 feet to a PK Nail found; thence,
7. South 13° 28' 59" East, 47.76 feet to a PK Nail found; thence,
8. South 76° 31' 02" West, 149.17 feet to a capped rebar ("PBS&J PROP COR") found; thence,
9. 960.70 feet along the arc of a curve deflecting to the right and having a radius of 385.00 feet and a chord bearing and distance of North 31° 59' 52" West, 730.15 feet to a 1/2 inch rebar found; thence,
10. North 39° 29' 15" East, 189.68 feet to a 1/2 inch rebar found; thence,
11. 48.19 feet along the arc of a curve deflecting to the left and having a radius of 840.00 feet and a chord bearing and distance of North 37° 50' 05" East, 48.18 feet to the POINT OF BEGINNING, containing 381,916 square feet or 8.7676 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY, NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
4. NO CEMETERIES OR BURIAL GROUNDS HAVE BEEN OBSERVED BY TERRAMARK.
5. NO WETLAND DELINEATION MARKINGS HAVE BEEN OBSERVED BY TERRAMARK.
6. NO RECENT EARTH MOVING OR BUILDING CONSTRUCTION HAS BEEN OBSERVED BY TERRAMARK.
7. NO CHANGE IN STREET RIGHTS OF WAY HAVE BEEN MADE AVAILABLE TO TERRAMARK.

SITE INFORMATION

CURRENT OWNER: JD/LD ATLANTA, LLC
DB. 46905 PG. 521

TAX PARCEL ID # 11 002000030299

ADDRESS: 3650 BROOKSIDE PARKWAY

ZONING: O-I (OFFICE INSTITUTIONAL)
JURISDICTION: CITY OF ALPHARETTA

SETBACKS:
FRONT (LOCAL) - 50 FEET
FRONT (ALL OTHERS) - 65 FEET
SIDE - 15 FEET
REAR - 15 FEET
MAX. BUILDING HEIGHT - 40 FEET

PARKING COUNT:
REGULAR PARKING - 583
HANDICAPPED PARKING - 14
TOTAL PARKING COUNT - 597

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAPS) OF FULTON COUNTY, GEORGIA, PANEL NUMBERS 13121C0059F AND 13121C0067F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 THE SURVEYED PROPERTY APPEARS TO LINE IN ZONE X PER GRAPHICAL PLOTTING. ZONE X IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD.

THE SURVEYED PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO THE APPARENT PUBLIC RIGHT OF WAY OF BROOKSIDE PARKWAY AS SHOWN AND LABELED HEREON.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 241896GA AND HAVING AN EFFECTIVE DATE OF COMMITMENT OF AUGUST 27, 2024, WHICH REVEALS THE FOLLOWING ENCUMBERANCES:

11. MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE BY REALTICORP 528, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, DATED OCTOBER 17, 1997, FILED FOR RECORD OCTOBER 24, 1997, AND RECORDED IN DEED BOOK 23303, PAGE 128, AFORESAID RECORDS; AS AFFECTED BY ESTOPPEL AND RATIFICATION AGREEMENT BY AND BETWEEN ALPHA CAPITAL EQUITY, LLC AND BROOKSIDE ASSOCIATION, INC., FILED AND RECORDED PARIL 4, 2006 IN DEED BOOK 42269, PAGE 417, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE, FILED AND RECORDED OCTOBER 13, 2014 IN DEED BOOK 54241, PAGE 296, AFORESAID RECORDS
(AFFECTS SURVEYED PROPERTY – SHOWN ON SURVEY WHERE PLOTABLE)

12. EASEMENT FROM NATIONAL BUILD TO SUIT BROOKSIDE 100, LLC TO GEORGIA POWER COMPANY, DATED JUNE 25, 1999, FILED FOR RECORD AUGUST 1, 1999, AND RECORDED IN DEED BOOK 27394, PAGE 20, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY – SHOWN ON SURVEY)

13. INDEMNIFICATION FLOOD PLAIN FROM CROW-CHILDRESS-MOBLEY #7A, A TEXAS LIMITED PARTNERSHIP TO FULTON COUNTY GEORGIA, DATED NOVEMBER 8, 1988, FILED FOR RECORD NOVEMBER 14, 1988, AND RECORDED IN DEED BOOK 12043, PAGE 8, AFORESAID RECORDS.
(UNABLE TO DETEOMINE AFFECT ON SURVEYED PROPERTY – ATTACHMENT IN RECORDED DOCUMENT IS NOT LEGIBLE AND SURVEYOR CANNOT PLOT)

14. RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN NATIONAL BUILD TO SUIT BROOKSIDE 100, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND TAG LAND BROOKSIDE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, DATED JUNE 20, 2008, 2008, FILED JUNE 25, 2008 AND RECORDED IN DEED BOOK 46905, PAGE 506, FULTON COUNTY, GEORGIA RECORDS; AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN JD/LD ATLANTA, LLC AND TG ARROW OLD MILTON, LLC, FILED AND RECORDED IN DEED BOOK 54559, PAGE 676, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY – SHOWN ON SURVEY)

15. UNRECORDED LEASE EVIDENCED BY MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT BETWEEN JD/LD ATLANTA, LLC AND VERIZON WIRELESS F(VAW) LLC, D/B/A VERIZON WIRELESS, FILED FOR RECORD DIN DEED BOOK 48044, PAGE 116, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY – SHOWN ON SURVEY)

ALTA/NSPS CERTIFICATE

TO: PORTMAN HOLDINGS, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR SURVEY 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 1,2,3,4,6(a),6(b),7(a),7(b1),7(c),8,9,11,13,14,16,17 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 16, 2025, 2025.
THE DATE OF THE SURVEY OR MAP MAY 21, 2025.

PRELIMINARY
PENDING REVIEW AND COMMENT

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

SURVEYOR'S CERTIFICATE

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.

PRELIMINARY
PENDING REVIEW AND COMMENT

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
www.TerraMark.com
C. O. A.# LSF000610

TerraMark Geospatial

No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

S:\SURVEY\ 2025\ 2025-082\ DGN\ B-TOPO\ PATH\

Project No.	2025-082
Survey Crew:	AA
Drawn By:	NEC
Approved By:	PBC
Date:	05/21/2025
Scale:	1"=30'

ALTA/NSPS LAND TITLE SURVEY
FOR
PORTMAN HOLDINGS, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(3650 BROOKSIDE PARKWAY SITE)
LOCATED IN
LAND LOTS 43 & 44, 1ST DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
1/3
DRAWING# TM 25-082

JOB NUMBER 2025-082 PLOT SIZE 24 X 36

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

1. SIDEWALK CROSSESS PROPERTY LINE
2. STORM LINE CROSSES PROPERTY LINE
3. ELECTRIC LINE CROSSES PROPERTY LINE
4. WATER LINE CROSSES PROPERTY LINE
5. COMMUNICATION LINE CROSSES PROPERTY LINE

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

TREE LEGEND (ABBREVIATIONS)

DECIDUOUS (TREE) — HW HARDWOOD

* SEE TREE REPORT FOR TREE TAG INFORMATION

CONIFEROUS (TREE)

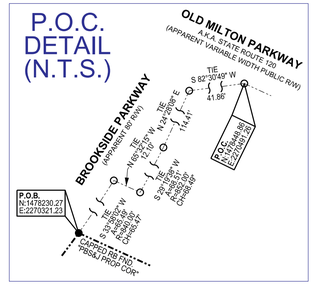
30 0 30 60 90 FT.

SCALE: 1" = 30'

LEGEND

CURB AND GUTTER (C&G)	CATCH BASIN (DWCB)	IRRIGATION CONTROL VALVE (ICV)	LIGHT POLE (LP)	CROSSWALK SIGNAL
FENCE	CATCH BASIN (SWCB)	FIRE HYDRANT (FH)	POWER POLE WITH LIGHT	X 1000.00 SPOT ELEVATION
HANDRAIL	DROP INLET (DI)	WATER VALVE (WV)	POWER POLE (PP)	CONCRETE AREA
STORM DRAIN LINE	JUNCTION BOX (JB)	WATER METER (WM)	UTILITY MANHOLE (UM)	OVERHANG AREA
SANITARY SEWER	HEAD WALL (HW)	FIRE DEPT. CONNECTION (FDC)	SPOTLIGHT	RIP-RAP AREA
WATER LINE	CURB INLET (CI)	WATER VALVE MARKER	GAS METER (GM)	BRICK AREA
GAS LINE	FLARED END SECTION (FES)	TRANSFORMER BOX (TX)	GAS VALVE (GV)	TREELINE
UNDERGROUND POWER LINE	OUTLET CONTROL STRUCTURE	AIR CONDITIONER (AC)	TELEPHONE PEDESTAL	
OVERHEAD POWER LINE	YARD DRAIN INLET	ELECTRIC METER (EM)	COMMUNICATION BOX	
UNDERGROUND COMMUNICATION	SS MANHOLE (MH)	ELECTRIC UTILITY	TRAFFIC SIGNAL	
TOPOGRAPHIC CONTOUR	CLEAN OUT (CO)	GREASE TRAP (GT)	BOLLARD (BO)	
PROPERTY LINE			MAIL BOX	
			SIGN	

P.O.C. DETAIL (N.T.S.)



TREE LEGEND (ABBREVIATIONS)

DECIDUOUS (TREE) — HW HARDWOOD

* SEE TREE REPORT FOR TREE TAG INFORMATION

CONIFEROUS (TREE)

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB.	PLAT BOOK
BW	BARBWIRE	PG.	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ. FT.	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

Terra Mark Geospatial
Phone No. (770) 421-1927
www.TerraMark.com
C. O. A.# LSP000610
TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066

No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

Project No:	2025-082
Survey Crew:	AA
Drawn By:	NEC
Approved By:	PBC
Date:	05/21/2025
Scale:	1"=30'

ALTA/NSPS LAND TITLE SURVEY
FOR
PORTMAN HOLDINGS, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(3650 BROOKSIDE PARKWAY SITE)
LOCATED IN
LAND LOTS 43 & 44, 1ST DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
2/3
DRAWING# TM 25-082

JOB NUMBER 2025-082 PLOT SIZE 24 X 36

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

MATCHLINE, SHEET 2 SHEET 3

MATCHLINE, SHEET 2 SHEET 3

APPROXIMATE L.L.L.

BENCH MARK #1
ELEV: 1029.89
BOLT BETWEEN
CITY AND STATE

BENCH MARK #2
ELEV: 1036.16
BOLT BETWEEN
CITY AND STATE

FIVE STORY CONCRETE
(3650 BROOKSIDE PARKWAY)
BUILDING HEIGHT= 67.83' +/-
AREA= 26,464 SQ. FT. @
GROUND LEVEL

FFE(1037.25)

FFE(1037.92)

FFE(1037.42)

OVERHEAD BUILDING LINE (TYPICAL)

BUILDING LINE @ GROUND LEVEL

BUILDING LINE @ GROUND LEVEL

EQUIPMENT SHELTER EASEMENT & CONDUIT DB. 48044 PG. 116

APPROXIMATE CONDUIT LOCATION DB. 48044 PG. 116

GENERATOR

GENERATOR

METAL GATE

DRIVE

DRIVE

DELIVERY DIRECTIONS

RESERVED

RESERVED

KEEP RIGHT

KEEP RIGHT

DIRECTION

DIRECTION

STOP

STOP

INGRESS/EGRESS EASEMENT DB. 46905 PG. 506

INGRESS/EGRESS EASEMENT DB. 46905 PG. 506

UTILITY EASEMENT DB. 23303 PG. 128

UTILITY EASEMENT DB. 23303 PG. 128

UTILITY EASEMENT DB. 23303 PG. 128

UTILITY EASEMENT DB. 23303 PG. 128

WATERLINE EASEMENT DB. 46905 PG. 506 DB. 54559 PG. 676

WATERLINE EASEMENT DB. 46905 PG. 506 DB. 54559 PG. 676

GEORGIA POWER EASEMENT DB. 27394 PG. 20

GEORGIA POWER EASEMENT DB. 27394 PG. 20

SEWER EASEMENT DB. 46905 PG. 506 DB. 54559 PG. 676

SEWER EASEMENT DB. 46905 PG. 506 DB. 54559 PG. 676

DRAINAGE EASEMENT DB. 46905 PG. 506 DB. 54559 PG. 676

FF1 ALPHARETTA NF, LLC
PIN: 11 002000430390
DB. 63186 PG. 323

N/F ALPHARETTA IS OWNER, LLC

S 24°57'09" W
S 21°41'22" E
S 13°25'59" E 47.78'
S 21°45'45" E 149.17'
S 76°31'02" W
N 31°58'52" W
R=365.00'
A=366.70'
CH=350.15'

CAPPED RB FND "CRSU PROP CORN"

PK NAIL FND (0.3' N)

PK NAIL FND

BROOKSIDE PARKWAY
(APPARENT 80' R/W)

GRID (GA. WEST, ZONE (4302))

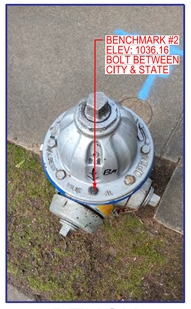
LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- HANDRAIL
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UGE UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- COM COMMUNICATION
- 100 TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JB JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS SS MANHOLE (MH)
- CLEAN OUT (CO)
- GT GREASE TRAP (GT)
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT (FH)
- WV WATER VALVE (WV)
- WM WATER METER (WM)
- FDC FIRE DEPT. CONNECTION (FDC)
- WATER VALVE MARKER
- TX TRANSFORMER BOX (TX)
- AC AIR CONDITIONER (AC)
- E ELECTRIC METER (EM)
- ELECTRIC UTILITY
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
- POWER POLE (PP)
- UM UTILITY MANHOLE (UM)
- SPOTLIGHT
- G GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- COM COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MB MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- X 1000.00 SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE

TREE LEGEND (ABBREVIATIONS)

- DECIDUOUS (TREE) — HW HARDWOOD
- * SEE TREE REPORT FOR TREE TAG INFORMATION
- CONIFEROUS (TREE)

BENCH MARK #1



BENCH MARK #2

30 0 30 60 90 FT.

SCALE: 1" = 30'

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

1. SIDEWALK CROSSESS PROPERTY LINE
2. STORM LINE CROSSES PROPERTY LINE
3. ELECTRIC LINE CROSSES PROPERTY LINE
4. WATER LINE CROSSES PROPERTY LINE
5. COMMUNICATION LINE CROSSES PROPERTY LINE

ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC.	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
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JOB NUMBER 2025-082 PLOT SIZE 24 X 36

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TerraMark Geospatial

No	Revision	Date
#1		
#2		
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#8		

Project No.	2025-082
Survey Crew:	AA
Drawn By:	NEC
Approved By:	PBC
Date:	08/21/2025
Scale:	1"=30'
PATH:	S:\SURVEY\ 2025\2025-082\DGN\ B-TOPO

ALTA/NSPS LAND TITLE SURVEY
FOR
PORTMAN HOLDINGS, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(3650 BROOKSIDE PARKWAY SITE)
LOCATED IN
LAND LOTS 43 & 44, 1ST DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
3/3
DRAWING# TM 25-082

Statement of Intent

Statement of Intent

Proposed Redevelopment of 3650 Brookside Pkwy
December 1, 2025

Applicant:

Portman Holdings, LLC
C/O Mike Greene
303 Peachtree Center Ave NE #575
Atlanta, Georgia 30303

Subject Property:

Address	3650 Brookside Pkwy Alpharetta, GA 30022
Parcel Data	Parcel ID: 11 0020000302999 Land Lots 43 & 44 1st District, 2nd Section, City of Alpharetta
Acreage	8.7676

Current Zoning:

Zoning District	Office-Institutional
Master Plan Ordinance	MP-97-06-Brookside / Pod "A"
Future Land Use Designation	Corporate Office

Current Use:

The Subject Property is located within the 84-acre Pod "A" of the Brookside Master Plan. The Subject Property is improved with a 5-story, Class "B", 130,828 SF multi-tenant office building with 597 surface parking spaces built in 2001. The Subject Property is 84% vacant.

The Subject Property has access to and from Brookside Parkway via two full access curb cuts (one of which is shared via recorded access easement with the adjacent Mansions Senior Living residential community).

Intended Project:

Applicant seeks to develop a 104-unit residential development consisting of for-sale townhouses. These rear entry townhouse buildings will contain individual units of 18-foot, 20-foot, and 22-foot widths providing enhanced front elevations over standard townhomes. Residents of the development will enjoy the following amenities: pool with cabana, access to local retail and restaurants along the Old Milton Parkway corridor, and access to greenspaces in the Brookside including the Brookside Park trail system. Parking will be provided with a 2-car garage per townhome unit with 2 cars parking in the driveway. Additionally, there will be 43 guest parking spaces in the community. The community may have gated, private streets.

The Intended Project is to be developed generally in accordance with the attached Concept Plan. The Applicant will replace the northern full access driveway with a right in/right out driveway on Brookside Parkway. The southern, shared driveway will remail full access. Applicant intends to work with the City in effectuating improvements to Brookside Pkwy as contemplated by the Brookside Small Area Plan.

Applicant's Request:

- Amend the Brookside master plan ordinance, MP-97-06, to permit residential uses within Pod "A" in accordance with the provisions of Unified Development Code Sec. 2.2.10 "R-10M dwelling, 'for rent' or 'for sale', residential";
- Rezone the Subject Property from OI to R-10M with a permissible density of up to 10 units per acre within Pod "A";
- Amend the Horizon 2040 Comprehensive Plan Future Land Use Map designation for the Subject Property from CO to HDR; and
- Approve concurrent variances and waivers as requested herein.

Supporting Narrative:

Applicant seeks to acquire the Subject Property and demolish the current office building and surface parking lot in order to develop the Intended Project. There is very little demand for the Subject Property in its current use as a Class "B", poorly-amenitized, surface-parked, suburban office building. In contrast, municipalities such as Alpharetta are finding it difficult to balance the demand for additional housing in their communities, and the need for more varied and diverse housing options sought by households today, against their own planning goals and objectives.

The Intended Project uniquely "threads the needle" in this case by replacing a broken use with much needed additional housing on the east side of Old Milton in a location which already includes denser housing options, and which will not impact existing, more "traditional", less dense housing whose stakeholders often seek "protected" status. In doing so, the Intended Project achieves many of the goals already expressed by the City in its 2040 Horizon Comprehensive Plan and the Brookside Small Area Plan. In addition, it is Applicant's belief – again, consistent with the City's own vision statements – that the Intended Project will

~ provide the type of housing within walking or biking distance that is often in demand by office users today, thereby supporting, in part, the remaining office space and future redevelopment within Brookside;

~ locate households (not just Senior Living households) within Brookside which will actively support the planned and existing, well-occupied, retail and restaurants in proximity on Old Milton Pkwy; and

~ provide impetus for bicycle and pedestrian improvements on Brookside Pkwy which will will in turn improve the overall long-term viability of the Brookside Small Area, increase utilization of the City's green assets in the vicinity, and promote further capital investment / redevelopment on the east side of Old Milton Pkwy.

Background

The Subject Property is located within the 155-acre "Brookside" master plan adopted in 1997 and developed primarily in the 2000's, ultimately reaching 909,000 SF of office space in 14 office buildings. Brookside is in many ways a typical suburban office campus of this vintage – stand-alone buildings with little or no connectivity to

one another with little or no campus amenities. In fact, the very design of these types of office campuses ensures this lack of connectivity and walkability. Office buildings are placed "deep" on their respective sites, with surface parking lots "intervening" between the actual human use and the connecting streetscapes. In the case of Brookside, fully 1/3rd of the developed land, 57.3 acres, is dedicated to asphalt, surface parking lots, and those lots, in turn, result upwards of 200' setbacks for buildings from streetscapes, completely disconnecting human use and scale within the campus.

Suburban office campuses such as Brookside are among the hardest hit by the changes affecting office utilization in our nation since the COVID pandemic of 2020 – 22. The office vacancy within Brookside has increased in recent years. These rising vacancy levels certainly raise the specter of a "doom loop" occurring within Brookside, potentially negatively affecting the built environment experiences not only for the remaining office space within Brookside, but also the Georgia State Alpharetta campus, Northpoint church, and the retail / restaurant establishments along Old Milton Parkway. Projects such as The Providence Group's Brookside Reserve project of 160 "for sale" condominiums and Portman's Brookside Village project of 130,000 square feet of office, 60,000 square feet of retail & restaurant, 75 townhomes, and 335 multifamily units, and this application's proposed 104 townhomes provide a remedy to the suffering office market while supporting one another and improving the whole of Brookside.

This Application will not attempt to delineate the many, and complex, cultural and demographic trends which have affected commercial real estate, household formation and housing choices post-pandemic other than to note that those changes are now commonly accepted as secular, not cyclical. Some of these paradigm shifts were evident even before the the pandemic: the advent of e-commerce, the efficiencies of "paperless" and "virtual" business activity, the delay in marriage and childbearing, the increasing prevalence of "single person" households, the advent of town center nodes, the desire for walkable, connected, small-scale environments.

Horizon 2040 Comp. Plan

The City was early in recognizing these changes and in adopting planning principles in response as vision statements and guidance to the development community. The first and most comprehensive of those vision statements is the Horizon 2040 Comprehensive Plan (the "Comp. Plan").

The Comp. Plan specifically identifies the East Side of Old Milton Parkway as a "Priority Area" for redevelopment with a focus on creating a mix of uses, including new residential housing and improved streetscapes / pedestrian environments (pg. 59). Of particular note is the following:

Housing (pg. 34)

- Redevelop large surface parking lots in North Point and suburban office areas with residential uses;

- Diversify housing opportunities;
- Address missing housing types / price points; and
- Create walkable neighborhoods.

Needs & Opportunities – Office & Retail Vacancies (pg. 35)

- Develop a plan to deal with office and retail vacancies; and
- Vacancies provide an opportunity for re-use or redevelopment;

Needs & Opportunities – Growth Management (pg. 35)

- Limit expansion of retail uses;
- Decline of suburban office provides opportunity to retrofit or redevelop; and
- Improve walkability and connectivity along the Old Milton Parkway corridor east of Georgia 400.

Brookside Small Area Plan

Adopted within the Comp. Plan is the Brookside Small Area Plan, a specific planning statement issued by City Council in November of 2022 (the "Brookside Plan"). The Brookside Plan notes many of the issues raised above and seeks to promote change through many of the strategies expressed in the Comp. Plan.

The Intended Project has been designed to achieve the goals of the Small Area and the Comp. plan by introducing new dense housing adjacent to the existing dense, Senior Living housing provided at The Mansions, the planned Portman mixed-use project across Brookside Parkway to the west, improve streetscapes and pedestrian experiences, and replace asphalt parking lots with desirable development and greenspaces.

Standard of Review

The Unified Development Code (the "UDC") establishes the following criteria for use in evaluating and taking action on a Rezoning request (see generally Sec. 4.2.3). For the reasons stated herein, the Intended Project satisfies each criteria.

- <u>Will the Intended Project be compatible with surrounding properties?</u>

  Applicant's Response – Yes.

  Although the Subject Property is located within Brookside office campus, the reality is that the Subject Property is already surrounded by a mix of diverse, but complementary, uses . . . including both for-sale and for-rent housing. The Intended Project will integrate well into this existing development fabric.

  East: The Mansions at Alpharetta, a 124-unit Senior Living housing community constructed in 2016.

North: The Subject Property is bounded to the north by two parcels fronting Old Milton Pkwy. These parcels contain retail and restaurant uses. Located across Old Milton Pkwy, immediately opposite the Subject Property are more retail and restaurant uses.

West: Located to the west across Brookside Parkway are two office buildings that have been approved for a mixed-use development to be executed by Portman Holdings.

South: The Subject Property is bounded to the south by Brookside Pkwy. Located across Brookside Pkwy, opposite the Subject Property to the south is Georgia State University's Alpharetta campus.

- Will the Intended Project adversely affect the use or usability of surrounding properties?

  Applicant's Response – No.

  The Intended Project will have a positive effect on the value of surrounding properties. The Intended Project represents a significant investment within a suburban office campus which is currently 16% occupied and facing continuing financial failure and the potential for entering a "doom loop". The Intended Project will ultimately locate 104 new households in the very center of the Brookside and its surrounding uses. In doing so, the Intended Project will introduce much needed "24-hour" human presence along Brookside Pkwy, supporting the office, commercial, and retail uses and reinvigorating pedestrian presence and activity.

- Will the Intended Project adversely affect the natural environment?

  Applicant's Response – No.

  The Intended Project will, consistent with the goals of the Brookside Small Area Plan, replace 8+ acres of impervious asphalt parking with planned development providing current, code-compliant practices for stormwater management and tree cover.

- Are there substantial reasons the Subject Property cannot or should not be used as currently zoned? Are there new or changing conditions (not anticipated or reflected in the current zoning) which support the Applicant's Request.

  Applicant's Response – Yes.

  The Subject Property must be redeveloped with a new use which will meet the needs of households seeking higher density / "infill" housing options within Alpharetta. In doing so Applicant believes households seeking to live in the

Intended Project will, in turn, provide support for other current commercial, office and retail uses along Milton Pkwy without negatively impacting existing stakeholders.

- Would the Intended Project be an excessive or burdensome use of public facilities or services?

Applicant's Response – No.

Utilities and other City services exist in sufficient capacity to serve the Intended Project. In addition, while the Intended Project is not designed for or targeted at households with school-age children (SF's, amenities, etc.), it appears that Fulton County public school capacity is well below full utilization for this location:

ES: GADOE capacity for New Prospect Elementary is 825 students; enrollment is projected to be 440 students for the 2025/2026 school year.

MS: GADOE capacity for Webb Bridge Middle School is 1,150 students; enrollment is projected to be 1,197 students for 2025/2026. It is likely that Fulton County will redraw this school district since the next closest middle school, Taylor Road, is significantly under its GADOE capacity (1,400 capacity / 1,146 projected enrollment).

HS: GADOE capacity for Alpharetta High School is 2,200 students; enrollment is projected to be 1,840 for 2025/2026.

Capacity data from Fulton County Historical and Projected Enrollment: https://go.boarddocs.com/ga/fcss/Board.nsf/files/BYPM6459A7B8/$file/Historical%20and%20Projected%20Enrollment.pdf)

The Applicant is submitting a Trip Generation Memo with this application demonstrating no excessive or burdensome impacts on the surrounding roadways.

- Does the Applicant's Request reflect a reasonable balance between the promotion of public health, safety, morality or general welfare against the right to unrestricted use of the property?

Applicant's Response – Yes.

The Intended Project has been conceived in response to changing economic and cultural conditions affecting the Subject Property's current use and has been designed with the goals of the Brookside Small Area Plan in mind.

- Is the Intended Project consistent with Alpharetta's Comprehensive Plan?

Applicant's Response – Yes, but a FLUM amendment is required.

The Intended Project is consistent with explicit, on-point policies and strategies of the 2040 Horizon Comprehensive Plan, including

~ the provisions of the Brookside Small Area Plan, which are incorporated into the Comprehensive Plan (pg. 62).

~ "Promote and encourage residential densities and designs that ensure varied living areas and housing types." (Community Housing Vision Policy, pg. 40).

~ "Promote redevelopment of highway corridors, with an emphasis on North Point Pkwy, Old Milton Pkwy and South Main Street, into pedestrian-friendly, mixed-use environments to create viable, growing and attractive areas" (Community Land Use Vision Policy, pg. 46).

~ "Allow mixed use patterns that will create activity nodes . . . within exiting suburban office; "[a]llow mixed use patterns that will create activity nodes in appropriate areas . . . that provide jobs and services with walking distance of residences, preserve open spaces and make public transportation more effective" and and "[e]ncourage creative urban design solutions that improve physical character" (Community Land Use Policies 2.3, 8.2, and 10, pgs. 46-47).

However, to effectuate these goals Applicant is requesting a FLUM amendment to change the Subject Property's use designation from CO to HDR. The Applicant's request is also compatible with other land use designations in the area. As an example, The Providence Group's Brookside Reserve project at 3750 Brookside Parkway is designated as HDR.

Small Area Plan Priority

Applicant requests that the following design guidelines contained within the Brookside Small Area Plan be given precedence and priority over the conflicting guidelines contained within in the UDC.

- Front Yard Minimum Setback: 20' along Brookside Pkwy as provided in the Brookside Small Area Plan instead of 35' as set forth in UDC Sec.2.2.10D.

Variances & Waivers

Applicant requests the following variances and waivers. Each requested variance or waiver meets the following approval criteria for the reasons stated below:

(1) There are extraordinary and exceptional conditions pertaining to the Subject Property resulting from its size, shape, and topography;

(2) The Application of the Zoning Code without the requested variance or waiver would create an unnecessary hardship;

(3) There are conditions relevant to the Subject Property which are peculiar to it;

(4) And those conditions are not the result of any actions of the Applicant or current property owner; and

(5) Relief, if granted, will not cause substantial detriment to the public good nor impair the purposes or intent of applicable Zoning Code or other code provisions.

- Setback/ UDC Sec. 2.2.10.d
  The Applicant seeks to allow a 20-foot setback along Brookside Parkway pursuant to the small area plan.

- Buffer/ UDC Sec. 3.2.8.B.1.a
  The Applicant seeks to provide a 15-foot planted buffer in lieu of the 50-foot undisturbed buffer along the property lines bordering O-I and C-2 districts to allow grading and construction of the townhomes. The parcels to the east and north of the Subject Property are currently developed with a mix of restaurant/retail (north) and senior residential (east). To mitigate any impacts from the disturbance and reduction in width the Applicant will be providing additional landscaping to screen and buffer the proposed residences against the adjacent property.

- Unit Width/ UDC Sec. 2.2.10.d
  The Applicant seeks to reduce the minimum unit width from 20-feet to 18-feet to allow an enhanced front elevation to the overall townhome building.

- Parking/ UDC Sec. 2.5.4
  The Applicant seeks to reduce the minimum parking requirements for each townhome unit to be met within the associated garage and driveway.

Preservation of Rights:

The Applicant respectfully submits that the existing zoning and land use designation on the Subject Property and any intervening designation except for that requested, are unconstitutional and that a refusal to approve the proposed - rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would be unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would discriminate unfairly between the owner of the Subject Property and other property owners similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would amount to a taking of property, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances, or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would be invalid inasmuch as the City of Alpharetta Zoning Ordinance is unlawful, null and void because its adoption and map adoption/maintenance did not and does not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, et seq. and the Georgia Planning Act, §§ 45-12-200, et seq., and 50-8-1, et seq. The City of Alpharetta Zoning Ordinance lacks adequate standards for the City Council to exercise their powers to review this Application. Specifically, the “criteria” are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance, the Zoning Ordinance is unlawful and violates, among other things, the Fifth Amendment and Fourteenth

Amendment of the Constitution of the United States and Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia.

Any limitation on the time for presentation of the issues before the City Council, which has the power to zone and rezone property, is a violation of the guarantees of free speech under the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph V of the Constitution of the State of Georgia. Further, said limitations are in violation of the right to petition and assemble, in violation of the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph IX of the Constitution of Georgia, as well as the due process clauses of the United States and Georgia Constitutions.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections..

Public Participation Plan

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: 3650 Brookside Pkwy

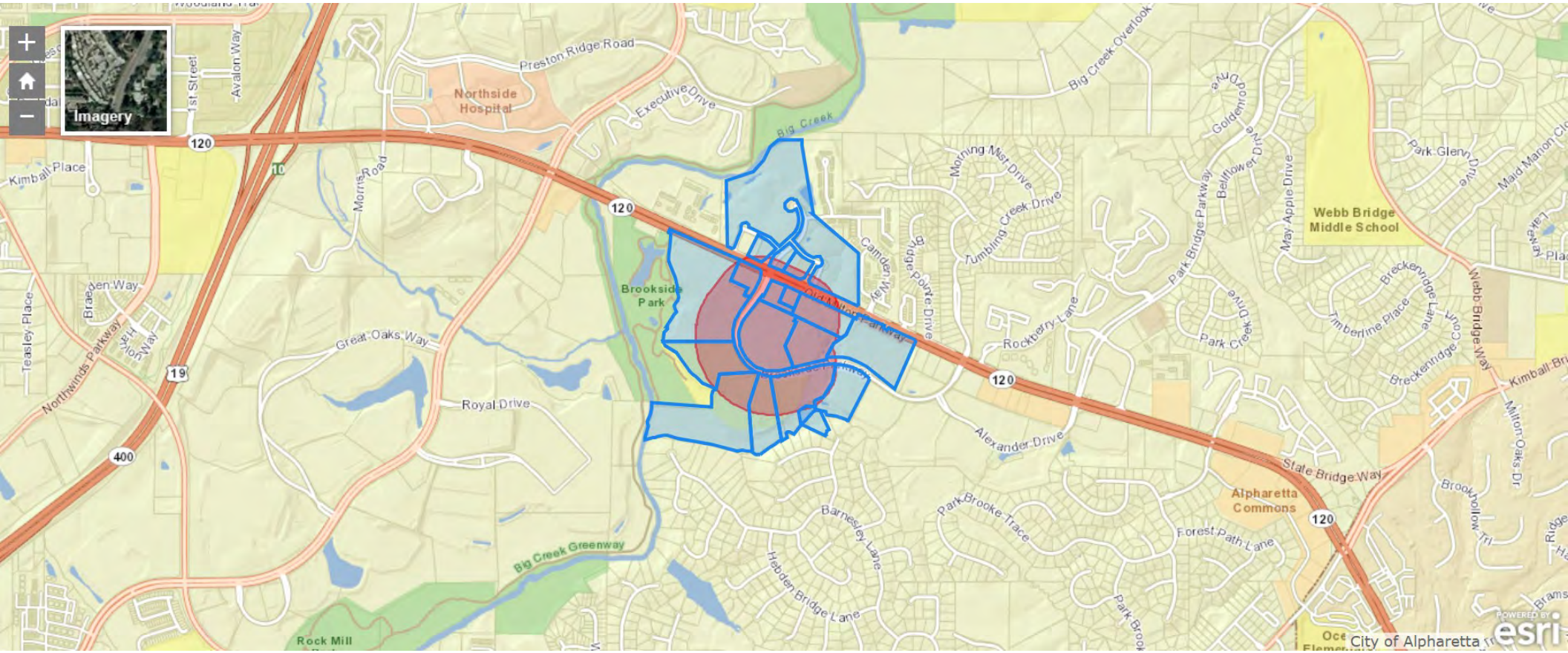
Contact Name: Clint Walters Telephone: 404-274-4492

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.


Imagery
Preston Ridge Road
Northside Hospital
Executive Drive
Big Creek
Big Creek Overlook
Goldenrod Drive
Bellflower Drive
Park Glenn Drive
Maid Marion Cir
Morning Mist Drive
Tumbling Creek Drive
Park Bridge Parkway
May Apple Drive
Webb Bridge Middle School
Webb Bridge Way
Kimball Place
Morris Road
120
10
Brookside Park
Camden Way
Bridge Pointe Drive
Rockberry Lane
Park Creek
Timberline Place
Breckenridge Lane
Breckenridge Court
Kimball Bridge
Milton Oaks Dr
Brookhollow Trl
Teasley Place
Braeden Way
Northwinds Parkway
Great Oaks Way
19
400
Royal Drive
Alexander Drive
State Bridge Way
Alpharetta Commons
Barnesley Lane
Park Brooke Trace
Forest Path Lane
Habden Bridge Lane
Big Creek Greenway
Rock Mill
City of Alpharetta
esri

PSC HOLDINGS ALPHARETTA LLC
11745 BENTHAM CT
ALPHARETTA GA 30005

SWNC ASPEN STATION LLC
1616 2ND AVE S STE 100
BIRMINGHAM AL 35233

HWY 120 SENIOR HOLDINGS LLC
171 STONEBRIDGE BLVD
EDMOND OK 73013

FFI ALPHARETTA IL OWNER LLC
200 W MADISON STE 2650
CHICAGO IL 60606

BOARD OF REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA
270 WASHINGTON ST SW
ATLANTA GA 30334

BOARD OF REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA
270 WASHINGTON ST SW STE 6122
ATLANTA GA 30334

LOYALTY OLD MILTON PROPERTY LLC
3324 PEACHTREE RD # 3005
ATLANTA GA 30326

TOUCHMARK NATIONAL BANK
3651 OLD MILTON PKWY
ALPHARETTA GA 30005

CH RETAIL FUND II ATLANTA
OLD MILTON FESTIVAL LLC
3819 MAPLE AVE
DALLAS TX 75219

PLUSKOTA MICHELLE LOUISE
& PLUSKOTA JOHN
470 GARRICK PT
ALPHARETTA GA 30022

3750 BROOKSIDE LLC
6400 POWERS FERRY RD SUITE 150
ATLANTA GA 30339

BOF II GA BROOKSIDE LLC
FIVE CONCOURSE DR SUITE 3100
ATLANTA GA 30328

FOAMWORKS ALPHARETTA LLC
P O BOX 368
ROSWELL GA 30077

GOETHE JANET
P O BOX 813068
SMYRNA GA 30081

JD LD ATLANTA LLC
P.O. BOX 7555
REDLANDS CA 92375-0555

Proof of Paid Taxes

Real Estate

View Bill

As of	11/25/2025
Bill Year	2025
Bill	2500133
Owner	JD LD ATLANTA LLC
Parcel ID	11 -0020-0003-029-9

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	$23,805.00	$23,805.00	$0.00	$0.00	$0.00
TOTAL		$23,805.00	$23,805.00	$0.00	$0.00	$0.00

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Detailed Tax Summary

Tax Year: 2025

Owner Name	Parcel Identification	Account Number
JD LD ATLANTA LLC	11 002000030299	5635449

Property Location	Tax District
3650 BROOKSIDE PARKWAY	10 - ALPHARETTA

Fair Market Value	Assessed Value	Temporary Assessment
10,350,000	4,140,000	4,140,000

City Exemption

County Exemption

Levies	Assessment	Exemptions	Net Assessment		Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	4,140,000.00	0.00	4,140,000.00	X	.000169	$0.00	$699.66
FULTON OPER	4,140,000.00	0.00	4,140,000.00	X	.008870	$0.00	$36,721.80
FULTON SCHOOL GEN	4,140,000.00	0.00	4,140,000.00	X	.017080	$0.00	$70,711.20
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: 9/16/2025			**Total Amount Billed**				$108,132.66
			Less Amount Paid				$108,132.66
			Total Due				$0.00

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at 404.613.6100 for the official balance due on their parcel(s).

Evidence of No Code Enforcement Violations

Filters

Code Enforcement

Filters | Styling

Filter as map moves

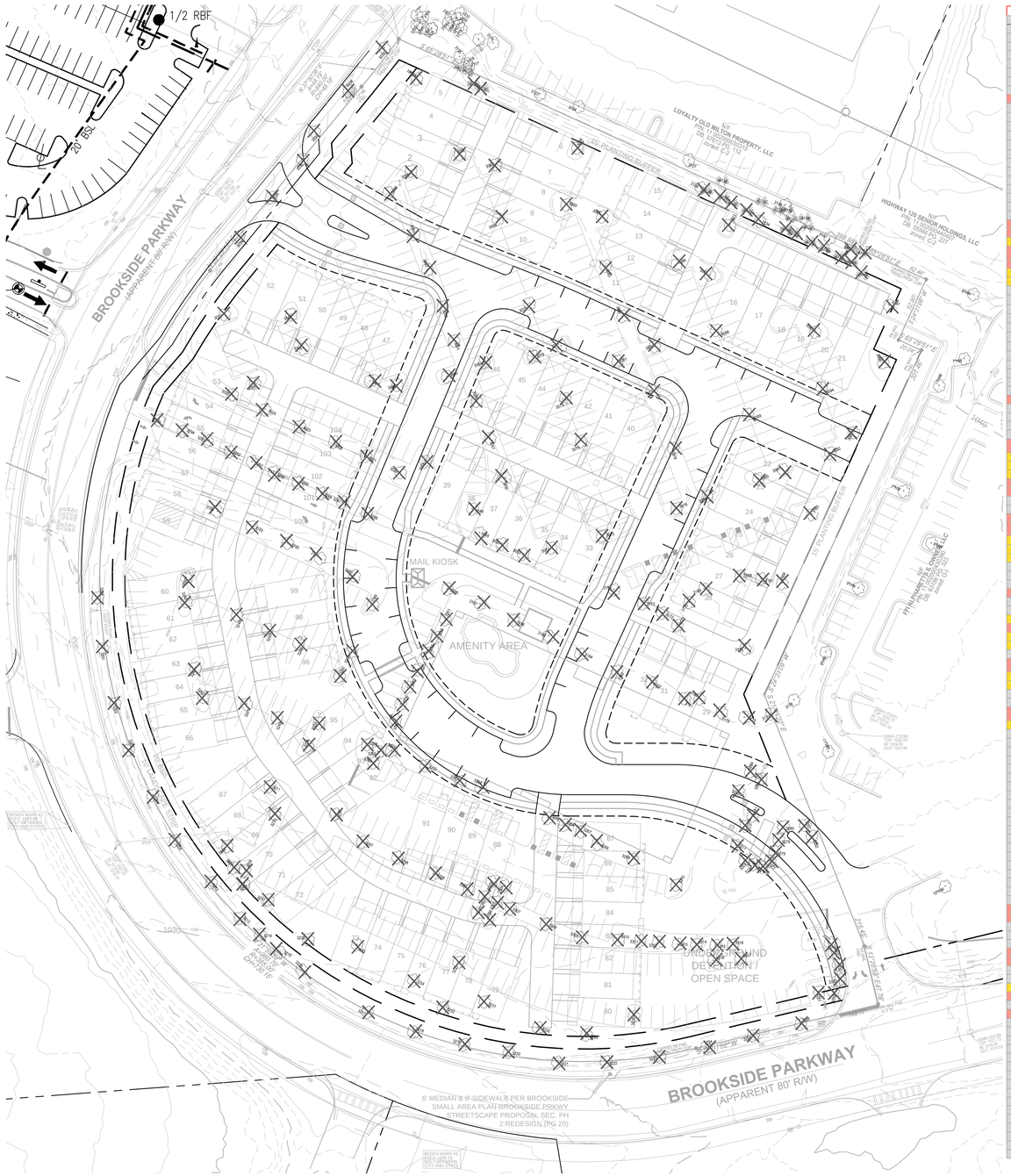
Location

3650 brookside pkwy

Select attribute filters (13)

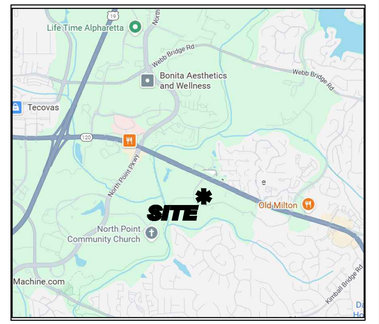
- Type Description — Values: 4
- Number — Values: 186
- Tag — Values: 132
- Status Code — Values: 1
- Assigned To — Values: 2
- Initiated Date

Trees



3650 Brookside Parkway Tree Assessment

Tag Number	DBH	Species	Common Name	Condition	Notes
3019	14	Acer rubrum	Red maple	Good	
3020	14	Acer rubrum	Red maple	Good	
3021	13	Acer rubrum	Red maple	Good	
3022	12	Acer rubrum	Red maple	Good	
3023	14	Acer rubrum	Red maple	Good	
3024	18	Acer rubrum	Red maple	Good	
3025	22	Acer rubrum	Red maple	Good	
3026	16	Prunus sp.	Flowering cherry	Good	
3027	15	Prunus sp.	Flowering cherry	Poor	Dieback in canopy
3028	10	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 4/3/3
3029	9	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 4/3/2
3030	11	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 4/4/3
3031	10	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 5/3/2
3032	10	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 4/3/3
3033	29	Quercus phellos	Willow oak	Good	
3034	20	Quercus phellos	Willow oak	Good	
3035	23	Quercus phellos	Willow oak	Good	
3036	14	Quercus phellos	Willow oak	Good	
3037	23	Quercus phellos	Willow oak	Good	
3038	23	Quercus phellos	Willow oak	Good	
3039	30	Quercus phellos	Willow oak	Good	
3040	18	Quercus phellos	Willow oak	Good	
3041	15	Quercus phellos	Willow oak	Poor	Dieback in canopy
3042	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3043	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3044	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback and mistletoe in canopy
3045	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3046	8	Ulmus parvifolia	Chinese elm	Good	Invasive species
3047	5	Ulmus parvifolia	Chinese elm	Good	Invasive species
3048	16	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 6/5/5
3049	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 5/5/5
3050	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 5/5/5
3051	16	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 6/5/5
3052	17	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 7/5/5
3053	12	Ilex 'Emily Bruner'	Emily Bruner Holly	Fair	Chlorotic foliage
3054	14	Ilex 'Emily Bruner'	Emily Bruner Holly	Good	
3055	10	Ilex 'Emily Bruner'	Emily Bruner Holly	Good	
3056	19	Acer rubrum	Red maple	Good	
3057	14	Acer rubrum	Red maple	Good	
3058	14	Acer rubrum	Red maple	Good	
3059	13	Acer rubrum	Red maple	Good	
3060	11	Acer rubrum	Red maple	Poor	Dieback in canopy
3061	13	Acer rubrum	Red maple	Good	
3062	13	Acer rubrum	Red maple	Good	
3063	12	Acer rubrum	Red maple	Good	
3064	14	Acer rubrum	Red maple	Good	
3065	10	Ulmus parvifolia	Chinese elm	Poor	Invasive species; damage and dieback in trunk and canopy
3066	9	Ulmus parvifolia	Chinese elm	Good	Invasive species
3067	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3068	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3069	6	Acer rubrum	Red maple	Poor	Dieback in trunk and canopy
3070	7	Acer rubrum	Red maple	Poor	Decay in trunk; dieback in canopy
3071	7	Acer rubrum	Red maple	Fair	Light dieback in canopy
3072	7	Acer rubrum	Red maple	Good	
3073	6	Acer rubrum	Red maple	Poor	Trunk wound with decay
3074	6	Acer rubrum	Red maple	Poor	Trunk wound with decay; dieback in canopy
3075	6	Ulmus parvifolia	Chinese elm	Good	Invasive species; light dieback in canopy
3076	9	Ulmus parvifolia	Chinese elm	Good	Invasive species
3077	11	Ulmus parvifolia	Chinese elm	Good	Invasive species
3078	15	Acer rubrum	Red maple	Good	
3079	13	Acer rubrum	Red maple	Good	
3080	26	Quercus phellos	Willow oak	Good	
3081	10	Acer rubrum	Red maple	Poor	Dieback in canopy
3082	13	Acer rubrum	Red maple	Good	
3083	15	Acer rubrum	Red maple	Good	
3084	10	Ulmus parvifolia	Chinese elm	Good	Invasive species
3085	12	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3086	9	Ulmus parvifolia	Chinese elm	Good	Invasive species
3087	9	Ulmus parvifolia	Chinese elm	Good	Invasive species
3088	6	Acer rubrum	Red maple	Fair	Light dieback in canopy
3089	7	Acer rubrum	Red maple	Poor	Trunk wound with decay; dieback in canopy
3090	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3091	10	Ulmus parvifolia	Chinese elm	Good	Invasive species
3092	10	Acer saccharum	Sugar maple	Good	
3093	9	Acer saccharum	Sugar maple	Good	
3094	9	Acer rubrum	Red maple	Poor	Trunk wound with decay; dieback in canopy
3095	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3096	9	Acer saccharum	Sugar maple	Good	
3097	8	Acer saccharum	Sugar maple	Good	
3098	16	Quercus phellos	Willow oak	Good	
3099	20	Quercus phellos	Willow oak	Good	
3100	11	Cryptomeria japonica	Cryptomeria	Good	
3101	10	Cryptomeria japonica	Cryptomeria	Good	
3102	11	Cryptomeria japonica	Cryptomeria	Good	
3103	8	Cryptomeria japonica	Cryptomeria	Good	
3104	8	Cryptomeria japonica	Cryptomeria	Good	
3105	11	Cryptomeria japonica	Cryptomeria	Good	
3106	9	Cryptomeria japonica	Cryptomeria	Good	
3107	9	Cryptomeria japonica	Cryptomeria	Good	
3108	6	Acer buergerianum	Trident maple	Fair	Suppressed canopy
3109	8	Cryptomeria japonica	Cryptomeria	Good	
3110	8	Cryptomeria japonica	Cryptomeria	Good	
3111	9	Cryptomeria japonica	Cryptomeria	Good	
3112	10	Cryptomeria japonica	Cryptomeria	Good	
3113	11	Cryptomeria japonica	Cryptomeria	Good	
3114	9	Zelkova serrata	Zelkova	Good	
3115	15	Pinus taeda	Loblolly pine	Good	
3116	12	Pinus taeda	Loblolly pine	Poor	Fusiform rust canker on trunk
3117	10	Pinus taeda	Loblolly pine	Poor	One-sided, suppressed canopy
3118	5	Liquidambar styraciflua	Sweetgum	Good	
3119	7	Liquidambar styraciflua	Sweetgum	Good	
3120	23	Pinus taeda	Loblolly pine	Good	
3121	7	Pinus taeda	Loblolly pine	Poor	One-sided, suppressed canopy
3122	17	Pinus taeda	Loblolly pine	Poor	Fusiform rust canker on lower trunk
3123	20	Quercus phellos	Willow oak	Good	
3124	20	Quercus phellos	Willow oak	Good	
3125	6	Ulmus parvifolia	Chinese elm	Good	Invasive species
3126	9	Pinus taeda	Loblolly pine	Poor	One-sided, suppressed canopy
3127	28	Quercus phellos	Willow oak	Good	
3128	17	Liriodendron tulipifera	Tulip poplar	Poor	Dieback in codominant leader
3129	16	Pinus taeda	Loblolly pine	Good	
3130	12	Pinus taeda	Loblolly pine	Good	
3131	16	Pinus taeda	Loblolly pine	Good	
3132	15	Pinus taeda	Loblolly pine	Good	
3133	13	Pinus taeda	Loblolly pine	Good	
3134	9	Liriodendron tulipifera	Tulip poplar	Good	
3135	14	Pinus taeda	Loblolly pine	Good	
3136	16	Pinus taeda	Loblolly pine	Good	
3137	14	Quercus phellos	Willow oak	Good	
3138	13	Pinus taeda	Loblolly pine	Good	
3139	14	Pinus taeda	Loblolly pine	Good	
3140	14	Pinus taeda	Loblolly pine	Good	
3141	12	Pinus taeda	Loblolly pine	Good	
3142	15	Pinus taeda	Loblolly pine	Good	
3143	14	Pinus taeda	Loblolly pine	Good	
3144	12	Pinus taeda	Loblolly pine	Good	
3145	15	Pinus taeda	Loblolly pine	Good	
3146	15	Pinus taeda	Loblolly pine	Good	
3147	11	Liriodendron tulipifera	Tulip poplar	Good	
3148	15	Pinus taeda	Loblolly pine	Good	
3149	13	Pinus taeda	Loblolly pine	Good	
3150	17	Pinus taeda	Loblolly pine	Good	
3151	14	Pinus taeda	Loblolly pine	Good	
3152	20	Pinus taeda	Loblolly pine	Good	
3153	7	Quercus lyrata	Overcup oak	Good	Boundary tree
3154	6	Quercus michauxii	Swamp chestnut oak	Good	Boundary tree
3155	11	Taxodium distichum	Bald cypress	Good	Boundary tree
3156	6	Magnolia grandiflora	Southern magnolia	Good	Boundary tree
3157	7	Magnolia grandiflora	Southern magnolia	Good	Boundary tree
3158	10	Quercus phellos	Willow oak	Good	Boundary tree
3159	6	Ulmus americana	American elm	Good	Boundary tree
3160	6	Ulmus americana	American elm	Good	Boundary tree
3161	6	Ulmus americana	American elm	Good	Boundary tree
3162	6	Ulmus americana	American elm	Good	Boundary tree
3163	6	Ulmus americana	American elm	Good	Boundary tree
3164	9	Quercus phellos	Willow oak	Good	Boundary tree
3165	14	Acer saccharum	Sugar maple	Good	
3166	16	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 6/5/5
3167	18	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 7/6/5
3168	16	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 6/5/5
3169	16	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 6/5/5
3170	16	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 6/5/5
3171	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 5/5/5
3172	13	Acer rubrum	Red maple	Good	
3173	7	Acer saccharum	Sugar maple	Good	
3174	11	Acer saccharum	Sugar maple	Good	
3175	27	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 10/8/8
3176	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 5/5/5
3177	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 5/5/5
3178	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 5/5/5
3179	13	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 5/4/4
3180	10	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 4/4/2
3181	15	Acer rubrum	Red maple	Good	
3182	15	Acer rubrum	Red maple	Good	
3183	10	Ilex x attenuata 'Fosteri'	Foster holly	Good	
3184	8	Ilex x attenuata 'Fosteri'	Foster holly	Good	
3185	15	Acer rubrum	Red maple	Good	
3186	13	Acer rubrum	Red maple	Good	
3187	15	Acer rubrum	Red maple	Good	
3188	16	Acer rubrum	Red maple	Good	
3189	13	Acer rubrum	Red maple	Good	
3190	15	Acer rubrum	Red maple	Good	
3191	16	Acer rubrum	Red maple	Good	
3192	16	Acer rubrum	Red maple	Good	
3193	17	Acer rubrum	Red maple	Good	
3194	16	Acer rubrum	Red maple	Good	
3195	16	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 7/5/4
3196	18	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 9/5/4
3197	14	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 5/5/4
3198	14	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 7/4/3
3199	14	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem – 5/5/4
3200	24	Quercus phellos	Willow oak	Good	
3201	25	Quercus phellos	Willow oak	Good	
3202	19	Quercus phellos	Willow oak	Good	
3203	18	Quercus phellos	Willow oak	Good	
3204	22	Quercus phellos	Willow oak	Good	
3205	28	Quercus phellos	Willow oak	Good	
3206	18	Acer rubrum	Red maple	Good	
3207	4	Lagerstroemia sp.	Crape myrtle	Poor	Trunk wound with decay
3208	12	Lagerstroemia sp.	Crape myrtle	Poor	Multi stem – 4/4/4; decay in base
3209	8	Lagerstroemia sp.	Crape myrtle	Good	Multiple stem – 4/4
3210	21	Quercus shumardii	Shumard oak	Good	
3211	11	Ulmus parvifolia	Chinese elm	Good	Invasive species
3212	7	Ilex vomitoria	Yaupon holly	Good	Multi stem – 3/2/2
3213	9	Ilex vomitoria	Yaupon holly	Good	Multi stem – 3/3/3
3214	14	Ilex vomitoria	Yaupon holly	Good	Multi stem – 6/5/3
3215	16	Ilex vomitoria	Yaupon holly	Good	Multi stem – 6/5/5
3216	14	Ilex vomitoria	Yaupon holly	Good	Multi stem – 5/5/4
3217	32	Quercus phellos	Willow oak	Good	
3218	31	Quercus phellos	Willow oak	Good	
3219	29	Quercus phellos	Willow oak	Good	
3220	25	Quercus phellos	Willow oak	Good	
3221	27	Quercus phellos	Willow oak	Good	
3222	15	Quercus phellos	Willow oak	Good	
3223	25	Quercus phellos	Willow oak	Good	
3224	23	Quercus phellos	Willow oak	Good	
3225	18	Quercus phellos	Willow oak	Fair	Thin canopy
3226	22	Quercus phellos	Willow oak	Good	
3227	10	Ulmus parvifolia	Chinese elm	Good	Invasive species
3228	11	Acer rubrum	Red maple	Good	
3229	21	Quercus phellos	Willow oak	Good	
3230	15	Acer rubrum	Red maple	Good	
3231	15	Acer rubrum	Red maple	Good	
3232	15	Acer rubrum	Red maple	Good	
3233	17	Acer rubrum	Red maple	Fair	Light decay in pruning wound
3234	18	Acer rubrum	Red maple	Good	
3235	20	Acer rubrum	Red maple	Good	
3236	20	Acer rubrum	Red maple	Good	
3237	20	Acer rubrum	Red maple	Good	
3238	5	Ulmus parvifolia	Chinese elm	Good	Invasive species
3239	5	Ulmus parvifolia	Chinese elm	Good	Invasive species
3240	5	Ulmus parvifolia	Chinese elm	Poor	Invasive species; mistletoe on trunk; dieback in canopy
3241	5	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3242	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3243	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3244	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3245	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in trunk and canopy
3246	5	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3247	6	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3248	5	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3249	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3250	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3251	9	Ilex vomitoria	Yaupon holly	Good	Multi stem – 5/4
3252	14	Ilex vomitoria	Yaupon holly	Good	Multi stem – 5/5/4
3253	13	Ilex vomitoria	Yaupon holly	Good	Multi stem – 5/4/4
3254	13	Ilex vomitoria	Yaupon holly	Good	Multi stem – 5/4/4
3255	12	Ilex vomitoria	Yaupon holly	Good	Multi stem – 4/4/4
3256	13	Ilex vomitoria	Yaupon holly	Good	Multi stem – 5/5/3
3257	14	Ilex vomitoria	Yaupon holly	Good	Multi stem – 6/5/3
3258	6	Magnolia x soulangeana	Saucer magnolia	Good	Multi stem – 2/2/2
3259	6	Magnolia x soulangeana	Saucer magnolia	Good	Multi stem – 2/2/2
3260	6	Magnolia x soulangeana	Saucer magnolia	Good	Multi stem – 2/2/2
3261	16	Acer rubrum	Red maple	Good	
3262	16	Acer rubrum	Red maple	Good	
3263	14	Acer rubrum	Red maple	Fair	Light decay in pruning wound
3264	12	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 6/3/3
3265	14	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 6/4/4
3266	11	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 5/5/3
3267	13	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 6/5/2
3268	15	Acer rubrum	Red maple	Poor	Trunk wounds with fungal fruiting bodies and decay
3269	15	Acer rubrum	Red maple	Poor	Trunk wounds and dieback in trunk
3270	21	Quercus shumardii	Shumard oak	Good	
3271	14	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species
3272	12	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species
3273	17	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species
3274	15	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species
3275	13	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species
3276	18	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species
3277	14	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species
3278	13	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species
3279	13	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species
3280	13	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species
3281	12	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species
3282	12	Cupressus x leylandii	Leyland cypress	Fair	Interior dieback; undesirable species
3283	8	Ilex x attenuata 'Fosteri'	Foster holly	Fair	Trunk wound with no decay
3284	13	Ilex x attenuata 'Fosteri'	Foster holly	Good	Multi stem – 5/4/4
3285	10	Ilex x attenuata 'Fosteri'	Foster holly	Good	
3286	12	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 4/4/4
3287	12	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 4/4/4
3288	10	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 4/3/3
3289	12	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 4/4/4
3290	12	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 4/4/4
3291	10	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 4/3/3
3292	10	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 4/3/3
3293	12	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 6/4/2
3294	13	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 5/5/3
3295	10	Juniperus virginiana	Eastern red cedar	Poor	Dieback in canopy
3296	9	Ulmus parvifolia	Chinese elm	Good	Invasive species
3297	8	Ulmus parvifolia	Chinese elm	Fair	Invasive species; light dieback in canopy
3298	9	Ulmus parvifolia	Chinese elm	Good	Invasive species
3299	9	Ulmus parvifolia	Chinese elm	Fair	Invasive species; light dieback in canopy
3300	9	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3301	8	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 3/3/2
3302	8	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 3/3/2
3303	8	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 3/3/2
3304	7	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 3/2/2
3305	7	Lagerstroemia sp.	Crape myrtle	Poor	Multi stem – 3/2/2; dieback in trunk
3306	8	Lagerstroemia sp.	Crape myrtle	Good	Multi stem – 3/3/2
3307	10	Ulmus parvifolia	Chinese elm	Good	Invasive species
3308	9	Ulmus parvifolia	Chinese elm	Good	Invasive species
3309	10	Ulmus parvifolia	Chinese elm	Fair	Invasive species; light dieback in canopy
3310	13	Ulmus parvifolia	Chinese elm	Fair	Invasive species; light dieback in canopy
3311	11	Ilex vomitoria	Yaupon holly	Good	Multi stem – 4/4/3
3312	12	Ilex vomitoria	Yaupon holly	Good	Multi stem – 4/4/4
3313	15	Ilex vomitoria	Yaupon holly	Fair	Multi stem – 5/5/5; trunk wound with no decay
3314	13	Ilex vomitoria	Yaupon holly	Good	Multi stem – 5/5/3
3315	13	Ilex vomitoria	Yaupon holly	Fair	Multi stem – 5/5/3; trunk wounds with no decay
3316	12	Ilex vomitoria	Yaupon holly	Good	Multi stem – 4/4/4
3317	14	Ilex vomitoria	Yaupon holly	Fair	Multi stem – 5/5/4; trunk wounds with no decay
3318	13	Ulmus parvifolia	Chinese elm	Good	Invasive species
3319	12	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 5/4/3
3320	8	Ilex cornuta 'Burfordii'	Burford holly	Fair	Multi stem – 4/2/2; light dieback
3321	8	Ilex cornuta 'Burfordii'	Burford holly	Poor	Multi stem – 4/2/2; dieback
3322	10	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 4/3/3
3323	10	Ilex cornuta 'Burfordii'	Burford holly	Good	Multi stem – 4/3/3
3324	6	Cryptomeria japonica	Cryptomeria	Good	
3325	8	Cryptomeria japonica	Cryptomeria	Good	
3326	6	Cryptomeria japonica	Cryptomeria	Good	
3327	6	Cryptomeria japonica	Cryptomeria	Good	
3328	6	Acer rubrum	Red maple	Good	Boundary tree
3329	5	Liquidambar styraciflua	Sweetgum	Good	
3330	5	Liquidambar styraciflua	Sweetgum	Good	
3331	6	Magnolia grandiflora	Southern magnolia	Good	
3332	6	Magnolia grandiflora	Southern magnolia	Good	
3333	6	Magnolia grandiflora	Southern magnolia	Good	
3334	6	Magnolia grandiflora	Southern magnolia	Good	
3335	6	Magnolia grandiflora	Southern magnolia	Good	
3336	9	Quercus phellos	Willow oak	Good	Boundary tree
3337	7	Acer rubrum	Red maple	Good	Boundary tree
3338	6	Acer rubrum	Red maple	Good	Boundary tree
3339	8	Acer rubrum	Red maple	Good	Boundary tree
3340	8	Quercus nuttallii	Nuttall oak	Good	Boundary tree

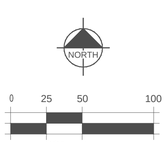


VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA ____ 8.7676 ACRES

NOTE: TREE ASSESSMENT CONDUCTED BY BROOKWOOD TREE CONCULTING INC. ON 11/01-2024.



EXISTING TREE PLAN

BROOKSIDE WEST

Land Lots 2, 3, and 44, 1st District
2nd Section, City of Alpharetta
Fulton County, Georgia

12/01/2025
SCALE 1" = 50'
JOB #019913084

2 of 2

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON

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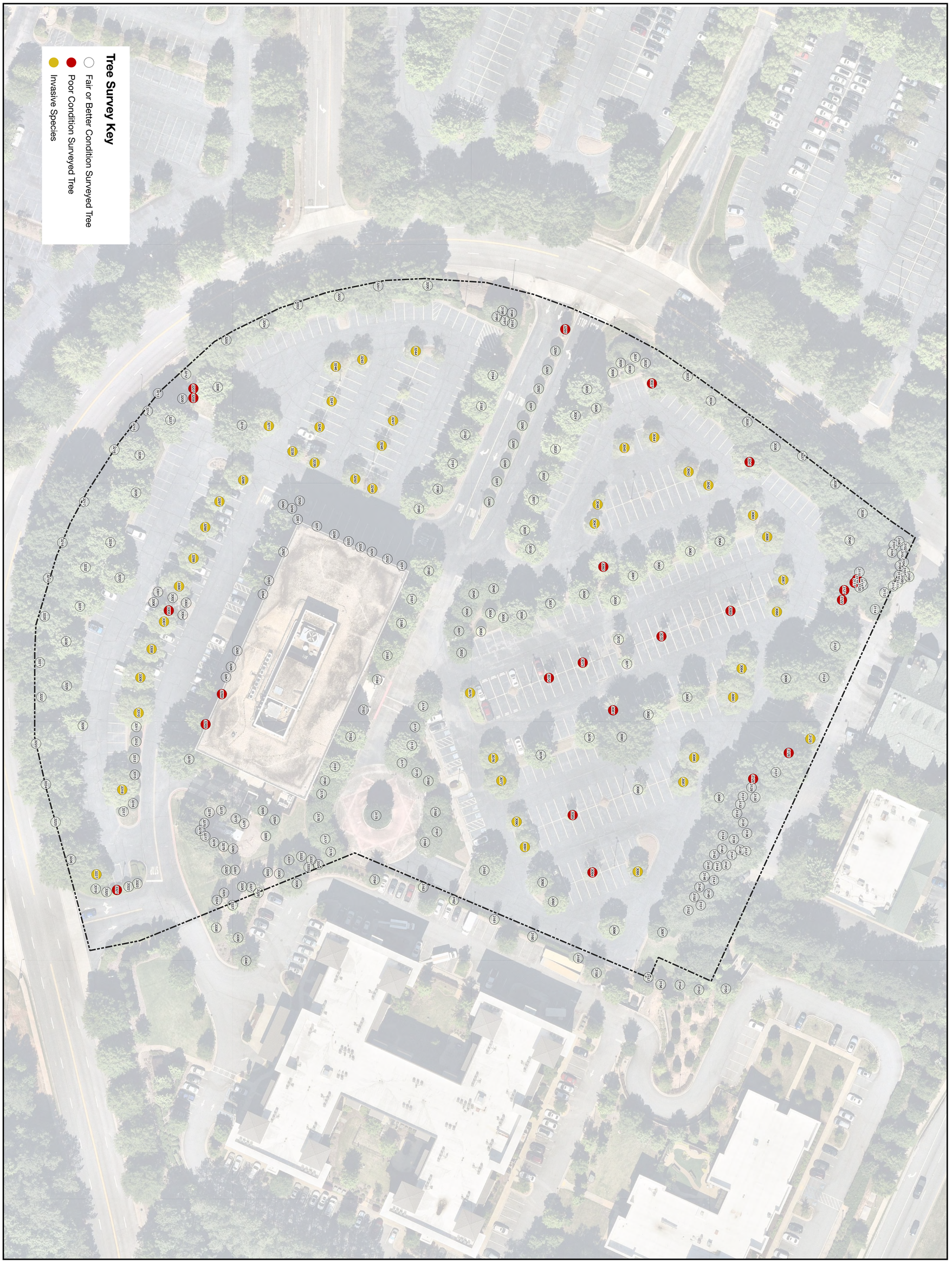

3650 Brookside Parkway - Alpharetta
Tree Survey
11.1.2024

brookwood tree consulting, inc
Christian Hughes
ASCA Registered Consulting Arborist #493
ISA Certified Arborist SO-5374

3650 Brookside Parkway Tree Assessment

Tag Number	DBH	Species	Common Name	Condition	Notes
3019	14	*Acer rubrum*	Red maple	Good	
3020	14	*Acer rubrum*	Red maple	Good	
3021	13	*Acer rubrum*	Red maple	Good	
3022	12	*Acer rubrum*	Red maple	Good	
3023	14	*Acer rubrum*	Red maple	Good	
3024	18	*Acer rubrum*	Red maple	Good	
3025	22	*Acer rubrum*	Red maple	Good	
3026	16	*Prunus sp.*	Flowering cherry	Good	
3027	15	*Prunus sp.*	Flowering cherry	Poor	Dieback in canopy
3028	10	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good	Multi stem - 4/3/3
3029	9	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good	Multi stem - 4/3/2
3030	11	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good	Multi stem - 4/4/3
3031	10	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good	Multi stem - 5/3/2
3032	10	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good	Multi stem - 4/3/3
3033	29	*Quercus phellos*	Willow oak	Good	
3034	20	*Quercus phellos*	Willow oak	Good	
3035	23	*Quercus phellos*	Willow oak	Good	
3036	14	*Quercus phellos*	Willow oak	Good	
3037	23	*Quercus phellos*	Willow oak	Good	
3038	23	*Quercus phellos*	Willow oak	Good	
3039	30	*Quercus phellos*	Willow oak	Good	
3040	18	*Quercus phellos*	Willow oak	Good	
3041	15	*Quercus phellos*	Willow oak	Poor	Dieback in canopy
3042	7	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; dieback in canopy
3043	7	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3044	7	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; dieback and mistletoe in canopy
3045	7	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; dieback in canopy
3046	8	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3047	5	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3048	16	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 6/5/5
3049	15	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/5/5
3050	15	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/5/5
3051	16	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 6/5/5
3052	17	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 7/5/5
3053	12	*Ilex 'Emily Bruner'*	Emily Bruner Holly	Fair	Chlorotic foliage
3054	14	*Ilex 'Emily Bruner'*	Emily Bruner Holly	Good	
3055	10	*Ilex 'Emily Bruner'*	Emily Bruner Holly	Good	
3056	19	*Acer rubrum*	Red maple	Good	
3057	14	*Acer rubrum*	Red maple	Good	
3058	14	*Acer rubrum*	Red maple	Good	
3059	13	*Acer rubrum*	Red maple	Good	
3060	11	*Acer rubrum*	Red maple	Poor	Dieback in canopy
3061	13	*Acer rubrum*	Red maple	Good	
3062	13	*Acer rubrum*	Red maple	Good	
3063	12	*Acer rubrum*	Red maple	Good	
3064	14	*Acer rubrum*	Red maple	Good	
3065	10	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; damage and dieback in trunk and canopy
3066	9	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3067	7	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3068	7	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3069	6	*Acer rubrum*	Red maple	Poor	Dieback in trunk and canopy
3070	7	*Acer rubrum*	Red maple	Poor	Decay in trunk; dieback in canopy
3071	7	*Acer rubrum*	Red maple	Fair	Light dieback in canopy
3072	7	*Acer rubrum*	Red maple	Good	
3073	6	*Acer rubrum*	Red maple	Poor	Trunk wound with decay
3074	6	*Acer rubrum*	Red maple	Poor	Trunk wound with decay; dieback in canopy

3075	6	*Ulmus parvifolia*	Chinese elm	Good	Invasive species; light dieback in canopy
3076	9	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3077	11	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3078	15	*Acer rubrum*	Red maple	Good	
3079	13	*Acer rubrum*	Red maple	Good	
3080	26	*Quercus phellos*	Willow oak	Good	
3081	10	*Acer rubrum*	Red maple	Poor	Dieback in canopy
3082	13	*Acer rubrum*	Red maple	Good	
3083	15	*Acer rubrum*	Red maple	Good	
3084	10	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3085	12	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; dieback in canopy
3086	9	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3087	9	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3088	6	*Acer rubrum*	Red maple	Fair	Light dieback in canopy
3089	7	*Acer rubrum*	Red maple	Poor	Trunk wound with decay; dieback in canopy
3090	7	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3091	10	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3092	10	*Acer saccharum*	Sugar maple	Good	
3093	9	*Acer saccharum*	Sugar maple	Good	
3094	9	*Acer rubrum*	Red maple	Poor	Trunk wound with decay; dieback in canopy
3095	7	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3096	9	*Acer saccharum*	Sugar maple	Good	
3097	8	*Acer saccharum*	Sugar maple	Good	
3098	16	*Quercus phellos*	Willow oak	Good	
3099	20	*Quercus phellos*	Willow oak	Good	
3100	11	*Cryptomeria japonica*	Cryptomeria	Good	
3101	10	*Cryptomeria japonica*	Cryptomeria	Good	
3102	11	*Cryptomeria japonica*	Cryptomeria	Good	
3103	8	*Cryptomeria japonica*	Cryptomeria	Good	
3104	8	*Cryptomeria japonica*	Cryptomeria	Good	
3105	11	*Cryptomeria japonica*	Cryptomeria	Good	
3106	9	*Cryptomeria japonica*	Cryptomeria	Good	
3107	9	*Cryptomeria japonica*	Cryptomeria	Good	
3108	6	*Acer buergerianum*	Trident maple	Fair	Suppressed canopy
3109	8	*Cryptomeria japonica*	Cryptomeria	Good	
3110	8	*Cryptomeria japonica*	Cryptomeria	Good	
3111	9	*Cryptomeria japonica*	Cryptomeria	Good	
3112	10	*Cryptomeria japonica*	Cryptomeria	Good	
3113	11	*Cryptomeria japonica*	Cryptomeria	Good	
3114	9	*Zelkova serrata*	Zelkova	Good	
3115	15	*Pinus taeda*	Loblolly pine	Good	
3116	12	*Pinus taeda*	Loblolly pine	Poor	Fusiform rust canker on trunk
3117	10	*Pinus taeda*	Loblolly pine	Poor	One-sided, suppressed canopy
3118	5	*Liquidambar styraciflua*	Sweetgum	Good	
3119	7	*Liquidambar styraciflua*	Sweetgum	Good	
3120	23	*Pinus taeda*	Loblolly pine	Good	
3121	7	*Pinus taeda*	Loblolly pine	Poor	One-sided, suppressed canopy
3122	17	*Pinus taeda*	Loblolly pine	Poor	Fusiform rust canker on lower trunk
3123	20	*Quercus phellos*	Willow oak	Good	
3124	20	*Quercus phellos*	Willow oak	Good	
3125	6	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3126	9	*Pinus taeda*	Loblolly pine	Poor	One-sided, suppressed canopy
3127	28	*Quercus phellos*	Willow oak	Good	
3128	17	*Liriodendron tulipifera*	Tulip poplar	Poor	Dieback in codominant leader
3129	16	*Pinus taeda*	Loblolly pine	Good	
3130	12	*Pinus taeda*	Loblolly pine	Good	

3131	16	*Pinus taeda*	Loblolly pine	Good	
3132	15	*Pinus taeda*	Loblolly pine	Good	
3133	13	*Pinus taeda*	Loblolly pine	Good	
3134	9	*Liriodendron tulipifera*	Tulip poplar	Good	
3135	14	*Pinus taeda*	Loblolly pine	Good	
3136	16	*Pinus taeda*	Loblolly pine	Good	
3137	14	*Quercus phellos*	Willow oak	Good	
3138	13	*Pinus taeda*	Loblolly pine	Good	
3139	14	*Pinus taeda*	Loblolly pine	Good	
3140	14	*Pinus taeda*	Loblolly pine	Good	
3141	12	*Pinus taeda*	Loblolly pine	Good	
3142	15	*Pinus taeda*	Loblolly pine	Good	
3143	14	*Pinus taeda*	Loblolly pine	Good	
3144	12	*Pinus taeda*	Loblolly pine	Good	
3145	15	*Pinus taeda*	Loblolly pine	Good	
3146	15	*Pinus taeda*	Loblolly pine	Good	
3147	11	*Liriodendron tulipifera*	Tulip poplar	Good	
3148	15	*Pinus taeda*	Loblolly pine	Good	
3149	13	*Pinus taeda*	Loblolly pine	Good	
3150	17	*Pinus taeda*	Loblolly pine	Good	
3151	14	*Pinus taeda*	Loblolly pine	Good	
3152	20	*Pinus taeda*	Loblolly pine	Good	
3153	7	*Quercus lyrata*	Overcup oak	Good	Boundary tree
3154	6	*Quercus michauxii*	Swamp chestnut oak	Good	Boundary tree
3155	11	*Taxodium distichum*	Bald cypress	Good	Boundary tree
3156	6	*Magnolia grandiflora*	Southern magnolia	Good	Boundary tree
3157	7	*Magnolia grandiflora*	Southern magnolia	Good	Boundary tree
3158	10	*Quercus phellos*	Willow oak	Good	Boundary tree
3159	6	*Ulmus americana*	American elm	Good	Boundary tree
3160	6	*Ulmus americana*	American elm	Good	Boundary tree
3161	6	*Ulmus americana*	American elm	Good	Boundary tree
3162	6	*Ulmus americana*	American elm	Good	Boundary tree
3163	6	*Ulmus americana*	American elm	Good	Boundary tree
3164	9	*Quercus phellos*	Willow oak	Good	Boundary tree
3165	14	*Acer saccharum*	Sugar maple	Good	
3166	16	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 6/5/5
3167	18	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 7/6/5
3168	16	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 6/5/5
3169	16	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 6/5/5
3170	16	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 6/5/5
3171	15	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/5/5
3172	13	*Acer rubrum*	Red maple	Good	
3173	7	*Acer saccharum*	Sugar maple	Good	
3174	11	*Acer saccharum*	Sugar maple	Good	
3175	27	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 10/9/8
3176	15	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/5/5
3177	15	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/5/5
3178	15	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/5/5
3179	13	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 5/4/4
3180	10	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 4/4/2
3181	15	*Acer rubrum*	Red maple	Good	
3182	15	*Acer rubrum*	Red maple	Good	
3183	10	*Ilex x attenuata Fosteri*	Foster holly	Good	
3184	8	*Ilex x attenuata Fosteri*	Foster holly	Good	
3185	15	*Acer rubrum*	Red maple	Good	
3186	13	*Acer rubrum*	Red maple	Good	
3187	15	*Acer rubrum*	Red maple	Good	
3188	16	*Acer rubrum*	Red maple	Good	
3189	13	*Acer rubrum*	Red maple	Good	
3190	15	*Acer rubrum*	Red maple	Good	

3191	16	*Acer rubrum*	Red maple	Good	
3192	16	*Acer rubrum*	Red maple	Good	
3193	17	*Acer rubrum*	Red maple	Good	
3194	16	*Acer rubrum*	Red maple	Good	
3195	16	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good	Multi stem - 7/5/4
3196	18	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good	Multi stem - 9/5/4
3197	14	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good	Multi stem - 5/5/4
3198	14	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good	Multi stem - 7/4/3
3199	14	*Ilex x Nellie Stevens*	Nellie Stevens holly	Good	Multi stem - 5/5/4
3200	24	*Quercus phellos*	Willow oak	Good	
3201	25	*Quercus phellos*	Willow oak	Good	
3202	19	*Quercus phellos*	Willow oak	Good	
3203	18	*Quercus phellos*	Willow oak	Good	
3204	22	*Quercus phellos*	Willow oak	Good	
3205	26	*Quercus phellos*	Willow oak	Good	
3206	18	*Acer rubrum*	Red maple	Good	
3207	4	*Lagerstroemia sp.*	Crape mrytle	Poor	Trunk wound with decay
3208	12	*Lagerstroemia sp.*	Crape mrytle	Poor	Multi stem - 4/4/4; decay in base
3209	8	*Lagerstroemia sp.*	Crape mrytle	Good	Multiple stem - 4/4
3210	21	*Quercus shumardii*	Shumard oak	Good	
3211	11	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3212	7	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 3/2/2
3213	9	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 3/3/3
3214	14	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 6/5/3
3215	16	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 6/5/5
3216	14	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 5/5/4
3217	32	*Quercus phellos*	Willow oak	Good	
3218	31	*Quercus phellos*	Willow oak	Good	
3219	29	*Quercus phellos*	Willow oak	Good	
3220	25	*Quercus phellos*	Willow oak	Good	
3221	27	*Quercus phellos*	Willow oak	Good	
3222	15	*Quercus phellos*	Willow oak	Good	
3223	25	*Quercus phellos*	Willow oak	Good	
3224	23	*Quercus phellos*	Willow oak	Good	
3225	18	*Quercus phellos*	Willow oak	Fair	Thin canopy
3226	22	*Quercus phellos*	Willow oak	Good	
3227	10	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3228	11	*Acer rubrum*	Red maple	Good	
3229	21	*Quercus phellos*	Willow oak	Good	
3230	15	*Acer rubrum*	Red maple	Good	
3231	15	*Acer rubrum*	Red maple	Good	
3232	15	*Acer rubrum*	Red maple	Good	
3233	17	*Acer rubrum*	Red maple	Fair	Light decay in pruning wound
3234	18	*Acer rubrum*	Red maple	Good	
3235	20	*Acer rubrum*	Red maple	Good	
3236	20	*Acer rubrum*	Red maple	Good	
3237	20	*Acer rubrum*	Red maple	Good	
3238	5	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3239	5	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3240	5	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; mistletoe on trunk; dieback in canopy
3241	5	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; dieback in canopy
3242	7	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3243	7	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3244	7	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3245	7	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; dieback in trunk and canopy
3246	5	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; dieback in canopy
3247	6	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; dieback in canopy
3248	5	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; dieback in canopy

3249	7	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; dieback in canopy
3250	7	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3251	9	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 5/4
3252	14	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 5/5/4
3253	13	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 5/4/4
3254	13	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 5/4/4
3255	12	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 4/4/4
3256	13	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 5/5/3
3257	14	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 6/5/3
3258	6	*Magnolia x soulangeana*	Saucer magnolia	Good	Multi stem - 2/2/2
3259	6	*Magnolia x soulangeana*	Saucer magnolia	Good	Multi stem - 2/2/2
3260	6	*Magnolia x soulangeana*	Saucer magnolia	Good	Multi stem - 2/2/2
3261	16	*Acer rubrum*	Red maple	Good	
3262	16	*Acer rubrum*	Red maple	Good	
3263	14	*Acer rubrum*	Red maple	Fair	Light decay in pruning wound
3264	12	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 6/3/3
3265	14	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 6/4/4
3266	11	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 5/3/3
3267	13	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 6/5/2
3268	15	*Acer rubrum*	Red maple	Poor	Trunk wounds with fungal fruiting bodies and decay
3269	15	*Acer rubrum*	Red maple	Poor	Trunk wounds and dieback in trunk
3270	21	*Quercus shumardii*	Shumard oak	Good	
3271	14	*Cupressus x leylandii*	Leyland cypress	Fair	Interior dieback; undesirable species
3272	12	*Cupressus x leylandii*	Leyland cypress	Fair	Interior dieback; undesirable species
3273	17	*Cupressus x leylandii*	Leyland cypress	Fair	Interior dieback; undesirable species
3274	15	*Cupressus x leylandii*	Leyland cypress	Fair	Interior dieback; undesirable species
3275	13	*Cupressus x leylandii*	Leyland cypress	Fair	Interior dieback; undesirable species
3276	16	*Cupressus x leylandii*	Leyland cypress	Fair	Interior dieback; undesirable species
3277	14	*Cupressus x leylandii*	Leyland cypress	Fair	Interior dieback; undesirable species
3278	13	*Cupressus x leylandii*	Leyland cypress	Fair	Interior dieback; undesirable species
3279	13	*Cupressus x leylandii*	Leyland cypress	Fair	Interior dieback; undesirable species
3280	13	*Cupressus x leylandii*	Leyland cypress	Fair	Interior dieback; undesirable species
3281	12	*Cupressus x leylandii*	Leyland cypress	Fair	Interior dieback; undesirable species
3282	12	*Cupressus x leylandii*	Leyland cypress	Fair	Interior dieback; undesirable species
3283	8	*Ilex x attenuata Fosteri*	Foster holly	Fair	Trunk wound with no decay
3284	13	*Ilex x attenuata Fosteri*	Foster holly	Good	Multi stem - 5/4/4
3285	10	*Ilex x attenuata Fosteri*	Foster holly	Good	
3286	12	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 4/4/4
3287	12	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 4/4/4
3288	10	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 4/3/3
3289	12	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 4/4/4
3290	12	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 4/4/4
3291	10	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 4/3/3

3292	10	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 4/3/3
3293	12	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 6/4/2
3294	13	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 5/5/3
3295	10	*Juniperus virginiana*	Eastern red cedar	Poor	Dieback in canopy
3296	9	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3297	8	*Ulmus parvifolia*	Chinese elm	Fair	Invasive species; light dieback in canopy
3298	9	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3299	9	*Ulmus parvifolia*	Chinese elm	Fair	Invasive species; light dieback in canopy
3300	9	*Ulmus parvifolia*	Chinese elm	Poor	Invasive species; dieback in canopy
3301	8	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 3/3/2
3302	8	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 3/3/2
3303	8	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 3/3/2
3304	7	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 3/2/2
3305	7	*Lagerstroemia sp.*	Crape mrytle	Poor	Multi stem - 3/2/2; dieback in trunk
3306	8	*Lagerstroemia sp.*	Crape mrytle	Good	Multi stem - 3/3/2
3307	10	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3308	9	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3309	10	*Ulmus parvifolia*	Chinese elm	Fair	Invasive species; light dieback in canopy
3310	13	*Ulmus parvifolia*	Chinese elm	Fair	Invasive species; light dieback in canopy
3311	11	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 4/4/3
3312	12	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 4/4/4
3313	15	*Ilex vomitoria*	Yaupon holly	Fair	Multi stem - 5/5/5; trunk wound with no decay
3314	13	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 5/5/3
3315	13	*Ilex vomitoria*	Yaupon holly	Fair	Multi stem - 5/5/3; trunk wounds with no decay
3316	12	*Ilex vomitoria*	Yaupon holly	Good	Multi stem - 4/4/4
3317	14	*Ilex vomitoria*	Yaupon holly	Fair	Multi stem - 5/5/4; trunk wounds with no decay
3318	13	*Ulmus parvifolia*	Chinese elm	Good	Invasive species
3319	12	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 5/4/3
3320	8	*Ilex cornuta Burfordii*	Burford holly	Fair	Multi stem - 4/2/2; light dieback
3321	8	*Ilex cornuta Burfordii*	Burford holly	Poor	Multi stem - 4/2/2; dieback
3322	10	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 4/3/3
3323	10	*Ilex cornuta Burfordii*	Burford holly	Good	Multi stem - 4/3/3
3324	6	*Cryptomeria japonica*	Cryptomeria	Good	
3325	8	*Cryptomeria japonica*	Cryptomeria	Good	
3326	6	*Cryptomeria japonica*	Cryptomeria	Good	
3327	6	*Cryptomeria japonica*	Cryptomeria	Good	
3328	6	*Acer rubrum*	Red maple	Good	Boundary tree
3329	5	*Liquidambar styraciflua*	Sweetgum	Good	
3330	5	*Liquidambar styraciflua*	Sweetgum	Good	
3331	6	*Magnolia grandiflora*	Southern magnolia	Good	
3332	6	*Magnolia grandiflora*	Southern magnolia	Good	
3333	6	*Magnolia grandiflora*	Southern magnolia	Good	
3334	6	*Magnolia grandiflora*	Southern magnolia	Good	
3335	6	*Magnolia grandiflora*	Southern magnolia	Good	
3336	9	*Quercus phellos*	Willow oak	Good	Boundary tree
3337	7	*Acer rubrum*	Red maple	Good	Boundary tree
3338	6	*Acer rubrum*	Red maple	Good	Boundary tree
3339	8	*Acer rubrum*	Red maple	Good	Boundary tree
3340	8	*Quercus nuttallii*	Nuttall oak	Good	Boundary tree

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PO BOX 570186
ATLANTA, GA 30357

November 1, 2024

3650 Brookside Parkway - Poor Condition Tree Photos

Tree 3027 - Dieback in canopy

Tree 3041 - Dieback in canopy

Tree 3041 - Invasive species; dieback in canopy

Tree 3044 - Invasive species; dieback and mistletoe in canopy

Tree 3045 - Invasive species; dieback in canopy

Tree 3060 - Dieback in canopy

Tree 3065 - Invasive species; damage and dieback in trunk and canopy

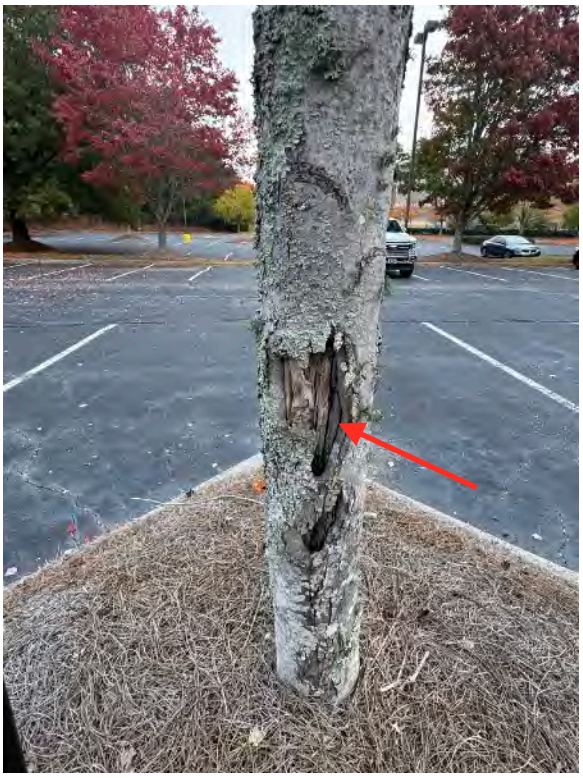
Tree 3065 - Invasive species; damage and dieback in trunk and canopy

Tree 3069 - Dieback in trunk and canopy

Tree 3070 - Decay in trunk; dieback in canopy

Tree 3070 - Decay in trunk; dieback in canopy

Tree 3073 - Trunk wound with decay



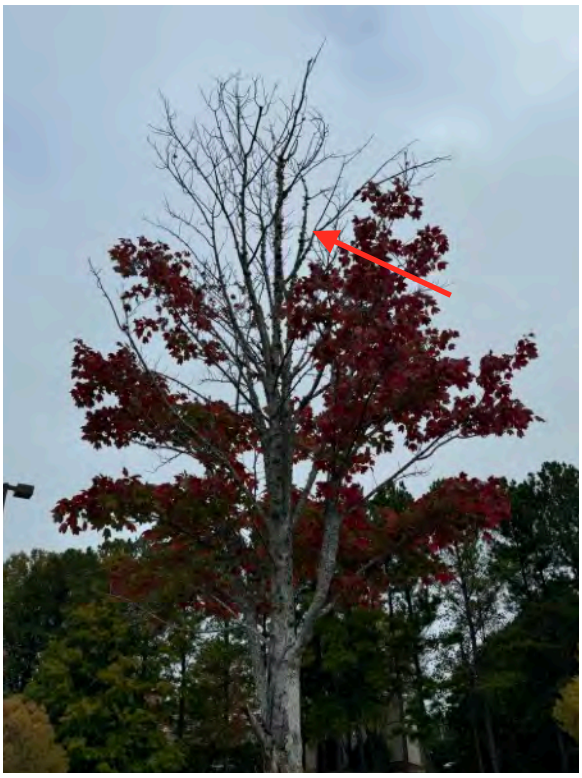
Tree 3074 - Trunk wound with decay; dieback in canopy

Tree 3074 - Trunk wound with decay; dieback in canopy

Tree 3081 - Dieback in canopy

Tree 3085 - Invasive species; dieback in canopy

Tree 3089 - Trunk wound with decay; dieback in canopy



Tree 3089 - Trunk wound with decay; dieback in canopy

Tree 3094 - Trunk wound with decay; dieback in canopy

Tree 3094 - Trunk wound with decay; dieback in canopy

Tree 3116 - Fusiform rust canker on trunk

Tree 3117 - One-sided, suppressed canopy

Tree 3121 - One-sided, suppressed canopy

Tree 3122 - Fusiform rust canker on lower trunk

Tree 3126 - One-sided, suppressed canopy

Tree 3128 - Dieback in codominant leader

Tree 3207 - Trunk wound with decay

Tree 3208 - Multi stem - 4/4/4; decay in base

Tree 3240 - Invasive species; mistletoe on trunk; dieback in canopy

Tree 3240 - Invasive species; mistletoe on trunk; dieback in canopy

Tree 3241 - Invasive species; dieback in canopy

Tree 3245 - Invasive species; dieback in trunk and canopy

Tree 3245 - Invasive species; dieback in trunk and canopy

Tree 3246 - Invasive species; dieback in canopy

Tree 3247 - Invasive species; dieback in canopy

Tree 3248 - Invasive species; dieback in canopy

Tree 3249 - Invasive species; dieback in canopy

Tree 3268 - Trunk wounds with fungal fruiting bodies and decay

Tree 3269 - Trunk wounds and dieback in trunk

Tree 3295 - Dieback in canopy

Tree 3300 - Invasive species; dieback in canopy

Tree 3305 - Multi stem - 3/2/2; dieback in trunk

Tree 3321 - Multi stem - 4/2/2; dieback

Trip Generation Report

Kimley»Horn

MEMORANDUM

To: Clint Walters, *The Providence Group of Georgia, LLC.*

From: Olivia Cook, P.E., *Kimley-Horn and Associates, Inc.*
John D. Walker, P.E., PTOE, *Kimley-Horn and Associates, Inc.*

Date: December 1, 2025

RE: ***Brookside West, City of Alpharetta, Georgia***
Traffic Technical Memorandum

Kimley-Horn is pleased to provide this traffic technical memorandum regarding the proposed *Brookside West* development in the City of Alpharetta, Georgia. The purpose of this memorandum is to get approval from the City of Alpharetta regarding analysis assumptions for the traffic impact study, if required.

INTRODUCTION

The *Brookside West* development is a proposed residential development consisting of a maximum of 104 townhomes. The approximate 8.76-acre site is located at 3650 Brookside Parkway along the south side of Old Milton Parkway (SR 120) and the north side of Brookside Parkway.

The site currently consists of a vacant, multi-story office building and is zoned (O-I) for Office Institutional land uses. The proposed zoning is R-10M for Multiple Family Residential land uses.

The existing site is served by two (2) full-movement driveways along Brookside Parkway. One driveway is located on the western side of the site (offset to the south from the driveway to 3655 Brookside Parkway across the street) while the other driveway is located along the south side of the site (aligned with an entrance to Georgia State University Alpharetta mission Center). The reconfigured residential site will keep the southern driveway location and it will remain full-movement. The existing western driveway will be shifted north along Brookside Parkway (north of the driveway to 3655 Brookside Parkway), and converted to right-in/right-out (RIRO).

Figure 1 provides a location map. **Figure 2** provides an aerial imagery of the project site. Additionally, the preliminary site plan for the proposed development is provided.

Currently, there are two (2) adjacent developments: DRI 4317 (*Brookside Mixed-Use*) and the *Brookside East* development which has begun construction. The adjacent development traffic will be analyzed as projected background (non-project) traffic since the traffic is expected on the roadway without the *Brookside West* development.

STUDY INTERSECTIONS

If a traffic impact study is required, it is proposed to collect vehicle peak hour turning movement counts at the following study intersections:

1. Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek (signalized)
2. Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (signalized)
3. Brookside Parkway at West Driveway/3655 Brookside Driveway (unsignalized)
4. Brookside Parkway at South Driveway/Georgia State University Driveway (unsignalized)

It is proposed to collect a 24-hour bi-directional speed count along Brookside Parkway, west of the south driveway since the roadway is adjacent to access to the *Brookside West* development.

BACKGROUND GROWTH

Traffic volumes for future conditions are proposed to be based on annual traffic growth. The growth rate for the area was calculated using historical traffic count data obtained from GDOT's Traffic Analysis and Data Application (TADA) database throughout the study roadway network. Additionally, census data was researched for population growth estimates. The growth rate calculations are provided as an attachment.

Based on the historical data, The Existing 2025 peak hour traffic volumes are proposed to be increased by 1.0% per year to account for the expected background growth in traffic through the estimated build-out year of 2028. This is consistent with the previously noted DRI 4317 (*Brookside Mixed-Use*) development.

ADJACENT PROJECTS

The Atlanta Regional Commission's 2050 Metropolitan Transportation Plan, GDOT Statewide TIP (STIP), GDOT's GeoPI system, Fulton County TSPLOST, Fulton County's Comprehensive Transportation Plan (CTP), and Alpharetta City Projects portal were researched for currently programmed transportation projects within the vicinity of the proposed development:

- **SR 120 (Old Milton Parkway) Widening (PI 0017187 & ARC FN-176):** This project proposes to widen SR 120 (Old Milton Parkway) from Northpoint Parkway to Kimball Bridge Road. The construction date is estimated to be 2028.
- **Brookside Parkway Road Diet:** This project proposes to reduce the number of lanes along Brookside Parkway from its western intersection with SR 120 (Old Milton Parkway) to the eastern intersection. The roadway is proposed to be 1 lane in each direction and is proposed to be constructed by 2029.
- **Alpha Loop Multiuse Path Phase 2:** This phase of the Alpha Loop is from Chelsea Walk Neighborhood to Thompson Street. No construction date is available.
- **Alpha Loop Multiuse Path Phase 3:** This phase of the Alpha Loop is from Atley Neighborhood to Westside Parkway. No construction date is available.

The above projects are projected to affect roadway laneage or traffic volumes of the study network. Therefore, all projects will be included in the analysis.

TRIP GENERATION

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development and the distribution and assignment of that traffic through the study roadway network.

Anticipated trip generation for the proposed *Brookside West* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition, 2025. The project trip generation for the *Brookside West* development is summarized in **Table 1**.

Table 1: Gross Trip Generation for Proposed Brookside West Development

Land Use	ITE Code	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Single Family Attached	*215*	*104 units*	682	341	341	46	12	34	51	29	22
Gross Trips Total			**682**	**341**	**341**	**46**	**12**	**34**	**51**	**29**	**22**

Note: To present a conservative analysis, no reductions due to alternative mode, pass-by, or internal capture were assumed.

Based on the trip generation shown in **Table 1**, the proposed *Brookside West* development is projected to generate up to 682 gross daily trips (341 in; 341 out), 46 AM peak hour trips, and 51 PM peak hour trips on an average weekday.

TRIP DISTRIBUTION AND ASSIGNMENT

The directional distribution and assignment of adding new trips (project trips) related to the proposed development was based on a review of land uses and population densities in the area, and a review of the existing travel patterns in the area. A detailed residential trip distribution and assignment is shown in **Figure 3**.

SUMMARY

As currently envisioned, the *Brookside West* development will consist of 104 townhomes. Additionally, there are two (2) adjacent developments that will be included in the analysis as projected background traffic. The *Brookside West* development is located on an 8.76-acre site south of SR 120 (Old Milton Parkway) and north of Brookside Parkway, at 3650 Brookside Parkway. The site currently consists of a vacant multistory office building. The proposed development is expected to generate 682 total daily gross peak hour trips, 46 AM peak hour trips, and 51 PM peak hour trips. The following four (4) intersections are proposed to be studied:

1. Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek (signalized)
2. Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (signalized)
3. Brookside Parkway at West Driveway/3655 Brookside Driveway (unsignalized)
4. Brookside Parkway at South Driveway/Georgia State University Driveway (unsignalized)

The Existing 2025 traffic volumes will be grown at 1.0% per year through the build-out of the project. The proposed trip distributions are attached to this memorandum.

Kimley-Horn is prepared to move forward with the detailed traffic analysis and the full traffic impact study. We request your concurrence with the traffic study methodology documented in this technical traffic memorandum at your earliest convenience.

We hope this information is helpful. Please contact me if you have any questions.

Sincerely,

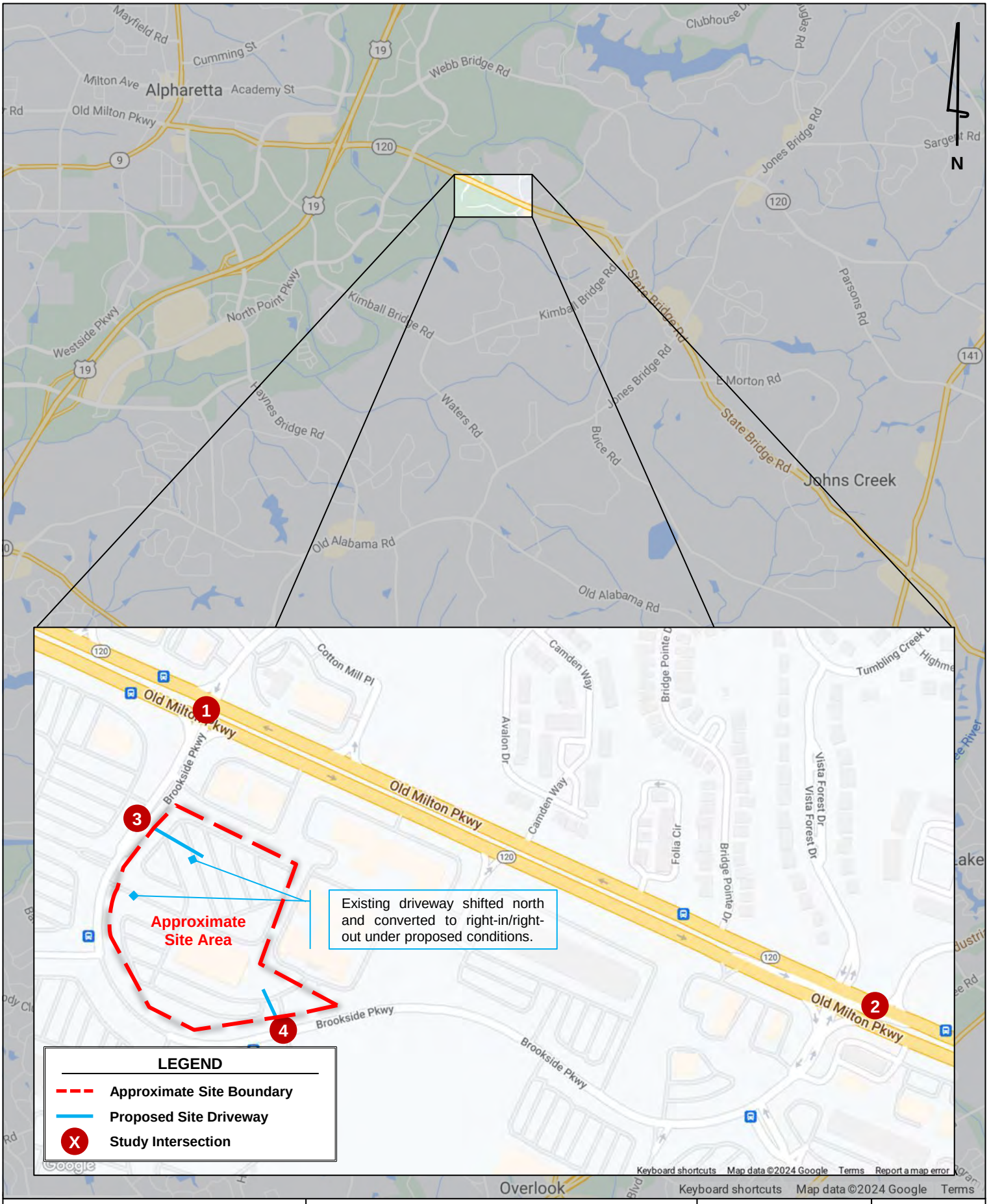
KIMLEY-HORN AND ASSOCIATES, INC.

John D. Walker, P.E., PTOE
Senior Vice President

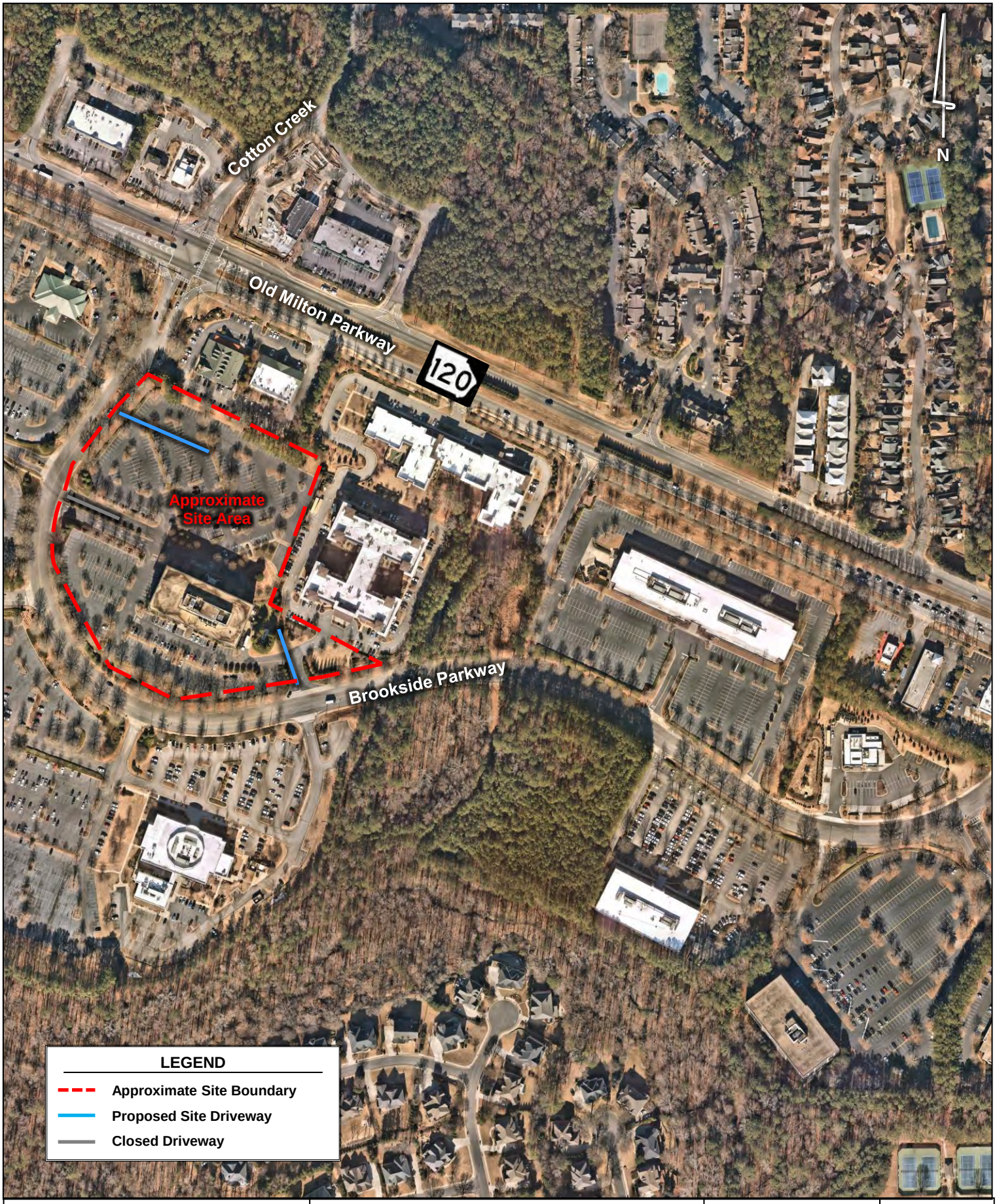
Olivia Cook, P.E.
Project Engineer

Attachments:

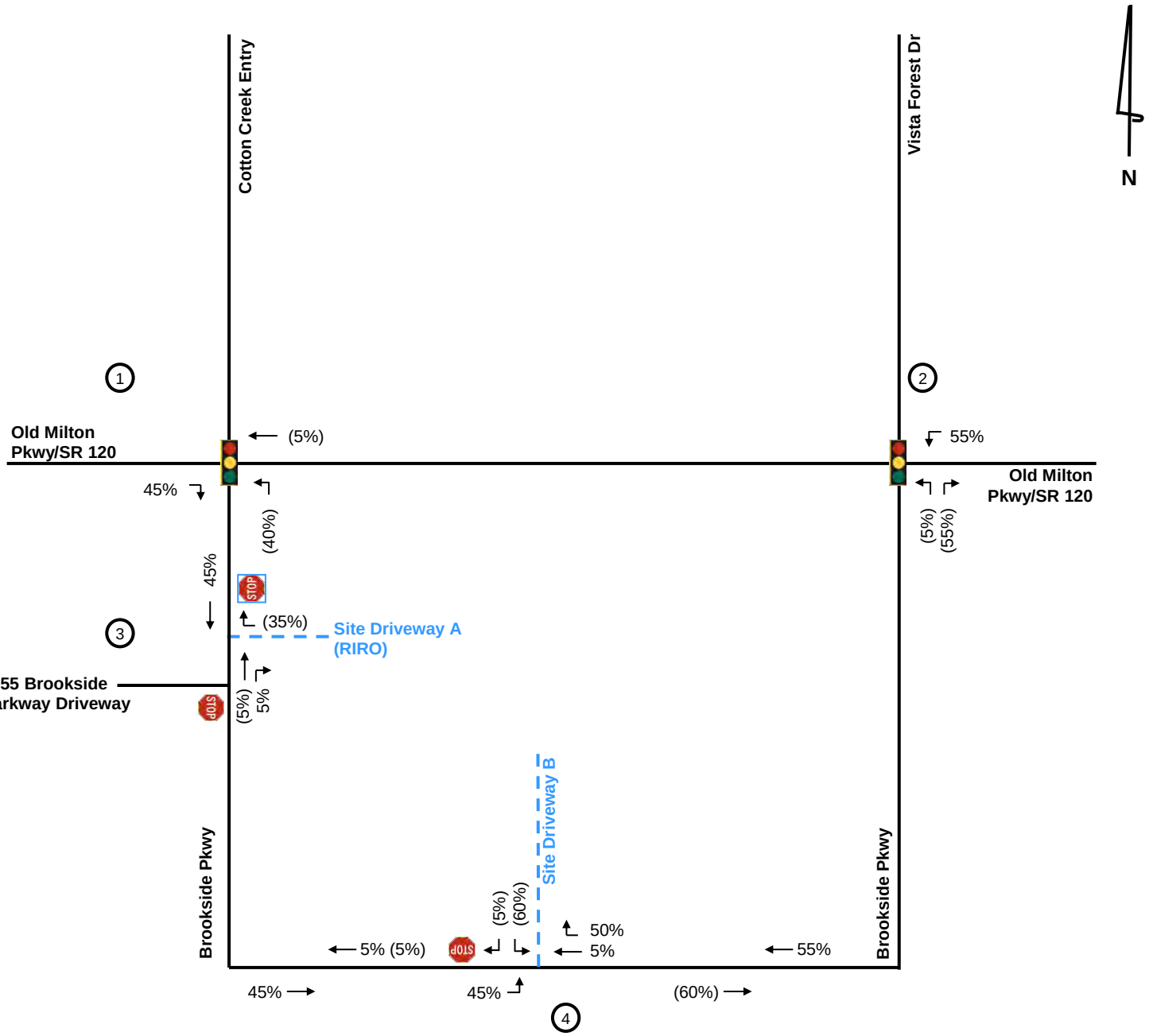
- Figure 1: Site Location Map
- Figure 2: Site Aerial
- Figure 3: Trip Distribution & Assignment
- Growth Rate Calculations
- Site Plan



Kimley»Horn	***Brookside West*** **Traffic Tech Memo**	**Site Location Map**	**Figure 1**



Kimley»Horn	***Brookside West*** **Traffic Tech Memo**	**Site Aerial**	**Figure 2**



LEGEND

- Turning Movement
- XX % Traffic Entering
- (XX) % Traffic Exiting
- Proposed Driveway
- Proposed STOP Control
- Existing STOP Control
- Existing Traffic Signal
- (X) Intersection Reference Number

Kimley»Horn	***Brookside West*** **Traffic Tech Memo**	**Trip Distribution & Assignment**	**Figure 3**

Trip Generation Analysis (12th Ed. with *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC)
Brookside West
City of Alpharetta, Georgia

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
215 Single-Family Attached Housing	104 d.u.	682	46	12	34	51	29	22
Gross Trips		**682**	**46**	**12**	**34**	**51**	**29**	**22**
Residential Trips		682	46	12	34	51	29	22
Mixed-Use Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Adjusted Residential Trips		682	46	12	34	51	29	22
Mixed-Use Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Alternative Mode Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
Pass-By Reductions - TOTAL		*0*	*0*	*0*	*0*	*0*	*0*	*0*
New Trips		**682**	**46**	**12**	**34**	**51**	**29**	**22**

k:\alp_tpto\019913032_brookside traffic-alpharetta-tripgen-tia-october 2023\other brookside nov 2025\[brooksideanalysis.xlsm]trip generation

Brookside West
Growth Rate Table

Source:	GDOT
Location:	Old Milton Parkway (SR 12)
	w/o SR 400
Route Type:	Principal Arterial
Station:	121-0310

Count Year	Volume	Growth Rate
2018	45,100	
2019	50,000	10.86%
2020	*46,100*	*-7.80%*
2021	49,800	8.03%
2022	51,800	4.02%
Avg. 1 Year Rates 2018-2022		**3.52%**

Source:	GDOT
Location:	Old Milton Parkway (SR 120)
	e/o Brookside Parkway/Cotton Creek
Route Type:	Principal Arterial
Station:	121-0312

Count Year	Volume	Growth Rate
2018	52,000	
2019	52,400	0.77%
2020	*41,800*	*-20.23%*
2021	45,100	7.89%
2022	47,900	6.21%
Avg. 1 Year Rates 2018-2022		**-2.03%**

Source:	GDOT
Location:	Webb Bridge Road
	w/o Park Bridge Road
Route Type:	Major Collector
Station:	121-0918

Count Year	Volume	Growth Rate
2018	18,200	
2019	18,600	2.20%
2020	*17,300*	*-6.99%*
2021	18,300	5.78%
2022	12,800	-30.05%
Avg. 1 Year Rates 2018-2022		**-8.42%**

Source:	GDOT
Location:	Park Bridge Road
	n/o Old Milton Parkway (SR 12)
Route Type:	Local Road
Station:	121-8739

Count Year	Volume	Growth Rate
2018	5,110	
2019	5,210	1.96%
2020	*2,460*	*-52.78%*
2021	2,610	6.10%
2022	2,670	2.30%
Avg. 1 Year Rates 2018-2022		**-14.98%**

Source:	GDOT
Location:	Webb Bridge Road
	n/o Kimball Bridge Road
Route Type:	Major Collector
Station:	121-7222

Count Year	Volume	Growth Rate
2018	12,800	
2019	13,100	2.34%
2020	*12,100*	*-7.63%*
2021	11,900	-1.65%
2022	12,200	2.52%
Avg. 1 Year Rates 2018-2022		**-1.19%**

Source:	GDOT
Location:	Kimball Bridge Road
	e/o Webb Bridge Road
Route Type:	Minor Arterial
Station:	121-0314

Count Year	Volume	Growth Rate
2018	26,200	
2019	30,500	16.41%
2020	*28,100*	*-7.87%*
2021	28,700	2.14%
2022	29,900	4.18%
Avg. 1 Year Rates 2018-2022		**3.36%**

	Annual Growth
Fulton County Population Annual Growth (2000-2010):	1.21%
Fulton County Population Annual Growth (2010-2020):	1.48%
Fulton County ARC Population Forecast (2020-2050):	0.72%
City of Alpharetta Population Annual Growth (2000-2010):	5.14%
City of Alpharetta Population Annual Growth (2010-2020):	1.35%

SITE NOTES

1. Site area - ±8.76 acres
2. Total Number of Lots/Units - 104
3. Density - 11.8 Lot/Units per acre.
4. Existing Zoning - O-I
5. Proposed Zoning - R-10M
6. Proposed land use : Residential
   - 30 - 22' wide Townhome
   - 38 - 20' wide Townhome
   - 36 - 18' wide Townhome

NORTH

0 20 40 80

SCALE IN FEET

thePROVIDENCEgroup

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ALPHARETTA, GA

12/01/25

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Kimley»Horn

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** CLUP-25-05/Z-25-18/V-25-32 MCKINLEY HOMES/MORRIS ROAD

PLANNING COMMISSION: MARCH 5, 2026

CITY COUNCIL: MARCH 23, 2026

II. **RECOMMENDATION:**

Approve CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road, subject to the following conditions:

1. The 14.976-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan prepared by PEC, revised 11/5/25, except for changes required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation shall be 'Mixed Use'.
3. Maximum residential density shall be limited to no more than 7.35 dwelling units per acre.
4. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with the conditions below, subject to final approval by DRB. Condominium building shall have 4-sided architecture, materials and details, as approved by DRB. Parking deck shall have materials and details that are compatible with the condominium building, as approved by DRB.
5. Development regulations shall be as follows:
   a. 110 'For-Sale' condominium units shall be permitted in a building with a maximum height of 3-stories. Minimum 30% of units shall be 1-bedroom and no units shall have more than 2 bedrooms. No more than 10% of units shall be rented as stated in the Condominium documents.
   b. Retail/Restaurant – Maximum 5,000 square feet shall be permitted in the ground floor of an office building, not including outdoor dining areas. A restaurant shall include outdoor dining areas. No drive-through restaurants shall be permitted.
   c. Office – Maximum 212,000 square feet and maximum building height of 4 stories shall be permitted.
6. Master Plan shall be limited to the following uses and further restricted by conditions of zoning:
   a. Office
   b. Retail
   c. Restaurant (no drive-through)
   d. 'For-Sale' Residential
7. Retail uses shall be limited to the following:
   a. Art Gallery
   b. Bakery
   c. Barber Shop and Beauty Shop
   d. Book Store
   e. Brewery
   f. Dry Cleaning Pick-up Station
   g. Fitness Studio
   h. Florist, Retail without Greenhouse
   i. Grocery Store (not to exceed 5,000 SF)

j. Office Supply Store (not to exceed 3,000 SF)
k. Print Shop
l. Restaurant (no drive-through)
m. Retail Establishment

8. Internal drive aisles shall be private.
9. Sidewalk along east side of condominium building shall connect to the public sidewalk along Morris Road.
10. Minimum building setbacks/landscape strips shall be 10' on the side and rear property lines.
11. Developer shall save trees as depicted on the plans prepared by Root Zone Tree Consultants, dated 11/5/25. Construction near Tree 2195 shall be under the supervision of the project arborist with a comprehensive tree care plan tailored to offset any impacts to this tree and provide basic care, as approved by Staff.
12. Minimum 4.26 acres of open space shall be provided within the development, substantially as depicted on site plan prepared by PEC, revised 11/5/25. Central amenity space at main project entrance of Morris Road shall be enhanced with seating/gathering amenities, hardscape and landscaping and shall be connected to the internal sidewalk system, as approved by Staff.
13. Developer shall submit a traffic impact study (TIS) with methodologies and analyses to be coordinated with, reviewed, and approved by Staff prior to LDP. If applicable, any geometric, traffic control, and/or signal improvements identified and evaluated in the updated TIS to mitigate unacceptable levels-of-service (LOS) operations shall also be coordinated with and approved by Staff and implemented by the developer. To safely accommodate vehicular movements entering or exiting the public right-of-way at the studied intersections, applicable existing left turn lane or right turn lane storage and taper lengths shall also be improved to the minimum lengths needed, as identified and approved by Staff.

Design Conditions:

14. Condominium building shall address Morris Road, including ground floor units with individual walkouts and front yards defined by a decorative low wall, hedge with decorative columns or decorative fence located outside of the required landscape strip, as approved by DRB.
15. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products, as approved by DRB.
16. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff. Developer shall install a pond aerator and perimeter decorative landscaping, where feasible, as approved by Staff.
17. Developer shall provide at least 2 original focal point features (sculptures, murals or monument) located at prominent locations within the development, with final approval by the Cultural Arts Commission. Construction of 1 sculpture, mural shall be required concurrent with the first CO and all sculptures, murals shall be completed prior to final CO.
18. Corner of Morris Road and Old Morris Road shall be designed with a minimum 5,000 square foot open space and shall incorporate a decorative low wall, hardscape, and landscape, as approved by DRB.
19. Project entrances off Morris Road and Old Morris Road shall be designed with a minimum 2,500 square foot open space and shall incorporate a decorative low wall, hardscape, and landscape, as approved by DRB.
20. Developer shall remove westernmost existing driveway on Morris Road and shall extend the sidewalk to connect to the existing sidewalk. Landscape strip shall be planted in the area of the removed driveway.
21. Provide detailed street planting for Morris Road and Old Morris Road. Landscape plan shall be approved by DRB prior to submission of an LDP.
22. Developer shall dedicate a public access easement and construct a minimum 12' concrete, accessible multi-use trail connection as depicted on site plan prepared by PEC, revised 11/5/25, with final alignment, design and materials approved by Staff and construction completed prior to the first CO. Trail shall be laid out and constructed with the least impact to existing trees. Low impact construction techniques shall be used to minimize impacts to the CRZ of the trees to be conserved, as approved by the City Arborist. Property owner shall allow a future secondary trail connection (at the south end of the lake) to the multi-use trail for the

properties to the west. Multi-use trail connection shall include seating/gathering areas, lighting, landscaping, and trailhead amenities consistent with the Windward Parkway and Highway 9 Strategic Master Plan. Wayfinding signage shall be provided at key location(s) along the trail, as approved by Staff. Condominium association shall be responsible for maintenance of the trail. Multi-use trail connection shall be eligible for impact fee credits.

23. Retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
24. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. Bicycle facilities shall be provided throughout the development.
25. Prior to LDP, the applicant shall submit for approval a document titled 'McKinley Homes/Morris Road Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval. This document shall address entrance treatment details for the Morris Road entrance.
26. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from the street. Parapet walls shall be used, as needed, to screen roof-top mechanical equipment and views.
27. Prior to LDP, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
    a. Approved specifications and standards identified for each use within the total development.
    b. Pedestrian network.
    c. Overall planned open space areas.
28. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road".

III. REPORT IN BRIEF:

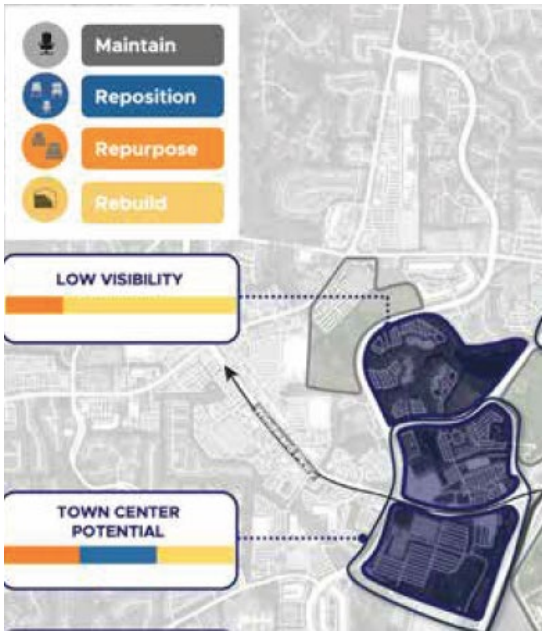
The applicant, McKinley Homes, is requesting a comprehensive land use plan amendment, rezoning and variance to allow a mixed-use development consisting of 110 'For-Sale' condominium units, 207,000 square feet of office (existing), and 5,000 square feet of retail/restaurant use on 14.976 acres in the Windward Parkway and Highway 9 Strategic Master Plan. The proposed density is 7.35 dwelling units per acre. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed-Use). A variance is requested to reduce the minimum lot size in the MU district and reduce the minimum commercial percentage in the MU district. The property is located at 12725 and 12735 Morris Road at the southwest corner of Old Morris Road and Morris Road.

DISCUSSION

The submitted request, if approved, would allow a mixed-use development consisting of 110 'For-Sale' condominium units, 207,000 square feet of office (existing), and 5,000 square feet of retail/restaurant use on 14.976 acres in the Windward Parkway and Highway 9 Strategic Master Plan. The proposed residential density is 7.35 dwelling units per acre. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed-Use). A variance is requested to reduce the minimum lot size in the MU district and reduce the minimum commercial percentage in the MU district. The property is located at 12725 and 12735 Morris Road at the southwest corner of Old Morris Road and Morris Road.

The property is zoned O-I and is developed with two (2), four (4) story office buildings and an 828-space surface parking lot known as Deerfield Point. Surrounding properties are zoned C-2 (General Commercial) to the south, O-I and C-2 to the west, City of Milton to the north, and AG (Agriculture) and C-1 (Neighborhood Commercial) to the east. The Windward Plaza shopping center is located to the south, LA Fitness and Courtyard by Mariott Hotel are located to the west, Verizon office buildings are located to the north, and Morris Cemetery, Hampton Inn & Suites, and an undeveloped commercial property are located to the east. The comprehensive land use plan designation of the property is 'Corporate Office' and is located in the Windward Parkway and Highway 9 Strategic Master Plan.

The Windward Parkway and Highway 9 Strategic Master Plan was completed in 2024 in coordination with the City of Alpharetta, the City of Milton, and the TrueNorth 400 CID. The plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. Construction of higher-density housing ('For-Sale' townhomes and large-scale multi-family) integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area.



As shown in the images below, a connection is depicted through the subject property and Windward Plaza shopping center connecting Windward Parkway to Morris Road. The connection is envisioned to promote pedestrian scaled redevelopment of the shopping center and would provide access to the residential area of Deerfield. A trail connection is also depicted along Old Morris Road with the intent of providing a connection to the MARTA Park-and-Ride. The trail connection is likely to be placed on the east side of Old Morris Road, which is not adjacent to the subject property. The property is also located just south of the City of Milton's future Deerfield Lake Loop, which is a one (1) mile recreational loop around an existing lake and adjacent to the Verizon campus. A private trailhead is depicted on the subject property and would provide access to the Deerfield Lake Loop, as well as a secondary trail connection to the properties to the west. As shown on the following page, trailhead amenities were contemplated in the Plan to create an identity and promote use of the trail system.

Windward Pkwy/Morris Rd Connection

Deerfield Lake Loop

Trailhead Amenities

The Windward Parkway & Highway 9 Strategic Master Plan also identifies a key site in the City of Milton, which is an eight (8) acre undeveloped property on the north side of Morris Road, which sits between the Verizon corporate campus and a seven (7) acre lake. The Plan suggests that the site be developed with public amenities (public park) and event facilities with restaurant that take advantage of the adjacent lake.

Variances are requested to reduce the minimum lot size in the MU district from 25 acres to 14.976 acres and to reduce the minimum commercial percentage from ten percent (10%) to 1.5%. The proposed mixed-use development would include approximately 63.5% office, 35% residential, and 1.5% commercial. There is approximately 259,376 SF of commercial uses in the adjacent Windward Plaza shopping center, as well as two (2) adjacent hotels with approximately 257 hotel rooms. The proposed mixed-use development would be supported by the future and existing commercial uses in the immediate vicinity of the property.

SITE PLAN

The submitted site plan depicts the two (2) existing office buildings (212,000 square feet) to remain and a new three (3) story, 110-unit 'For-Sale' condominium building and parking deck added in the existing parking lot on the west side of the property. A central amenity area with parking is situated between the three (3) buildings are the main project entrance off Morris Road. 5,000 square feet on the ground floor of the north office building is depicted to be converted to commercial use. The 'For-Sale' condominium building is pulled up to Morris Road with a three (3) level parking deck connected at the south end of the building. The westernmost curb cut on Morris Road will be removed, and the remaining two (2) curb cuts on Morris Road and curb cut on Old Morris Road will be utilized for the development.

A 35' setback is depicted on Morris Road and Old Morris Road, 50' setback on the west side of the property, and 25' setback on the south side of the property and adjacent to Morris Cemetery. Building setbacks, landscape strips, and planters are variable along the primary drive aisle running through the property. Five-foot (5') sidewalks have been added to the primary drive aisle, which will function as a street providing vehicular and pedestrian connectivity between Morris Road and Windward Parkway through the proposed development and the Windward Plaza shopping center. Sidewalks have also been added to provide connections to the office buildings and converted commercial space. The existing sidewalks along Morris Road and Old Morris Road are depicted to remain. A ten-foot (10') multi-use trail is depicted on the west side of the development, which is located between the condominium building and the lake. The trail provides connectivity between Morris Road and Windward Parkway and would connect to the future eight (8) acre public park/event facility on the north side of Morris Road in the City of Milton.

A three (3) level parking deck with 210 spaces is depicted attached to the south end of the condominium building. The parking deck has access from the main drive aisle on the east side of the condominium building. An additional 612 surface parking spaces will serve the property. As shown in the table below, the UDC parking regulations require 811 parking spaces for the proposed development, which includes a 25% shared parking reduction. The applicant submitted a parking analysis showing that the three (3) uses have different peak periods of demand. The parking study demonstrates that the amount of parking provided within the development will exceed the parking demand.

Parking Table

Use	SF/dus	UDC Parking Rate	Required Parking*
Office	207,000 SF	1/250 SF	621 spaces
Condominium	110 dus	(34 dus x 1.5/unit) +(76 dus x 2/unit)	152 spaces
Retail/Restaurant	5,000 SF	1/100 SF	38 spaces
Total Required			**811 spaces**
Total Provided			**822 spaces**

*UDC permits a 25% shared parking reduction for existing and new uses.

The submitted open space plan depicts 4.26 acres of open space, which includes 1.49 acres of civic space and 2.77 acres amenity/open space. The MU district requires a minimum ten percent (10%) civic space, as well as one (1) acre of open space per 100 population generated by residential uses. 2020 U.S. Census data reflects 2.52 persons per household in the City, of which the proposed development would generate a population of approximately 277 residents. Therefore, 2.77 acres of open space and 1.49 acres of civic space (4.26 acres total) is required for the mixed-use development. The site plan depicts civic space to include a multi-use trail connection. Amenity space is depicted to include a pool/amenity area, courtyards, lobby/amenity area, central amenity area, yards, balconies, landscaped areas, entry features, and outdoor seating areas.

Because the property is already developed, natural tree areas are limited to the perimeter of the property. All other trees on the property would have been planted at the time the property was developed. Existing perimeter trees will remain, except where the pedestrian trail is depicted on the west side of the property. A shared detention pond (lake) serving the subject property and Windward Plaza shopping center is located on the west side of the property and extends onto the adjacent property to the west.

TRAFFIC

The total trip generation for the applicant's proposal is estimated in the table below, which would add 110 'For-Sale' condominium units and convert 5,000 square feet of the approximate 212,000 square feet of existing office use to commercial use. The trip generation report estimates that the combined uses would generate approximately 317 AM Peak Hour trips and 323 PM Peak Hour trips. Based on the current use of the property as an office development, the applicant's proposal would result in an estimated increase of 60 AM Peak Hour trips and 82 PM Peak Hour trips.

Land Use	Code	Density (SF/DU)	Period	TOTAL	IN	OUT
Multi-Family Housing (Low-Rise)	220	110 DU	Daily	740	370	370
			AM Peak Hour	51	12	39
			PM Peak Hour	60	37	23
Strip Retail Plaza (< 40 ksf)	822	5,000 SF	Daily	441	221	220
			AM Peak Hour	20	11	9
			PM Peak Hour	48	24	24
General Office Building	710	207,000 SF	Daily	1487	744	743
			AM Peak Hour	252	222	30
			PM Peak Hour	236	38	198
Total New Primary Trips			Daily	*2668*	*1335*	*1333*
			AM Peak Hour	*323*	*245*	*78*
			PM Peak Hour	*344*	*99*	*245*
Total Internal Capture Trips			Daily	*-187*	*-94*	*-94*
			AM Peak Hour	*-6*	*-3*	*-3*
			PM Peak Hour	*-21*	*-11*	*-11*
Total Net New Trips			**Daily**	***2481***	***1241***	***1239***
			AM Peak Hour	***317***	***242***	***75***
			PM Peak Hour	***323***	***88***	***234***

Based upon methodologies from ITE's Trip Generation, 12th Edition (2025)

The Windward Parkway and Highway 9 Strategic Master Plan recommends implementing new roadway or trail network improvements through the proposed site. Since Fall 2025, Staff has coordinated with their counterpart at the City of Milton and has determined that the Plan's trail network improvements are most

beneficial for the subject site. The applicant's site plan depicts a ten-foot (10') pedestrian trail connection through the site.

The submitted traffic impact study analyzed seven (7) intersections in the Windward Plaza area, three (3) of which are proposed site driveways. The mixed-use development is proposed to be constructed in a single phase in 2027. The study concludes that no changes or improvements are recommended to the existing driveway configurations due to the impact of site traffic aside from closing the full-access site driveway on Morris Road. The results of the submitted traffic operations analysis for future conditions indicate all signalized study intersections will continue operating at an overall level of service (LOS) "D" or better, except for the signalized intersections of Windward Parkway at Deerfield Parkway/Westside Parkway and Windward Parkway at HP Driveway/Windward Plaza Drive. Currently submitted analyses indicate these intersections will operate at an overall LOS "E" in the PM peak hour, with a marginal increase in delay due to the impact of site generated traffic. All stop-controlled approaches at the unsignalized intersections will continue operating as LOS "B" or better with the impact of site generated traffic.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County Schools calculated the potential number of children who may live on the property by using their standard calculation to distinguish the number of children that a residential development will generate. The following table outlines these figures:

FULTON COUNTY SCHOOLS – 110 Condominium units

School	Estimated # New FCS Students Generated
Manning Oaks Elementary School	0 – 19
Hopewell Middle School	1 – 6
Alpharetta High School	0 – 7
Total	1 – 32

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 1 – 32 school age children. All three schools are shown to be below capacity.

STANDARDS FOR COMPREHENSIVE LAND USE PLAN AMENDMENTS

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval provides the following criteria for consideration when evaluating a request for a change in land use:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: The Windward Parkway and Highway 9 Strategic Master Plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. Construction of higher-density housing integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area. The applicant's proposal is consistent with the Plan's vision.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The Horizon 2040 Comprehensive Plan includes policies to allow mixed use patterns that create activity nodes in appropriate areas near or within existing suburban office developments. Land Use Strategy 10.1 and 10.2 call for "mixed use patterns that will create activity nodes near existing suburban office developments" and "retrofitting suburban office with desirable amenities." Housing Goal H and Strategy 5.3 emphasize diversifying housing options and expanding "Missing Middle" choices to balance Alpharetta's jobs-to-housing ratio. ED Policy 2 encourages investment in office districts with amenities that attract highly skilled employees.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The proposed future land use change to allow a mixed-use development would not result in significant impacts on the transportation network as compared to standalone, suburban office development. While the addition of residential use would increase the demand on park and recreation services and facilities, the proposed mixed-use development would be supported by sufficient on-site open space, multi-use trail connections and amenities, as well as a future eight (8) acre public park in the City of Milton.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: The proposal would not negatively impact public health, safety, and welfare. The intent of the proposal is to create a town center activity node in an effort to re-position the Deerfield suburban office park and Windward commercial corridor for long-term success. The Windward Parkway and Highway 9 Strategic Plan calls for transforming Windward and Morris Road into a walkable mixed-use corridor, with "infill redevelopment opportunities that balance office, residential, and commercial."

E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: The Windward Parkway and Highway 9 Strategic Master Plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. Construction of higher-density housing integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

A. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The proposed mixed-use development is suitable in view of the adjacent and nearby properties, which are developed as a suburban office park and commercial corridor. The Windward Parkway and Highway 9 Strategic Master Plan envisions the area as a town center development connecting the existing commercial node at the Windward Plaza shopping center with surrounding office and adding residential uses. The town center development is situated adjacent to a future park located across Morris Road in the City of Milton.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal would not adversely affect the existing use of adjacent or nearby properties, which are developed as a suburban office park and commercial corridor. The proposal is consistent with the vision of the Windward Parkway and Highway 9 Strategic Master Plan which envisions the area as a walkable, connected town center development.

C. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's proposal represents retrofitting an existing office development on underutilized land currently developed as a surface parking lot. The proposal would not adversely affect the natural environment. Tree saves are proposed along the perimeter of the property and around the existing lake on the west side of the property.

D. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The Windward Parkway and Highway 9 Strategic Master Plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. Construction of higher-density housing integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area. The applicant's proposal is consistent with the Plan's vision and would bring residences closer to goods and services and where people work.

E. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The proposal would not have significant impact on public facilities and services. The proposed mixed-use development is located in close proximity to Georgia 400, a MARTA Park-and-Ride and bus route and would not have significant impact on the surrounding roadway network. In addition, the proposed development would be supported by sufficient on-site open space, multi-use trail connections and amenities, as well as a future eight (8) acre public park in the City of Milton.

F. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The Windward Parkway and Highway 9 Strategic Master Plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. Construction of higher-density housing integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area. The applicant's proposal is consistent with the Plan's vision and would bring residences closer to goods and services and where people work.

G. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare against the right to unrestricted use of property.

Response: The proposal reflects a reasonable balance and would not negatively impact public health, safety, and welfare. The intent of the proposal is to create a town center activity node in an effort to re-position the Deerfield suburban office park and Windward commercial corridor for long-term success. The Windward Parkway and Highway 9 Strategic Plan calls for transforming Windward and Morris Road into a walkable mixed-use corridor, with "infill redevelopment opportunities that balance office, residential, and commercial."

H. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The Windward Parkway and Highway 9 Strategic Master Plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. Construction of higher-density housing integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area. The applicant's proposal is consistent with the Plan's vision and would bring residences closer to goods and services and where people work.

I. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The comprehensive land use plan designation of the subject property is 'Corporate Office', which requires an amendment to 'Mixed Use' to allow the applicant's proposal.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The subject property has exceptional conditions due to its unusual shape. The Windward Parkway and Highway 9 Strategic Master Plan envisions the subject property as part of a town center

development, which includes repurposing, repositioning and rebuilding the existing environment. The City's MU zoning district did not contemplate retrofitting and connecting existing development(s) to create mixed-use environments, which could occur on smaller properties. The request to reduce the minimum commercial percentage is supported by the approximately 259,376 SF of existing commercial uses in the adjacent Windward Plaza shopping center.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: Application of the ordinance would create an unnecessary hardship. The proposal represents an infill opportunity along the Windward Parkway corridor where most large parcels of land are already developed. The proposal is consistent with the vision for the area to become a town center by introducing residential use and connecting the development with the adjacent retail center.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property has peculiar conditions related to its town center designation in the Windward Parkway and Highway 9 Strategic Master Plan. In addition, the proposed minimum lot size reduction has been approved at other mixed-use developments, including at Northwinds Summit. The request to reduce the minimum commercial percentage is supported by the approximately 259,376 SF of existing commercial uses in the adjacent Windward Plaza shopping center.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a comprehensive land use plan amendment, rezoning and variance. The proposal is consistent with the Windward Parkway and Highway 9 Strategic Master Plan, which envisions the property as part of a town center development. Construction of higher-density housing integrated with existing and future uses, such as public parks, experiential retail, and trails, is viewed as the most effective way to attract new residents to the area. The proposed mixed-use development is consistent with land use, housing and economic development strategies in the comprehensive plan, which encourage mixed use patterns that create activity nodes in appropriate areas near or within existing suburban office developments, emphasize diversifying housing options and expanding "Missing Middle" housing choices, and encourages investment in office districts with amenities that attract highly skilled employees. In addition, the proposed development would not have significant impact on public facilities and services.

The Windward Parkway and Highway 9 Strategic Master Plan envisions the subject property as part of a town center development, which includes repurposing, repositioning and rebuilding the existing environment. The City's MU zoning district did not contemplate retrofitting and connecting existing development(s) to create mixed-use environments, which could occur on smaller properties. The request to reduce the minimum commercial percentage is supported by the approximately 259,376 SF of existing commercial uses in the adjacent Windward Plaza shopping center.

CITIZEN PARTICIPATION PLAN

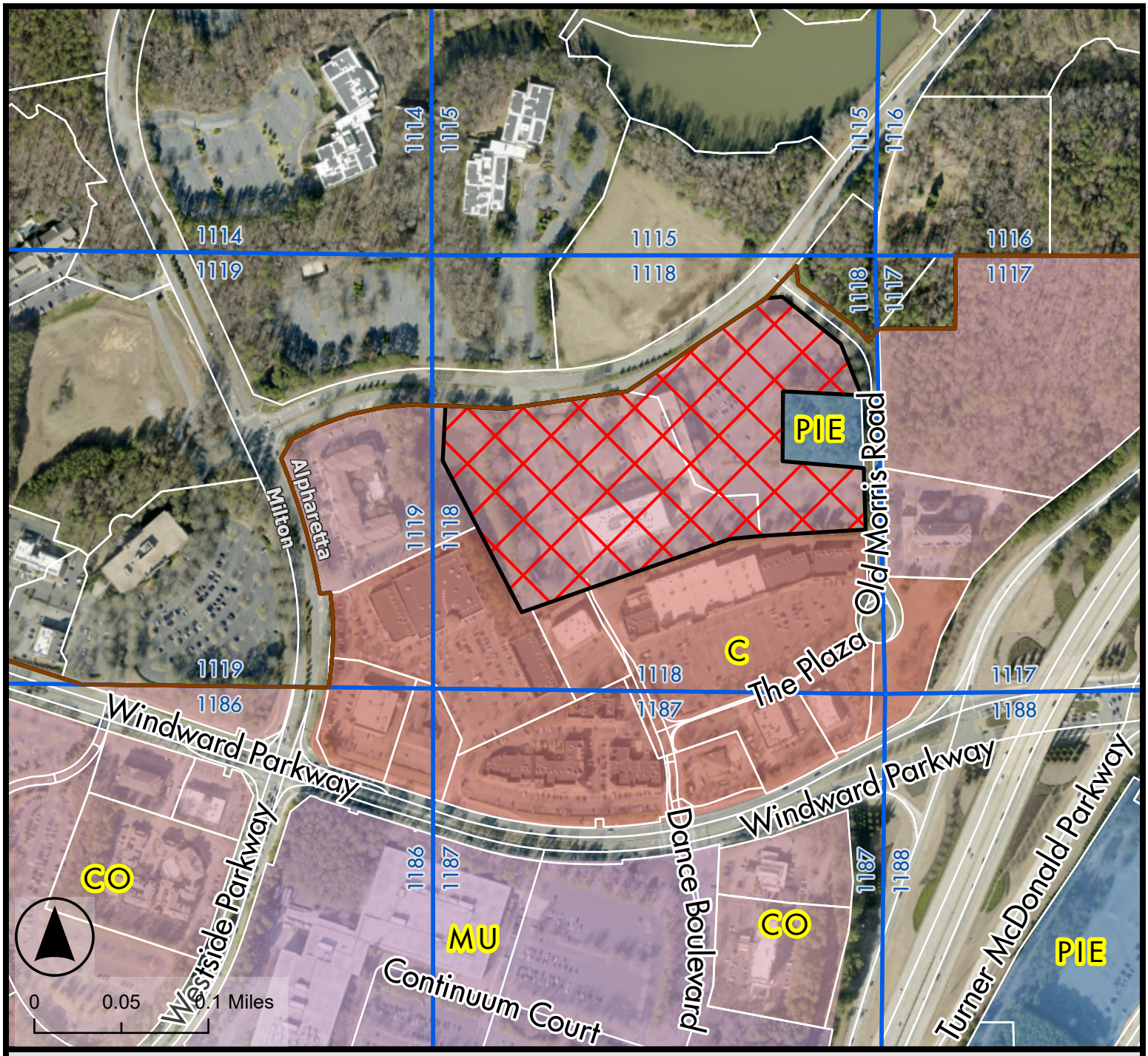
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no public comments were received, except for those received at the CZIM.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on November 12, 2025. There was one (1) public comment with concerns over protecting the tree canopy.

IV. ATTACHMENTS:

- Map Series
- Open Space Plan
- Traffic Impact Study
- CZIM
- Citizen Part B
- Application



Future Land Use Map

CLUP-25-05, Z-25-18, V-25-32

Mckinley Homes/Morris Rd Mixed use Development

12725 and 12735 MORRIS RD

D/LL: 2/2/1118 and 1119

PC: 12/4/2025

CC: 12/15/2025

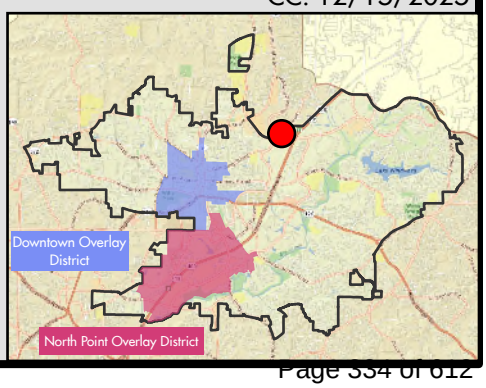
Legend

- CLUP-25-05, Z-25-18, V-25-32
- Land Lots
- Tax Parcels
- Alpharetta City Limits

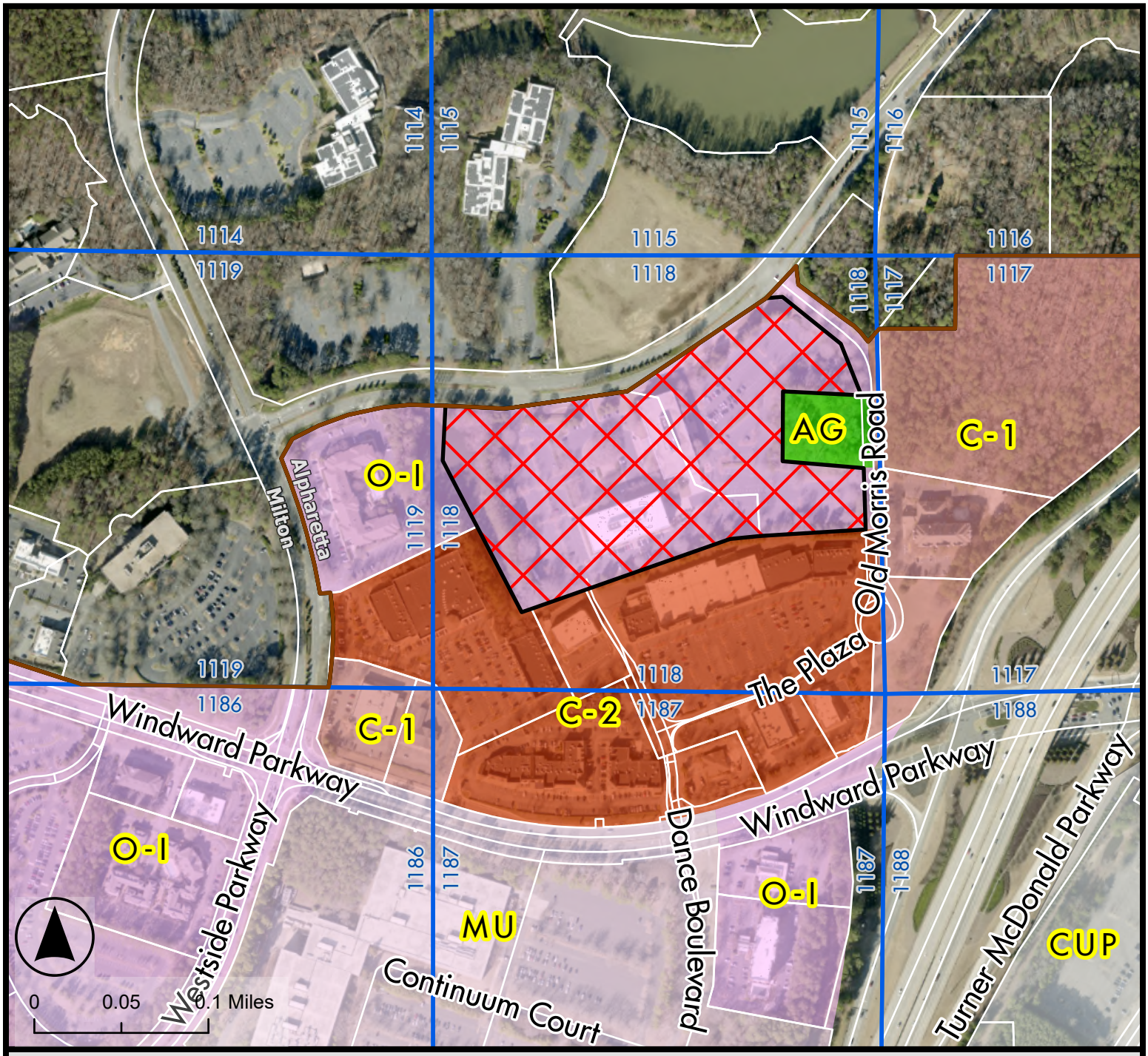
Future Land Use 2040

- Commercial
- Corporate Office
- Mixed Use
- Public, Institutional, Education

THE CITY OF ALPHARETTA GEORGIA



Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS



Legend

- CLUP-25-05, Z-25-18, V-25-32
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

- AG Agriculture
- C-1 Neighborhood Commercial
- General Commercial
- CUP Community Unit Plan
- MU Mixed Use
- O-I Office Institutional

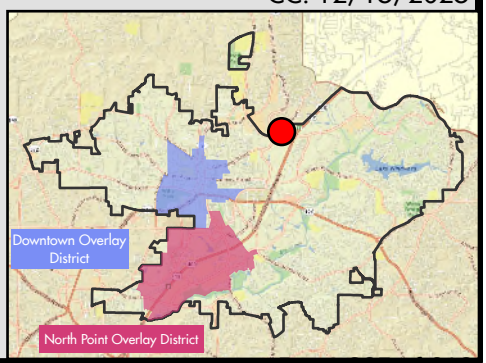
Zoning Map

Mckinley Homes/Morris Rd Mixed use Development
12725 and 12735 MORRIS RD

CLUP-25-05, Z-25-18, V-25-32

D/LL: 2/2/1118 and 1119

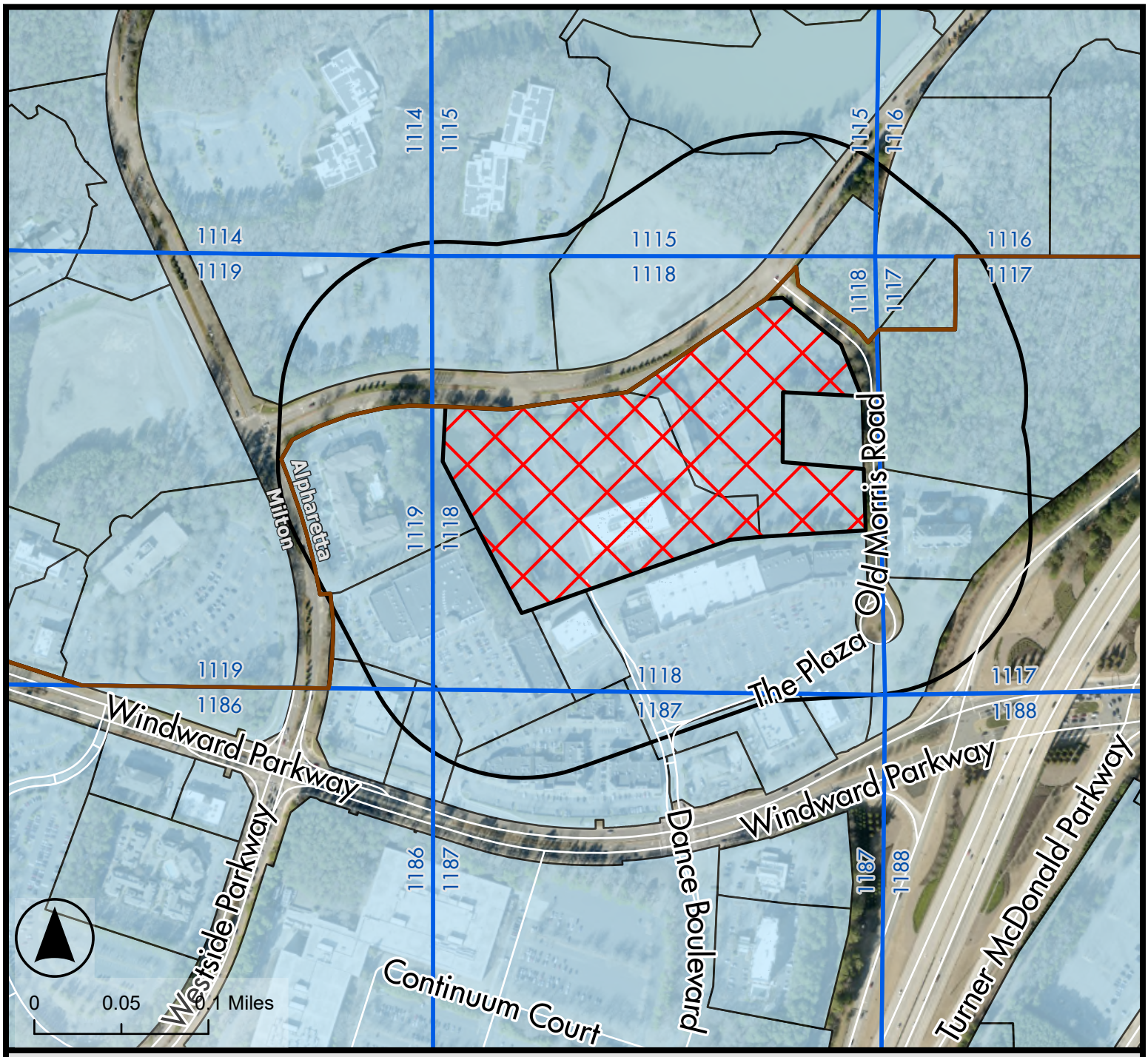
PC: 12/4/2025
CC: 12/15/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS

CLUP-25-05, Z-25-18, V-25-32



Location Map

CLUP-25-05, Z-25-18, V-25-32

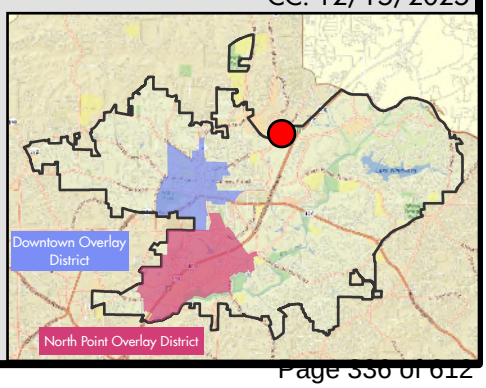
Mckinley Homes/Morris Rd Mixed use Development
12725 and 12735 MORRIS RD

D/LL: 2/2/1118 and 1119

PC: 12/4/2025
CC: 12/15/2025

Legend

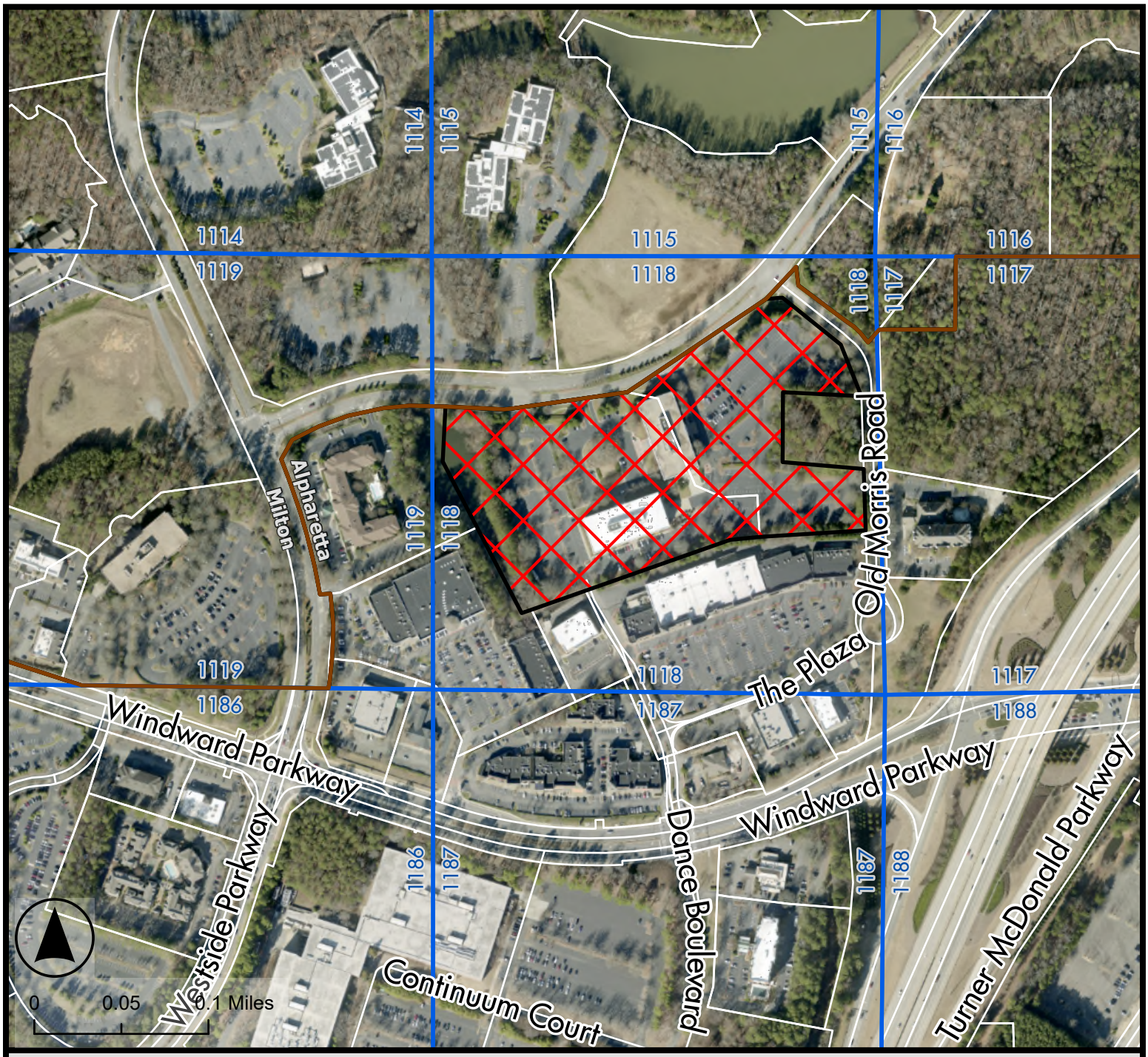
- CLUP-25-05, Z-25-18, V-25-32
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS

CLUP-25-05, Z-25-18, V-25-32



Aerial Map

CLUP-25-05, Z-25-18, V-25-32

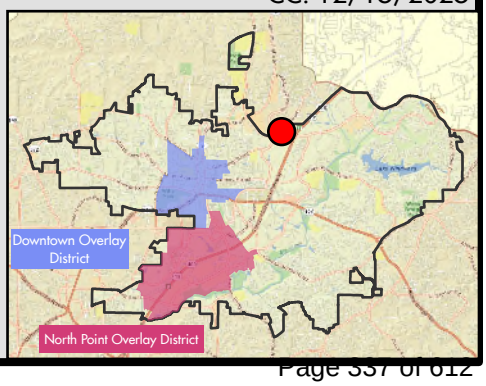
Mckinley Homes/Morris Rd Mixed use Development
12725 and 12735 MORRIS RD

D/LL: 2/2/1118 and 1119

PC: 12/4/2025
CC: 12/15/2025

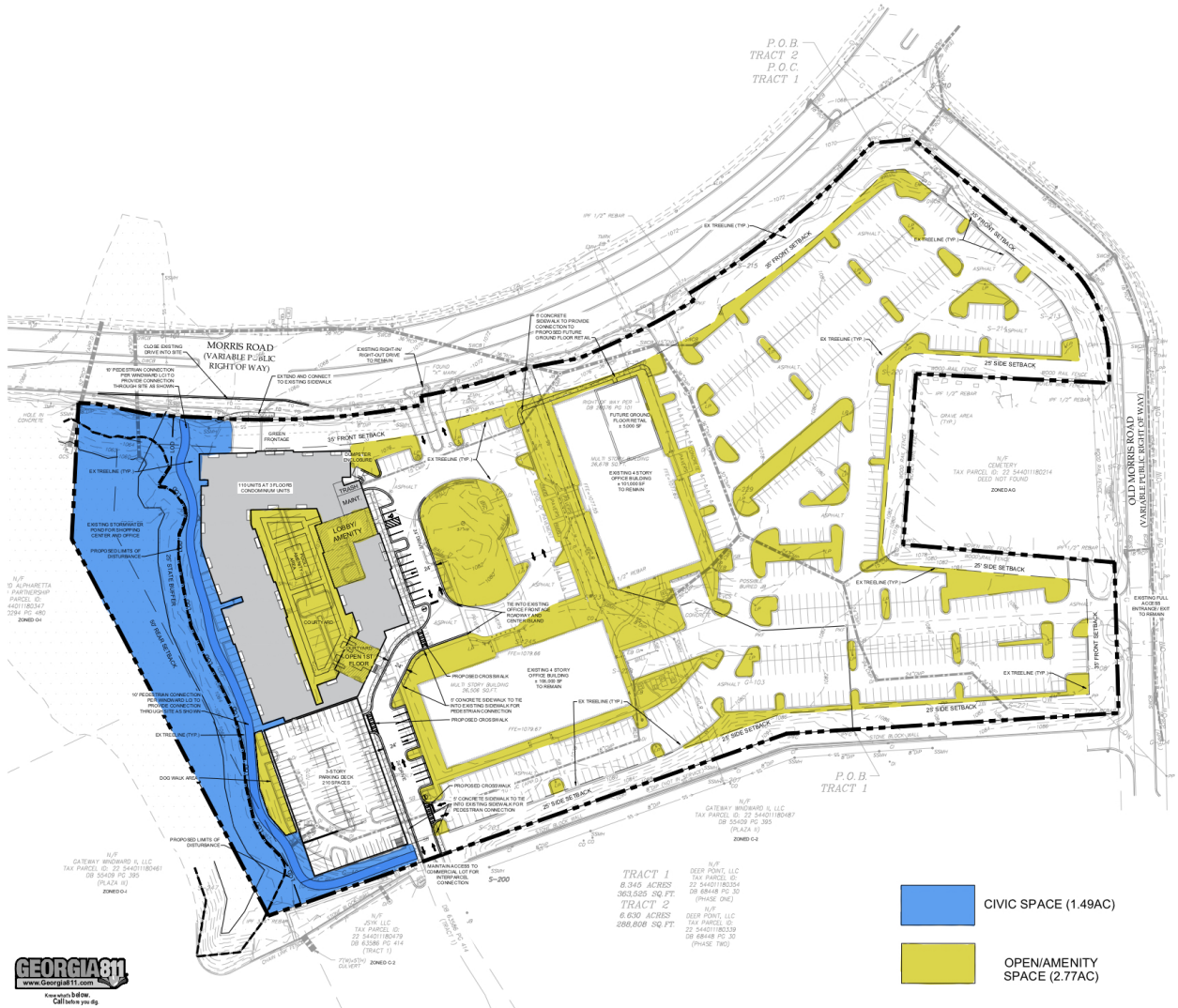
Legend

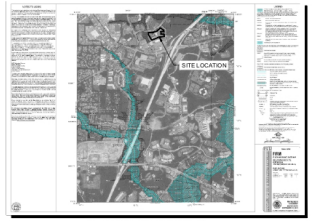
- CLUP-25-05, Z-25-18, V-25-32
- Land Lots
- Tax Parcels
- Alpharetta City Limits



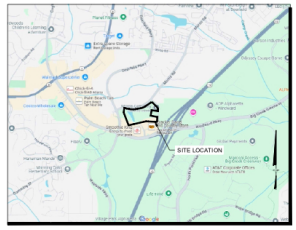
THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS





FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
CURRENT SITE AREA	14.976 ACRES
ZONING	
EXISTING ZONING	O-I (OFFICE - INSTITUTIONAL)
PROPOSED ZONING	MU (MIXED-USE)
ZONING JURISDICTION	CITY OF ALPHARETTA
USE CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	8 UPA
TOTAL SITE AREA	14.976 ACRES
PROPOSED MULTIFAMILY UNITS	110 UNITS
TOTAL PROPOSED DENSITY	7.3 UPA
SETBACK REQUIREMENTS	
FRONT SETBACK	LOCAL STREET - 35 FEET; ALL OTHER STREETS - 65 FEET
SIDE SETBACK	PROPERTY - 25 FEET, BUILDINGS - 20 FEET
CORNER SIDE SETBACK	35 FEET
REAR SETBACK	50 FEET
REQUIRED BUFFERS	N/A
DEVELOPMENT STANDARDS	
MIN PROJECT AREA	25 ACRES
MIN PRINCIPLE USE BREAKDOWNS	RESIDENTIAL - 25%; COMMERCIAL - 10%; OFFICE/ INSTITUTIONAL - 65%
PROPOSED MULTIFAMILY AREA	± 113,800 SF (35%)
PROPOSED GROUND FLOOR RETAIL	± 5,000 SF (1.5%)
EXISTING OFFICE BUILDING AREA	± 207,000 SF (63.5%) (97.6% TO REMAIN)
MAX IMPERVIOUS AREA	80 PERCENT
PROPOSED IMPERVIOUS AREA	62.5% (9.36.200 SF)
OPEN SPACE CALCULATIONS	
MIN CIVIC SPACE REQUIRED	1.497 ACRES (10% OF GROSS LAND AREA IN CONFORMANCE WITH SEC. 2.10.10.C IN THE UDC)
CIVIC SPACE PROVIDED	1.49 ACRES
MIN OPEN SPACE REQUIRED FOR RESIDENTIAL USES (IN ADDITION TO ABOVE)	1 ACRE OF OPEN SPACE/ 100 POPULATION GENERATED BY RESIDENTIAL USES
OPEN SPACE/ AMENITY PROVIDED	2.77 ACRES
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	2 SPACES/ UNIT & 1 GUEST SPACE/ 20 UNITS
PROPOSED RESIDENT PARKING	250 SPACES
TOTAL PARKING PROVIDED	2.27 SPACES PER UNIT

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PROJECT
MORRIS RD. MIXED USE DEVELOPMENT
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT
MORRIS ROAD
CITY OF ALPHARETTA
JURISDICTION

FOR
McKinley Homes

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	11-05-2025	KW	STAFF COMMENTS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34381 PROFESSIONAL ENGINEER KENNETH J. WEISS

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 00000593B9 EXP. 10/31/2027

OPEN SPACE MASTER PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: 2/28/2025
PROJECT: 24137.00

OS1
SHEET #

TRAFFIC IMPACT STUDY

FOR

MIXED-USE DEVELOPMENT AT MORRIS ROAD AND OLD MORRIS ROAD

CITY OF ALPHARETTA, GEORGIA

Prepared for:

Planners & Engineers Collaborative+
350 Research Ct, Ste 200
Peachtree Corners, GA 30092

Prepared By:

A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
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www.areng.com

January 28, 2026
Revised: February 18, 2026
A & R Project: # 25-232

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EXECUTIVE SUMMARY

Traffic impacts were evaluated for the proposed mixed-use development located southwest of the intersection of Morris Road and Old Morris Road in Alpharetta, Georgia, in accordance with the methodology approved by the city. The existing site currently consists of two four-story office buildings, of which approximately 48 percent of the 106,000 SF building and 60 percent of the 101,000 SF building are currently occupied. The proposed development includes the construction of a three-story residential building with 110 multifamily dwelling units in the northwest corner of the site, as well as the addition of a 5,000 SF retail space within the existing 101,000 SF office building. We have estimated trips from the vacant office space at full occupancy and included in our analysis.

The existing site is currently served by one full-access driveway and two right-in/right-out driveways on Morris Road, one full-access driveway on Old Morris Road and one full-access driveway at the north end of Windward Plaza Drive. The full-access driveway on Old Morris Road aligns with the Hampton Inn & Suites driveway. Following the addition of the residential and retail components, the full-access driveway on Morris Road will be closed, while all other existing driveways will be retained.

Existing and future traffic operations during the AM Peak Hour (7:00 AM – 9:00 AM) and PM Peak Hour (4:00 PM – 6:00 PM) were analyzed at the following intersections under 'Existing', 'No-Build', and 'Build' conditions:

1. Deerfield Parkway @ Morris Road
2. Morris Road @ Western Site RIRO Driveway
3. Morris Road @ Eastern Site RIRO Driveway
4. Morris Road @ Old Morris Road
5. Old Morris Road @ Site Driveway / Hampton Inn & Suites Driveway
6. Windward Parkway @ HP Driveway / Windward Plaza Drive
7. Windward Parkway @ Deerfield Parkway / Westside Parkway

The following trips will be generated by the proposed development and existing vacant office space assuming as fully occupied.

- Daily Trips: 1,806 (903 enter, 903 exit)
- AM Peak Hour: 188 trips (128 enter, 60 exit)
- PM Peak Hour: 215 trips (73 enter, 142 exit)

The traffic impact study (TIS) analyzed the AM and PM Peak Hours for Existing 2026, No-Build 2027 and Build 2027 conditions. A comparison of level of service (LOS) results across the three conditions are summarized in Table E-1.

TABLE E-1: EXISTING 2026 AND FUTURE 2027 INTERSECTION OPERATIONS							
	Intersection	**Existing**		**No-Build**		**Build**	
		AM	PM	AM	PM	AM	PM
1	**Deerfield Parkway @ Morris Road**	**C (23.8)**	**B (17.2)**	**D (36.1)**	**C (19.0)**	**D (39.8)**	**C (25.3)**
	-Eastbound Approach	A (0.0)	D (36.1)	D (39.6)	D (36.2)	D (39.6)	D (36.2)
	-Westbound Approach	C (32.3)	D (40.5)	C (28.6)	D (47.6)	C (28.9)	D (50.5)
	-Northbound Approach	C (29.8)	B (11.9)	E (58.5)	B (11.8)	E (68.7)	C (20.8)
	-Southbound Approach	B (11.1)	B (14.6)	C (21.0)	B (15.6)	C (20.9)	B (15.7)
2	**Morris Road @ Western Site RIRO Driveway**						
	-Northbound Approach	A (0.0)	A (9.3)	A (0.0)	A (9.7)	A (9.2)	A (9.9)
3	**Morris Road @ Eastern Site RIRO Driveway**						
	-Northbound Approach	A (0.0)	A (9.3)	A (0.0)	A (9.7)	A (9.0)	B (10.1)
4	**Morris Road @ Old Morris Road**						
	-Westbound Left	A (8.1)	A (8.6)	A (8.3)	A (9.1)	A (8.3)	A (9.2)
	-Northbound Approach	B (10.0)	B (11.3)	B (10.4)	B (12.4)	B (10.4)	B (12.8)
5	**Old Morris Road @ Site Driveway / Hampton Inn & Suites Driveway**						
	-Eastbound Approach	A (0.0)	B (11.7)	A (0.0)	B (11.8)	B (11.7)	B (11.8)
	-Westbound Approach	B (10.1)	B (10.8)	B (10.2)	B (10.8)	B (10.2)	B (10.8)
	-Northbound Left	A (7.7)	A (0.0)	A (7.7)	A (0.0)	A (7.7)	A (0.0)
	-Southbound Left	A (7.6)	A (7.7)	A (7.6)	A (7.7)	A (7.6)	A (7.7)
6	**Windward Parkway @ Windward Plaza Drive / HP Driveway**	**B (16.1)**	**C (23.7)**	**D (48.6)**	**E (77.2)**	**D (51.4)**	**F (84.2)**
	-Eastbound Approach	A (9.9)	B (11.7)	C (22.8)	B (14.3)	C (23.0)	B (14.7)
	-Westbound Approach	B (12.0)	C (22.1)	E (55.3)	D (53.9)	E (59.0)	E (62.8)
	-Northbound Approach	E (77.6)	E (74.0)	E (72.6)	F (412.9)	E (72.6)	F (426.9)
	-Southbound Approach	E (79.0)	F (84.8)	E (79.6)	F (86.1)	F (82.0)	F (101.7)
7	**Windward Parkway @ Deerfield Parkway / Westside Parkway**	**D (43.8)**	**E (63.3)**	**D (47.8)**	**E (69.5)**	**D (48.5)**	**E (71.4)**
	-Eastbound Approach	C (33.2)	D (41.4)	D (39.6)	D (43.6)	D (40.0)	D (44.5)
	-Westbound Approach	C (31.7)	E (60.8)	C (33.7)	E (62.4)	C (35.0)	E (65.2)
	-Northbound Approach	E (64.5)	F (88.7)	E (65.0)	F (103.2)	E (64.8)	F (104.9)
	-Southbound Approach	E (74.1)	E (63.7)	E (75.4)	E (70.4)	E (75.3)	E (71.5)

The results of both the future "No Build" traffic operations analysis indicate that the northbound approach of HP Driveway at Windward Parkway (Intersection 6) will operate at LOS "F" with significant delays in the PM peak hour after the addition of traffic from adjacent Continuum Alpharetta DRI #3508. Similarly, the northbound approach of Westside Parkway at Windward Parkway (Intersection 7) will also operate at LOS "F" in the PM peak hour with considerable delays. Both intersections 6 and 7 will operate at overall LOS "E" in PM peak hour. All the stop-controlled approaches at unsignalized intersections will continue to operate at a level of service "B" or better.

The results of future "Build" traffic operations analysis indicate that the northbound and southbound approaches at signalized intersection # 6 and 7 will continue to operate at similar levels of service with marginal increased delays due to the new site traffic. All the stop-controlled approaches at unsignalized intersections will continue to operate at a level of service "B" or better.

1.0 INTRODUCTION

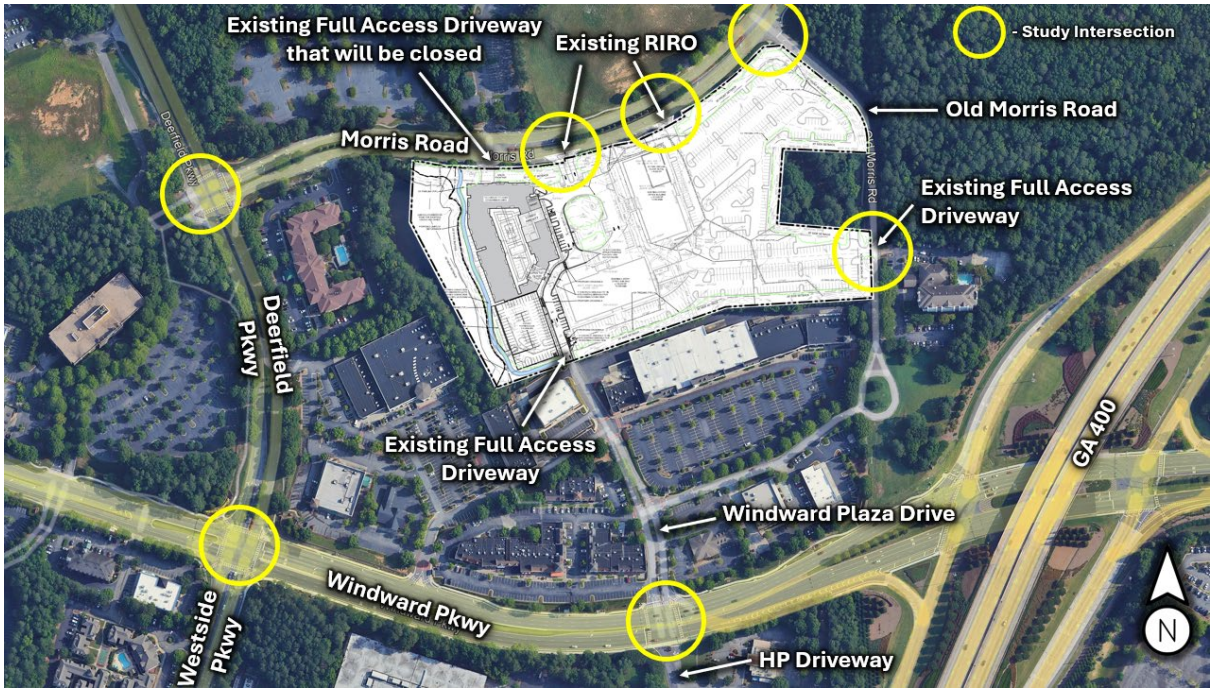
The purpose of this study is to determine the traffic impact of the proposed mixed-use development located southwest of the intersection of Morris Road and Old Morris Road in Alpharetta, Georgia, in accordance with the methodology approved by the City. The traffic analysis includes evaluation of the current operations and future conditions with the traffic generated by the development. The existing site currently consists of two four-story office buildings, of which approximately 48 percent of the 106,000 SF building and 60 percent of the 101,000 SF building are currently occupied. The proposed development includes the construction of a three-story residential building with 110 multifamily dwelling units in the northwest corner of the site, as well as the addition of a 5,000 SF retail space within the existing 101,000 SF office building in the year 2027. We have estimated trips from the vacant office space at full occupancy and included in our analysis.

This study includes the evaluation of traffic operations at the intersections of:

1. Deerfield Parkway @ Morris Road
2. Morris Road @ Western Site RIRO Driveway
3. Morris Road @ Eastern Site RIRO Driveway
4. Morris Road @ Old Morris Road
5. Old Morris Road @ Site Driveway / Hampton Inn & Suites Driveway
6. Windward Parkway @ HP Driveway / Windward Plaza Drive
7. Windward Parkway @ Deerfield Parkway / Westside Parkway

1.1 Study Area

Below is the satellite imagery with an overlay showing the site location and proposed study intersections.



1.2 Proposed Development and Project Phasing

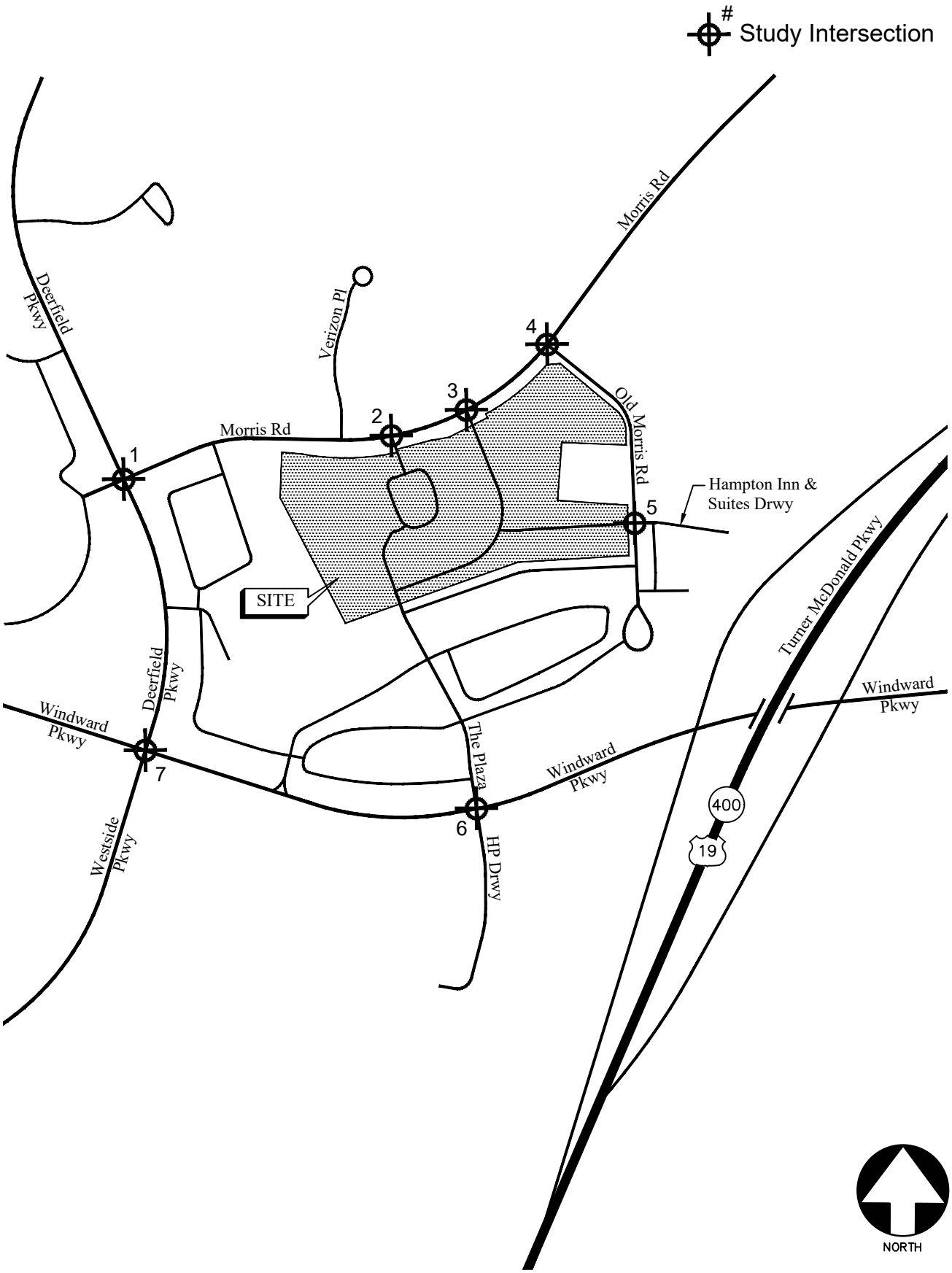
The mixed-use development will use the following existing driveways.

- **Site Driveway 1**: Right-In/Right-Out (western) driveway on Morris Road with a minor stop control on the northbound driveway approach.
- **Site Driveway 2**: Right-In/Right-Out (eastern) driveway on Morris Road with a minor stop control on the northbound driveway approach.
- **Site Driveway 3**: Full-access driveway on Old Morris Road, aligned with Hampton Inn & Suites Driveway, with a minor stop control on the eastbound (site driveway) and westbound (Hampton Inn & Suites Driveway) approaches.
- **Site Driveway 4**: Full-access driveway at the end of Windward Plaza Drive. Windward Plaza Drive aligns across from the existing signalized HP Driveway on Windward Parkway.
- **Site Driveway 5:** Full-access driveway on Morris Road at the median break east of Deerfield Parkway. Following the addition of the residential and retail components, this driveway will be closed, while all the above-mentioned existing driveways will be retained.

The mixed-use development is proposed to be fully constructed in 2027.

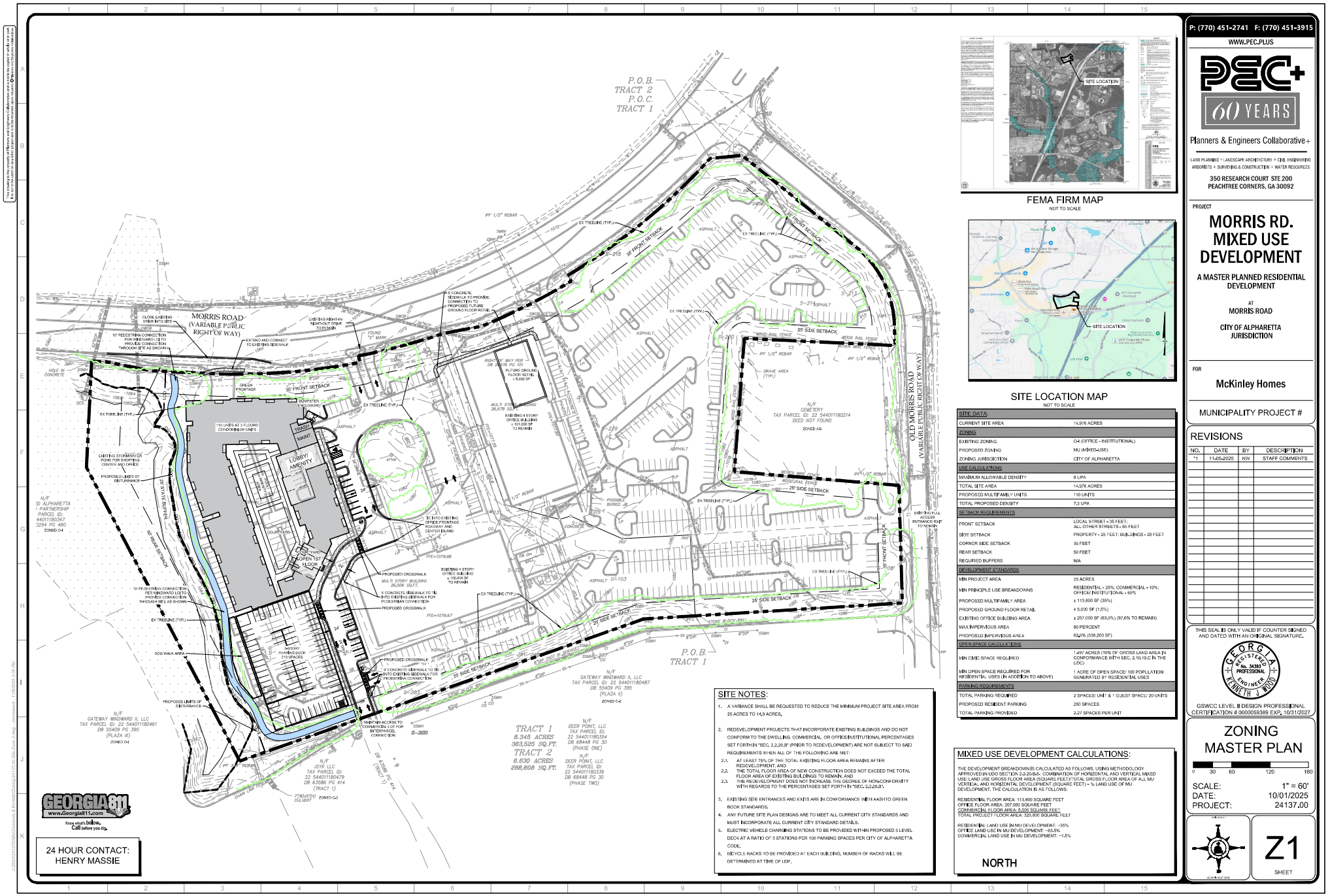
Recommendations to improve traffic operations, if any, have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 1.

A site plan is shown in Figure 2.



LOCATION MAP FIGURE 1

A&R Engineering Inc.



FEMA FIRM MAP
NOT TO SCALE

SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
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REAR SETBACK	50 FEET
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MAX IMPERVIOUS AREA	80 PERCENT
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MIN OPEN SPACE REQUIRED FOR RESIDENTIAL USES (IN ADDITION TO ABOVE)	1 ACRE OF OPEN SPACE/ 100 POPULATION GENERATED BY RESIDENTIAL USES
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	2 SPACES/ UNIT & 1 GUEST SPACE/ 20 UNITS
PROPOSED RESIDENT PARKING	250 SPACES
TOTAL PARKING PROVIDED	2.27 SPACES PER UNIT

SITE NOTES:

1. A VARIANCE SHALL BE REQUESTED TO REDUCE THE MINIMUM PROJECT SITE AREA FROM 25 ACRES TO 14.9 ACRES.
2. REDEVELOPMENT PROJECTS THAT INCORPORATE EXISTING BUILDINGS AND DO NOT CONFORM TO THE DWELLING, COMMERCIAL, OR OFFICE/INSTITUTIONAL PERCENTAGES SET FORTH IN "SEC. 2.2.20.B" (PRIOR TO REDEVELOPMENT) ARE NOT SUBJECT TO SAID REQUIREMENTS WHEN ALL OF THE FOLLOWING ARE MET:
   - 2.1. AT LEAST 75% OF THE TOTAL EXISTING FLOOR AREA REMAINS AFTER REDEVELOPMENT; AND
   - 2.2. THE TOTAL FLOOR AREA OF NEW CONSTRUCTION DOES NOT EXCEED THE TOTAL FLOOR AREA OF EXISTING BUILDINGS TO REMAIN; AND
   - 2.3. THE REDEVELOPMENT DOES NOT INCREASE THE DEGREE OF NON-CONFORMITY WITH REGARDS TO THE PERCENTAGES SET FORTH IN "SEC. 2.2.20.B".
3. EXISTING SITE ENTRANCES AND EXITS ARE IN CONFORMANCE WITH AASHTO GREEN BOOK STANDARDS.
4. ANY FUTURE SITE PLAN DESIGNS ARE TO MEET ALL CURRENT CITY STANDARDS AND MUST INCORPORATE ALL CURRENT CITY STANDARD DETAILS.
5. ELECTRIC VEHICLE CHARGING STATIONS TO BE PROVIDED WITHIN PROPOSED 3 LEVEL DECK AT A RATIO OF 3 STATIONS PER 100 PARKING SPACES PER CITY OF ALPHARETTA CODE.
6. BICYCLE RACKS TO BE PROVIDED AT EACH BUILDING, NUMBER OF RACKS WILL BE DETERMINED AT TIME OF LDP.

MIXED USE DEVELOPMENT CALCULATIONS:

THE DEVELOPMENT BREAKDOWN IS CALCULATED AS FOLLOWS, USING METHODOLOGY APPROVED IN UDO SECTION 2.2.20.B.5: COMBINATION OF HORIZONTAL AND VERTICAL MIXED USE: LAND USE GROSS FLOOR AREA (SQUARE FEET)/ TOTAL GROSS FLOOR AREA OF ALL MU VERTICAL AND HORIZONTAL DEVELOPMENT (SQUARE FEET) = % LAND USE OF MU DEVELOPMENT. THE CALCULATION IS AS FOLLOWS:

RESIDENTIAL FLOOR AREA: 113,800 SQUARE FEET
OFFICE FLOOR AREA: 207,000 SQUARE FEET
COMMERCIAL FLOOR AREA: 5,000 SQUARE FEET
TOTAL PROJECT FLOOR AREA: 325,800 SQUARE FEET

RESIDENTIAL LAND USE IN MU DEVELOPMENT: ~35%
OFFICE LAND USE IN MU DEVELOPMENT: ~63.5%
COMMERCIAL LAND USE IN MU DEVELOPMENT: ~1.5%

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PROJECT
MORRIS RD. MIXED USE DEVELOPMENT

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT
MORRIS ROAD
CITY OF ALPHARETTA
JURISDICTION

FOR
McKinley Homes

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	11-05-2025	KW	STAFF COMMENTS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34301 PROFESSIONAL ENGINEER KENNETH J. WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: 10/01/2025
PROJECT: 24137.00

Z1
SHEET

SITE PLAN

FIGURE 2

A&R Engineering Inc.

2.0 EXISTING CONDITIONS

2.1 Transportation Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 Windward Parkway

Windward Parkway is an east-west, six-lane, median-divided roadway with a posted speed limit of 35 mph in the vicinity of the site. GDOT traffic counts (Station ID: 121-6363) indicate that the daily traffic volume on Windward Parkway in 2024 was 40,300 vehicles east of Deerfield Parkway. GDOT and the City of Alpharetta classify Windward Parkway as a minor arterial roadway.

2.1.2 Deerfield Parkway

Deerfield Parkway is a north-south, four-lane, median-divided roadway with a posted speed limit of 35 mph in the vicinity of the site. City of Alpharetta classifies Deerfield Parkway as a minor arterial roadway.

2.1.3 Westside Parkway

Westside Parkway is a north-south, four-lane, median-divided roadway with a posted speed limit of 40 mph in the vicinity of the site. City of Alpharetta classifies Westside Parkway as a minor arterial roadway.

2.1.4 Morris Road

Morris Road is an east-west, four-lane, median-divided roadway with a posted speed limit of 35 mph in the vicinity of the site. GDOT traffic counts (Station ID: 121-0963) indicate that the daily traffic volume on Morris Road in 2024 was 9,050 vehicles south of Webb Road. GDOT classifies Morris Road as a local roadway.

2.1.5 Old Morris Road

Old Morris Road is a north-south, two-lane, local roadway with a posted speed limit of 25 mph.

2.2 Inventory of Pedestrian, Multi-Use Trail, Bicycle and Transit Facilities

- Sidewalks are present on Windward Parkway, Deerfield Parkway, Westside Parkway, Morris Road, and Old Morris Road. Crosswalks are present at the signalized intersections of:
    - Deerfield Parkway at Morris Road (on all approaches)
    - Windward Parkway at Deerfield Parkway/Westside Parkway (on all approaches)
    - Windward Parkway @ HP Driveway / Windward Plaza Drive (on all approaches)
- MARTA 141 & 143 – bus stops are present on Windward Parkway, Deerfield Parkway and Morris Road in the vicinity of the site.
- Dedicated bike lanes are present on Windward Parkway and Westside Parkway in both directions.

2.3 Traffic Count and Signal Timing Data

Existing traffic counts were obtained at the following study intersections:

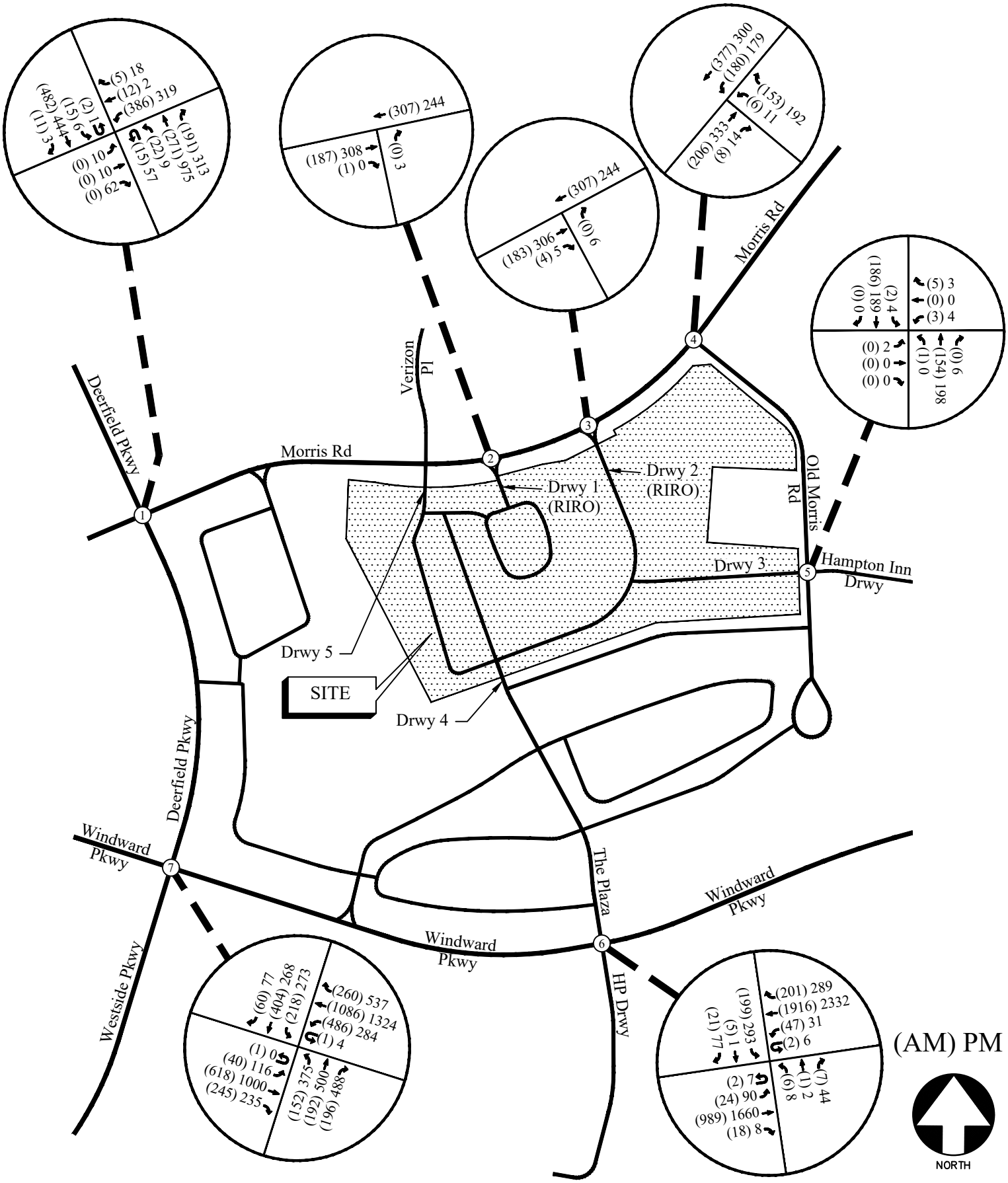
1. Deerfield Parkway @ Morris Road
2. Morris Road @ Western Site RIRO Driveway
3. Morris Road @ Eastern Site RIRO Driveway
4. Morris Road @ Old Morris Road
5. Old Morris Road @ Site Driveway / Hampton Inn & Suites Driveway
6. Windward Parkway @ HP Driveway / Windward Plaza Drive
7. Windward Parkway @ Deerfield Parkway / Westside Parkway

Turning movement counts were collected on the following dates:

- Intersections 1, 4, and 5 on Tuesday, December 09, 2025
- Intersections 2, 3, 6, and 7 on Thursday, January 08, 2026

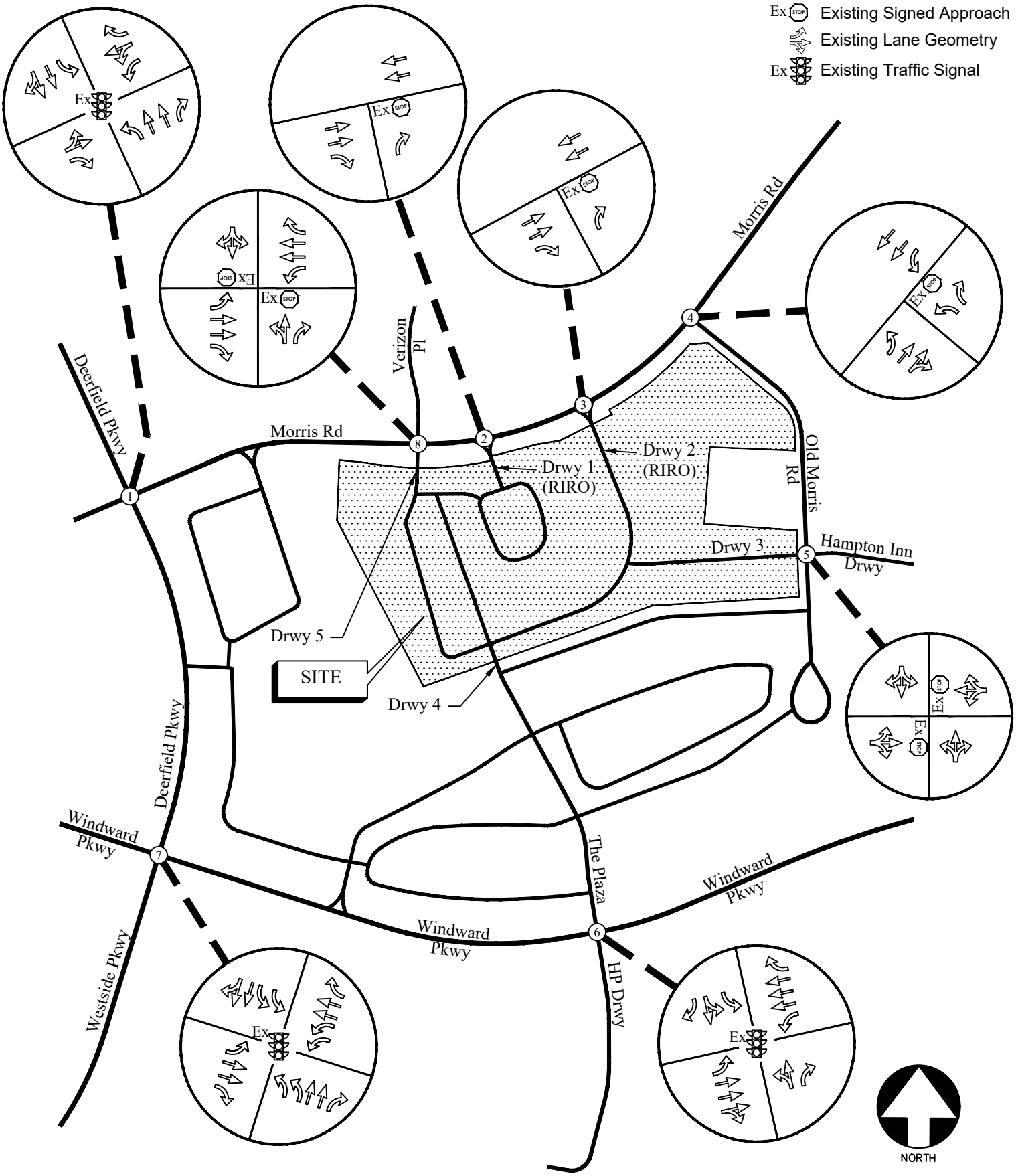
All turning movement counts were recorded during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The four consecutive 15-minute interval volumes that produced the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 3. The existing traffic control and lane geometry for the intersections are shown in Figure 4. A comparison of traffic counts collected at the intersection of Windward Parkway @ HP Driveway / Windward Plaza Drive on December 09, 2025, and January 08, 2026, did not show significant difference in the volumes between the two dates. We have therefore not made any adjustments to the traffic volumes at other intersections where the data was collected on December 09, 2025. We used a heavy vehicle percentage of 2% which we got from the GDOT Traffic Analysis and Data Application (TADA).

Existing signal phasing and timing data was obtained from the City of Alpharetta at the three signalized intersections of Deerfield Parkway at Morris Road (Intersection 1), Windward Parkway at HP Driveway / Windward Plaza Drive (Intersection 6) and Windward Parkway at Deerfield Parkway / Westside Parkway (Intersection 7) and was incorporated in the traffic analysis modeling.



EXISTING WEEKDAY PEAK-HOUR VOLUMES FIGURE 3

A&R Engineering Inc.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 4

A&R Engineering Inc.

3.0 FUTURE CONDITIONS

3.1 Programmed and Planned Transportation Improvements

There are currently three programmed or planned projects in the vicinity of the proposed site.

3.1.1 City of Milton's Deerfield Active Park Development

The city plans to create a new active park on over 24 acres purchased in 2024 in two separate installments along Deerfield Parkway. This facility will include athletic fields as well as other features and amenities. The project consists of the construction of a new active park with several playing fields. Specifically, the goal of the proposed park is to include a minimum of 4 baseball fields (various sizes), 2 multipurpose (football/lacrosse/soccer) fields, a concession building, restrooms, a maintenance building, accessory prefabricated structures for use as storage buildings and pavilions, playgrounds, batting cages, scoreboards, proper seating areas for spectators, retaining walls, a parking lot, lighting, stormwater quantity control and water quality treatment, and site grading. Additionally, there will likely be inter-parcel connections for pedestrian and vehicle use to improve overall traffic operations and leverage nearby available parking.

This proposed park is outside of the study area, and its completion date is not published by City of Milton Yet. According to their website, the final draft concept plan was presented to the Parks and Recreation Advisory Board at its May 15, 2025, meeting.

3.1.2 GDOT PI # 0015078 (Big Creek Greenway Connection)

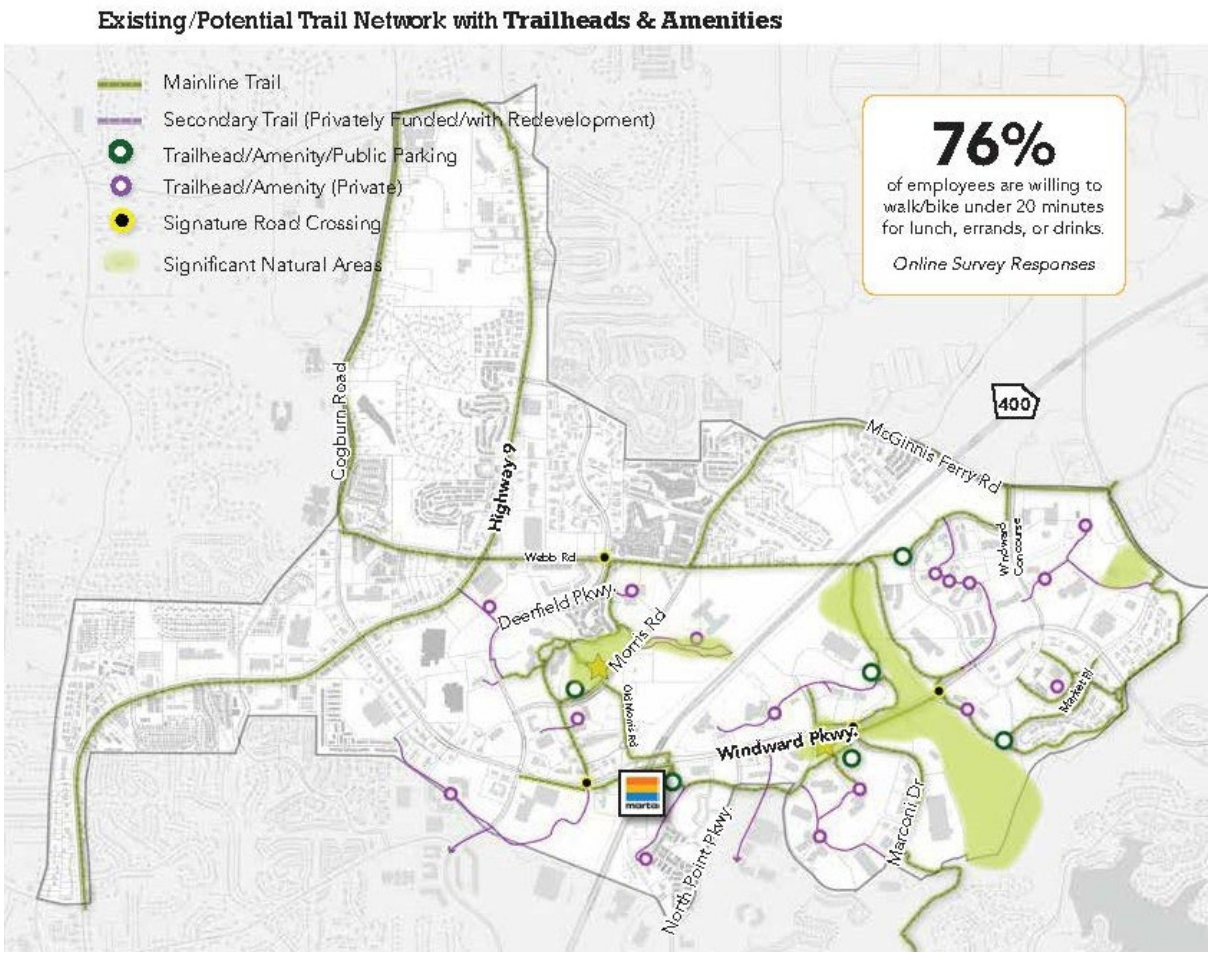
GDOT PI # 0015078 Big Creek Greenway Connector from Bethany Bend to Morris Road project includes a 10 - 12 ft wide multiuse trail from the intersection of Bethany Bend & Cogburn Road to the existing Big Creek Greenway trail head at Marconi Drive. This project is also outside of the study area of the proposed development.

3.1.3 Windward Parkway & Highway 9 Area Strategic Master Plan

The Windward Parkway & Highway 9 Strategic Master Plan completed in 2024 after a 10-month planning process, identifies investments in mobility, transportation, green space, and placemaking to improve quality of life and economic competitiveness. The five key takeaways of the plan are:

1. Improving mobility is key to the success of the area
2. The area lacks authentic and local experience
3. There is a need for additional parks and open spaces
4. Major roadways divide as well as connect the district
5. The quality of the built environment and amenities will influence working arrangements for large employers.

The site plan already incorporates the master plan's secondary trails and trailhead amenities within the site.



3.2 Background Growth

In order to evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the data over the last three years (2022-2024) revealed a growth of approximately 1.5% in the area. This growth factor was applied to the existing traffic volumes to estimate the future year traffic volumes prior to the addition of site-generated traffic.

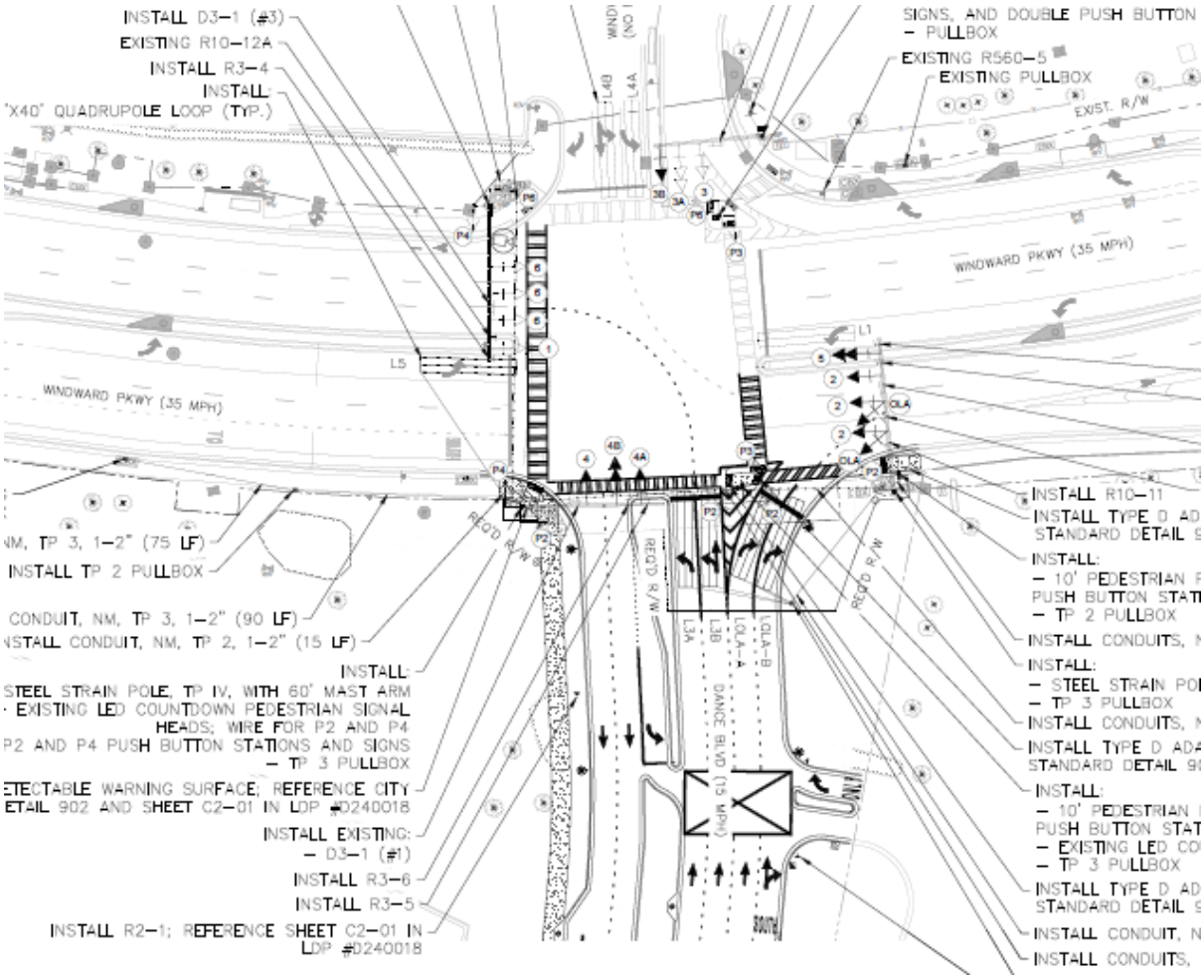
3.3 Adjacent Developments

There are currently two proposed adjacent developments in the study area.

3.3.1 Continuum Alpharetta DRI #3508

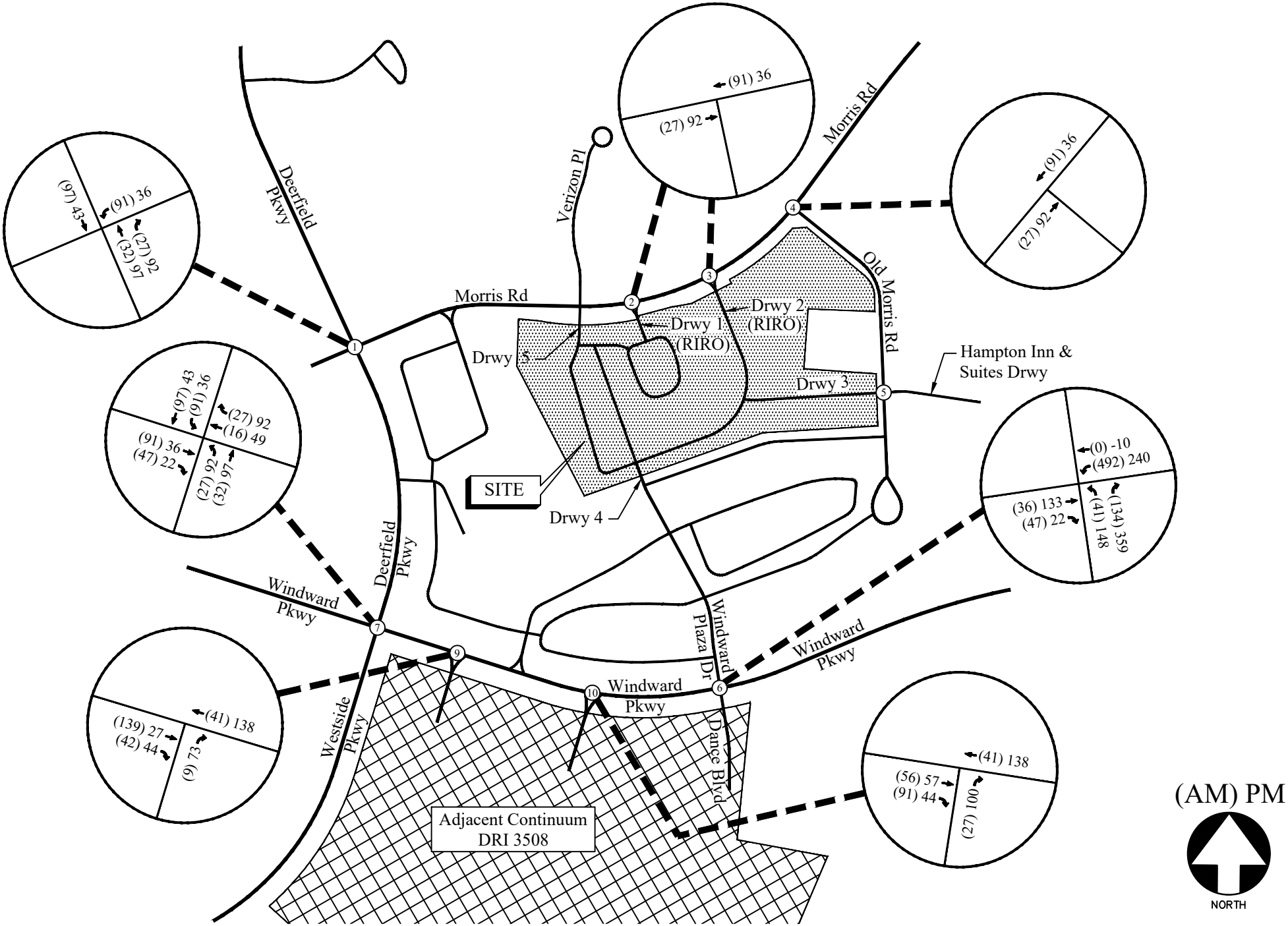
The adjacent Continuum Alpharetta (DRI #3508) site is proposed to the southeast of the Windward Parkway at Deerfield Parkway / Westside Parkway intersection. The projected AM and PM peak hour traffic volumes for this development, estimated using Figure 6 (Page 20) of the traffic study submitted by Kimley-Horn and Associates in December 2021, have been included in our analysis and are shown in Figure 5A.

At the intersection of Windward Parkway at Windward Plaza Drive/HP Driveway (Intersection 6), the adjacent development will add a left turn lane and a right turn lane on the northbound approach. This change is incorporated in the future traffic modeling.



3.3.2 Deerfield Corporate Center

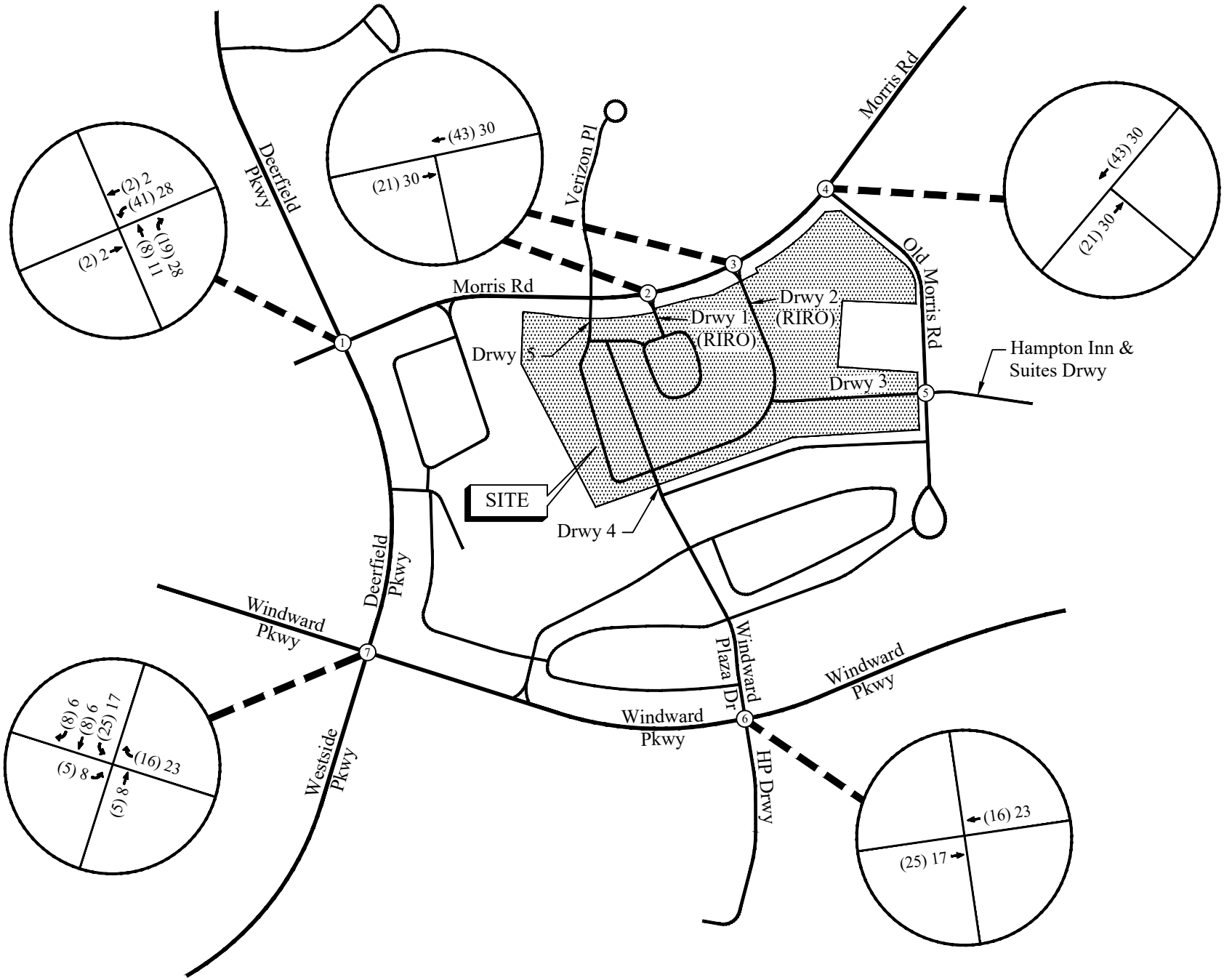
The adjacent Deerfield Corporate Center mixed-use site is located to the south of Webb Road between Deerfield Parkway and Morris Road. The projected AM and PM peak hour traffic volumes for this site, estimated using Figure 9 (Page 17) of the traffic study submitted by NV5 Engineers and Consultants in October 4, 2025, are included in our analysis and are shown in Figure 5B.



SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES
(ADJACENT CONTINUUM DRI #3508)

FIGURE 5A

A&R Engineering Inc.



SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES
(ADJACENT DEERFIELD CORPORATE CENTER)

FIGURE 5B

A&R Engineering Inc.

3.4 Project Trip Generation

Trip generation estimates were based on the rates and equations published in the *12th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual*. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation for the site is based on the following ITE land uses: *220 – Multifamily Housing (Low-Rise), 822 – Strip Retail Plaza (<40k)* and *710 – General Office Building*. The estimated trip generation volumes are shown in Table 1.

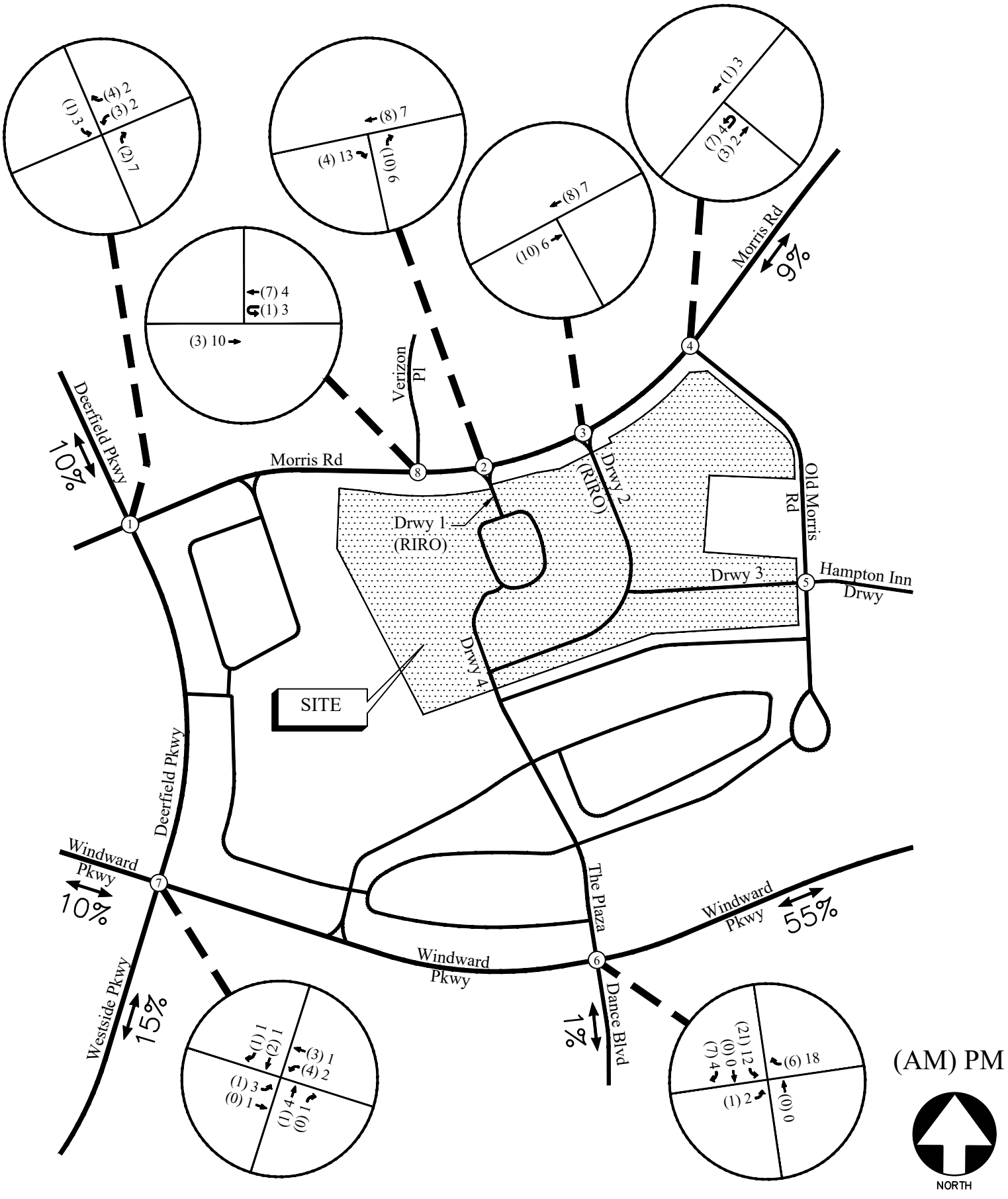
TABLE 1 – TRIP GENERATION (PROPOSED DEVELOPMENT)

Land Use	Code	Density (SF/DU)	Period	Total	In	Out
Multifamily Housing (Low-Rise)	220	110 Units	Daily	740	370	370
			AM Peak Hour	51	12	39
			PM Peak Hour	60	37	23
Strip Retail Plaza	822	5,000 SF	Daily	441	221	220
			AM Peak Hour	20	11	9
			PM Peak Hour	48	24	24
General Office Building*	710	90,520 SF	Daily	767	384	383
			AM Peak Hour	121	107	14
			PM Peak Hour	121	19	102
Total New Primary Trips			Daily	1,948	974	974
			AM Peak Hour	192	130	62
			PM Peak Hour	229	80	149
Total Internal Capture Trips			Daily	-142	-71	-71
			AM Peak Hour	-4	-2	-2
			PM Peak Hour	-14	-7	-7
Total Net New Trips			**Daily**	**1,806**	**903**	**903**
			AM Peak Hour	**188**	**128**	**60**
			PM Peak Hour	**215**	**73**	**142**

* The existing vacant general office building trips are estimated at full occupancy.

3.5 Trip Distribution and Assignment

The trip distribution describes how traffic arrives and departs from the site. Trip distributions were developed based on city's recommendations following the trip distribution used in DRI #3508. The site-generated peak hour traffic volumes, shown in Table 1, were assigned to the study area intersections based on these distributions. The outer-leg distribution and AM and PM peak hour new traffic generated by the proposed mixed-use site for the residential and non-residential trips are shown in Figures 6A and 6B, respectively.



RESIDENTIAL — TRIP DISTRIBUTION AND SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (PROPOSED SITE)

FIGURE 6A

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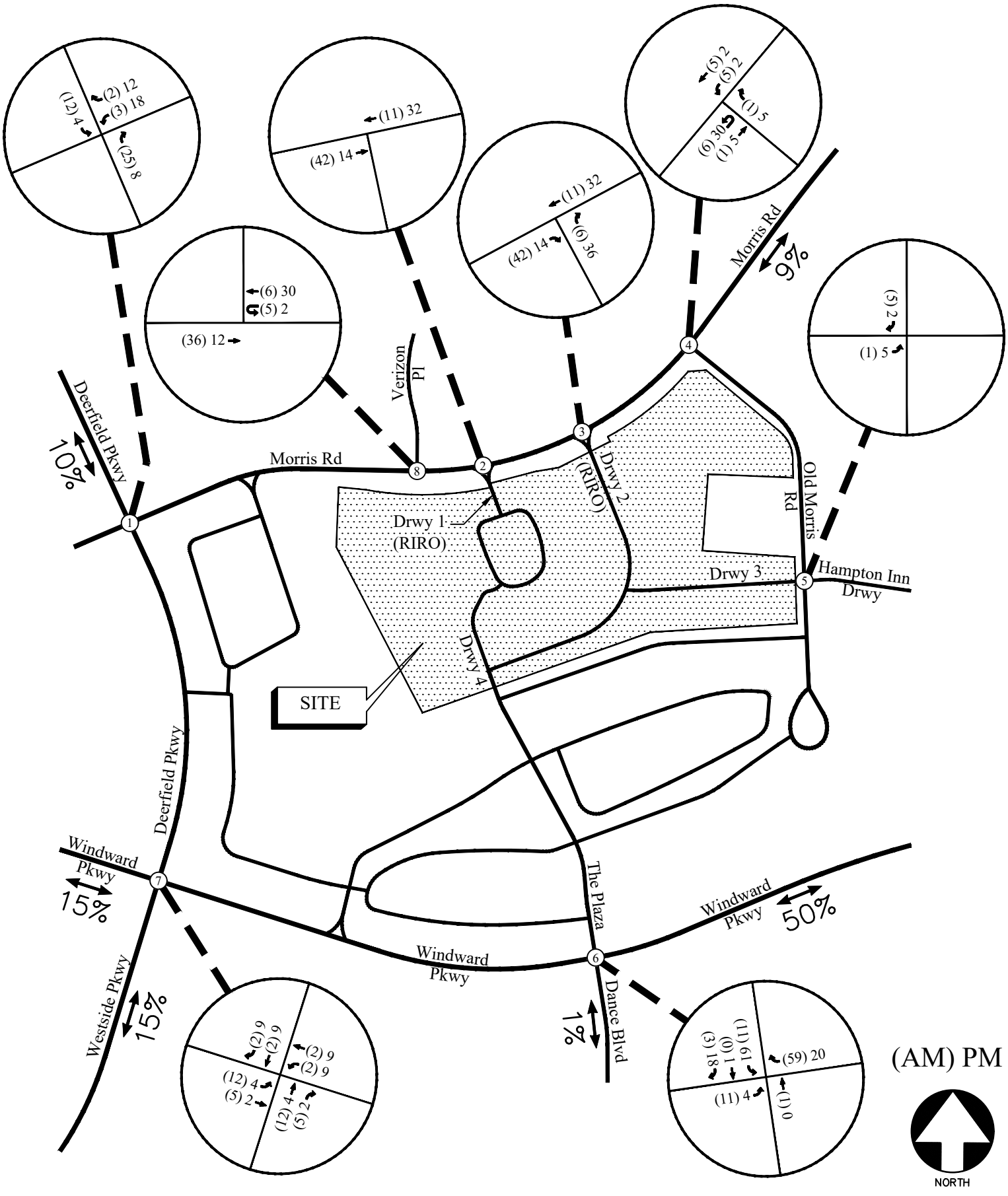
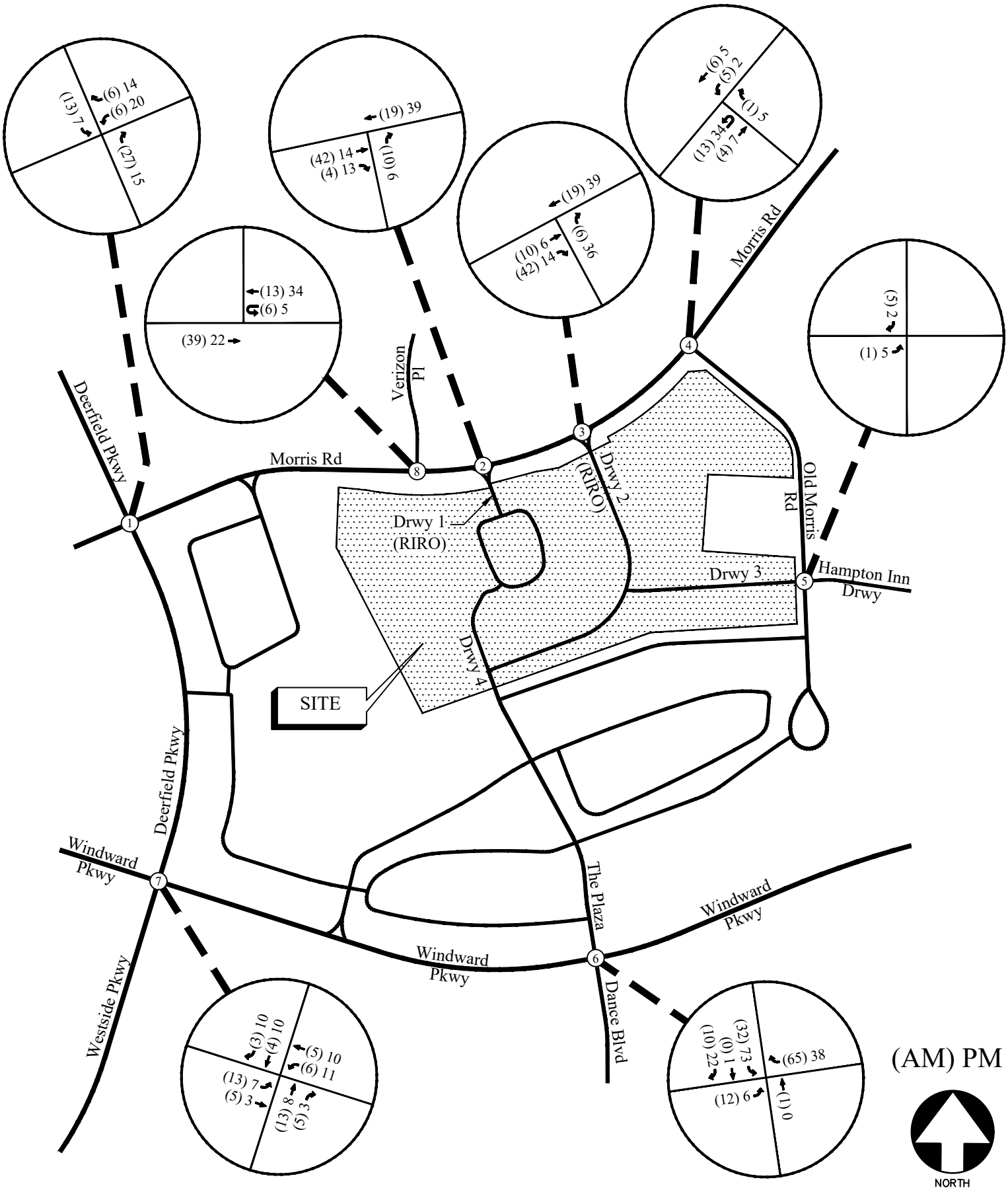


NON-RESIDENTIAL — TRIP DISTRIBUTION AND SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (PROPOSED SITE)

FIGURE 6B

A&R Engineering Inc.



TOTAL SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES FIGURE 6C
(PROPOSED SITE) **A&R Engineering Inc.**

4.0 TRAFFIC IMPACT ANALYSIS

4.1 Methodology and LOS Standards

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 7th Edition (HCM 7). Synchro 12 software, which utilizes the HCM methodology, was used for analysis. The existing turning movement count data shows U-turn movements at all 3 signalized study intersections as well as split phasing operations at 2 of the 3 signalized study intersections. As per the City comments, to properly evaluate U-turn maneuvers and split phase operations within Synchro, the signalized study intersections were evaluated using HCM 2000 since HCM 7th does not evaluate these parameters in full. HCM 7th was used to report capacity analysis results for the unsignalized study intersections. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

4.1.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level of service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 2 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designed as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps and follow-up time for a vehicle in the queue.

Level of service is assigned a letter designation from "A" through "F". Level of service "A" indicates excellent operations with little delay to motorists, while level of service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 2 – LEVEL OF SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: *Highway Capacity Manual, 7th Edition, Exhibit 20-2 LOS Criteria: Motorized Vehicle Mode*

4.1.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio greater than 1.0 for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 3 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersections.

TABLE 3 – LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c > 1.0**
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: *Highway Capacity Manual, 7th Edition, Exhibit 19-8 LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual cycle failures (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

4.2 Existing Conditions Capacity Analysis

Existing 2026 traffic operations were analyzed at the study intersections in accordance with the HCM methodology using the volumes in Figure 3B. For signalized intersections, we used the timings provided by the City of Alpharetta. The results of the analysis are shown in Table 4.

TABLE 4 – EXISTING 2026 INTERSECTION OPERATIONS

	Intersection	Traffic Control	LOS (Delay)	
			AM Peak	PM Peak
1	**Deerfield Parkway @ Morris Road** -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	Signalized	**C (23.8)** A (0.0) C (32.3) C (29.8) B (11.1)	**B (17.2)** D (36.1) D (40.5) B (11.1) B (14.6)
2	**Morris Road @ Western Site RIRO Driveway** -Northbound Approach	Stop Controlled on NB Approach	A (0.0)	A (9.3)
3	**Morris Road @ Eastern Site RIRO Driveway** -Northbound Approach	Stop Controlled on NB Approach	A (0.0)	A (9.3)
4	**Morris Road @ Old Morris Road** -Westbound Left -Northbound Approach	Stop Controlled on NB Approach	A (8.1) B (10.0)	A (8.6) B (11.3)
5	**Old Morris Road @ Site Driveway / Hampton Inn & Suites Driveway** -Eastbound Approach -Westbound Approach -Northbound Left -Southbound Left	Stop Controlled on EB and WB Approaches	A (0.0) B (10.1) A (7.7) A (7.6)	B (11.7) B (10.8) A (0.0) A (7.7)
6	**Windward Parkway @ HP Driveway / Windward Plaza Drive** -Eastbound Approach -Westbound Approach -Northbound Approach (HP Driveway) -Southbound Approach (Windward Plaza)	Signalized	**B (16.1)** A (9.9) B (12.0) E (77.6) E (79.0)	**C (23.7)** B (11.7) C (22.1) E (74.0) F (84.8)
7	**Windward Parkway @ Deerfield Parkway / Westside Parkway** -Eastbound Approach -Westbound Approach -Northbound Approach (Westside Pkwy) -Southbound Approach (Deerfield Pkwy)	Signalized	**D (43.8)** C (33.2) C (31.7) E (64.5) E (74.1)	**E (63.3)** D (41.4) E (60.8) F (88.7) E (63.7)

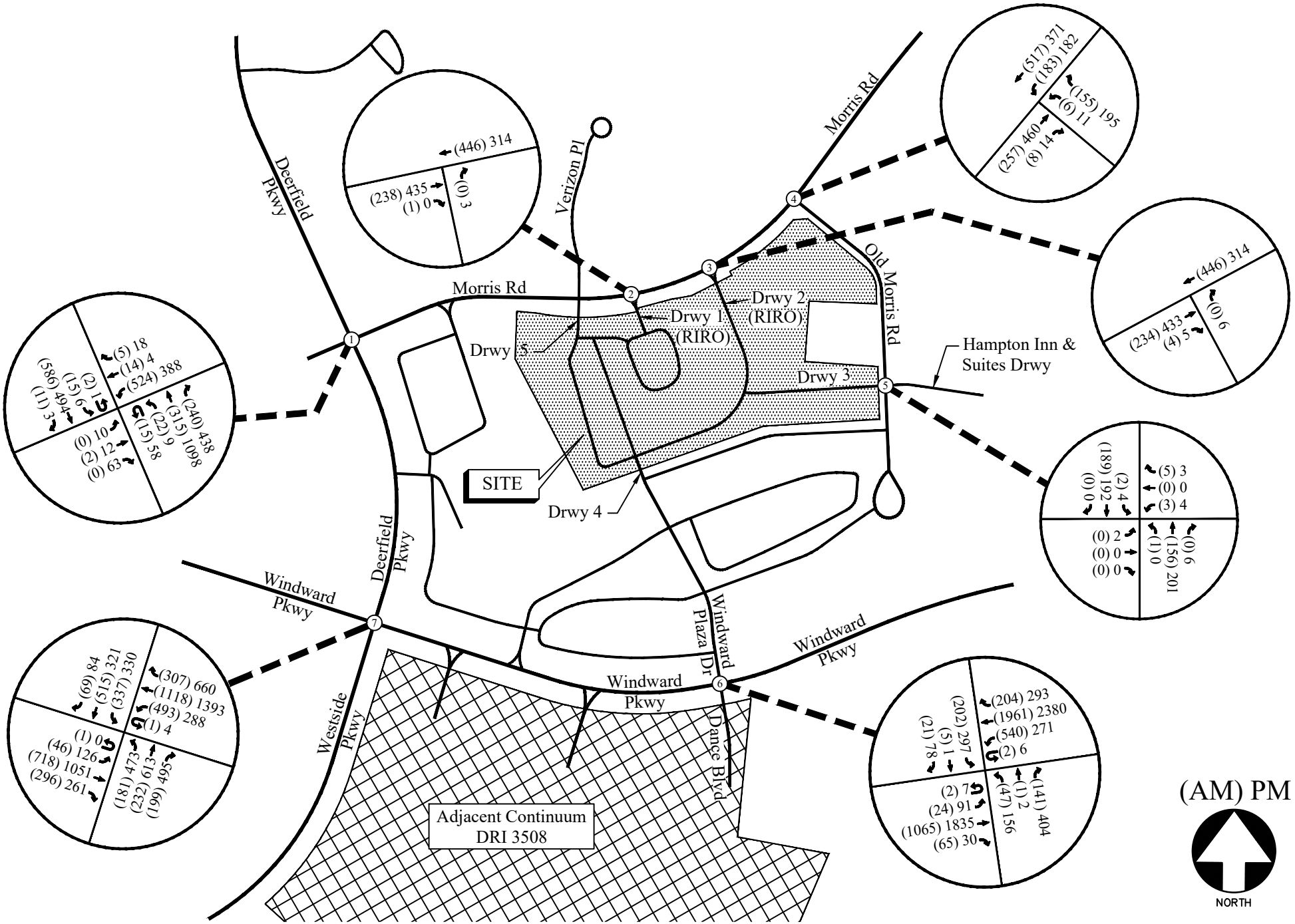
The results of existing traffic operations analysis indicate that the signalized intersections operate at an overall level of service of "D" or better except for the intersection of Windward Parkway at Deerfield Parkway / Westside Parkway during the PM peak hour which operates at an overall level of service of "E". The northbound and southbound approaches at signalized intersections 6 and 7 are experiencing considerable delays in both AM and PM peaks. The unsignalized intersections approaches operate at a level of service of "B" or better during both the AM and PM peak hours.

4.3 Future Conditions Capacity Analysis

The future 2027 traffic operations are analyzed for the “Build” and “No-Build” conditions.

The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future “No-Build” volumes consist of the existing traffic volumes (Figure 3) plus increases for annual growth of through traffic and traffic from the planned adjacent Continuum Alpharetta DRI #3508 and Deerfield Corporate Center developments (Figures 5A and 5B). The resulting future “No-Build” volumes on the roadway are shown in Figure 7.

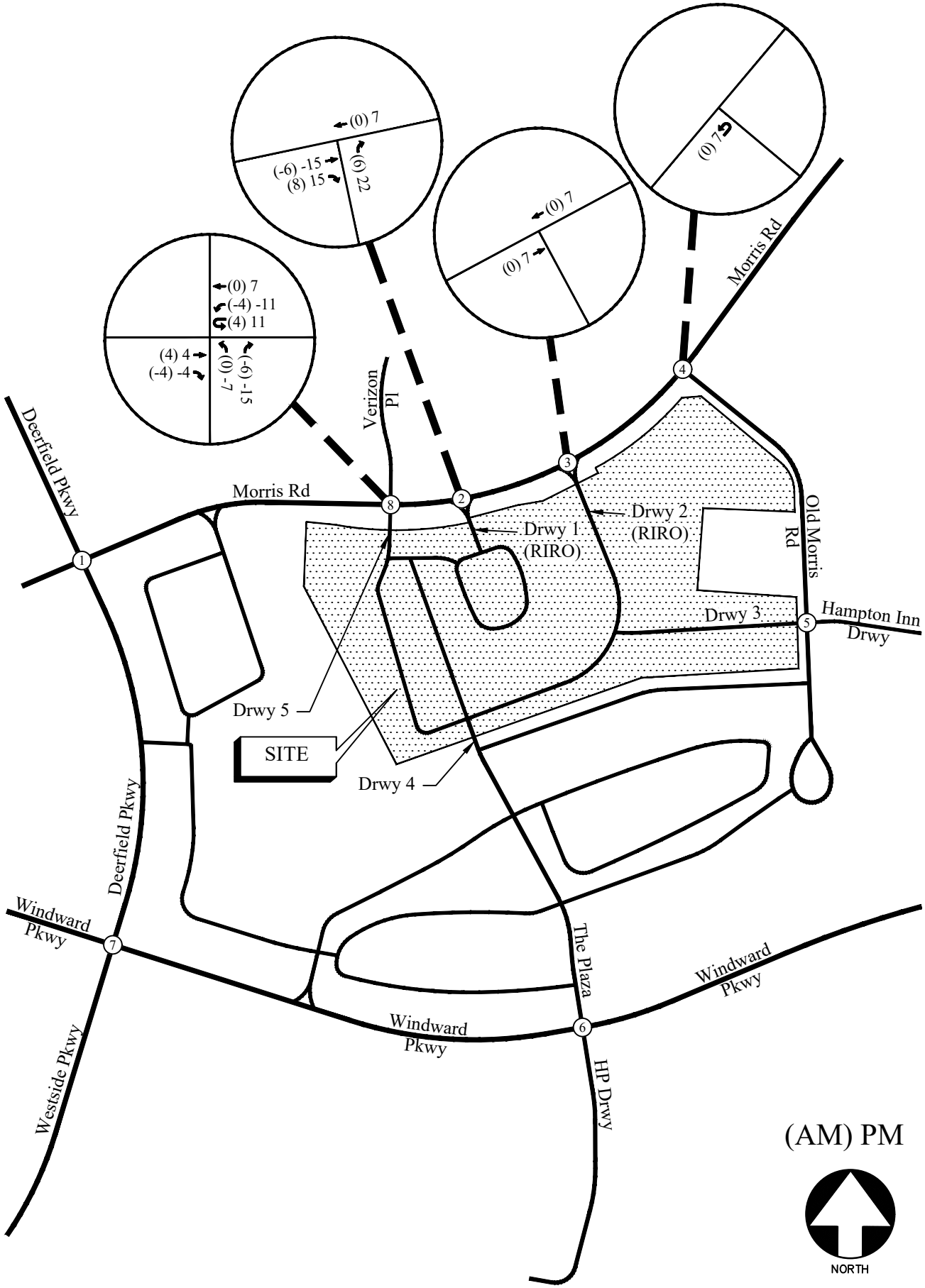
The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the traffic from the proposed development. The proposed development will close the existing full access driveway on Morris Road. The entering and exiting volumes into/from this full access driveway were shifted to the western right-in/right-out driveway on Morris Road. These shifted existing volumes are shown in Figure 8. To evaluate future traffic operations in this area, the total site-generated traffic volumes from the site (Figure 6C) were added to base traffic volumes (Figure 7) and the shifted traffic (Figure 8) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 9.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

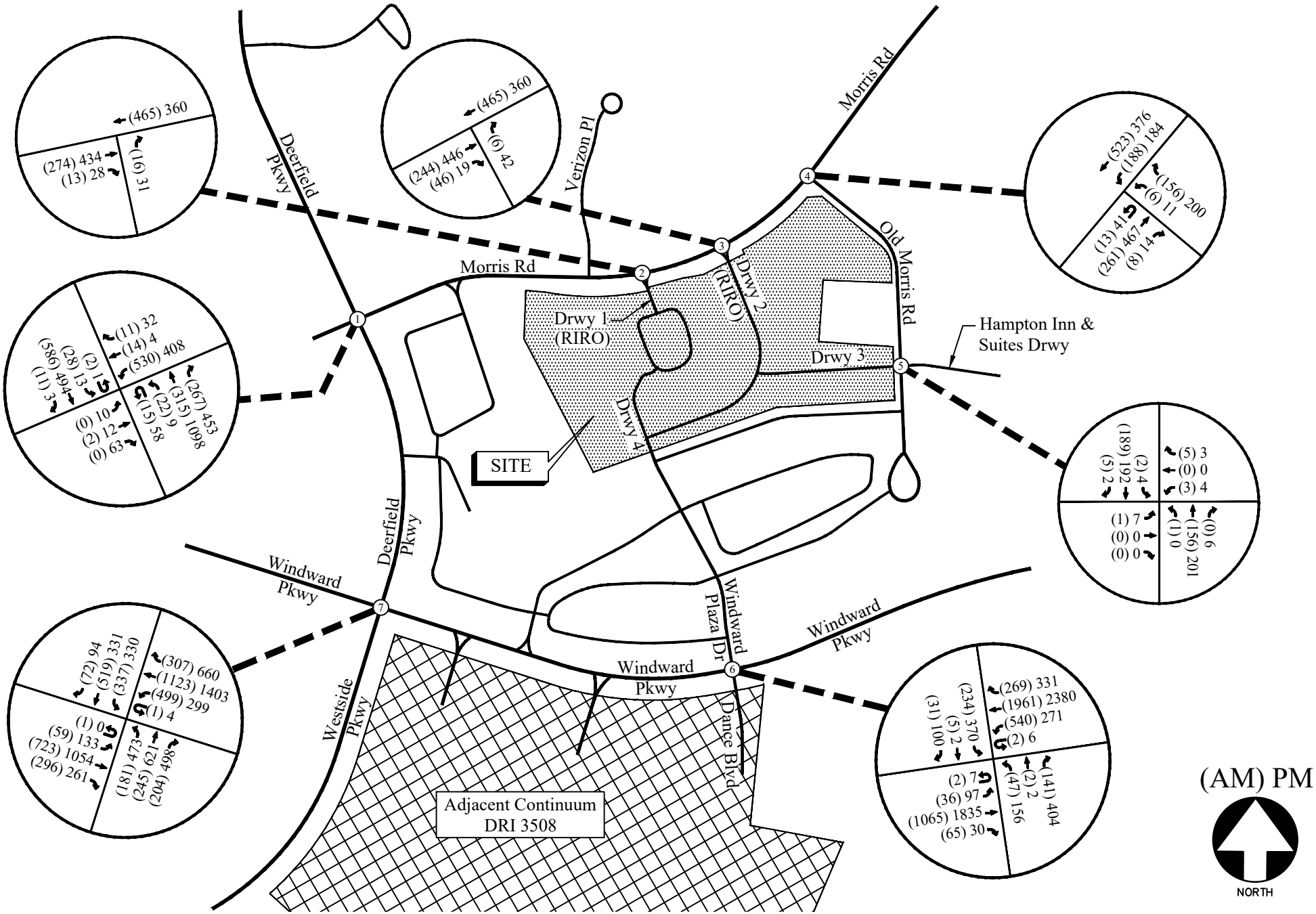
FIGURE 7

A&R Engineering Inc.



SHIFTED MORRIS ROAD FULL ACCESS DRIVEWAY FIGURE 8

EXISTING TRIPS **A&R Engineering Inc.**



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 9

A&R Engineering Inc.

The future "No-Build" and "Build" traffic operations were analyzed using the volumes in Figures 7 and 10, respectively. The results of the analysis are shown in Table 5.

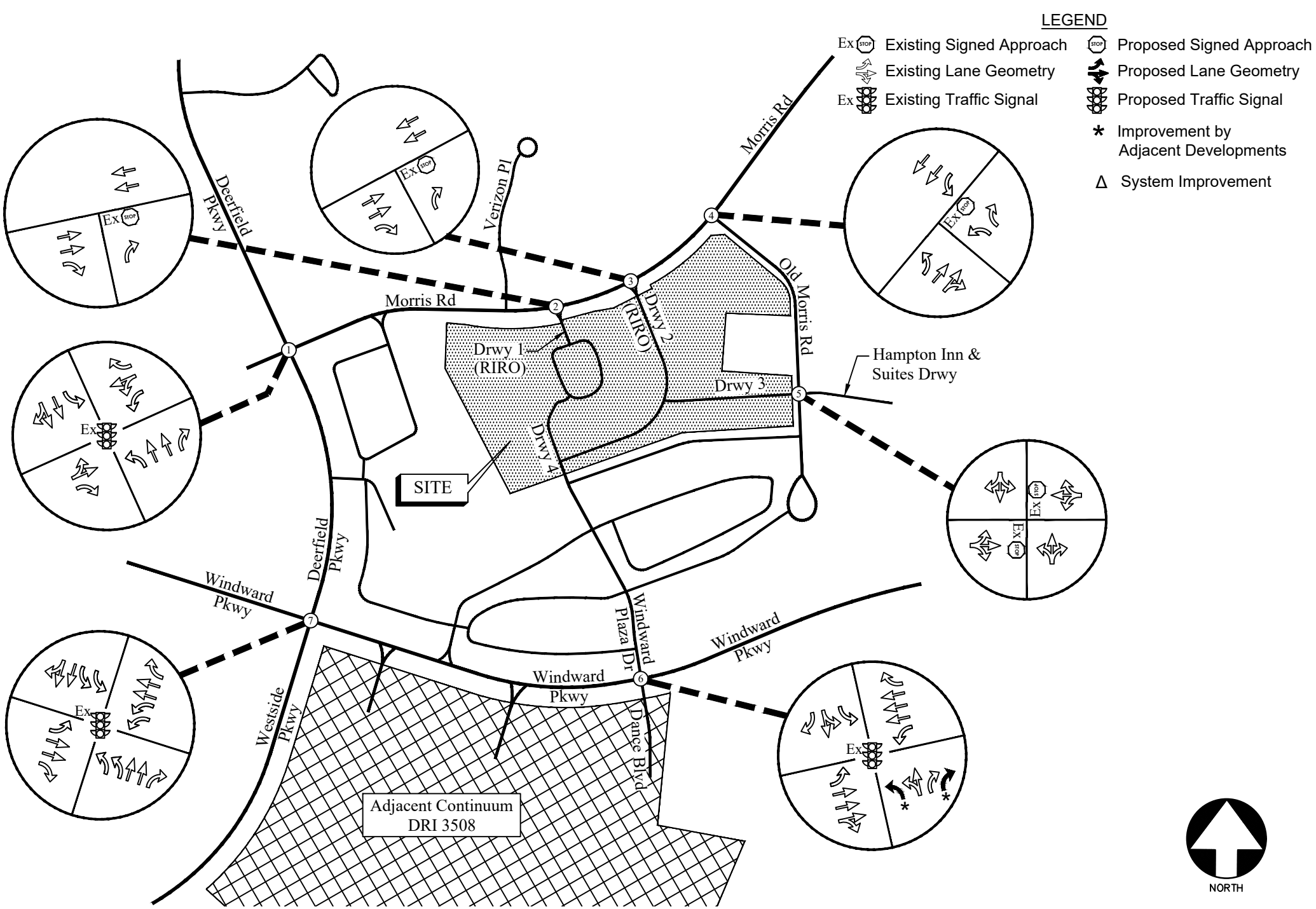
TABLE 5 – FUTURE 2027 INTERSECTION OPERATIONS

	Intersection	LOS (Delay)			
		NO-BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	**Deerfield Parkway @ Morris Road**	**D (36.1)**	**C (19.0)**	**D (39.8)**	**C (25.3)**
	-Eastbound Approach	D (39.6)	D (36.2)	D (39.6)	D (36.2)
	-Westbound Approach	C (28.6)	D (47.6)	C (28.9)	D (50.5)
	-Northbound Approach	E (58.5)	B (11.8)	E (68.7)	C (20.8)
	-Southbound Approach	C (21.0)	B (15.6)	C (20.9)	B (15.7)
2	**Morris Road @ Western Site RIRO Driveway**				
	-Northbound Approach	A (0.0)	A (9.7)	A (9.2)	A (9.9)
3	**Morris Road @ Eastern Site RIRO Driveway**				
	-Northbound Approach	A (0.0)	A (9.7)	A (9.0)	B (10.1)
4	**Morris Road @ Old Morris Road**				
	-Westbound Left	A (8.3)	A (9.1)	A (8.3)	A (9.2)
	-Northbound Approach	B (10.4)	B (12.4)	B (10.4)	B (12.8)
5	**Old Morris Road @ Site Driveway / Hampton Drwy**	A (0.0)	B (11.8)	B (11.7)	B (11.8)
	-Eastbound Approach	B (10.2)	B (10.8)	B (10.2)	B (10.8)
	-Westbound Approach	A (7.7)	A (0.0)	A (7.7)	A (0.0)
	-Northbound Left	A (7.6)	A (7.7)	A (7.6)	A (7.7)
	-Southbound Left				
6	**Windward Pkwy @ HP Drwy / Windward Plaza Dr**	**D (48.6)**	**E (77.2)**	**D (51.4)**	**F (84.2)**
	-Eastbound Approach	C (22.8)	B (14.3)	C (23.0)	B (14.7)
	-Westbound Approach	E (55.3)	D (53.9)	E (59.0)	E (62.8)
	-Northbound Approach (HP Driveway)	E (72.6)	F (412.9)	E (72.6)	F (426.9)
	-Southbound Approach (Windward Plaza Drwy)	E (79.6)	F (86.1)	F (82.0)	F (101.7)
7	**Windward Pkwy@ Deerfield Pkwy / Westside Pkwy**	**D (47.8)**	**E (69.5)**	**D (48.5)**	**E (71.4)**
	-Eastbound Approach	D (39.6)	D (43.6)	D (40.0)	D (44.5)
	-Westbound Approach	C (33.7)	E (62.4)	C (35.0)	E (65.2)
	-Northbound Approach (Westside Parkway)	E (65.0)	F (103.2)	E (64.8)	F (104.9)
	-Southbound Approach (Deerfield Parkway)	E (75.4)	E (70.4)	E (75.3)	E (71.5)

The results of both the future "No Build" traffic operations analysis indicate that the northbound approach of HP Driveway at Windward Parkway (intersection 6) will operate at LOS "F" with significant delays in the PM peak hour after the addition of traffic from adjacent Continuum Alpharetta DRI #3508. Similarly, the northbound approach of Westside Parkway at Windward Parkway (intersection 7) will also operate at LOS "F" in the PM peak hour with considerable delays. Both intersections 6 and 7 will operate at overall LOS "E" in PM peak hour. All the stop-controlled approaches at unsignalized intersections will continue to operate at a level of service "B" or better.

The results of future "Build" traffic operations analysis indicate that the northbound and southbound approaches at signalized intersection # 6 and 7 will continue to operate at similar levels of service with marginal increased delays due to the new site traffic. All the stop-controlled approaches at unsignalized intersections will continue to operate at a level of service "B" or better.

Recommendations on traffic control and lane geometry are shown in Figure 10.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 10

A&R Engineering Inc.

4.4 System Improvements

6. Windward Parkway @ HP Driveway / Windward Plaza Drive

After addition of adjacent Continuum mixed-use development's traffic and recommended lane geometry changes in the "No-Build" conditions, the northbound and southbound approaches of HP Driveway and Windward Plaza Driveway approaches will experience significant delays. Keeping the same cycle length, we recommend adjusting the splits to accommodate the increased DRI traffic volumes and revised lane geometry. The revised operations in both "No-Build" and "Build" conditions with adjusted splits are shown below in Table 6 which show significant improvement in delays and the overall level of service.

TABLE 6 – FUTURE 2027 INTERSECTION 6 OPERATION (WITH SIGNAL TIMING IMPROVEMENTS)

Intersection		LOS (Delay)			
		NO-BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
6	**Windward Parkway @ HP Driveway / Windward Plaza Drive**	**C (32.4)**	**D (39.0)**	**C (34.0)**	**D (46.5)**
	-Eastbound Approach	D (40.8)	C (28.5)	D (41.7)	D (38.3)
	-Westbound Approach	C (22.1)	D (35.4)	C (23.7)	D (44.3)
	-Northbound Approach	E (72.6)	E (70.8)	E (72.6)	E (70.8)
	-Southbound Approach	E (78.9)	E (73.4)	E (79.2)	E (65.4)

7. Windward Parkway @ Deerfield Parkway / Westside Parkway

The intersection of Windward Parkway @ Deerfield Parkway/Westside Parkway which will operate at LOS "E" in "Existing" and "No-Build" conditions with the westbound, northbound and southbound approaches operating at LOS "E" and "F" in AM and/or PM peak hours. This intersection has dual left-turn lanes in three approaches and a single left-turn lane on the eastbound approach, has right-turn lanes on all but the southbound approach in the PM peak hour. This intersection serves approximately 6,000 trips in the PM peak. Based on the traffic volumes and existing lane geometry, we consider the intersection is operating at its maximum capacity and no minor improvements will improve the delays. Further, the impact of site generated traffic at this intersection is minimal.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed mixed-use development located southwest of the intersection of Morris Road and Old Morris Road in Alpharetta, Georgia. The existing site currently consists of two four-story office buildings, of which approximately 48 percent of the 106,000 SF building and 60 percent of the 101,000 SF building are currently occupied. The proposed development includes the construction of a three-story residential building with 110 multifamily dwelling units in the northwest corner of the site, as well as the addition of a 5,000 SF retail space within the existing 101,000 SF office building. We have estimated trips from the vacant office space at full occupancy and included in our analysis.

The existing site is currently served by one full-access driveway and two right-in/right-out driveways on Morris Road, one full-access driveway on Old Morris Road and one full-access driveway at the north end of Windward Plaza Drive. The full-access driveway on Old Morris Road aligns with the Hampton Inn & Suites driveway. Following the addition of the residential and retail components, the full-access driveway on Morris Road will be closed, while all other existing driveways will be retained.

Existing and future traffic operations during the AM Peak Hour (7:00 AM – 9:00 AM) and PM Peak Hour (4:00 PM – 6:00 PM) were analyzed at the following intersections under 'Existing', 'No-Build', and 'Build' conditions:

1. Deerfield Parkway @ Morris Road
2. Morris Road @ Western Site RIRO Driveway
3. Morris Road @ Eastern Site RIRO Driveway
4. Morris Road @ Old Morris Road
5. Old Morris Road @ Site Driveway / Hampton Inn & Suites Driveway
6. Windward Parkway @ HP Driveway / Windward Plaza Drive
7. Windward Parkway @ Deerfield Parkway / Westside Parkway

The results of both the future "No Build" traffic operations analysis indicate that the northbound approach of HP Driveway at Windward Parkway (intersection 6) will operate at LOS "F" with significant delays in the PM peak hour after the addition of traffic from adjacent Continuum Alpharetta DRI #3508. Similarly, the northbound approach of Westside Parkway at Windward Parkway (intersection 7) will also operate at LOS "F" in the PM peak hour with considerable delays. Both intersections 6 and 7 will operate at overall LOS "E" in PM peak hour. All the stop-controlled approaches at unsignalized intersections will continue to operate at a level of service "B" or better.

The results of future "Build" traffic operations analysis indicate that the northbound and southbound approaches at signalized intersection # 6 and 7 will continue to operate at similar levels of service with marginal increased delays due to the new site traffic. All the stop-controlled approaches at unsignalized intersections will continue to operate at a level of service "B" or better.

Apart from closing the full access site driveway on Morris Road as noted on the site plan, no changes are recommended to the existing site driveway configurations.

Appendix

Existing Intersection Traffic Counts .....
Linear Regression of Daily Traffic.....
Existing Intersection Analysis.....
Future “No-Build” Intersection Analysis.....
Future “Build” Intersection Analysis.....
Traffic Volume Worksheets .....

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Deerfield Parkway @ Morris Road
7-9 am | 4-6 pm

File Name : 20250428
Site Code : 20250428
Start Date : 12-09-2025
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Deerfield Parkway Northbound					Deerfield Parkway Southbound					Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	2	35	49	1	87	2	125	2	1	130	0	0	2	2	88	4	2	94	313
07:15 AM	6	63	74	4	147	1	127	0	0	128	0	0	2	2	96	0	1	97	374
07:30 AM	4	72	85	6	167	2	124	0	0	126	0	0	0	0	113	0	1	114	407
07:45 AM	4	79	62	8	153	3	129	0	0	132	0	0	0	0	122	3	2	127	412
Total	16	249	270	19	554	8	505	2	1	516	0	0	4	4	419	7	6	432	1506
08:00 AM	3	70	53	6	132	3	125	5	1	134	0	0	0	0	117	2	3	122	388
08:15 AM	3	35	44	1	83	2	90	3	0	95	0	0	0	0	74	0	1	75	253
08:30 AM	13	80	58	2	153	2	132	1	1	136	0	0	0	0	103	4	1	108	397
08:45 AM	3	86	36	6	131	8	135	2	0	145	0	0	0	0	92	6	0	98	374
Total	22	271	191	15	499	15	482	11	2	510	0	0	0	0	386	12	5	403	1412
*** BREAK ***																			
04:00 PM	6	210	68	11	295	2	78	0	0	80	3	3	10	16	53	0	4	57	448
04:15 PM	2	180	73	10	265	3	82	1	0	86	4	0	8	12	62	1	1	64	427
04:30 PM	0	191	87	11	289	4	104	1	0	109	1	0	6	7	71	4	3	78	483
04:45 PM	4	255	78	15	352	5	106	0	0	111	1	0	15	16	70	1	3	74	553
Total	12	836	306	47	1201	14	370	2	0	386	9	3	39	51	256	6	11	273	1911
05:00 PM	1	217	73	12	303	0	100	0	0	100	4	5	29	38	101	0	8	109	550
05:15 PM	2	258	76	11	347	0	119	3	1	123	2	3	13	18	77	1	5	83	571
05:30 PM	2	245	86	19	352	1	119	0	0	120	3	2	5	10	71	0	2	73	555
05:45 PM	4	241	72	21	338	4	99	1	0	104	1	1	5	7	93	3	1	97	546
Total	9	961	307	63	1340	5	437	4	1	447	10	11	52	73	342	4	16	362	2222
Grand Total	59	2317	1074	144	3594	42	1794	19	4	1859	19	14	95	128	1403	29	38	1470	7051
Apprch %	1.6	64.5	29.9	4		2.3	96.5	1	0.2		14.8	10.9	74.2		95.4	2	2.6		
Total %	0.8	32.9	15.2	2	51	0.6	25.4	0.3	0.1	26.4	0.3	0.2	1.3	1.8	19.9	0.4	0.5	20.8	

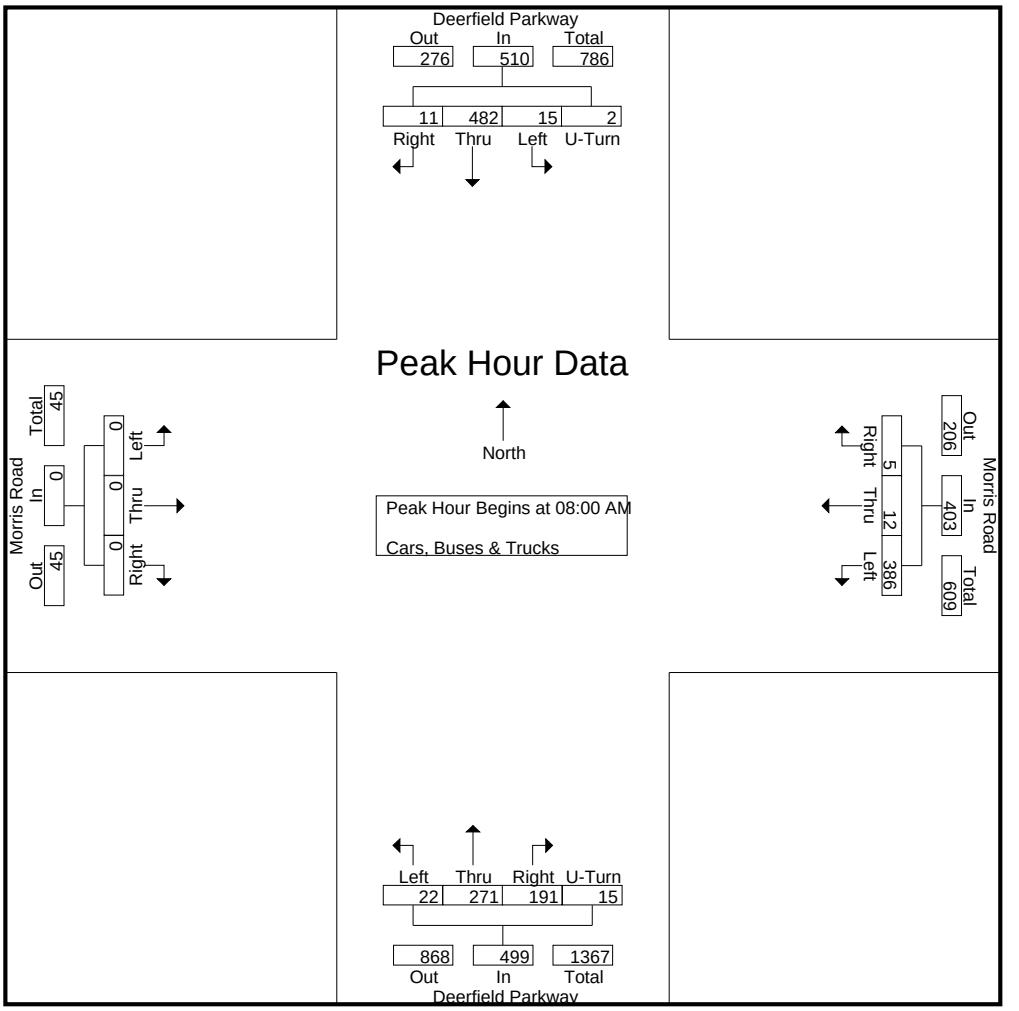
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Deerfield Parkway @ Morris Road
7-9 am | 4-6 pm

File Name : 20250428
Site Code : 20250428
Start Date : 12-09-2025
Page No : 2

	Deerfield Parkway Northbound					Deerfield Parkway Southbound					Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 08:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 08:00 AM																			
08:00 AM	3	70	53	**6**	132	3	125	**5**	**1**	134	0	0	0	0	**117**	2	**3**	**122**	388
08:15 AM	3	35	44	1	83	2	90	3	0	95	0	0	0	0	74	0	1	75	253
08:30 AM	**13**	80	**58**	2	**153**	2	132	1	1	136	0	0	0	0	103	4	1	108	**397**
08:45 AM	3	**86**	36	6	131	**8**	**135**	2	0	**145**	0	0	0	0	92	**6**	0	98	374
Total Volume	22	271	191	15	499	15	482	11	2	510	0	0	0	0	386	12	5	403	1412
% App. Total	4.4	54.3	38.3	3		2.9	94.5	2.2	0.4		0	0	0		95.8	3	1.2		
PHF	.423	.788	.823	.625	.815	.469	.893	.550	.500	.879	.000	.000	.000	.000	.825	.500	.417	.826	.889



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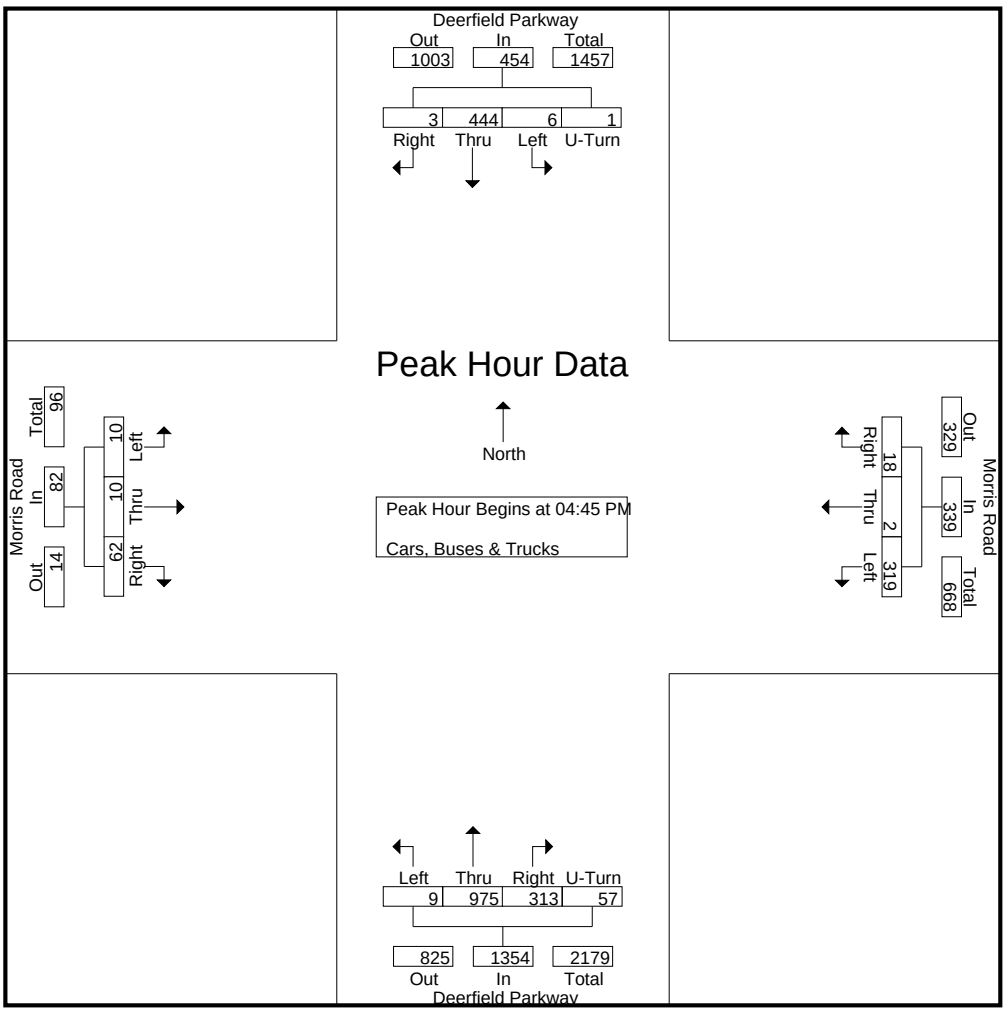
TMC Data
Deerfield Parkway @ Morris Road
7-9 am | 4-6 pm

File Name : 20250428
Site Code : 20250428
Start Date : 12-09-2025
Page No : 3

	Deerfield Parkway Northbound					Deerfield Parkway Southbound					Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:45 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 04:45 PM																			
04:45 PM	**4**	255	78	15	**352**	**5**	106	0	0	111	1	0	15	16	70	**1**	3	74	553
05:00 PM	1	217	73	12	303	0	100	0	0	100	**4**	**5**	**29**	**38**	**101**	0	**8**	**109**	550
05:15 PM	2	**258**	76	11	347	0	**119**	**3**	**1**	**123**	2	3	13	18	77	1	5	83	**571**
05:30 PM	2	245	**86**	**19**	352	1	119	0	0	120	3	2	5	10	71	0	2	73	555
Total Volume	9	975	313	57	1354	6	444	3	1	454	10	10	62	82	319	2	18	339	2229
% App. Total	0.7	72	23.1	4.2		1.3	97.8	0.7	0.2		12.2	12.2	75.6		94.1	0.6	5.3		
PHF	.563	.945	.910	.750	.962	.300	.933	.250	.250	.923	.625	.500	.534	.539	.790	.500	.563	.778	.976



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2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Morris Road @ Old Morris Road
7-9 am | 4-6 pm

File Name : 20250429
Site Code : 20250429
Start Date : 12-09-2025
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Old Morris Road Northbound				Southbound				Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	2	0	16	18	0	0	0	0	0	39	3	42	24	124	0	148	208
07:15 AM	1	0	16	17	0	0	0	0	0	80	0	80	33	88	0	121	218
07:30 AM	1	0	23	24	0	0	0	0	0	77	3	80	59	103	0	162	266
07:45 AM	1	0	24	25	0	0	0	0	0	54	3	57	54	110	0	164	246
Total	5	0	79	84	0	0	0	0	0	250	9	259	170	425	0	595	938
08:00 AM	2	0	36	38	0	0	0	0	0	58	1	59	42	101	0	143	240
08:15 AM	0	0	40	40	0	0	0	0	0	53	2	55	40	92	0	132	227
08:30 AM	2	0	39	41	0	0	0	0	0	53	2	55	38	89	0	127	223
08:45 AM	2	0	38	40	0	0	0	0	0	42	3	45	60	95	0	155	240
Total	6	0	153	159	0	0	0	0	0	206	8	214	180	377	0	557	930
*** BREAK ***																	
04:00 PM	2	0	35	37	0	0	0	0	0	68	1	69	42	40	0	82	188
04:15 PM	1	0	43	44	0	0	0	0	0	76	3	79	47	67	0	114	237
04:30 PM	2	0	35	37	0	0	0	0	0	67	1	68	55	61	0	116	221
04:45 PM	3	0	47	50	0	0	0	0	0	85	9	94	41	86	0	127	271
Total	8	0	160	168	0	0	0	0	0	296	14	310	185	254	0	439	917
05:00 PM	4	0	49	53	0	0	0	0	0	80	0	80	44	85	0	129	262
05:15 PM	0	0	49	49	0	0	0	0	0	78	3	81	52	69	0	121	251
05:30 PM	4	0	47	51	0	0	0	0	0	90	2	92	42	60	0	102	245
05:45 PM	0	0	48	48	0	0	0	0	0	67	5	72	33	85	0	118	238
Total	8	0	193	201	0	0	0	0	0	315	10	325	171	299	0	470	996
Grand Total	27	0	585	612	0	0	0	0	0	1067	41	1108	706	1355	0	2061	3781
Apprch %	4.4	0	95.6		0	0	0		0	96.3	3.7		34.3	65.7	0		
Total %	0.7	0	15.5	16.2	0	0	0	0	0	28.2	1.1	29.3	18.7	35.8	0	54.5	

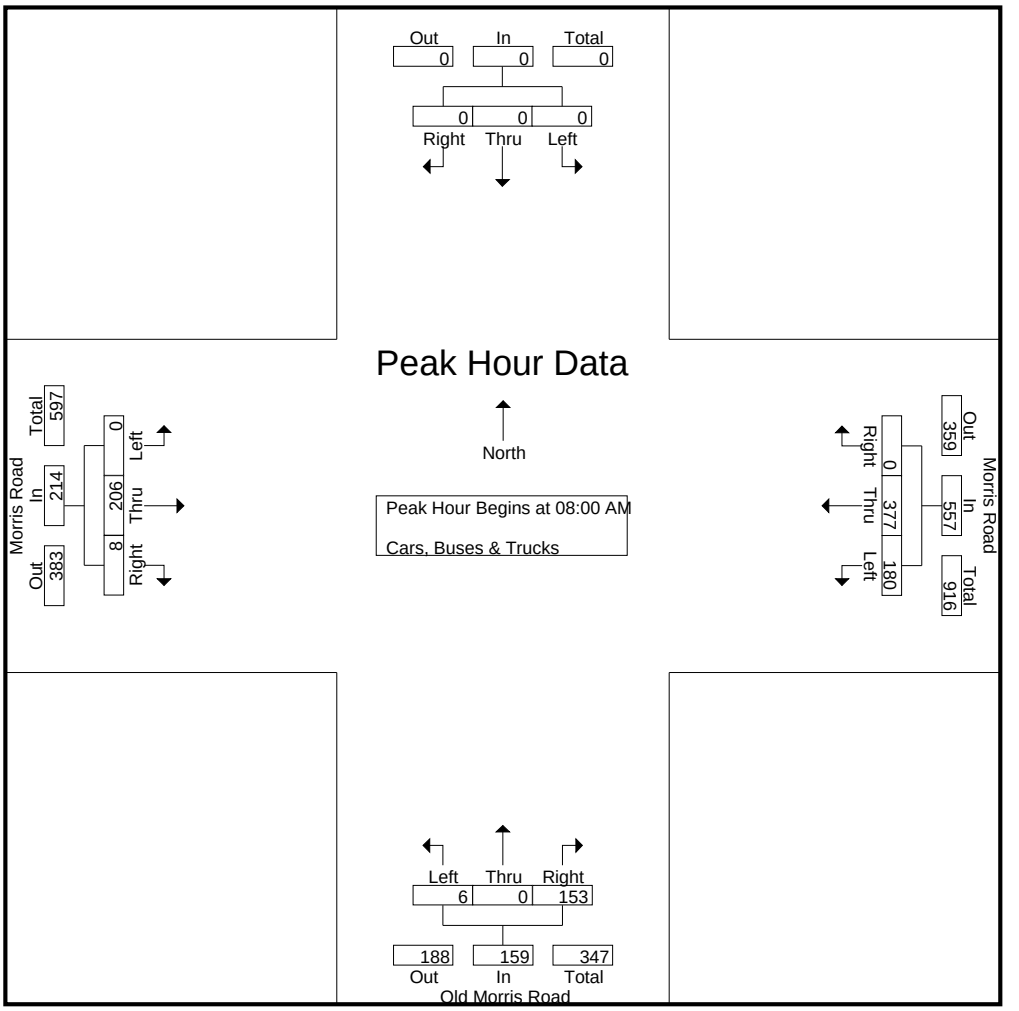
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Morris Road @ Old Morris Road
7-9 am | 4-6 pm

File Name : 20250429
Site Code : 20250429
Start Date : 12-09-2025
Page No : 2

	Old Morris Road Northbound				Southbound				Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 08:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	**2**	0	36	38	0	0	0	0	0	**58**	1	**59**	42	**101**	0	143	**240**
08:15 AM	0	0	**40**	40	0	0	0	0	0	53	2	55	40	92	0	132	227
08:30 AM	2	0	39	**41**	0	0	0	0	0	53	2	55	38	89	0	127	223
08:45 AM	2	0	38	40	0	0	0	0	0	42	**3**	45	**60**	95	0	**155**	240
Total Volume	6	0	153	159	0	0	0	0	0	206	8	214	180	377	0	557	930
% App. Total	3.8	0	96.2		0	0	0		0	96.3	3.7		32.3	67.7	0		
PHF	.750	.000	.956	.970	.000	.000	.000	.000	.000	.888	.667	.907	.750	.933	.000	.898	.969



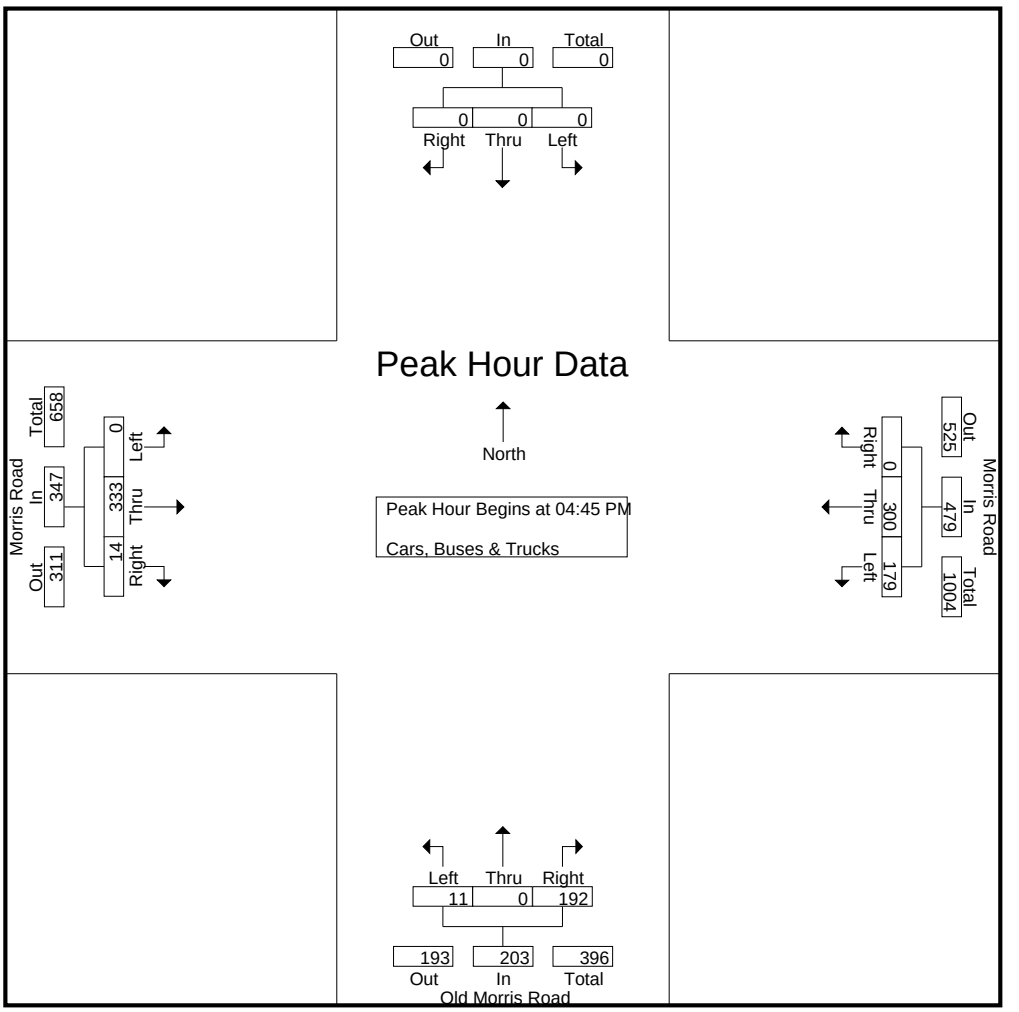
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Morris Road @ Old Morris Road
7-9 am | 4-6 pm

File Name : 20250429
Site Code : 20250429
Start Date : 12-09-2025
Page No : 3

	Old Morris Road Northbound				Southbound				Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:45 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	3	0	47	50	0	0	0	0	0	85	**9**	**94**	41	**86**	0	127	**271**
05:00 PM	**4**	0	**49**	**53**	0	0	0	0	0	80	0	80	44	85	0	**129**	262
05:15 PM	0	0	49	49	0	0	0	0	0	78	3	81	**52**	69	0	121	251
05:30 PM	4	0	47	51	0	0	0	0	0	**90**	2	92	42	60	0	102	245
Total Volume	11	0	192	203	0	0	0	0	0	333	14	347	179	300	0	479	1029
% App. Total	5.4	0	94.6		0	0	0		0	96	4		37.4	62.6	0		
PHF	.688	.000	.980	.958	.000	.000	.000	.000	.000	.925	.389	.923	.861	.872	.000	.928	.949



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Old Morris Road @ Site Drwy-
Hampton Inn Drwy
7-9 am | 4-6 pm

File Name : 20250430
Site Code : 20250430
Start Date : 12-09-2025
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Old Morris Road Northbound				Old Morris Road Southbound				Site Drwy Eastbound				Hampton Inn Drwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	17	0	17	3	24	0	27	0	0	0	0	1	1	1	3	47
07:15 AM	0	16	0	16	0	33	0	33	1	0	0	1	1	0	0	1	51
07:30 AM	0	24	0	24	0	61	1	62	0	0	0	0	0	0	0	0	86
07:45 AM	0	23	0	23	4	53	0	57	0	0	0	0	1	0	2	3	83
Total	0	80	0	80	7	171	1	179	1	0	0	1	3	1	3	7	267
08:00 AM	1	37	0	38	0	43	0	43	0	0	0	0	0	0	1	1	82
08:15 AM	0	39	0	39	0	42	0	42	0	0	0	0	1	0	1	2	83
08:30 AM	0	38	0	38	2	38	0	40	0	0	0	0	2	0	3	5	83
08:45 AM	0	40	0	40	0	63	0	63	0	0	0	0	0	0	0	0	103
Total	1	154	0	155	2	186	0	188	0	0	0	0	3	0	5	8	351
*** BREAK ***																	
04:00 PM	0	36	0	36	1	41	1	43	0	0	1	1	4	0	1	5	85
04:15 PM	0	44	0	44	2	48	0	50	0	0	1	1	0	0	0	0	95
04:30 PM	0	35	0	35	1	53	2	56	1	0	0	1	1	0	1	2	94
04:45 PM	0	49	1	50	2	48	0	50	1	0	0	1	1	0	0	1	102
Total	0	164	1	165	6	190	3	199	2	0	2	4	6	0	2	8	376
05:00 PM	0	51	0	51	0	44	0	44	1	0	0	1	0	0	1	1	97
05:15 PM	0	48	3	51	1	54	0	55	0	0	0	0	1	0	1	2	108
05:30 PM	0	50	2	52	1	43	0	44	0	0	0	0	2	0	1	3	99
05:45 PM	0	46	0	46	3	34	1	38	0	0	0	0	0	0	2	2	86
Total	0	195	5	200	5	175	1	181	1	0	0	1	3	0	5	8	390
Grand Total	1	593	6	600	20	722	5	747	4	0	2	6	15	1	15	31	1384
Apprch %	0.2	98.8	1		2.7	96.7	0.7		66.7	0	33.3		48.4	3.2	48.4		
Total %	0.1	42.8	0.4	43.4	1.4	52.2	0.4	54	0.3	0	0.1	0.4	1.1	0.1	1.1	2.2	

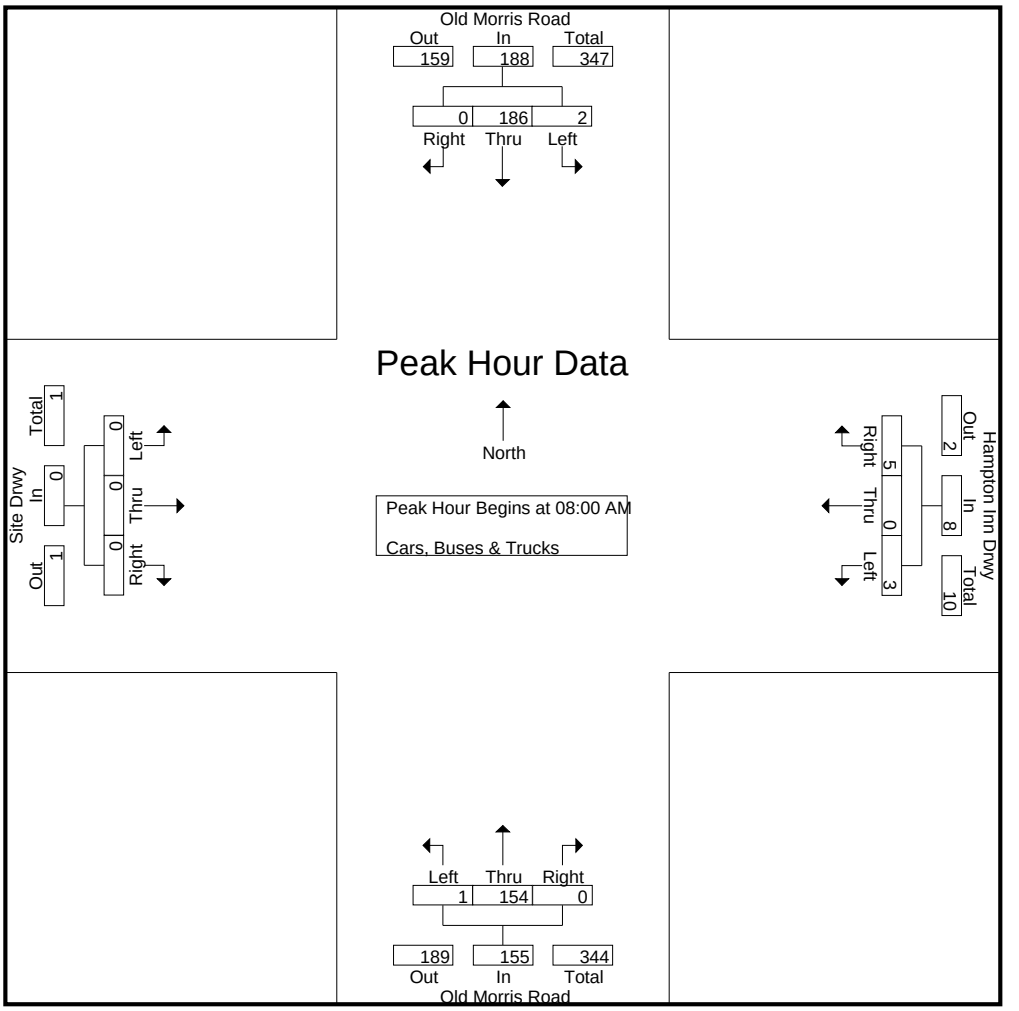
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Old Morris Road @ Site Drwy-
Hampton Inn Drwy
7-9 am | 4-6 pm

File Name : 20250430
Site Code : 20250430
Start Date : 12-09-2025
Page No : 2

	Old Morris Road Northbound				Old Morris Road Southbound				Site Drwy Eastbound				Hampton Inn Drwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 08:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	**1**	37	0	38	0	43	0	43	0	0	0	0	0	0	1	1	82
08:15 AM	0	39	0	39	0	42	0	42	0	0	0	0	1	0	1	2	83
08:30 AM	0	38	0	38	**2**	38	0	40	0	0	0	0	**2**	0	**3**	**5**	83
08:45 AM	0	**40**	0	**40**	0	**63**	0	**63**	0	0	0	0	0	0	0	0	**103**
Total Volume	1	154	0	155	2	186	0	188	0	0	0	0	3	0	5	8	351
% App. Total	0.6	99.4	0		1.1	98.9	0		0	0	0		37.5	0	62.5		
PHF	.250	.963	.000	.969	.250	.738	.000	.746	.000	.000	.000	.000	.375	.000	.417	.400	.852



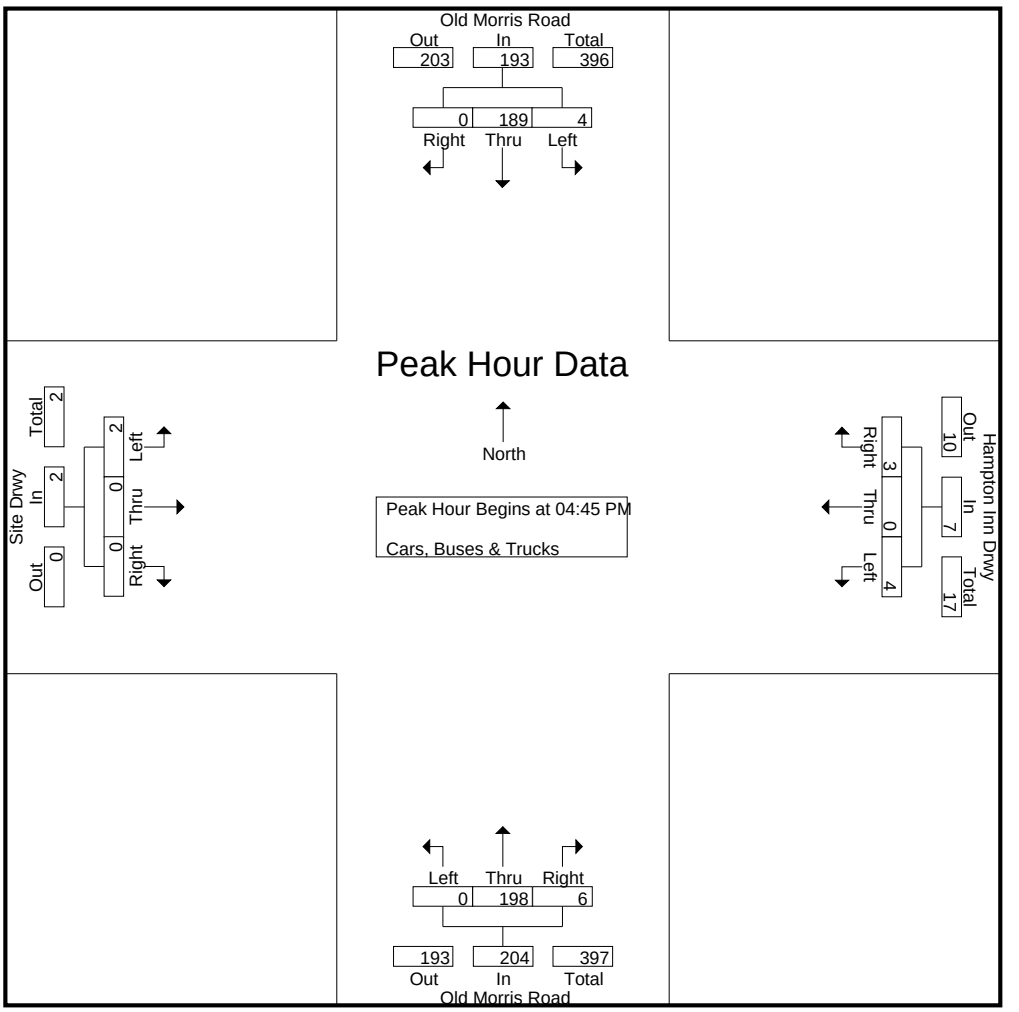
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Old Morris Road @ Site Drwy-
Hampton Inn Drwy
7-9 am | 4-6 pm

File Name : 20250430
Site Code : 20250430
Start Date : 12-09-2025
Page No : 3

	Old Morris Road Northbound				Old Morris Road Southbound				Site Drwy Eastbound				Hampton Inn Drwy Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:45 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	49	1	50	**2**	48	0	50	**1**	0	0	**1**	1	0	0	1	102
05:00 PM	0	**51**	0	51	0	44	0	44	1	0	0	1	0	0	**1**	1	97
05:15 PM	0	48	**3**	51	1	**54**	0	**55**	0	0	0	0	1	0	1	2	**108**
05:30 PM	0	50	2	**52**	1	43	0	44	0	0	0	0	**2**	0	1	**3**	99
Total Volume	0	198	6	204	4	189	0	193	2	0	0	2	4	0	3	7	406
% App. Total	0	97.1	2.9		2.1	97.9	0		100	0	0		57.1	0	42.9		
PHF	.000	.971	.500	.981	.500	.875	.000	.877	.500	.000	.000	.500	.500	.000	.750	.583	.940



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Windward Parkway @ Deerfield Parkway-
Westside Parkway
7-9 am | 4-6 pm

File Name : 20260004
Site Code : 20260004
Start Date : 01-08-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Westside Parkway Northbound				Deerfield Parkway Southbound				Windward Parkway Eastbound					Windward Parkway Westbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
07:00 AM	23	37	26	86	75	124	7	206	5	127	44	2	178	81	132	32	2	247	717
07:15 AM	35	102	34	171	60	152	6	218	4	126	50	0	180	76	172	22	0	270	839
07:30 AM	33	84	44	161	69	111	12	192	9	150	64	0	223	106	241	36	2	385	961
07:45 AM	36	88	38	162	87	138	12	237	14	138	80	0	232	123	237	60	1	421	1052
Total	127	311	142	580	291	525	37	853	32	541	238	2	813	386	782	150	5	1323	3569
08:00 AM	48	54	49	151	57	142	13	212	7	125	47	1	180	124	286	55	1	466	1009
08:15 AM	47	72	39	158	60	130	22	212	8	154	74	0	236	134	269	69	0	472	1078
08:30 AM	46	48	55	149	56	122	15	193	17	146	69	1	233	116	286	67	1	470	1045
08:45 AM	37	47	58	142	54	102	15	171	10	178	63	0	251	106	341	90	0	537	1101
Total	178	221	201	600	227	496	65	788	42	603	253	2	900	480	1182	281	2	1945	4233
*** BREAK ***																			
04:00 PM	108	165	153	426	59	71	13	143	22	213	69	1	305	74	256	118	3	451	1325
04:15 PM	233	170	313	716	69	78	18	165	46	116	65	0	227	99	301	125	2	527	1635
04:30 PM	255	181	332	768	74	84	31	189	41	54	69	0	164	84	279	123	13	499	1620
04:45 PM	156	186	206	548	65	65	26	156	40	165	64	1	270	86	322	166	3	577	1551
Total	752	702	1004	2458	267	298	88	653	149	548	267	2	966	343	1158	532	21	2054	6131
05:00 PM	116	154	170	440	110	82	18	210	34	188	68	2	292	79	412	152	2	645	1587
05:15 PM	148	224	146	518	108	102	14	224	35	194	55	0	284	88	316	175	0	579	1605
05:30 PM	175	222	125	522	64	92	30	186	33	219	56	0	308	72	369	182	0	623	1639
05:45 PM	128	143	80	351	81	98	35	214	33	209	52	1	295	75	308	119	2	504	1364
Total	567	743	521	1831	363	374	97	834	135	810	231	3	1179	314	1405	628	4	2351	6195
Grand Total	1624	1977	1868	5469	1148	1693	287	3128	358	2502	989	9	3858	1523	4527	1591	32	7673	20128
Apprch %	29.7	36.1	34.2		36.7	54.1	9.2		9.3	64.9	25.6	0.2		19.8	59	20.7	0.4		
Total %	8.1	9.8	9.3	27.2	5.7	8.4	1.4	15.5	1.8	12.4	4.9	0	19.2	7.6	22.5	7.9	0.2	38.1	

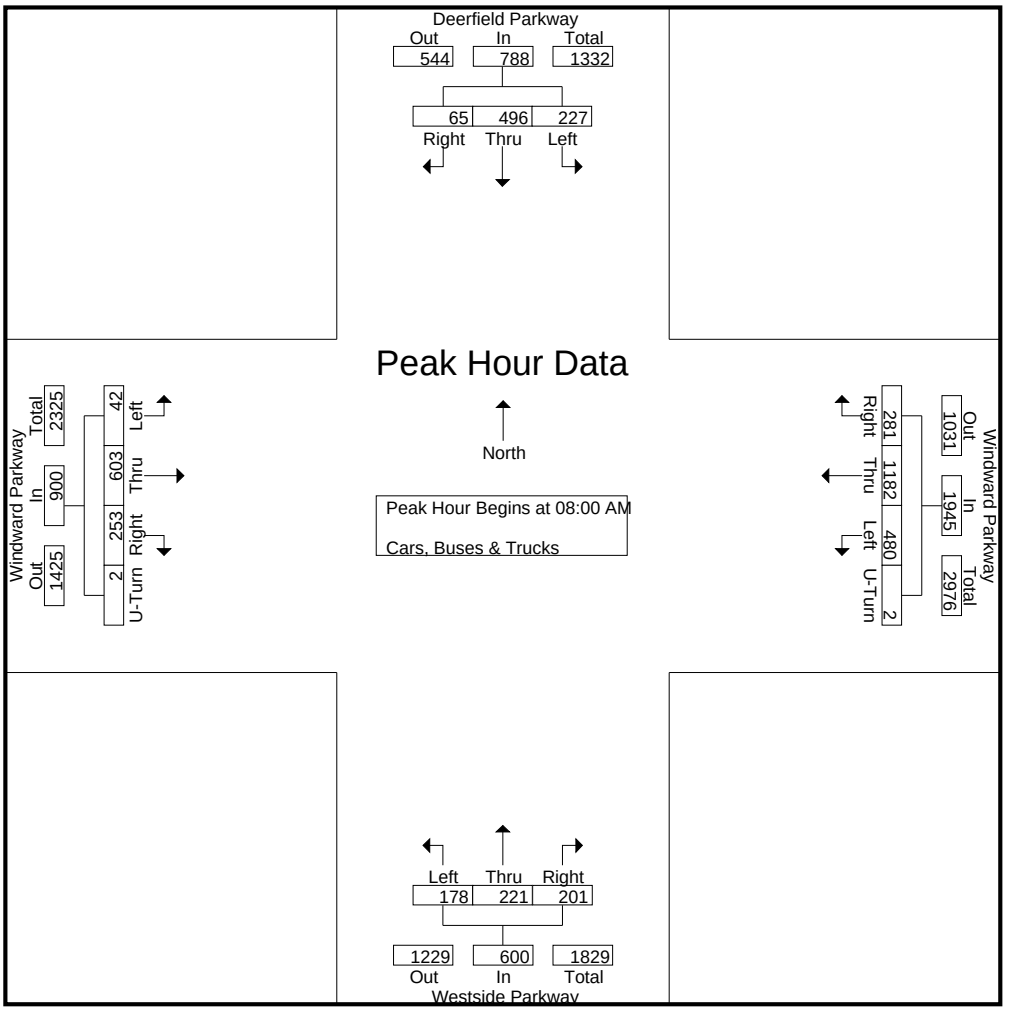
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Windward Parkway @ Deerfield Parkway-
Westside Parkway
7-9 am | 4-6 pm

File Name : 20260004
Site Code : 20260004
Start Date : 01-08-2026
Page No : 2

	Westside Parkway Northbound				Deerfield Parkway Southbound				Windward Parkway Eastbound					Windward Parkway Westbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
Peak Hour Analysis From 08:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 08:00 AM																			
08:00 AM	**48**	54	49	151	57	**142**	13	**212**	7	125	47	**1**	180	124	286	55	**1**	466	1009
08:15 AM	47	**72**	39	**158**	**60**	130	**22**	212	8	154	**74**	0	236	**134**	269	69	0	472	1078
08:30 AM	46	48	55	149	56	122	15	193	**17**	146	69	1	233	116	286	67	1	470	1045
08:45 AM	37	47	**58**	142	54	102	15	171	10	**178**	63	0	**251**	106	**341**	**90**	0	**537**	**1101**
Total Volume	178	221	201	600	227	496	65	788	42	603	253	2	900	480	1182	281	2	1945	4233
% App. Total	29.7	36.8	33.5		28.8	62.9	8.2		4.7	67	28.1	0.2		24.7	60.8	14.4	0.1		
PHF	.927	.767	.866	.949	.946	.873	.739	.929	.618	.847	.855	.500	.896	.896	.867	.781	.500	.905	.961



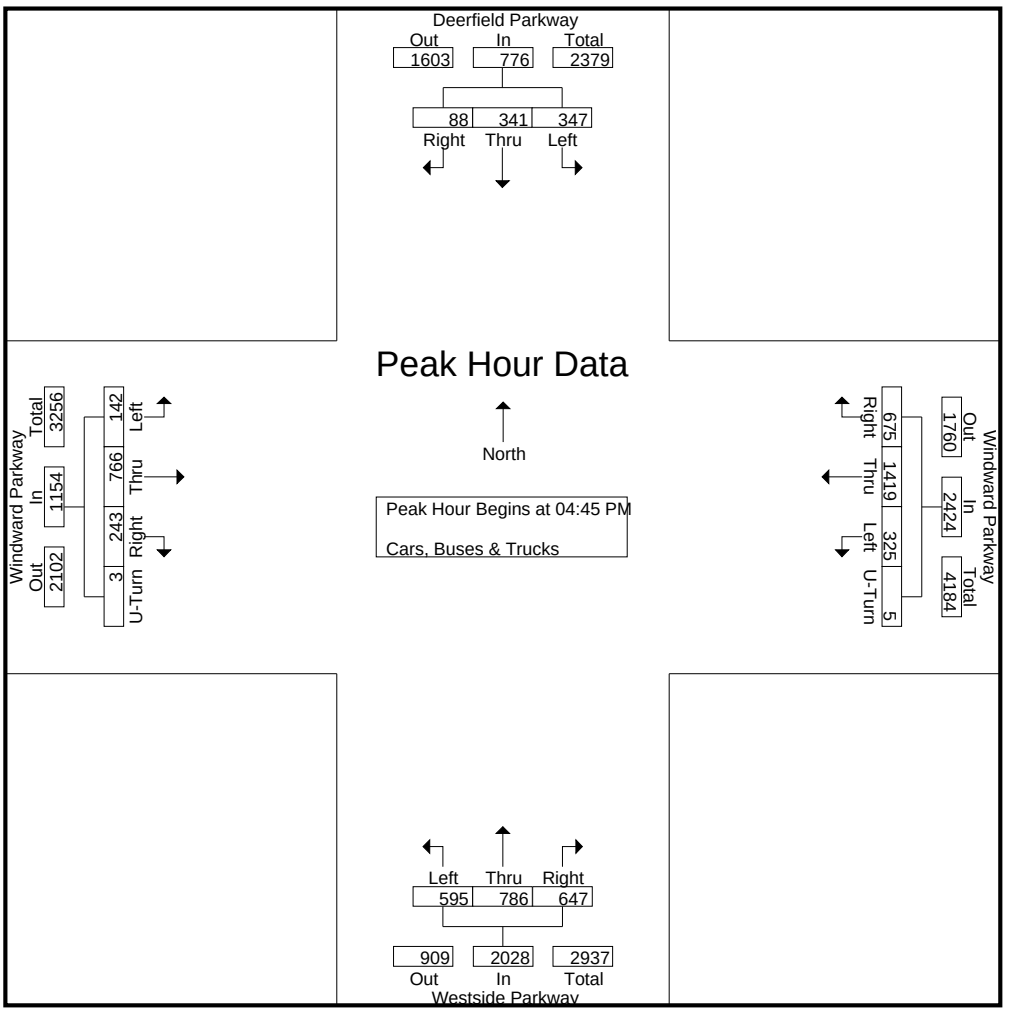
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Windward Parkway @ Deerfield Parkway-
Westside Parkway
7-9 am | 4-6 pm

File Name : 20260004
Site Code : 20260004
Start Date : 01-08-2026
Page No : 3

	Westside Parkway Northbound				Deerfield Parkway Southbound				Windward Parkway Eastbound					Windward Parkway Westbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
Peak Hour Analysis From 04:45 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 04:45 PM																			
04:45 PM	156	186	**206**	**548**	65	65	26	156	**40**	165	64	1	270	86	322	166	**3**	577	1551
05:00 PM	116	154	170	440	**110**	82	18	210	34	188	**68**	**2**	292	79	**412**	152	2	**645**	1587
05:15 PM	148	**224**	146	518	108	**102**	14	**224**	35	194	55	0	284	**88**	316	175	0	579	1605
05:30 PM	**175**	222	125	522	64	92	**30**	186	33	**219**	56	0	**308**	72	369	**182**	0	623	**1639**
Total Volume	595	786	647	2028	347	341	88	776	142	766	243	3	1154	325	1419	675	5	2424	6382
% App. Total	29.3	38.8	31.9		44.7	43.9	11.3		12.3	66.4	21.1	0.3		13.4	58.5	27.8	0.2		
PHF	.850	.877	.785	.925	.789	.836	.733	.866	.888	.874	.893	.375	.937	.923	.861	.927	.417	.940	.973



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Windward Parkway @ HP Driveway/
The Plaza
7-9 am | 4-6 pm

File Name : 20260005
Site Code : 20260005
Start Date : 01-08-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	HP Driveway Northbound				The Plaza Southbound				Windward Parkway Eastbound					Windward Parkway Westbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
07:00 AM	1	1	3	5	42	0	2	44	3	224	2	1	230	9	243	17	1	270	549
07:15 AM	2	0	1	3	45	1	1	47	4	215	0	1	220	8	266	24	1	299	569
07:30 AM	1	0	1	2	45	0	4	49	4	259	2	0	265	11	380	48	0	439	755
07:45 AM	2	0	4	6	68	1	3	72	9	251	3	1	264	14	415	43	0	472	814
Total	6	1	9	16	200	2	10	212	20	949	7	3	979	42	1304	132	2	1480	2687
08:00 AM	2	1	3	6	51	2	5	58	6	224	2	0	232	18	459	47	1	525	821
08:15 AM	4	0	4	8	50	0	4	54	5	244	4	0	253	9	464	40	0	513	828
08:30 AM	0	0	0	0	55	2	7	64	6	243	7	2	258	13	461	55	1	530	852
08:45 AM	0	0	0	0	43	1	5	49	7	278	5	0	290	7	532	59	0	598	937
Total	6	1	7	14	199	5	21	225	24	989	18	2	1033	47	1916	201	2	2166	3438
*** BREAK ***																			
04:00 PM	4	1	6	11	61	0	18	79	15	407	2	4	428	4	425	102	4	535	1053
04:15 PM	7	1	4	12	52	0	12	64	18	476	4	2	500	6	506	61	1	574	1150
04:30 PM	1	0	13	14	59	1	11	71	17	454	1	1	473	1	486	66	1	554	1112
04:45 PM	0	0	6	6	56	0	19	75	24	415	0	0	439	6	558	62	2	628	1148
Total	12	2	29	43	228	1	60	289	74	1752	7	7	1840	17	1975	291	8	2291	4463
05:00 PM	3	0	24	27	88	0	25	113	29	438	1	2	470	6	615	61	1	683	1293
05:15 PM	3	1	7	11	85	1	18	104	23	420	4	1	448	10	557	73	1	641	1204
05:30 PM	2	1	7	10	64	0	15	79	14	387	3	4	408	9	602	93	2	706	1203
05:45 PM	3	0	4	7	79	1	18	98	18	351	1	2	372	14	481	72	0	567	1044
Total	11	2	42	55	316	2	76	394	84	1596	9	9	1698	39	2255	299	4	2597	4744
Grand Total	35	6	87	128	943	10	167	1120	202	5286	41	21	5550	145	7450	923	16	8534	15332
Apprch %	27.3	4.7	68		84.2	0.9	14.9		3.6	95.2	0.7	0.4		1.7	87.3	10.8	0.2		
Total %	0.2	0	0.6	0.8	6.2	0.1	1.1	7.3	1.3	34.5	0.3	0.1	36.2	0.9	48.6	6	0.1	55.7	

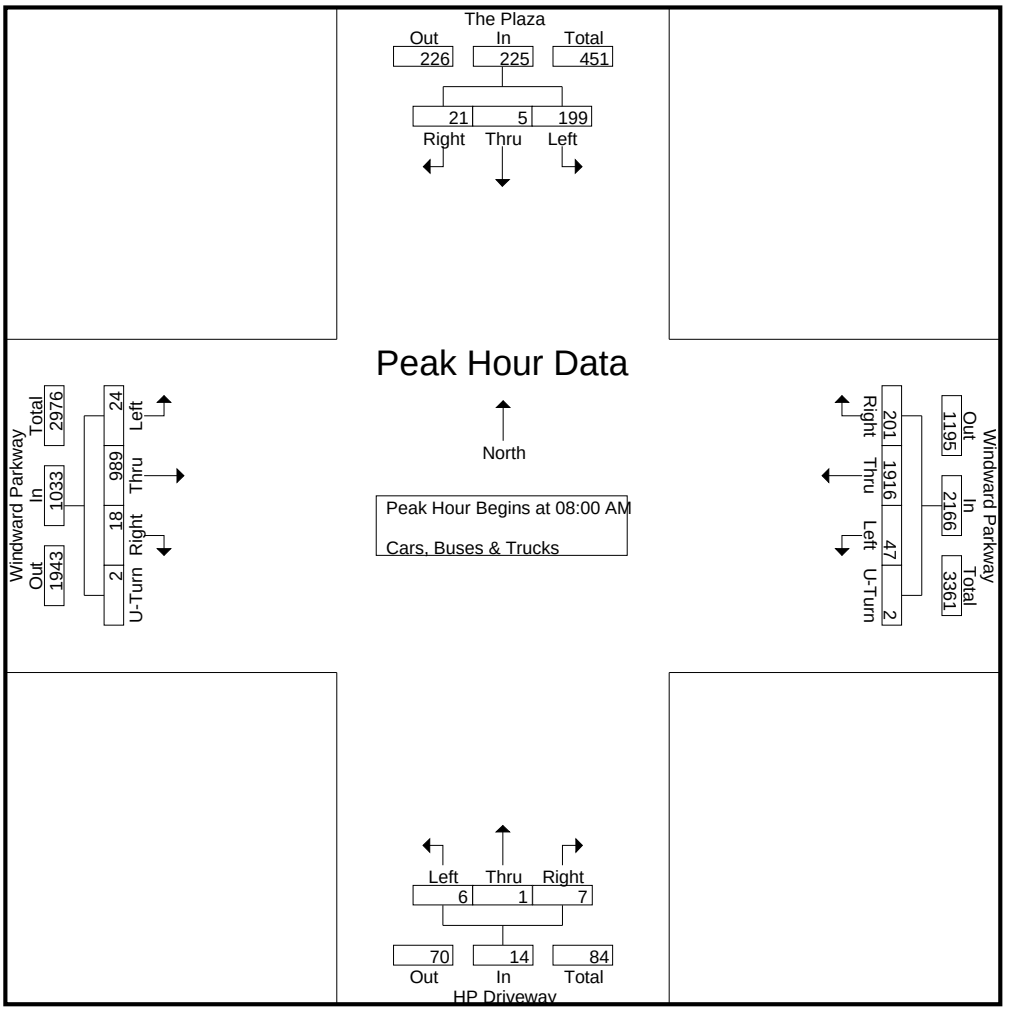
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Windward Parkway @ HP Driveway/
The Plaza
7-9 am | 4-6 pm

File Name : 20260005
Site Code : 20260005
Start Date : 01-08-2026
Page No : 2

	HP Driveway Northbound				The Plaza Southbound				Windward Parkway Eastbound					Windward Parkway Westbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
Peak Hour Analysis From 08:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 08:00 AM																			
08:00 AM	2	**1**	3	6	51	**2**	5	58	6	224	2	0	232	**18**	459	47	**1**	525	821
08:15 AM	**4**	0	**4**	**8**	50	0	4	54	5	244	4	0	253	9	464	40	0	513	828
08:30 AM	0	0	0	0	**55**	2	**7**	**64**	6	243	**7**	**2**	258	13	461	55	1	530	852
08:45 AM	0	0	0	0	43	1	5	49	**7**	**278**	5	0	**290**	7	**532**	**59**	0	**598**	**937**
Total Volume	6	1	7	14	199	5	21	225	24	989	18	2	1033	47	1916	201	2	2166	3438
% App. Total	42.9	7.1	50		88.4	2.2	9.3		2.3	95.7	1.7	0.2		2.2	88.5	9.3	0.1		
PHF	.375	.250	.438	.438	.905	.625	.750	.879	.857	.889	.643	.250	.891	.653	.900	.852	.500	.906	.917



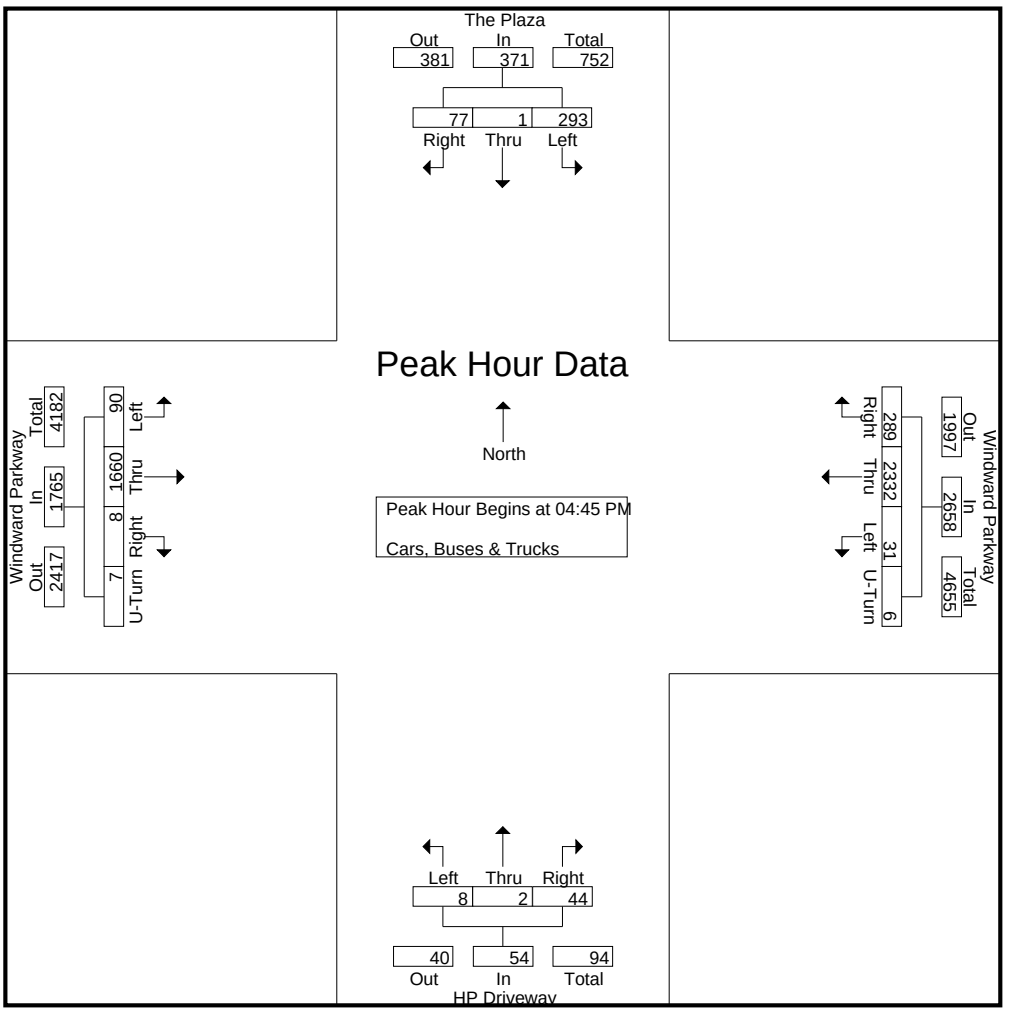
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Windward Parkway @ HP Driveway/
The Plaza
7-9 am | 4-6 pm

File Name : 20260005
Site Code : 20260005
Start Date : 01-08-2026
Page No : 3

	HP Driveway Northbound				The Plaza Southbound				Windward Parkway Eastbound					Windward Parkway Westbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	U-Turn	App. Total	Left	Thru	Right	U-Turn	App. Total	Int. Total
Peak Hour Analysis From 04:45 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 04:45 PM																			
04:45 PM	0	0	6	6	56	0	19	75	24	415	0	0	439	6	558	62	**2**	628	1148
05:00 PM	**3**	0	**24**	**27**	**88**	0	**25**	**113**	**29**	**438**	1	2	**470**	6	**615**	61	1	683	**1293**
05:15 PM	3	**1**	7	11	85	**1**	18	104	23	420	**4**	1	448	**10**	557	73	1	641	1204
05:30 PM	2	1	7	10	64	0	15	79	14	387	3	**4**	408	9	602	**93**	2	**706**	1203
Total Volume	8	2	44	54	293	1	77	371	90	1660	8	7	1765	31	2332	289	6	2658	4848
% App. Total	14.8	3.7	81.5		79	0.3	20.8		5.1	94.1	0.5	0.4		1.2	87.7	10.9	0.2		
PHF	.667	.500	.458	.500	.832	.250	.770	.821	.776	.947	.500	.438	.939	.775	.948	.777	.750	.941	.937



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Morris Road @ Full Access Driveway
7-9 am | 4-6 pm

File Name : 20260007
Site Code : 20260007
Start Date : 01-08-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Full Access Driveway Northbound				Southbound				Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	1	1	0	0	0	0	0	11	0	11	1	84	0	85	97
07:15 AM	0	0	0	0	0	0	0	0	0	64	2	66	1	100	0	101	167
07:30 AM	0	0	2	2	0	0	0	0	0	58	0	58	1	77	0	78	138
07:45 AM	0	0	2	2	0	0	0	0	0	57	1	58	0	77	0	77	137
Total	0	0	5	5	0	0	0	0	0	190	3	193	3	338	0	341	539
08:00 AM	0	0	3	3	0	0	0	0	0	45	0	45	2	83	0	85	133
08:15 AM	0	0	0	0	0	0	0	0	0	43	2	45	0	82	0	82	127
08:30 AM	0	0	0	0	0	0	0	0	0	42	1	43	1	80	0	81	124
08:45 AM	0	0	3	3	0	0	0	0	0	52	1	53	1	62	0	63	119
Total	0	0	6	6	0	0	0	0	0	182	4	186	4	307	0	311	503
*** BREAK ***																	
04:00 PM	1	0	3	4	0	0	0	0	0	72	0	72	2	49	0	51	127
04:15 PM	0	0	3	3	0	0	0	0	0	76	1	77	0	57	0	57	137
04:30 PM	1	0	3	4	0	0	0	0	0	69	0	69	3	52	0	55	128
04:45 PM	1	0	5	6	0	0	0	0	0	86	0	86	1	51	0	52	144
Total	3	0	14	17	0	0	0	0	0	303	1	304	6	209	0	215	536
05:00 PM	1	0	2	3	0	0	0	0	0	61	2	63	6	62	0	68	134
05:15 PM	1	0	5	6	0	0	0	0	0	64	2	66	4	62	0	66	138
05:30 PM	4	0	3	7	0	0	0	0	0	82	0	82	0	62	0	62	151
05:45 PM	1	0	0	1	0	0	0	0	0	66	0	66	3	60	0	63	130
Total	7	0	10	17	0	0	0	0	0	273	4	277	13	246	0	259	553
Grand Total	10	0	35	45	0	0	0	0	0	948	12	960	26	1100	0	1126	2131
Apprch %	22.2	0	77.8		0	0	0		0	98.8	1.2		2.3	97.7	0		
Total %	0.5	0	1.6	2.1	0	0	0	0	0	44.5	0.6	45	1.2	51.6	0	52.8	

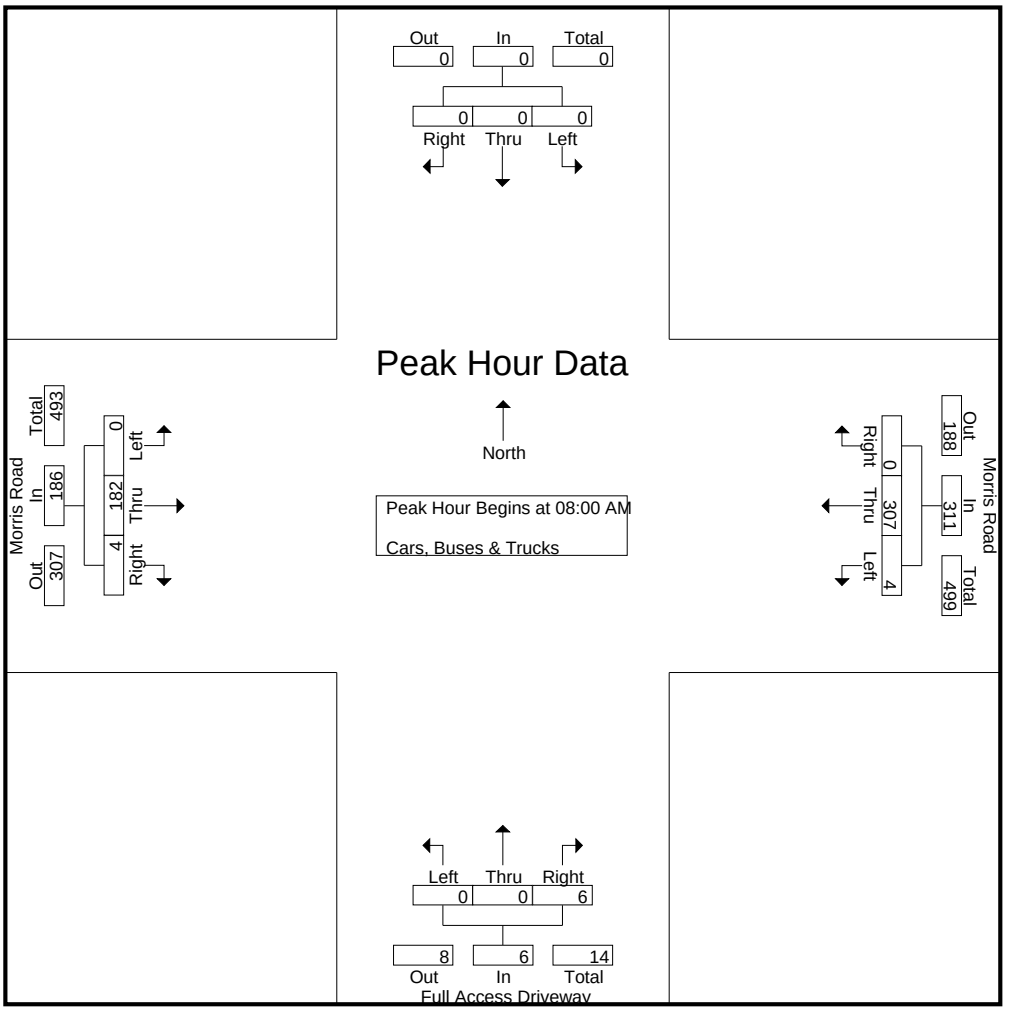
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Morris Road @ Full Access Driveway
7-9 am | 4-6 pm

File Name : 20260007
Site Code : 20260007
Start Date : 01-08-2026
Page No : 2

	Full Access Driveway Northbound				Southbound				Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 08:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	0	0	**3**	**3**	0	0	0	0	0	45	0	45	**2**	**83**	0	**85**	**133**
08:15 AM	0	0	0	0	0	0	0	0	0	43	**2**	45	0	82	0	82	127
08:30 AM	0	0	0	0	0	0	0	0	0	42	1	43	1	80	0	81	124
08:45 AM	0	0	3	3	0	0	0	0	0	**52**	1	**53**	1	62	0	63	119
Total Volume	0	0	6	6	0	0	0	0	0	182	4	186	4	307	0	311	503
% App. Total	0	0	100		0	0	0		0	97.8	2.2		1.3	98.7	0		
PHF	.000	.000	.500	.500	.000	.000	.000	.000	.000	.875	.500	.877	.500	.925	.000	.915	.945



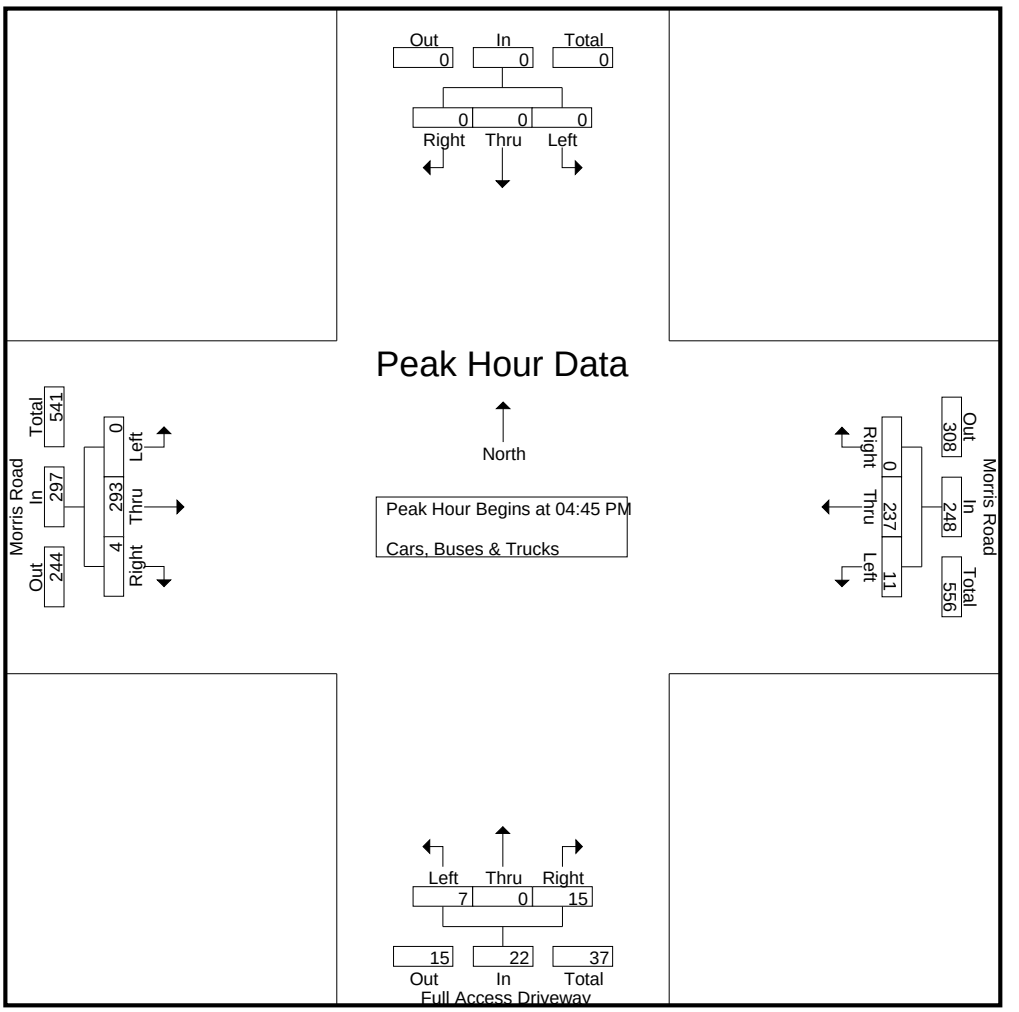
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Morris Road @ Full Access Driveway
7-9 am | 4-6 pm

File Name : 20260007
Site Code : 20260007
Start Date : 01-08-2026
Page No : 3

	Full Access Driveway Northbound				Southbound				Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:45 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	1	0	**5**	6	0	0	0	0	0	**86**	0	**86**	1	51	0	52	144
05:00 PM	1	0	2	3	0	0	0	0	0	61	**2**	63	**6**	**62**	0	**68**	134
05:15 PM	1	0	5	6	0	0	0	0	0	64	2	66	4	62	0	66	138
05:30 PM	**4**	0	3	**7**	0	0	0	0	0	82	0	82	0	62	0	62	**151**
Total Volume	7	0	15	22	0	0	0	0	0	293	4	297	11	237	0	248	567
% App. Total	31.8	0	68.2		0	0	0		0	98.7	1.3		4.4	95.6	0		
PHF	.438	.000	.750	.786	.000	.000	.000	.000	.000	.852	.500	.863	.458	.956	.000	.912	.939



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Morris Road @ Western RIRO Drwy
7-9 am | 4-6 pm

File Name : 20260008
Site Code : 20260008
Start Date : 01-08-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Western RIRO Drwy Northbound				Southbound				Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	12	0	12	0	84	0	84	96
07:15 AM	0	0	0	0	0	0	0	0	0	64	0	64	0	100	0	100	164
07:30 AM	0	0	0	0	0	0	0	0	0	60	0	60	0	77	0	77	137
07:45 AM	0	0	1	1	0	0	0	0	0	59	0	59	0	77	0	77	137
Total	0	0	1	1	0	0	0	0	0	195	0	195	0	338	0	338	534
08:00 AM	0	0	0	0	0	0	0	0	0	48	0	48	0	83	0	83	131
08:15 AM	0	0	0	0	0	0	0	0	0	43	0	43	0	82	0	82	125
08:30 AM	0	0	0	0	0	0	0	0	0	41	1	42	0	80	0	80	122
08:45 AM	0	0	0	0	0	0	0	0	0	55	0	55	0	62	0	62	117
Total	0	0	0	0	0	0	0	0	0	187	1	188	0	307	0	307	495
*** BREAK ***																	
04:00 PM	0	0	1	1	0	0	0	0	0	75	0	75	0	50	0	50	126
04:15 PM	0	0	1	1	0	0	0	0	0	79	0	79	0	57	0	57	137
04:30 PM	0	0	1	1	0	0	0	0	0	72	0	72	0	53	0	53	126
04:45 PM	0	0	0	0	0	0	0	0	0	91	0	91	0	52	0	52	143
Total	0	0	3	3	0	0	0	0	0	317	0	317	0	212	0	212	532
05:00 PM	0	0	0	0	0	0	0	0	0	63	0	63	0	63	0	63	126
05:15 PM	0	0	2	2	0	0	0	0	0	69	0	69	0	63	0	63	134
05:30 PM	0	0	1	1	0	0	0	0	0	85	0	85	0	66	0	66	152
05:45 PM	0	0	1	1	0	0	0	0	0	66	0	66	0	61	0	61	128
Total	0	0	4	4	0	0	0	0	0	283	0	283	0	253	0	253	540
Grand Total	0	0	8	8	0	0	0	0	0	982	1	983	0	1110	0	1110	2101
Apprch %	0	0	100		0	0	0		0	99.9	0.1		0	100	0		
Total %	0	0	0.4	0.4	0	0	0	0	0	46.7	0	46.8	0	52.8	0	52.8	

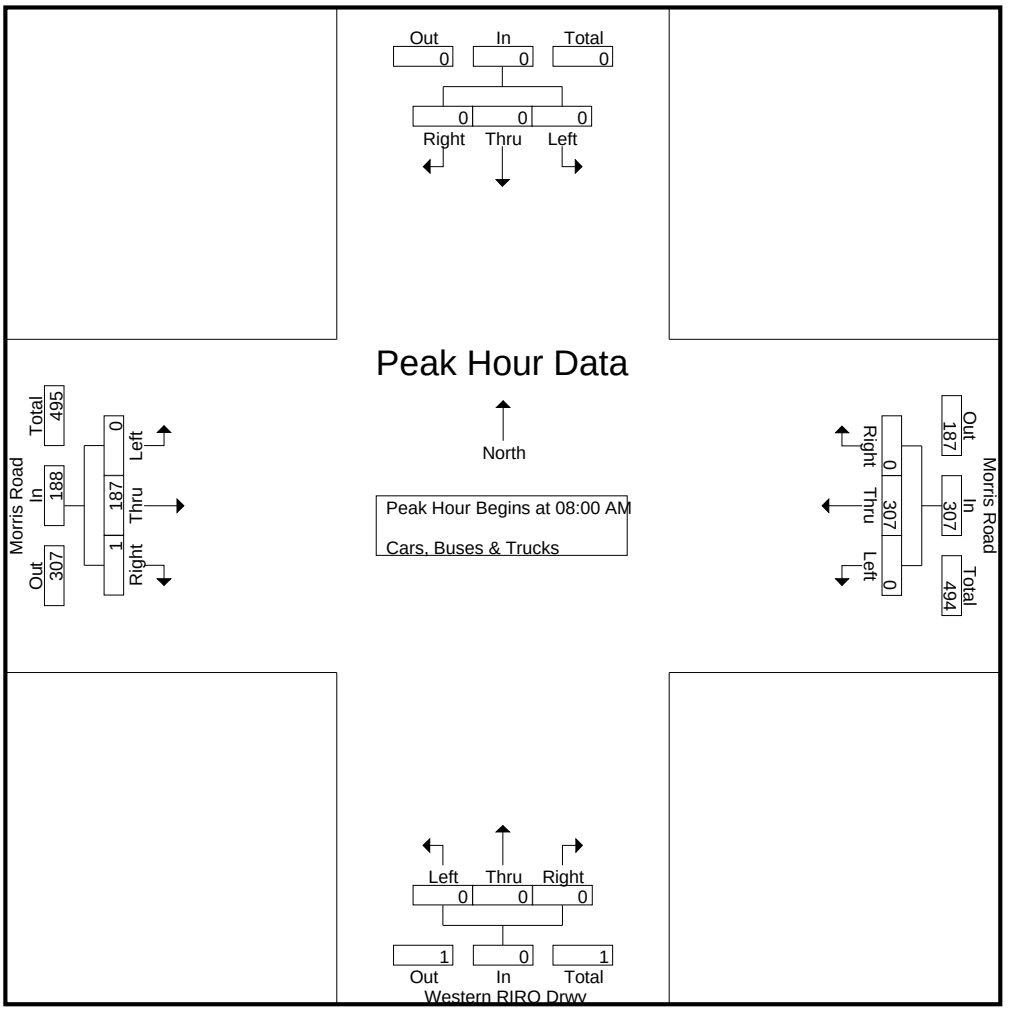
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Morris Road @ Western RIRO Drwy
7-9 am | 4-6 pm

File Name : 20260008
Site Code : 20260008
Start Date : 01-08-2026
Page No : 2

	Western RIRO Drwy Northbound				Southbound				Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 08:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	0	0	0	0	0	0	0	0	0	48	0	48	0	**83**	0	**83**	**131**
08:15 AM	0	0	0	0	0	0	0	0	0	43	0	43	0	82	0	82	125
08:30 AM	0	0	0	0	0	0	0	0	0	41	**1**	42	0	80	0	80	122
08:45 AM	0	0	0	0	0	0	0	0	0	**55**	0	**55**	0	62	0	62	117
Total Volume	0	0	0	0	0	0	0	0	0	187	1	188	0	307	0	307	495
% App. Total	0	0	0		0	0	0		0	99.5	0.5		0	100	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.850	.250	.855	.000	.925	.000	.925	.945



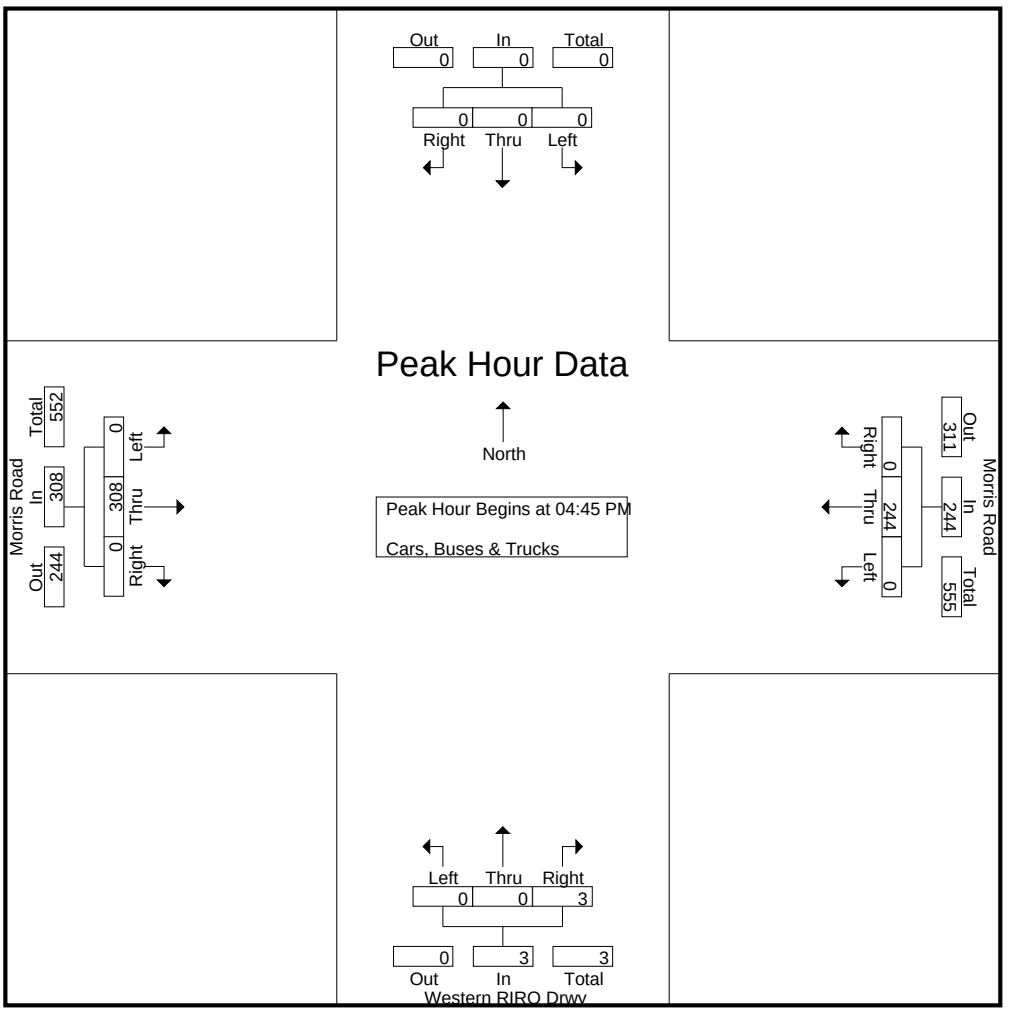
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Morris Road @ Western RIRO Drwy
7-9 am | 4-6 pm

File Name : 20260008
Site Code : 20260008
Start Date : 01-08-2026
Page No : 3

	Western RIRO Drwy Northbound				Southbound				Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:45 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	0	0	0	0	0	0	0	0	**91**	0	**91**	0	52	0	52	143
05:00 PM	0	0	0	0	0	0	0	0	0	63	0	63	0	63	0	63	126
05:15 PM	0	0	**2**	**2**	0	0	0	0	0	69	0	69	0	63	0	63	134
05:30 PM	0	0	1	1	0	0	0	0	0	85	0	85	0	**66**	0	**66**	**152**
Total Volume	0	0	3	3	0	0	0	0	0	308	0	308	0	244	0	244	555
% App. Total	0	0	100		0	0	0		0	100	0		0	100	0		
PHF	.000	.000	.375	.375	.000	.000	.000	.000	.000	.846	.000	.846	.000	.924	.000	.924	.913



A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Morris Road @ Eastern RIRO Drwy
7-9 am | 4-6 pm

File Name : 20260009
Site Code : 20260009
Start Date : 01-08-2026
Page No : 1

Groups Printed- Cars, Buses & Trucks

	Eastern RIRO Drwy Northbound				Southbound				Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	12	0	12	0	84	0	84	96
07:15 AM	0	0	0	0	0	0	0	0	0	63	1	64	0	100	0	100	164
07:30 AM	0	0	0	0	0	0	0	0	0	58	2	60	0	77	0	77	137
07:45 AM	0	0	1	1	0	0	0	0	0	59	1	60	0	77	0	77	138
Total	0	0	1	1	0	0	0	0	0	192	4	196	0	338	0	338	535
08:00 AM	0	0	0	0	0	0	0	0	0	47	1	48	0	83	0	83	131
08:15 AM	0	0	0	0	0	0	0	0	0	41	2	43	0	82	0	82	125
08:30 AM	0	0	0	0	0	0	0	0	0	40	1	41	0	80	0	80	121
08:45 AM	0	0	0	0	0	0	0	0	0	55	0	55	0	62	0	62	117
Total	0	0	0	0	0	0	0	0	0	183	4	187	0	307	0	307	494
*** BREAK ***																	
04:00 PM	0	0	1	1	0	0	0	0	0	75	1	76	0	50	0	50	127
04:15 PM	0	0	1	1	0	0	0	0	0	78	2	80	0	57	0	57	138
04:30 PM	0	0	1	1	0	0	0	0	0	72	1	73	0	53	0	53	127
04:45 PM	0	0	1	1	0	0	0	0	0	90	1	91	0	52	0	52	144
Total	0	0	4	4	0	0	0	0	0	315	5	320	0	212	0	212	536
05:00 PM	0	0	2	2	0	0	0	0	0	62	1	63	0	63	0	63	128
05:15 PM	0	0	2	2	0	0	0	0	0	69	2	71	0	63	0	63	136
05:30 PM	0	0	1	1	0	0	0	0	0	85	1	86	0	66	0	66	153
05:45 PM	0	0	1	1	0	0	0	0	0	66	1	67	0	61	0	61	129
Total	0	0	6	6	0	0	0	0	0	282	5	287	0	253	0	253	546
Grand Total	0	0	11	11	0	0	0	0	0	972	18	990	0	1110	0	1110	2111
Apprch %	0	0	100		0	0	0		0	98.2	1.8		0	100	0		
Total %	0	0	0.5	0.5	0	0	0	0	0	46	0.9	46.9	0	52.6	0	52.6	

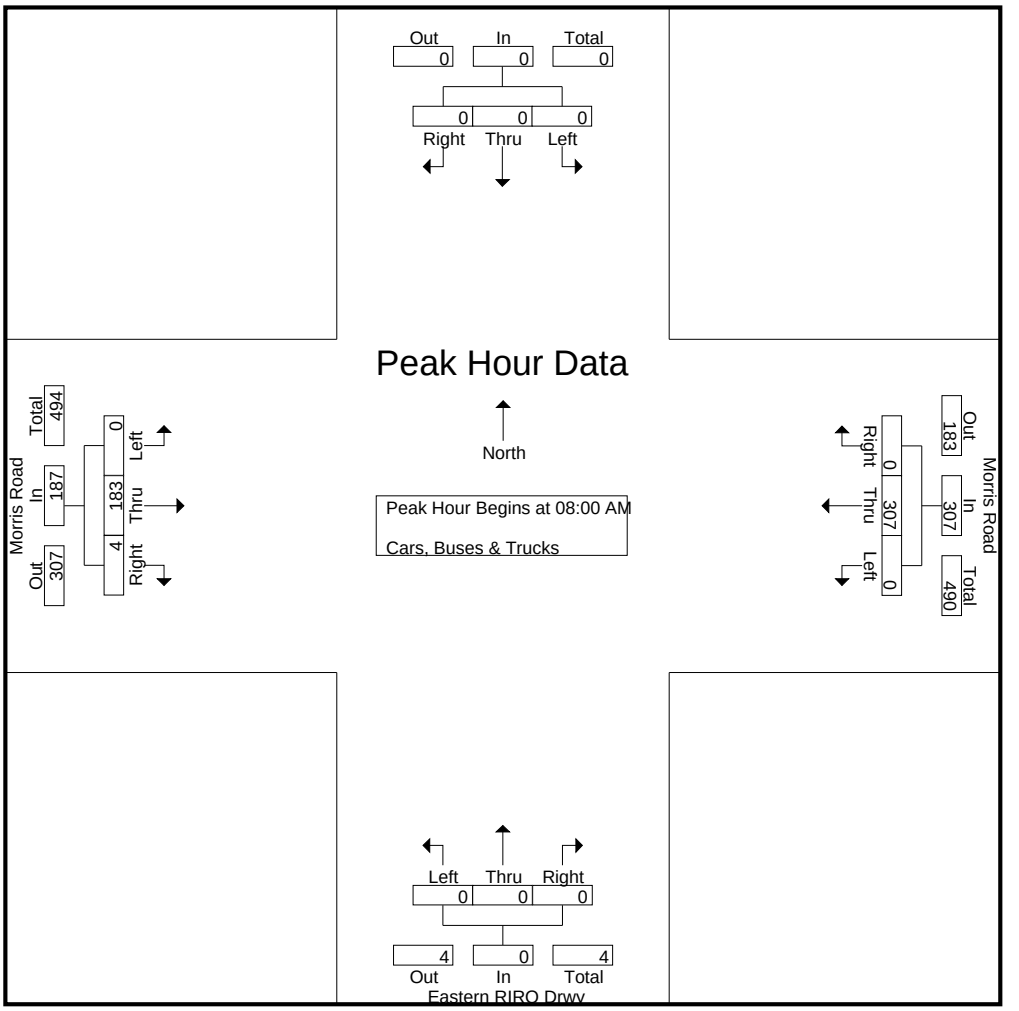
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Morris Road @ Eastern RIRO Drwy
7-9 am | 4-6 pm

File Name : 20260009
Site Code : 20260009
Start Date : 01-08-2026
Page No : 2

	Eastern RIRO Drwy Northbound				Southbound				Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 08:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 08:00 AM																	
08:00 AM	0	0	0	0	0	0	0	0	0	47	1	48	0	**83**	0	**83**	**131**
08:15 AM	0	0	0	0	0	0	0	0	0	41	**2**	43	0	82	0	82	125
08:30 AM	0	0	0	0	0	0	0	0	0	40	1	41	0	80	0	80	121
08:45 AM	0	0	0	0	0	0	0	0	0	**55**	0	**55**	0	62	0	62	117
Total Volume	0	0	0	0	0	0	0	0	0	183	4	187	0	307	0	307	494
% App. Total	0	0	0		0	0	0		0	97.9	2.1		0	100	0		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.832	.500	.850	.000	.925	.000	.925	.943



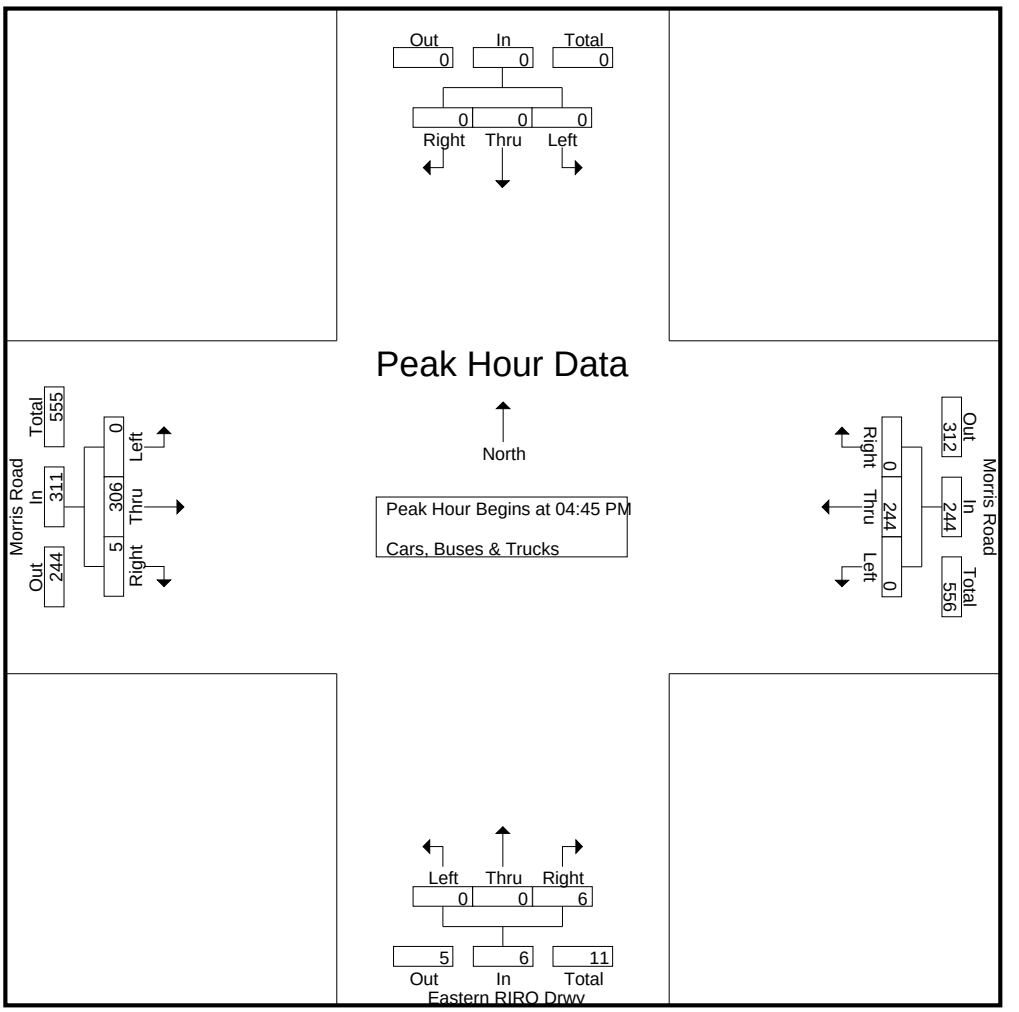
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
Morris Road @ Eastern RIRO Drwy
7-9 am | 4-6 pm

File Name : 20260009
Site Code : 20260009
Start Date : 01-08-2026
Page No : 3

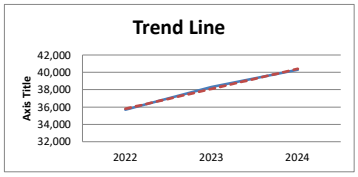
	Eastern RIRO Drwy Northbound				Southbound				Morris Road Eastbound				Morris Road Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:45 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	0	1	1	0	0	0	0	0	**90**	1	**91**	0	52	0	52	144
05:00 PM	0	0	**2**	**2**	0	0	0	0	0	62	1	63	0	63	0	63	128
05:15 PM	0	0	2	2	0	0	0	0	0	69	**2**	71	0	63	0	63	136
05:30 PM	0	0	1	1	0	0	0	0	0	85	1	86	0	**66**	0	**66**	**153**
Total Volume	0	0	6	6	0	0	0	0	0	306	5	311	0	244	0	244	561
% App. Total	0	0	100		0	0	0		0	98.4	1.6		0	100	0		
PHF	.000	.000	.750	.750	.000	.000	.000	.000	.000	.850	.625	.854	.000	.924	.000	.924	.917



LINEAR REGRESSION OF DAILY TRAFFIC

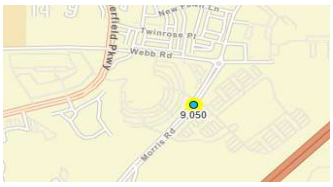
Location	Growth Rate	R Squared	Station ID	Route	2022	2023	2024
Windward Pkwy (E of Deerfield Pkwy)	6.2%	0.99	121-6363	00928401	35,700	38,300	40,300
Morris Rd (S of Webb Rd)	1.5%	0.86	121-0963	00004127	8,780	9,010	9,050
SR 9-N. Main St (N of Deerfield Pkwy)	-6.5%	0.70	121-0150	00000900	22,800	19,800	20,000
Windward Pkwy (E of Marconi Dr)	1.1%	1.00	121-0928	00928401	18,700	18,900	19,100
SR 9-N. Main St (W of Windward Pkwy)	1.0%	1.00	121-0148	00000900	19,400	19,600	19,800
Weighted Average	**1.4%**	0.81	Sum of Count Stations =		105,380	105,610	108,250

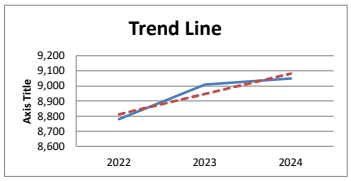
Location	Traffic Counter	RCLINK	2022	2023	2024
Windward Pkwy (E of Deerfield Pkwy)	121-6363	00928401	35,700	38,300	40,300



Growth Rate	6.2%	Intercept	-4,614,800	Slope	2,300.00
Trend Line			35,800	38,100	40,400

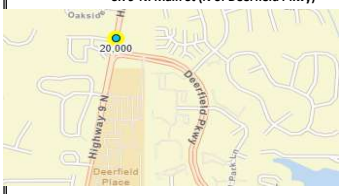
Location	Traffic Counter	RCLINK	2022	2023	2024
Morris Rd (S of Webb Rd)	121-0963	00004127	8,780	9,010	9,050

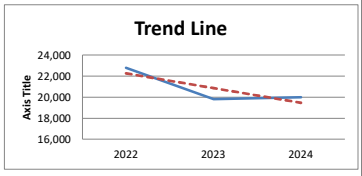




Growth Rate	1.5%	Intercept	-264,158	Slope	135.00
Trend Line			8,812	8,947	9,082

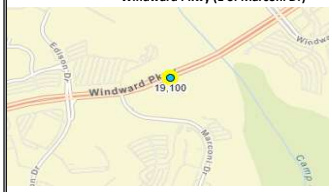
Location	Traffic Counter	RCLINK	2022	2023	2024
SR 9-N. Main St (N of Deerfield Pkwy)	121-0150	00000900	22,800	19,800	20,000

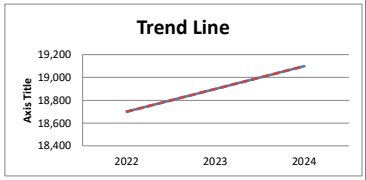




Growth Rate	-6.5%	Intercept	2,853,067	Slope	-1,400.00
Trend Line			22,267	20,867	19,467

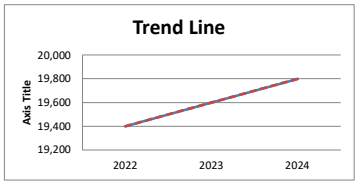
Location	Traffic Counter	RCLINK	2022	2023	2024
Windward Pkwy (E of Marconi Dr)	121-0928	00928401	18,700	18,900	19,100





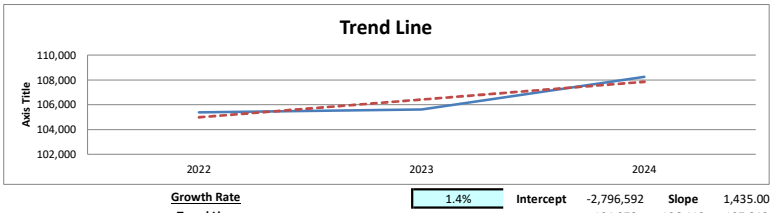
Growth Rate	1.1%	Intercept	-385,700	Slope	200.00
Trend Line			18,700	18,900	19,100

Location	Traffic Counter	RCLINK	2022	2023	2024
SR 9-N. Main St (W of Windward Pkwy)	121-0148	00000900	19,400	19,600	19,800



Growth Rate	1.0%	Intercept	-385,000	Slope	200.00
Trend Line			19,400	19,600	19,800

Weighted Average	2022	2023	2024
Sum of Count Stations	105,380	105,610	108,250



Growth Rate	1.4%	Intercept	-2,796,592	Slope	1,435.00
Trend Line			104,978	106,413	107,848

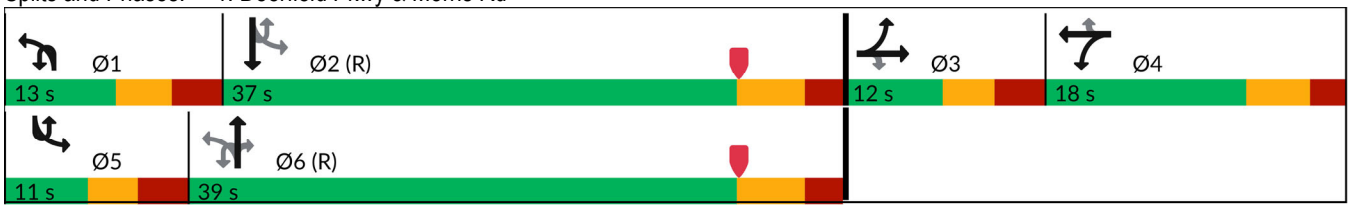
EXISTING INTERSECTION ANALYSIS

Lane Group	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	Ø3
Lane Configurations											
Traffic Volume (vph)	386	12	5	15	22	271	191	2	15	482	
Future Volume (vph)	386	12	5	15	22	271	191	2	15	482	
Lane Group Flow (vph)	221	226	6	0	42	304	215	0	19	554	
Turn Type	Split	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA	
Protected Phases	4	4		1	1	6		5	5	2	3
Permitted Phases			4	6	6		6	2	2		
Detector Phase	4	4	4	1	1	6	6	5	5	2	
Switch Phase											
Minimum Initial (s)	8.0	8.0	8.0	5.0	5.0	20.0	20.0	5.0	5.0	20.0	5.0
Minimum Split (s)	36.8	36.8	36.8	15.0	15.0	33.5	33.5	15.0	15.0	31.5	31.5
Total Split (s)	18.0	18.0	18.0	13.0	13.0	39.0	39.0	11.0	11.0	37.0	12.0
Total Split (%)	22.5%	22.5%	22.5%	16.3%	16.3%	48.8%	48.8%	13.8%	13.8%	46.3%	15%
Yellow Time (s)	3.8	3.8	3.8	3.3	3.3	4.0	4.0	3.0	3.0	4.0	3.0
All-Red Time (s)	2.2	2.2	2.2	3.0	3.0	2.3	2.3	3.0	3.0	2.3	3.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0	6.0		6.3	6.3	6.3		6.0	6.3	
Lead/Lag	Lag	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	C-Max	C-Max	None	None	C-Max	None
v/c Ratio	0.64	0.65	0.01		0.08	0.15	0.21		0.03	0.28	
Control Delay (s/veh)	37.4	37.8	0.0		12.8	15.5	8.9		6.6	11.7	
Queue Delay	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	37.4	37.8	0.0		12.8	15.5	8.9		6.6	11.7	
Queue Length 50th (ft)	106	109	0		15	58	26		3	82	
Queue Length 95th (ft)	167	170	0		38	105	100		12	131	
Internal Link Dist (ft)		932				953				854	
Turn Bay Length (ft)	200				145		115		125		
Base Capacity (vph)	348	350	493		565	2072	1016		672	1954	
Starvation Cap Reductn	0	0	0		0	0	0		0	0	
Spillback Cap Reductn	0	0	0		0	0	0		0	0	
Storage Cap Reductn	0	0	0		0	0	0		0	0	
Reduced v/c Ratio	0.64	0.65	0.01		0.07	0.15	0.21		0.03	0.28	

Intersection Summary

Cycle Length: 80
Actuated Cycle Length: 80
Offset: 45.2 (57%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 120
Control Type: Actuated-Coordinated

Splits and Phases: 1: Deerfield Pkwy & Morris Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	0	0	0	386	12	5	15	22	271	191	2	15
Future Volume (vph)	0	0	0	386	12	5	15	22	271	191	2	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)				6.0	6.0	6.0		6.3	6.3	6.3		6.0
Lane Util. Factor				0.95	0.95	1.00		1.00	0.95	1.00		1.00
Frt				1.00	1.00	0.85		1.00	1.00	0.85		1.00
Flt Protected				0.95	0.95	1.00		0.95	1.00	1.00		0.95
Satd. Flow (prot)				1681	1690	1583		1770	3539	1583		1770
Flt Permitted				0.95	0.95	1.00		0.42	1.00	1.00		0.57
Satd. Flow (perm)				1681	1690	1583		779	3539	1583		1055
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	0	0	0	434	13	6	17	25	304	215	2	17
RTOR Reduction (vph)	0	0	0	0	0	5	0	0	0	99	0	0
Lane Group Flow (vph)	0	0	0	221	226	1	0	42	304	116	0	19
Turn Type			Perm	Split	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt
Protected Phases	3	3		4	4		1	1	6		5	5
Permitted Phases			3			4	6	6		6	2	2
Actuated Green, G (s)				16.4	16.4	16.4		46.5	43.3	43.3		43.8
Effective Green, g (s)				16.4	16.4	16.4		46.5	43.3	43.3		43.8
Actuated g/C Ratio				0.21	0.21	0.21		0.58	0.54	0.54		0.55
Clearance Time (s)				6.0	6.0	6.0		6.3	6.3	6.3		6.0
Vehicle Extension (s)				2.0	2.0	2.0		1.5	6.0	6.0		1.5
Lane Grp Cap (vph)				344	346	324		492	1915	856		595
v/s Ratio Prot				0.13	c0.13			c0.00	0.09			0.00
v/s Ratio Perm						0.00		0.05		0.07		0.02
v/c Ratio				0.64	0.65	0.00		0.09	0.16	0.14		0.03
Uniform Delay, d1				29.1	29.2	25.3		7.2	9.2	9.1		8.3
Progression Factor				1.00	1.00	1.00		1.99	1.71	5.75		1.00
Incremental Delay, d2				3.1	3.4	0.0		0.0	0.2	0.3		0.0
Delay (s)				32.2	32.5	25.3		14.4	15.9	52.5		8.3
Level of Service				C	C	C		B	B	D		A
Approach Delay (s/veh)		0.0			32.3				29.8			
Approach LOS		A			C				C			

Intersection Summary			
HCM 2000 Control Delay (s/veh)	23.8	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.42		
Actuated Cycle Length (s)	80.0	Sum of lost time (s)	24.6
Intersection Capacity Utilization	47.3%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	482	11
Future Volume (vph)	482	11
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.3	
Lane Util. Factor	0.95	
Frt	1.00	
Flt Protected	1.00	
Satd. Flow (prot)	3528	
Flt Permitted	1.00	
Satd. Flow (perm)	3528	
Peak-hour factor, PHF	0.89	0.89
Adj. Flow (vph)	542	12
RTOR Reduction (vph)	1	0
Lane Group Flow (vph)	553	0
Turn Type	NA	
Protected Phases	2	
Permitted Phases		
Actuated Green, G (s)	41.8	
Effective Green, g (s)	41.8	
Actuated g/C Ratio	0.52	
Clearance Time (s)	6.3	
Vehicle Extension (s)	6.0	
Lane Grp Cap (vph)	1843	
v/s Ratio Prot	c0.16	
v/s Ratio Perm		
v/c Ratio	0.30	
Uniform Delay, d1	10.8	
Progression Factor	1.00	
Incremental Delay, d2	0.4	
Delay (s)	11.2	
Level of Service	B	
Approach Delay (s/veh)	11.1	
Approach LOS	B	

Intersection Summary

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	187	1	0	307	0	0
Future Vol, veh/h	187	1	0	307	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	90	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	199	1	0	327	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	99
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	937
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	937
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	-	-	-
HCM Lane V/C Ratio	-	-	-
HCM Ctrl Dly (s/v)	0	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	-	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	183	4	0	307	0	0
Future Vol, veh/h	183	4	0	307	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	70	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	195	4	0	327	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	97
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	940
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	940
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	-	-	-
HCM Lane V/C Ratio	-	-	-
HCM Ctrl Dly (s/v)	0	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	-	-	-

Intersection	
Int Delay, s/veh	3.3

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Vol, veh/h	0	206	8	180	377	6	153
Future Vol, veh/h	0	206	8	180	377	6	153
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	210	-	-	145	-	200	0
Veh in Median Storage, #	-	0	-	-	0	0	-
Grade, %	-	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	0	212	8	186	389	6	158

Major/Minor	Major1			Major2		Minor1	
Conflicting Flow All	389	0	0	221	0	782	110
Stage 1	-	-	-	-	-	216	-
Stage 2	-	-	-	-	-	565	-
Critical Hdwy	6.44	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	814	-	-	1346	-	331	922
Stage 1	-	-	-	-	-	799	-
Stage 2	-	-	-	-	-	532	-
Platoon blocked, %		-	-		-		
Mov Cap-1 Maneuver	814	-	-	1346	-	285	922
Mov Cap-2 Maneuver	-	-	-	-	-	285	-
Stage 1	-	-	-	-	-	799	-
Stage 2	-	-	-	-	-	459	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	2.62	10.02
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	285	922	814	-	-	1346	-
HCM Lane V/C Ratio	0.022	0.171	-	-	-	0.138	-
HCM Ctrl Dly (s/v)	17.9	9.7	0	-	-	8.1	-
HCM Lane LOS	C	A	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	0.6	0	-	-	0.5	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	0	0	0	3	0	5	1	154	0	2	186	0
Future Vol, veh/h	0	0	0	3	0	5	1	154	0	2	186	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	4	0	6	1	181	0	2	219	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	407	407	219	407	407	181	219	0	0	181	0	0
Stage 1	224	224	-	184	184	-	-	-	-	-	-	-
Stage 2	184	184	-	224	224	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	554	533	821	554	533	861	1351	-	-	1394	-	-
Stage 1	779	719	-	818	748	-	-	-	-	-	-	-
Stage 2	818	748	-	779	719	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	549	532	821	553	532	861	1351	-	-	1394	-	-
Mov Cap-2 Maneuver	549	532	-	553	532	-	-	-	-	-	-	-
Stage 1	778	717	-	817	747	-	-	-	-	-	-	-
Stage 2	812	747	-	778	717	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	10.12	0.05	0.08
HCM LOS	A	B		

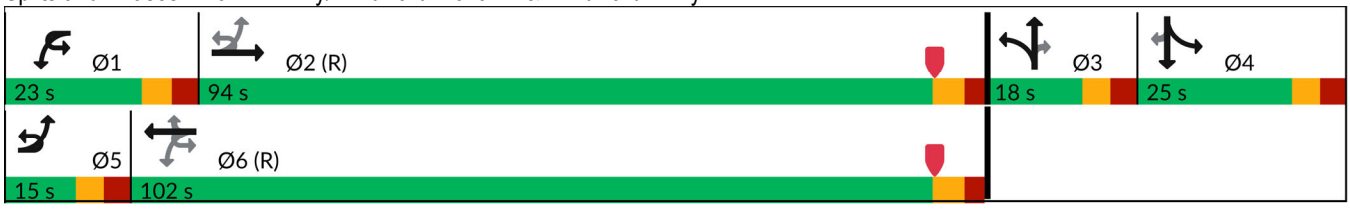
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	12	-	-	-	712	19	-	-
HCM Lane V/C Ratio	0.001	-	-	-	0.013	0.002	-	-
HCM Ctrl Dly (s/v)	7.7	0	-	0	10.1	7.6	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0	-	-

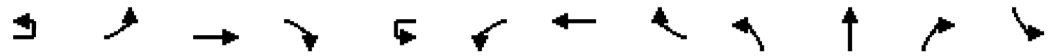
Lane Group	EBU	EBL	EBT	WBU	WBL	WBT	WBR	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	2	24	989	2	47	1916	201	1	7	199	5	21
Future Volume (vph)	2	24	989	2	47	1916	201	1	7	199	5	21
Lane Group Flow (vph)	0	28	1095	0	53	2083	218	8	8	110	111	23
Turn Type	pm+pt	pm+pt	NA	pm+pt	pm+pt	NA	Perm	NA	Perm	Split	NA	Perm
Protected Phases	5	5	2	1	1	6		3		4	4	
Permitted Phases	2	2		6	6		6		3			4
Detector Phase	5	5	2	1	1	6	6	3	3	4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	10.0	10.0	10.0
Minimum Split (s)	15.0	15.0	39.2	15.0	15.0	31.2	31.2	37.4	37.4	38.5	38.5	38.5
Total Split (s)	15.0	15.0	94.0	23.0	23.0	102.0	102.0	18.0	18.0	25.0	25.0	25.0
Total Split (%)	9.4%	9.4%	58.8%	14.4%	14.4%	63.8%	63.8%	11.3%	11.3%	15.6%	15.6%	15.6%
Yellow Time (s)	3.4	3.4	3.7	3.5	3.5	3.7	3.7	3.4	3.4	3.5	3.5	3.5
All-Red Time (s)	3.0	3.0	2.5	3.0	3.0	2.5	2.5	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.4	6.2		6.5	6.2	6.2	6.4	6.4	6.5	6.5	6.5
Lead/Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	None	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio		0.19	0.30		0.14	0.55	0.18	0.09	0.04	0.68	0.69	0.08
Control Delay (s/veh)		12.5	9.4		6.4	11.9	4.3	74.9	0.3	90.0	90.2	0.5
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		12.5	9.4		6.4	11.9	4.3	74.9	0.3	90.0	90.2	0.5
Queue Length 50th (ft)		3	153		9	305	23	8	0	121	122	0
Queue Length 95th (ft)		m33	207		32	548	76	28	0	190	191	0
Internal Link Dist (ft)			1157			744		317			249	
Turn Bay Length (ft)		200			160		175					35
Base Capacity (vph)		181	3681		472	3780	1209	129	257	200	201	323
Starvation Cap Reductn		0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.15	0.30		0.11	0.55	0.18	0.06	0.03	0.55	0.55	0.07

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 159 (99%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 6: HP Drwy/Windward Plaza Dr & Windward Pkwy





Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	2	24	989	18	2	47	1916	201	6	1	7	199
Future Volume (vph)	2	24	989	18	2	47	1916	201	6	1	7	199
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.4	6.2			6.5	6.2	6.2		6.4	6.4	6.5
Lane Util. Factor		1.00	0.91			1.00	0.91	1.00		1.00	1.00	0.95
Frt		1.00	1.00			1.00	1.00	0.85		1.00	0.85	1.00
Flt Protected		0.95	1.00			0.95	1.00	1.00		0.96	1.00	0.95
Satd. Flow (prot)		1770	5071			1770	5085	1583		1785	1583	1681
Flt Permitted		0.07	1.00			0.23	1.00	1.00		0.96	1.00	0.95
Satd. Flow (perm)		122	5071			424	5085	1583		1785	1583	1681
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	2	26	1075	20	2	51	2083	218	7	1	8	216
RTOR Reduction (vph)	0	0	1	0	0	0	0	38	0	0	8	0
Lane Group Flow (vph)	0	28	1094	0	0	53	2083	180	0	8	0	110
Turn Type	pm+pt	pm+pt	NA		pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	5	5	2		1	1	6		3	3		4
Permitted Phases	2	2			6	6		6			3	
Actuated Green, G (s)		114.3	111.0			117.4	112.6	112.6		3.2	3.2	15.4
Effective Green, g (s)		114.3	111.0			117.4	112.6	112.6		3.2	3.2	15.4
Actuated g/C Ratio		0.71	0.69			0.73	0.70	0.70		0.02	0.02	0.10
Clearance Time (s)		6.4	6.2			6.5	6.2	6.2		6.4	6.4	6.5
Vehicle Extension (s)		2.0	5.0			2.0	5.0	5.0		1.5	1.5	2.5
Lane Grp Cap (vph)		121	3518			351	3578	1114		35	31	161
v/s Ratio Prot		c0.00	0.22			0.00	c0.41			c0.00		0.07
v/s Ratio Perm		0.16				0.11		0.11			0.00	
v/c Ratio		0.23	0.31			0.15	0.58	0.16		0.23	0.01	0.68
Uniform Delay, d1		9.4	9.6			6.2	11.9	7.9		77.2	76.8	69.9
Progression Factor		1.65	1.00			1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2		0.3	0.2			0.1	0.7	0.3		1.2	0.0	10.4
Delay (s)		15.8	9.8			6.2	12.6	8.2		78.4	76.9	80.4
Level of Service		B	A			A	B	A		E	E	F
Approach Delay (s/veh)			9.9				12.0			77.6		
Approach LOS			A				B			E		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	16.1	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	25.6
Intersection Capacity Utilization	71.6%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	5	21
Future Volume (vph)	5	21
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.5	6.5
Lane Util. Factor	0.95	1.00
Frt	1.00	0.85
Flt Protected	0.95	1.00
Satd. Flow (prot)	1689	1583
Flt Permitted	0.95	1.00
Satd. Flow (perm)	1689	1583
Peak-hour factor, PHF	0.92	0.92
Adj. Flow (vph)	5	23
RTOR Reduction (vph)	0	21
Lane Group Flow (vph)	111	2
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Actuated Green, G (s)	15.4	15.4
Effective Green, g (s)	15.4	15.4
Actuated g/C Ratio	0.10	0.10
Clearance Time (s)	6.5	6.5
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	162	152
v/s Ratio Prot	c0.07	
v/s Ratio Perm		0.00
v/c Ratio	0.69	0.01
Uniform Delay, d1	70.0	65.4
Progression Factor	1.00	1.00
Incremental Delay, d2	10.5	0.0
Delay (s)	80.4	65.5
Level of Service	F	E
Approach Delay (s/veh)	79.0	
Approach LOS	E	

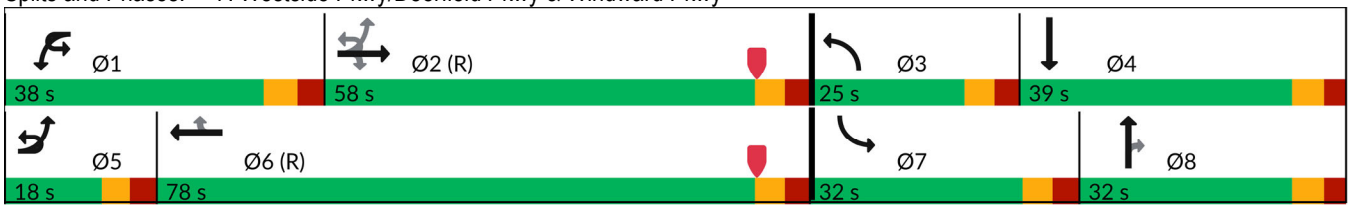
Intersection Summary

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	1	40	618	245	486	1086	260	152	192	196	218	404
Future Volume (vph)	1	40	618	245	486	1086	260	152	192	196	218	404
Lane Group Flow (vph)	0	44	657	261	518	1155	277	162	204	209	232	494
Turn Type	pm+pt	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	5	5	2		1	6		3	8		7	4
Permitted Phases	2	2		2			6			8		
Detector Phase	5	5	2	2	1	6	6	3	8	8	7	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	15.0	15.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	15.0	15.0	34.5	34.5	15.0	36.5	36.5	16.4	31.4	31.4	16.6	32.4
Total Split (s)	18.0	18.0	58.0	58.0	38.0	78.0	78.0	25.0	32.0	32.0	32.0	39.0
Total Split (%)	11.3%	11.3%	36.3%	36.3%	23.8%	48.8%	48.8%	15.6%	20.0%	20.0%	20.0%	24.4%
Yellow Time (s)	3.4	3.4	3.7	3.7	4.0	3.7	3.7	3.4	3.7	3.7	3.6	3.7
All-Red Time (s)	3.0	3.0	2.8	2.8	3.0	2.8	2.8	3.0	2.7	2.7	3.0	2.7
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.4	6.5	6.5	7.0	6.5	6.5	6.4	6.4	6.4	6.6	6.4
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio		0.18	0.45	0.34	0.86	0.57	0.28	0.61	0.39	0.51	0.71	0.83
Control Delay (s/veh)		17.9	36.8	10.0	88.8	14.2	2.0	81.5	63.1	11.2	85.6	73.1
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		17.9	36.8	10.0	88.8	14.2	2.0	81.5	63.1	11.2	85.6	73.1
Queue Length 50th (ft)		17	262	36	227	411	12	87	105	0	130	269
Queue Length 95th (ft)		40	375	121	304	137	28	126	142	76	176	344
Internal Link Dist (ft)			1028			1157			735			953
Turn Bay Length (ft)		180		180	380			200		200	200	
Base Capacity (vph)		301	1466	775	674	2014	989	399	583	435	544	718
Starvation Cap Reductn		0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.15	0.45	0.34	0.77	0.57	0.28	0.41	0.35	0.48	0.43	0.69

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 155 (97%), Referenced to phase 2:EBTL and 6:WBT, Start of Yellow
Natural Cycle: 105
Control Type: Actuated-Coordinated

Splits and Phases: 7: Westside Pkwy/Deerfield Pkwy & Windward Pkwy



Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	1	40	618	245	1	486	1086	260	152	192	196	218
Future Volume (vph)	1	40	618	245	1	486	1086	260	152	192	196	218
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.4	6.5	6.5		7.0	6.5	6.5	6.4	6.4	6.4	6.6
Lane Util. Factor		1.00	0.95	1.00		0.97	0.95	1.00	0.97	0.95	1.00	0.97
Frt		1.00	1.00	0.85		1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95
Satd. Flow (prot)		1770	3539	1583		3433	3539	1583	3433	3539	1583	3433
Flt Permitted		0.22	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95
Satd. Flow (perm)		417	3539	1583		3433	3539	1583	3433	3539	1583	3433
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	1	43	657	261	1	517	1155	277	162	204	209	232
RTOR Reduction (vph)	0	0	0	120	0	0	0	90	0	0	178	0
Lane Group Flow (vph)	0	44	657	141	0	518	1155	187	162	204	31	232
Turn Type	pm+pt	pm+pt	NA	Perm	Prot	Prot	NA	Perm	Prot	NA	Perm	Prot
Protected Phases	5	5	2		1	1	6		3	8		7
Permitted Phases	2	2		2				6			8	
Actuated Green, G (s)		71.5	66.3	66.3		28.1	89.8	89.8	12.3	23.8	23.8	15.3
Effective Green, g (s)		71.5	66.3	66.3		28.1	89.8	89.8	12.3	23.8	23.8	15.3
Actuated g/C Ratio		0.45	0.41	0.41		0.18	0.56	0.56	0.08	0.15	0.15	0.10
Clearance Time (s)		6.4	6.5	6.5		7.0	6.5	6.5	6.4	6.4	6.4	6.6
Vehicle Extension (s)		2.1	5.1	5.1		2.1	5.1	5.1	2.1	2.1	2.1	2.1
Lane Grp Cap (vph)		230	1466	655		602	1986	888	263	526	235	328
v/s Ratio Prot		0.01	0.19			c0.15	c0.33		0.05	0.06		c0.07
v/s Ratio Perm		0.08		0.09				0.12			0.02	
v/c Ratio		0.19	0.45	0.22		0.86	0.58	0.21	0.62	0.39	0.13	0.71
Uniform Delay, d1		25.2	33.7	30.1		64.0	22.9	17.5	71.6	61.5	59.1	70.2
Progression Factor		1.00	1.00	1.00		1.19	0.55	0.23	1.00	1.00	1.00	1.07
Incremental Delay, d2		0.2	1.0	0.8		10.1	1.1	0.5	3.1	0.2	0.1	5.3
Delay (s)		25.4	34.7	30.9		86.5	13.6	4.5	74.7	61.7	59.2	80.1
Level of Service		C	C	C		F	B	A	E	E	E	F
Approach Delay (s/veh)			33.2				31.7			64.5		
Approach LOS			C				C			E		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	43.8	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.73		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	26.5
Intersection Capacity Utilization	77.0%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	404	60
Future Volume (vph)	404	60
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.4	
Lane Util. Factor	0.95	
Frt	0.98	
Flt Protected	1.00	
Satd. Flow (prot)	3470	
Flt Permitted	1.00	
Satd. Flow (perm)	3470	
Peak-hour factor, PHF	0.94	0.94
Adj. Flow (vph)	430	64
RTOR Reduction (vph)	7	0
Lane Group Flow (vph)	487	0
Turn Type	NA	
Protected Phases	4	
Permitted Phases		
Actuated Green, G (s)	27.0	
Effective Green, g (s)	27.0	
Actuated g/C Ratio	0.17	
Clearance Time (s)	6.4	
Vehicle Extension (s)	2.1	
Lane Grp Cap (vph)	585	
v/s Ratio Prot	c0.14	
v/s Ratio Perm		
v/c Ratio	0.83	
Uniform Delay, d1	64.3	
Progression Factor	0.97	
Incremental Delay, d2	8.7	
Delay (s)	71.3	
Level of Service	E	
Approach Delay (s/veh)	74.1	
Approach LOS	E	

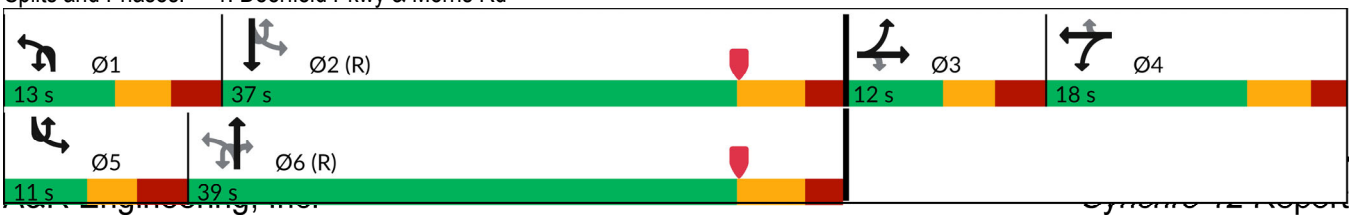
Intersection Summary

Lane Group	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	10	62	319	2	18	57	9	975	313	1	6	444
Future Volume (vph)	10	62	319	2	18	57	9	975	313	1	6	444
Lane Group Flow (vph)	20	63	163	165	18	0	67	995	319	0	7	456
Turn Type	NA	Perm	Split	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases	3		4	4		1	1	6		5	5	2
Permitted Phases		3			4	6	6		6	2	2	
Detector Phase	3	3	4	4	4	1	1	6	6	5	5	2
Switch Phase												
Minimum Initial (s)	5.0	5.0	8.0	8.0	8.0	5.0	5.0	20.0	20.0	5.0	5.0	20.0
Minimum Split (s)	31.5	31.5	36.8	36.8	36.8	15.0	15.0	33.5	33.5	15.0	15.0	31.5
Total Split (s)	12.0	12.0	18.0	18.0	18.0	13.0	13.0	39.0	39.0	11.0	11.0	37.0
Total Split (%)	15.0%	15.0%	22.5%	22.5%	22.5%	16.3%	16.3%	48.8%	48.8%	13.8%	13.8%	46.3%
Yellow Time (s)	3.0	3.0	3.8	3.8	3.8	3.3	3.3	4.0	4.0	3.0	3.0	4.0
All-Red Time (s)	3.0	3.0	2.2	2.2	2.2	3.0	3.0	2.3	2.3	3.0	3.0	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		6.3	6.3	6.3		6.0	6.3
Lead/Lag	Lead	Lead	Lag	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	None	C-Max
v/c Ratio	0.17	0.21	0.70	0.71	0.05		0.12	0.50	0.32		0.02	0.27
Control Delay (s/veh)	38.4	1.6	50.0	50.5	0.2		5.6	10.1	2.5		8.7	15.5
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay (s/veh)	38.4	1.6	50.0	50.5	0.2		5.6	10.1	2.5		8.7	15.5
Queue Length 50th (ft)	10	0	81	82	0		15	162	19		1	78
Queue Length 95th (ft)	30	0	#164	#166	0		m22	337	63		7	119
Internal Link Dist (ft)	121			932				953				854
Turn Bay Length (ft)			200				145		115		125	
Base Capacity (vph)	136	312	256	256	418		552	2006	1009		315	1675
Starvation Cap Reductn	0	0	0	0	0		0	0	0		0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0		0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0		0	0
Reduced v/c Ratio	0.15	0.20	0.64	0.64	0.04		0.12	0.50	0.32		0.02	0.27

Intersection Summary

Cycle Length: 80
Actuated Cycle Length: 80
Offset: 19.2 (24%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 120
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: Deerfield Pkwy & Morris Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	10	10	62	319	2	18	57	9	975	313	1	6
Future Volume (vph)	10	10	62	319	2	18	57	9	975	313	1	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.0	6.0	6.0	6.0		6.3	6.3	6.3		6.0
Lane Util. Factor		1.00	1.00	0.95	0.95	1.00		1.00	0.95	1.00		1.00
Frt		1.00	0.85	1.00	1.00	0.85		1.00	1.00	0.85		1.00
Flt Protected		0.98	1.00	0.95	0.95	1.00		0.95	1.00	1.00		0.95
Satd. Flow (prot)		1817	1583	1681	1686	1583		1770	3539	1583		1770
Flt Permitted		0.98	1.00	0.95	0.95	1.00		0.43	1.00	1.00		0.24
Satd. Flow (perm)		1817	1583	1681	1686	1583		808	3539	1583		439
Peak-hour factor, PHF	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	10	10	63	326	2	18	58	9	995	319	1	6
RTOR Reduction (vph)	0	0	60	0	0	16	0	0	0	131	0	0
Lane Group Flow (vph)	0	20	3	163	165	2	0	67	995	188	0	7
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt
Protected Phases	3	3		4	4		1	1	6		5	5
Permitted Phases			3			4	6	6		6	2	2
Actuated Green, G (s)		4.3	4.3	11.0	11.0	11.0		44.0	39.4	39.4		36.5
Effective Green, g (s)		4.3	4.3	11.0	11.0	11.0		44.0	39.4	39.4		36.5
Actuated g/C Ratio		0.05	0.05	0.14	0.14	0.14		0.55	0.49	0.49		0.46
Clearance Time (s)		6.0	6.0	6.0	6.0	6.0		6.3	6.3	6.3		6.0
Vehicle Extension (s)		1.5	1.5	2.0	2.0	2.0		1.5	6.0	6.0		1.5
Lane Grp Cap (vph)		97	85	231	231	217		499	1742	779		216
v/s Ratio Prot		c0.01		0.10	c0.10			c0.01	c0.28			0.00
v/s Ratio Perm			0.00			0.00		0.07		0.12		0.01
v/c Ratio		0.21	0.04	0.71	0.71	0.01		0.13	0.57	0.24		0.03
Uniform Delay, d1		36.2	35.9	33.0	33.0	29.8		8.6	14.3	11.7		12.1
Progression Factor		1.00	1.00	1.00	1.00	1.00		0.64	0.77	0.70		1.00
Incremental Delay, d2		0.4	0.1	7.8	8.4	0.0		0.0	1.1	0.6		0.0
Delay (s)		36.6	36.0	40.7	41.4	29.8		5.5	12.2	8.8		12.2
Level of Service		D	D	D	D	C		A	B	A		B
Approach Delay (s/veh)		36.1			40.5				11.1			
Approach LOS		D			D				B			

Intersection Summary			
HCM 2000 Control Delay (s/veh)	17.2	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.57		
Actuated Cycle Length (s)	80.0	Sum of lost time (s)	24.6
Intersection Capacity Utilization	62.2%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	444	3
Future Volume (vph)	444	3
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.3	
Lane Util. Factor	0.95	
Frt	1.00	
Flt Protected	1.00	
Satd. Flow (prot)	3536	
Flt Permitted	1.00	
Satd. Flow (perm)	3536	
Peak-hour factor, PHF	0.98	0.98
Adj. Flow (vph)	453	3
RTOR Reduction (vph)	1	0
Lane Group Flow (vph)	455	0
Turn Type	NA	
Protected Phases	2	
Permitted Phases		
Actuated Green, G (s)	35.5	
Effective Green, g (s)	35.5	
Actuated g/C Ratio	0.44	
Clearance Time (s)	6.3	
Vehicle Extension (s)	6.0	
Lane Grp Cap (vph)	1569	
v/s Ratio Prot	0.13	
v/s Ratio Perm		
v/c Ratio	0.29	
Uniform Delay, d1	14.2	
Progression Factor	1.00	
Incremental Delay, d2	0.5	
Delay (s)	14.7	
Level of Service	B	
Approach Delay (s/veh)	14.6	
Approach LOS	B	

Intersection Summary

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	308	0	0	244	0	3
Future Vol, veh/h	308	0	0	244	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	90	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	338	0	0	268	0	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	169
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	845
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	845
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	9.28
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	845	-	-
HCM Lane V/C Ratio	0.004	-	-
HCM Ctrl Dly (s/v)	9.3	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	306	5	0	244	0	6
Future Vol, veh/h	306	5	0	244	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	70	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	333	5	0	265	0	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	166
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	849
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	849
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	9.27
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	849	-	-
HCM Lane V/C Ratio	0.008	-	-
HCM Ctrl Dly (s/v)	9.3	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0	-	-

Intersection	
Int Delay, s/veh	3.7

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Vol, veh/h	0	333	14	179	300	11	192
Future Vol, veh/h	0	333	14	179	300	11	192
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	210	-	-	145	-	200	0
Veh in Median Storage, #	-	0	-	-	0	0	-
Grade, %	-	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	0	351	15	188	316	12	202

Major/Minor	Major1			Major2		Minor1	
Conflicting Flow All	316	0	0	365	0	893	183
Stage 1	-	-	-	-	-	358	-
Stage 2	-	-	-	-	-	535	-
Critical Hdwy	6.44	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	905	-	-	1190	-	281	829
Stage 1	-	-	-	-	-	678	-
Stage 2	-	-	-	-	-	552	-
Platoon blocked, %		-	-		-		
Mov Cap-1 Maneuver	905	-	-	1190	-	237	829
Mov Cap-2 Maneuver	-	-	-	-	-	237	-
Stage 1	-	-	-	-	-	678	-
Stage 2	-	-	-	-	-	464	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	3.21	11.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	237	829	905	-	-	1190	-
HCM Lane V/C Ratio	0.049	0.244	-	-	-	0.158	-
HCM Ctrl Dly (s/v)	21	10.7	0	-	-	8.6	-
HCM Lane LOS	C	B	A	-	-	A	-
HCM 95th %tile Q(veh)	0.2	1	0	-	-	0.6	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	2	0	0	4	0	3	0	198	6	4	189	0
Future Vol, veh/h	2	0	0	4	0	3	0	198	6	4	189	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	0	4	0	3	0	211	6	4	201	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	420	427	201	423	423	214	201	0	0	217	0	0
Stage 1	210	210	-	214	214	-	-	-	-	-	-	-
Stage 2	211	217	-	210	210	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	543	520	840	541	522	826	1371	-	-	1353	-	-
Stage 1	792	729	-	788	726	-	-	-	-	-	-	-
Stage 2	791	723	-	792	729	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	539	518	840	539	520	826	1371	-	-	1353	-	-
Mov Cap-2 Maneuver	539	518	-	539	520	-	-	-	-	-	-	-
Stage 1	790	726	-	788	726	-	-	-	-	-	-	-
Stage 2	788	723	-	790	726	-	-	-	-	-	-	-

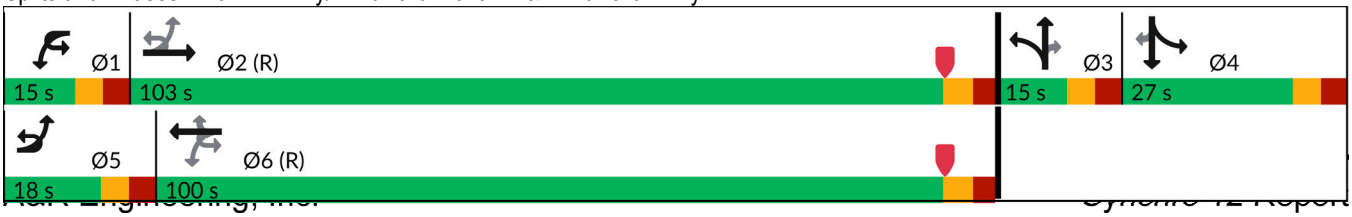
Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.7	10.75	0	0.16
HCM LOS	B	B		

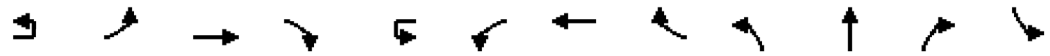
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1371	-	-	539	633	37	-	-
HCM Lane V/C Ratio	-	-	-	0.004	0.012	0.003	-	-
HCM Ctrl Dly (s/v)	0	-	-	11.7	10.8	7.7	0	-
HCM Lane LOS	A	-	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Lane Group	EBU	EBL	EBT	WBU	WBL	WBT	WBR	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	7	90	1660	6	31	2332	289	2	44	293	1	77
Future Volume (vph)	7	90	1660	6	31	2332	289	2	44	293	1	77
Lane Group Flow (vph)	0	103	1775	0	39	2481	307	11	47	156	157	82
Turn Type	pm+pt	pm+pt	NA	pm+pt	pm+pt	NA	Perm	NA	Perm	Split	NA	Perm
Protected Phases	5	5	2	1	1	6		3		4	4	
Permitted Phases	2	2		6	6		6		3			4
Detector Phase	5	5	2	1	1	6	6	3	3	4	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	10.0	10.0	10.0
Minimum Split (s)	15.0	15.0	39.2	15.0	15.0	31.2	31.2	37.4	37.4	38.5	38.5	38.5
Total Split (s)	18.0	18.0	103.0	15.0	15.0	100.0	100.0	15.0	15.0	27.0	27.0	27.0
Total Split (%)	11.3%	11.3%	64.4%	9.4%	9.4%	62.5%	62.5%	9.4%	9.4%	16.9%	16.9%	16.9%
Yellow Time (s)	3.4	3.4	3.7	3.5	3.5	3.7	3.7	3.4	3.4	3.5	3.5	3.5
All-Red Time (s)	3.0	3.0	2.5	3.0	3.0	2.5	2.5	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.4	6.2		6.5	6.2	6.2	6.4	6.4	6.5	6.5	6.5
Lead/Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	None	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio		0.71	0.52		0.22	0.77	0.29	0.12	0.26	0.81	0.81	0.29
Control Delay (s/veh)		67.0	8.4		10.8	24.2	8.2	75.9	3.4	97.8	98.1	6.7
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		67.0	8.4		10.8	24.2	8.2	75.9	3.4	97.8	98.1	6.7
Queue Length 50th (ft)		69	160		12	711	72	11	0	171	172	0
Queue Length 95th (ft)		m105	m168		25	817	136	35	0	#271	#275	27
Internal Link Dist (ft)			1157			744		317			249	
Turn Bay Length (ft)		200			160		175					35
Base Capacity (vph)		174	3413		207	3243	1062	96	189	217	218	300
Starvation Cap Reductn		0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.59	0.52		0.19	0.77	0.29	0.11	0.25	0.72	0.72	0.27

Intersection Summary
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 130 (81%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 6: HP Drwy/Windward Plaza Dr & Windward Pkwy





Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	7	90	1660	8	6	31	2332	289	8	2	44	293
Future Volume (vph)	7	90	1660	8	6	31	2332	289	8	2	44	293
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.4	6.2			6.5	6.2	6.2		6.4	6.4	6.5
Lane Util. Factor		1.00	0.91			1.00	0.91	1.00		1.00	1.00	0.95
Frt		1.00	1.00			1.00	1.00	0.85		1.00	0.85	1.00
Flt Protected		0.95	1.00			0.95	1.00	1.00		0.96	1.00	0.95
Satd. Flow (prot)		1770	5081			1770	5085	1583		1790	1583	1681
Flt Permitted		0.04	1.00			0.10	1.00	1.00		0.96	1.00	0.95
Satd. Flow (perm)		71	5081			179	5085	1583		1790	1583	1681
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	7	96	1766	9	6	33	2481	307	9	2	47	312
RTOR Reduction (vph)	0	0	0	0	0	0	0	54	0	0	45	0
Lane Group Flow (vph)	0	103	1775	0	0	39	2481	253	0	11	2	156
Turn Type	pm+pt	pm+pt	NA		pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	5	5	2		1	1	6		3	3		4
Permitted Phases	2	2			6	6		6			3	
Actuated Green, G (s)		113.9	105.0			105.4	100.8	100.8		6.4	6.4	18.4
Effective Green, g (s)		113.9	105.0			105.4	100.8	100.8		6.4	6.4	18.4
Actuated g/C Ratio		0.71	0.66			0.66	0.63	0.63		0.04	0.04	0.12
Clearance Time (s)		6.4	6.2			6.5	6.2	6.2		6.4	6.4	6.5
Vehicle Extension (s)		2.0	5.0			2.0	5.0	5.0		1.5	1.5	2.5
Lane Grp Cap (vph)		145	3334			163	3203	997		71	63	193
v/s Ratio Prot		c0.04	c0.35			0.01	c0.49			c0.01		0.09
v/s Ratio Perm		0.47				0.15		0.16			0.00	
v/c Ratio		0.71	0.53			0.24	0.77	0.25		0.15	0.03	0.81
Uniform Delay, d1		41.2	14.5			11.1	21.4	13.0		74.2	73.8	69.1
Progression Factor		1.53	0.54			1.00	1.00	1.00		1.00	1.00	1.00
Incremental Delay, d2		8.1	0.4			0.3	1.9	0.6		0.4	0.1	20.9
Delay (s)		71.2	8.2			11.4	23.3	13.6		74.6	73.9	90.0
Level of Service		E	A			B	C	B		E	E	F
Approach Delay (s/veh)			11.7				22.1			74.0		
Approach LOS			B				C			E		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	23.7	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.75		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	25.6
Intersection Capacity Utilization	86.7%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	1	77
Future Volume (vph)	1	77
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.5	6.5
Lane Util. Factor	0.95	1.00
Frt	1.00	0.85
Flt Protected	0.95	1.00
Satd. Flow (prot)	1686	1583
Flt Permitted	0.95	1.00
Satd. Flow (perm)	1686	1583
Peak-hour factor, PHF	0.94	0.94
Adj. Flow (vph)	1	82
RTOR Reduction (vph)	0	73
Lane Group Flow (vph)	157	9
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Actuated Green, G (s)	18.4	18.4
Effective Green, g (s)	18.4	18.4
Actuated g/C Ratio	0.12	0.12
Clearance Time (s)	6.5	6.5
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	193	182
v/s Ratio Prot	c0.09	
v/s Ratio Perm		0.01
v/c Ratio	0.81	0.05
Uniform Delay, d1	69.1	63.0
Progression Factor	1.00	1.00
Incremental Delay, d2	21.9	0.1
Delay (s)	91.0	63.1
Level of Service	F	E
Approach Delay (s/veh)	84.8	
Approach LOS	F	

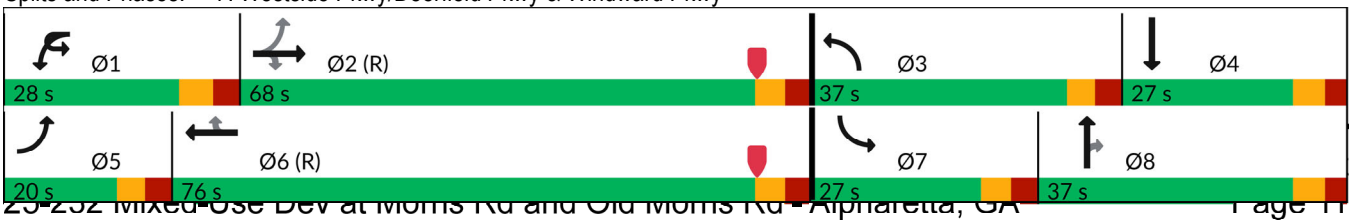
Intersection Summary

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	116	1000	235	284	1324	537	375	500	488	273	268
Future Volume (vph)	116	1000	235	284	1324	537	375	500	488	273	268
Lane Group Flow (vph)	120	1031	242	297	1365	554	387	515	503	281	355
Turn Type	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	5	2		1	6		3	8		7	4
Permitted Phases	2		2			6			8		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4
Switch Phase											
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	15.0	34.5	34.5	15.0	36.5	36.5	16.4	31.4	31.4	16.6	32.4
Total Split (s)	20.0	68.0	68.0	28.0	76.0	76.0	37.0	37.0	37.0	27.0	27.0
Total Split (%)	12.5%	42.5%	42.5%	17.5%	47.5%	47.5%	23.1%	23.1%	23.1%	16.9%	16.9%
Yellow Time (s)	3.4	3.7	3.7	4.0	3.7	3.7	3.4	3.7	3.7	3.6	3.7
All-Red Time (s)	3.0	2.8	2.8	3.0	2.8	2.8	3.0	2.7	2.7	3.0	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.4	6.5	6.5	7.0	6.5	6.5	6.4	6.4	6.4	6.6	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio	0.73	0.72	0.32	0.78	0.85	0.61	0.80	0.69	1.04	0.77	0.56
Control Delay (s/veh)	58.4	44.1	7.8	70.3	56.0	29.5	79.5	64.2	88.6	80.7	55.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	58.4	44.1	7.8	70.3	56.0	29.5	79.5	64.2	88.6	80.7	55.2
Queue Length 50th (ft)	72	484	25	172	573	261	208	270	~410	138	156
Queue Length 95th (ft)	147	588	91	224	688	402	260	346	#673	189	203
Internal Link Dist (ft)		1028			1157			735			953
Turn Bay Length (ft)	180		180	380			200		200	200	
Base Capacity (vph)	198	1430	760	450	1603	901	656	748	483	437	630
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.61	0.72	0.32	0.66	0.85	0.61	0.59	0.69	1.04	0.64	0.56

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 80 (50%), Referenced to phase 2:EBTL and 6:WBT, Start of Yellow
Natural Cycle: 125
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 7: Westside Pkwy/Deerfield Pkwy & Windward Pkwy



Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	116	1000	235	4	284	1324	537	375	500	488	273	268
Future Volume (vph)	116	1000	235	4	284	1324	537	375	500	488	273	268
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.4	6.5	6.5		7.0	6.5	6.5	6.4	6.4	6.4	6.6	6.4
Lane Util. Factor	1.00	0.95	1.00		0.97	0.95	1.00	0.97	0.95	1.00	0.97	0.95
Frt	1.00	1.00	0.85		1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.97
Flt Protected	0.95	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Satd. Flow (prot)	1770	3539	1583		3433	3539	1583	3433	3539	1583	3433	3421
Flt Permitted	0.06	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Satd. Flow (perm)	119	3539	1583		3433	3539	1583	3433	3539	1583	3433	3421
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	120	1031	242	4	293	1365	554	387	515	503	281	276
RTOR Reduction (vph)	0	0	121	0	0	0	185	0	0	149	0	16
Lane Group Flow (vph)	120	1031	121	0	297	1365	369	387	515	354	281	339
Turn Type	pm+pt	NA	Perm	Prot	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	5	2		1	1	6		3	8		7	4
Permitted Phases	2		2				6			8		
Actuated Green, G (s)	75.3	64.7	64.7		17.8	72.5	72.5	22.5	33.9	33.9	17.1	28.7
Effective Green, g (s)	75.3	64.7	64.7		17.8	72.5	72.5	22.5	33.9	33.9	17.1	28.7
Actuated g/C Ratio	0.47	0.40	0.40		0.11	0.45	0.45	0.14	0.21	0.21	0.11	0.18
Clearance Time (s)	6.4	6.5	6.5		7.0	6.5	6.5	6.4	6.4	6.4	6.6	6.4
Vehicle Extension (s)	2.1	5.1	5.1		2.1	5.1	5.1	2.1	2.1	2.1	2.1	2.1
Lane Grp Cap (vph)	165	1431	640		381	1603	717	482	749	335	366	613
v/s Ratio Prot	0.05	0.29			c0.09	c0.39		c0.11	0.15		0.08	0.10
v/s Ratio Perm	0.29		0.08				0.23			c0.22		
v/c Ratio	0.73	0.72	0.19		0.78	0.85	0.51	0.80	0.69	1.06	0.77	0.55
Uniform Delay, d1	33.1	40.0	30.7		69.2	39.0	31.2	66.6	58.2	63.1	69.5	59.8
Progression Factor	1.00	1.00	1.00		0.88	1.31	2.24	1.00	1.00	1.00	0.97	0.90
Incremental Delay, d2	12.9	3.2	0.7		6.0	3.9	1.7	8.9	2.2	64.9	8.1	0.6
Delay (s)	46.0	43.2	31.4		66.8	55.1	71.5	75.5	60.3	128.0	75.7	54.2
Level of Service	D	D	C		E	E	E	E	E	F	E	D
Approach Delay (s/veh)		41.4				60.8			88.7			63.7
Approach LOS		D				E			F			E

Intersection Summary			
HCM 2000 Control Delay (s/veh)	63.3	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	0.94		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	26.5
Intersection Capacity Utilization	96.5%	ICU Level of Service	F
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBR
Lane Configurations	
Traffic Volume (vph)	77
Future Volume (vph)	77
Ideal Flow (vphpl)	1900
Total Lost time (s)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Peak-hour factor, PHF	0.97
Adj. Flow (vph)	79
RTOR Reduction (vph)	0
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Actuated Green, G (s)	
Effective Green, g (s)	
Actuated g/C Ratio	
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	
v/s Ratio Prot	
v/s Ratio Perm	
v/c Ratio	
Uniform Delay, d1	
Progression Factor	
Incremental Delay, d2	
Delay (s)	
Level of Service	
Approach Delay (s/veh)	
Approach LOS	
Intersection Summary	

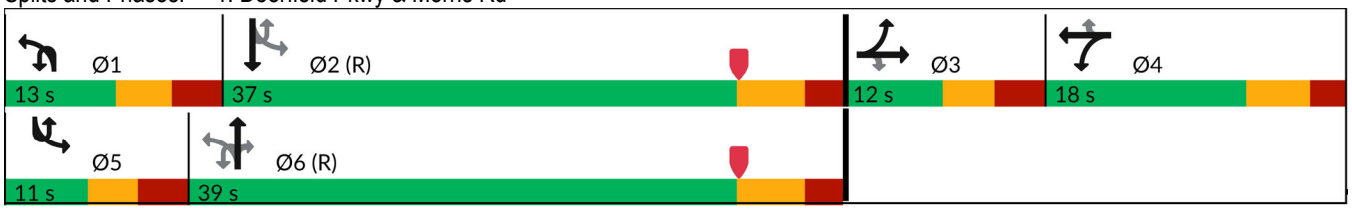
FUTURE "NO-BUILD" INTERSECTION ANALYSIS

Lane Group	EBT	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	2	524	14	5	15	22	315	240	2	15	586
Future Volume (vph)	2	524	14	5	15	22	315	240	2	15	586
Lane Group Flow (vph)	2	300	305	6	0	42	354	270	0	19	670
Turn Type	NA	Split	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases	3	4	4		1	1	6		5	5	2
Permitted Phases				4	6	6		6	2	2	
Detector Phase	3	4	4	4	1	1	6	6	5	5	2
Switch Phase											
Minimum Initial (s)	5.0	8.0	8.0	8.0	5.0	5.0	20.0	20.0	5.0	5.0	20.0
Minimum Split (s)	31.5	36.8	36.8	36.8	15.0	15.0	33.5	33.5	15.0	15.0	31.5
Total Split (s)	12.0	18.0	18.0	18.0	13.0	13.0	39.0	39.0	11.0	11.0	37.0
Total Split (%)	15.0%	22.5%	22.5%	22.5%	16.3%	16.3%	48.8%	48.8%	13.8%	13.8%	46.3%
Yellow Time (s)	3.0	3.8	3.8	3.8	3.3	3.3	4.0	4.0	3.0	3.0	4.0
All-Red Time (s)	3.0	2.2	2.2	2.2	3.0	3.0	2.3	2.3	3.0	3.0	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0		6.3	6.3	6.3		6.0	6.3
Lead/Lag	Lead	Lag	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	C-Max	None	None	C-Max
v/c Ratio	0.02	0.66	0.67	0.01		0.11	0.20	0.29		0.03	0.41
Control Delay (s/veh)	35.5	37.1	37.4	0.0		15.6	20.5	10.8		8.6	16.5
Queue Delay	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay (s/veh)	35.5	37.1	37.4	0.0		15.6	20.5	10.8		8.6	16.5
Queue Length 50th (ft)	1	134	137	0		19	86	91		4	123
Queue Length 95th (ft)	8	#333	#340	0		40	124	131		13	174
Internal Link Dist (ft)	121		932				953				854
Turn Bay Length (ft)		200				145		115		125	
Base Capacity (vph)	139	455	458	581		394	1743	917		551	1623
Starvation Cap Reductn	0	0	0	0		0	0	0		0	0
Spillback Cap Reductn	0	0	0	0		0	0	0		0	0
Storage Cap Reductn	0	0	0	0		0	0	0		0	0
Reduced v/c Ratio	0.01	0.66	0.67	0.01		0.11	0.20	0.29		0.03	0.41

Intersection Summary

Cycle Length: 80
Actuated Cycle Length: 80
Offset: 45.2 (57%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 120
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Deerfield Pkwy & Morris Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	0	2	0	524	14	5	15	22	315	240	2	15
Future Volume (vph)	0	2	0	524	14	5	15	22	315	240	2	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0		6.0	6.0	6.0		6.3	6.3	6.3		6.0
Lane Util. Factor		1.00		0.95	0.95	1.00		1.00	0.95	1.00		1.00
Frt		1.00		1.00	1.00	0.85		1.00	1.00	0.85		1.00
Flt Protected		1.00		0.95	0.95	1.00		0.95	1.00	1.00		0.95
Satd. Flow (prot)		1863		1681	1690	1583		1770	3539	1583		1770
Flt Permitted		1.00		0.95	0.95	1.00		0.30	1.00	1.00		0.54
Satd. Flow (perm)		1863		1681	1690	1583		558	3539	1583		1006
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	0	2	0	589	16	6	17	25	354	270	2	17
RTOR Reduction (vph)	0	0	0	0	0	4	0	0	0	165	0	0
Lane Group Flow (vph)	0	2	0	300	305	2	0	42	354	105	0	19
Turn Type		NA	Perm	Split	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt
Protected Phases	3	3		4	4		1	1	6		5	5
Permitted Phases			3			4	6	6		6	2	2
Actuated Green, G (s)		1.0		21.7	21.7	21.7		34.3	31.0	31.0		31.4
Effective Green, g (s)		1.0		21.7	21.7	21.7		34.3	31.0	31.0		31.4
Actuated g/C Ratio		0.01		0.27	0.27	0.27		0.43	0.39	0.39		0.39
Clearance Time (s)		6.0		6.0	6.0	6.0		6.3	6.3	6.3		6.0
Vehicle Extension (s)		1.5		2.0	2.0	2.0		1.5	6.0	6.0		1.5
Lane Grp Cap (vph)		23		455	458	429		289	1371	613		413
v/s Ratio Prot		c0.00		0.18	c0.18			c0.01	0.10			0.00
v/s Ratio Perm						0.00		0.06		0.07		0.02
v/c Ratio		0.09		0.66	0.67	0.00		0.15	0.26	0.17		0.05
Uniform Delay, d1		39.0		25.9	25.9	21.3		13.8	16.7	16.1		14.9
Progression Factor		1.00		1.00	1.00	1.00		1.75	1.64	6.44		1.00
Incremental Delay, d2		0.6		2.6	2.8	0.0		0.1	0.4	0.6		0.0
Delay (s)		39.6		28.5	28.8	21.3		24.2	27.8	104.1		14.9
Level of Service		D		C	C	C		C	C	F		B
Approach Delay (s/veh)		39.6			28.6				58.5			
Approach LOS		D			C				E			

Intersection Summary			
HCM 2000 Control Delay (s/veh)	36.1	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.54		
Actuated Cycle Length (s)	80.0	Sum of lost time (s)	24.6
Intersection Capacity Utilization	57.9%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	586	11
Future Volume (vph)	586	11
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.3	
Lane Util. Factor	0.95	
Frt	1.00	
Flt Protected	1.00	
Satd. Flow (prot)	3530	
Flt Permitted	1.00	
Satd. Flow (perm)	3530	
Peak-hour factor, PHF	0.89	0.89
Adj. Flow (vph)	658	12
RTOR Reduction (vph)	2	0
Lane Group Flow (vph)	668	0
Turn Type	NA	
Protected Phases	2	
Permitted Phases		
Actuated Green, G (s)	29.4	
Effective Green, g (s)	29.4	
Actuated g/C Ratio	0.37	
Clearance Time (s)	6.3	
Vehicle Extension (s)	6.0	
Lane Grp Cap (vph)	1297	
v/s Ratio Prot	c0.19	
v/s Ratio Perm		
v/c Ratio	0.52	
Uniform Delay, d1	19.7	
Progression Factor	1.00	
Incremental Delay, d2	1.5	
Delay (s)	21.2	
Level of Service	C	
Approach Delay (s/veh)	21.0	
Approach LOS	C	

Intersection Summary

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	238	1	0	446	0	0
Future Vol, veh/h	238	1	0	446	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	90	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	253	1	0	474	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	127
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	900
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	900
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	-	-	-
HCM Lane V/C Ratio	-	-	-
HCM Ctrl Dly (s/v)	0	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	-	-	-

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	234	4	0	446	0	0
Future Vol, veh/h	234	4	0	446	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	70	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	249	4	0	474	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	124
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	903
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	903
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	-	-	-
HCM Lane V/C Ratio	-	-	-
HCM Ctrl Dly (s/v)	0	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	-	-	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Vol, veh/h	0	257	8	183	517	6	155
Future Vol, veh/h	0	257	8	183	517	6	155
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	210	-	-	145	-	200	0
Veh in Median Storage, #	-	0	-	-	0	0	-
Grade, %	-	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	0	265	8	189	533	6	160

Major/Minor	Major1			Major2		Minor1	
Conflicting Flow All	533	0	0	273	0	913	137
Stage 1	-	-	-	-	-	269	-
Stage 2	-	-	-	-	-	644	-
Critical Hdwy	6.44	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	660	-	-	1287	-	273	887
Stage 1	-	-	-	-	-	752	-
Stage 2	-	-	-	-	-	485	-
Platoon blocked, %		-	-		-		
Mov Cap-1 Maneuver	660	-	-	1287	-	233	887
Mov Cap-2 Maneuver	-	-	-	-	-	233	-
Stage 1	-	-	-	-	-	752	-
Stage 2	-	-	-	-	-	414	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	2.16	10.36
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	233	887	660	-	-	1287	-
HCM Lane V/C Ratio	0.027	0.18	-	-	-	0.147	-
HCM Ctrl Dly (s/v)	20.9	9.9	0	-	-	8.3	-
HCM Lane LOS	C	A	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	0.7	0	-	-	0.5	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	0	3	0	5	1	156	0	2	189	0
Future Vol, veh/h	0	0	0	3	0	5	1	156	0	2	189	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	0	4	0	6	1	184	0	2	222	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	413	413	222	413	413	184	222	0	0	184	0	0
Stage 1	227	227	-	186	186	-	-	-	-	-	-	-
Stage 2	186	186	-	227	227	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	550	529	817	550	529	859	1347	-	-	1391	-	-
Stage 1	776	716	-	816	746	-	-	-	-	-	-	-
Stage 2	816	746	-	776	716	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	544	528	817	548	528	859	1347	-	-	1391	-	-
Mov Cap-2 Maneuver	544	528	-	548	528	-	-	-	-	-	-	-
Stage 1	774	715	-	815	745	-	-	-	-	-	-	-
Stage 2	809	745	-	774	715	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	10.15	0.05	0.08
HCM LOS	A	B		

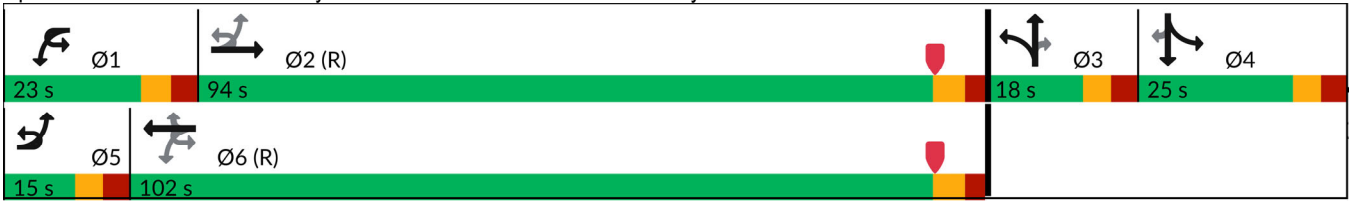
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	11	-	-	-	708	19	-	-
HCM Lane V/C Ratio	0.001	-	-	-	0.013	0.002	-	-
HCM Ctrl Dly (s/v)	7.7	0	-	0	10.2	7.6	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0	-	-

Lane Group	EBU	EBL	EBT	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	2	24	1065	2	540	1961	204	47	1	141	202	5
Future Volume (vph)	2	24	1065	2	540	1961	204	47	1	141	202	5
Lane Group Flow (vph)	0	28	1229	0	589	2132	222	26	26	153	112	113
Turn Type	pm+pt	pm+pt	NA	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split	NA
Protected Phases	5	5	2	1	1	6		3	3		4	4
Permitted Phases	2	2		6	6		6			3		
Detector Phase	5	5	2	1	1	6	6	3	3	3	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	10.0	10.0
Minimum Split (s)	15.0	15.0	39.2	15.0	15.0	31.2	31.2	37.4	37.4	37.4	38.5	38.5
Total Split (s)	15.0	15.0	94.0	23.0	23.0	102.0	102.0	18.0	18.0	18.0	25.0	25.0
Total Split (%)	9.4%	9.4%	58.8%	14.4%	14.4%	63.8%	63.8%	11.3%	11.3%	11.3%	15.6%	15.6%
Yellow Time (s)	3.4	3.4	3.7	3.5	3.5	3.7	3.7	3.4	3.4	3.4	3.5	3.5
All-Red Time (s)	3.0	3.0	2.5	3.0	3.0	2.5	2.5	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.4	6.2		6.5	6.2	6.2	6.4	6.4	6.4	6.5	6.5
Lead/Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	None	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio		0.22	0.44		1.38	0.61	0.20	0.30	0.30	0.53	0.69	0.69
Control Delay (s/veh)		12.9	22.8		209.6	15.7	5.1	82.1	82.1	16.7	90.8	91.1
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		12.9	22.8		209.6	15.7	5.1	82.1	82.1	16.7	90.8	91.1
Queue Length 50th (ft)		9	213		~630	456	34	28	28	0	123	124
Queue Length 95th (ft)		m22	291		#918	578	79	65	65	42	194	194
Internal Link Dist (ft)			1157			744			317			249
Turn Bay Length (ft)		200			160		175					
Base Capacity (vph)		164	2769		428	3495	1128	121	122	344	199	200
Starvation Cap Reductn		0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.17	0.44		1.38	0.61	0.20	0.21	0.21	0.44	0.56	0.57

Intersection Summary

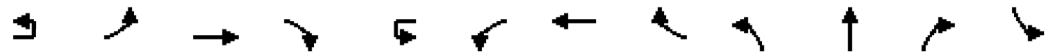
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 159 (99%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 6: HP Drwy/Windward Plaza Dr & Windward Pkwy



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	21
Future Volume (vph)	21
Lane Group Flow (vph)	23
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	10.0
Minimum Split (s)	38.5
Total Split (s)	25.0
Total Split (%)	15.6%
Yellow Time (s)	3.5
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.5
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
v/c Ratio	0.08
Control Delay (s/veh)	0.5
Queue Delay	0.0
Total Delay (s/veh)	0.5
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	35
Base Capacity (vph)	322
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.07

Intersection Summary



Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	2	24	1065	65	2	540	1961	204	47	1	141	202
Future Volume (vph)	2	24	1065	65	2	540	1961	204	47	1	141	202
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Lane Util. Factor		1.00	0.91			1.00	0.91	1.00	0.95	0.95	0.88	0.95
Frt		1.00	0.99			1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00			0.95	1.00	1.00	0.95	0.95	1.00	0.95
Satd. Flow (prot)		1770	5041			1770	5085	1583	1681	1688	2787	1681
Flt Permitted		0.07	1.00			0.16	1.00	1.00	0.95	0.95	1.00	0.95
Satd. Flow (perm)		127	5041			298	5085	1583	1681	1688	2787	1681
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	2	26	1158	71	2	587	2132	222	51	1	153	220
RTOR Reduction (vph)	0	0	4	0	0	0	0	42	0	0	145	0
Lane Group Flow (vph)	0	28	1225	0	0	589	2132	180	26	26	8	112
Turn Type	pm+pt	pm+pt	NA		pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	5	5	2		1	1	6		3	3		4
Permitted Phases	2	2			6	6		6			3	
Actuated Green, G (s)		91.1	87.7			117.1	107.3	107.3	8.3	8.3	8.3	15.5
Effective Green, g (s)		91.1	87.7			117.1	107.3	107.3	8.3	8.3	8.3	15.5
Actuated g/C Ratio		0.57	0.55			0.73	0.67	0.67	0.05	0.05	0.05	0.10
Clearance Time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Vehicle Extension (s)		2.0	5.0			2.0	5.0	5.0	1.5	1.5	1.5	2.5
Lane Grp Cap (vph)		107	2763			428	3410	1061	87	87	144	162
v/s Ratio Prot		0.01	0.24			c0.20	0.42		c0.02	0.02		0.07
v/s Ratio Perm		0.14				c0.81		0.11			0.00	
v/c Ratio		0.26	0.44			1.38	0.63	0.17	0.30	0.30	0.06	0.69
Uniform Delay, d1		15.9	21.6			32.0	14.9	9.8	73.0	73.0	72.1	69.9
Progression Factor		1.10	1.04			1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2		0.4	0.4			183.5	0.9	0.3	0.7	0.7	0.1	11.1
Delay (s)		17.9	22.9			215.4	15.8	10.1	73.8	73.8	72.2	81.0
Level of Service		B	C			F	B	B	E	E	E	F
Approach Delay (s/veh)			22.8				55.3			72.6		
Approach LOS			C				E			E		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	48.6	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	1.26		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	25.6
Intersection Capacity Utilization	88.4%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	5	21
Future Volume (vph)	5	21
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.5	6.5
Lane Util. Factor	0.95	1.00
Frt	1.00	0.85
Flt Protected	0.95	1.00
Satd. Flow (prot)	1689	1583
Flt Permitted	0.95	1.00
Satd. Flow (perm)	1689	1583
Peak-hour factor, PHF	0.92	0.92
Adj. Flow (vph)	5	23
RTOR Reduction (vph)	0	21
Lane Group Flow (vph)	113	2
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Actuated Green, G (s)	15.5	15.5
Effective Green, g (s)	15.5	15.5
Actuated g/C Ratio	0.10	0.10
Clearance Time (s)	6.5	6.5
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	163	153
v/s Ratio Prot	c0.07	
v/s Ratio Perm		0.00
v/c Ratio	0.69	0.01
Uniform Delay, d1	69.9	65.3
Progression Factor	1.00	1.00
Incremental Delay, d2	11.1	0.0
Delay (s)	81.1	65.4
Level of Service	F	E
Approach Delay (s/veh)	79.6	
Approach LOS	E	

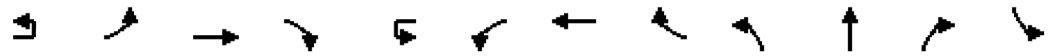
Intersection Summary

Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	1	46	718	296	493	1118	307	181	232	199	337	515
Future Volume (vph)	1	46	718	296	493	1118	307	181	232	199	337	515
Lane Group Flow (vph)	0	50	764	315	525	1189	327	193	247	212	359	621
Turn Type	pm+pt	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	5	5	2		1	6		3	8		7	4
Permitted Phases	2	2		2			6			8		
Detector Phase	5	5	2	2	1	6	6	3	8	8	7	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	15.0	15.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	15.0	15.0	34.5	34.5	15.0	36.5	36.5	16.4	31.4	31.4	16.6	32.4
Total Split (s)	18.0	18.0	58.0	58.0	38.0	78.0	78.0	25.0	32.0	32.0	32.0	39.0
Total Split (%)	11.3%	11.3%	36.3%	36.3%	23.8%	48.8%	48.8%	15.6%	20.0%	20.0%	20.0%	24.4%
Yellow Time (s)	3.4	3.4	3.7	3.7	4.0	3.7	3.7	3.4	3.7	3.7	3.6	3.7
All-Red Time (s)	3.0	3.0	2.8	2.8	3.0	2.8	2.8	3.0	2.7	2.7	3.0	2.7
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.4	6.5	6.5	7.0	6.5	6.5	6.4	6.4	6.4	6.6	6.4
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio		0.24	0.57	0.43	0.88	0.64	0.35	0.67	0.46	0.50	0.80	0.88
Control Delay (s/veh)		21.2	43.4	14.9	93.5	16.9	2.1	82.2	64.2	11.2	84.6	73.4
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		21.2	43.4	14.9	93.5	16.9	2.1	82.2	64.2	11.2	84.6	73.4
Queue Length 50th (ft)		22	348	75	246	234	14	104	126	0	203	357
Queue Length 95th (ft)		46	447	178	314	212	31	146	175	79	260	378
Internal Link Dist (ft)			1028			1157			735			953
Turn Bay Length (ft)		180		180	380			200		200	200	
Base Capacity (vph)		262	1330	727	665	1864	944	399	577	435	544	740
Starvation Cap Reductn		0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.19	0.57	0.43	0.79	0.64	0.35	0.48	0.43	0.49	0.66	0.84

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 155 (97%), Referenced to phase 2:EBTL and 6:WBT, Start of Yellow
Natural Cycle: 105
Control Type: Actuated-Coordinated

Splits and Phases: 7: Westside Pkwy/Deerfield Pkwy & Windward Pkwy



Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	1	46	718	296	1	493	1118	307	181	232	199	337
Future Volume (vph)	1	46	718	296	1	493	1118	307	181	232	199	337
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.4	6.5	6.5		7.0	6.5	6.5	6.4	6.4	6.4	6.6
Lane Util. Factor		1.00	0.95	1.00		0.97	0.95	1.00	0.97	0.95	1.00	0.97
Frt		1.00	1.00	0.85		1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95
Satd. Flow (prot)		1770	3539	1583		3433	3539	1583	3433	3539	1583	3433
Flt Permitted		0.19	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95
Satd. Flow (perm)		357	3539	1583		3433	3539	1583	3433	3539	1583	3433
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	1	49	764	315	1	524	1189	327	193	247	212	359
RTOR Reduction (vph)	0	0	0	133	0	0	0	112	0	0	180	0
Lane Group Flow (vph)	0	50	764	182	0	525	1189	215	193	247	32	359
Turn Type	pm+pt	pm+pt	NA	Perm	Prot	Prot	NA	Perm	Prot	NA	Perm	Prot
Protected Phases	5	5	2		1	1	6		3	8		7
Permitted Phases	2	2		2				6			8	
Actuated Green, G (s)		65.8	60.2	60.2		27.9	83.1	83.1	13.5	24.5	24.5	20.9
Effective Green, g (s)		65.8	60.2	60.2		27.9	83.1	83.1	13.5	24.5	24.5	20.9
Actuated g/C Ratio		0.41	0.38	0.38		0.17	0.52	0.52	0.08	0.15	0.15	0.13
Clearance Time (s)		6.4	6.5	6.5		7.0	6.5	6.5	6.4	6.4	6.4	6.6
Vehicle Extension (s)		2.1	5.1	5.1		2.1	5.1	5.1	2.1	2.1	2.1	2.1
Lane Grp Cap (vph)		196	1331	595		598	1838	822	289	541	242	448
v/s Ratio Prot		0.01	0.22			c0.15	c0.34		0.06	0.07		c0.10
v/s Ratio Perm		0.10		0.12				0.14			0.02	
v/c Ratio		0.26	0.57	0.31		0.88	0.65	0.26	0.67	0.46	0.13	0.80
Uniform Delay, d1		29.0	39.7	35.2		64.4	27.8	21.4	71.1	61.7	58.6	67.5
Progression Factor		1.00	1.00	1.00		1.24	0.54	0.19	1.00	1.00	1.00	1.08
Incremental Delay, d2		0.3	1.8	1.3		11.2	1.4	0.6	4.6	0.3	0.1	8.2
Delay (s)		29.3	41.5	36.5		91.0	16.3	4.6	75.7	62.0	58.7	81.0
Level of Service		C	D	D		F	B	A	E	E	E	F
Approach Delay (s/veh)			39.6				33.7			65.0		
Approach LOS			D				C			E		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	47.8	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.80		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	26.5
Intersection Capacity Utilization	81.3%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	515	69
Future Volume (vph)	515	69
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.4	
Lane Util. Factor	0.95	
Frt	0.98	
Flt Protected	1.00	
Satd. Flow (prot)	3477	
Flt Permitted	1.00	
Satd. Flow (perm)	3477	
Peak-hour factor, PHF	0.94	0.94
Adj. Flow (vph)	548	73
RTOR Reduction (vph)	6	0
Lane Group Flow (vph)	615	0
Turn Type	NA	
Protected Phases	4	
Permitted Phases		
Actuated Green, G (s)	32.1	
Effective Green, g (s)	32.1	
Actuated g/C Ratio	0.20	
Clearance Time (s)	6.4	
Vehicle Extension (s)	2.1	
Lane Grp Cap (vph)	697	
v/s Ratio Prot	c0.18	
v/s Ratio Perm		
v/c Ratio	0.88	
Uniform Delay, d1	62.1	
Progression Factor	0.99	
Incremental Delay, d2	10.8	
Delay (s)	72.2	
Level of Service	E	
Approach Delay (s/veh)	75.4	
Approach LOS	E	

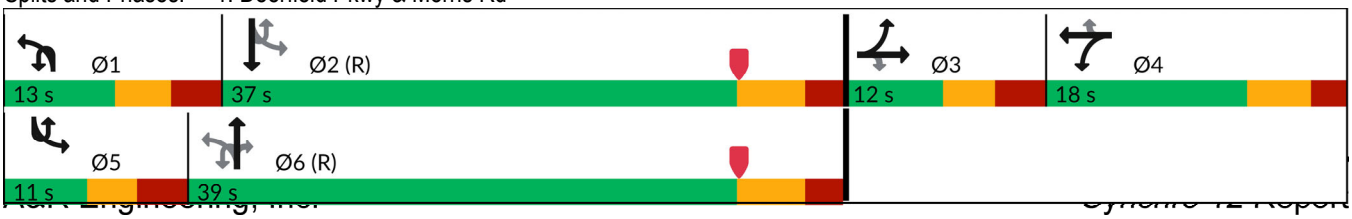
Intersection Summary

Lane Group	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	12	63	388	4	18	58	9	1098	438	1	6	494
Future Volume (vph)	12	63	388	4	18	58	9	1098	438	1	6	494
Lane Group Flow (vph)	22	64	198	202	18	0	68	1120	447	0	7	507
Turn Type	NA	Perm	Split	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases	3		4	4		1	1	6		5	5	2
Permitted Phases		3			4	6	6		6	2	2	
Detector Phase	3	3	4	4	4	1	1	6	6	5	5	2
Switch Phase												
Minimum Initial (s)	5.0	5.0	8.0	8.0	8.0	5.0	5.0	20.0	20.0	5.0	5.0	20.0
Minimum Split (s)	31.5	31.5	36.8	36.8	36.8	15.0	15.0	33.5	33.5	15.0	15.0	31.5
Total Split (s)	12.0	12.0	18.0	18.0	18.0	13.0	13.0	39.0	39.0	11.0	11.0	37.0
Total Split (%)	15.0%	15.0%	22.5%	22.5%	22.5%	16.3%	16.3%	48.8%	48.8%	13.8%	13.8%	46.3%
Yellow Time (s)	3.0	3.0	3.8	3.8	3.8	3.3	3.3	4.0	4.0	3.0	3.0	4.0
All-Red Time (s)	3.0	3.0	2.2	2.2	2.2	3.0	3.0	2.3	2.3	3.0	3.0	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		6.3	6.3	6.3		6.0	6.3
Lead/Lag	Lead	Lead	Lag	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	None	C-Max
v/c Ratio	0.18	0.21	0.80	0.81	0.04		0.14	0.57	0.44		0.03	0.31
Control Delay (s/veh)	38.7	1.6	57.3	58.9	0.2		5.4	10.9	3.0		8.7	16.2
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay (s/veh)	38.7	1.6	57.3	58.9	0.2		5.4	10.9	3.0		8.7	16.2
Queue Length 50th (ft)	11	0	100	102	0		13	152	30		1	90
Queue Length 95th (ft)	33	0	#213	#218	0		m16	385	m144		7	133
Internal Link Dist (ft)	121			932				953				854
Turn Bay Length (ft)			200				145		115		125	
Base Capacity (vph)	136	312	260	261	422		511	1969	1024		263	1637
Starvation Cap Reductn	0	0	0	0	0		0	0	0		0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0		0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0		0	0
Reduced v/c Ratio	0.16	0.21	0.76	0.77	0.04		0.13	0.57	0.44		0.03	0.31

Intersection Summary

Cycle Length: 80
Actuated Cycle Length: 80
Offset: 19.2 (24%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 130
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: Deerfield Pkwy & Morris Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	10	12	63	388	4	18	58	9	1098	438	1	6
Future Volume (vph)	10	12	63	388	4	18	58	9	1098	438	1	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.0	6.0	6.0	6.0		6.3	6.3	6.3		6.0
Lane Util. Factor		1.00	1.00	0.95	0.95	1.00		1.00	0.95	1.00		1.00
Frt		1.00	0.85	1.00	1.00	0.85		1.00	1.00	0.85		1.00
Flt Protected		0.98	1.00	0.95	0.95	1.00		0.95	1.00	1.00		0.95
Satd. Flow (prot)		1821	1583	1681	1687	1583		1770	3539	1583		1770
Flt Permitted		0.98	1.00	0.95	0.95	1.00		0.40	1.00	1.00		0.18
Satd. Flow (perm)		1821	1583	1681	1687	1583		743	3539	1583		337
Peak-hour factor, PHF	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	10	12	64	396	4	18	59	9	1120	447	1	6
RTOR Reduction (vph)	0	0	61	0	0	15	0	0	0	168	0	0
Lane Group Flow (vph)	0	22	3	198	202	3	0	68	1120	279	0	7
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt
Protected Phases	3	3		4	4		1	1	6		5	5
Permitted Phases			3			4	6	6		6	2	2
Actuated Green, G (s)		4.3	4.3	11.9	11.9	11.9		43.1	38.5	38.5		35.6
Effective Green, g (s)		4.3	4.3	11.9	11.9	11.9		43.1	38.5	38.5		35.6
Actuated g/C Ratio		0.05	0.05	0.15	0.15	0.15		0.54	0.48	0.48		0.45
Clearance Time (s)		6.0	6.0	6.0	6.0	6.0		6.3	6.3	6.3		6.0
Vehicle Extension (s)		1.5	1.5	2.0	2.0	2.0		1.5	6.0	6.0		1.5
Lane Grp Cap (vph)		97	85	250	250	235		459	1703	761		167
v/s Ratio Prot		c0.01		0.12	c0.12			c0.01	c0.32			0.00
v/s Ratio Perm			0.00			0.00		0.07		0.18		0.02
v/c Ratio		0.23	0.04	0.79	0.81	0.01		0.15	0.66	0.37		0.04
Uniform Delay, d1		36.3	35.9	32.9	32.9	29.0		9.1	15.7	13.1		13.0
Progression Factor		1.00	1.00	1.00	1.00	1.00		0.59	0.76	0.59		1.00
Incremental Delay, d2		0.4	0.1	14.7	16.3	0.0		0.0	1.4	1.0		0.0
Delay (s)		36.7	36.0	47.5	49.3	29.0		5.4	13.4	8.6		13.0
Level of Service		D	D	D	D	C		A	B	A		B
Approach Delay (s/veh)		36.2			47.6				11.8			
Approach LOS		D			D				B			

Intersection Summary			
HCM 2000 Control Delay (s/veh)	19.0	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.66		
Actuated Cycle Length (s)	80.0	Sum of lost time (s)	24.6
Intersection Capacity Utilization	67.3%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	494	3
Future Volume (vph)	494	3
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.3	
Lane Util. Factor	0.95	
Frt	1.00	
Flt Protected	1.00	
Satd. Flow (prot)	3536	
Flt Permitted	1.00	
Satd. Flow (perm)	3536	
Peak-hour factor, PHF	0.98	0.98
Adj. Flow (vph)	504	3
RTOR Reduction (vph)	1	0
Lane Group Flow (vph)	506	0
Turn Type	NA	
Protected Phases	2	
Permitted Phases		
Actuated Green, G (s)	34.6	
Effective Green, g (s)	34.6	
Actuated g/C Ratio	0.43	
Clearance Time (s)	6.3	
Vehicle Extension (s)	6.0	
Lane Grp Cap (vph)	1529	
v/s Ratio Prot	0.14	
v/s Ratio Perm		
v/c Ratio	0.33	
Uniform Delay, d1	15.0	
Progression Factor	1.00	
Incremental Delay, d2	0.6	
Delay (s)	15.6	
Level of Service	B	
Approach Delay (s/veh)	15.6	
Approach LOS	B	

Intersection Summary

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	435	0	0	314	0	3
Future Vol, veh/h	435	0	0	314	0	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	90	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	478	0	0	345	0	3

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	239
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	762
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	762
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	9.74
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	762	-	-
HCM Lane V/C Ratio	0.004	-	-
HCM Ctrl Dly (s/v)	9.7	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	433	5	0	314	0	6
Future Vol, veh/h	433	5	0	314	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	70	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	471	5	0	341	0	7

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	235
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	766
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	766
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	9.74
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	766	-	-
HCM Lane V/C Ratio	0.009	-	-
HCM Ctrl Dly (s/v)	9.7	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0	-	-

Intersection	
Int Delay, s/veh	3.4

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Vol, veh/h	0	460	14	182	371	11	195
Future Vol, veh/h	0	460	14	182	371	11	195
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	210	-	-	145	-	200	0
Veh in Median Storage, #	-	0	-	-	0	0	-
Grade, %	-	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	0	484	15	192	391	12	205

Major/Minor	Major1			Major2		Minor1	
Conflicting Flow All	391	0	0	499	0	1070	249
Stage 1	-	-	-	-	-	492	-
Stage 2	-	-	-	-	-	578	-
Critical Hdwy	6.44	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	812	-	-	1061	-	216	750
Stage 1	-	-	-	-	-	580	-
Stage 2	-	-	-	-	-	524	-
Platoon blocked, %		-	-		-		
Mov Cap-1 Maneuver	812	-	-	1061	-	177	750
Mov Cap-2 Maneuver	-	-	-	-	-	177	-
Stage 1	-	-	-	-	-	580	-
Stage 2	-	-	-	-	-	429	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	3.01	12.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	177	750	812	-	-	1061	-
HCM Lane V/C Ratio	0.065	0.274	-	-	-	0.181	-
HCM Ctrl Dly (s/v)	26.8	11.6	0	-	-	9.1	-
HCM Lane LOS	D	B	A	-	-	A	-
HCM 95th %tile Q(veh)	0.2	1.1	0	-	-	0.7	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	2	0	0	4	0	3	0	201	6	4	192	0
Future Vol, veh/h	2	0	0	4	0	3	0	201	6	4	192	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	0	4	0	3	0	214	6	4	204	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	427	433	204	430	430	217	204	0	0	220	0	0
Stage 1	213	213	-	217	217	-	-	-	-	-	-	-
Stage 2	214	220	-	213	213	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	538	516	836	536	518	823	1367	-	-	1349	-	-
Stage 1	789	726	-	785	723	-	-	-	-	-	-	-
Stage 2	788	721	-	789	726	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	534	514	836	534	516	823	1367	-	-	1349	-	-
Mov Cap-2 Maneuver	534	514	-	534	516	-	-	-	-	-	-	-
Stage 1	787	724	-	785	723	-	-	-	-	-	-	-
Stage 2	785	721	-	787	724	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.77	10.8	0	0.16
HCM LOS	B	B		

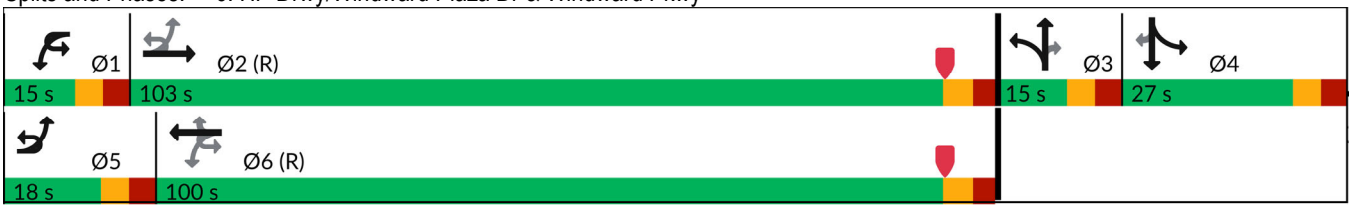
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1367	-	-	534	628	37	-	-
HCM Lane V/C Ratio	-	-	-	0.004	0.012	0.003	-	-
HCM Ctrl Dly (s/v)	0	-	-	11.8	10.8	7.7	0	-
HCM Lane LOS	A	-	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Lane Group	EBU	EBL	EBT	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	7	91	1835	6	271	2380	293	156	2	404	297	1
Future Volume (vph)	7	91	1835	6	271	2380	293	156	2	404	297	1
Lane Group Flow (vph)	0	104	1984	0	294	2532	312	85	83	430	158	159
Turn Type	pm+pt	pm+pt	NA	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split	NA
Protected Phases	5	5	2	1	1	6		3	3		4	4
Permitted Phases	2	2		6	6		6			3		
Detector Phase	5	5	2	1	1	6	6	3	3	3	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	10.0	10.0
Minimum Split (s)	15.0	15.0	39.2	15.0	15.0	31.2	31.2	37.4	37.4	37.4	38.5	38.5
Total Split (s)	18.0	18.0	103.0	15.0	15.0	100.0	100.0	15.0	15.0	15.0	27.0	27.0
Total Split (%)	11.3%	11.3%	64.4%	9.4%	9.4%	62.5%	62.5%	9.4%	9.4%	9.4%	16.9%	16.9%
Yellow Time (s)	3.4	3.4	3.7	3.5	3.5	3.7	3.7	3.4	3.4	3.4	3.5	3.5
All-Red Time (s)	3.0	3.0	2.5	3.0	3.0	2.5	2.5	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.4	6.2		6.5	6.2	6.2	6.4	6.4	6.4	6.5	6.5
Lead/Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	None	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio		0.71	0.65		1.60	0.81	0.30	0.94	0.92	1.47	0.82	0.82
Control Delay (s/veh)		62.5	11.8		320.8	27.1	8.7	153.2	148.1	260.3	99.7	99.8
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		62.5	11.8		320.8	27.1	8.7	153.2	148.1	260.3	99.7	99.8
Queue Length 50th (ft)		66	226		~398	756	77	96	94	~265	173	174
Queue Length 95th (ft)		m94	m193		#607	849	140	#222	#216	#396	#283	#285
Internal Link Dist (ft)			1157			744			317			249
Turn Bay Length (ft)		200			160		175					
Base Capacity (vph)		174	3071		184	3128	1030	90	90	292	215	216
Starvation Cap Reductn		0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.60	0.65		1.60	0.81	0.30	0.94	0.92	1.47	0.73	0.74

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 130 (81%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 6: HP Drwy/Windward Plaza Dr & Windward Pkwy



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	78
Future Volume (vph)	78
Lane Group Flow (vph)	83
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	10.0
Minimum Split (s)	38.5
Total Split (s)	27.0
Total Split (%)	16.9%
Yellow Time (s)	3.5
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.5
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
v/c Ratio	0.30
Control Delay (s/veh)	6.9
Queue Delay	0.0
Total Delay (s/veh)	6.9
Queue Length 50th (ft)	0
Queue Length 95th (ft)	28
Internal Link Dist (ft)	
Turn Bay Length (ft)	35
Base Capacity (vph)	298
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.28

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	7	91	1835	30	6	271	2380	293	156	2	404	297
Future Volume (vph)	7	91	1835	30	6	271	2380	293	156	2	404	297
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Lane Util. Factor		1.00	0.91			1.00	0.91	1.00	0.95	0.95	0.88	0.95
Frt		1.00	1.00			1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00			0.95	1.00	1.00	0.95	0.95	1.00	0.95
Satd. Flow (prot)		1770	5073			1770	5085	1583	1681	1687	2787	1681
Flt Permitted		0.04	1.00			0.06	1.00	1.00	0.95	0.95	1.00	0.95
Satd. Flow (perm)		77	5073			110	5085	1583	1681	1687	2787	1681
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	7	97	1952	32	6	288	2532	312	166	2	430	316
RTOR Reduction (vph)	0	0	1	0	0	0	0	56	0	0	143	0
Lane Group Flow (vph)	0	104	1983	0	0	294	2532	256	85	83	287	158
Turn Type	pm+pt	pm+pt	NA		pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	5	5	2		1	1	6		3	3		4
Permitted Phases	2	2			6	6		6			3	
Actuated Green, G (s)		105.9	96.8			109.0	98.4	98.4	8.6	8.6	8.6	18.4
Effective Green, g (s)		105.9	96.8			109.0	98.4	98.4	8.6	8.6	8.6	18.4
Actuated g/C Ratio		0.66	0.61			0.68	0.62	0.62	0.05	0.05	0.05	0.12
Clearance Time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Vehicle Extension (s)		2.0	5.0			2.0	5.0	5.0	1.5	1.5	1.5	2.5
Lane Grp Cap (vph)		147	3069			184	3127	973	90	90	149	193
v/s Ratio Prot		0.04	0.39			c0.11	0.50		0.05	0.05		0.09
v/s Ratio Perm		0.43				c0.98		0.16			c0.10	
v/c Ratio		0.71	0.65			1.60	0.81	0.26	0.94	0.92	1.93	0.82
Uniform Delay, d1		39.4	20.5			42.9	23.6	14.1	75.5	75.4	75.7	69.2
Progression Factor		1.42	0.54			1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2		7.2	0.6			293.0	2.4	0.7	75.5	68.6	440.9	22.4
Delay (s)		63.1	11.7			336.0	26.0	14.8	150.9	144.0	516.6	91.6
Level of Service		E	B			F	C	B	F	F	F	F
Approach Delay (s/veh)			14.3				53.9			412.9		
Approach LOS			B				D			F		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	77.2	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	1.52		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	25.6
Intersection Capacity Utilization	95.3%	ICU Level of Service	F
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	1	78
Future Volume (vph)	1	78
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.5	6.5
Lane Util. Factor	0.95	1.00
Frt	1.00	0.85
Flt Protected	0.95	1.00
Satd. Flow (prot)	1686	1583
Flt Permitted	0.95	1.00
Satd. Flow (perm)	1686	1583
Peak-hour factor, PHF	0.94	0.94
Adj. Flow (vph)	1	83
RTOR Reduction (vph)	0	73
Lane Group Flow (vph)	159	10
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Actuated Green, G (s)	18.4	18.4
Effective Green, g (s)	18.4	18.4
Actuated g/C Ratio	0.12	0.12
Clearance Time (s)	6.5	6.5
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	193	182
v/s Ratio Prot	c0.09	
v/s Ratio Perm		0.01
v/c Ratio	0.82	0.05
Uniform Delay, d1	69.2	63.0
Progression Factor	1.00	1.00
Incremental Delay, d2	23.4	0.1
Delay (s)	92.6	63.1
Level of Service	F	E
Approach Delay (s/veh)	86.1	
Approach LOS	F	

Intersection Summary

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	126	1051	261	288	1393	660	473	613	495	330	321
Future Volume (vph)	126	1051	261	288	1393	660	473	613	495	330	321
Lane Group Flow (vph)	130	1084	269	301	1436	680	488	632	510	340	418
Turn Type	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	5	2		1	6		3	8		7	4
Permitted Phases	2		2			6			8		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4
Switch Phase											
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	15.0	34.5	34.5	15.0	36.5	36.5	16.4	31.4	31.4	16.6	32.4
Total Split (s)	20.0	68.0	68.0	28.0	76.0	76.0	37.0	37.0	37.0	27.0	27.0
Total Split (%)	12.5%	42.5%	42.5%	17.5%	47.5%	47.5%	23.1%	23.1%	23.1%	16.9%	16.9%
Yellow Time (s)	3.4	3.7	3.7	4.0	3.7	3.7	3.4	3.7	3.7	3.6	3.7
All-Red Time (s)	3.0	2.8	2.8	3.0	2.8	2.8	3.0	2.7	2.7	3.0	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.4	6.5	6.5	7.0	6.5	6.5	6.4	6.4	6.4	6.6	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio	0.77	0.76	0.35	0.78	0.90	0.73	0.86	0.89	1.11	0.84	0.77
Control Delay (s/veh)	65.6	45.7	10.1	63.9	58.9	32.3	79.8	78.0	110.8	82.8	65.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	65.6	45.7	10.1	63.9	58.9	32.3	79.8	78.0	110.8	82.8	65.7
Queue Length 50th (ft)	85	522	44	164	635	361	262	352	~467	160	188
Queue Length 95th (ft)	#166	628	119	m203	m#798	m503	322	#471	#705	222	#321
Internal Link Dist (ft)		1028			1157			735			953
Turn Bay Length (ft)	180		180	380			200		200	200	
Base Capacity (vph)	196	1427	759	450	1593	929	656	708	461	437	542
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.66	0.76	0.35	0.67	0.90	0.73	0.74	0.89	1.11	0.78	0.77

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 80 (50%), Referenced to phase 2:EBTL and 6:WBT, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 7: Westside Pkwy/Deerfield Pkwy & Windward Pkwy

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	126	1051	261	4	288	1393	660	473	613	495	330	321
Future Volume (vph)	126	1051	261	4	288	1393	660	473	613	495	330	321
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.4	6.5	6.5		7.0	6.5	6.5	6.4	6.4	6.4	6.6	6.4
Lane Util. Factor	1.00	0.95	1.00		0.97	0.95	1.00	0.97	0.95	1.00	0.97	0.95
Frt	1.00	1.00	0.85		1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.97
Flt Protected	0.95	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Satd. Flow (prot)	1770	3539	1583		3433	3539	1583	3433	3539	1583	3433	3429
Flt Permitted	0.06	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Satd. Flow (perm)	116	3539	1583		3433	3539	1583	3433	3539	1583	3433	3429
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	130	1084	269	4	297	1436	680	488	632	510	340	331
RTOR Reduction (vph)	0	0	121	0	0	0	217	0	0	144	0	14
Lane Group Flow (vph)	130	1084	148	0	301	1436	463	488	632	366	340	404
Turn Type	pm+pt	NA	Perm	Prot	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	5	2		1	1	6		3	8		7	4
Permitted Phases	2		2				6			8		
Actuated Green, G (s)	75.6	64.5	64.5		18.0	72.0	72.0	26.6	32.1	32.1	18.9	24.6
Effective Green, g (s)	75.6	64.5	64.5		18.0	72.0	72.0	26.6	32.1	32.1	18.9	24.6
Actuated g/C Ratio	0.47	0.40	0.40		0.11	0.45	0.45	0.17	0.20	0.20	0.12	0.15
Clearance Time (s)	6.4	6.5	6.5		7.0	6.5	6.5	6.4	6.4	6.4	6.6	6.4
Vehicle Extension (s)	2.1	5.1	5.1		2.1	5.1	5.1	2.1	2.1	2.1	2.1	2.1
Lane Grp Cap (vph)	169	1426	638		386	1592	712	570	710	317	405	527
v/s Ratio Prot	0.05	0.31			c0.09	c0.41		c0.14	0.18		0.10	0.12
v/s Ratio Perm	0.31		0.09				0.29			c0.23		
v/c Ratio	0.77	0.76	0.23		0.78	0.90	0.65	0.86	0.89	1.15	0.84	0.77
Uniform Delay, d1	38.5	41.1	31.4		69.1	40.7	34.2	64.8	62.2	64.0	69.1	64.9
Progression Factor	1.00	1.00	1.00		0.80	1.31	2.01	1.00	1.00	1.00	0.96	0.90
Incremental Delay, d2	17.3	3.9	0.8		5.3	5.3	2.7	11.7	13.1	99.4	12.6	5.5
Delay (s)	55.7	45.0	32.3		60.6	58.6	71.3	76.5	75.3	163.4	78.7	63.7
Level of Service	E	D	C		E	E	E	E	E	F	E	E
Approach Delay (s/veh)		43.6				62.4			103.2			70.4
Approach LOS		D				E			F			E

Intersection Summary			
HCM 2000 Control Delay (s/veh)	69.5	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	1.00		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	26.5
Intersection Capacity Utilization	99.5%	ICU Level of Service	F
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBR
Lane Configurations	
Traffic Volume (vph)	84
Future Volume (vph)	84
Ideal Flow (vphpl)	1900
Total Lost time (s)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Peak-hour factor, PHF	0.97
Adj. Flow (vph)	87
RTOR Reduction (vph)	0
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Actuated Green, G (s)	
Effective Green, g (s)	
Actuated g/C Ratio	
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	
v/s Ratio Prot	
v/s Ratio Perm	
v/c Ratio	
Uniform Delay, d1	
Progression Factor	
Incremental Delay, d2	
Delay (s)	
Level of Service	
Approach Delay (s/veh)	
Approach LOS	
Intersection Summary	

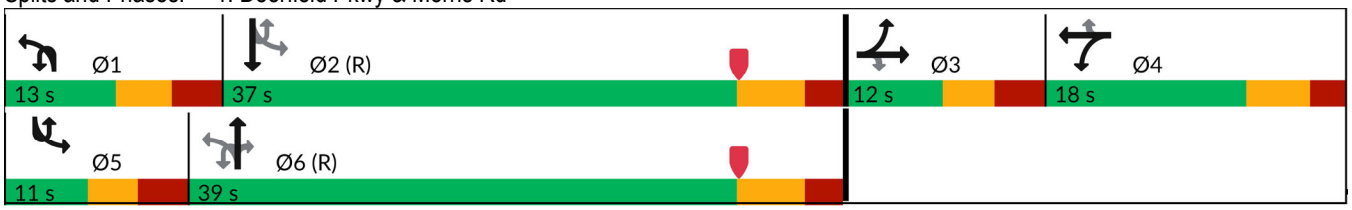
FUTURE "BUILD" INTERSECTION ANALYSIS

Lane Group	EBT	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	2	530	14	11	15	22	315	267	2	28	586
Future Volume (vph)	2	530	14	11	15	22	315	267	2	28	586
Lane Group Flow (vph)	2	304	308	12	0	42	354	300	0	33	670
Turn Type	NA	Split	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases	3	4	4		1	1	6		5	5	2
Permitted Phases				4	6	6		6	2	2	
Detector Phase	3	4	4	4	1	1	6	6	5	5	2
Switch Phase											
Minimum Initial (s)	5.0	8.0	8.0	8.0	5.0	5.0	20.0	20.0	5.0	5.0	20.0
Minimum Split (s)	31.5	36.8	36.8	36.8	15.0	15.0	33.5	33.5	15.0	15.0	31.5
Total Split (s)	12.0	18.0	18.0	18.0	13.0	13.0	39.0	39.0	11.0	11.0	37.0
Total Split (%)	15.0%	22.5%	22.5%	22.5%	16.3%	16.3%	48.8%	48.8%	13.8%	13.8%	46.3%
Yellow Time (s)	3.0	3.8	3.8	3.8	3.3	3.3	4.0	4.0	3.0	3.0	4.0
All-Red Time (s)	3.0	2.2	2.2	2.2	3.0	3.0	2.3	2.3	3.0	3.0	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0		6.3	6.3	6.3		6.0	6.3
Lead/Lag	Lead	Lag	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	C-Max	C-Max	None	None	C-Max
v/c Ratio	0.02	0.67	0.67	0.02		0.11	0.22	0.34		0.06	0.41
Control Delay (s/veh)	35.5	36.4	36.5	0.1		15.9	22.5	11.6		8.9	16.5
Queue Delay	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay (s/veh)	35.5	36.4	36.5	0.1		15.9	22.5	11.6		8.9	16.5
Queue Length 50th (ft)	1	137	140	0		20	96	102		7	124
Queue Length 95th (ft)	8	#428	#432	0		40	127	145		19	174
Internal Link Dist (ft)	121		932				953				854
Turn Bay Length (ft)		200				145		115		125	
Base Capacity (vph)	139	456	459	582		396	1643	895		550	1620
Starvation Cap Reductn	0	0	0	0		0	0	0		0	0
Spillback Cap Reductn	0	0	0	0		0	0	0		0	0
Storage Cap Reductn	0	0	0	0		0	0	0		0	0
Reduced v/c Ratio	0.01	0.67	0.67	0.02		0.11	0.22	0.34		0.06	0.41

Intersection Summary

Cycle Length: 80
Actuated Cycle Length: 80
Offset: 45.2 (57%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 120
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Deerfield Pkwy & Morris Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	0	2	0	530	14	11	15	22	315	267	2	28
Future Volume (vph)	0	2	0	530	14	11	15	22	315	267	2	28
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0		6.0	6.0	6.0		6.3	6.3	6.3		6.0
Lane Util. Factor		1.00		0.95	0.95	1.00		1.00	0.95	1.00		1.00
Frt		1.00		1.00	1.00	0.85		1.00	1.00	0.85		1.00
Flt Protected		1.00		0.95	0.95	1.00		0.95	1.00	1.00		0.95
Satd. Flow (prot)		1863		1681	1690	1583		1770	3539	1583		1770
Flt Permitted		1.00		0.95	0.95	1.00		0.31	1.00	1.00		0.54
Satd. Flow (perm)		1863		1681	1690	1583		576	3539	1583		1006
Peak-hour factor, PHF	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	0	2	0	596	16	12	17	25	354	300	2	31
RTOR Reduction (vph)	0	0	0	0	0	9	0	0	0	188	0	0
Lane Group Flow (vph)	0	2	0	304	308	3	0	42	354	113	0	33
Turn Type		NA	Perm	Split	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt
Protected Phases	3	3		4	4		1	1	6		5	5
Permitted Phases			3			4	6	6		6	2	2
Actuated Green, G (s)		1.0		21.7	21.7	21.7		33.3	30.0	30.0		32.4
Effective Green, g (s)		1.0		21.7	21.7	21.7		33.3	30.0	30.0		32.4
Actuated g/C Ratio		0.01		0.27	0.27	0.27		0.42	0.38	0.38		0.41
Clearance Time (s)		6.0		6.0	6.0	6.0		6.3	6.3	6.3		6.0
Vehicle Extension (s)		1.5		2.0	2.0	2.0		1.5	6.0	6.0		1.5
Lane Grp Cap (vph)		23		455	458	429		289	1327	593		436
v/s Ratio Prot		c0.00		0.18	c0.18			c0.01	0.10			0.00
v/s Ratio Perm						0.00		0.05		0.07		0.03
v/c Ratio		0.09		0.67	0.67	0.01		0.15	0.27	0.19		0.08
Uniform Delay, d1		39.0		25.9	26.0	21.3		14.3	17.4	16.8		14.4
Progression Factor		1.00		1.01	1.00	1.00		1.77	1.63	7.21		1.00
Incremental Delay, d2		0.6		2.9	3.1	0.0		0.1	0.5	0.7		0.0
Delay (s)		39.6		29.0	29.2	21.3		25.3	28.8	121.9		14.5
Level of Service		D		C	C	C		C	C	F		B
Approach Delay (s/veh)		39.6			28.9				68.7			
Approach LOS		D			C				E			

Intersection Summary			
HCM 2000 Control Delay (s/veh)	39.8	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.55		
Actuated Cycle Length (s)	80.0	Sum of lost time (s)	24.6
Intersection Capacity Utilization	58.0%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	586	11
Future Volume (vph)	586	11
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.3	
Lane Util. Factor	0.95	
Frt	1.00	
Flt Protected	1.00	
Satd. Flow (prot)	3530	
Flt Permitted	1.00	
Satd. Flow (perm)	3530	
Peak-hour factor, PHF	0.89	0.89
Adj. Flow (vph)	658	12
RTOR Reduction (vph)	2	0
Lane Group Flow (vph)	668	0
Turn Type	NA	
Protected Phases	2	
Permitted Phases		
Actuated Green, G (s)	29.4	
Effective Green, g (s)	29.4	
Actuated g/C Ratio	0.37	
Clearance Time (s)	6.3	
Vehicle Extension (s)	6.0	
Lane Grp Cap (vph)	1297	
v/s Ratio Prot	c0.19	
v/s Ratio Perm		
v/c Ratio	0.52	
Uniform Delay, d1	19.7	
Progression Factor	1.00	
Incremental Delay, d2	1.5	
Delay (s)	21.2	
Level of Service	C	
Approach Delay (s/veh)	20.9	
Approach LOS	C	

Intersection Summary

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	274	13	0	465	0	16
Future Vol, veh/h	274	13	0	465	0	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	90	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	291	14	0	495	0	17

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	146
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	875
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	875
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	9.2
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	875	-	-
HCM Lane V/C Ratio	0.019	-	-
HCM Ctrl Dly (s/v)	9.2	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	244	46	0	465	0	6
Future Vol, veh/h	244	46	0	465	0	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	70	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	260	49	0	495	0	6

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	130
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	896
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	896
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	9.05
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	896	-	-
HCM Lane V/C Ratio	0.007	-	-
HCM Ctrl Dly (s/v)	9	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0	-	-

Intersection	
Int Delay, s/veh	2.9

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Vol, veh/h	13	261	8	188	523	6	156
Future Vol, veh/h	13	261	8	188	523	6	156
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	210	-	-	145	-	200	0
Veh in Median Storage, #	-	0	-	-	0	0	-
Grade, %	-	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	13	269	8	194	539	6	161

Major/Minor	Major1			Major2		Minor1	
Conflicting Flow All	539	0	0	277	0	957	139
Stage 1	-	-	-	-	-	300	-
Stage 2	-	-	-	-	-	657	-
Critical Hdwy	6.44	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	654	-	-	1282	-	256	884
Stage 1	-	-	-	-	-	725	-
Stage 2	-	-	-	-	-	477	-
Platoon blocked, %		-	-		-		
Mov Cap-1 Maneuver	654	-	-	1282	-	212	884
Mov Cap-2 Maneuver	-	-	-	-	-	212	-
Stage 1	-	-	-	-	-	710	-
Stage 2	-	-	-	-	-	405	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0.49	2.2	10.44
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	212	884	654	-	-	1282	-
HCM Lane V/C Ratio	0.029	0.182	0.021	-	-	0.151	-
HCM Ctrl Dly (s/v)	22.5	10	10.6	-	-	8.3	-
HCM Lane LOS	C	A	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	0.7	0.1	-	-	0.5	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	1	0	0	3	0	5	1	156	0	2	189	5
Future Vol, veh/h	1	0	0	3	0	5	1	156	0	2	189	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	0	4	0	6	1	184	0	2	222	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	416	416	225	413	419	184	228	0	0	184	0	0
Stage 1	230	230	-	186	186	-	-	-	-	-	-	-
Stage 2	186	186	-	227	233	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	547	527	814	550	525	859	1340	-	-	1391	-	-
Stage 1	773	714	-	816	746	-	-	-	-	-	-	-
Stage 2	816	746	-	776	712	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	542	526	814	548	524	859	1340	-	-	1391	-	-
Mov Cap-2 Maneuver	542	526	-	548	524	-	-	-	-	-	-	-
Stage 1	771	713	-	815	745	-	-	-	-	-	-	-
Stage 2	809	745	-	774	710	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.66	10.15	0.05	0.08
HCM LOS	B	B		

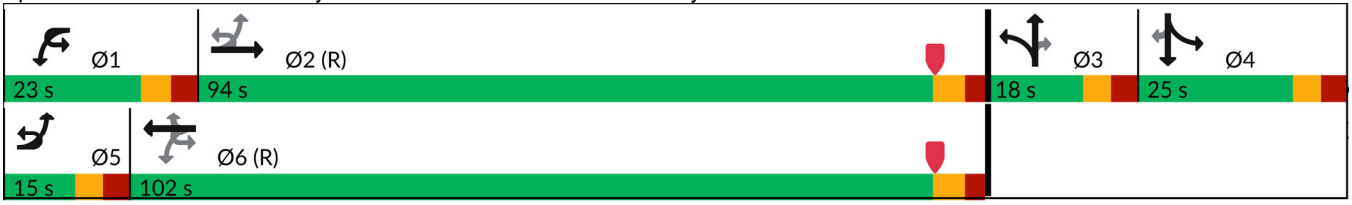
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	11	-	-	542	708	18	-	-
HCM Lane V/C Ratio	0.001	-	-	0.002	0.013	0.002	-	-
HCM Ctrl Dly (s/v)	7.7	0	-	11.7	10.2	7.6	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Lane Group	EBU	EBL	EBT	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	2	36	1065	2	540	1961	269	47	2	141	234	5
Future Volume (vph)	2	36	1065	2	540	1961	269	47	2	141	234	5
Lane Group Flow (vph)	0	41	1229	0	589	2132	292	27	26	153	130	129
Turn Type	pm+pt	pm+pt	NA	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split	NA
Protected Phases	5	5	2	1	1	6		3	3		4	4
Permitted Phases	2	2		6	6		6			3		
Detector Phase	5	5	2	1	1	6	6	3	3	3	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	10.0	10.0
Minimum Split (s)	15.0	15.0	39.2	15.0	15.0	31.2	31.2	37.4	37.4	37.4	38.5	38.5
Total Split (s)	15.0	15.0	94.0	23.0	23.0	102.0	102.0	18.0	18.0	18.0	25.0	25.0
Total Split (%)	9.4%	9.4%	58.8%	14.4%	14.4%	63.8%	63.8%	11.3%	11.3%	11.3%	15.6%	15.6%
Yellow Time (s)	3.4	3.4	3.7	3.5	3.5	3.7	3.7	3.4	3.4	3.4	3.5	3.5
All-Red Time (s)	3.0	3.0	2.5	3.0	3.0	2.5	2.5	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.4	6.2		6.5	6.2	6.2	6.4	6.4	6.4	6.5	6.5
Lead/Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	None	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio		0.32	0.44		1.42	0.63	0.26	0.31	0.30	0.53	0.75	0.74
Control Delay (s/veh)		20.3	22.9		228.9	17.8	5.8	82.5	81.9	16.6	94.0	93.0
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		20.3	22.9		228.9	17.8	5.8	82.5	81.9	16.6	94.0	93.0
Queue Length 50th (ft)		15	213		~652	477	48	29	28	0	143	142
Queue Length 95th (ft)		m42	292		#918	588	104	68	65	42	221	220
Internal Link Dist (ft)			1157			744			317			249
Turn Bay Length (ft)		200			160		175					
Base Capacity (vph)		160	2769		414	3372	1106	121	122	344	201	202
Starvation Cap Reductn		0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.26	0.44		1.42	0.63	0.26	0.22	0.21	0.44	0.65	0.64

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 159 (99%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 6: HP Drwy/Windward Plaza Dr & Windward Pkwy



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	31
Future Volume (vph)	31
Lane Group Flow (vph)	34
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	10.0
Minimum Split (s)	38.5
Total Split (s)	25.0
Total Split (%)	15.6%
Yellow Time (s)	3.5
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.5
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
v/c Ratio	0.11
Control Delay (s/veh)	0.8
Queue Delay	0.0
Total Delay (s/veh)	0.8
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	35
Base Capacity (vph)	324
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.10

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	2	36	1065	65	2	540	1961	269	47	2	141	234
Future Volume (vph)	2	36	1065	65	2	540	1961	269	47	2	141	234
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Lane Util. Factor		1.00	0.91			1.00	0.91	1.00	0.95	0.95	0.88	0.95
Frt		1.00	0.99			1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00			0.95	1.00	1.00	0.95	0.96	1.00	0.95
Satd. Flow (prot)		1770	5041			1770	5085	1583	1681	1692	2787	1681
Flt Permitted		0.06	1.00			0.16	1.00	1.00	0.95	0.96	1.00	0.95
Satd. Flow (perm)		120	5041			298	5085	1583	1681	1692	2787	1681
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	2	39	1158	71	2	587	2132	292	51	2	153	254
RTOR Reduction (vph)	0	0	4	0	0	0	0	58	0	0	145	0
Lane Group Flow (vph)	0	41	1225	0	0	589	2132	234	27	26	8	130
Turn Type	pm+pt	pm+pt	NA		pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	5	5	2		1	1	6		3	3		4
Permitted Phases	2	2			6	6		6			3	
Actuated Green, G (s)		92.5	87.8			116.0	104.9	104.9	8.3	8.3	8.3	16.6
Effective Green, g (s)		92.5	87.8			116.0	104.9	104.9	8.3	8.3	8.3	16.6
Actuated g/C Ratio		0.58	0.55			0.73	0.66	0.66	0.05	0.05	0.05	0.10
Clearance Time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Vehicle Extension (s)		2.0	5.0			2.0	5.0	5.0	1.5	1.5	1.5	2.5
Lane Grp Cap (vph)		117	2766			415	3333	1037	87	87	144	174
v/s Ratio Prot		0.01	0.24			c0.19	0.42		c0.02	0.02		c0.08
v/s Ratio Perm		0.19				c0.83		0.15			0.00	
v/c Ratio		0.35	0.44			1.42	0.64	0.23	0.31	0.30	0.06	0.75
Uniform Delay, d1		16.1	21.5			31.1	16.3	11.1	73.1	73.0	72.1	69.7
Progression Factor		1.59	1.05			1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2		0.5	0.4			202.4	1.0	0.5	0.7	0.7	0.1	15.2
Delay (s)		26.1	22.9			233.5	17.3	11.6	73.8	73.8	72.2	84.9
Level of Service		C	C			F	B	B	E	E	E	F
Approach Delay (s/veh)			23.0				59.0			72.6		
Approach LOS			C				E			E		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	51.4	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	1.30		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	25.6
Intersection Capacity Utilization	88.4%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	5	31
Future Volume (vph)	5	31
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.5	6.5
Lane Util. Factor	0.95	1.00
Frt	1.00	0.85
Flt Protected	0.95	1.00
Satd. Flow (prot)	1688	1583
Flt Permitted	0.95	1.00
Satd. Flow (perm)	1688	1583
Peak-hour factor, PHF	0.92	0.92
Adj. Flow (vph)	5	34
RTOR Reduction (vph)	0	30
Lane Group Flow (vph)	129	4
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Actuated Green, G (s)	16.6	16.6
Effective Green, g (s)	16.6	16.6
Actuated g/C Ratio	0.10	0.10
Clearance Time (s)	6.5	6.5
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	175	164
v/s Ratio Prot	0.08	
v/s Ratio Perm		0.00
v/c Ratio	0.74	0.02
Uniform Delay, d1	69.6	64.4
Progression Factor	1.00	1.00
Incremental Delay, d2	14.1	0.0
Delay (s)	83.7	64.4
Level of Service	F	E
Approach Delay (s/veh)	82.0	
Approach LOS	F	

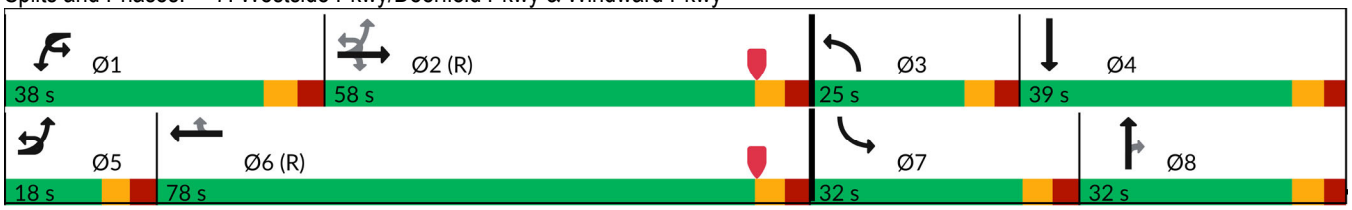
Intersection Summary

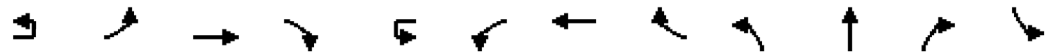
Lane Group	EBU	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	1	59	723	296	499	1123	307	181	245	204	337	519
Future Volume (vph)	1	59	723	296	499	1123	307	181	245	204	337	519
Lane Group Flow (vph)	0	64	769	315	532	1195	327	193	261	217	359	629
Turn Type	pm+pt	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	5	5	2		1	6		3	8		7	4
Permitted Phases	2	2		2			6			8		
Detector Phase	5	5	2	2	1	6	6	3	8	8	7	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	15.0	15.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	15.0	15.0	34.5	34.5	15.0	36.5	36.5	16.4	31.4	31.4	16.6	32.4
Total Split (s)	18.0	18.0	58.0	58.0	38.0	78.0	78.0	25.0	32.0	32.0	32.0	39.0
Total Split (%)	11.3%	11.3%	36.3%	36.3%	23.8%	48.8%	48.8%	15.6%	20.0%	20.0%	20.0%	24.4%
Yellow Time (s)	3.4	3.4	3.7	3.7	4.0	3.7	3.7	3.4	3.7	3.7	3.6	3.7
All-Red Time (s)	3.0	3.0	2.8	2.8	3.0	2.8	2.8	3.0	2.7	2.7	3.0	2.7
Lost Time Adjust (s)		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.4	6.5	6.5	7.0	6.5	6.5	6.4	6.4	6.4	6.6	6.4
Lead/Lag	Lead	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio		0.31	0.58	0.44	0.88	0.65	0.35	0.67	0.48	0.51	0.80	0.89
Control Delay (s/veh)		22.4	43.9	15.0	99.5	16.0	2.1	82.2	64.5	11.2	84.5	73.4
Queue Delay		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		22.4	43.9	15.0	99.5	16.0	2.1	82.2	64.5	11.2	84.5	73.4
Queue Length 50th (ft)		29	354	77	256	187	14	104	133	0	202	362
Queue Length 95th (ft)		55	450	179	322	221	31	146	184	80	261	#375
Internal Link Dist (ft)			1028			1157			735			953
Turn Bay Length (ft)		180		180	380			200		200	200	
Base Capacity (vph)		257	1320	723	665	1848	937	399	579	440	544	743
Starvation Cap Reductn		0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.25	0.58	0.44	0.80	0.65	0.35	0.48	0.45	0.49	0.66	0.85

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 155 (97%), Referenced to phase 2:EBTL and 6:WBT, Start of Yellow
Natural Cycle: 105
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 7: Westside Pkwy/Deerfield Pkwy & Windward Pkwy





Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	1	59	723	296	1	499	1123	307	181	245	204	337
Future Volume (vph)	1	59	723	296	1	499	1123	307	181	245	204	337
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.4	6.5	6.5		7.0	6.5	6.5	6.4	6.4	6.4	6.6
Lane Util. Factor		1.00	0.95	1.00		0.97	0.95	1.00	0.97	0.95	1.00	0.97
Frt		1.00	1.00	0.85		1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95
Satd. Flow (prot)		1770	3539	1583		3433	3539	1583	3433	3539	1583	3433
Flt Permitted		0.19	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95
Satd. Flow (perm)		346	3539	1583		3433	3539	1583	3433	3539	1583	3433
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	1	63	769	315	1	531	1195	327	193	261	217	359
RTOR Reduction (vph)	0	0	0	133	0	0	0	113	0	0	183	0
Lane Group Flow (vph)	0	64	769	182	0	532	1195	214	193	261	34	359
Turn Type	pm+pt	pm+pt	NA	Perm	Prot	Prot	NA	Perm	Prot	NA	Perm	Prot
Protected Phases	5	5	2		1	1	6		3	8		7
Permitted Phases	2	2		2				6			8	
Actuated Green, G (s)		65.8	59.7	59.7		28.1	82.3	82.3	13.5	24.8	24.8	20.9
Effective Green, g (s)		65.8	59.7	59.7		28.1	82.3	82.3	13.5	24.8	24.8	20.9
Actuated g/C Ratio		0.41	0.37	0.37		0.18	0.51	0.51	0.08	0.16	0.16	0.13
Clearance Time (s)		6.4	6.5	6.5		7.0	6.5	6.5	6.4	6.4	6.4	6.6
Vehicle Extension (s)		2.1	5.1	5.1		2.1	5.1	5.1	2.1	2.1	2.1	2.1
Lane Grp Cap (vph)		196	1320	590		602	1820	814	289	548	245	448
v/s Ratio Prot		0.01	0.22			c0.15	c0.34		0.06	0.07		c0.10
v/s Ratio Perm		0.12		0.12				0.14			0.02	
v/c Ratio		0.33	0.58	0.31		0.88	0.66	0.26	0.67	0.48	0.14	0.80
Uniform Delay, d1		29.4	40.2	35.5		64.4	28.5	21.8	71.1	61.7	58.4	67.5
Progression Factor		1.00	1.00	1.00		1.34	0.49	0.18	1.00	1.00	1.00	1.08
Incremental Delay, d2		0.4	1.9	1.4		11.6	1.5	0.6	4.6	0.3	0.1	8.2
Delay (s)		29.8	42.1	36.9		97.5	15.5	4.5	75.7	62.0	58.5	80.9
Level of Service		C	D	D		F	B	A	E	E	E	F
Approach Delay (s/veh)			40.0				35.0			64.8		
Approach LOS			D				C			E		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	48.5	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.81		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	26.5
Intersection Capacity Utilization	81.6%	ICU Level of Service	D
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	519	72
Future Volume (vph)	519	72
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.4	
Lane Util. Factor	0.95	
Frt	0.98	
Flt Protected	1.00	
Satd. Flow (prot)	3474	
Flt Permitted	1.00	
Satd. Flow (perm)	3474	
Peak-hour factor, PHF	0.94	0.94
Adj. Flow (vph)	552	77
RTOR Reduction (vph)	7	0
Lane Group Flow (vph)	622	0
Turn Type	NA	
Protected Phases	4	
Permitted Phases		
Actuated Green, G (s)	32.4	
Effective Green, g (s)	32.4	
Actuated g/C Ratio	0.20	
Clearance Time (s)	6.4	
Vehicle Extension (s)	2.1	
Lane Grp Cap (vph)	703	
v/s Ratio Prot	c0.18	
v/s Ratio Perm		
v/c Ratio	0.88	
Uniform Delay, d1	62.0	
Progression Factor	0.99	
Incremental Delay, d2	10.9	
Delay (s)	72.1	
Level of Service	E	
Approach Delay (s/veh)	75.3	
Approach LOS	E	

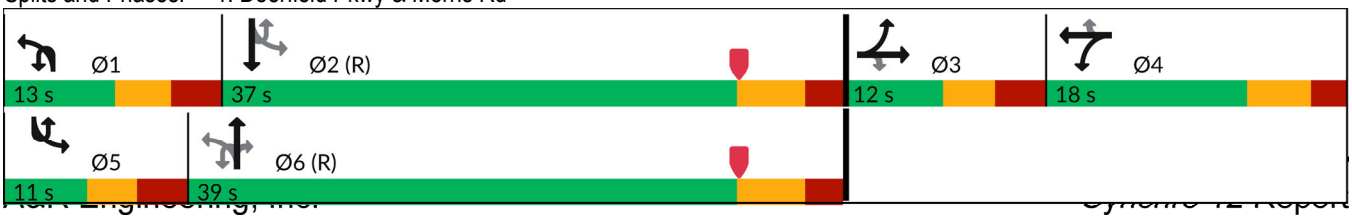
Intersection Summary

Lane Group	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	12	63	408	4	32	58	9	1098	453	1	13	494
Future Volume (vph)	12	63	408	4	32	58	9	1098	453	1	13	494
Lane Group Flow (vph)	22	64	208	212	33	0	68	1120	462	0	14	507
Turn Type	NA	Perm	Split	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt	NA
Protected Phases	3		4	4		1	1	6		5	5	2
Permitted Phases		3			4	6	6		6	2	2	
Detector Phase	3	3	4	4	4	1	1	6	6	5	5	2
Switch Phase												
Minimum Initial (s)	5.0	5.0	8.0	8.0	8.0	5.0	5.0	20.0	20.0	5.0	5.0	20.0
Minimum Split (s)	31.5	31.5	36.8	36.8	36.8	15.0	15.0	33.5	33.5	15.0	15.0	31.5
Total Split (s)	12.0	12.0	18.0	18.0	18.0	13.0	13.0	39.0	39.0	11.0	11.0	37.0
Total Split (%)	15.0%	15.0%	22.5%	22.5%	22.5%	16.3%	16.3%	48.8%	48.8%	13.8%	13.8%	46.3%
Yellow Time (s)	3.0	3.0	3.8	3.8	3.8	3.3	3.3	4.0	4.0	3.0	3.0	4.0
All-Red Time (s)	3.0	3.0	2.2	2.2	2.2	3.0	3.0	2.3	2.3	3.0	3.0	2.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0		6.3	6.3	6.3		6.0	6.3
Lead/Lag	Lead	Lead	Lag	Lag	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	Max	Max	C-Max
v/c Ratio	0.18	0.21	0.82	0.83	0.08		0.14	0.77	0.55		0.05	0.31
Control Delay (s/veh)	38.7	1.6	59.6	61.4	0.4		5.8	20.9	6.4		9.1	16.3
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0		0.0	0.0
Total Delay (s/veh)	38.7	1.6	59.6	61.4	0.4		5.8	20.9	6.4		9.1	16.3
Queue Length 50th (ft)	11	0	109	111	0		13	356	95		3	90
Queue Length 95th (ft)	33	0	#225	#233	m0		m16	m383	m162		11	133
Internal Link Dist (ft)	121			932				953				854
Turn Bay Length (ft)			200				145		115		125	
Base Capacity (vph)	136	312	262	262	423		502	1446	844		262	1628
Starvation Cap Reductn	0	0	0	0	0		0	0	0		0	0
Spillback Cap Reductn	0	0	0	0	0		0	0	0		0	0
Storage Cap Reductn	0	0	0	0	0		0	0	0		0	0
Reduced v/c Ratio	0.16	0.21	0.79	0.81	0.08		0.14	0.77	0.55		0.05	0.31

Intersection Summary

Cycle Length: 80
Actuated Cycle Length: 80
Offset: 19.2 (24%), Referenced to phase 2:SBTL and 6:NBTL, Start of Yellow
Natural Cycle: 130
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 1: Deerfield Pkwy & Morris Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL
Lane Configurations												
Traffic Volume (vph)	10	12	63	408	4	32	58	9	1098	453	1	13
Future Volume (vph)	10	12	63	408	4	32	58	9	1098	453	1	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.0	6.0	6.0	6.0		6.3	6.3	6.3		6.0
Lane Util. Factor		1.00	1.00	0.95	0.95	1.00		1.00	0.95	1.00		1.00
Frt		1.00	0.85	1.00	1.00	0.85		1.00	1.00	0.85		1.00
Flt Protected		0.98	1.00	0.95	0.95	1.00		0.95	1.00	1.00		0.95
Satd. Flow (prot)		1821	1583	1681	1687	1583		1770	3539	1583		1770
Flt Permitted		0.98	1.00	0.95	0.95	1.00		0.47	1.00	1.00		0.12
Satd. Flow (perm)		1821	1583	1681	1687	1583		867	3539	1583		217
Peak-hour factor, PHF	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Adj. Flow (vph)	10	12	64	416	4	33	59	9	1120	462	1	13
RTOR Reduction (vph)	0	0	61	0	0	28	0	0	0	202	0	0
Lane Group Flow (vph)	0	22	3	208	212	5	0	68	1120	260	0	14
Turn Type	Split	NA	Perm	Split	NA	Perm	pm+pt	pm+pt	NA	Perm	pm+pt	pm+pt
Protected Phases	3	3		4	4		1	1	6		5	5
Permitted Phases			3			4	6	6		6	2	2
Actuated Green, G (s)		4.3	4.3	12.1	12.1	12.1		36.1	31.5	31.5		42.2
Effective Green, g (s)		4.3	4.3	12.1	12.1	12.1		36.1	31.5	31.5		42.2
Actuated g/C Ratio		0.05	0.05	0.15	0.15	0.15		0.45	0.39	0.39		0.53
Clearance Time (s)		6.0	6.0	6.0	6.0	6.0		6.3	6.3	6.3		6.0
Vehicle Extension (s)		1.5	1.5	2.0	2.0	2.0		1.5	6.0	6.0		1.5
Lane Grp Cap (vph)		97	85	254	255	239		443	1393	623		265
v/s Ratio Prot		c0.01		0.12	c0.13			c0.01	c0.32			0.01
v/s Ratio Perm			0.00			0.00		0.06		0.16		0.02
v/c Ratio		0.23	0.04	0.82	0.83	0.02		0.15	0.80	0.42		0.05
Uniform Delay, d1		36.3	35.9	32.9	33.0	28.9		12.5	21.5	17.6		11.6
Progression Factor		1.00	1.00	1.03	1.03	1.00		0.62	0.87	1.01		1.00
Incremental Delay, d2		0.4	0.1	17.4	19.3	0.0		0.0	3.5	1.4		0.4
Delay (s)		36.7	36.0	51.2	53.1	28.9		7.8	22.3	19.1		12.0
Level of Service		D	D	D	D	C		A	C	B		B
Approach Delay (s/veh)		36.2			50.5				20.8			
Approach LOS		D			D				C			

Intersection Summary			
HCM 2000 Control Delay (s/veh)	25.3	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.67		
Actuated Cycle Length (s)	80.0	Sum of lost time (s)	24.6
Intersection Capacity Utilization	67.8%	ICU Level of Service	C
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	494	3
Future Volume (vph)	494	3
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.3	
Lane Util. Factor	0.95	
Frt	1.00	
Flt Protected	1.00	
Satd. Flow (prot)	3536	
Flt Permitted	1.00	
Satd. Flow (perm)	3536	
Peak-hour factor, PHF	0.98	0.98
Adj. Flow (vph)	504	3
RTOR Reduction (vph)	1	0
Lane Group Flow (vph)	506	0
Turn Type	NA	
Protected Phases	2	
Permitted Phases		
Actuated Green, G (s)	34.4	
Effective Green, g (s)	34.4	
Actuated g/C Ratio	0.43	
Clearance Time (s)	6.3	
Vehicle Extension (s)	6.0	
Lane Grp Cap (vph)	1520	
v/s Ratio Prot	c0.14	
v/s Ratio Perm		
v/c Ratio	0.33	
Uniform Delay, d1	15.2	
Progression Factor	1.00	
Incremental Delay, d2	0.6	
Delay (s)	15.8	
Level of Service	B	
Approach Delay (s/veh)	15.7	
Approach LOS	B	

Intersection Summary

Intersection	
Int Delay, s/veh	0.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	434	28	0	360	0	31
Future Vol, veh/h	434	28	0	360	0	31
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	90	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	477	31	0	396	0	34

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	238
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	763
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	763
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	9.94
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	763	-	-
HCM Lane V/C Ratio	0.045	-	-
HCM Ctrl Dly (s/v)	9.9	-	-
HCM Lane LOS	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	446	19	0	360	0	42
Future Vol, veh/h	446	19	0	360	0	42
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Free	-	None	-	Yield
Storage Length	-	70	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	485	21	0	391	0	46

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	-	242
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	-	0	0	-	0	758
Stage 1	-	0	0	-	0	-
Stage 2	-	0	0	-	0	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	-	758
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	10.05
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	758	-	-
HCM Lane V/C Ratio	0.06	-	-
HCM Ctrl Dly (s/v)	10.1	-	-
HCM Lane LOS	B	-	-
HCM 95th %tile Q(veh)	0.2	-	-

Intersection	
Int Delay, s/veh	3.7

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Vol, veh/h	41	467	14	184	376	11	200
Future Vol, veh/h	41	467	14	184	376	11	200
Conflicting Peds, #/hr	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	-	None	-	None	-	None
Storage Length	210	-	-	145	-	200	0
Veh in Median Storage, #	-	0	-	-	0	0	-
Grade, %	-	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2
Mvmt Flow	43	492	15	194	396	12	211

Major/Minor	Major1			Major2		Minor1	
Conflicting Flow All	396	0	0	506	0	1171	253
Stage 1	-	-	-	-	-	585	-
Stage 2	-	-	-	-	-	585	-
Critical Hdwy	6.44	-	-	4.14	-	6.84	6.94
Critical Hdwy Stg 1	-	-	-	-	-	5.84	-
Critical Hdwy Stg 2	-	-	-	-	-	5.84	-
Follow-up Hdwy	2.52	-	-	2.22	-	3.52	3.32
Pot Cap-1 Maneuver	806	-	-	1055	-	186	746
Stage 1	-	-	-	-	-	520	-
Stage 2	-	-	-	-	-	520	-
Platoon blocked, %		-	-		-		
Mov Cap-1 Maneuver	806	-	-	1055	-	144	746
Mov Cap-2 Maneuver	-	-	-	-	-	144	-
Stage 1	-	-	-	-	-	492	-
Stage 2	-	-	-	-	-	424	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0.76	3.02	12.78
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBU	EBT	EBR	WBL	WBT
Capacity (veh/h)	144	746	806	-	-	1055	-
HCM Lane V/C Ratio	0.081	0.282	0.054	-	-	0.184	-
HCM Ctrl Dly (s/v)	32.3	11.7	9.7	-	-	9.2	-
HCM Lane LOS	D	B	A	-	-	A	-
HCM 95th %tile Q(veh)	0.3	1.2	0.2	-	-	0.7	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	7	0	0	4	0	3	0	201	6	4	192	2
Future Vol, veh/h	7	0	0	4	0	3	0	201	6	4	192	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	7	0	0	4	0	3	0	214	6	4	204	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	428	434	205	430	432	217	206	0	0	220	0	0
Stage 1	214	214	-	217	217	-	-	-	-	-	-	-
Stage 2	214	220	-	213	215	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	537	515	835	536	516	823	1365	-	-	1349	-	-
Stage 1	788	726	-	785	723	-	-	-	-	-	-	-
Stage 2	788	721	-	789	725	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	533	513	835	534	515	823	1365	-	-	1349	-	-
Mov Cap-2 Maneuver	533	513	-	534	515	-	-	-	-	-	-	-
Stage 1	786	723	-	785	723	-	-	-	-	-	-	-
Stage 2	785	721	-	787	722	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	11.85	10.8	0	0.16
HCM LOS	B	B		

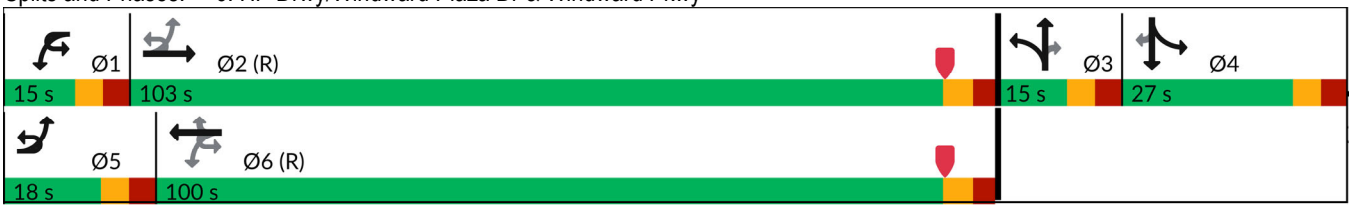
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1365	-	-	533	628	36	-	-
HCM Lane V/C Ratio	-	-	-	0.014	0.012	0.003	-	-
HCM Ctrl Dly (s/v)	0	-	-	11.8	10.8	7.7	0	-
HCM Lane LOS	A	-	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Lane Group	EBU	EBL	EBT	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	7	97	1835	6	271	2380	331	156	2	404	370	2
Future Volume (vph)	7	97	1835	6	271	2380	331	156	2	404	370	2
Lane Group Flow (vph)	0	110	1984	0	294	2532	352	85	83	430	197	199
Turn Type	pm+pt	pm+pt	NA	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split	NA
Protected Phases	5	5	2	1	1	6		3	3		4	4
Permitted Phases	2	2		6	6		6			3		
Detector Phase	5	5	2	1	1	6	6	3	3	3	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	10.0	10.0
Minimum Split (s)	15.0	15.0	39.2	15.0	15.0	31.2	31.2	37.4	37.4	37.4	38.5	38.5
Total Split (s)	18.0	18.0	103.0	15.0	15.0	100.0	100.0	15.0	15.0	15.0	27.0	27.0
Total Split (%)	11.3%	11.3%	64.4%	9.4%	9.4%	62.5%	62.5%	9.4%	9.4%	9.4%	16.9%	16.9%
Yellow Time (s)	3.4	3.4	3.7	3.5	3.5	3.7	3.7	3.4	3.4	3.4	3.5	3.5
All-Red Time (s)	3.0	3.0	2.5	3.0	3.0	2.5	2.5	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.4	6.2		6.5	6.2	6.2	6.4	6.4	6.4	6.5	6.5
Lead/Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	None	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio		0.74	0.65		1.78	0.83	0.35	0.94	0.92	1.50	0.93	0.94
Control Delay (s/veh)		66.0	11.7		402.6	28.6	9.2	153.2	148.1	274.0	114.3	115.2
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		66.0	11.7		402.6	28.6	9.2	153.2	148.1	274.0	114.3	115.2
Queue Length 50th (ft)		73	213		~399	765	91	96	94	~273	221	224
Queue Length 95th (ft)		m102	m193		#605	849	158	#222	#216	#404	#390	#393
Internal Link Dist (ft)			1157			744			317			249
Turn Bay Length (ft)		200			160		175					
Base Capacity (vph)		174	3071		165	3063	1019	90	90	286	215	216
Starvation Cap Reductn		0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.63	0.65		1.78	0.83	0.35	0.94	0.92	1.50	0.92	0.92

Intersection Summary

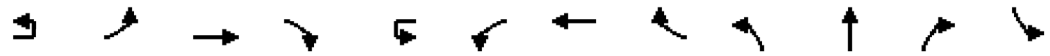
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 130 (81%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 6: HP Drwy/Windward Plaza Dr & Windward Pkwy



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	100
Future Volume (vph)	100
Lane Group Flow (vph)	106
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	10.0
Minimum Split (s)	38.5
Total Split (s)	27.0
Total Split (%)	16.9%
Yellow Time (s)	3.5
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.5
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
v/c Ratio	0.36
Control Delay (s/veh)	13.0
Queue Delay	0.0
Total Delay (s/veh)	13.0
Queue Length 50th (ft)	0
Queue Length 95th (ft)	56
Internal Link Dist (ft)	
Turn Bay Length (ft)	35
Base Capacity (vph)	298
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.36

Intersection Summary



Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	7	97	1835	30	6	271	2380	331	156	2	404	370
Future Volume (vph)	7	97	1835	30	6	271	2380	331	156	2	404	370
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Lane Util. Factor		1.00	0.91			1.00	0.91	1.00	0.95	0.95	0.88	0.95
Frt		1.00	1.00			1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00			0.95	1.00	1.00	0.95	0.95	1.00	0.95
Satd. Flow (prot)		1770	5073			1770	5085	1583	1681	1687	2787	1681
Flt Permitted		0.04	1.00			0.06	1.00	1.00	0.95	0.95	1.00	0.95
Satd. Flow (perm)		77	5073			112	5085	1583	1681	1687	2787	1681
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	7	103	1952	32	6	288	2532	352	166	2	430	394
RTOR Reduction (vph)	0	0	1	0	0	0	0	66	0	0	136	0
Lane Group Flow (vph)	0	110	1983	0	0	294	2532	286	85	83	294	197
Turn Type	pm+pt	pm+pt	NA		pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	5	5	2		1	1	6		3	3		4
Permitted Phases	2	2			6	6		6			3	
Actuated Green, G (s)		106.2	96.8			105.1	96.3	96.3	8.6	8.6	8.6	20.2
Effective Green, g (s)		106.2	96.8			105.1	96.3	96.3	8.6	8.6	8.6	20.2
Actuated g/C Ratio		0.66	0.61			0.66	0.60	0.60	0.05	0.05	0.05	0.13
Clearance Time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Vehicle Extension (s)		2.0	5.0			2.0	5.0	5.0	1.5	1.5	1.5	2.5
Lane Grp Cap (vph)		150	3069			164	3060	952	90	90	149	212
v/s Ratio Prot		0.04	0.39			c0.10	0.50		0.05	0.05		0.12
v/s Ratio Perm		0.44				c1.07		0.18			c0.11	
v/c Ratio		0.73	0.65			1.79	0.83	0.30	0.94	0.92	1.97	0.93
Uniform Delay, d1		42.2	20.5			38.7	25.3	15.5	75.5	75.4	75.7	69.2
Progression Factor		1.42	0.54			1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2		8.9	0.6			380.0	2.7	0.8	75.5	68.6	460.4	42.0
Delay (s)		68.7	11.7			418.7	28.0	16.3	150.9	144.0	536.1	111.1
Level of Service		E	B			F	C	B	F	F	F	F
Approach Delay (s/veh)			14.7				62.8			426.9		
Approach LOS			B				E			F		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	84.2	HCM 2000 Level of Service	F
HCM 2000 Volume to Capacity ratio	1.66		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	25.6
Intersection Capacity Utilization	97.2%	ICU Level of Service	F
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	100
Future Volume (vph)	2	100
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.5	6.5
Lane Util. Factor	0.95	1.00
Frt	1.00	0.85
Flt Protected	0.95	1.00
Satd. Flow (prot)	1686	1583
Flt Permitted	0.95	1.00
Satd. Flow (perm)	1686	1583
Peak-hour factor, PHF	0.94	0.94
Adj. Flow (vph)	2	106
RTOR Reduction (vph)	0	93
Lane Group Flow (vph)	199	13
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Actuated Green, G (s)	20.2	20.2
Effective Green, g (s)	20.2	20.2
Actuated g/C Ratio	0.13	0.13
Clearance Time (s)	6.5	6.5
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	212	199
v/s Ratio Prot	c0.12	
v/s Ratio Perm		0.01
v/c Ratio	0.94	0.07
Uniform Delay, d1	69.3	61.6
Progression Factor	1.00	1.00
Incremental Delay, d2	44.3	0.1
Delay (s)	113.6	61.7
Level of Service	F	E
Approach Delay (s/veh)	101.7	
Approach LOS	F	

Intersection Summary

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations											
Traffic Volume (vph)	133	1054	261	299	1403	660	473	621	498	330	331
Future Volume (vph)	133	1054	261	299	1403	660	473	621	498	330	331
Lane Group Flow (vph)	137	1087	269	312	1446	680	488	640	513	340	438
Turn Type	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	5	2		1	6		3	8		7	4
Permitted Phases	2		2			6			8		
Detector Phase	5	2	2	1	6	6	3	8	8	7	4
Switch Phase											
Minimum Initial (s)	5.0	15.0	15.0	5.0	15.0	15.0	10.0	10.0	10.0	10.0	10.0
Minimum Split (s)	15.0	34.5	34.5	15.0	36.5	36.5	16.4	31.4	31.4	16.6	32.4
Total Split (s)	20.0	68.0	68.0	28.0	76.0	76.0	37.0	37.0	37.0	27.0	27.0
Total Split (%)	12.5%	42.5%	42.5%	17.5%	47.5%	47.5%	23.1%	23.1%	23.1%	16.9%	16.9%
Yellow Time (s)	3.4	3.7	3.7	4.0	3.7	3.7	3.4	3.7	3.7	3.6	3.7
All-Red Time (s)	3.0	2.8	2.8	3.0	2.8	2.8	3.0	2.7	2.7	3.0	2.7
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.4	6.5	6.5	7.0	6.5	6.5	6.4	6.4	6.4	6.6	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	C-Min	C-Min	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio	0.80	0.77	0.36	0.79	0.91	0.74	0.86	0.90	1.11	0.84	0.81
Control Delay (s/veh)	68.9	46.3	10.2	63.7	61.8	34.0	79.8	79.3	113.0	82.5	67.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	68.9	46.3	10.2	63.7	61.8	34.0	79.8	79.3	113.0	82.5	67.5
Queue Length 50th (ft)	92	526	44	170	648	369	262	357	~474	160	198
Queue Length 95th (ft)	#187	631	119	m206	m#913	m505	322	#480	#714	#222	#342
Internal Link Dist (ft)		1028			1157			735			953
Turn Bay Length (ft)	180		180	380			200		200	200	
Base Capacity (vph)	196	1419	756	450	1584	924	656	708	461	437	542
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.70	0.77	0.36	0.69	0.91	0.74	0.74	0.90	1.11	0.78	0.81

Intersection Summary

Cycle Length: 160
Actuated Cycle Length: 160
Offset: 80 (50%), Referenced to phase 2:EBTL and 6:WBT, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 7: Westside Pkwy/Deerfield Pkwy & Windward Pkwy

Movement	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	133	1054	261	4	299	1403	660	473	621	498	330	331
Future Volume (vph)	133	1054	261	4	299	1403	660	473	621	498	330	331
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.4	6.5	6.5		7.0	6.5	6.5	6.4	6.4	6.4	6.6	6.4
Lane Util. Factor	1.00	0.95	1.00		0.97	0.95	1.00	0.97	0.95	1.00	0.97	0.95
Frt	1.00	1.00	0.85		1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.97
Flt Protected	0.95	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Satd. Flow (prot)	1770	3539	1583		3433	3539	1583	3433	3539	1583	3433	3422
Flt Permitted	0.06	1.00	1.00		0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Satd. Flow (perm)	116	3539	1583		3433	3539	1583	3433	3539	1583	3433	3422
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	137	1087	269	4	308	1446	680	488	640	513	340	341
RTOR Reduction (vph)	0	0	122	0	0	0	216	0	0	144	0	16
Lane Group Flow (vph)	137	1087	147	0	312	1446	464	488	640	369	340	422
Turn Type	pm+pt	NA	Perm	Prot	Prot	NA	Perm	Prot	NA	Perm	Prot	NA
Protected Phases	5	2		1	1	6		3	8		7	4
Permitted Phases	2		2				6			8		
Actuated Green, G (s)	75.7	64.2	64.2		18.3	71.6	71.6	26.6	32.1	32.1	18.9	24.6
Effective Green, g (s)	75.7	64.2	64.2		18.3	71.6	71.6	26.6	32.1	32.1	18.9	24.6
Actuated g/C Ratio	0.47	0.40	0.40		0.11	0.45	0.45	0.17	0.20	0.20	0.12	0.15
Clearance Time (s)	6.4	6.5	6.5		7.0	6.5	6.5	6.4	6.4	6.4	6.6	6.4
Vehicle Extension (s)	2.1	5.1	5.1		2.1	5.1	5.1	2.1	2.1	2.1	2.1	2.1
Lane Grp Cap (vph)	173	1420	635		392	1583	708	570	710	317	405	526
v/s Ratio Prot	0.06	0.31			c0.09	c0.41		c0.14	0.18		0.10	0.12
v/s Ratio Perm	0.32		0.09				0.29			c0.23		
v/c Ratio	0.79	0.77	0.23		0.80	0.91	0.66	0.86	0.90	1.16	0.84	0.80
Uniform Delay, d1	40.3	41.4	31.6		69.0	41.3	34.6	64.8	62.4	64.0	69.1	65.4
Progression Factor	1.00	1.00	1.00		0.80	1.35	2.09	1.00	1.00	1.00	0.95	0.90
Incremental Delay, d2	20.3	4.0	0.9		5.8	5.8	2.6	11.7	14.4	102.9	12.5	7.4
Delay (s)	60.6	45.4	32.5		60.8	61.7	74.8	76.5	76.8	166.8	78.4	66.1
Level of Service	E	D	C		E	E	E	E	E	F	E	E
Approach Delay (s/veh)		44.5				65.2			104.9			71.5
Approach LOS		D				E			F			E

Intersection Summary			
HCM 2000 Control Delay (s/veh)	71.4	HCM 2000 Level of Service	E
HCM 2000 Volume to Capacity ratio	1.01		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	26.5
Intersection Capacity Utilization	100.1%	ICU Level of Service	G
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBR
Lane Configurations	
Traffic Volume (vph)	94
Future Volume (vph)	94
Ideal Flow (vphpl)	1900
Total Lost time (s)	
Lane Util. Factor	
Frt	
Flt Protected	
Satd. Flow (prot)	
Flt Permitted	
Satd. Flow (perm)	
Peak-hour factor, PHF	0.97
Adj. Flow (vph)	97
RTOR Reduction (vph)	0
Lane Group Flow (vph)	0
Turn Type	
Protected Phases	
Permitted Phases	
Actuated Green, G (s)	
Effective Green, g (s)	
Actuated g/C Ratio	
Clearance Time (s)	
Vehicle Extension (s)	
Lane Grp Cap (vph)	
v/s Ratio Prot	
v/s Ratio Perm	
v/c Ratio	
Uniform Delay, d1	
Progression Factor	
Incremental Delay, d2	
Delay (s)	
Level of Service	
Approach Delay (s/veh)	
Approach LOS	
Intersection Summary	

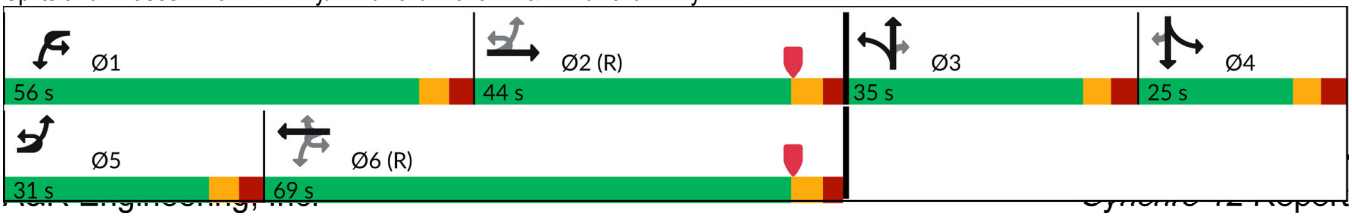
IMPROVED INTERSECTION ANALYSIS

Lane Group	EBU	EBL	EBT	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	2	24	1065	2	540	1961	204	47	1	141	202	5
Future Volume (vph)	2	24	1065	2	540	1961	204	47	1	141	202	5
Lane Group Flow (vph)	0	28	1229	0	589	2132	222	26	26	153	112	113
Turn Type	pm+pt	pm+pt	NA	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split	NA
Protected Phases	5	5	2	1	1	6		3	3		4	4
Permitted Phases	2	2		6	6		6			3		
Detector Phase	5	5	2	1	1	6	6	3	3	3	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	10.0	10.0
Minimum Split (s)	15.0	15.0	39.2	15.0	15.0	31.2	31.2	37.4	37.4	37.4	38.5	38.5
Total Split (s)	31.0	31.0	44.0	56.0	56.0	69.0	69.0	35.0	35.0	35.0	25.0	25.0
Total Split (%)	19.4%	19.4%	27.5%	35.0%	35.0%	43.1%	43.1%	21.9%	21.9%	21.9%	15.6%	15.6%
Yellow Time (s)	3.4	3.4	3.7	3.5	3.5	3.7	3.7	3.4	3.4	3.4	3.5	3.5
All-Red Time (s)	3.0	3.0	2.5	3.0	3.0	2.5	2.5	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.4	6.2		6.5	6.2	6.2	6.4	6.4	6.4	6.5	6.5
Lead/Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	None	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio		0.25	0.72		0.86	0.61	0.20	0.30	0.30	0.53	0.69	0.69
Control Delay (s/veh)		16.1	42.3		50.5	15.8	5.9	82.0	82.0	16.7	90.0	90.2
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		16.1	42.3		50.5	15.8	5.9	82.0	82.0	16.7	90.0	90.2
Queue Length 50th (ft)		9	227		497	449	40	28	28	0	121	123
Queue Length 95th (ft)		m22	#583		627	578	88	64	64	41	190	190
Internal Link Dist (ft)			1157			744			317			249
Turn Bay Length (ft)		200			160		175					
Base Capacity (vph)		323	1702		687	3490	1121	300	301	624	200	201
Starvation Cap Reductn		0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.09	0.72		0.86	0.61	0.20	0.09	0.09	0.25	0.56	0.56

Intersection Summary

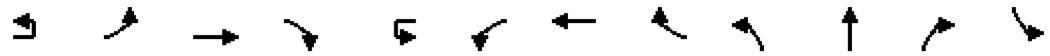
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 159 (99%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 6: HP Drwy/Windward Plaza Dr & Windward Pkwy



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	21
Future Volume (vph)	21
Lane Group Flow (vph)	23
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	10.0
Minimum Split (s)	38.5
Total Split (s)	25.0
Total Split (%)	15.6%
Yellow Time (s)	3.5
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.5
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
v/c Ratio	0.08
Control Delay (s/veh)	0.5
Queue Delay	0.0
Total Delay (s/veh)	0.5
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	35
Base Capacity (vph)	323
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.07

Intersection Summary



Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	2	24	1065	65	2	540	1961	204	47	1	141	202
Future Volume (vph)	2	24	1065	65	2	540	1961	204	47	1	141	202
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Lane Util. Factor		1.00	0.91			1.00	0.91	1.00	0.95	0.95	0.88	0.95
Frt		1.00	0.99			1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00			0.95	1.00	1.00	0.95	0.95	1.00	0.95
Satd. Flow (prot)		1770	5041			1770	5085	1583	1681	1688	2787	1681
Flt Permitted		0.08	1.00			0.09	1.00	1.00	0.95	0.95	1.00	0.95
Satd. Flow (perm)		153	5041			165	5085	1583	1681	1688	2787	1681
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	2	26	1158	71	2	587	2132	222	51	1	153	220
RTOR Reduction (vph)	0	0	4	0	0	0	0	37	0	0	145	0
Lane Group Flow (vph)	0	28	1225	0	0	589	2132	185	26	26	8	112
Turn Type	pm+pt	pm+pt	NA		pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	5	5	2		1	1	6		3	3		4
Permitted Phases	2	2			6	6		6			3	
Actuated Green, G (s)		57.3	53.9			117.0	107.2	107.2	8.3	8.3	8.3	15.6
Effective Green, g (s)		57.3	53.9			117.0	107.2	107.2	8.3	8.3	8.3	15.6
Actuated g/C Ratio		0.36	0.34			0.73	0.67	0.67	0.05	0.05	0.05	0.10
Clearance Time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Vehicle Extension (s)		2.0	5.0			2.0	5.0	5.0	1.5	1.5	1.5	2.5
Lane Grp Cap (vph)		89	1698			688	3406	1060	87	87	144	163
v/s Ratio Prot		0.01	0.24			c0.30	0.42		c0.02	0.02		0.07
v/s Ratio Perm		0.11				c0.32		0.12			0.00	
v/c Ratio		0.31	0.72			0.86	0.63	0.17	0.30	0.30	0.06	0.69
Uniform Delay, d1		40.4	46.5			39.2	15.0	9.9	73.0	73.0	72.1	69.8
Progression Factor		0.46	0.84			1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2		0.6	2.2			9.9	0.9	0.4	0.7	0.7	0.1	10.5
Delay (s)		19.3	41.3			49.1	15.9	10.2	73.8	73.8	72.2	80.3
Level of Service		B	D			D	B	B	E	E	E	F
Approach Delay (s/veh)			40.8				22.1			72.6		
Approach LOS			D				C			E		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	32.4	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.82		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	25.6
Intersection Capacity Utilization	88.4%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	5	21
Future Volume (vph)	5	21
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.5	6.5
Lane Util. Factor	0.95	1.00
Frt	1.00	0.85
Flt Protected	0.95	1.00
Satd. Flow (prot)	1689	1583
Flt Permitted	0.95	1.00
Satd. Flow (perm)	1689	1583
Peak-hour factor, PHF	0.92	0.92
Adj. Flow (vph)	5	23
RTOR Reduction (vph)	0	21
Lane Group Flow (vph)	113	2
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Actuated Green, G (s)	15.6	15.6
Effective Green, g (s)	15.6	15.6
Actuated g/C Ratio	0.10	0.10
Clearance Time (s)	6.5	6.5
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	164	154
v/s Ratio Prot	c0.07	
v/s Ratio Perm		0.00
v/c Ratio	0.69	0.01
Uniform Delay, d1	69.9	65.3
Progression Factor	1.00	1.00
Incremental Delay, d2	10.5	0.0
Delay (s)	80.3	65.3
Level of Service	F	E
Approach Delay (s/veh)	78.9	
Approach LOS	E	

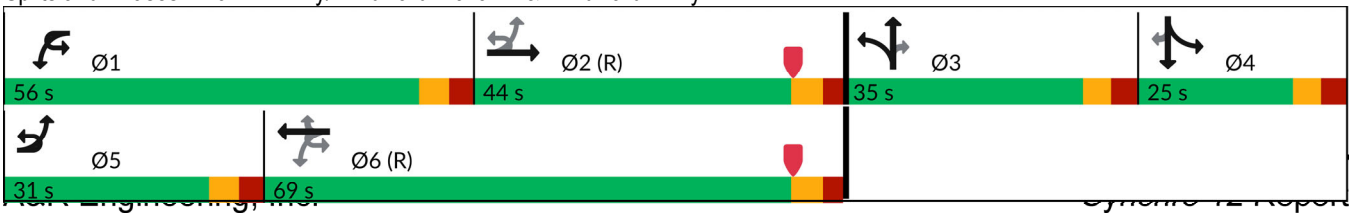
Intersection Summary

Lane Group	EBU	EBL	EBT	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	7	91	1835	6	271	2380	293	156	2	404	297	1
Future Volume (vph)	7	91	1835	6	271	2380	293	156	2	404	297	1
Lane Group Flow (vph)	0	104	1984	0	294	2532	312	85	83	430	158	159
Turn Type	pm+pt	pm+pt	NA	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split	NA
Protected Phases	5	5	2	1	1	6		3	3		4	4
Permitted Phases	2	2		6	6		6			3		
Detector Phase	5	5	2	1	1	6	6	3	3	3	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	10.0	10.0
Minimum Split (s)	15.0	15.0	39.2	15.0	15.0	31.2	31.2	37.4	37.4	37.4	38.5	38.5
Total Split (s)	31.0	31.0	44.0	56.0	56.0	69.0	69.0	35.0	35.0	35.0	25.0	25.0
Total Split (%)	19.4%	19.4%	27.5%	35.0%	35.0%	43.1%	43.1%	21.9%	21.9%	21.9%	15.6%	15.6%
Yellow Time (s)	3.4	3.4	3.7	3.5	3.5	3.7	3.7	3.4	3.4	3.4	3.5	3.5
All-Red Time (s)	3.0	3.0	2.5	3.0	3.0	2.5	2.5	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.4	6.2		6.5	6.2	6.2	6.4	6.4	6.4	6.5	6.5
Lead/Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	None	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio		0.75	0.84		0.90	0.87	0.33	0.63	0.61	0.69	0.72	0.72
Control Delay (s/veh)		71.9	29.2		77.8	34.0	13.8	89.8	88.4	11.7	83.9	84.1
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		71.9	29.2		77.8	34.0	13.8	89.8	88.4	11.7	83.9	84.1
Queue Length 50th (ft)		63	635		253	786	101	92	90	0	169	170
Queue Length 95th (ft)		m97	m#999		360	#1154	213	151	149	56	246	247
Internal Link Dist (ft)			1157			744			317			249
Turn Bay Length (ft)		200			160		175					
Base Capacity (vph)		318	2373		580	2923	957	300	301	851	231	232
Starvation Cap Reductn		0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.33	0.84		0.51	0.87	0.33	0.28	0.28	0.51	0.68	0.69

Intersection Summary

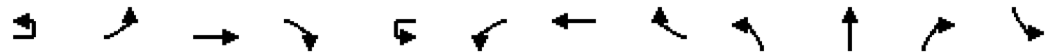
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 130 (81%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 6: HP Drwy/Windward Plaza Dr & Windward Pkwy



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	78
Future Volume (vph)	78
Lane Group Flow (vph)	83
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	10.0
Minimum Split (s)	38.5
Total Split (s)	25.0
Total Split (%)	15.6%
Yellow Time (s)	3.5
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.5
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
v/c Ratio	0.24
Control Delay (s/veh)	1.7
Queue Delay	0.0
Total Delay (s/veh)	1.7
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	35
Base Capacity (vph)	349
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.24

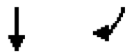
Intersection Summary



Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	7	91	1835	30	6	271	2380	293	156	2	404	297
Future Volume (vph)	7	91	1835	30	6	271	2380	293	156	2	404	297
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Lane Util. Factor		1.00	0.91			1.00	0.91	1.00	0.95	0.95	0.88	0.95
Frt		1.00	1.00			1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00			0.95	1.00	1.00	0.95	0.95	1.00	0.95
Satd. Flow (prot)		1770	5073			1770	5085	1583	1681	1687	2787	1681
Flt Permitted		0.05	1.00			0.05	1.00	1.00	0.95	0.95	1.00	0.95
Satd. Flow (perm)		99	5073			92	5085	1583	1681	1687	2787	1681
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	7	97	1952	32	6	288	2532	312	166	2	430	316
RTOR Reduction (vph)	0	0	1	0	0	0	0	47	0	0	395	0
Lane Group Flow (vph)	0	104	1983	0	0	294	2532	265	85	83	35	158
Turn Type	pm+pt	pm+pt	NA		pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	5	5	2		1	1	6		3	3		4
Permitted Phases	2	2			6	6		6			3	
Actuated Green, G (s)		83.4	74.9			106.9	92.0	92.0	13.0	13.0	13.0	21.0
Effective Green, g (s)		83.4	74.9			106.9	92.0	92.0	13.0	13.0	13.0	21.0
Actuated g/C Ratio		0.52	0.47			0.67	0.57	0.57	0.08	0.08	0.08	0.13
Clearance Time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Vehicle Extension (s)		2.0	5.0			2.0	5.0	5.0	1.5	1.5	1.5	2.5
Lane Grp Cap (vph)		140	2374			328	2923	910	136	137	226	220
v/s Ratio Prot		0.04	0.39			c0.14	c0.50		c0.05	0.05		0.09
v/s Ratio Perm		0.35				c0.46		0.17			0.01	
v/c Ratio		0.74	0.84			0.90	0.87	0.29	0.63	0.61	0.15	0.72
Uniform Delay, d1		32.9	37.2			53.7	28.8	17.4	71.1	71.0	68.4	66.7
Progression Factor		1.42	0.67			1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2		10.0	2.1			24.8	3.8	0.8	6.3	5.1	0.1	10.0
Delay (s)		56.7	27.1			78.5	32.5	18.2	77.4	76.1	68.5	76.6
Level of Service		E	C			E	C	B	E	E	E	E
Approach Delay (s/veh)			28.5				35.4			70.8		
Approach LOS			C				D			E		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	39.0	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.86		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	25.6
Intersection Capacity Utilization	95.3%	ICU Level of Service	F
Analysis Period (min)	15		

c Critical Lane Group



Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	1	78
Future Volume (vph)	1	78
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.5	6.5
Lane Util. Factor	0.95	1.00
Frt	1.00	0.85
Flt Protected	0.95	1.00
Satd. Flow (prot)	1686	1583
Flt Permitted	0.95	1.00
Satd. Flow (perm)	1686	1583
Peak-hour factor, PHF	0.94	0.94
Adj. Flow (vph)	1	83
RTOR Reduction (vph)	0	72
Lane Group Flow (vph)	159	11
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Actuated Green, G (s)	21.0	21.0
Effective Green, g (s)	21.0	21.0
Actuated g/C Ratio	0.13	0.13
Clearance Time (s)	6.5	6.5
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	221	207
v/s Ratio Prot	c0.09	
v/s Ratio Perm		0.01
v/c Ratio	0.72	0.05
Uniform Delay, d1	66.7	60.8
Progression Factor	1.00	1.00
Incremental Delay, d2	10.0	0.1
Delay (s)	76.7	60.9
Level of Service	E	E
Approach Delay (s/veh)	73.4	
Approach LOS	E	

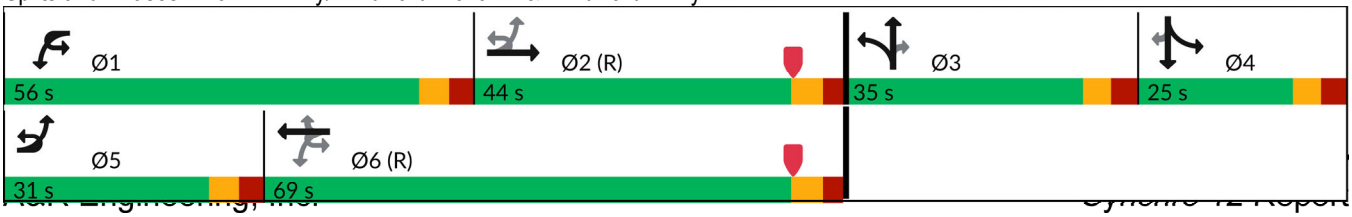
Intersection Summary

Lane Group	EBU	EBL	EBT	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	2	36	1065	2	540	1961	269	47	2	141	234	5
Future Volume (vph)	2	36	1065	2	540	1961	269	47	2	141	234	5
Lane Group Flow (vph)	0	41	1229	0	589	2132	292	27	26	153	130	129
Turn Type	pm+pt	pm+pt	NA	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split	NA
Protected Phases	5	5	2	1	1	6		3	3		4	4
Permitted Phases	2	2		6	6		6			3		
Detector Phase	5	5	2	1	1	6	6	3	3	3	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	10.0	10.0
Minimum Split (s)	15.0	15.0	39.2	15.0	15.0	31.2	31.2	37.4	37.4	37.4	38.5	38.5
Total Split (s)	31.0	31.0	44.0	56.0	56.0	69.0	69.0	35.0	35.0	35.0	25.0	25.0
Total Split (%)	19.4%	19.4%	27.5%	35.0%	35.0%	43.1%	43.1%	21.9%	21.9%	21.9%	15.6%	15.6%
Yellow Time (s)	3.4	3.4	3.7	3.5	3.5	3.7	3.7	3.4	3.4	3.4	3.5	3.5
All-Red Time (s)	3.0	3.0	2.5	3.0	3.0	2.5	2.5	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.4	6.2		6.5	6.2	6.2	6.4	6.4	6.4	6.5	6.5
Lead/Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	None	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio		0.36	0.74		0.87	0.64	0.27	0.31	0.30	0.53	0.72	0.71
Control Delay (s/veh)		21.8	43.3		52.6	18.3	8.5	82.5	81.9	16.6	90.2	89.4
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		21.8	43.3		52.6	18.3	8.5	82.5	81.9	16.6	90.2	89.4
Queue Length 50th (ft)		15	227		504	469	72	29	28	0	141	140
Queue Length 95th (ft)		m37	#582		648	612	143	67	64	41	212	211
Internal Link Dist (ft)			1157			744			317			249
Turn Bay Length (ft)		200			160		175					
Base Capacity (vph)		322	1660		680	3351	1081	300	302	624	207	208
Starvation Cap Reductn		0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.13	0.74		0.87	0.64	0.27	0.09	0.09	0.25	0.63	0.62

Intersection Summary

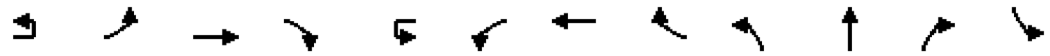
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 159 (99%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 6: HP Drwy/Windward Plaza Dr & Windward Pkwy



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	31
Future Volume (vph)	31
Lane Group Flow (vph)	34
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	10.0
Minimum Split (s)	38.5
Total Split (s)	25.0
Total Split (%)	15.6%
Yellow Time (s)	3.5
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.5
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
v/c Ratio	0.11
Control Delay (s/veh)	0.7
Queue Delay	0.0
Total Delay (s/veh)	0.7
Queue Length 50th (ft)	0
Queue Length 95th (ft)	0
Internal Link Dist (ft)	
Turn Bay Length (ft)	35
Base Capacity (vph)	329
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.10

Intersection Summary



Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	2	36	1065	65	2	540	1961	269	47	2	141	234
Future Volume (vph)	2	36	1065	65	2	540	1961	269	47	2	141	234
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Lane Util. Factor		1.00	0.91			1.00	0.91	1.00	0.95	0.95	0.88	0.95
Frt		1.00	0.99			1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00			0.95	1.00	1.00	0.95	0.96	1.00	0.95
Satd. Flow (prot)		1770	5041			1770	5085	1583	1681	1692	2787	1681
Flt Permitted		0.08	1.00			0.08	1.00	1.00	0.95	0.96	1.00	0.95
Satd. Flow (perm)		153	5041			156	5085	1583	1681	1692	2787	1681
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	2	39	1158	71	2	587	2132	292	51	2	153	254
RTOR Reduction (vph)	0	0	4	0	0	0	0	39	0	0	145	0
Lane Group Flow (vph)	0	41	1225	0	0	589	2132	253	27	26	8	130
Turn Type	pm+pt	pm+pt	NA		pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	5	5	2		1	1	6		3	3		4
Permitted Phases	2	2			6	6		6			3	
Actuated Green, G (s)		57.4	52.6			115.4	104.2	104.2	8.3	8.3	8.3	17.2
Effective Green, g (s)		57.4	52.6			115.4	104.2	104.2	8.3	8.3	8.3	17.2
Actuated g/C Ratio		0.36	0.33			0.72	0.65	0.65	0.05	0.05	0.05	0.11
Clearance Time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Vehicle Extension (s)		2.0	5.0			2.0	5.0	5.0	1.5	1.5	1.5	2.5
Lane Grp Cap (vph)		103	1657			680	3311	1030	87	87	144	180
v/s Ratio Prot		0.01	0.24			c0.30	0.42		c0.02	0.02		c0.08
v/s Ratio Perm		0.13				c0.32		0.16			0.00	
v/c Ratio		0.40	0.74			0.87	0.64	0.25	0.31	0.30	0.06	0.72
Uniform Delay, d1		45.0	47.6			40.2	16.8	11.6	73.1	73.0	72.1	69.1
Progression Factor		0.50	0.84			1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2		0.7	2.5			10.9	1.0	0.6	0.7	0.7	0.1	12.6
Delay (s)		23.4	42.3			51.0	17.7	12.2	73.8	73.8	72.2	81.7
Level of Service		C	D			D	B	B	E	E	E	F
Approach Delay (s/veh)			41.7				23.7			72.6		
Approach LOS			D				C			E		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	34.0	HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio	0.83		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	25.6
Intersection Capacity Utilization	88.4%	ICU Level of Service	E
Analysis Period (min)	15		

c Critical Lane Group

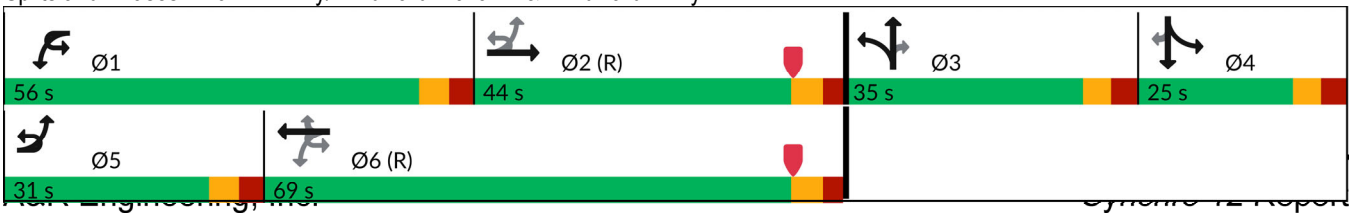
Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	5	31
Future Volume (vph)	5	31
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.5	6.5
Lane Util. Factor	0.95	1.00
Frt	1.00	0.85
Flt Protected	0.95	1.00
Satd. Flow (prot)	1688	1583
Flt Permitted	0.95	1.00
Satd. Flow (perm)	1688	1583
Peak-hour factor, PHF	0.92	0.92
Adj. Flow (vph)	5	34
RTOR Reduction (vph)	0	30
Lane Group Flow (vph)	129	4
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Actuated Green, G (s)	17.2	17.2
Effective Green, g (s)	17.2	17.2
Actuated g/C Ratio	0.11	0.11
Clearance Time (s)	6.5	6.5
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	181	170
v/s Ratio Prot	0.08	
v/s Ratio Perm		0.00
v/c Ratio	0.71	0.02
Uniform Delay, d1	69.0	63.9
Progression Factor	1.00	1.00
Incremental Delay, d2	11.7	0.0
Delay (s)	80.7	63.9
Level of Service	F	E
Approach Delay (s/veh)	79.2	
Approach LOS	E	

Intersection Summary

Lane Group	EBU	EBL	EBT	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT
Lane Configurations												
Traffic Volume (vph)	7	97	1835	6	271	2380	331	156	2	404	370	2
Future Volume (vph)	7	97	1835	6	271	2380	331	156	2	404	370	2
Lane Group Flow (vph)	0	110	1984	0	294	2532	352	85	83	430	197	199
Turn Type	pm+pt	pm+pt	NA	pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split	NA
Protected Phases	5	5	2	1	1	6		3	3		4	4
Permitted Phases	2	2		6	6		6			3		
Detector Phase	5	5	2	1	1	6	6	3	3	3	4	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	15.0	5.0	5.0	15.0	15.0	8.0	8.0	8.0	10.0	10.0
Minimum Split (s)	15.0	15.0	39.2	15.0	15.0	31.2	31.2	37.4	37.4	37.4	38.5	38.5
Total Split (s)	31.0	31.0	44.0	56.0	56.0	69.0	69.0	35.0	35.0	35.0	25.0	25.0
Total Split (%)	19.4%	19.4%	27.5%	35.0%	35.0%	43.1%	43.1%	21.9%	21.9%	21.9%	15.6%	15.6%
Yellow Time (s)	3.4	3.4	3.7	3.5	3.5	3.7	3.7	3.4	3.4	3.4	3.5	3.5
All-Red Time (s)	3.0	3.0	2.5	3.0	3.0	2.5	2.5	3.0	3.0	3.0	3.0	3.0
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.4	6.2		6.5	6.2	6.2	6.4	6.4	6.4	6.5	6.5
Lead/Lag	Lead	Lead	Lag	Lead	Lead	Lag	Lag	Lead	Lead	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Recall Mode	None	None	C-Min	None	None	C-Min	C-Min	None	None	None	None	None
v/c Ratio		0.75	0.92		0.90	0.94	0.39	0.63	0.61	0.69	0.68	0.69
Control Delay (s/veh)		75.4	38.2		77.7	43.5	17.3	89.8	88.4	11.7	74.8	75.1
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)		75.4	38.2		77.7	43.5	17.3	89.8	88.4	11.7	74.8	75.1
Queue Length 50th (ft)		71	657		254	890	142	92	90	0	205	207
Queue Length 95th (ft)		m98	m#939		356	#1165	255	151	149	56	304	306
Internal Link Dist (ft)			1157			744			317			249
Turn Bay Length (ft)		200			160		175					
Base Capacity (vph)		317	2168		578	2694	892	300	301	851	289	290
Starvation Cap Reductn		0	0		0	0	0	0	0	0	0	0
Spillback Cap Reductn		0	0		0	0	0	0	0	0	0	0
Storage Cap Reductn		0	0		0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.35	0.92		0.51	0.94	0.39	0.28	0.28	0.51	0.68	0.69

Intersection Summary
Cycle Length: 160
Actuated Cycle Length: 160
Offset: 130 (81%), Referenced to phase 2:EBTL and 6:WBTL, Start of Yellow
Natural Cycle: 145
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 6: HP Drwy/Windward Plaza Dr & Windward Pkwy



Lane Group	SBR
Lane Configurations	
Traffic Volume (vph)	100
Future Volume (vph)	100
Lane Group Flow (vph)	106
Turn Type	Perm
Protected Phases	
Permitted Phases	4
Detector Phase	4
Switch Phase	
Minimum Initial (s)	10.0
Minimum Split (s)	38.5
Total Split (s)	25.0
Total Split (%)	15.6%
Yellow Time (s)	3.5
All-Red Time (s)	3.0
Lost Time Adjust (s)	0.0
Total Lost Time (s)	6.5
Lead/Lag	Lag
Lead-Lag Optimize?	Yes
Recall Mode	None
v/c Ratio	0.27
Control Delay (s/veh)	3.3
Queue Delay	0.0
Total Delay (s/veh)	3.3
Queue Length 50th (ft)	0
Queue Length 95th (ft)	12
Internal Link Dist (ft)	
Turn Bay Length (ft)	35
Base Capacity (vph)	399
Starvation Cap Reductn	0
Spillback Cap Reductn	0
Storage Cap Reductn	0
Reduced v/c Ratio	0.27

Intersection Summary

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBL	NBT	NBR	SBL
Lane Configurations												
Traffic Volume (vph)	7	97	1835	30	6	271	2380	331	156	2	404	370
Future Volume (vph)	7	97	1835	30	6	271	2380	331	156	2	404	370
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Lane Util. Factor		1.00	0.91			1.00	0.91	1.00	0.95	0.95	0.88	0.95
Frt		1.00	1.00			1.00	1.00	0.85	1.00	1.00	0.85	1.00
Flt Protected		0.95	1.00			0.95	1.00	1.00	0.95	0.95	1.00	0.95
Satd. Flow (prot)		1770	5073			1770	5085	1583	1681	1687	2787	1681
Flt Permitted		0.06	1.00			0.05	1.00	1.00	0.95	0.95	1.00	0.95
Satd. Flow (perm)		109	5073			99	5085	1583	1681	1687	2787	1681
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	7	103	1952	32	6	288	2532	352	166	2	430	394
RTOR Reduction (vph)	0	0	1	0	0	0	0	53	0	0	395	0
Lane Group Flow (vph)	0	110	1983	0	0	294	2532	299	85	83	35	197
Turn Type	pm+pt	pm+pt	NA		pm+pt	pm+pt	NA	Perm	Split	NA	Perm	Split
Protected Phases	5	5	2		1	1	6		3	3		4
Permitted Phases	2	2			6	6		6			3	
Actuated Green, G (s)		77.5	68.4			100.3	84.8	84.8	13.0	13.0	13.0	27.6
Effective Green, g (s)		77.5	68.4			100.3	84.8	84.8	13.0	13.0	13.0	27.6
Actuated g/C Ratio		0.48	0.43			0.63	0.53	0.53	0.08	0.08	0.08	0.17
Clearance Time (s)		6.4	6.2			6.5	6.2	6.2	6.4	6.4	6.4	6.5
Vehicle Extension (s)		2.0	5.0			2.0	5.0	5.0	1.5	1.5	1.5	2.5
Lane Grp Cap (vph)		147	2168			327	2695	838	136	137	226	289
v/s Ratio Prot		0.04	0.39			c0.14	c0.50		c0.05	0.05		0.12
v/s Ratio Perm		0.32				0.42		0.19			0.01	
v/c Ratio		0.75	0.91			0.90	0.94	0.36	0.63	0.61	0.15	0.68
Uniform Delay, d1		35.3	43.1			53.6	35.2	21.8	71.1	71.0	68.4	62.1
Progression Factor		1.51	0.75			1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2		10.1	4.6			25.3	8.0	1.2	6.3	5.1	0.1	5.9
Delay (s)		63.2	36.9			78.9	43.2	23.0	77.4	76.1	68.5	68.0
Level of Service		E	D			E	D	C	E	E	E	E
Approach Delay (s/veh)			38.3				44.3			70.8		
Approach LOS			D				D			E		

Intersection Summary			
HCM 2000 Control Delay (s/veh)	46.5	HCM 2000 Level of Service	D
HCM 2000 Volume to Capacity ratio	0.88		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	25.6
Intersection Capacity Utilization	97.2%	ICU Level of Service	F
Analysis Period (min)	15		

c Critical Lane Group

Movement	SBT	SBR
Lane Configurations		
Traffic Volume (vph)	2	100
Future Volume (vph)	2	100
Ideal Flow (vphpl)	1900	1900
Total Lost time (s)	6.5	6.5
Lane Util. Factor	0.95	1.00
Frt	1.00	0.85
Flt Protected	0.95	1.00
Satd. Flow (prot)	1686	1583
Flt Permitted	0.95	1.00
Satd. Flow (perm)	1686	1583
Peak-hour factor, PHF	0.94	0.94
Adj. Flow (vph)	2	106
RTOR Reduction (vph)	0	88
Lane Group Flow (vph)	199	18
Turn Type	NA	Perm
Protected Phases	4	
Permitted Phases		4
Actuated Green, G (s)	27.6	27.6
Effective Green, g (s)	27.6	27.6
Actuated g/C Ratio	0.17	0.17
Clearance Time (s)	6.5	6.5
Vehicle Extension (s)	2.5	2.5
Lane Grp Cap (vph)	290	273
v/s Ratio Prot	c0.12	
v/s Ratio Perm		0.01
v/c Ratio	0.69	0.07
Uniform Delay, d1	62.1	55.4
Progression Factor	1.00	1.00
Incremental Delay, d2	6.0	0.1
Delay (s)	68.2	55.5
Level of Service	E	E
Approach Delay (s/veh)	65.4	
Approach LOS	E	

Intersection Summary

TRAFFIC VOLUME WORKSHEETS

25-232 Mixed-Use Development at Morris Road and Old Morris Road - Alpharetta, GA

Traffic Volumes

A&R Engineering
February 2026

1. Deerfield Pkwy @ Morris Rd

A.M. Peak Hour

	Deerfield Parkway Northbound					Deerfield Parkway Southbound					Morris Road Eastbound					Morris Road Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	15	22	271	191	499	2	15	482	11	510	0	0	0	0	0	0	386	12	5	403
Growth Factor (%):	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	
Adjacent Continuum DRI #3508 Trips:	0	0	32	27	59	0	0	97	0	97	0	0	0	0	0	0	91	0	0	91
Adjacent Deerfield Corporate Center Trips:	0	0	8	19	27	0	0	0	0	0	0	0	2	0	2	0	41	2	0	43
No-Build 2027 Volumes:	15	22	315	240	592	2	15	586	11	614	0	0	2	0	2	0	524	14	5	543
New Residential Trips:	0	0	0	2	2	0	1	0	0	1	0	0	0	0	0	0	3	0	4	7
New Non-Residential Trips:	0	0	0	25	25	0	12	0	0	12	0	0	0	0	0	0	3	0	2	5
Total New Trips:	0	0	0	27	27	0	13	0	0	13	0	0	0	0	0	0	6	0	6	12
Shifted Morris Road Full Access Driveway Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2027 Traffic Volumes:	15	22	315	267	619	2	28	586	11	627	0	0	2	0	2	0	530	14	11	555

P.M. Peak Hour

	Deerfield Parkway Northbound					Deerfield Parkway Southbound					Morris Road Eastbound					Morris Road Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	57	9	975	313	1354	1	6	444	3	454	0	10	10	62	82	0	319	2	18	339
Growth Factor (%):	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	
Adjacent Continuum DRI #3508 Trips:	0	0	97	92	189	0	0	43	0	43	0	0	0	0	0	0	36	0	0	36
Adjacent Deerfield Corporate Center Trips:	0	0	11	28	39	0	0	0	0	0	0	0	2	0	2	0	28	2	0	30
No-Build 2027 Volumes:	58	9	1098	438	1603	1	6	494	3	504	0	10	12	63	85	0	388	4	18	410
New Residential Trips:	0	0	0	7	7	0	3	0	0	3	0	0	0	0	0	0	2	0	2	4
New Non-Residential Trips:	0	0	0	8	8	0	4	0	0	4	0	0	0	0	0	0	18	0	12	30
Total New Trips:	0	0	0	15	15	0	7	0	0	7	0	0	0	0	0	0	20	0	14	34
Shifted Morris Road Full Access Driveway Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2027 Traffic Volumes:	58	9	1098	453	1618	1	13	494	3	511	0	10	12	63	85	0	408	4	32	444

25-232 Mixed-Use Development at Morris Road and Old Morris Road - Alpharetta, GA

Traffic Volumes

A&R Engineering
February 2026

2. Morris Rd @ W Site RIRO Drwy

A.M. Peak Hour

	Site Driveway 1 (Western RIRO) Northbound					- Southbound					Morris Road Eastbound					Morris Road Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	0	0	0	0	0	0	0	0	0	0	187	1	188	0	0	307	0	307
Growth Factor (%):	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	
Adjacent Continuum DRI #3508 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	27	0	27	0	0	91	0	91
Adjacent Deerfield Corporate Center Trips:	0	0	0	0	0	0	0	0	0	0	0	0	21	0	21	0	0	43	0	43
No-Build 2027 Volumes:	0	0	0	0	0	0	0	0	0	0	0	0	238	1	239	0	0	446	0	446
New Residential Trips:	0	0	0	10	10	0	0	0	0	0	0	0	0	4	4	0	0	8	0	8
New Non-Residential Trips:	0	0	0	0	0	0	0	0	0	0	0	0	42	0	42	0	0	11	0	11
Total New Trips:	0	0	0	10	10	0	0	0	0	0	0	0	42	4	46	0	0	19	0	19
Shifted Morris Road Full Access Driveway Trips:	0	0	0	6	6	0	0	0	0	0	0	0	-6	8	2	0	0	0	0	0
Future 2027 Traffic Volumes:	0	0	0	16	16	0	0	0	0	0	0	0	274	13	287	0	0	465	0	465

P.M. Peak Hour

	Site Driveway 1 (Western RIRO) Northbound					- Southbound					Morris Road Eastbound					Morris Road Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	0	3	3	0	0	0	0	0	0	0	308	0	308	0	0	244	0	244
Growth Factor (%):	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	
Adjacent Continuum DRI #3508 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	92	0	92	0	0	36	0	36
Adjacent Deerfield Corporate Center Trips:	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	0	0	30	0	30
No-Build 2027 Volumes:	0	0	0	3	3	0	0	0	0	0	0	0	435	0	435	0	0	314	0	314
New Residential Trips:	0	0	0	6	6	0	0	0	0	0	0	0	0	13	13	0	0	7	0	7
New Non-Residential Trips:	0	0	0	0	0	0	0	0	0	0	0	0	14	0	14	0	0	32	0	32
Total New Trips:	0	0	0	6	6	0	0	0	0	0	0	0	14	13	27	0	0	39	0	39
Shifted Morris Road Full Access Driveway Trips:	0	0	0	22	22	0	0	0	0	0	0	0	-15	15	0	0	0	7	0	7
Future 2027 Traffic Volumes:	0	0	0	31	31	0	0	0	0	0	0	0	434	28	462	0	0	360	0	360

25-232 Mixed-Use Development at Morris Road and Old Morris Road - Alpharetta, GA

Traffic Volumes

A&R Engineering
February 2026

3. Morris Rd @ E Site RIRO Drwy

A.M. Peak Hour

	Site Driveway 2 (Eastern RIRO) Northbound					- Southbound					Morris Road Eastbound					Morris Road Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	0	0	0	0	0	0	0	0	0	0	183	4	187	0	0	307	0	307
Growth Factor (%):	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	
Adjacent Continuum DRI #3508 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	27	0	27	0	0	91	0	91
Adjacent Deerfield Corporate Center Trips:	0	0	0	0	0	0	0	0	0	0	0	0	21	0	21	0	0	43	0	43
No-Build 2027 Volumes:	0	0	0	0	0	0	0	0	0	0	0	0	234	4	238	0	0	446	0	446
New Residential Trips:	0	0	0	0	0	0	0	0	0	0	0	0	10	0	10	0	0	8	0	8
New Non-Residential Trips:	0	0	0	6	6	0	0	0	0	0	0	0	0	42	42	0	0	11	0	11
Total New Trips:	0	0	0	6	6	0	0	0	0	0	0	0	10	42	52	0	0	19	0	19
Shifted Morris Road Full Access Driveway Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2027 Traffic Volumes:	0	0	0	6	6	0	0	0	0	0	0	0	244	46	290	0	0	465	0	465

P.M. Peak Hour

	Site Driveway 2 (Eastern RIRO) Northbound					- Southbound					Morris Road Eastbound					Morris Road Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	0	6	6	0	0	0	0	0	0	0	306	5	311	0	0	244	0	244
Growth Factor (%):	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	
Adjacent Continuum DRI #3508 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	92	0	92	0	0	36	0	36
Adjacent Deerfield Corporate Center Trips:	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	0	0	30	0	30
No-Build 2027 Volumes:	0	0	0	6	6	0	0	0	0	0	0	0	433	5	438	0	0	314	0	314
New Residential Trips:	0	0	0	0	0	0	0	0	0	0	0	0	6	0	6	0	0	7	0	7
New Non-Residential Trips:	0	0	0	36	36	0	0	0	0	0	0	0	0	14	14	0	0	32	0	32
Total New Trips:	0	0	0	36	36	0	0	0	0	0	0	0	6	14	20	0	0	39	0	39
Shifted Morris Road Full Access Driveway Trips:	0	0	0	0	0	0	0	0	0	0	0	0	7	0	7	0	0	7	0	7
Future 2027 Traffic Volumes:	0	0	0	42	42	0	0	0	0	0	0	0	446	19	465	0	0	360	0	360

25-232 Mixed-Use Development at Morris Road and Old Morris Road - Alpharetta, GA

Traffic Volumes

A&R Engineering
February 2026

4. Morris Rd @ Old Morris Rd

A.M. Peak Hour

	Old Morris Road					-					Morris Road					Morris Road				
	Northbound					**Southbound**					**Eastbound**					**Westbound**				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	6	0	153	159	0	0	0	0	0	0	0	206	8	214	0	180	377	0	557
Growth Factor (%):	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	
Adjacent Continuum DRI #3508 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	27	0	27	0	0	91	0	91
Adjacent Deerfield Corporate Center Trips:	0	0	0	0	0	0	0	0	0	0	0	0	21	0	21	0	0	43	0	43
No-Build 2027 Volumes:	0	6	0	155	161	0	0	0	0	0	0	0	257	8	265	0	183	517	0	700
New Residential Trips:	0	0	0	0	0	0	0	0	0	0	7	0	3	0	10	0	0	1	0	1
New Non-Residential Trips:	0	0	0	1	1	0	0	0	0	0	6	0	1	0	7	0	5	5	0	10
Total New Trips:	0	0	0	1	1	0	0	0	0	0	13	0	4	0	17	0	5	6	0	11
Shifted Morris Road Full Access Driveway Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2027 Traffic Volumes:	0	6	0	156	162	0	0	0	0	0	13	0	261	8	282	0	188	523	0	711

P.M. Peak Hour

	Old Morris Road					-					Morris Road					Morris Road				
	Northbound					**Southbound**					**Eastbound**					**Westbound**				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	11	0	192	203	0	0	0	0	0	0	0	333	14	347	0	179	300	0	479
Growth Factor (%):	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	
Adjacent Continuum DRI #3508 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	92	0	92	0	0	36	0	36
Adjacent Deerfield Corporate Center Trips:	0	0	0	0	0	0	0	0	0	0	0	0	30	0	30	0	0	30	0	30
No-Build 2027 Volumes:	0	11	0	195	206	0	0	0	0	0	0	0	460	14	474	0	182	371	0	553
New Residential Trips:	0	0	0	0	0	0	0	0	0	0	4	0	2	0	6	0	0	3	0	3
New Non-Residential Trips:	0	0	0	5	5	0	0	0	0	0	30	0	5	0	35	0	2	2	0	4
Total New Trips:	0	0	0	5	5	0	0	0	0	0	34	0	7	0	41	0	2	5	0	7
Shifted Morris Road Full Access Driveway Trips:	0	0	0	0	0	0	0	0	0	0	7	0	0	0	7	0	0	0	0	0
Future 2027 Traffic Volumes:	0	11	0	200	211	0	0	0	0	0	41	0	467	14	522	0	184	376	0	560

25-232 Mixed-Use Development at Morris Road and Old Morris Road - Alpharetta, GA

Traffic Volumes

A&R Engineering
February 2026

5. Old Morris @ Hotel-Site Drwy

A.M. Peak Hour

	Old Morris Road Northbound					Old Morris Road Southbound					Site Driveway 3 Eastbound					Hampton Inn & Suites Driveway Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	1	154	0	155	0	2	186	0	188	0	0	0	0	0	0	3	0	5	8
Growth Factor (%):	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	
Adjacent Continuum DRI #3508 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjacent Deerfield Corporate Center Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No-Build 2027 Volumes:	0	1	156	0	157	0	2	189	0	191	0	0	0	0	0	0	3	0	5	8
New Residential Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Non-Residential Trips:	0	0	0	0	0	0	0	0	5	5	0	1	0	0	1	0	0	0	0	0
Total New Trips:	0	0	0	0	0	0	0	0	5	5	0	1	0	0	1	0	0	0	0	0
Shifted Morris Road Full Access Driveway Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2027 Traffic Volumes:	0	1	156	0	157	0	2	189	5	196	0	1	0	0	1	0	3	0	5	8

P.M. Peak Hour

	Old Morris Road Northbound					Old Morris Road Southbound					Site Driveway 3 Eastbound					Hampton Inn & Suites Driveway Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	0	198	6	204	0	4	189	0	193	0	2	0	0	2	0	4	0	3	7
Growth Factor (%):	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	
Adjacent Continuum DRI #3508 Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjacent Deerfield Corporate Center Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No-Build 2027 Volumes:	0	0	201	6	207	0	4	192	0	196	0	2	0	0	2	0	4	0	3	7
New Residential Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Non-Residential Trips:	0	0	0	0	0	0	0	0	2	2	0	5	0	0	5	0	0	0	0	0
Total New Trips:	0	0	0	0	0	0	0	0	2	2	0	5	0	0	5	0	0	0	0	0
Shifted Morris Road Full Access Driveway Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2027 Traffic Volumes:	0	0	201	6	207	0	4	192	2	198	0	7	0	0	7	0	4	0	3	7

25-232 Mixed-Use Development at Morris Road and Old Morris Road - Alpharetta, GA
Traffic Volumes

A&R Engineering
February 2026

6. Windward Pkwy @ HP Drwy

A.M. Peak Hour

	HP Driveway Northbound					Windward Plaza Drive Southbound					Windward Parkway Eastbound					Windward Parkway Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	6	1	7	14	0	199	5	21	225	2	24	989	18	1033	2	47	1916	201	2166
Growth Factor (%):	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	
Adjacent Continuum DRI #3508 Trips:	0	41	0	134	175	0	0	0	0	0	0	0	36	47	83	0	492	0	0	492
Adjacent Deerfield Corporate Center Trips:	0	0	0	0	0	0	0	0	0	0	0	0	25	0	25	0	0	16	0	16
No-Build 2027 Volumes:	0	47	1	141	189	0	202	5	21	228	2	24	1065	65	1156	2	540	1961	204	2707
New Residential Trips:	0	0	0	0	0	0	21	0	7	28	0	1	0	0	1	0	0	0	6	6
New Non-Residential Trips:	0	0	1	0	1	0	11	0	3	14	0	11	0	0	11	0	0	0	59	59
Total New Trips:	0	0	1	0	1	0	32	0	10	42	0	12	0	0	12	0	0	0	65	65
Shifted Morris Road Full Access Driveway Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2027 Traffic Volumes:	0	47	2	141	190	0	234	5	31	270	2	36	1065	65	1168	2	540	1961	269	2772

P.M. Peak Hour

	HP Driveway Northbound					Windward Plaza Drive Southbound					Windward Parkway Eastbound					Windward Parkway Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	8	2	44	54	0	293	1	77	371	7	90	1660	8	1765	6	31	2332	289	2658
Growth Factor (%):	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	
Adjacent Continuum DRI #3508 Trips:	0	148	0	359	507	0	0	0	0	0	0	0	133	22	155	0	240	-10	0	230
Adjacent Deerfield Corporate Center Trips:	0	0	0	0	0	0	0	0	0	0	0	0	17	0	17	0	0	23	0	23
No-Build 2027 Volumes:	0	156	2	404	562	0	297	1	78	376	7	91	1835	30	1963	6	271	2380	293	2950
New Residential Trips:	0	0	0	0	0	0	12	0	4	16	0	2	0	0	2	0	0	0	18	18
New Non-Residential Trips:	0	0	0	0	0	0	61	1	18	80	0	4	0	0	4	0	0	0	20	20
Total New Trips:	0	0	0	0	0	0	73	1	22	96	0	6	0	0	6	0	0	0	38	38
Shifted Morris Road Full Access Driveway Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2027 Traffic Volumes:	0	156	2	404	562	0	370	2	100	472	7	97	1835	30	1969	6	271	2380	331	2988

25-232 Mixed-Use Development at Morris Road and Old Morris Road - Alpharetta, GA
Traffic Volumes

A&R Engineering
February 2026

7.Windward @ Deerfield-Westside

A.M. Peak Hour

	Westside Parkway Northbound					Deerfield Parkway Southbound					Windward Parkway Eastbound					Windward Parkway Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	152	192	196	540	0	218	404	60	682	1	40	618	245	904	1	486	1086	260	1833
Growth Factor (%):	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	
Adjacent Continuum DRI #3508 Trips:	0	27	32	0	59	0	91	97	0	188	0	0	91	47	138	0	0	16	27	43
Adjacent Deerfield Corporate Center Trips:	0	0	5	0	5	0	25	8	8	41	0	5	0	0	5	0	0	0	16	16
No-Build 2027 Volumes:	0	181	232	199	612	0	337	515	69	921	1	46	718	296	1061	1	493	1118	307	1919
New Residential Trips:	0	0	1	0	1	0	0	2	1	3	0	1	0	0	1	0	4	3	0	7
New Non-Residential Trips:	0	0	12	5	17	0	0	2	2	4	0	12	5	0	17	0	2	2	0	4
Total New Trips:	0	0	13	5	18	0	0	4	3	7	0	13	5	0	18	0	6	5	0	11
Shifted Morris Road Full Access Driveway Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2027 Traffic Volumes:	0	181	245	204	630	0	337	519	72	928	1	59	723	296	1079	1	499	1123	307	1930

P.M. Peak Hour

	Westside Parkway Northbound					Deerfield Parkway Southbound					Windward Parkway Eastbound					Windward Parkway Westbound				
Condition	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot	U	L	T	R	Tot
Existing 2026 Traffic Counts:	0	375	500	488	1363	0	273	268	77	618	0	116	1000	235	1351	4	284	1324	537	2149
Growth Factor (%):	1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5		1.5	1.5	1.5	1.5	
Adjacent Continuum DRI #3508 Trips:	0	92	97	0	189	0	36	43	0	79	0	0	36	22	58	0	0	49	92	141
Adjacent Deerfield Corporate Center Trips:	0	0	8	0	8	0	17	6	6	29	0	8	0	0	8	0	0	0	23	23
No-Build 2027 Volumes:	0	473	613	495	1581	0	330	321	84	735	0	126	1051	261	1438	4	288	1393	660	2345
New Residential Trips:	0	0	4	1	5	0	0	1	1	2	0	3	1	0	4	0	2	1	0	3
New Non-Residential Trips:	0	0	4	2	6	0	0	9	9	18	0	4	2	0	6	0	9	9	0	18
Total New Trips:	0	0	8	3	11	0	0	10	10	20	0	7	3	0	10	0	11	10	0	21
Shifted Morris Road Full Access Driveway Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Future 2027 Traffic Volumes:	0	473	621	498	1592	0	330	331	94	755	0	133	1054	261	1448	4	299	1403	660	2366

Community Zoning Information Meeting (CZIM) November 12, 2025

Please sign-in and leave your comments and/or concerns.

CLUP-25-05/Z-25-18/V-25-32 / McKinley Homes/Morris Road

NAME	ADDRESS	COMMENTS
Carla Stern	7610 Fraywick Close Apex	Please maintain alpharetta's tree canopy - that's a concern - & please re-plant trees that are not ornamental trees.

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: 12725 and 12735 Morris Road

Contact Name: Hayley Todd Telephone: 678-684-6287

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Our team has not received written correspondence from this application. Ken Wood from PEC+ was at the CZIM meeting during the week of November 10, 2025. At that meeting, citizens did not express any concerns with the project except assurance that it follow the tree ordinance. The only questions were specifics about the redevelopment program, which were addressed at that meeting. Feedback was generally positive.
At the end of the meeting, there were concerns listed on the sign-in sheet regarding the tree ordinance. The development will abide by this ordinance and this was explained at the meeting.
As of this writing, we have not received any negative feedback.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [x] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

See attached.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Date: 11/14/2025

Print Form

Community Zoning Information Meeting (CZIM) November 12, 2025

Please sign-in and leave your comments and/or concerns.

CLUP-25-05/Z-25-18/V-25-32 / McKinley Homes/Morris Road

NAME	ADDRESS	COMMENTS
Carla Stern	7610 Fraywick Close Alpha	Please maintain alpharetta's tree canopy - that's a concern - & please re-plant trees that are not ornamental trees.

Planners & Engineers Collaborative+
350 RESEARCH COURT
SUITE 200
PEACHTREE CORNERS, GA 30092

10/31/2025

Re: **Neighborhood Meeting - CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road**
Planners and Engineers Collaborative, Inc. Project No. 24137.00

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 110 'Dwelling, 'For-Sale' Attached' condominiums on a 15-acre property, which includes 2 existing office buildings that will remain. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A variance is requested to Unified Development Code (UDC) Subsection 2.2.20(B) to reduce the minimum lot size and reduce the minimum amount of commercial use in the MU zoning district. The property is located at 12725 & 12735 Morris Road and is legally described as being located in Land Lot 1118, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, November 12 2025, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA, 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

The item will be considered by the Planning Commission on **Thursday, December 4, 2025 at 6:30 PM**. and **City Council on Monday, December 15, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 770-451-2741.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E, LEED AP
President

For the Firm

kjw/ht/rb

1188 WINDWARD PARKWAY LLC
4168 RANDALL CT NW
ATLANTA, GA 30327

ASHFORD ALPHARETTA LIMITED, PTNF
14185 DALLAS PKWY # 1100
DALLAS, TX 75254

CELLCO PARTNERSHIP
P.O. BOX 2549
ADDISON, TX 75001

CEMETERY
13675 COGBURN RD
ALPHARETTA, GA 30004

CITY LINE DEVELOPERS LLC
1350 BLUEGRASS LAKES PKWY STE 17
ALPHARETTA, GA 30004

CITY LINE DEVELOPERS LLC
1350 BLUEGRASS LAKES PKWY SUITE
ALPHARETTA, GA 30004

DEER POINT LLC
655 ENGINEERING DR
NORCROSS, GA 30092

DEERFIELD MASTER ASSOCIATION INC
P.O. BOX 325
ALPHARETTA, GA 30009

GATEWAY WINDWARD II LLC
35 JOHNSON FERRY RD
MARIETTA, GA 30068

JSYK LLC
5158 LAKE FORREST DR
ATLANTA, GA 30342

KAM PROPERTY HOLDING LLC
20225 N SCOTTSDALE RD
SCOTTSDALE, AZ 85255

MONTGOMERY ALICE
P.O. BOX 787
LEBANON, TN 37088

NNP ALPHARETTA SPE LLC
5010 MOUNTAINVIEW PL
BRENTWOOD, TN 37027

PLAZA STAR ASSOC LLC
1792 WOODSTOCK RD STE #250B
ROSWELL, GA 30075

TWOSOME REALTY INC
P.O. BOX 1159
DEERFIELD, IL 60015

VERIZON WIRELESS
P.O. BOX 2549
ADDISON, TX 75001

VYSTAR CREDIT UNION
76 S LAURA ST
JACKSONVILLE, FL 32202

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Henry Massie, on Behalf of McKinley Homes Telephone: 470.268.4202

Address: 655 Engineering Dr Suite:

City Peachtree Corners State: GA Zip: 30092 Fax:

Mobile Tel: Email: hmassie@mckinleyhomes.com

Subject Property Information:

Address: 12725 and 12735 MORRIS RD ALPHARETTA, GA Current Zoning: OI

District: 2 Section: 2 Land Lot: 1118, 1119 Parcel ID: 22 544011180354 and 22 544011180339

Proposed Zoning: MU Current Use: Office building complex and surface parking

This Application For *(Check All That Apply)*:

☐ Conditional Use
☐ Master Plan Amendment
☑ Comprehensive Plan Amendment
☑ Rezoning
☐ Master Plan Review
☐ Variance
☑ Public Hearing
☐ Exception
☐ Other *(Specify)*: _____

Applicant Request And Intent

What is the proposed use(s) of the property?

A rezoning to MU to add 110 units of multi-family housing across 113,800 square feet that would join the approximately 212,000 square feet of existing office and institutional uses. The breakdown of uses would be approximately 35% residential, 1.5% commercial, and 63.5% office/institutional. The residential and commercial would be located in the new building, while the office/institutional uses would be located in the existing two buildings on-site that would be preserved. Approximately 5,000sf of the existing office buildings would be converted to commercial space. See a full description in the letter of intent.

Applicant's Request (Please itemize the proposal):

A rezoning of approximately 14.976 acres from O-I to MU to facilitate the redevelopment of an office park to add residential uses. See a full description in the letter of intent.

Applicant's Intent *(Please describe what the proposal would facilitate)*:

A partial redevelopment of surface parking surrounding an existing office park into 110 units of multi-family housing across 113,800 square feet that would join the approximately 212,000 square feet of existing office and institutional uses. See a full description in the letter of intent.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Deer Point LLC Telephone:

Address: 655 ENGINEERING DR Suite:

City NORCROSS State: GA Zip: 30092 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Special Use
- ■ Rezoning
- ☐ Conditional Use
- ☐ Variance
- ☐ Master Plan
- ■ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: McKinley Homes Telephone:

Address: Suite:

City Norcross State: GA Zip: 30092 -

So Sworn and Attested:

Owner Signature: Date: 9-29-25

Notary:

Notary Signature: Date: 9/29/2025

Ryan Cook
NOTARY PUBLIC
Walton County, GEORGIA
My Commission Expires 03/02/2026

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: McKinley Homes

Subject Public Hearing Case: MORRIS ROAD MIXED USE REDEVELOPMENT

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____ Date: 9-29-25

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ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

SEE ATTACHMENT

How will this proposal affect the use and value of the surrounding properties?

SEE ATTACHMENT

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

SEE ATTACHMENT

What would be the increase to population and traffic if the proposal were approved?

SEE ATTACHMENT

What would be the impact to schools and utilities if the proposal were approved?

SEE ATTACHMENT

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

SEE ATTACHMENT

Are there existing or changing conditions which affect the development of the property and support the proposed request?

SEE ATTACHMENT

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: MORRIS ROAD MIXED USE REDEVELOPMENT

Contact Name: MCKINLEY HOMES Telephone: 678-684-6287

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

ADJOINING PROPERTY OWNERS	SURROUNDING PROPERTY OWNERS
SURROUNDING BUSINESSES	CITY/ELECTED OFFICIALS
CITY PLANNING STAFF	PROPERTY OWNERS WITHIN 500'

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [x] Letter
- [x] Telephone
- [x] Email
- [ ] Personal Visits
- [ ] Group Meeting
- [ ] Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

The above parties will be sent a letter through mail describing the proposal and relevant hearing dates. The contact information for the applicant's representative will be provided (email and phone) within the letter for questions. If interest and concerns are shown, a community meeting may be scheduled to discuss these concerns in-person. However, because of the commercial/institutional surroundings, it is unlikely that there will be an in-person meeting needed.

CITY LINE DEVELOPERS LLC
1350 BLUEGRASS LAKES PKWY STE 175
ALPHARETTA GA 30004

CEMETERY
13675 COGBURN RD
ALPHARETTA GA 30004-3655

ASHFORD ALPHARETTA LIMITED PTNRSHIP
14185 DALLAS PKWY # 1100
DALLAS TX 75254

DEERFIELD OFFICE CENTER LLC
1755 N BROWN RD STE 110
LAWRENCEVILLE GA 30043

PLAZA STAR ASSOC LLC
1792 WOODSTOCK RD STE #250B
ROSWELL GA 30075

KAM PROPERTY HOLDING LLC
20225 N SCOTTSDALE RD
SCOTTSDALE AZ 85255

GATEWAY WINDWARD II LLC
35 JOHNSON FERRY RD
MARIETTA GA 30068

1188 WINDWARD PARKWAY LLC
4168 RANDALL CT NW
ATLANTA GA 30327

NNP ALPHARETTA SPE LLC
5010 MOUNTAINVIEW PL
BRENTWOOD TN 37027

JSYK LLC
5158 LAKE FORREST DR
ATLANTA GA 30342

VYSTAR CREDIT UNION
76 S LAURA ST
JACKSONVILLE FL 32202

TWOSOME REALTY INC
P.O. BOX 1159
DEERFIELD IL 60015

CELLCO PARTNERSHIP
P.O. BOX 2549
ADDISON TX 75001

VERIZON WIRELESS
P.O. BOX 2549
ADDISON TX 75001

DEERFIELD MASTER ASSOCIATION INC
P.O. BOX 325
ALPHARETTA GA 30009-0325

MONTGOMERY ALICE
P.O. BOX 787
LEBANON TN 37088-0787

11/07/2025

Letter of Intent

12725 and 12735 Morris Road (+/- 14.976 acres)

PEC+ Project No. 24137.00

Dear Community Development Officials,

This application seeks to rezone and consolidate the approximately 14.976-acre site at 12725 and 12735 Morris Road in Alpharetta (the "Subject Property," PIDs 22 544011180354 and 22 544011180339) from O-I (Office-Institutional) to MU (Mixed Use). The change would allow for the addition of a new 110-unit condominium building while preserving the two existing buildings on-site, which together contain approximately 212,000 square feet of general office and institutional uses, of which 5,000 square feet would be converted to commercial use.

Site and Proposal

The zoning actions requested include:

- An amendment to the City of Alpharetta zoning map to rezone the Subject Property from O-I to MU (Mixed Use).
- A Future Land Use Map amendment to change the designation from Corporate Office to Mixed Use.
- A variance to UDO Section 2.2.20.D (MU Mixed Use District) to reduce the minimum required site area from 25 acres to 14.976 acres.

Under this proposal, the two existing office/institutional buildings totaling 212,000 square feet would continue to operate, with approximately 5,000 square feet of the ground floor space being converted to commercial uses. Per UDO Section 2.2.20.B.5., the 10 percent requirement for ground floor commercial space is waived as the project is a redevelopment that conforms to Section 2.2.20.B. criteria 1, 2, and 4. The dedicated site area for these uses would be 10.726 acres.

The remaining area of surface parking will be redeveloped into a 113,800-square-foot residential building. The new building will include 110 condominiums across three stories, with a unit mix of thirty-one percent one-bedroom and sixty-nine percent two-bedroom homes. Residents will have access to 6,000 square feet of interior amenity space as well as a fully amenitized central courtyard. An analysis of the shared parking is attached to this application.

Mixed Use Development Calculations

The development breakdown is calculated as follows, using methodology approved in UDO Section 2.2.20.B.5.: *Combination of Horizontal and Vertical Mixed Use:* Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development. The calculation is as follows:

Residential Floor Area: 113,800 square feet
Office Floor Area: 207,000 square feet
Commercial Floor Area: 5,000 square feet

Total project floor area: 325,800 square feet

Residential land use in MU development: ~35%
Office land use in MU development: ~63.5%
Commercial land use in MU development: ~1.5%

Mature trees will be preserved to the maximum extent possible, as detailed in the tree report. In scale and character, the proposed development is comparable to other successful Alpharetta projects such as Milton Park and Thompson Street Flats.

Rationale for Request – Rezoning and Future Land Use Change

The Subject Property is designated Corporate Office in the City of Alpharetta's Horizon 2040 Comprehensive Plan. This application requests a change to the Mixed Use category. While the proposed program represents a departure from the traditional single-use office vision, it is strongly aligned with both Horizon 2040 and the Windward Parkway / Hwy 9 LCI Strategic Master Plan, which together establish a roadmap for revitalizing Alpharetta's corporate office parks into vibrant, mixed-use destinations.

In the 2040 comprehensive plan, *LU Strategy 10.1 and 10.2* call for "mixed use patterns that will create activity nodes near existing suburban office developments" and "retrofitting suburban office with desirable amenities." This redevelopment fulfills that intent by introducing residential and commercial uses into an existing corporate office campus. *Housing Goal H and Strategy 5.3* emphasize diversifying housing options and expanding "Missing Middle" choices to balance Alpharetta's jobs-to-housing ratio. The proposed 110 condos contribute directly to this priority. *ED Policy 2* encourages investment in office districts with amenities that attract highly-skilled employees. The project introduces residential density and walkable commercial uses that make the office environment more competitive.

The Windward Parkway LCI calls for transforming Windward and Morris Road into a walkable mixed-use corridor, with "infill redevelopment opportunities that balance office, residential, and commercial." The plan identifies the need to adapt surface parking fields into higher-value uses to enhance economic vitality. This proposal directly converts underutilized surface parking into residential and amenity space. The LCI emphasizes connectivity, walkability, and amenitized environments as key to the long-term success of Alpharetta's office areas. This redevelopment contributes to that vision by reducing reliance on single-use office, encouraging a live-work dynamic, and creating an attractive, amenitized infill development.

Together, Horizon 2040 and the Windward Parkway LCI provide a clear planning basis for this rezoning and land use change. The proposal represents the type of strategic, context-sensitive redevelopment these plans call for.

Rationale for Request – Variance to Reduce Site Area

The MU district typically requires a minimum of 25 acres. The Subject Property, at 14.976 acres, is slightly smaller, but its size and setting make it a strong candidate for a variance. This is a rare infill opportunity in the Windward corridor, where most large parcels are already fully developed and where few sites remain that can accommodate meaningful redevelopment. The property's irregular shape and the existing split between office and residential areas limit the potential for traditional greenfield-style development, but they also make it ideally suited for the type of adaptive reuse envisioned in both the Horizon 2040 Comprehensive Plan and the Windward Parkway LCI.

Those guiding documents encourage Alpharetta to retrofit aging office environments with housing and mixed-use amenities, even when sites do not meet the textbook acreage thresholds. In this case, the property's constraints actually highlight why redevelopment is needed: the surrounding area is largely built out, so the only way to achieve the City's goals for housing balance and walkable mixed-use districts is to work creatively with smaller sites like this one.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for the City of Alpharetta (the "Zoning Ordinance") which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are

unconstitutional, in that they would destroy the Applicant's and property owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property's use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for MU as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Alpharetta and the City Council without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by the City of Alpharetta and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Alpharetta Planning Commission, Community Development staff, and Mayor and Council approve and support this rezoning request from O-I to MU, along with the associated Future Land Use Map amendment, and site area variance. The proposal will enhance the viability of existing office uses, provide high-quality new housing opportunities, and add small-scale commercial space in a manner consistent with both the Horizon 2040 Comprehensive Plan and the Windward Parkway LCI Strategic Master Plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

11/07/2025

Alpharetta Planning Commission Review Criteria

12725 and 12735 Morris Road (+/- 14.976 acres)

PEC+ Project No. 24137.00

Dear Community Development Officials,

Please see below the following responses to the Alpharetta Planning Commission Review criteria.

1. How will this proposal be compatible with surrounding properties?

Yes, the proposed redevelopment will be compatible with surrounding properties. The site sits in the heart of the Windward corridor, which is already defined by office, institutional, and mixed-use development. By keeping the existing 212,000 square feet of office and institutional space in place, the project maintains the established corporate character of the area while layering in housing and small-scale commercial space that strengthens—not disrupts—the district.

This type of mixed-use infill is not new to Alpharetta. Developments like Milton Park and Thompson Street Flats have shown that residential and office can coexist seamlessly when designed at the right scale, and this project follows those successful models. The three-story condominium building, interior courtyard, and 6,000 square feet of amenity space create a self-contained, high-quality residential environment that complements its neighbors rather than competes with them. Mature trees will be preserved wherever possible, adding to the buffer and reinforcing Alpharetta's character.

2. How will this proposal affect the use and value of the surrounding properties?

The proposal will increase the use and value of surrounding properties. By converting underutilized surface parking into high-quality residential and commercial space, the project introduces new residents and activity that directly support nearby offices, shops, and services. The presence of new housing creates a built-in customer base and strengthens the market appeal of the Windward corridor. Rather than diminish surrounding property values, the redevelopment elevates them by improving the look, feel, and functionality of the district.

3. Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

The property cannot reasonably be developed to its fullest economic potential under its current O-I zoning. While office use is permitted, the regional office market has shifted, with higher vacancy rates and less demand for single-use suburban office campuses. Without repositioning, the site faces diminished long-term viability. Both the Horizon 2040 Comprehensive Plan and the Windward Parkway LCI identify the need to adapt office parks by layering in housing and mixed-use amenities. The current zoning does not allow that evolution, limiting economic use.

4. What would be the increase to population and traffic if the proposal were approved?

Approval of the proposal would add 110 condominium units, which translates to an estimated 200–250 new residents. Traffic impacts will be modest: residential uses generate fewer peak-hour trips per acre than office or retail uses, and the housing is being built on land that is currently surface parking rather than displacing existing uses. Furthermore, placing housing next to jobs aligns with Horizon 2040 and the Windward LCI's goal of reducing long commutes and balancing local traffic patterns.

5. What would be the impact to schools and utilities if the proposal were approved?

The 110 condominium units are not expected to create a significant burden on schools, as most are one- and two-bedroom units, which typically house fewer school-aged children than single-family homes. Utilities—including water, sewer, and stormwater—are already in place and were originally designed for a

site of this intensity. The project represents a fiscally efficient use of existing infrastructure, consistent with Horizon 2040's directive to focus growth where capacity exists.

6. How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?
The Future Land Use Map designates the site as Corporate Office. This application requests a change to Mixed Use. While this is a shift, it is directly consistent with the Horizon 2040 Comprehensive Plan and the Windward Parkway LCI Strategic Master Plan, which both call for the retrofitting of office districts into walkable, mixed-use nodes. Horizon 2040 explicitly identifies the need for more housing choices near jobs, while the LCI calls for infill redevelopment of parking fields and greater connectivity. This proposal fulfills those goals by keeping the office component intact while introducing new housing and amenities.

7. Are there existing or changing conditions which affect the development of the property and support the proposed request?
Yes. Changing office market conditions, underutilization of surface parking, and Alpharetta's high jobs-to-housing ratio all support the proposed request. Horizon 2040 highlights Alpharetta's 3.3 jobs-to-households ratio—the highest in Fulton County—as evidence of the need for more housing near employment centers. The Windward Parkway LCI similarly emphasizes adapting the corridor with infill housing and amenities to sustain long-term success. These conditions show that mixed-use redevelopment of this site is both timely and necessary.

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

11/10/2025

BZA Review Criteria

12725 and 12735 Morris Road (+/- 14.976 acres)

PEC+ Project No. 24137.00

Dear Community Development Officials,

Please see below the following responses to the Alpharetta Planning Commission Review criteria.

1. Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Yes. The Subject Property exhibits several exceptional conditions related to its size and shape that distinguish it from other parcels zoned O-I or MU in Alpharetta. At 14.976 acres, the site is smaller than the 25-acre minimum typically required for the MU district, yet it is one of the few remaining properties within the Windward corridor that offers a realistic opportunity for infill redevelopment. Its irregular configuration, existing internal circulation, and division between the developed office area and the proposed redevelopment area create a physical layout that does not lend itself to greenfield-style, master-planned mixed-use development.

The site's limitations are what make it an appropriate candidate for a reduction in minimum acreage. The property is already built out with over 212,000 square feet of office and institutional space, leaving roughly four acres of surface parking available for adaptive reuse. These characteristics—an infill setting, irregular geometry, and existing infrastructure—constitute extraordinary conditions that justify the requested variance.

2. Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Yes. Strict application of the Zoning Code's minimum site area requirement for the MU district would create an unnecessary hardship for this property. The site's current configuration—an established office campus with limited remaining developable area—makes it physically impossible to meet the 25-acre threshold without assembling adjoining parcels, most of which are already developed and under separate ownership. Requiring full compliance would therefore prevent any meaningful opportunity for redevelopment or reinvestment on this property, even though it is ideally located for the type of infill mixed-use project envisioned in the City's own planning documents.

The hardship is not self-imposed; it stems from existing conditions that predate this request. The property was developed long before the current UDO standards were adopted, and its acreage, internal layout, and surrounding built context leave little flexibility for expansion. Without relief from the minimum acreage requirement, the property would remain locked into an aging, single-use configuration that runs counter to the goals of both the *Horizon 2040 Comprehensive Plan* and the *Windward Parkway LCI Strategic Master Plan*, which call for retrofitting office sites with mixed-use amenities. Granting the variance simply allows the site to evolve in the direction the City has already endorsed.

3. Are there conditions that are peculiar to the subject property? Please describe them in detail.

Yes. Several conditions are peculiar to this property that distinguish it from others in the same zoning classification. The Subject Property is an established, built-out office campus within the Windward corridor, containing over 212,000 square feet of existing office and institutional space across two buildings. Its internal layout, existing circulation patterns, and limited undeveloped area make it unique among potential mixed-use candidates in Alpharetta.

Unlike vacant or greenfield sites, this property's developable area is confined to roughly four acres of existing surface parking situated between the two office buildings. The resulting geometry—a split site

with distinct office and redevelopment areas—creates constraints that do not exist on larger, more uniform parcels. Moreover, the surrounding land uses are already fully developed, eliminating the possibility of parcel assemblage to meet the 25-acre MU minimum.
The site's infill location, irregular shape, and the presence of mature tree stands further reinforce its distinctiveness. These factors combine to create conditions that are both unusual and inherent to the property, justifying consideration for flexibility under the City's variance criteria.

4. Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code?
No. Granting this variance would not cause any detriment to the public good, nor would it impair the purpose or intent of the City's Zoning Code. In fact, the requested relief directly supports the City's broader planning goals by enabling redevelopment that aligns with both the *Horizon 2040 Comprehensive Plan* and the *Windward Parkway LCI Strategic Master Plan.*
The intent of the MU district is to encourage thoughtfully integrated developments that combine complementary uses—residential, commercial, and office—in a cohesive, pedestrian-friendly environment. The proposed project achieves exactly that outcome, simply at a smaller scale due to the existing conditions of the property. The reduction in minimum site area does not alter the character, intensity, or design expectations of the MU district; it only allows an appropriately sized infill site to participate in the same mixed-use framework envisioned for larger tracts.
Rather than undermining the purpose of the Code, this variance advances it by promoting adaptive reuse, reducing reliance on surface parking, and adding new housing choices in a location already served by infrastructure. The resulting development will enhance the corridor's appearance, support nearby businesses, and contribute to a more balanced and sustainable pattern of growth—outcomes that are entirely consistent with the public interest.

The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

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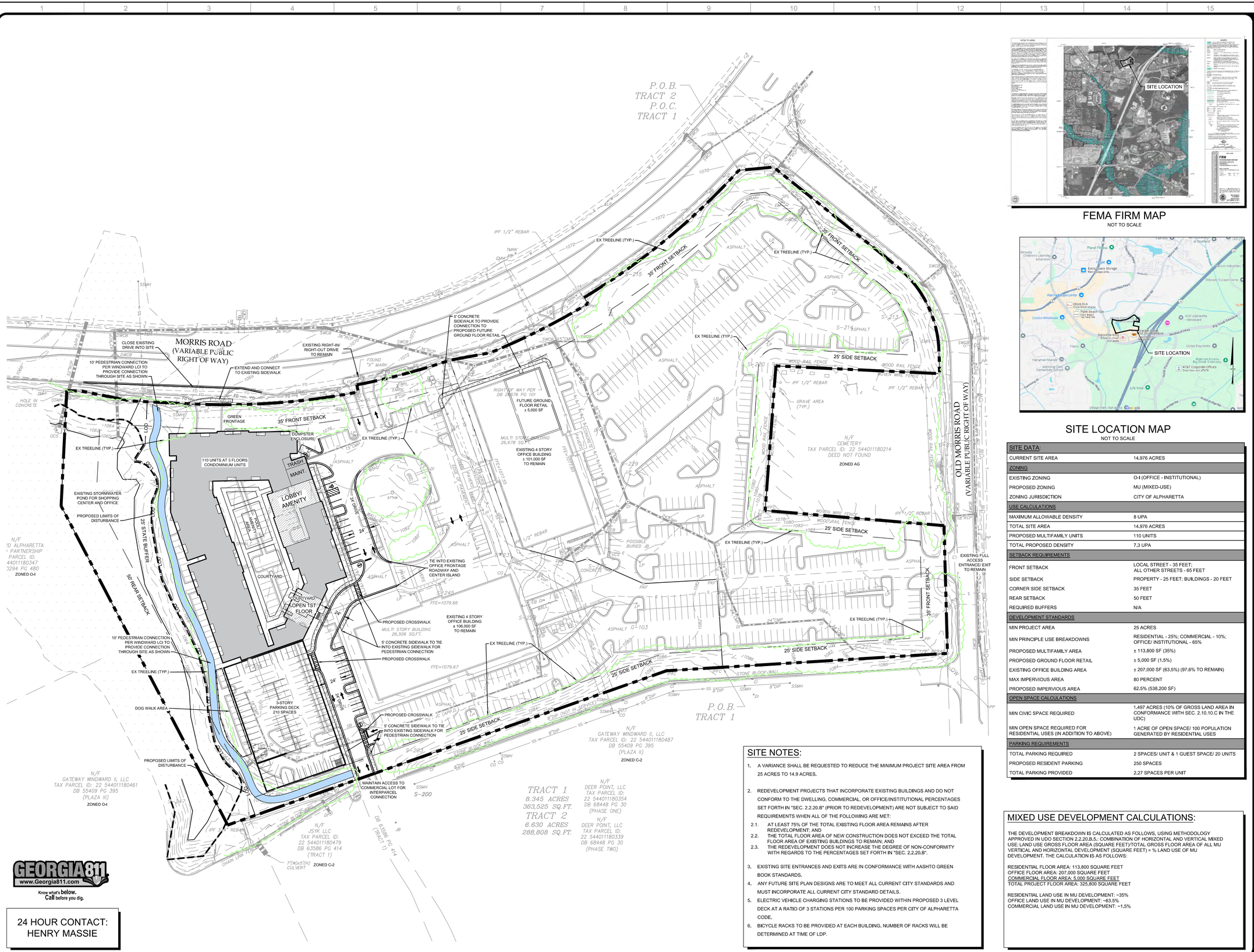

FEMA FIRM MAP
NOT TO SCALE

SITE LOCATION MAP
NOT TO SCALE

SITE DATA:	
CURRENT SITE AREA	14,976 ACRES
ZONING	
EXISTING ZONING	O-I (OFFICE - INSTITUTIONAL)
PROPOSED ZONING	MU (MIXED-USE)
ZONING JURISDICTION	CITY OF ALPHARETTA
USE CALCULATIONS	
MAXIMUM ALLOWABLE DENSITY	8 UPA
TOTAL SITE AREA	14,976 ACRES
PROPOSED MULTIFAMILY UNITS	110 UNITS
TOTAL PROPOSED DENSITY	7.3 UPA
SETBACK REQUIREMENTS	
FRONT SETBACK	LOCAL STREET - 35 FEET; ALL OTHER STREETS - 65 FEET
SIDE SETBACK	PROPERTY - 25 FEET; BUILDINGS - 20 FEET
CORNER SIDE SETBACK	35 FEET
REAR SETBACK	50 FEET
REQUIRED BUFFERS	N/A
DEVELOPMENT STANDARDS	
MIN PROJECT AREA	25 ACRES
MIN PRINCIPLE USE BREAKDOWNS	RESIDENTIAL - 25%; COMMERCIAL - 10%; OFFICE/ INSTITUTIONAL - 65%
PROPOSED MULTIFAMILY AREA	± 113,800 SF (35%)
PROPOSED GROUND FLOOR RETAIL	± 5,000 SF (1.5%)
EXISTING OFFICE BUILDING AREA	± 207,000 SF (63,5%) (97.6% TO REMAIN)
MAX IMPERVIOUS AREA	80 PERCENT
PROPOSED IMPERVIOUS AREA	62.5% (538,200 SF)
OPEN SPACE CALCULATIONS	
MIN CIVIC SPACE REQUIRED	1.497 ACRES (10% OF GROSS LAND AREA IN CONFORMANCE WITH SEC. 2.10.10.C IN THE UDC)
MIN OPEN SPACE REQUIRED FOR RESIDENTIAL USES (IN ADDITION TO ABOVE)	1 ACRE OF OPEN SPACE/ 100 POPULATION GENERATED BY RESIDENTIAL USES
PARKING REQUIREMENTS	
TOTAL PARKING REQUIRED	2 SPACES/ UNIT & 1 GUEST SPACE/ 20 UNITS
PROPOSED RESIDENT PARKING	250 SPACES
TOTAL PARKING PROVIDED	2.27 SPACES PER UNIT

SITE NOTES:

1. A VARIANCE SHALL BE REQUESTED TO REDUCE THE MINIMUM PROJECT SITE AREA FROM 25 ACRES TO 14.9 ACRES.
2. REDEVELOPMENT PROJECTS THAT INCORPORATE EXISTING BUILDINGS AND DO NOT CONFORM TO THE DWELLING, COMMERCIAL, OR OFFICE/INSTITUTIONAL PERCENTAGES SET FORTH IN "SEC. 2.2.20.B" (PRIOR TO REDEVELOPMENT) ARE NOT SUBJECT TO SAID REQUIREMENTS WHEN ALL OF THE FOLLOWING ARE MET:
   - 2.1. AT LEAST 75% OF THE TOTAL EXISTING FLOOR AREA REMAINS AFTER REDEVELOPMENT; AND
   - 2.2. THE TOTAL FLOOR AREA OF NEW CONSTRUCTION DOES NOT EXCEED THE TOTAL FLOOR AREA OF EXISTING BUILDINGS TO REMAIN; AND
   - 2.3. THE REDEVELOPMENT DOES NOT INCREASE THE DEGREE OF NON-CONFORMITY WITH REGARDS TO THE PERCENTAGES SET FORTH IN "SEC. 2.2.20.B".
3. EXISTING SITE ENTRANCES AND EXITS ARE IN CONFORMANCE WITH AASHTO GREEN BOOK STANDARDS.
4. ANY FUTURE SITE PLAN DESIGNS ARE TO MEET ALL CURRENT CITY STANDARDS AND MUST INCORPORATE ALL CURRENT CITY STANDARD DETAILS.
5. ELECTRIC VEHICLE CHARGING STATIONS TO BE PROVIDED WITHIN PROPOSED 3 LEVEL DECK AT A RATIO OF 3 STATIONS PER 100 PARKING SPACES PER CITY OF ALPHARETTA CODE.
6. BICYCLE RACKS TO BE PROVIDED AT EACH BUILDING. NUMBER OF RACKS WILL BE DETERMINED AT TIME OF LDP.

MIXED USE DEVELOPMENT CALCULATIONS:

THE DEVELOPMENT BREAKDOWN IS CALCULATED AS FOLLOWS, USING METHODOLOGY APPROVED IN UDO SECTION 2.2.20.B.5.: COMBINATION OF HORIZONTAL AND VERTICAL MIXED USE: LAND USE GROSS FLOOR AREA (SQUARE FEET)/TOTAL GROSS FLOOR AREA OF ALL MU VERTICAL AND HORIZONTAL DEVELOPMENT (SQUARE FEET) = % LAND USE OF MU DEVELOPMENT. THE CALCULATION IS AS FOLLOWS:

RESIDENTIAL FLOOR AREA: 113,800 SQUARE FEET
OFFICE FLOOR AREA: 207,000 SQUARE FEET
COMMERCIAL FLOOR AREA: 5,000 SQUARE FEET
TOTAL PROJECT FLOOR AREA: 325,800 SQUARE FEET

RESIDENTIAL LAND USE IN MU DEVELOPMENT: ~35%
OFFICE LAND USE IN MU DEVELOPMENT: ~63.5%
COMMERCIAL LAND USE IN MU DEVELOPMENT: ~1.5%

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24 HOUR CONTACT:
HENRY MASSIE

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

MORRIS RD. MIXED USE DEVELOPMENT

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
MORRIS ROAD

CITY OF ALPHARETTA JURISDICTION

FOR
McKinley Homes

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	11-05-2025	KW	STAFF COMMENTS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: 10/01/2025
PROJECT: 24137.00

GRID NORTH
GEORGIA WEST ZONE

Z1
SHEET

J:\2024\24137\06\Civil\Concepts & Exhibits\Zoning\24137.00-Site Zone-2.dwg - JonHoward - 11/5/2025 4:05 PM

12725-12735 Morris Road

Alpharetta, GA

Architecture

Site Plan

September 3, 2025

SMALLWOOD

3495 Piedmont Road NE
Building 10, Suite 700
Atlanta, Georgia 30305

404.233.5453

McKINLEY HOMES
WHERE DREAMS COME HOME

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Part 1: Site Plan

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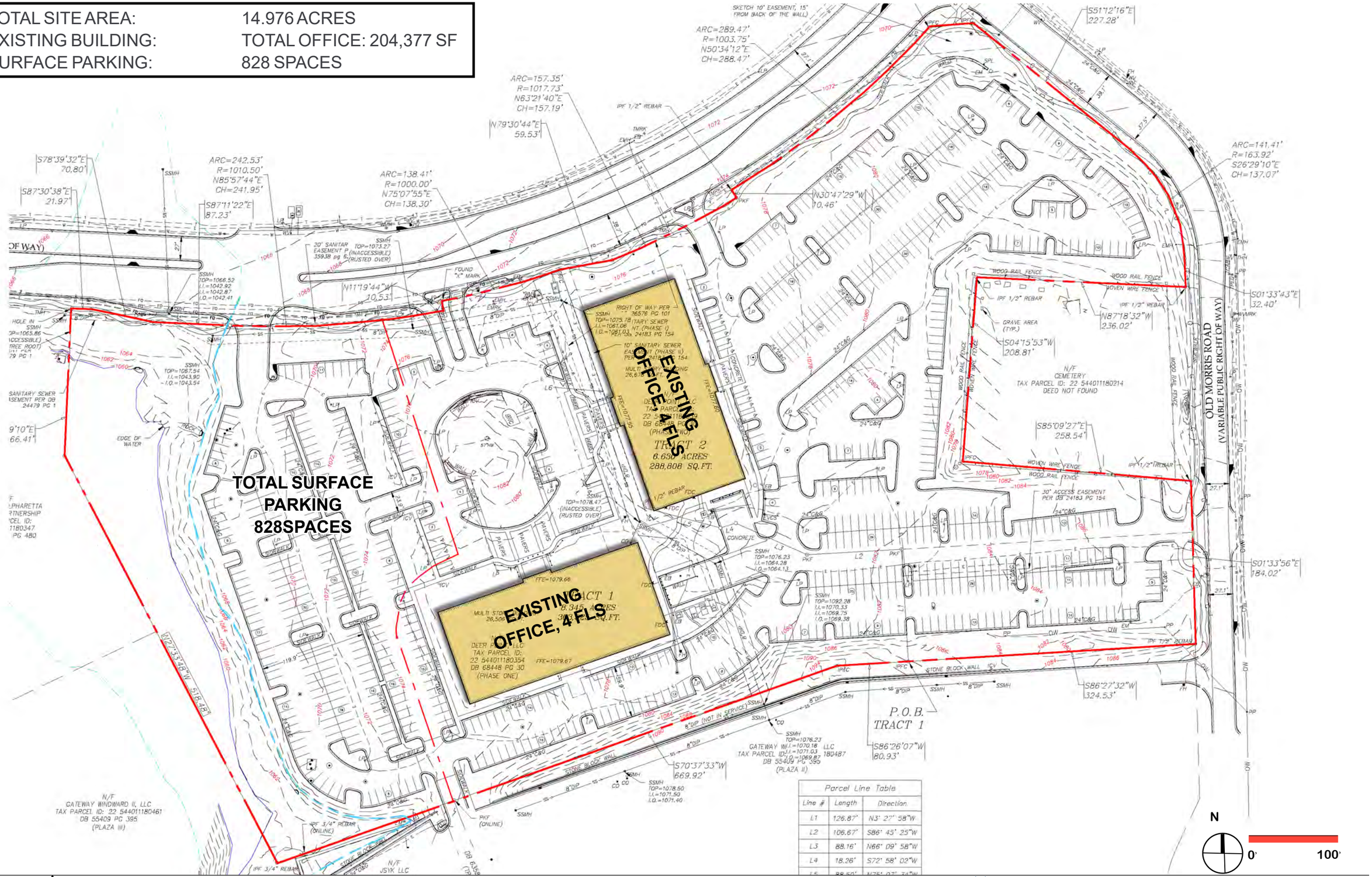
Site Plan-Existing

TOTAL SITE AREA:	14.976 ACRES
EXISTING BUILDING:	TOTAL OFFICE: 204,377 SF
SURFACE PARKING:	828 SPACES



Parcel Line Table		
Line #	Length	Direction
L1	126.87'	N3° 27' 58"W
L2	106.67'	S86° 45' 25"W
L3	88.16'	N66° 09' 58"W
L4	18.26'	S72° 58' 02"W

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Site Plan-Proposed

TOTAL SITE AREA: **14.976 ACRES**

RESIDENTIAL LAND AREA: 4.250 ACRES

REMAINING FOR OFFICE: 10.726 ACRES

PROPOSED CONDOMINIUM: 110 UNITS, 3 FLOORS

1BR (29%), 32 UNITS, 715 NSF/U,

2BR (71%), 78 UNITS-1,050 NSF/U

AMENITY: 6,000 SF

PARKING REQUIRED: 1,040 SPACES

OFFICE: 828 SPACES (204,377 SF @ 1 CAR/250SF)

CONDO (119 UNITS): 208 SPACES

Studio &1BR: *51 SPACES (1.5 CARS/UNIT)*

2 BR: 152 SPACES (2 CARS/UNIT)

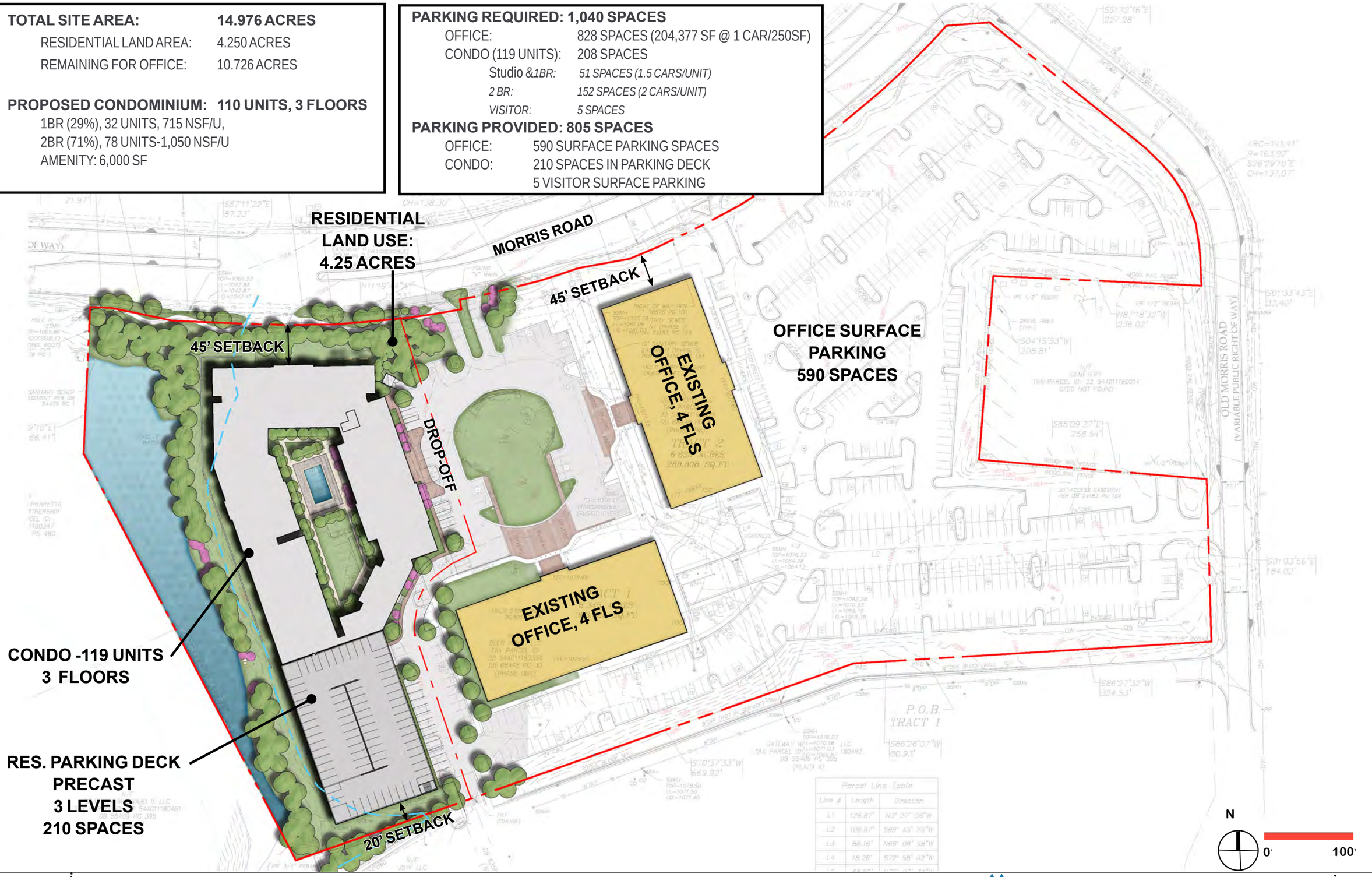
VISITOR: 5 SPACES

PARKING PROVIDED: 805 SPACES

OFFICE: 590 SURFACE PARKING SPACES

CONDO: 210 SPACES IN PARKING DECK

5 VISITOR SURFACE PARKING



Parcel Line Table		
Line #	Length	Direction
L1	126.87'	N3° 27' 38"W
L2	106.57'	S86° 43' 25"W
L3	88.16'	N68° 09' 58"W
L4	18.28'	S79° 58' 02"W

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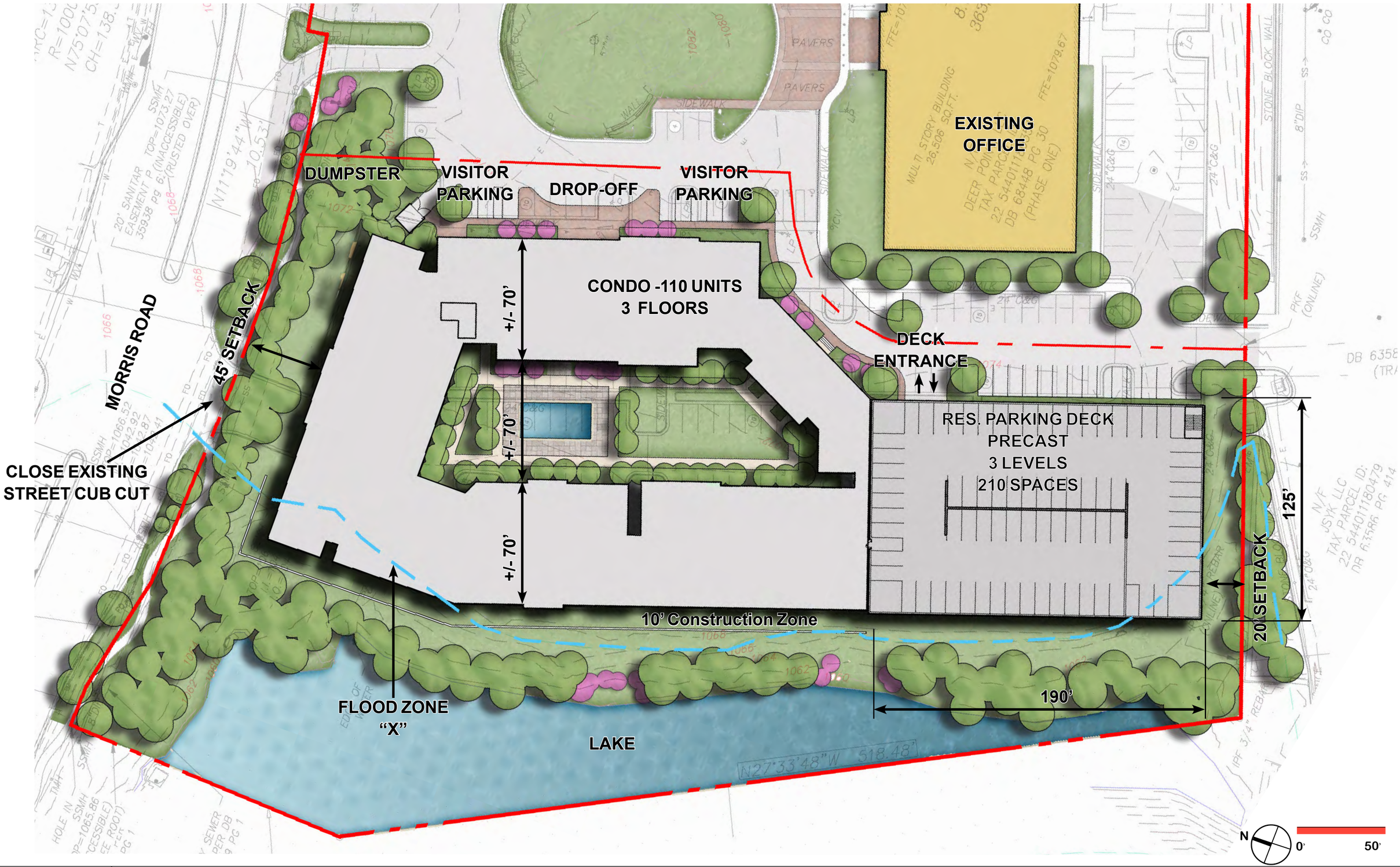

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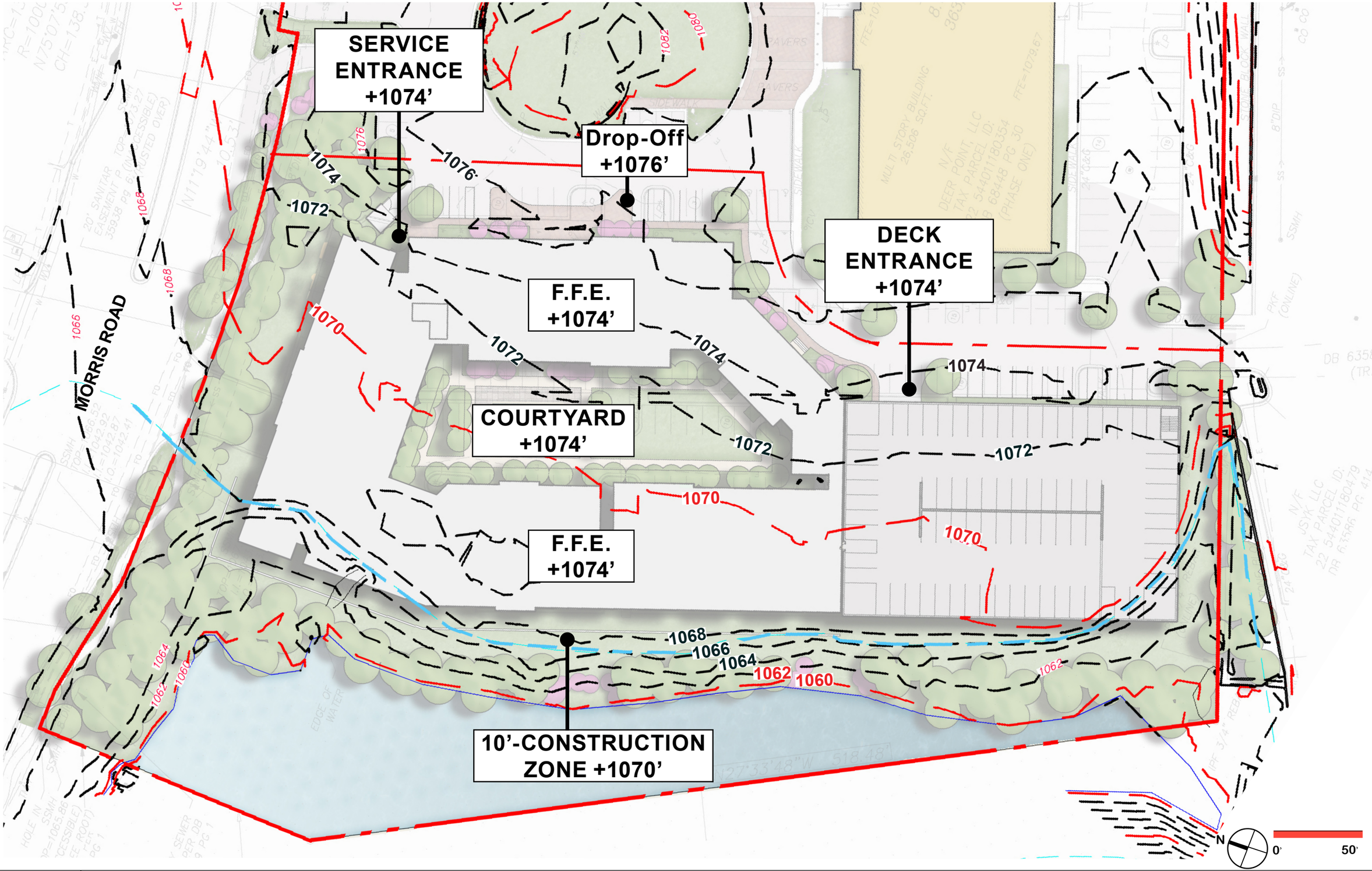

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Part 2: Exterior Design Concept

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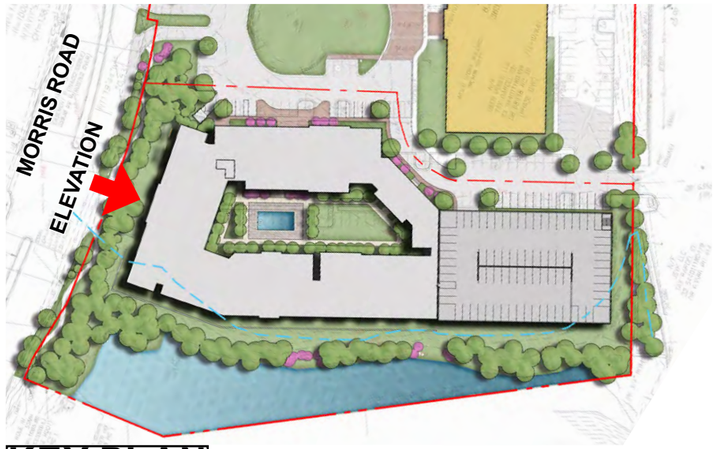
Morris Road Building Elevation



KEY PLAN

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Morris Road View

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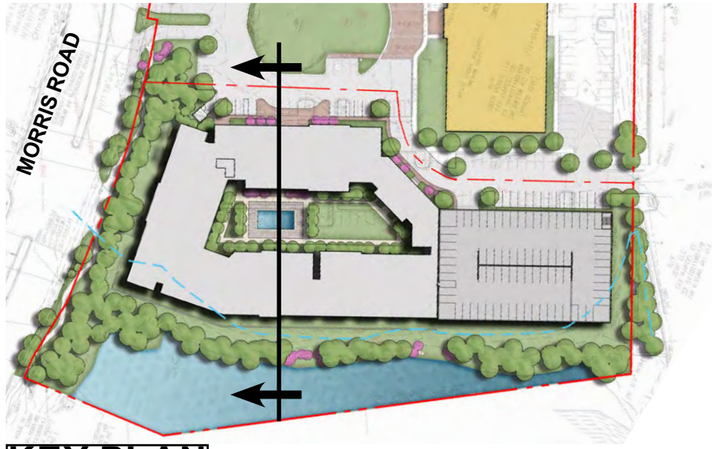
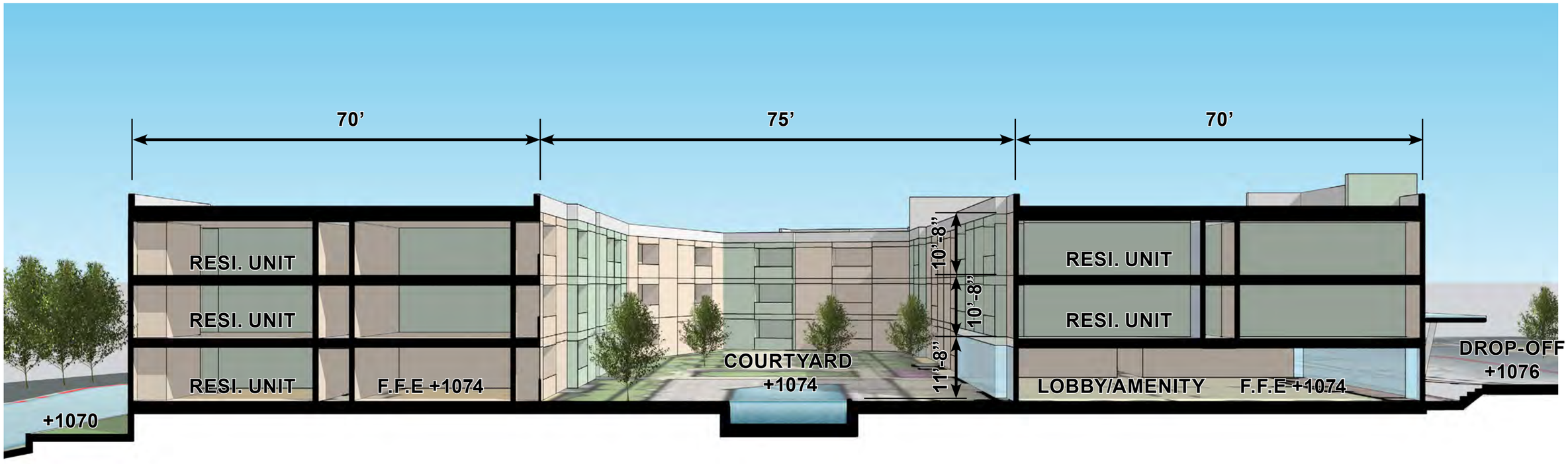


KEY PLAN



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Part 3: Floor Plan

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1st Floor Plan

32 UNITS/ FLOOR
1BR: 8 UNITS (715NSF/U)
2BR: 24 UNITS (1,050 NSF/U)

AMENITY: 6,000 SF

LOADING BAY
DUMPSTER
DROP-OFF +1076'
VISITOR PARKING
EXISTING OFFICE
MORRIS ROAD
CLOSE EXISTING STREET CUB CUT
TRASH
MAINT.
+1074'
LOBBY/ AMENITY
E.
EQP
GATE
STO.
POOL
COURTYARD
DECK ENTRANCE
UP
DW
+1074'
1070'
10' Construction Zone
FLOOD ZONE "X"
LAKE
OBSERVATION DECK
N
0'
50'

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2nd-3rd Floor Plans

39 UNITS/ FLOOR
1BR: 12 UNITS (715NSF/U)
2BR: 27 UNITS (1,050 NSF/U)

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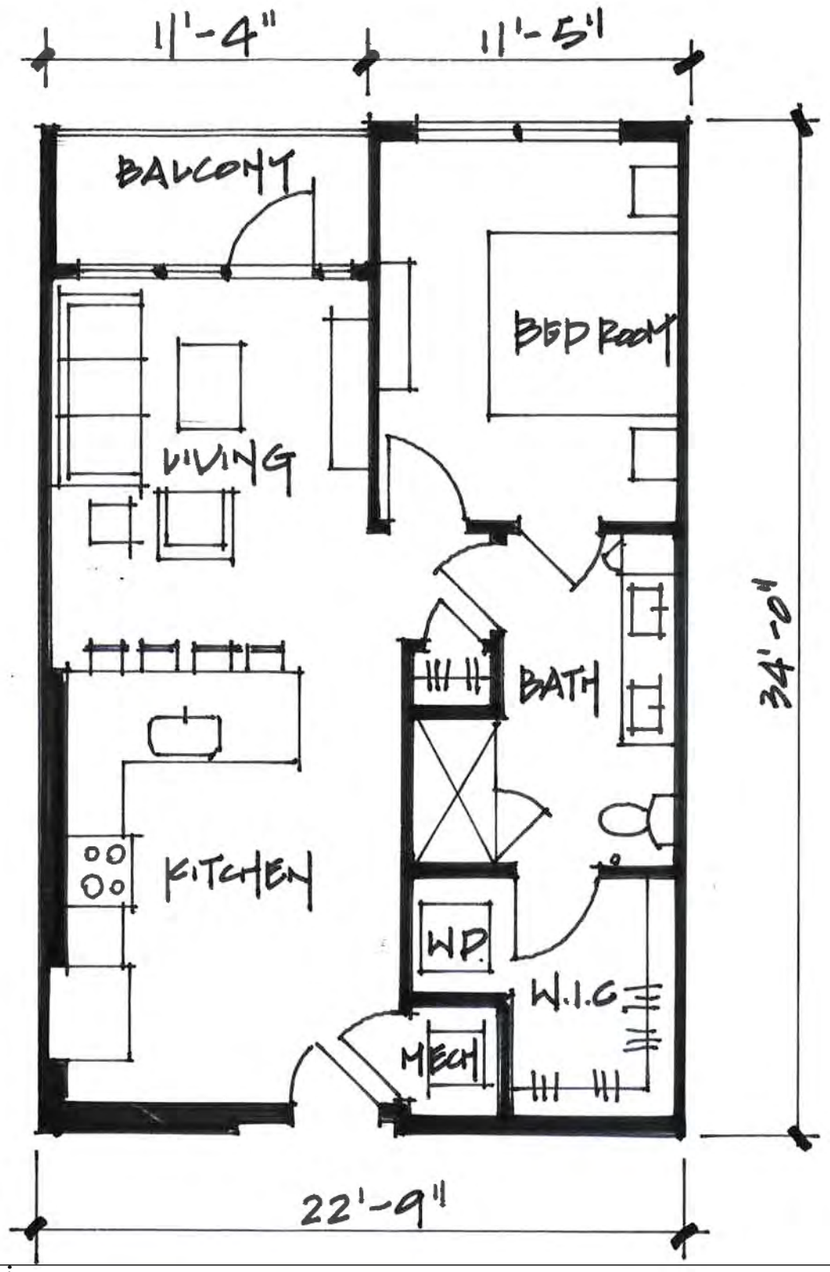
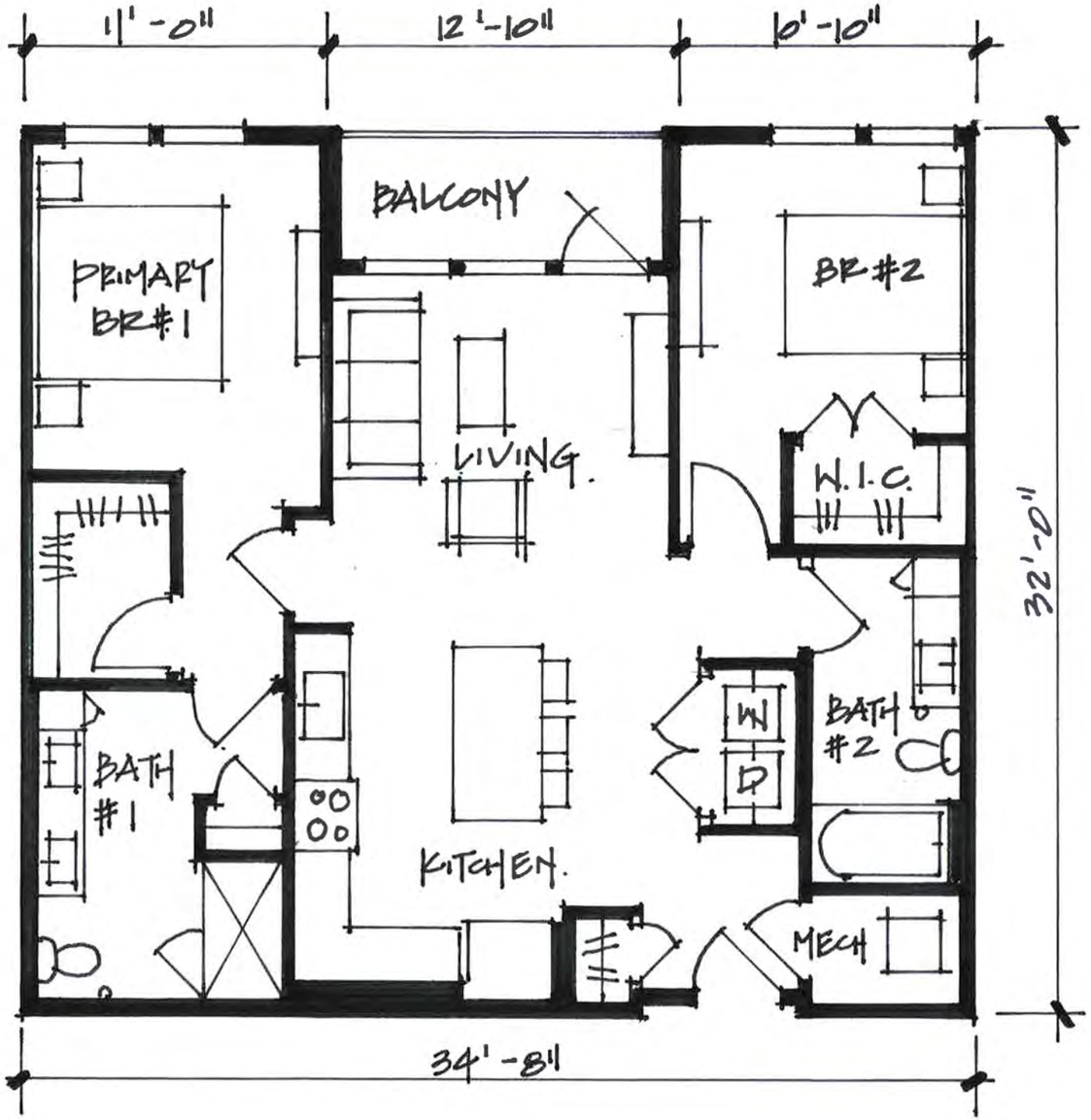
1-BEDROOM
HEATED AREA: 715 SF
BALCONY AREA: 57 SF



2-BEDROOM
HEATED AREA: 1,050 SF
BALCONY AREA: 64 SF



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SMALLWOOD

ILLUSTRATIVE SITE PLAN

NOTES:
1. EXISTING OFFICE BUILDINGS & PARKING TO REMAIN.
2. AMENITY & COURTYARD LAYOUT IS FOR CONCEPTUAL PURPOSES ONLY.

360 STUDIO LANDSCAPE ARCHITECTURE

PEC+ 60 YEARS Planners & Engineers Collaborative+

MORRIS ROAD MIXED USED DEVELOPMENT

12725 & 12735 MORRIS ROAD
CITY OF ALPHARETTA, GA

GRID NORTH
GEORGIA WEST ZONE

0 25 50 100 150

SCALE: 1" = 50'
DATE: 11/10/2025
PROJECT: 24137.00

VICINITY MAP

360 STUDIO LANDSCAPE ARCHITECTURE

PEC+ 60 YEARS Planners & Engineers Collaborative+

MORRIS ROAD MIXED USED DEVELOPMENT

12725 & 12735 MORRIS ROAD
CITY OF ALPHARETTA, GA

GRID NORTH
N
W
E
S
GEORGIA WEST ZONE

0 50 100 200 300

SCALE: 1" = 100'
DATE: 09/23/2025
PROJECT: 24137.00

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LINETYPES

PROPERTY
- Adjacent Property
- Property Line
- Center of Creek

FENCE LINES
- Barb Wire Fence
- Chain link fence
- Wood Fence
- Woven Wire Fence

SITE / TOPOGRAPHIC FEATURES
- Guardrail

EXISTING OVERHEAD
- OW — Overhead Wires

EXISTING UNDERGROUND
- C — Cable
- E — Electric
- FO — Fiber Optic
- G — Gas
- T — Telecommunications
- W — Water
- TV — Television
- Storm Drainage Line
- SS — Sanitary Sewer

GEORGIA WEST ZONE

P.O.B. TRACT 2
P.O.C. TRACT 1

N84°39'47"E 50.16'

S51°12'16"E 227.28'

30' EASEMENT PER DB 26153 PG 153 (PER SKETCH 10' EASEMENT, 15' FROM BACK OF THE WALL)

ARC=289.47'
R=1003.75'
N50°34'12"E
CH=288.47'

ARC=157.35'
R=1017.73'
N63°21'40"E
CH=157.19'

N79°30'44"E 59.53'

ARC=141.41'
R=163.92'
S26°29'10"E
CH=137.07'

S78°39'32"E 70.80'

S87°30'38"E 21.97'

ARC=242.53'
R=1010.50'
N85°57'44"E
CH=241.95'

S87°11'22"E 87.23'

ARC=138.41'
R=1000.00'
N75°07'55"E
CH=138.30'

N30°47'29"W 10.46'

N11°19'44"W 10.53'

S01°33'43"E 32.40'

N87°18'32"W 236.02'

S04°15'53"W 208.81'

S85°09'27"E 258.54'

S01°33'56"E 184.02'

S86°27'32"W 324.53'

P.O.B. TRACT 1

S86°26'07"W 80.93'

S70°37'33"W 669.92'

N27°33'48"W 518.48'

MORRIS ROAD
(VARIABLE PUBLIC RIGHT OF WAY)

OLD MORRIS ROAD
(VARIABLE PUBLIC RIGHT OF WAY)

20' SANITARY SEWER EASEMENT PER DB 35938 pg 621

RIGHT OF WAY PER DB 26576 PG 101

10' SANITARY SEWER EASEMENT (PHASE I) PER DB 24183 PG 154

10' SANITARY SEWER EASEMENT (PHASE II) PER DB 24183 PG 154

MULTI STORY BUILDING 26,678 SQ.FT.

STORM PIPE EASEMENT PER DB 24479 PG 1

12' SANITARY SEWER EASEMENT PER DB 24479 PG 1

30' ACCESS EASEMENT PER DB 24183 PG 154

POSSIBLE BURIED JB

N/F DEER POINT, LLC TAX PARCEL ID: 22 544011180339 DB 68448 PG 30 (PHASE TWO)

N/F CEMETERY TAX PARCEL ID: 22 544011180214 DEED NOT FOUND

N/F ASHFORD ALPHARETTA LIMITED PARTNERSHIP TAX PARCEL ID: 22 544011180347 DB 40294 PG 480

N/F DEER POINT, LLC TAX PARCEL ID: 22 544011180354 DB 68448 PG 30 (PHASE ONE)

N/F GATEWAY WINDWARD II, LLC TAX PARCEL ID: 22 544011180461 DB 55409 PG 395 (PLAZA III)

N/F GATEWAY WINDWARD II, LLC TAX PARCEL ID: 22 544011180487 DB 55409 PG 395 (PLAZA II)

N/F JSYK LLC TAX PARCEL ID: 22 544011180479 DB 63586 PG 414 (TRACT 1)

DB 63586 PG 414 (TRACT 1)

TRACT 2
6.630 ACRES
288,808 SQ.FT.

TRACT 1
8.345 ACRES
363,525 SQ.FT.

MULTI STORY BUILDING 26,506 SQ.FT.

Parcel Line Table		
Line #	Length	Direction
L1	126.87'	N3° 27' 58"W
L2	106.67'	S86° 45' 25"W
L3	88.16'	N66° 09' 58"W
L4	18.26'	S72° 58' 02"W
L5	88.50'	N75° 07' 34"W
L6	285.05'	N19° 31' 07"W

ABBREVIATIONS

APPROX.	Approximate	I.E.	Invert Elevation
#4	1/2" Rebar	IPF	Iron Pin Found
C&G	Curb and Gutter	IPS	Iron Pin Set
CLF	Chain Link Fence	LP	Light Pole
CMP	Corrugated Metal Pipe	MW	Monitoring Well
CO	Clean Out	N/F	Now or Formerly
CPP	Corrugated Plastic Pipe	OTP	Open Top Pipe
DB	Deed Book	PB	Plat Book
DI	Drop Inlet	PG	Page
DE	Drainage Easement	PKF	PK Nail Found
EOP	Edge of Pavement	PKS	PK Nail Set
EPP	Electric Power Pole	POB	Point of Beginning
EPAN	Electric Panel	POC	Point of Commencement
ESMT	Easement	PVC	Polyvinyl Chloride Pipe
FES	Flared End Section	RBC	Rebar Capped
FFE	Finish Floor Elevation	RCP	Reinforced Concrete Pipe
FH	Fire Hydrant	RWM	Right of Way Monument
FLGP	Flag Pole	SSE	Sanitary Sewer Easement
GA	Georgia	SSMH	Sanitary Sewer Manhole
GM	Gas Meter	TRAN	Transformer
GW	Guy Wire	VCP	Vitrified Clay Pipe
HDR	Hand Rail	W.D.F.	Wood Fence
H.W.	Hard Wood	WM	Water Meter
HW	Headwall	WV	Water Valve
ICV	Irrigation Control Valve		

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SHEET 1 OF 4
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CHECKED BY: JWH
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DATE: 02/24/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 2/20/25

0 25 50 100

ALTA/NSPS LAND TITLE SURVEY
FOR
MCKINLEY HOMES
AND
CHICAGO TITLE INSURANCE COMPANY

FULTON COUNTY GEORGIA

LAND LOT(S) 1118
DISTRICT 2ND, 2ND SECTION

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

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STRUCTURE LEGEND

CABLE / TV
- Cable / TV Marker
- Cable / TV Pedestal
- Cable / TV Manhole
- Cable / TV Handhole
- Cable / TV Cable Box

FIBER OPTIC
- Fiber Optic Marker
- Fiber Optic Manhole
- Fiber Optic Pedestal

ELECTRIC/POWER
- Transformer
- Guy Wire
- Electric Meter
- Power Pole/Utility Pole
- Street Light/Light Pole
- Electric Panel
- Electric Box
- Electric Manhole
- Electric Handhole
- Electric / Power Marker
- Spot Light

PROPERTY MONUMENTS
- Right-of-Way Monument Found
- Concrete Monument Found
- Iron Pin Set
- Iron Pin Found (Rebar found)
- PK Nail Set
- PK Nail Found
- Point
- Benchmark

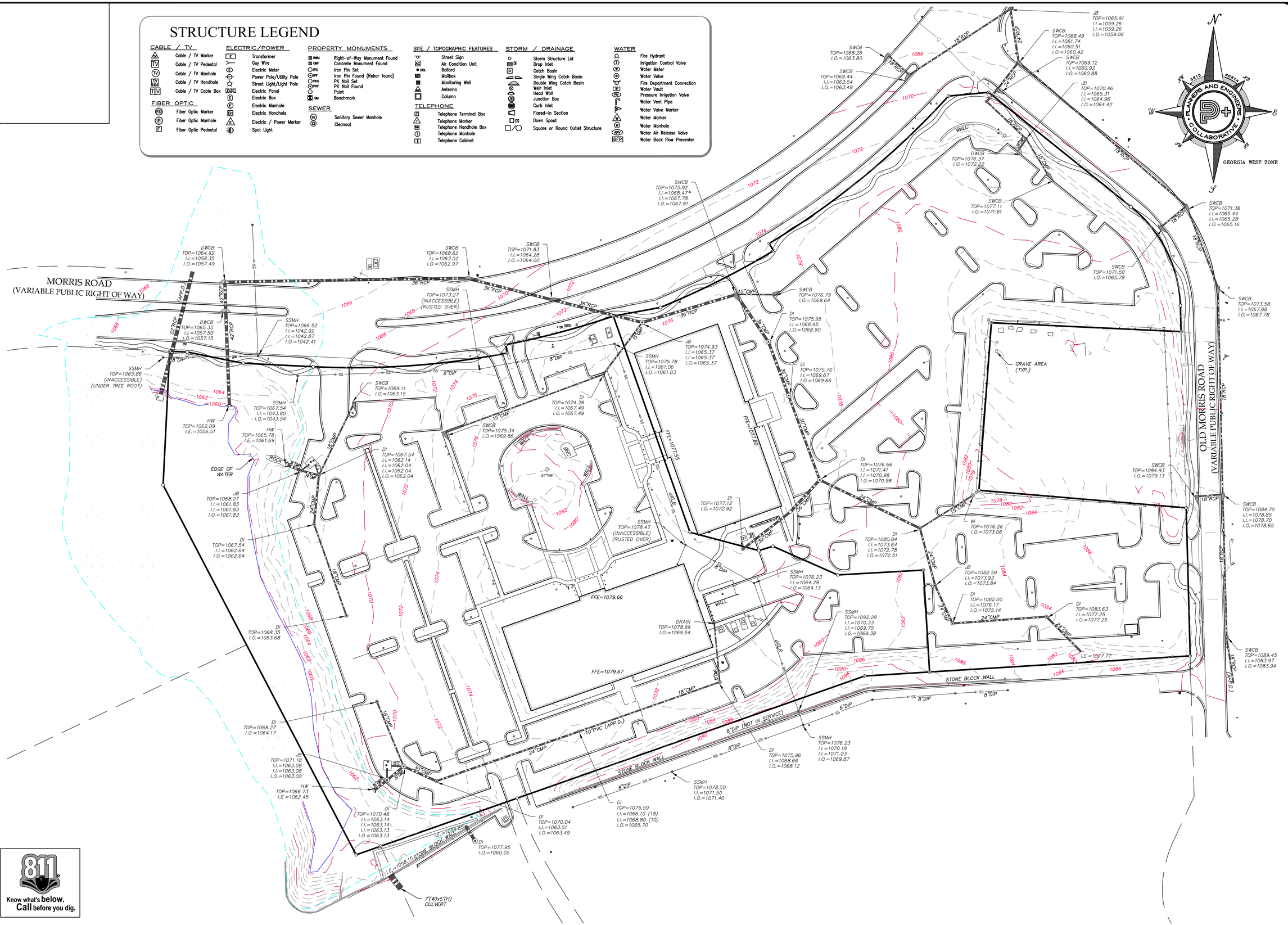
SEWER
- Sanitary Sewer Manhole
- Cleanout

SITE / TOPOGRAPHIC FEATURES
- Street Sign
- Air Condition Unit
- Bollard
- Mailbox
- Monitoring Well
- Antenna
- Column

TELEPHONE
- Telephone Terminal Box
- Telephone Marker
- Telephone Handhole Box
- Telephone Manhole
- Telephone Cabinet

STORM / DRAINAGE
- Storm Structure Lid
- Drop Inlet
- Catch Basin
- Single Wing Catch Basin
- Double Wing Catch Basin
- Weir Inlet
- Head Wall
- Junction Box
- Curb Inlet
- Flared-in Section
- Down Spout
- Square or Round Outlet Structure

WATER
- Fire Hydrant
- Irrigation Control Valve
- Water Meter
- Water Valve
- Fire Department Connection
- Water Vault
- Pressure Irrigation Valve
- Water Vent Pipe
- Water Valve Marker
- Water Marker
- Water Manhole
- Water Air Release Valve
- Water Back Flow Preventer



GEORGIA WEST ZONE

SHEET 2 OF 4
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DATE: 02/24/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 2/20/25

0 25 50 100

ALTA/NSPS LAND TITLE SURVEY
FOR
MCKINLEY HOMES
AND
CHICAGO TITLE INSURANCE COMPANY

LAND LOT(S) 1118
DISTRICT 2ND, 2ND SECTION
FULTON COUNTY
GEORGIA

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

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2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13121C0059F, PANEL 59 OF 450, EFFECTIVE DATE SEPTEMBER 18, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN FEBRUARY 2024. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.

4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

5. THE PROPERTY DESCRIBED HERE ON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN COMMITMENT NO. 7251210–231919094 WITH AN EFFECTIVE DATE OF MARCH 29, 2024 AT 1:33 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

6. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.

7. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.

8. THE PROPERTY HAS DIRECT ACCESS TO MORRIS ROAD, OLD MORRIS ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY [AND/OR INDIRECT ACCESS TO _____, A DEDICATED PUBLIC STREET OR HIGHWAY, BY WAY OF THE ACCESS EASEMENT RECORDED IN BOOK _____ PAGE _____].

9. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL [EXCEPT AS NOTED BELOW AND SHOWN HEREON].

REFERENCES

1. ALTA/NSPS CERTIFICATION TO DEERFIELD OFFICE CENTER LLC, A FLORIDA LIMITED LIABILITY COMPANY; KEVIN A. DENTI, P.A.; FLORIDA COMMUNITY BANK, NA, ITS SUCCESSORS AND ASSIGNS; AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY METRO ENGINEERING & SURVEYING CO., INC., DATED 05–08–17, LAST REVISED 6/1/17, SIGNED AND SEALED BY JAMES R. GREEN, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, PROFESSIONAL LICENSE NUMBER 2543.

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.

Date of Map or Plat: 02/24/2025

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TITLE EXCEPTIONS

Chicago Title Insurance Company Commitment number 7251210–231919094 with an effective date of March 29, 2024 at 1:33 p.m. was used in the preparation of this survey and the listed exceptions are as follows:

5. Deed to Secure Debt, Assignment of Rents and Leases, Security Agreement and Fixture Filing from Deerfield Office Center LLC, a Florida limited liability company and Windward Office Center LLC, a Florida limited liability company to Florida Community Bank, N.A., dated as of June 1, 2017, filed for record June 8, 2017 at 2:44 p.m., recorded in Deed Book 57585, Page 239, Records of Fulton County, Georgia; as modified by that certain First Modification to Deed to Secure Debt, Assignment of Rents and Leases, Security Agreement and Fixture Filing by and between Deerfield Office Center LLC, a Florida limited liability company, Windward Office Center LLC, a Florida limited liability company and Synovus Bank, as successor by merger with Florida Community Bank, National Association, dated effective May 1, 2020, filed for record May 15, 2020 at 4:16 p.m., recorded in Deed Book 61607, Page 466, aforesaid Records.
Comment: Affects subject property, not a survey item. Blanket in nature.

6. Assignment of Leases and Rents of Real Property from Deerfield Office Center LLC, a Florida limited liability company and Windward Office Center, LLC, a Florida limited liability company to Florida Community Bank, N.A., dated June 1, 2017, filed for record June 8, 2017 at 2:44 p.m., recorded in Deed Book 57585, Page 285, aforesaid Records.
Comment: Affects subject property, not a survey item. Blanket in nature.

7. UCC Financing Statement showing Deerfield Office Center LLC and Windward Office Center LLC as Debtors and Florida Community Bank, N.A. as Secured Party, filed for record June 8, 2017 at 2:44 p.m., recorded in Deed Book 57585, Page 301, aforesaid Records; as continued by UCC Financing Statement Amendment, filed for record May 19, 2022 at 2:44 p.m., recorded in Deed Book 65711, Page 533, aforesaid Records.
Comment: Affects subject property, not a survey item. Blanket in nature.

8. Easements as contained in that certain Right–of–Way Deed from Anton Kirby, James R. Bagwell, Roger W. Bagwell, et al to Fulton County, dated February 6, 1962, filed for record March 16, 1962 at 11:17 a.m., recorded in Deed Book 3855, Page 132, aforesaid Records.
Comment: Does not affect subject property. Previous take.

9. Right–of–Way Easement from Auton Kirby to Sawnee Electric Membership Corporation, a corporation, dated February 5, 1965, filed for record March 3, 1965 at 8:38 a.m., recorded in Deed Book 4380, Page 293, aforesaid Records.
Comment: Unable to determine exact affect of the easement. Easement is too vague.

10. Right–of–Way Easement from Auton Kirby to Sawnee Electric Membership Corporation, a corporation, dated May 12, 1969, filed for record May 28, 1969 at 8:30 a.m., recorded in Deed Book 5070, Page 216, aforesaid Records.
Comment: Unable to determine exact affect of the easement. Easement is too vague.

11. Use restrictions as contained in that certain Limited Warranty Deed from William B. Orkin to Deerfield Park, LLC, a Georgia limited liability company, dated January 10, 1997, filed for record January 13, 1997 at 1:09 p.m., recorded in Deed Book 22035, Page 147, aforesaid Records.
Comment: Affects subject property, blanket in nature.

12. Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated January 10, 1997, filed for record January 13, 1997 at 1:03 p.m., recorded in Deed Book 22035, Page 183, aforesaid Records; as affected by that certain First Supplemental Amendment to Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated January 8, 1998, filed for record January 12, 1998 at 4:31 p.m., recorded in Deed Book 23758, Page 34, aforesaid Records; as further affected by that certain Second Supplemental Amendment to Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated March 28, 1998, filed for record April 1, 1998 at 12:09 p.m., recorded in Deed Book 24183, Page 103, aforesaid Records; as further affected by that certain Third Supplemental Amendment to Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated April 29, 1998, filed for record April 30, 1998 at 2:51 p.m., recorded in Deed Book 24320, Page 62, aforesaid Records; as further affected by that certain Fourth Supplemental Amendment to Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated May 29, 1998, filed for record June 2, 1998 at 12:08 p.m., recorded in Deed Book 24479, Page 70, aforesaid Records; as further affected by that certain Fifth Supplemental Amendment to Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated September 4, 1998, filed for record September 8, 1998 at 4:09 p.m., recorded in Deed Book 25097, Page 39, aforesaid Records; as further affected by that certain Sixth Supplemental Amendment to Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated September 21, 1998, filed for record September 22, 1998 at 12:55 p.m., recorded in Deed Book 25183, Page 86, aforesaid Records; as further affected by that certain Seventh Supplemental Amendment to Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated February 26, 1999, filed for record March 2, 1999 at 1:26 p.m., recorded in Deed Book 26197, Page 123, aforesaid Records; as further affected by that certain Eighth Supplemental Amendment to Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated March 12, 1999, filed for record March 16, 1999 at 9:49 a.m., recorded in Deed Book 26273, Page 204, aforesaid Records; as further affected by that certain Ninth Supplemental Amendment to Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated March 1999, filed for record March 16, 1999 at 9:49 a.m., recorded in Deed Book 26273, Page 216, aforesaid Records; as further affected by that certain Tenth Supplemental Amendment to Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated April 14, 2000, filed for record April 17, 2000 at 11:17 a.m., recorded in Deed Book 28874, Page 76, aforesaid Records; as further affected by that certain Eleventh Supplemental Amendment to Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated May 23, 2000, filed for record May 24, 2000 at 4:18 p.m., recorded in Deed Book 29102, Page 231, aforesaid Records; as further affected by that certain Twelfth Supplemental Amendment to Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated April 27, 2001, filed for record May 1, 2001 at 8:34 a.m., recorded in Deed Book 30302, Page 609, aforesaid Records; as further affected by that certain Thirteenth Supplemental Amendment to Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated January 2003, filed for record January 8, 2003 at 9:28 a.m., recorded in Deed Book 33933, Page 12, aforesaid Records; as further affected by that certain Fourteenth Supplemental Master Declaration of Protective Covenants and Owners Association for Deerfield by Deerfield Park, LLC, a Georgia limited liability company, dated December 5, 2007, filed for record December 14, 2007 at 8:30 a.m., recorded in Deed Book 46096, Page 17, aforesaid Records; as further affected by that certain Notice of Approval of Plans from Deerfield Park, LLC, a Georgia limited liability company, Deerfield Development Review Committee and Deerfield Master Association, a Georgia nonprofit corporation to Courtyard Management Corporation, a Delaware corporation, dated as of May 29, 1998, filed for record June 2, 1998 at 12:08 p.m., recorded in Deed Book 24479, Page 175, aforesaid Records; as further affected by that certain Variance of Master Declaration of Protective Covenants and Owners Association for Deerfield by and between Board of Directors of the Deerfield Master Association, a Georgia nonprofit corporation and Deerfield Development Review Committee, dated as of May 29, 1998, filed for record June 2, 1998 at 12:08 p.m., recorded in Deed Book 24479, Page 186, aforesaid Records.
Comment: Affects subject property, blanket in nature.

TITLE EXCEPTIONS

Chicago Title Insurance Company Commitment number 7251210–231919094 with an effective date of March 29, 2024 at 1:33 p.m. was used in the preparation of this survey and the listed exceptions are as follows:

13. Flood Plain Indemnification [sic] from Deerfield Park, LLC c/o Hines Interests to Fulton County, a political subdivision of the State of Georgia, dated November 5, 1997, filed for record November 6, 1997 at 10:18 a.m., recorded in Deed Book 23387, Page 123, aforesaid Records.
Comment: Affects subject property, blanket in nature.

14. Easement Agreement by and between Deerfield Park, LLC, a Georgia limited liability company and Deerfield Master Association, a Georgia nonprofit corporation, dated as of March 25, 1998, filed for record April 1, 1998 at 12:12 p.m., recorded in Deed Book 24183, Page 107, aforesaid Records; as amended by that certain Amended and Restated Easement Agreement by and between Deerfield Point, LLC, a Georgia limited liability company, Deerfield Park, LLC, a Georgia limited liability company and Deerfield Master Association, a Georgia nonprofit corporation, dated as of May 29, 1998, filed for record June 2, 1998 at 12:08 p.m., recorded in Deed Book 24479, Page 75, aforesaid Records.
Comment: Affects subject property. Easement is blanket in nature and not plottable.

15. Reciprocal Easement Agreement by and between Deerfield Park, LLC, a Georgia limited liability company and Deerfield Point, LLC, a Georgia limited liability company, dated as of March 25, 1998, filed for record April 1, 1998 at 11:35 a.m., recorded in Deed Book 24183, Page 154, aforesaid Records.
Comment: Affects subject property, as sewer easements are shown on survey.

16. Reciprocal Easement Agreement by and between Deerfield Park, LLC, a Georgia limited liability company and Deerfield Point, LLC, a Georgia limited liability company, dated as of March 25, 1998, filed for record April 1, 1998 at 11:35 a.m., recorded in Deed Book 24183, Page 178, aforesaid Records; as amended by that certain Amended and Restated Reciprocal Easement Agreement by and between Deerfield Park, LLC, a Georgia limited liability company, Deerfield Point, LLC, a Georgia limited liability company and Deerfield Master Association, a Georgia nonprofit corporation, dated as of May 29, 1998, filed for record June 2, 1998 at 12:08 p.m., recorded in Deed Book 24479, Page 1, aforesaid Records.
Comment: Affects subject property, as easements shown on survey.

17. Terms, conditions and obligations as contained in that certain Limited Warranty Deed from BSDAL I Limited Partnership, a Georgia limited partnership to BT Ventures Limited Partnership, a Georgia limited partnership, dated July 27, 1998, filed for record July 31, 1998 at 2:18 p.m., recorded in Deed Book 24865, Page 149, aforesaid Records.
Comment: Affects subject property (Phase I), blanket in nature.
18. Right–of–Way Easement from BT Ventures Limited Partnership to Sawnee Electric Membership Corporation, dated as of December 11, 1998, filed for record January 19, 1999 at 8:30 a.m., recorded in Deed Book 26156, Page 153, aforesaid Records.
Comment: Affects subject property, as shown on a survey. Limits of easement are confusing per Exhibit A.

19. Use restrictions as contained in that certain Limited Warranty Deed from Deerfield Park, LLC, a Georgia limited liability company to BT Ventures Limited Partnership, a Georgia limited partnership, dated February 26, 1999, filed for record March 2, 1999 at 1:26 p.m., recorded in Deed Book 26197, Page 128, aforesaid Records.
Comment: Affects subject property (Phase II), blanket in nature.

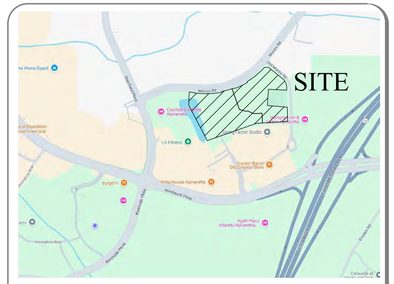
20. Right–of–Way Deed from Chris Schoen to Fulton County, dated March 15, 1999, filed for record May 6, 1999 at 11:46 a.m., recorded in Deed Book 26576, Page 101, aforesaid Records.
Comment: Affects subject property (Phase II), as right of way shown on survey.

21. Easement from BT Ventures, Limited Partnership to Georgia Power Company, filed for record July 23, 1999 at 8:30 a.m., recorded in Deed Book 27351, Page 333, aforesaid Records.
Comment: May or may not affect subject property, exhibit was not attached to the deed.
NOTE: There is no Exhibit attached to the above Easement.

22. Sewer Easement from Deerfield Holdings, L.P. to Fulton County, a political subdivision of the State of Georgia, dated June 24, 2003, filed for record September 10, 2003 at 11:27 a.m., recorded in Deed Book 35938, Page 621, aforesaid Records.
Comment: Affects subject property, as easement shown on survey.

23. Agreement by and between Deerfield Holdings, L.P., a Georgia limited partnership and Windward Exchange, LLC, a Georgia limited liability company, dated as of August 18, 2004, filed for record December 15, 2004 at 8:21 a.m., recorded in Deed Book 39031, Page 448, aforesaid Records; as assigned by that certain Assignment of Agreement from Windward Exchange, LLC, a Georgia limited liability company to Windward Star Associates, LLC, a Georgia limited liability company, dated as of December 15, 2004, filed for record December 15, 2004 at 8:21 a.m., recorded in Deed Book 39031, Page 465, aforesaid Records.
Comment: Does not affect subject property. Property described in above referenced deed located south of the subject property.

24. Those matters as shown on that certain survey entitled "ALTA/NSPS Land Title Survey To: Deerfield Office Center LLC, a Florida limited liability company; Kevin A. Denti, P.A.; Florida Community Bank, NA, its successors and assigns; and Chicago Title Insurance Company", prepared by Metro Engineering & Surveying Co., Inc., bearing the seal and certification of James R. Green, Georgia Registered Land Surveyor No. 2543, dated May 8, 2017, last revised June 1, 2017, being designated as Job No. 14073, being the following:
(a) 60 inch reinforced concrete pipe crosses northern and western boundary lines of Phase 1;
(b) 36 inch reinforced concrete pipe crosses northern boundary line of Phase 2;
(c) 24 inch reinforced concrete pipe crosses northeastern boundary line of Phase 2;
(d) Four–foot wood fence crosses southern boundary line of Phase 2;
(e) Building encroaches 1.1 feet onto Phase 1; and
(f) Building encroaches over 50 foot building setback line along Morris Road Extension.
Comment: Affects subject property, blanket in nature.



SITE MAP (NTS)

ALTA/NSPS LAND TITLE SURVEY – TABLE "A" ITEMS

1. MONUMENTS PLACED OR FOUND AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, AND SHOWN HEREON.

2. ADDRESS(ES) OF THE SURVEYED PROPERTY: 12725 & 12735 MORRIS ROAD, ALPHARETTA, GEORGIA 30004

3. FLOOD ZONE INFORMATION IS INCLUDED IN GENERAL NOTES, NOTE 2.

4. GROSS LAND AREA OF SUBJECT PROPERTY IS 14.976 ACRES.

6(A). IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

6(B). IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER.

7(A)(1). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN HEREON.

7(C). MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE SHOWN HEREON.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SOWN HEREON.

9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES IS SHOWN HEREON.

10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

11. OBSERVED EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY LOCATED AND SHOWN HEREON. NO ADDITIONAL LOCATE OR INVESTIGATION OF UTILITIES REQUESTED BY THE CLIENT.

13. ADJACENT OWNER INFORMATION IS SHOWN HEREON AS REQUIRED BY GEORGIA STANDARDS.

14. DISTANCE FROM PROPERTY TO INTERSECTION OF THE (NEAREST STREET) IS SHOWN HEREON.

16. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TOPCON TOTAL STATION "ES103", "ES105", GEOMAX ZOOM90 ROBOTIC STATATION, A GEOMAX ZENIUS800 SERIES DATA COLLECTOR, eGPS 20TL GNSS RECEIVER WITH A SITE–LOCALIZED RTK NETWORK, AND HAS A RELATIVE POSITIONAL ACCURACY OF 0.1 FEET.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 569,456 FEET.

To McKINLEY HOMES AND CHICAGO 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 1–4, 8, 9, 10, 13, and 16 of Table A thereof. The field work was completed on: 02/24/2025

Date of Map or Plat: 02/20/2025

_____
Surveyor's Signature

_____
Printed name

SHEET 3 OF 4
DRAWN BY: MS
CHECKED BY: JMH
FILE NO: 14073
DATE: 02/24/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 2/20/25
0 25 50 100

ALTA/NSPS LAND TITLE SURVEY
FOR
McKINLEY HOMES
AND
CHICAGO TITLE INSURANCE COMPANY

LAND LOT(S) 1118 DISTRICT 2ND SECTION
FULTON COUNTY GEORGIA

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-1480 www.peceng.com
C.O.A. LSF000004

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LEGAL DESCRIPTION – OVERALL TRACT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1118, of the 2nd District, 2nd Section, Fulton County, Georgia and being more particularly described as follows:

BEGIN at a found iron pin with cap located at the most westerly end of mitered intersection created by the southerly right of way of Morris Road (variable public right of way) and the southwesterly and westerly right of way line of Old Morris Road (variable public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE along said miter thence N84°39'47"E a distance of 50.16 feet to a found iron pin with cap at the most easterly end of said miter; thence along said southwesterly and westerly right of way line of Old Morris Road the following courses and distances: S51°12'16"E a distance of 227.28 feet to a point; along a curve turning to the right with an arc length of 141.41 feet, having a radius of 163.92 feet, being subtended by a chord bearing of S26°29'10"E, and a chord length of 137.07 feet to a point; S01°33'43"E a distance of 32.40 feet to a found 1/2 inch rebar; thence leaving said southwesterly and westerly right of way line of Old Morris Road and proceed N87°18'32"W a distance of 236.02 feet to a found 1/2 inch rebar; thence S04°15'53"W a distance of 208.81 feet to a found iron pin with cap; thence S85°09'27"E a distance of 258.54 feet to a found 1/2 inch rebar on said westerly right of way line of Old Morris Road; thence along said westerly right of way line of Old Morris Road S01°33'56"E a distance of 184.02 feet to a found 1/2 inch rebar; thence leaving said westerly right of way line of Old Morris Road and proceed S86°27'32"W a distance of 324.53 feet to a found iron pin with cap; thence S86°26'07"W a distance of 80.93 feet to a found iron pin with cap; thence S70°37'33"W a distance of 669.92 feet to a found 3/4 inch rebar; thence N27°33'48"W a distance of 518.48 feet to a found hole in concrete sidewalk located along said southerly right of way line of Morris Road; thence along said southerly right of way the following courses and distances: N02°49'10"E a distance of 166.41 feet to a point; S87°30'38"E a distance of 21.97 feet to a point; S78°39'32"E a distance of 70.80 feet to a point; S87°11'22"E a distance of 87.23 feet to a point; along a curve turning to the left with an arc length of 242.53 feet, having a radius of 1010.50 feet, being subtended by a chord bearing of N85°57'44"E, and a chord length of 241.95 feet to a found PK Nail on top of sign; N11°19'44"W a distance of 10.53 feet to a found 'X' mark on concrete sidewalk; along a curve turning to the left with an arc length of 138.41 feet, having a radius of 1000.00 feet, being subtended by a chord bearing of N75°07'55"E, and a chord length of 138.30 feet to a found iron pin with cap; N79°30'44"E a distance of 59.53 feet to a point; along a curve turning to the left with an arc length of 157.35 feet, having a radius of 1017.73 feet, being subtended by a chord bearing of N63°21'40"E, and a chord length of 157.19 feet to a found PK Nail; N30°47'29"W a distance of 10.46 feet to a found 1/2 inch rebar; along a curve turning to the left with an arc length of 289.47 feet, having a radius of 1003.75 feet, being subtended by a chord bearing of N50°34'12"E, and a chord length of 288.47 feet to a found iron pin with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 652,333 square feet or 14.976 acres.

LEGAL DESCRIPTION – TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1118, of the 2nd District, 2nd Section, Fulton County, Georgia and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING COMMENCE at a found iron pin with cap located at the most westerly end of mitered intersection created by the southerly right of way of Morris Road (variable public right of way) and the southwesterly and westerly right of way line of Old Morris Road (variable public right of way); thence along said miter thence N84°39'47"E a distance of 50.16 feet to a found iron pin with cap at the most easterly end of said miter; thence along said southwesterly and westerly right of way line of Old Morris Road the following courses and distances: S51°12'16"E a distance of 227.28 feet to a point; along a curve turning to the right with an arc length of 141.41 feet, having a radius of 163.92 feet, being subtended by a chord bearing of S26°29'10"E, and a chord length of 137.07 feet to a point; S01°33'43"E a distance of 32.40 feet to a found 1/2 inch rebar; thence leaving said southwesterly and westerly right of way line of Old Morris Road and proceed N87°18'32"W a distance of 236.02 feet to a found 1/2 inch rebar; thence S04°15'53"W a distance of 208.81 feet to a found iron pin with cap; thence S85°09'27"E a distance of 258.54 feet to a found 1/2 inch rebar on said westerly right of way line of Old Morris Road; thence along said westerly right of way line of Old Morris Road S01°33'56"E a distance of 184.02 feet to a found 1/2 inch rebar; thence leaving said westerly right of way line of Old Morris Road and proceed S86°27'32"W a distance of 324.53 feet to a found iron pin with cap, said rebar being the TRUE POINT OF BEGINNING;

With the TRUE POINT OF BEGINNING thus established thence S86°26'07"W a distance of 80.93 feet to a found iron pin with cap; thence S70°37'33"W a distance of 669.92 feet to a found 3/4 inch rebar; thence N27°33'48"W a distance of 518.48 feet to a found hole in concrete sidewalk located along said southerly right of way line of Morris Road; thence along said southerly right of way the following courses and distances: N02°49'10"E a distance of 166.41 feet to a point; S87°30'38"E a distance of 21.97 feet to a point; S78°39'32"E a distance of 70.80 feet to a point; S87°11'22"E a distance of 87.23 feet to a point; along a curve turning to the left with an arc length of 242.53 feet, having a radius of 1010.50 feet, being subtended by a chord bearing of N85°57'44"E, and a chord length of 241.95 feet to a found PK Nail on top of sign; N11°19'44"W a distance of 10.53 feet to a found 'X' mark on concrete sidewalk; along a curve turning to the left with an arc length of 138.41 feet, having a radius of 1000.00 feet, being subtended by a chord bearing of N75°07'55"E, and a chord length of 138.30 feet to a found iron pin with cap; thence leaving said southerly right of way of Morris Road and proceed S19°31'07"E a distance of 285.05 feet to a found 1/2 inch rebar; thence S75°07'34"E a distance of 88.50 feet to a point; thence N72°58'02"E a distance of 18.26 feet to a point; thence S66°09'58"E a distance of 88.16 feet to a found PK Nail; thence N86°45'25"E a distance of 106.67 feet to a found PK Nail; thence S03°27'58"E a distance of 126.87 feet to a found iron pin with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 363,525 square feet or 8.345 acres.

LEGAL DESCRIPTION – TRACT 2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1118, of the 2nd District, 2nd Section, Fulton County, Georgia and being more particularly described as follows:

BEGIN at a found iron pin with cap located at the most westerly end of mitered intersection created by the southerly right of way of Morris Road (variable public right of way) and the southwesterly and westerly right of way line of Old Morris Road (variable public right of way), said rebar being the TRUE POINT OF BEGINNING;

THENCE along said miter thence N84°39'47"E a distance of 50.16 feet to a found iron pin with cap at the most easterly end of said miter; thence along said southwesterly and westerly right of way line of Old Morris Road the following courses and distances: S51°12'16"E a distance of 227.28 feet to a point; along a curve turning to the right with an arc length of 141.41 feet, having a radius of 163.92 feet, being subtended by a chord bearing of S26°29'10"E, and a chord length of 137.07 feet to a point; S01°33'43"E a distance of 32.40 feet to a found 1/2 inch rebar; thence leaving said southwesterly and westerly right of way line of Old Morris Road and proceed N87°18'32"W a distance of 236.02 feet to a found 1/2 inch rebar; thence S04°15'53"W a distance of 208.81 feet to a found iron pin with cap; thence S85°09'27"E a distance of 258.54 feet to a found 1/2 inch rebar on said westerly right of way line of Old Morris Road; thence along said westerly right of way line of Old Morris Road S01°33'56"E a distance of 184.02 feet to a found 1/2 inch rebar; thence leaving said westerly right of way line of Old Morris Road and proceed S86°27'32"W a distance of 324.53 feet to a found iron pin with cap; thence N03°27'58"W a distance of 126.87 feet to a found PK Nail; thence S86°45'25"W a distance of 106.67 feet to a found PK Nail; thence N66°09'58"W a distance of 88.16 feet to a point; thence S72°58'02"W a distance of 18.26 feet to a point; thence N75°07'34"W a distance of 88.50 feet to a found 1/2 inch rebar; thence N19°31'07"W a distance of 285.05 feet to a found iron pin with cap located along said southerly right of way line of Morris Road; thence along said southerly right of way the following courses and distances: N79°30'44"E a distance of 59.53 feet to a point; along a curve turning to the left with an arc length of 157.35 feet, having a radius of 1017.73 feet, being subtended by a chord bearing of N63°21'40"E, and a chord length of 157.19 feet to a found PK Nail; N30°47'29"W a distance of 10.46 feet to a found 1/2 inch rebar; along a curve turning to the left with an arc length of 289.47 feet, having a radius of 1003.75 feet, being subtended by a chord bearing of N50°34'12"E, and a chord length of 288.47 feet to a found iron pin with cap, said rebar being the TRUE POINT OF BEGINNING.

Tract or parcel contains 288,808 square feet or 6.630 acres.

SHEET 4 OF 4
DRAWN BY: MS
CHECKED BY: JNH
FILE NO.: 24137.00
DATE: 02/24/2025
SCALE: 1" = 50'
DATE OF FIELD WORK: 2/20/25
0 25 50 100

ALTA/NSPS LAND TITLE SURVEY
FOR
MCKINLEY HOMES
AND
CHICAGO TITLE INSURANCE COMPANY

FULTON COUNTY GEORGIA

LAND LOT(S) 1118
DISTRICT 2ND, 2ND SECTION

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092
(770)447-1514 WWW.PECF.US
C.O.A.-LSF000004

Know what's below. Call before you dig.

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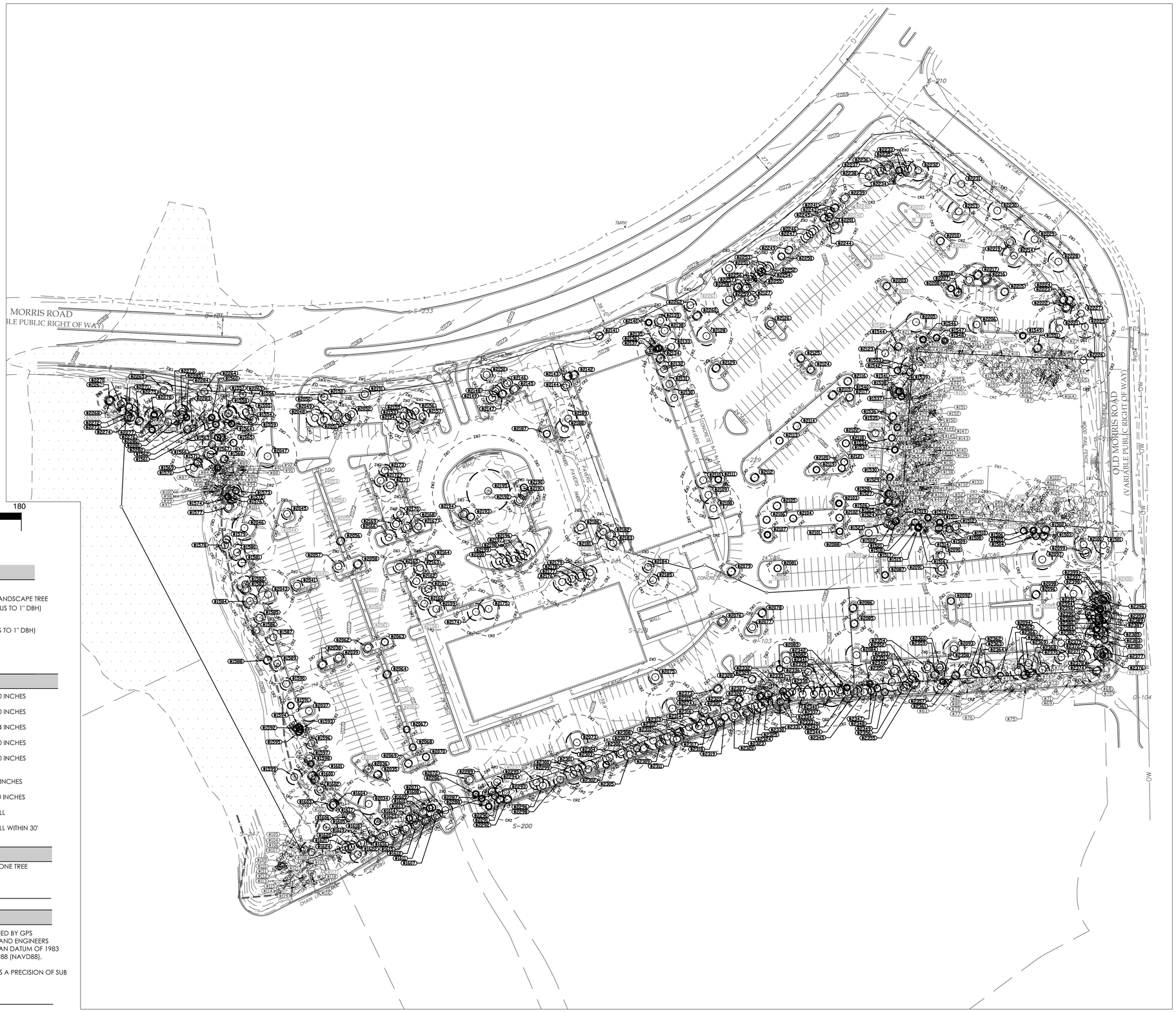

TREE LEGEND

SPECIMEN TREE - TREE OF QUALITY- LANDSCAPE TREE - BOUNDARY TREE & CRZ (1.3' RADIUS TO 1" DBH)

STRUCTURAL ROOT PLATE .5' RADIUS TO 1" DBH)

DDH/ POOR TREE

RECORDED TREE SIZE:

SWEETGUM AND POPLAR TREES	30 INCHES
PINE TREES	30 INCHES
ALL OTHER TREES	24 INCHES
CONIFEROUS TREES	20 INCHES
BEECH, TUPELO, PERSIMMON, SASSAFRAS MAGNOLIA	20 INCHES
FLOWERING UNDERSTORY TREES	8 INCHES
SOURWOOD TREES	10 INCHES
LANDSCAPED TREES	ALL
BOUNDARY TREES	ALL WITHIN 30'

SPECIMEN TREE NOTE

SPECIMEN TREE REPORT COMPLETED 10-1-2025 BY ROOT ZONE TREE CONSULTANTS:
JAMES MAHONEY
ISA CERTIFIED ARBORIST SO #10291A

ADDITIONAL NOTES

1. THE TREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN OCTOBER 2025, NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
2. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A PRECISION OF SUB 1-METER.
3. EQUIPMENT USED:
HORIZONTAL - TRIMBLE DA2 SERIES

MORRIS RD

FOR
MCKINLEY HOMES
655 ENGINEERING DRIVE, SUITE 208,
PEACHTREE CORNERS, GA 30092

MORRIS RD (12725 & 12735), ALPHARETTA GA, 30004

ROOT ZONE TREE CONSULTANTS
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (678) 684-6202 WWW.RZCONSULTANTS.COM
A DIVISION OF PLANNERS AND ENGINEERS COLLABORATIVE WWW.PECATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION

TREE SURVEY

DATE: 10-1-2025
PROJECT: 24137.00

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

SHEET #
S1
OF

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SPECIMEN TREE DATA			
TREE #	DBH "	SPECIES	Quality
1553	31	SOUTHERN RED OAK	GOOD
1555	23	MAGNOLIA	GOOD
1557	24	MAGNOLIA	GOOD
1562	27	RIVER BIRCH	GOOD
1566	25	CHERRY	GOOD
1570	22	BLACK WILLOW	GOOD
1580	21	MAGNOLIA	GOOD
1582	22	MAGNOLIA	GOOD
1587	20	MAGNOLIA	GOOD
1589	20	MAGNOLIA	GOOD
1599	20	MAGNOLIA	GOOD
1605	28	TUPELO	GOOD
1624	29	BLACK WILLOW	GOOD
2034	28	WILLOW OAK	GOOD
2037	27	WILLOW OAK	GOOD
2043	25	WILLOW OAK	GOOD
2046	32	WILLOW OAK	GOOD
2047	29	WILLOW OAK	GOOD
2048	23	MAGNOLIA	GOOD
2073	28	WILLOW OAK	GOOD
2074	27	WILLOW OAK	GOOD
2084	28	WILLOW OAK	GOOD
2088	24	WILLOW OAK	GOOD
2093	28	WILLOW OAK	GOOD
2094	24	WILLOW OAK	GOOD
2097	26	WILLOW OAK	GOOD
2100	25	SWEETGUM	GOOD
2108	27	WILLOW OAK	GOOD
2123	26	WILLOW OAK	GOOD
2128	25	WILLOW OAK	GOOD
2153	21	MAGNOLIA	GOOD
2156	21	MAGNOLIA	GOOD
2188	24	WILLOW OAK	GOOD
2190	9	KOUSA DOGWOOD	GOOD
2191	14	KOUSA DOGWOOD	GOOD
2192	14	KOUSA DOGWOOD	GOOD
2193	10	KOUSA DOGWOOD	GOOD
2194	14	KOUSA DOGWOOD	GOOD
2195	56	WATER OAK	FAIR
2205	26	WILLOW OAK	GOOD
2213	29	WILLOW OAK	GOOD
2214	31	WILLOW OAK	GOOD
2221	26	WILLOW OAK	GOOD
2225	29	WILLOW OAK	GOOD
2226	29	WILLOW OAK	GOOD
2227	27	WILLOW OAK	GOOD
2228	27	WILLOW OAK	GOOD
2229	26	WILLOW OAK	GOOD
2230	24	WILLOW OAK	GOOD
2231	31	WILLOW OAK	GOOD
2232	27	MAGNOLIA	GOOD
2238	26	MAGNOLIA	GOOD
2248	10	KOUSA DOGWOOD	POOR
2249	10	KOUSA DOGWOOD	GOOD
2250	9	KOUSA DOGWOOD	GOOD
2263	24	RED MAPLE	GOOD
2277	24	RIVER BIRCH	GOOD
2279	28	PINE	GOOD
2280	28	RIVER BIRCH	GOOD
2283	32	RIVER BIRCH	GOOD
2293	28	CEDAR	GOOD
2297	20	CEDAR	DDH
2299	26	CEDAR	GOOD
2300	20	CEDAR	GOOD
2301	23	CEDAR	GOOD
2308	23	CEDAR	GOOD
2310	20	CEDAR	GOOD
2313	23	CEDAR	GOOD
2317	26	CEDAR	GOOD
2331	28	CEDAR	GOOD
2333	23	CEDAR	GOOD
2335	23	CEDAR	GOOD
2337	26	CEDAR	GOOD
2338	29	CEDAR	GOOD
2339	25	CEDAR	GOOD
2340	32	CEDAR	GOOD
2343	26	CEDAR	GOOD
2350	24	SHUMARD OAK	GOOD
2364	21	MAGNOLIA	GOOD
2366	20	MAGNOLIA	GOOD
2369	25	MAGNOLIA	GOOD
2382	30	PINE	GOOD
2392	34	PINE	GOOD

LANDSCAPE TREE DATA			
TREE #	DBH "	SPECIES	Quality
1501	23	CHERRY	GOOD
1502	11	PINE	GOOD
1503	10	PINE	GOOD
1504	9	PINE	GOOD
1505	7	PINE	GOOD
1506	8	PINE	GOOD
1507	7	CHERRY	DDH
1508	9	SWEETGUM	GOOD
1509	12	SWEETGUM	GOOD
1510	13	PINE	GOOD
1511	7	SWEETGUM	GOOD
1512	7	SWEETGUM	GOOD
1513	7	CHERRY	GOOD
1514	6	POPLAR	GOOD
1515	8	CHERRY	GOOD
1516	7	RED MAPLE	GOOD
1517	7	PINE	GOOD
1518	8	PINE	GOOD
1519	6	PINE	GOOD
1520	15	PAULONIA	INVASIVE
1521	10	PINE	GOOD
1522	13	PINE	GOOD
1523	13	PINE	GOOD
1524	9	PINE	GOOD
1525	13	PINE	GOOD
1526	9	PINE	GOOD
1527	14	PINE	GOOD
1528	7	SWEETGUM	GOOD
1529	6	PINE	GOOD
1530	7	SWEETGUM	GOOD
1531	8	PINE	DDH
1532	7	PINE	GOOD
1533	10	PINE	DDH
1534	8	PINE	GOOD
1535	8	PINE	GOOD
1536	11	PINE	GOOD
1537	8	PINE	GOOD
1538	8	PINE	GOOD
1539	9	PINE	GOOD
1540	13	PINE	GOOD
1541	10	TUPELO	GOOD
1542	8	PINE	GOOD
1543	8	PINE	DDH
1544	10	PINE	GOOD
1545	7	PINE	DDH
1546	7	PINE	GOOD
1547	8	PINE	GOOD
1548	6	PINE	GOOD
1549	7	PINE	GOOD
1550	8	PINE	DDH
1551	12	PINE	GOOD
1552	8	PINE	DDH
1554	14	MAGNOLIA	GOOD
1556	19	MAGNOLIA	GOOD
1558	18	MAGNOLIA	GOOD
1559	7	SWEETGUM	GOOD
1560	7	PINE	GOOD
1561	8	CHERRY	GOOD
1563	8	SWEETGUM	GOOD
1564	10	SWEETGUM	GOOD
1565	9	CHERRY	GOOD
1567	16	bald cypress	GOOD
1568	10	bald cypress	GOOD
1569	12	RED MAPLE	GOOD
1571	6	CHERRY	GOOD
1572	26	POPLAR	GOOD
1573	8	SWEETGUM	GOOD
1574	14	PINE	GOOD
1575	8	PINE	DDH
1576	7	POPLAR	GOOD
1577	13	SWEETGUM	GOOD
1578	16	PINE	GOOD
1579	10	CHERRY	GOOD
1581	11	MAGNOLIA	GOOD
1583	13	MAGNOLIA	GOOD
1584	19	MAGNOLIA	GOOD
1585	15	MAGNOLIA	GOOD
1586	13	MAGNOLIA	GOOD
1588	11	MAGNOLIA	GOOD
1590	16	PINE	GOOD
1591	8	PINE	GOOD
1592	7	WATER OAK	GOOD
1593	7	CHERRY	GOOD
1594	7	RED MAPLE	GOOD
1595	7	PINE	GOOD
1596	15	WATER OAK	GOOD
1597	14	PINE	GOOD
1598	6	WATER OAK	GOOD
1600	12	PINE	GOOD
1601	12	WATER OAK	GOOD
1602	15	MAGNOLIA	GOOD
1603	16	MAGNOLIA	GOOD
1604	12	MAGNOLIA	GOOD
1606	13	MAGNOLIA	GOOD
1607	15	SHUMARD OAK	GOOD
1608	9	CHERRY	GOOD
1609	8	WATER OAK	GOOD
1610	13	WATER OAK	GOOD
1611	13	SHUMARD OAK	GOOD
1612	14	SHUMARD OAK	GOOD
1613	15	PINE	GOOD

LANDSCAPE TREE DATA			
TREE #	DBH "	SPECIES	Quality
1614	8	CHERRY	GOOD
1615	16	SHUMARD OAK	GOOD
1616	15	SHUMARD OAK	GOOD
1617	14	SHUMARD OAK	GOOD
1618	12	SHUMARD OAK	GOOD
1619	14	SHUMARD OAK	GOOD
1620	16	SHUMARD OAK	GOOD
1621	16	SHUMARD OAK	GOOD
1622	21	POPLAR	GOOD
1623	8	CHERRY	GOOD
2035	11	SILVER MAPLE	GOOD
2036	13	SILVER MAPLE	GOOD
2038	12	SILVER MAPLE	GOOD
2039	13	SILVER MAPLE	GOOD
2040	12	SILVER MAPLE	POOR
2041	14	SILVER MAPLE	GOOD
2042	11	SILVER MAPLE	POOR
2044	19	SILVER MAPLE	POOR
2045	14	SILVER MAPLE	GOOD
2049	18	MAGNOLIA	GOOD
2050	14	MAGNOLIA	GOOD
2051	14	MAGNOLIA	GOOD
2052	16	MAGNOLIA	GOOD
2053	7	RED MAPLE	POOR
2054	8	RED MAPLE	POOR
2055	9	RED MAPLE	POOR
2056	11	RED MAPLE	FAIR
2057	15	SILVER MAPLE	FAIR
2058	12	SILVER MAPLE	GOOD
2059	12	RED MAPLE	POOR
2060	10	RED MAPLE	POOR
2061	11	RED MAPLE	POOR
2062	13	SILVER MAPLE	GOOD
2063	9	SILVER MAPLE	GOOD
2064	11	RED MAPLE	FAIR
2065	9	RED MAPLE	POOR
2066	9	RED MAPLE	POOR
2067	8	RED MAPLE	FAIR
2068	9	RED MAPLE	GOOD
2069	10	SILVER MAPLE	GOOD
2070	9	SILVER MAPLE	GOOD
2071	19	SHUMARD OAK	GOOD
2072	13	SILVER MAPLE	GOOD
2075	18	SILVER MAPLE	GOOD
2076	13	SILVER MAPLE	GOOD
2077	14	SILVER MAPLE	GOOD
2078	11	SILVER MAPLE	GOOD
2079	11	SILVER MAPLE	GOOD
2080	12	SILVER MAPLE	POOR
2081	9	SILVER MAPLE	GOOD
2082	21	WILLOW OAK	GOOD
2083	8	MAGNOLIA	GOOD
2085	10	SILVER MAPLE	GOOD
2086	11	SILVER MAPLE	GOOD
2087	8	SILVER MAPLE	GOOD
2089	9	SILVER MAPLE	POOR
2090	22	WILLOW OAK	GOOD
2091	16	WILLOW OAK	GOOD
2092	9	SILVER MAPLE	GOOD
2095	10	SILVER MAPLE	POOR
2096	11	SILVER MAPLE	GOOD
2098	22	WILLOW OAK	GOOD
2099	14	CHERRY	GOOD
2101	8	SILVER MAPLE	GOOD
2102	9	SILVER MAPLE	GOOD
2103	7	SILVER MAPLE	GOOD
2104	9	SILVER MAPLE	GOOD
2105	10	SILVER MAPLE	GOOD
2106	9	SILVER MAPLE	GOOD
2107	7	SILVER MAPLE	GOOD
2109	22	WILLOW OAK	GOOD
2110	21	WILLOW OAK	GOOD
2111	8	SILVER MAPLE	GOOD
2112	11	SILVER MAPLE	GOOD
2113	9	SILVER MAPLE	GOOD
2114	10	SILVER MAPLE	GOOD
2115	12	SILVER MAPLE	GOOD
2116	10	SILVER MAPLE	GOOD
2117	10	SILVER MAPLE	GOOD
2118	9	SILVER MAPLE	GOOD
2119	8	SILVER MAPLE	GOOD
2120	9	CHERRY	GOOD
2121	9	CHERRY	GOOD
2122	21	WILLOW OAK	GOOD
2124	10	SILVER MAPLE	GOOD
2125	11	SILVER MAPLE	GOOD
2126	15	SILVER MAPLE	GOOD
2127	19	WILLOW OAK	GOOD
2129	11	SILVER MAPLE	GOOD
2130	23	WILLOW OAK	GOOD
2131	18	WILLOW OAK	GOOD
2132	20	WILLOW OAK	GOOD
2133	22	WILLOW OAK	GOOD
2134	12	HOLLY	GOOD
2135	7	HOLLY	GOOD
2136	6	HOLLY	GOOD
2137	13	HOLLY	GOOD
2138	15	CHERRY	GOOD
2139	16	CHERRY	GOOD
2140	7	CHERRY	GOOD
2141	10	SILVER MAPLE	GOOD
2142	12	HOLLY	GOOD
2143	11	HOLLY	GOOD
2144	14	HOLLY	GOOD

LANDSCAPE TREE DATA			
TREE #	DBH "	SPECIES	Quality
2145	13	MAGNOLIA	GOOD
2146	14	MAGNOLIA	GOOD
2147	11	MAGNOLIA	GOOD
2148	15	MAGNOLIA	GOOD
2149	16	MAGNOLIA	GOOD
2150	15	SILVER MAPLE	GOOD
2151	15	SILVER MAPLE	GOOD
2152	17	SILVER MAPLE	GOOD
2154	16	MAGNOLIA	GOOD
2155	15	MAGNOLIA	GOOD
2157	17	MAGNOLIA	GOOD
2158	16	SILVER MAPLE	POOR
2159	21	CHERRY	GOOD
2160	16	CHERRY	GOOD
2161	18	CHERRY	GOOD
2162	16	CHERRY	GOOD
2163	17	CHERRY	GOOD
2164	13	SILVER MAPLE	GOOD
2165	16	SILVER MAPLE	GOOD
2166	20	SILVER MAPLE	GOOD
2167	17	SILVER MAPLE	GOOD
2168	14	CHERRY	GOOD
2169	15	CHERRY	GOOD
2170	18	CHERRY	GOOD
2171	17	CHERRY	GOOD
2172	16	CHERRY	GOOD
2173	16	CHERRY	GOOD
2174	22	WILLOW OAK	GOOD
2175	27	WILLOW OAK	GOOD
2176	23	CHERRY	GOOD
2177	17	CHERRY	GOOD
2178	14	CHERRY	GOOD
2179	18	CHERRY	GOOD
2180	12	CHERRY	POOR
2181	18	CHERRY	GOOD
2182	13	CHERRY	GOOD
2183	18	CHERRY	GOOD
2184	15	RED MAPLE	GOOD
2185	15	RED MAPLE	GOOD
2186	17	RED MAPLE	GOOD
2187	9	RED MAPLE	GOOD
2189	22	WILLOW OAK	GOOD
2196	21	CRAPE MYRTLE	GOOD
2197	15	CRAPE MYRTLE	GOOD
2198	18	CRAPE MYRTLE	GOOD
2199	16	CRAPE MYRTLE	GOOD
2200	20	CRAPE MYRTLE	GOOD
2201	21	WILLOW OAK	GOOD
2202	12	SILVER MAPLE	POOR
2203	10	SILVER MAPLE	GOOD
2204	9	SILVER MAPLE	POOR
2205	10	SILVER MAPLE	GOOD
2208	8	SILVER MAPLE	GOOD
2209	12	SILVER MAPLE	POOR
2210	10	SILVER MAPLE	GOOD
2211	11	SILVER MAPLE	POOR
2212	11	SILVER MAPLE	POOR
2215	10	SILVER MAPLE	GOOD
2216	13	CHERRY	GOOD
2217	12	CHERRY	GOOD
2218	14	CHERRY	GOOD
2219	14	PINE	GOOD
2220	11	PINE	DDH
2222	12	PINE	GOOD
2223	11	PINE	GOOD
2224	11	PINE	GOOD
2233	19	MAGNOLIA	GOOD
2234	8	MAGNOLIA	GOOD
2235	15	MAGNOLIA	GOOD
2236	17	MAGNOLIA	GOOD
2237	14	MAGNOLIA	GOOD
2239	13	PINE	GOOD
2240	11	PINE	DDH
2241	11	PINE	GOOD
2242	8	PINE	DDH
2243	13	PINE	GOOD
2244	10	PINE	GOOD
2245	10	PINE	GOOD
2246	16	PINE	GOOD
2247	16	PINE	GOOD
2251	18	SILVER MAPLE	GOOD
2252	16	PINE	GOOD
2253	15	PINE	GOOD
2254	11	PINE	GOOD
2255	14	PINE	GOOD
2256	15	PINE	GOOD
2257	13	PINE	GOOD
2258	11	PINE	GOOD
2259	16	PINE	GOOD
2260	12	CHERRY	GOOD
2261	14	CHERRY	POOR
2262	16	CHERRY	GOOD
2264	19	RED MAPLE	GOOD
2265	22	RED MAPLE	GOOD
2266	21	RED MAPLE	POOR
2267	12	CHERRY	GOOD
2268	12	SWEETGUM	GOOD
2269	8	SWEETGUM	POOR
2270	17	POPLAR	GOOD
2271	10	CHERRY	GOOD
2272	24	PINE	GOOD
2273	11	PINE	GOOD
2274	18	PINE	GOOD

LANDSCAPE TREE DATA			
TREE #	DBH "	SPECIES	Quality
2275	11	SWEETGUM	GOOD
2276	7	RED MAPLE	GOOD
2278	7	PINE	GOOD
2281	16	RIVER BIRCH	GOOD
2282	10	SWEETGUM	GOOD
2284	7	SWEETGUM	GOOD
2285	18	PINE	GOOD
2286	7	MAGNOLIA	GOOD
2287	7	MAGNOLIA	GOOD
2288	7	MAGNOLIA	GOOD
2289	10	CHERRY	GOOD
2290	10	CHERRY	GOOD
2291	11	CHERRY	GOOD
2292	11	CHERRY	GOOD
2294	15	MAGNOLIA	GOOD
2295	18	CEDAR	GOOD
2296	17	CEDAR	GOOD
2298	18	CEDAR	GOOD
2302	8	CHERRY	GOOD
2303	18	CEDAR	GOOD
2304	14	SHUMARD OAK	GOOD
2305	17	SHUMARD OAK	GOOD
2306	9	SHUMARD OAK	GOOD
2307	13	SHUMARD OAK	GOOD
2309	14	SHUMARD OAK	GOOD
2311	18	CEDAR	GOOD
2312	12	CEDAR	GOOD
2314	18	CEDAR	GOOD
2315	16	MAGNOLIA	GOOD
2316	9	SHUMARD OAK	GOOD
2318	13	SHUMARD OAK	GOOD
2319	10	SHUMARD OAK	GOOD
2320	15	SHUMARD OAK	GOOD
2321	10	PINE	GOOD
2322	10	MAGNOLIA	GOOD
2323	13	SHUMARD OAK	GOOD
2324	18	CEDAR	GOOD
2325	19	CEDAR	GOOD
2326	8	PINE	GOOD
2327	11	PINE	GOOD
2328	10	MAGNOLIA	GOOD
2329	14	MAGNOLIA	GOOD
2330	14	CEDAR	GOOD
2332	9	CHERRY	GOOD
2334	16	CEDAR	GOOD
2336	15	MAGNOLIA	GOOD
2341	14	CEDAR	GOOD
2342	7	WILLOW OAK	GOOD
2344	15	CEDAR	GOOD
2345	19	CEDAR	GOOD
2346	6	CHERRY	GOOD
2347	10	CHERRY	GOOD
2348	9	CHERRY	GOOD
2349	9	CHERRY	GOOD
2351	15	PINE	GOOD
2352	15	PINE	GOOD
2353	18	SHUMARD OAK	GOOD
2354	15	PINE	GOOD
2355	13	CHERRY	GOOD
2356	16	SHUMARD OAK	GOOD
2357	19	SHUMARD OAK	GOOD
2358	6	CHERRY	GOOD
2359	12	PINE	GOOD
2360	15	PINE	GOOD
2361	11	PINE	GOOD
2362	26	POPLAR	GOOD
2363	18	MAGNOLIA	GOOD
2365	8	CHERRY	GOOD
2367	12	POPLAR	GOOD
2368	12	POPLAR	GOOD
2370	18	MAGNOLIA	GOOD
2371	18	MAGNOLIA	GOOD
2372	23	WILLOW OAK	GOOD
2373	12	MAGNOLIA	GOOD
2374	12	HONEY LOCUST	GOOD
2375	12	PINE	DDH
2376	19	PINE	GOOD
2377	24	PINE	GOOD
2378	6	PINE	GOOD
2379	19	PINE	GOOD
2380	22	PINE	DDH
2381	9	SWEETGUM	GOOD
2383	18	PINE	GOOD
2384	7	POST OAK	GOOD
2385	22	PINE	GOOD
2386	10	WATER OAK	GOOD
2387	12	PINE	GOOD
2388	11	PINE	GOOD
2389	16	PINE	GOOD
2390	20	PINE	GOOD
2391	8	SWEETGUM	GOOD
2393	6	PINE	GOOD
2394	15	PINE	GOOD
2395	10	PINE	DDH
2396	11	PINE	GOOD
2397	18	PINE	GOOD
2398	14	CHERRY	GOOD
2399	14	CHERRY	GOOD
2400	11	CHERRY	DDH

BOUNDARY TREE DATA			
TREE #	DBH "	SPECIES	Quality
2	6	WATER OAK	GOOD
3	18	PINE	GOOD
4	13	WATER OAK	GOOD
5	16	PINE	GOOD
6	15	WATER OAK	GOOD
7	22	WATER OAK	GOOD
8	16	SWEETGUM	GOOD
9	18	PINE	GOOD
10	9	CHERRY	GOOD
11	6	CHERRY	GOOD
12	14	PINE	GOOD
13	29	PINE	GOOD
14	18	PINE	GOOD
15	13	PINE	GOOD
16	32	PINE	GOOD
17	28	PINE	GOOD
18	15	PINE	GOOD
19	14	PINE	GOOD
20	12	PINE	GOOD
21	22	CHERRY	GOOD
22	27	PINE	GOOD
23	7	PINE	GOOD
24	10	SWEETGUM	GOOD
25	19	CHERRY	GOOD
26	26	NORTHERN RED OAK	GOOD
27	6	SWEETGUM	GOOD
28	14	PINE	GOOD
29	7	SOUTHERN RED OAK	GOOD
30	11	SWEETGUM	GOOD
31	12	PINE	GOOD
32	14	PINE	GOOD
33	17	PINE	GOOD
34	8	POPLAR	GOOD
35	13	SWEETGUM	GOOD
36	6	RED MAPLE	GOOD
37	34	SOUTHERN RED OAK	GOOD
38	9	PINE	GOOD
39	13	PINE	GOOD
40	6	CHERRY	GOOD
41	9	SWEETGUM	DDH
42	18	PINE	GOOD
43	20	PINE	GOOD
44	12	SWEETGUM	GOOD
45	11	PERSIMMON	GOOD
46	14	PINE	GOOD
47	18	SWEETGUM	GOOD
48	9	POPLAR	GOOD
49	17	SWEETGUM	GOOD
50	29	SOUTHERN RED OAK	DDH
51	10	SWEETGUM	GOOD
52	22	PINE	GOOD
53	17	PINE	GOOD
54	10	PINE	GOOD
55	17	TUPELO	GOOD
56	46	POPLAR	GOOD
57	19	PINE	GOOD
58	17	PINE	GOOD
59	8	WATER OAK	GOOD
60	19	PINE	GOOD
61	9	WATER OAK	GOOD
62	10	PINE	DDH
63	21	PINE	GOOD
64	23	PINE	GOOD
65	23	PINE	GOOD
66	12	POPLAR	GOOD
67	27	POPLAR	GOOD
68	11	MAGNOLIA	GOOD
69	10	MAGNOLIA	GOOD
70	9	MAGNOLIA	GOOD
71	16	MAGNOLIA	GOOD
72	12	MAGNOLIA	GOOD

BOUNDARY TREE DATA			
TREE #	DBH "	SPECIES	Quality
73	11	MAGNOLIA	GOOD
74	11	MAGNOLIA	GOOD
75	12	MAGNOLIA	GOOD
76	11	MAGNOLIA	GOOD
77	12	MAGNOLIA	GOOD
78	12	MAGNOLIA	GOOD
79	16	MAGNOLIA	GOOD
80	16	MAGNOLIA	GOOD
81	7	MAGNOLIA	GOOD
82	7	MAGNOLIA	GOOD
83	22	SHUMARD OAK	GOOD
106	9	RED MAPLE	GOOD
107	14	RED MAPLE	GOOD
108	13	SWEETGUM	GOOD
109	22	PINE	GOOD
110	6	RED MAPLE	GOOD
111	6	RED MAPLE	GOOD
112	20	SWEETGUM	GOOD
113	14	SWEETGUM	GOOD
114	7	RIVER BIRCH	GOOD
115	6	RIVER BIRCH	GOOD
116	10	RIVER BIRCH	GOOD
117	8	BRADFORD PEAR	NVASIVE
118	12	RIVER BIRCH	GOOD
119	6	MULBERRY	GOOD
120	5	RIVER BIRCH	GOOD
121	6	MULBERRY	GOOD
122	14	PINE	GOOD
123	19	PINE	GOOD
124	19	WATER OAK	GOOD
125	24	PINE	GOOD
126	18	PINE	GOOD
127	24	PINE	GOOD
128	6	WATER OAK	GOOD
129	12	POPLAR	GOOD
130	19	PINE	GOOD
131	8	WATER OAK	GOOD
132	5	POPLAR	GOOD
133	21	POPLAR	GOOD
134	14	PINE	GOOD
135	9	PINE	DDH
136	14	SWEETGUM	GOOD
137	9	POPLAR	GOOD
138	18	PINE	GOOD
139	20	PINE	GOOD
140	12	SWEETGUM	GOOD
141	15	POPLAR	GOOD
142	8	POPLAR	GOOD
143	8	SWEETGUM	GOOD
144	18	PINE	GOOD
145	19	PINE	GOOD
146	14	PINE	GOOD
147	12	PINE	GOOD
148	4	SWEETGUM	GOOD
149	17	SWEETGUM	GOOD
150	6	SWEETGUM	GOOD
151	11	PINE	GOOD
152	12	PINE	GOOD
153	8	WATER OAK	GOOD
154	9	PINE	GOOD
155	15	PINE	GOOD
156	13	SWEETGUM	POOR
157	21	PINE	GOOD
158	20	PINE	GOOD
159	16	PINE	GOOD
160	19	PINE	GOOD
161	6	PINE	GOOD
162	10	PINE	GOOD
163	21	PINE	GOOD
164	5	PERSIMMON	GOOD
165	16	PINE	GOOD

DENSITY TREE DATA			
TREE #	DBH "	SPECIES	Quality
1	11	RED MAPLE	DDH
84	10	PINE	GOOD
85	11	PINE	GOOD
86	12	PINE	GOOD
87	8	PINE	GOOD
88	12	PINE	GOOD
89	14	PINE	GOOD
90	13	PINE	GOOD
91	15	PINE	GOOD
92	19	PINE	GOOD
93	17	RED MAPLE	GOOD
94	6	RED MAPLE	GOOD
95	8	PINE	GOOD
96	12	PINE	GOOD
97	13	PINE	GOOD
98	6	RED MAPLE	GOOD
99	14	SWEETGUM	GOOD
100	7	RED MAPLE	GOOD
101	7	PINE	GOOD
102	28	POPLAR	GOOD
103	10	RIVER BIRCH	GOOD
104	13	WATER OAK	GOOD
105	8	RED MAPLE	GOOD

MORRIS RD

FOR
MCKINLEY HOMES
655 ENGINEERING DRIVE, SUITE 208,
PEACHTREE CORNERS, GA 30092

MORRIS RD (12726 & 12735), ALPHARETTA GA, 30004

ROOT ZONE TREE CONSULTANTS
350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092 (678) 684-6202 WWW.RZCONSULTANTS.COM
A DIVISION OF PLANNERS AND ENGINEERS COLLABORATIVE WWW.PEC-ATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION

TREE SURVEY

DATE: 10-1-2025
PROJECT: 24137.00

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

SHEET #
S2
OF

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11/07/2025

Shared Parking Analysis

12725 and 12735 Morris Road (+/- 14.976 acres)

PEC+ Project No. 24137.00

Dear Community Development Officials,

This parking analysis pertains to the application to rezone and consolidate the approximately 14.976-acre site at 12725 and 12735 Morris Road in Alpharetta (the "Subject Property," PIDs 22 544011180354 and 22 544011180339) from O-I (Office-Institutional) to MU (Mixed Use), that requires.

Site and Proposal

Under this proposal, the two existing office/institutional buildings totaling 212,000 square feet would continue to operate, with approximately 5,000 square feet of the ground floor space being converted to commercial uses. Approximately 256 surface parking spaces will be redeveloped into a 110 multi-family units and 250 new parking spaces (surface and deck).

The zoning actions requested are below:

- An amendment to the City of Alpharetta zoning map to rezone the Subject Property from O-I to MU (Mixed Use).
- A Future Land Use Map amendment to change the designation from Corporate Office to Mixed Use.
- A variance to UDO Section 2.2.20.D (MU Mixed Use District) to reduce the minimum required site area from 25 acres to 14.976 acres.

Existing Parking Conditions

The existing site currently contains approximately 212,000 square feet of office space served entirely by surface parking. Based on a standard office parking ratio of 1 space per 250 square feet, the existing office use requires approximately 848 spaces.

A review of on-site conditions indicates that the property presently provides 828 surface parking spaces, resulting in a minor deficit of roughly 20 spaces relative to the theoretical code requirement. Despite this technical shortfall, the existing parking supply appears to function adequately for the current office operation, suggesting that actual demand is somewhat lower than the maximum code standard.

Table 1. Existing conditions

Use	**Size / Units**	**Parking Ratio**	**Spaces Required**	**Spaces Provided**	**Surplus / (Deficit)**
Office (existing)	212,000 SF	1 / 250 SF	848	828	(20)
Total	—	—	**848**	**828**	**(20)**

Proposed Redevelopment Summary

Under the proposed redevelopment program, the project includes approximately 207,000 square feet of office, 5,000 square feet of ground-floor retail, and 110 condominium units. Based on applicable parking ratios, the combined total parking requirement for all uses equals 1,079 spaces:

- **Office (207,000 SF at 1/250 SF) → 828 spaces required**
- **Retail (5,000 SF at 1/200 SF) → 25 spaces required**
- **Residential (110 units at 2 spaces per unit + 1:20 guest ratio) → 226 spaces required**

Table 2. Proposed redevelopment scenario (unadjusted requirements)

Use	Size / Units	Parking Ratio	Spaces Required	Spaces Provided	Surplus / (Deficit)
Office (to remain)	207,000 SF	1 / 250 SF	828	—	—
Retail (new)	5,000 SF	1 / 200 SF	25	—	—
Residential (new condos)	110 units	2 / unit + 1:20 guest	226	250	**+24**
Subtotal (Total Code Requirement)	—	—	**1,079**	**822 (250 deck + 572 surface)**	**(257)**

Shared Parking Analysis Summary

A total of 822 parking spaces are provided in the redevelopment plan, consisting of 572 surface spaces and a 250-space residential parking deck. This represents a net deficit of 257 spaces relative to the raw combined code requirements (1,079 – 822 = 257).

However, the zoning ordinance allows shared parking when uses have offsetting peak periods of demand. In this case, the three land uses demonstrate distinctly different peak hours:

- **Office:** Weekdays, 9 AM–5 PM
- **Retail:** Weekdays, 4–7 PM; Weekends, 1–2 PM
- **Residential:** Evenings and overnight (5 PM–8 AM weekdays; 7 PM–9 AM weekends)

Because the residential and retail peaks occur primarily outside of office hours, the site's effective shared demand is substantially lower than the sum of individual requirements. During weekday daytime hours, office demand dominates, while evenings and weekends see increased residential and retail use as office demand falls off.

Accordingly, the 822 provided spaces are likely to function adequately under a shared parking arrangement, especially given the distinct separation in peak activity periods among the uses. That said, **a** modest expansion of the structured parking deck could be considered to provide a small operational

buffer, ensuring adequate supply during transitional periods (e.g., weekday evenings when office users overlap briefly with residents and retail patrons).

Table 3. Shared Parking Summary

Use	Peak Hours (Weekday)	Peak Hours (Weekend)	Required Spaces (Code)	Estimated Effective Demand (Shared)	Notes
Office	9 AM – 5 PM	N/A	828	~828	Dominant weekday daytime use
Retail	4 – 7 PM	1 – 2 PM	25	~20 (shares w/ residential)	Evening and weekend complement office
Residential	5 PM – 8 AM	7 PM – 9 AM	226	~200	Peak opposite office hours
Total (Effective Shared Demand)	—	—	**1,079**	**≈1,048**	Supply = **822** (adequate under shared use; may benefit from minor deck expansion)

Rationale for Shared Parking

UDO Section 2.5.1.A and B require a minimum of 1,079 parking spaces for the combined office, residential, and commercial program on the site. The applicant is requesting approval to provide 822 spaces instead—a reduction of about twenty-three percent. This reduction is not only reasonable, but it is also consistent with the policy direction of both the Horizon 2040 Comprehensive Plan and the Windward Parkway LCI.

Both plans call for creating walkable, mixed-use environments that balance parking supply with modern travel behavior. The Subject Property already benefits from a mix of uses with different peak demand times—residents use spaces most heavily at night and on weekends, while the office component peaks during weekday hours. This natural complementarity means that fewer spaces are needed than if the uses were built in isolation. The site is also located in the heart of the Windward corridor, where existing and planned transportation improvements—vehicular, pedestrian, and bike—will continue to expand mobility choices beyond driving alone.

Perhaps most importantly, the residential building itself will be constructed on what is currently surface parking. Requiring the full 1,079 spaces would undermine the very goals of the City's plans by forcing an overbuilt parking field and discouraging the type of compact, infill redevelopment the LCI envisions. Other Alpharetta projects, including Avalon and Milton Park, have shown that developments with a reduced parking ratio can succeed when they provide a thoughtful mix of uses, high-quality design, and strong connections to surrounding amenities. The same principles apply here.

Conclusion

The applicant and owner respectfully request that the City of Alpharetta Planning Commission, Community Development staff, and Mayor and Council approve and support this shared parking scheme that is supported by the UDC. The proposal will enhance the viability of existing office uses, provide high-quality new housing opportunities, and add small-scale commercial space in a manner consistent with both the Horizon 2040 Comprehensive Plan and the Windward Parkway LCI Strategic Master Plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

SPECIMEN TREE REPORT

City of Alpharetta

Surveyed by: James Mahoney ISA#: SO:10291A

Project # 24137.00

TREE REPORT FOR:

McKinley Homes, 655 Engineering Drive, Suite 208, Peachtree Corners, GA 30092

PROPERTY ADDRESS:

Morris Rd (12725 & 12735), Alpharetta GA, 30004

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. Specifications for these trees are established under the City of Alpharetta's Tree Preservation and Replacement Regulations. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The purpose is to make the city of Alpharetta a more attractive place to live, provide a healthy living environment, and better control of storm water runoff, noise, glare and soil erosion.
The City of Alpharetta Specimen tree specifications are organized by size:

SWEETGUM AND POPLAR TREES 30" DBH
PINE TREES 30" DBH
ALL OTHER TREES 24" DBH
CONIFEROUS TREES 20" DBH
BEECH, TUPELO, PERSIMMON, SASSAFRAS, MAGNOLIA 20" DBH
FLOWERING UNDERSTORY TREES 8" DBH
SOURWOOD TREES 10" DBH

- In addition, all Landscape trees regardless of size

And condition:

Life expectancy greater than 15 years
Relatively sound and solid trunk with no visible decay
No more than one major and several minor dead limbs (hardwoods)
No major insect or pathological problems

Site Location

The site is located in the city of Alpharetta, it is south of Morris road and West of Old Morris road. It is directly north of a shopping plaza and bordered to the west by a LA fitness and a housing complex. The site is currently developed and the majority of the trees onsite are Landscape trees, with a few wild grown Specimen trees along its Boundary as well as one tree that it appears the site was developed around. There is a Cemetery along it's eastern boundary with a large amount of Specimen trees present on it as well as adjacent to it. There is a retention pond along its western Boundary and a small floodplain to the south west just before a retaining wall from the adjacent site. Overall the site appears to be healthy.

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name.

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level. If tree is split, measurement is taken at narrowest point below bifurcation. Measured in inches.

Condition:

Excellent: A specimen tree that is a State Champion and warrants saving at all costs. This classification would be confirmed by the County Arborist and the Georgia Forestry Council.

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

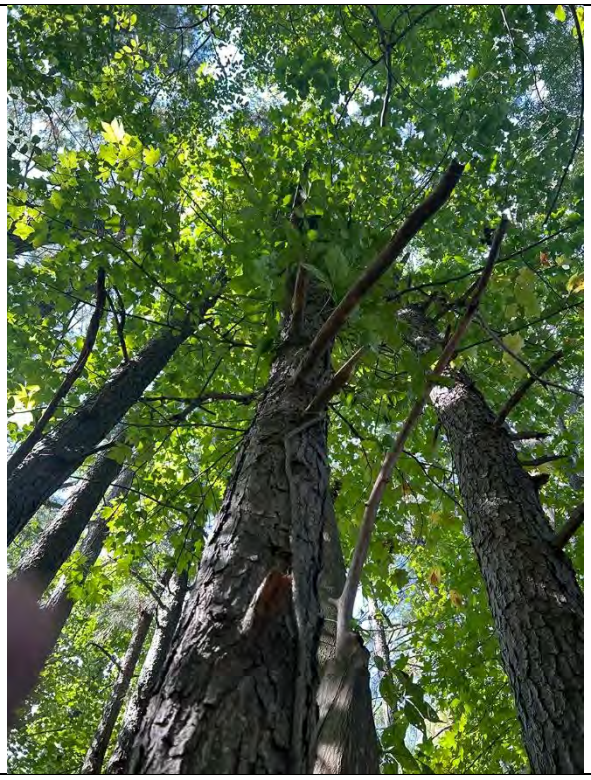
Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 10 years.

DDH: Tree has no bud or leaf production. All limbs are barren and rot is visible, or there is severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.

Invasive: Tree species whose native range is not within the Piedmont classification.

Specimen Tree Summary: Most of the specimen sized trees on site Meet the city of Alpharetta specimen standards for specimen trees.

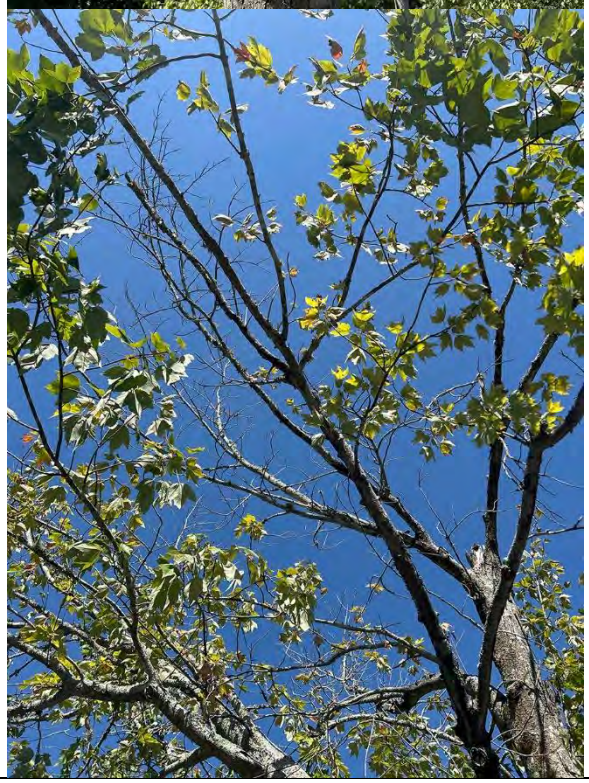
		Tree #1575 is a Pine, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1575 is a DDH Tree. The tree meets this designation due to It being Dead.

Tree #2040 is a Silver Maple, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2040 is a tree of POOR quality. The tree meets this designation due to it having Tip Dieback and it having Fruiting Bodies.

Tree #2042 is a Silver Maple, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2042 is a tree of POOR quality. The tree meets this designation due to it having a Major Trunk Wound and it having Tip Dieback.

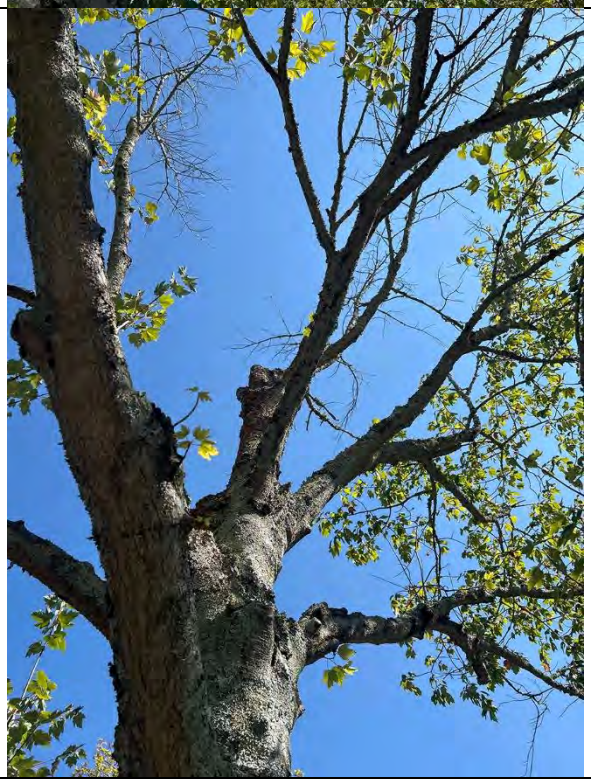
Tree #2044 is a Silver Maple, it has DBH of 19 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2044 is a tree of POOR quality. The tree meets this designation due to it having a Major Trunk Wound and it having Fruiting Bodies.

		Tree #2053 is a Red Maple, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2053 is a tree of POOR quality. The tree meets this designation due to it having a Major Trunk Wound and it having Tip Dieback.



Tree #2054 is a Red Maple, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2054 is a tree of POOR quality. The tree meets this designation due to it having Tip Dieback and it having a Major Trunk Wound.

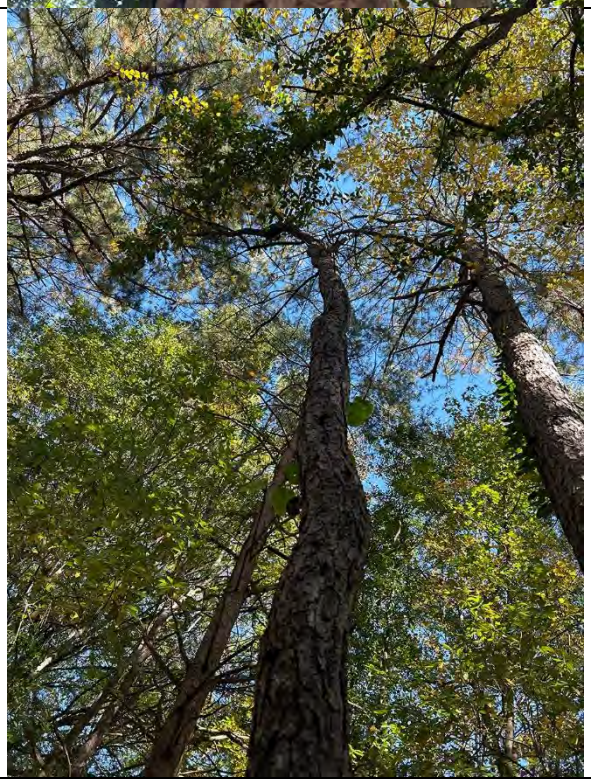
		Tree #2055 is a Red Maple, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2055 is a tree of POOR quality. The tree meets this designation due to it having Tip Dieback.
		Tree #2059 is a Red Maple, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2059 is a tree of POOR quality. The tree meets this designation due to it having Tip Dieback and it having a Major Trunk Wound.

		Tree #2060 is a Red Maple, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2060 is a tree of POOR quality. The tree meets this designation due to it having Tip Dieback and it having a Major Trunk Wound.
		Tree #2061 is a Red Maple, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2061 is a tree of POOR quality. The tree meets this designation due to it having Tip Dieback and it having a Major Trunk Wound.

		Tree #2065 is a Red Maple, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2065 is a tree of POOR quality. The tree meets this designation due to it having a Major Trunk Wound and it having Tip Dieback.
		Tree #2066 is a Red Maple, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2066 is a tree of POOR quality. The tree meets this designation due to it having a Major Trunk Wound and it having Fruiting Bodies.

Tree #2158 is a Silver Maple, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2158 is a tree of POOR quality. The tree meets this designation due to it having a Major Trunk Wound and it having Tip Dieback.

		Tree #4032 is a Pine, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4032 is a tree of POOR quality. The tree meets this designation due to it having a Split with Included Bark.
		Tree #4033 is a Pine, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4033 is a DDH Tree. The tree meets this designation due to It being Dead.

		Tree #4051 is a Pine, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4051 is a DDH Tree. The tree meets this designation due to It being Dead.
		Tree #4161 is a Pine, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4161 is a DDH Tree. The tree meets this designation due to It being Dead.

		Tree #4185 is a Red Maple, it has DBH of 19 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4185 is a DDH Tree. The tree meets this designation due to It being Dead.

TREE DATA					
Tree #	DBH "	Common name	Scientific name	Condition	Status
1554	14	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1554 is a Magnolia, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1554 is a tree of GOOD quality.
1555	23	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1555 is a Magnolia, it has DBH of 23 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1555 is a tree of GOOD quality.
1556	19	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1556 is a Magnolia, it has DBH of 19 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1556 is a tree of GOOD quality.
1557	24	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1557 is a Magnolia, it has DBH of 24 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1557 is a tree of GOOD quality.
1558	18	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1558 is a Magnolia, it has DBH of 18 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1558 is a tree of GOOD quality.
1559	7	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #1559 is a Sweetgum, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1559 is a tree of GOOD quality.
1560	7	PINE	*Pinus spp.*	GOOD	Tree #1560 is a Pine, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1560 is a tree of GOOD quality.
1561	8	CHERRY	*Prunus avium*	GOOD	Tree #1561 is a Cherry, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1561 is a tree of GOOD quality.
1562	27	RIVER BIRCH	*Betula nigra*	GOOD	Tree #1562 is a River Birch, it has DBH of 27 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1562 is a tree of GOOD quality.

1563	8	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #1563 is a Sweetgum, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1563 is a tree of GOOD quality.
1564	10	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #1564 is a Sweetgum, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1564 is a tree of GOOD quality.
1565	9	CHERRY	*Prunus avium*	GOOD	Tree #1565 is a Cherry, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1565 is a tree of GOOD quality.
1566	25	CHERRY	*Prunus avium*	GOOD	Tree #1566 is a Cherry, it has DBH of 25 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1566 is a tree of GOOD quality.
1567	16	BALD CYPRESS	*Taxodium distichum*	GOOD	Tree #1567 is a Blad Cypress, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1567 is a tree of GOOD quality.
1568	10	BALD CYPRESS	*Taxodium distichum*	GOOD	Tree #1568 is a Blad Cypress, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1568 is a tree of GOOD quality.
1569	12	RED MAPLE	*Acer rubrum*	GOOD	Tree #1569 is a Red Maple, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1569 is a tree of GOOD quality.
1570	22	BLACK WILLOW	*Salix nigra*	GOOD	Tree #1570 is a Black Willow, it has DBH of 22 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1570 is a tree of GOOD quality.
1571	6	CHERRY	*Prunus avium*	GOOD	Tree #1571 is a Cherry, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1571 is a tree of GOOD quality.

1572	26	POPLAR	*Liriodendron tulipifera*	GOOD	Tree #1572 is a Poplar, it has DBH of 26 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1572 is a tree of GOOD quality.
1573	8	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #1573 is a Sweetgum, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1573 is a tree of GOOD quality.
1574	14	PINE	*Pinus spp.*	GOOD	Tree #1574 is a Pine, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1574 is a tree of GOOD quality.
1575	8	PINE	*Pinus spp.*	DDH	Tree #1575 is a Pine, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1575 is a DDH Tree. The tree meets this designation due to it being Dead.
1576	7	POPLAR	*Liriodendron tulipifera*	GOOD	Tree #1576 is a Poplar, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1576 is a tree of GOOD quality.
1577	13	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #1577 is a Sweetgum, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1577 is a tree of GOOD quality.
1578	16	PINE	*Pinus spp.*	GOOD	Tree #1578 is a Pine, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1578 is a tree of GOOD quality.
1579	10	CHERRY	*Prunus avium*	GOOD	Tree #1579 is a Cherry, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1579 is a tree of GOOD quality.
1580	21	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1580 is a Magnolia, it has DBH of 21 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1580 is a tree of GOOD quality.

1581	11	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1581 is a Magnolia, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1581 is a tree of GOOD quality.
1582	22	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1582 is a Magnolia, it has DBH of 22 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1582 is a tree of GOOD quality.
1583	13	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1583 is a Magnolia, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1583 is a tree of GOOD quality.
1584	19	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1584 is a Magnolia, it has DBH of 19 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1584 is a tree of GOOD quality.
1585	15	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1585 is a Magnolia, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1585 is a tree of GOOD quality.
1586	13	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1586 is a Magnolia, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1586 is a tree of GOOD quality.
1587	20	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1587 is a Magnolia, it has DBH of 20 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1587 is a tree of GOOD quality.
1588	11	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1588 is a Magnolia, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1588 is a tree of GOOD quality.
1589	20	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1589 is a Magnolia, it has DBH of 20 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1589 is a tree of GOOD quality.

1590	16	PINE	*Pinus spp.*	GOOD	Tree #1590 is a Pine, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1590 is a tree of GOOD quality.
1591	8	PINE	*Pinus spp.*	GOOD	Tree #1591 is a Pine, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1591 is a tree of GOOD quality.
1592	7	WATER OAK	*Quercus nigra*	GOOD	Tree #1592 is a Water Oak, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1592 is a tree of GOOD quality.
1593	7	CHERRY	*Prunus avium*	GOOD	Tree #1593 is a Cherry, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1593 is a tree of GOOD quality.
1594	7	RED MAPLE	*Acer rubrum*	GOOD	Tree #1594 is a Red Maple, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1594 is a tree of GOOD quality.
1595	7	PINE	*Pinus spp.*	GOOD	Tree #1595 is a Pine, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1595 is a tree of GOOD quality.
1596	15	WATER OAK	*Quercus nigra*	GOOD	Tree #1596 is a Water Oak, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1596 is a tree of GOOD quality.
1597	14	PINE	*Pinus spp.*	GOOD	Tree #1597 is a Pine, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1597 is a tree of GOOD quality.
1598	6	WATER OAK	*Quercus nigra*	GOOD	Tree #1598 is a Water Oak, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1598 is a tree of GOOD quality.

1599	20	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1599 is a Magnolia, it has DBH of 20 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1599 is a tree of GOOD quality.
1600	12	PINE	*Pinus spp.*	GOOD	Tree #1600 is a Pine, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1600 is a tree of GOOD quality.
1601	12	WATER OAK	*Quercus nigra*	GOOD	Tree #1601 is a Water Oak, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1601 is a tree of GOOD quality.Multiple broken branches
1602	15	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1602 is a Magnolia, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1602 is a tree of GOOD quality.
1603	16	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1603 is a Magnolia, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1603 is a tree of GOOD quality.
1604	12	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1604 is a Magnolia, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1604 is a tree of GOOD quality.
1605	28	TUPELO	*Nyssa sylvatica*	GOOD	Tree #1605 is a Black Tupelo, it has DBH of 28 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1605 is a tree of GOOD quality.
1606	13	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #1606 is a Magnolia, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1606 is a tree of GOOD quality.
1607	15	SHUMARD OAK	*Quercus shumardii*	GOOD	Tree #1607 is a Shumard Oak, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1607 is a tree of GOOD quality.

1608	9	CHERRY	*Prunus avium*	GOOD	Tree #1608 is a Cherry, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1608 is a tree of GOOD quality.
1609	8	WATER OAK	*Quercus nigra*	GOOD	Tree #1609 is a Water Oak, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1609 is a tree of GOOD quality.
1610	13	WATER OAK	*Quercus nigra*	GOOD	Tree #1610 is a Water Oak, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1610 is a tree of GOOD quality.
1611	13	SHUMARD OAK	*Quercus shumardii*	GOOD	Tree #1611 is a Shumard Oak, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1611 is a tree of GOOD quality.
1612	14	SHUMARD OAK	*Quercus shumardii*	GOOD	Tree #1612 is a Shumard Oak, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1612 is a tree of GOOD quality.
1613	15	PINE	*Pinus spp.*	GOOD	Tree #1613 is a Pine, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1613 is a tree of GOOD quality.
1614	8	CHERRY	*Prunus avium*	GOOD	Tree #1614 is a Cherry, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1614 is a tree of GOOD quality.
1615	16	SHUMARD OAK	*Quercus shumardii*	GOOD	Tree #1615 is a Shumard Oak, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1615 is a tree of GOOD quality.
1616	15	SHUMARD OAK	*Quercus shumardii*	GOOD	Tree #1616 is a Shumard Oak, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1616 is a tree of GOOD quality.

1617	14	SHUMARD OAK	*Quercus shumardii*	GOOD	Tree #1617 is a Shumard Oak, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1617 is a tree of GOOD quality.
1618	12	SHUMARD OAK	*Quercus shumardii*	GOOD	Tree #1618 is a Shumard Oak, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1618 is a tree of GOOD quality.
1619	14	SHUMARD OAK	*Quercus shumardii*	GOOD	Tree #1619 is a Shumard Oak, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1619 is a tree of GOOD quality.
1620	16	SHUMARD OAK	*Quercus shumardii*	GOOD	Tree #1620 is a Shumard Oak, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1620 is a tree of GOOD quality.
1621	16	SHUMARD OAK	*Quercus shumardii*	GOOD	Tree #1621 is a Shumard Oak, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1621 is a tree of GOOD quality.
1622	21	POPLAR	*Liriodendron tulipifera*	GOOD	Tree #1622 is a Poplar, it has DBH of 21 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1622 is a tree of GOOD quality.
1623	8	CHERRY	*Prunus avium*	GOOD	Tree #1623 is a Cherry, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #1623 is a tree of GOOD quality.
2034	28	WILLOW OAK	*Quercus phellos*	GOOD	Tree #2034 is a Willow Oak, it has DBH of 28 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2034 is a tree of GOOD quality.
2035	11	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2035 is a Silver Maple, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2035 is a tree of GOOD quality.

2036	13	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2036 is a Silver Maple, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2036 is a tree of GOOD quality.
2037	27	WILLOW OAK	*Quercus phellos*	GOOD	Tree #2037 is a Willow Oak, it has DBH of 27 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2037 is a tree of GOOD quality.
2038	12	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2038 is a Silver Maple, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2038 is a tree of GOOD quality.
2039	13	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2039 is a Silver Maple, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2039 is a tree of GOOD quality.
2040	12	SILVER MAPLE	*Acer saccharinum*	POOR	Tree #2040 is a Silver Maple, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2040 is a tree of POOR quality. The tree meets this designation due to it having Tip Dieback and it having Fruiting Bodies.
2041	14	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2041 is a Silver Maple, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2041 is a tree of GOOD quality.
2042	11	SILVER MAPLE	*Acer saccharinum*	POOR	Tree #2042 is a Silver Maple, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2042 is a tree of POOR quality. The tree meets this designation due to it having a Major Trunk Wound and it having Tip Dieback.
2043	25	WILLOW OAK	*Quercus phellos*	GOOD	Tree #2043 is a Willow Oak, it has DBH of 25 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2043 is a tree of GOOD quality.
2044	19	SILVER MAPLE	*Acer saccharinum*	POOR	Tree #2044 is a Silver Maple, it has DBH of 19 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2044 is a tree of POOR quality. The tree meets this designation due to it having a Major Trunk Wound and it having Fruiting Bodies.

2045	14	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2045 is a Silver Maple, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2045 is a tree of GOOD quality.
2046	32	WILLOW OAK	*Quercus phellos*	GOOD	Tree #2046 is a Willow Oak, it has DBH of 32 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2046 is a tree of GOOD quality.
2047	29	WILLOW OAK	*Quercus phellos*	GOOD	Tree #2047 is a Willow Oak, it has DBH of 29 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2047 is a tree of GOOD quality.
2048	23	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #2048 is a Magnolia, it has DBH of 23 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2048 is a tree of GOOD quality.
2049	18	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #2049 is a Magnolia, it has DBH of 18 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2049 is a tree of GOOD quality.
2050	14	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #2050 is a Magnolia, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2050 is a tree of GOOD quality.
2051	14	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #2051 is a Magnolia, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2051 is a tree of GOOD quality.
2052	16	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #2052 is a Magnolia, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2052 is a tree of GOOD quality.
2053	7	RED MAPLE	*Acer rubrum*	POOR	Tree #2053 is a Red Maple, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2053 is a tree of POOR quality. The tree meets this designation due to it having a Major Trunk Wound and it having Tip Dieback.

2054	8	RED MAPLE	*Acer rubrum*	POOR	Tree #2054 is a Red Maple, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2054 is a tree of POOR quality. The tree meets this designation due to it having Tip Dieback and it having a Major Trunk Wound.
2055	9	RED MAPLE	*Acer rubrum*	POOR	Tree #2055 is a Red Maple, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2055 is a tree of POOR quality. The tree meets this designation due to it having Tip Dieback.
2056	11	RED MAPLE	*Acer rubrum*	FAIR	Tree #2056 is a Red Maple, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2056 is a tree of FAIR quality.
2057	15	SILVER MAPLE	*Acer saccharinum*	FAIR	Tree #2057 is a Silver Maple, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2057 is a tree of FAIR quality.
2058	12	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2058 is a Silver Maple, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2058 is a tree of GOOD quality.
2059	12	RED MAPLE	*Acer rubrum*	POOR	Tree #2059 is a Red Maple, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2059 is a tree of POOR quality. The tree meets this designation due to it having Tip Dieback and it having a Major Trunk Wound.
2060	10	RED MAPLE	*Acer rubrum*	POOR	Tree #2060 is a Red Maple, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2060 is a tree of POOR quality. The tree meets this designation due to it having Tip Dieback and it having a Major Trunk Wound.
2061	11	RED MAPLE	*Acer rubrum*	POOR	Tree #2061 is a Red Maple, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2061 is a tree of POOR quality. The tree meets this designation due to it having Tip Dieback and it having a Major Trunk Wound.
2062	13	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2062 is a Silver Maple, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2062 is a tree of GOOD quality.

2063	9	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2063 is a Silver Maple, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2063 is a tree of GOOD quality.
2064	11	RED MAPLE	*Acer rubrum*	FAIR	Tree #2064 is a Red Maple, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2064 is a tree of FAIR quality.
2065	9	RED MAPLE	*Acer rubrum*	POOR	Tree #2065 is a Red Maple, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2065 is a tree of POOR quality. The tree meets this designation due to it having a Major Trunk Wound and it having Tip Dieback.
2066	9	RED MAPLE	*Acer rubrum*	POOR	Tree #2066 is a Red Maple, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2066 is a tree of POOR quality. The tree meets this designation due to it having a Major Trunk Wound and it having Fruiting Bodies.
2067	8	RED MAPLE	*Acer rubrum*	FAIR	Tree #2067 is a Red Maple, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2067 is a tree of FAIR quality.
2068	9	RED MAPLE	*Acer rubrum*	GOOD	Tree #2068 is a Red Maple, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2068 is a tree of GOOD quality.
2069	10	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2069 is a Silver Maple, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2069 is a tree of GOOD quality.
2070	9	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2070 is a Silver Maple, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2070 is a tree of GOOD quality.
2071	19	SHUMARD OAK	*Quercus shumardii*	GOOD	Tree #2071 is a Shumard Oak, it has DBH of 19 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2071 is a tree of GOOD quality.

2072	13	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2072 is a Silver Maple, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2072 is a tree of GOOD quality.
2151	15	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2151 is a Silver Maple, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2151 is a tree of GOOD quality.
2152	17	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2152 is a Silver Maple, it has DBH of 17 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2152 is a tree of GOOD quality.
2153	21	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #2153 is a Magnolia, it has DBH of 21 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2153 is a tree of GOOD quality.
2154	16	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #2154 is a Magnolia, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2154 is a tree of GOOD quality.
2155	15	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #2155 is a Magnolia, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2155 is a tree of GOOD quality.
2156	21	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #2156 is a Magnolia, it has DBH of 21 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2156 is a tree of GOOD quality.
2157	17	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #2157 is a Magnolia, it has DBH of 17 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2157 is a tree of GOOD quality.
2158	16	SILVER MAPLE	*Acer saccharinum*	POOR	Tree #2158 is a Silver Maple, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2158 is a tree of POOR quality. The tree meets this designation due to it having a Major Trunk Wound and it having Tip Dieback.

2159	21	CHERRY	*Prunus avium*	GOOD	Tree #2159 is a Cherry, it has DBH of 21 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2159 is a tree of GOOD quality.
2160	16	CHERRY	*Prunus avium*	GOOD	Tree #2160 is a Cherry, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2160 is a tree of GOOD quality.
2161	18	CHERRY	*Prunus avium*	GOOD	Tree #2161 is a Cherry, it has DBH of 18 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2161 is a tree of GOOD quality.
2162	16	CHERRY	*Prunus avium*	GOOD	Tree #2162 is a Cherry, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2162 is a tree of GOOD quality.
2163	17	CHERRY	*Prunus avium*	GOOD	Tree #2163 is a Cherry, it has DBH of 17 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2163 is a tree of GOOD quality.
2164	13	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2164 is a Silver Maple, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2164 is a tree of GOOD quality.
2165	16	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2165 is a Silver Maple, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2165 is a tree of GOOD quality.
2166	20	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2166 is a Silver Maple, it has DBH of 20 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2166 is a tree of GOOD quality.
2167	17	SILVER MAPLE	*Acer saccharinum*	GOOD	Tree #2167 is a Silver Maple, it has DBH of 17 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2167 is a tree of GOOD quality.

2168	14	CHERRY	*Prunus avium*	GOOD	Tree #2168 is a Cherry, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2168 is a tree of GOOD quality.
2169	15	CHERRY	*Prunus avium*	GOOD	Tree #2169 is a Cherry, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2169 is a tree of GOOD quality.
2170	18	CHERRY	*Prunus avium*	GOOD	Tree #2170 is a Cherry, it has DBH of 18 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2170 is a tree of GOOD quality.
2171	17	CHERRY	*Prunus avium*	GOOD	Tree #2171 is a Cherry, it has DBH of 17 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2171 is a tree of GOOD quality.
2172	16	CHERRY	*Prunus avium*	GOOD	Tree #2172 is a Cherry, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2172 is a tree of GOOD quality.
2173	16	CHERRY	*Prunus avium*	GOOD	Tree #2173 is a Cherry, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2173 is a tree of GOOD quality.
2174	22	WILLOW OAK	*Quercus phellos*	GOOD	Tree #2174 is a Willow Oak, it has DBH of 22 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2174 is a tree of GOOD quality.
2175	27	WILLOW OAK	*Quercus phellos*	GOOD	Tree #2175 is a Willow Oak, it has DBH of 27 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2175 is a tree of GOOD quality.
2193	10	KOUSA DOGWOOD	*Cornus kousa*	GOOD	Tree #2193 is a Kousa Dogwood, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2193 is a tree of GOOD quality.

2194	14	KOUSA DOGWOOD	*Cornus kousa*	GOOD	Tree #2194 is a Kousa Dogwood, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2194 is a tree of GOOD quality.
2195	56	WATER OAK	*Quercus nigra*	FAIR	Tree #2195 is a Water Oak, it has DBH of 56 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2195 is a tree of FAIR quality.
2197	15	CRAPE MYRTLE	*Lagerstroemia spp*	GOOD	Tree #2197 is a Crape Myrtle, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2197 is a tree of GOOD quality.
2198	18	CRAPE MYRTLE	*Lagerstroemia spp*	GOOD	Tree #2198 is a Crape Myrtle, it has DBH of 18 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2198 is a tree of GOOD quality.
2199	16	CRAPE MYRTLE	*Lagerstroemia spp*	GOOD	Tree #2199 is a Crape Myrtle, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2199 is a tree of GOOD quality.
2200	20	CRAPE MYRTLE	*Lagerstroemia spp*	GOOD	Tree #2200 is a Crape Myrtle, it has DBH of 20 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2200 is a tree of GOOD quality.
2263	24	RED MAPLE	*Acer rubrum*	GOOD	Tree #2263 is a Red Maple, it has DBH of 24 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2263 is a tree of GOOD quality.
2264	19	RED MAPLE	*Acer rubrum*	GOOD	Tree #2264 is a Red Maple, it has DBH of 19 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2264 is a tree of GOOD quality.
2283	32	RIVER BIRCH	*Betula nigra*	GOOD	Tree #2283 is a River Birch, it has DBH of 32 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2283 is a tree of GOOD quality.

2286	7	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #2286 is a Magnolia, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2286 is a tree of GOOD quality.
2287	7	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #2287 is a Magnolia, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2287 is a tree of GOOD quality.
2288	7	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #2288 is a Magnolia, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2288 is a tree of GOOD quality.
2289	10	CHERRY	*Prunus avium*	GOOD	Tree #2289 is a Cherry, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2289 is a tree of GOOD quality.
2290	10	CHERRY	*Prunus avium*	GOOD	Tree #2290 is a Cherry, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2290 is a tree of GOOD quality.
2291	11	CHERRY	*Prunus avium*	GOOD	Tree #2291 is a Cherry, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2291 is a tree of GOOD quality.
2292	11	CHERRY	*Prunus avium*	GOOD	Tree #2292 is a Cherry, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2292 is a tree of GOOD quality.
2293	28	CEDAR	*Juniperus virginiana*	GOOD	Tree #2293 is a Cedar, it has DBH of 28 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2293 is a tree of GOOD quality.
2294	15	MAGNOLIA	*Magnolia grandiflora*	GOOD	Tree #2294 is a Magnolia, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #2294 is a tree of GOOD quality.

4001	16	RED MAPLE	*Acer rubrum*	FAIR	Tree #4001 is a Red Maple, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4001 is a tree of FAIR quality.
4002	15	PINE	*Pinus spp.*	GOOD	Tree #4002 is a Pine, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4002 is a tree of GOOD quality.
4003	20	PINE	*Pinus spp.*	GOOD	Tree #4003 is a Pine, it has DBH of 20 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4003 is a tree of GOOD quality.
4004	16	PINE	*Pinus spp.*	GOOD	Tree #4004 is a Pine, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4004 is a tree of GOOD quality.
4005	6	RED MAPLE	*Acer rubrum*	FAIR	Tree #4005 is a Red Maple, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4005 is a tree of FAIR quality.
4006	12	PINE	*Pinus spp.*	GOOD	Tree #4006 is a Pine, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4006 is a tree of GOOD quality.
4007	15	PINE	*Pinus spp.*	GOOD	Tree #4007 is a Pine, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4007 is a tree of GOOD quality.
4008	10	PINE	*Pinus spp.*	GOOD	Tree #4008 is a Pine, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4008 is a tree of GOOD quality.
4009	12	PINE	*Pinus spp.*	GOOD	Tree #4009 is a Pine, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4009 is a tree of GOOD quality.

4010	11	PINE	*Pinus spp.*	GOOD	Tree #4010 is a Pine, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4010 is a tree of GOOD quality.
4011	11	PINE	*Pinus spp.*	GOOD	Tree #4011 is a Pine, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4011 is a tree of GOOD quality.
4012	8	PINE	*Pinus spp.*	GOOD	Tree #4012 is a Pine, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4012 is a tree of GOOD quality.
4013	14	PINE	*Pinus spp.*	GOOD	Tree #4013 is a Pine, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4013 is a tree of GOOD quality.
4014	11	PINE	*Pinus spp.*	GOOD	Tree #4014 is a Pine, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4014 is a tree of GOOD quality.
4015	6	RED MAPLE	*Acer rubrum*	GOOD	Tree #4015 is a Red Maple, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4015 is a tree of GOOD quality.
4016	14	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #4016 is a Sweetgum, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4016 is a tree of GOOD quality.
4017	6	RED MAPLE	*Acer rubrum*	GOOD	Tree #4017 is a Red Maple, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4017 is a tree of GOOD quality.
4018	8	PINE	*Pinus spp.*	GOOD	Tree #4018 is a Pine, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4018 is a tree of GOOD quality.

4019	9	PINE	*Pinus spp.*	GOOD	Tree #4019 is a Pine, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4019 is a tree of GOOD quality.
4020	15	PINE	*Pinus spp.*	GOOD	Tree #4020 is a Pine, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4020 is a tree of GOOD quality.
4021	6	PINE	*Pinus spp.*	GOOD	Tree #4021 is a Pine, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4021 is a tree of GOOD quality.
4022	9	PINE	*Pinus spp.*	GOOD	Tree #4022 is a Pine, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4022 is a tree of GOOD quality.
4023	11	PINE	*Pinus spp.*	GOOD	Tree #4023 is a Pine, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4023 is a tree of GOOD quality.
4024	12	PINE	*Pinus spp.*	GOOD	Tree #4024 is a Pine, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4024 is a tree of GOOD quality.
4025	17	PINE	*Pinus spp.*	GOOD	Tree #4025 is a Pine, it has DBH of 17 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4025 is a tree of GOOD quality.
4026	12	PINE	*Pinus spp.*	GOOD	Tree #4026 is a Pine, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4026 is a tree of GOOD quality.
4027	5	CHERRY	*Prunus avium*	GOOD	Tree #4027 is a Cherry, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4027 is a tree of GOOD quality.

4028	12	PINE	*Pinus spp.*	GOOD	Tree #4028 is a Pine, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4028 is a tree of GOOD quality.
4029	9	bald cypress	*Taxodium distichum*	GOOD	Tree #4029 is a Blad Cypress, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4029 is a tree of GOOD quality.
4030	9	RED MAPLE	*Acer rubrum*	GOOD	Tree #4030 is a Red Maple, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4030 is a tree of GOOD quality.
4031	6	RED MAPLE	*Acer rubrum*	GOOD	Tree #4031 is a Red Maple, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4031 is a tree of GOOD quality.
4032	16	PINE	*Pinus spp.*	POOR	Tree #4032 is a Pine, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4032 is a tree of POOR quality. The tree meets this designation due to it having a Split with Included Bark.
4033	4	PINE	*Pinus spp.*	DDH	Tree #4033 is a Pine, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4033 is a DDH Tree. The tree meets this designation due to it being Dead.
4034	10	PINE	*Pinus spp.*	GOOD	Tree #4034 is a Pine, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4034 is a tree of GOOD quality.
4035	6	PINE	*Pinus spp.*	GOOD	Tree #4035 is a Pine, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4035 is a tree of GOOD quality.
4036	15	PINE	*Pinus spp.*	GOOD	Tree #4036 is a Pine, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4036 is a tree of GOOD quality.

4037	9	PINE	*Pinus spp.*	GOOD	Tree #4037 is a Pine, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4037 is a tree of GOOD quality.
4038	13	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #4038 is a Sweetgum, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4038 is a tree of GOOD quality.
4039	4	RED MAPLE	*Acer rubrum*	GOOD	Tree #4039 is a Red Maple, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4039 is a tree of GOOD quality.
4042	9	ALDER	*Alnus spp.*	GOOD	Tree #4042 is an ALDER, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4042 is a tree of GOOD quality.
4043	7	ALDER	*Alnus spp.*	GOOD	Tree #4043 is an ALDER, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4043 is a tree of GOOD quality.
4044	14	PINE	*Pinus spp.*	GOOD	Tree #4044 is a Pine, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4044 is a tree of GOOD quality.
4045	6	RED MAPLE	*Acer rubrum*	GOOD	Tree #4045 is a Red Maple, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4045 is a tree of GOOD quality.
4046	5	RED MAPLE	*Acer rubrum*	GOOD	Tree #4046 is a Red Maple, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4046 is a tree of GOOD quality.
4047	5	HOLLY	*Ilex spp.*	GOOD	Tree #4047 is a Holly, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4047 is a tree of GOOD quality.

4048	12	PINE	*Pinus spp.*	GOOD	Tree #4048 is a Pine, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4048 is a tree of GOOD quality.
4049	7	PINE	*Pinus spp.*	GOOD	Tree #4049 is a Pine, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4049 is a tree of GOOD quality.
4050	18	PINE	*Pinus spp.*	GOOD	Tree #4050 is a Pine, it has DBH of 18 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4050 is a tree of GOOD quality.
4051	6	PINE	*Pinus spp.*	DDH	Tree #4051 is a Pine, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4051 is a DDH Tree. The tree meets this designation due to it being Dead.
4052	8	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #4052 is a Sweetgum, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4052 is a tree of GOOD quality.
4053	4	TUPELO	*Nyssa sylvatica*	GOOD	Tree #4053 is a Black Tupelo, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4053 is a tree of GOOD quality.
4054	8	POPLAR	*Liriodendron tulipifera*	GOOD	Tree #4054 is a Poplar, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4054 is a tree of GOOD quality.
4055	13	PINE	*Pinus spp.*	GOOD	Tree #4055 is a Pine, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4055 is a tree of GOOD quality.
4056	14	PINE	*Pinus spp.*	GOOD	Tree #4056 is a Pine, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4056 is a tree of GOOD quality.

4057	14	PINE	*Pinus spp.*	GOOD	Tree #4057 is a Pine, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4057 is a tree of GOOD quality.
4058	22	PINE	*Pinus spp.*	GOOD	Tree #4058 is a Pine, it has DBH of 22 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4058 is a tree of GOOD quality.
4059	14	PINE	*Pinus spp.*	GOOD	Tree #4059 is a Pine, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4059 is a tree of GOOD quality.
4060	6	PINE	*Pinus spp.*	GOOD	Tree #4060 is a Pine, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4060 is a tree of GOOD quality.
4061	7	PINE	*Pinus spp.*	GOOD	Tree #4061 is a Pine, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4061 is a tree of GOOD quality.
4062	5	POPLAR	*Liriodendron tulipifera*	GOOD	Tree #4062 is a Poplar, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4062 is a tree of GOOD quality.
4063	21	PINE	*Pinus spp.*	GOOD	Tree #4063 is a Pine, it has DBH of 21 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4063 is a tree of GOOD quality.
4064	19	PINE	*Pinus spp.*	GOOD	Tree #4064 is a Pine, it has DBH of 19 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4064 is a tree of GOOD quality.
4065	15	PINE	*Pinus spp.*	GOOD	Tree #4065 is a Pine, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4065 is a tree of GOOD quality.

4066	5	PINE	*Pinus spp.*	GOOD	Tree #4066 is a Pine, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4066 is a tree of GOOD quality.
4067	4	PINE	*Pinus spp.*	GOOD	Tree #4067 is a Pine, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4067 is a tree of GOOD quality.
4068	10	PINE	*Pinus spp.*	GOOD	Tree #4068 is a Pine, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4068 is a tree of GOOD quality.
4069	11	PINE	*Pinus spp.*	GOOD	Tree #4069 is a Pine, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4069 is a tree of GOOD quality.
4070	7	RED MAPLE	*Acer rubrum*	GOOD	Tree #4070 is a Red Maple, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4070 is a tree of GOOD quality.
4071	6	alder	*Alnus spp.*	GOOD	Tree #4071 is an ALDER, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4071 is a tree of GOOD quality.
4072	16	PINE	*Pinus spp.*	GOOD	Tree #4072 is a Pine, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4072 is a tree of GOOD quality.
4074	4	RED MAPLE	*Acer rubrum*	GOOD	Tree #4074 is a Red Maple, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4074 is a tree of GOOD quality.
4075	5	alder	*Alnus spp.*	GOOD	Tree #4075 is an ALDER, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4075 is a tree of GOOD quality.

4076	5	PINE	*Pinus spp.*	GOOD	Tree #4076 is a Pine, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4076 is a tree of GOOD quality.
4077	5	RED MAPLE	*Acer rubrum*	GOOD	Tree #4077 is a Red Maple, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4077 is a tree of GOOD quality.
4078	7	PINE	*Pinus spp.*	GOOD	Tree #4078 is a Pine, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4078 is a tree of GOOD quality.
4079	15	PINE	*Pinus spp.*	GOOD	Tree #4079 is a Pine, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4079 is a tree of GOOD quality.
4080	12	PINE	*Pinus spp.*	GOOD	Tree #4080 is a Pine, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4080 is a tree of GOOD quality.
4081	9	PINE	*Pinus spp.*	GOOD	Tree #4081 is a Pine, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4081 is a tree of GOOD quality.
4082	5	POPLAR	*Liriodendron tulipifera*	GOOD	Tree #4082 is a Poplar, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4082 is a tree of GOOD quality.
4083	8	CHERRY	*Prunus avium*	GOOD	Tree #4083 is a Cherry, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4083 is a tree of GOOD quality.
4084	6	POPLAR	*Liriodendron tulipifera*	GOOD	Tree #4084 is a Poplar, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4084 is a tree of GOOD quality.

4085	11	POPLAR	*Liriodendron tulipifera*	GOOD	Tree #4085 is a Poplar, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4085 is a tree of GOOD quality.
4086	14	POPLAR	*Liriodendron tulipifera*	GOOD	Tree #4086 is a Poplar, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4086 is a tree of GOOD quality.
4087	4	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #4087 is a Sweetgum, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4087 is a tree of GOOD quality.
4088	19	PINE	*Pinus spp.*	GOOD	Tree #4088 is a Pine, it has DBH of 19 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4088 is a tree of GOOD quality.
4089	12	PINE	*Pinus spp.*	GOOD	Tree #4089 is a Pine, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4089 is a tree of GOOD quality.
4090	15	PINE	*Pinus spp.*	GOOD	Tree #4090 is a Pine, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4090 is a tree of GOOD quality.
4091	7	RED MAPLE	*Acer rubrum*	GOOD	Tree #4091 is a Red Maple, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4091 is a tree of GOOD quality.
4092	4	CHERRY	*Prunus avium*	GOOD	Tree #4092 is a Cherry, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4092 is a tree of GOOD quality.
4093	8	PINE	*Pinus spp.*	GOOD	Tree #4093 is a Pine, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4093 is a tree of GOOD quality.

4094	20	PINE	*Pinus spp.*	GOOD	Tree #4094 is a Pine, it has DBH of 20 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4094 is a tree of GOOD quality.
4095	7	PINE	*Pinus spp.*	GOOD	Tree #4095 is a Pine, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4095 is a tree of GOOD quality.
4096	7	PINE	*Pinus spp.*	GOOD	Tree #4096 is a Pine, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4096 is a tree of GOOD quality.
4097	5	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #4097 is a Sweetgum, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4097 is a tree of GOOD quality.
4098	15	PINE	*Pinus spp.*	GOOD	Tree #4098 is a Pine, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4098 is a tree of GOOD quality.
4099	21	PINE	*Pinus spp.*	GOOD	Tree #4099 is a Pine, it has DBH of 21 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4099 is a tree of GOOD quality.
4100	5	CHERRY	*Prunus avium*	GOOD	Tree #4100 is a Cherry, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4100 is a tree of GOOD quality.
4101	6	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #4101 is a Sweetgum, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4101 is a tree of GOOD quality.
4102	5	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #4102 is a Sweetgum, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4102 is a tree of GOOD quality.

4103	4	CHERRY	*Prunus avium*	GOOD	Tree #4103 is a Cherry, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4103 is a tree of GOOD quality.
4104	17	PINE	*Pinus spp.*	GOOD	Tree #4104 is a Pine, it has DBH of 17 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4104 is a tree of GOOD quality.
4105	16	PINE	*Pinus spp.*	GOOD	Tree #4105 is a Pine, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4105 is a tree of GOOD quality.
4106	15	PINE	*Pinus spp.*	GOOD	Tree #4106 is a Pine, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4106 is a tree of GOOD quality.
4107	6	PINE	*Pinus spp.*	GOOD	Tree #4107 is a Pine, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4107 is a tree of GOOD quality.
4108	13	PINE	*Pinus spp.*	GOOD	Tree #4108 is a Pine, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4108 is a tree of GOOD quality.
4109	16	PINE	*Pinus spp.*	GOOD	Tree #4109 is a Pine, it has DBH of 16 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4109 is a tree of GOOD quality.
4110	7	PINE	*Pinus spp.*	GOOD	Tree #4110 is a Pine, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4110 is a tree of GOOD quality.
4111	4	RED MAPLE	*Acer rubrum*	GOOD	Tree #4111 is a Red Maple, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4111 is a tree of GOOD quality.

4112	20	PINE	*Pinus spp.*	GOOD	Tree #4112 is a Pine, it has DBH of 20 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4112 is a tree of GOOD quality.
4113	6	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #4113 is a Sweetgum, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4113 is a tree of GOOD quality.
4114	7	PINE	*Pinus spp.*	GOOD	Tree #4114 is a Pine, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4114 is a tree of GOOD quality.
4115	6	CHERRY	*Prunus avium*	GOOD	Tree #4115 is a Cherry, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4115 is a tree of GOOD quality.
4116	26	PINE	*Pinus spp.*	GOOD	Tree #4116 is a Pine, it has DBH of 26 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4116 is a tree of GOOD quality.
4117	5	TUPELO	*Nyssa sylvatica*	GOOD	Tree #4117 is a Black Tupelo, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4117 is a tree of GOOD quality.
4118	22	PINE	*Pinus spp.*	GOOD	Tree #4118 is a Pine, it has DBH of 22 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4118 is a tree of GOOD quality.
4119	4	HOLLY	*Ilex spp.*	GOOD	Tree #4119 is a Holly, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4119 is a tree of GOOD quality.
4120	17	PINE	*Pinus spp.*	GOOD	Tree #4120 is a Pine, it has DBH of 17 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4120 is a tree of GOOD quality.

4121	13	PINE	*Pinus spp.*	GOOD	Tree #4121 is a Pine, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4121 is a tree of GOOD quality.
4122	11	PINE	*Pinus spp.*	GOOD	Tree #4122 is a Pine, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4122 is a tree of GOOD quality.
4123	10	RED MAPLE	*Acer rubrum*	GOOD	Tree #4123 is a Red Maple, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4123 is a tree of GOOD quality.
4124	14	PINE	*Pinus spp.*	GOOD	Tree #4124 is a Pine, it has DBH of 14 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4124 is a tree of GOOD quality.
4125	4	RED MAPLE	*Acer rubrum*	GOOD	Tree #4125 is a Red Maple, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4125 is a tree of GOOD quality.
4126	8	PINE	*Pinus spp.*	GOOD	Tree #4126 is a Pine, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4126 is a tree of GOOD quality.
4127	13	PINE	*Pinus spp.*	GOOD	Tree #4127 is a Pine, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4127 is a tree of GOOD quality.
4128	19	PINE	*Pinus spp.*	GOOD	Tree #4128 is a Pine, it has DBH of 19 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4128 is a tree of GOOD quality.
4129	4	PINE	*Pinus spp.*	GOOD	Tree #4129 is a Pine, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4129 is a tree of GOOD quality.

4130	9	PINE	*Pinus spp.*	GOOD	Tree #4130 is a Pine, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4130 is a tree of GOOD quality.
4131	17	PINE	*Pinus spp.*	GOOD	Tree #4131 is a Pine, it has DBH of 17 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4131 is a tree of GOOD quality.
4132	5	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #4132 is a Sweetgum, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4132 is a tree of GOOD quality.
4133	11	PINE	*Pinus spp.*	GOOD	Tree #4133 is a Pine, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4133 is a tree of GOOD quality.
4134	6	PINE	*Pinus spp.*	GOOD	Tree #4134 is a Pine, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4134 is a tree of GOOD quality.
4135	20	PINE	*Pinus spp.*	GOOD	Tree #4135 is a Pine, it has DBH of 20 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4135 is a tree of GOOD quality.
4136	4	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #4136 is a Sweetgum, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4136 is a tree of GOOD quality.
4138	8	PINE	*Pinus spp.*	GOOD	Tree #4138 is a Pine, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4138 is a tree of GOOD quality.
4139	7	PINE	*Pinus spp.*	GOOD	Tree #4139 is a Pine, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4139 is a tree of GOOD quality.

4140	17	PINE	*Pinus spp.*	GOOD	Tree #4140 is a Pine, it has DBH of 17 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4140 is a tree of GOOD quality.
4141	7	PINE	*Pinus spp.*	GOOD	Tree #4141 is a Pine, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4141 is a tree of GOOD quality.
4142	15	PINE	*Pinus spp.*	GOOD	Tree #4142 is a Pine, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4142 is a tree of GOOD quality.
4143	20	PINE	*Pinus spp.*	GOOD	Tree #4143 is a Pine, it has DBH of 20 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4143 is a tree of GOOD quality.
4144	13	RED MAPLE	*Acer rubrum*	GOOD	Tree #4144 is a Red Maple, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4144 is a tree of GOOD quality.
4145	10	RED MAPLE	*Acer rubrum*	GOOD	Tree #4145 is a Red Maple, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4145 is a tree of GOOD quality.
4146	8	RED MAPLE	*Acer rubrum*	GOOD	Tree #4146 is a Red Maple, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4146 is a tree of GOOD quality.
4147	20	PINE	*Pinus spp.*	GOOD	Tree #4147 is a Pine, it has DBH of 20 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4147 is a tree of GOOD quality.
4148	12	RED MAPLE	*Acer rubrum*	GOOD	Tree #4148 is a Red Maple, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4148 is a tree of GOOD quality.

4149	5	RED MAPLE	*Acer rubrum*	GOOD	Tree #4149 is a Red Maple, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4149 is a tree of GOOD quality.
4150	4	alder	*Alnus spp.*	GOOD	Tree #4150 is an ALDER, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4150 is a tree of GOOD quality.
4151	24	PINE	*Pinus spp.*	GOOD	Tree #4151 is a Pine, it has DBH of 24 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4151 is a tree of GOOD quality.
4152	12	PINE	*Pinus spp.*	GOOD	Tree #4152 is a Pine, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4152 is a tree of GOOD quality.
4153	9	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #4153 is a Sweetgum, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4153 is a tree of GOOD quality.
4154	11	RED MAPLE	*Acer rubrum*	GOOD	Tree #4154 is a Red Maple, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4154 is a tree of GOOD quality.
4155	9	RED MAPLE	*Acer rubrum*	GOOD	Tree #4155 is a Red Maple, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4155 is a tree of GOOD quality.
4156	13	PINE	*Pinus spp.*	GOOD	Tree #4156 is a Pine, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4156 is a tree of GOOD quality.
4157	7	TUPELO	*Nyssa sylvatica*	GOOD	Tree #4157 is a Black Tupelo, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4157 is a tree of GOOD quality.

4158	17	PINE	*Pinus spp.*	GOOD	Tree #4158 is a Pine, it has DBH of 17 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4158 is a tree of GOOD quality.
4159	7	PINE	*Pinus spp.*	GOOD	Tree #4159 is a Pine, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4159 is a tree of GOOD quality.
4160	21	PINE	*Pinus spp.*	GOOD	Tree #4160 is a Pine, it has DBH of 21 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4160 is a tree of GOOD quality.
4161	6	PINE	*Pinus spp.*	DDH	Tree #4161 is a Pine, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4161 is a DDH Tree. The tree meets this designation due to it being Dead.
4162	6	PINE	*Pinus spp.*	GOOD	Tree #4162 is a Pine, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4162 is a tree of GOOD quality.
4163	6	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #4163 is a Sweetgum, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4163 is a tree of GOOD quality.
4164	5	RED MAPLE	*Acer rubrum*	GOOD	Tree #4164 is a Red Maple, it has DBH of 5 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4164 is a tree of GOOD quality.
4165	10	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #4165 is a Sweetgum, it has DBH of 10 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4165 is a tree of GOOD quality.
4166	9	alder	*Alnus spp.*	GOOD	Tree #4166 is an ALDER, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4166 is a tree of GOOD quality.

4167	20	RED MAPLE	*Acer rubrum*	GOOD	Tree #4167 is a Red Maple, it has DBH of 20 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4167 is a tree of GOOD quality.
4168	12	PINE	*Pinus spp.*	GOOD	Tree #4168 is a Pine, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4168 is a tree of GOOD quality.
4169	17	PINE	*Pinus spp.*	GOOD	Tree #4169 is a Pine, it has DBH of 17 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4169 is a tree of GOOD quality.
4170	6	WATER OAK	*Quercus nigra*	GOOD	Tree #4170 is a Water Oak, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4170 is a tree of GOOD quality.
4171	4	CHERRY	*Prunus avium*	GOOD	Tree #4171 is a Cherry, it has DBH of 4 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4171 is a tree of GOOD quality.
4172	7	RED MAPLE	*Acer rubrum*	GOOD	Tree #4172 is a Red Maple, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4172 is a tree of GOOD quality.
4173	12	RED MAPLE	*Acer rubrum*	GOOD	Tree #4173 is a Red Maple, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4173 is a tree of GOOD quality.
4174	18	RED MAPLE	*Acer rubrum*	GOOD	Tree #4174 is a Red Maple, it has DBH of 18 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4174 is a tree of GOOD quality.
4175	12	RED MAPLE	*Acer rubrum*	GOOD	Tree #4175 is a Red Maple, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4175 is a tree of GOOD quality.

4176	8	RED MAPLE	*Acer rubrum*	GOOD	Tree #4176 is a Red Maple, it has DBH of 8 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4176 is a tree of GOOD quality.
4177	6	RED MAPLE	*Acer rubrum*	GOOD	Tree #4177 is a Red Maple, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4177 is a tree of GOOD quality.
4178	6	RED MAPLE	*Acer rubrum*	GOOD	Tree #4178 is a Red Maple, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4178 is a tree of GOOD quality.
4179	7	RED MAPLE	*Acer rubrum*	GOOD	Tree #4179 is a Red Maple, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4179 is a tree of GOOD quality.
4180	7	RED MAPLE	*Acer rubrum*	GOOD	Tree #4180 is a Red Maple, it has DBH of 7 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4180 is a tree of GOOD quality.
4181	12	SWEETGUM	*Liquidambar styraciflua*	GOOD	Tree #4181 is a Sweetgum, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4181 is a tree of GOOD quality.
4182	17	RED MAPLE	*Acer rubrum*	GOOD	Tree #4182 is a Red Maple, it has DBH of 17 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4182 is a tree of GOOD quality.
4183	15	RED MAPLE	*Acer rubrum*	GOOD	Tree #4183 is a Red Maple, it has DBH of 15 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4183 is a tree of GOOD quality.
4184	27	POPLAR	*Liriodendron tulipifera*	GOOD	Tree #4184 is a Poplar, it has DBH of 27 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4184 is a tree of GOOD quality.

4185	19	RED MAPLE	*Acer rubrum*	DDH	Tree #4185 is a Red Maple, it has DBH of 19 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4185 is a DDH Tree. The tree meets this designation due to it being Dead.
4186	13	RED MAPLE	*Acer rubrum*	GOOD	Tree #4186 is a Red Maple, it has DBH of 13 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4186 is a tree of GOOD quality.
4187	9	WATER OAK	*Quercus nigra*	GOOD	Tree #4187 is a Water Oak, it has DBH of 9 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4187 is a tree of GOOD quality.
4188	12	RED MAPLE	*Acer rubrum*	GOOD	Tree #4188 is a Red Maple, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4188 is a tree of GOOD quality.
4189	12	RED MAPLE	*Acer rubrum*	GOOD	Tree #4189 is a Red Maple, it has DBH of 12 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4189 is a tree of GOOD quality.
4190	11	PINE	*Pinus spp.*	GOOD	Tree #4190 is a Pine, it has DBH of 11 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4190 is a tree of GOOD quality.
4191	6	PINE	*Pinus spp.*	GOOD	Tree #4191 is a Pine, it has DBH of 6 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4191 is a tree of GOOD quality.
4192	19	RED MAPLE	*Acer rubrum*	GOOD	Tree #4192 is a Red Maple, it has DBH of 19 inches when measured at 4.5' from the ground and has been tagged with an aluminum tag showing the Tree number. Tree #4192 is a tree of GOOD quality.

Total Specimen Sized and Quality Trees, Landscape Trees, Boundary trees and Buffer Trees: 275
Excellent Condition 0
Good Condition: 253
Fair Condition: 5
Poor Conditions: 13
DDH Condition: 4
Invasive Condition: 0

TREE LEGEND

- DENSITY TREE - & CRZ (1.3' RADIUS TO 1" DBH)
- PROTECTED TREE BEHIND LAKE BUFFER & CRZ (1.3' RADIUS TO 1" DBH)
- SPECIMEN TREE - TREE OF QUALITY- LANDSCAPE TREE - BOUNDARY TREE & CRZ (1.3' RADIUS TO 1" DBH)
- STRUCTURAL ROOT PLATE .5' RADIUS TO 1" DBH)
- DDH/ POOR TREE

RECORDED TREE SIZE:

SWEETGUM AND POPLAR TREES	30 INCHES
PINE TREES	30 INCHES
ALL OTHER TREES	24 INCHES
CONIFEROUS TREES	20 INCHES
BEECH, TUPELO, PERSIMMON, SASSAFRAS MAGNOLIA	20 INCHES
FLOWERING UNDERSTORY TREES	8 INCHES
SOURWOOD TREES	10 INCHES
LANDSCAPED TREES	ALL PLANTED TREES
BOUNDARY TREES	ALL WITHIN 30'

SPECIMEN TREE NOTE

SPECIMEN TREE REPORT COMPLETED 11-5-2025 BY ROOT ZONE TREE CONSULTANTS:
JAMES MAHONEY
ISA CERTIFIED ARBORIST SO #10291A

ADDITIONAL NOTES

1. THE TREE FEATURES SHOWN HEREON WERE DETERMINED BY GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN NOVEMBER 2025. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
2. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A PRECISION OF SUB 1-METER.
3. EQUIPMENT USED:
HORIZONTAL - TRIMBLE DA2 SERIES

MORRIS RD

FOR
MCKINLEY HOMES
655 ENGINEERING DRIVE, SUITE 208,
PEACHTREE CORNERS, GA 30092

MORRIS RD (12726 & 12735), ALPHARETTA GA, 30004

ROOT ZONE TREE CONSULTANTS
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A DIVISION OF PLANNERS AND ENGINEERS COLLABORATIVE WWW.PEC-ATL.COM

REVISIONS:

NO.	DATE	BY	DESCRIPTION

TREE SURVEY

DATE: 11-5-2025
PROJECT: 24137.00

PRELIMINARY
NOT TO BE RELEASED FOR CONSTRUCTION

SHEET #
S1
OF

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SPECIMEN TREE DATA			
TREE #	DBH "	SPECIES	Quality
1562	27	RIVER BIRCH	GOOD
1566	25	CHERRY	GOOD
2195	56	WATER OAK	FAIR

BOUNDARY TREE DATA			
TREE #	DBH "	SPECIES	Quality
1607	15	SHUMARD OAK	GOOD
1611	13	SHUMARD OAK	GOOD
1612	14	SHUMARD OAK	GOOD
1615	16	SHUMARD OAK	GOOD
1616	15	SHUMARD OAK	GOOD
1617	14	SHUMARD OAK	GOOD
1618	12	SHUMARD OAK	GOOD
1619	14	SHUMARD OAK	GOOD
1620	16	SHUMARD OAK	GOOD
1621	16	SHUMARD OAK	GOOD
1622	21	POPLAR	GOOD
2288	7	MAGNOLIA	GOOD
2290	10	CHERRY	GOOD
2291	11	CHERRY	GOOD
2292	11	CHERRY	GOOD
2293	28	CEDAR	GOOD
2294	15	MAGNOLIA	GOOD

LANDSCAPE TREE DATA			
TREE #	DBH "	SPECIES	Quality
1554	14	MAGNOLIA	GOOD
1555	23	MAGNOLIA	GOOD
1556	19	MAGNOLIA	GOOD
1557	24	MAGNOLIA	GOOD
1558	18	MAGNOLIA	GOOD
1580	21	MAGNOLIA	GOOD
1581	11	MAGNOLIA	GOOD
1582	22	MAGNOLIA	GOOD
1583	13	MAGNOLIA	GOOD
1584	19	MAGNOLIA	GOOD
1585	15	MAGNOLIA	GOOD
1586	13	MAGNOLIA	GOOD
1587	20	MAGNOLIA	GOOD
1589	20	MAGNOLIA	GOOD
1602	15	MAGNOLIA	GOOD
1603	16	MAGNOLIA	GOOD
1604	12	MAGNOLIA	GOOD
1605	28	TUPELO	GOOD
1606	13	MAGNOLIA	GOOD
2034	28	WILLOW OAK	GOOD
2035	11	SILVER MAPLE	GOOD
2036	13	SILVER MAPLE	GOOD
2037	27	WILLOW OAK	GOOD
2038	12	SILVER MAPLE	GOOD
2039	13	SILVER MAPLE	GOOD
2040	12	SILVER MAPLE	POOR
2041	14	SILVER MAPLE	GOOD
2042	11	SILVER MAPLE	POOR
2043	25	WILLOW OAK	GOOD
2044	19	SILVER MAPLE	POOR
2045	14	SILVER MAPLE	GOOD
2046	32	WILLOW OAK	GOOD
2047	29	WILLOW OAK	GOOD
2048	23	MAGNOLIA	GOOD
2049	18	MAGNOLIA	GOOD
2050	14	MAGNOLIA	GOOD
2051	14	MAGNOLIA	GOOD
2052	16	MAGNOLIA	GOOD
2053	7	RED MAPLE	POOR
2054	8	RED MAPLE	POOR
2055	9	RED MAPLE	POOR
2056	11	RED MAPLE	FAIR
2057	15	SILVER MAPLE	FAIR
2058	12	SILVER MAPLE	GOOD
2059	12	RED MAPLE	POOR
2060	10	RED MAPLE	POOR

LANDSCAPE TREE DATA			
TREE #	DBH "	SPECIES	Quality
2161	18	CHERRY	GOOD
2162	16	CHERRY	GOOD
2163	17	CHERRY	GOOD
2164	13	SILVER MAPLE	GOOD
2165	16	SILVER MAPLE	GOOD
2166	20	SILVER MAPLE	GOOD
2167	17	SILVER MAPLE	GOOD
2168	14	CHERRY	GOOD
2169	15	CHERRY	GOOD
2170	18	CHERRY	GOOD
2171	17	CHERRY	GOOD
2172	16	CHERRY	GOOD
2173	16	CHERRY	GOOD
2174	22	WILLOW OAK	GOOD
2175	27	WILLOW OAK	GOOD
2193	10	KOUSA DOGWOOD	GOOD
2194	14	KOUSA DOGWOOD	GOOD
2197	15	CRAPE MYRTLE	GOOD
2198	18	CRAPE MYRTLE	GOOD
2199	16	CRAPE MYRTLE	GOOD
2200	20	CRAPE MYRTLE	GOOD
2263	24	RED MAPLE	GOOD
2286	7	MAGNOLIA	GOOD
2287	7	MAGNOLIA	GOOD
2289	10	CHERRY	GOOD

DENSITY TREE DATA			
TREE #	DBH "	SPECIES	Quality
1559	7	SWEETGUM	GOOD
1560	7	PINE	GOOD
1561	8	CHERRY	GOOD
1563	8	SWEETGUM	GOOD
1564	10	SWEETGUM	GOOD
1565	9	CHERRY	GOOD
1567	16	BALD CYPRESS	GOOD
1568	10	BALD CYPRESS	GOOD
1572	26	POPLAR	GOOD
1573	8	SWEETGUM	GOOD
1574	14	PINE	GOOD
1575	8	PINE	DDH
1576	7	POPLAR	GOOD
1577	13	SWEETGUM	GOOD
1578	16	PINE	GOOD
1579	10	CHERRY	GOOD
1588	11	MAGNOLIA	GOOD
1590	16	PINE	GOOD
1591	8	PINE	GOOD
1592	7	WATER OAK	GOOD
1593	7	CHERRY	GOOD
1594	7	RED MAPLE	GOOD
1595	7	PINE	GOOD
1596	15	WATER OAK	GOOD
1597	14	PINE	GOOD
1598	6	WATER OAK	GOOD
1600	12	PINE	GOOD
1601	12	WATER OAK	GOOD
1608	9	CHERRY	GOOD
1609	8	WATER OAK	GOOD
1610	13	WATER OAK	GOOD
1613	15	PINE	GOOD
1614	8	CHERRY	GOOD
1623	8	CHERRY	GOOD
2264	19	RED MAPLE	GOOD
4001	16	RED MAPLE	FAIR
4002	15	PINE	GOOD
4003	20	PINE	GOOD
4004	16	PINE	GOOD
4005	6	RED MAPLE	FAIR
4006	12	PINE	GOOD
4007	15	PINE	GOOD
4008	10	PINE	GOOD
4009	12	PINE	GOOD
4010	11	PINE	GOOD
4061	7	PINE	GOOD
4062	5	POPLAR	GOOD
4063	21	PINE	GOOD
4082	5	POPLAR	GOOD
4083	8	CHERRY	GOOD
4084	6	POPLAR	GOOD
4100	5	CHERRY	GOOD
4133	11	PINE	GOOD
4168	12	PINE	GOOD
4169	17	PINE	GOOD
4170	6	WATER OAK	GOOD
4171	4	CHERRY	GOOD
4172	7	RED MAPLE	GOOD
4173	12	RED MAPLE	GOOD
4181	12	SWEETGUM	GOOD
4182	17	RED MAPLE	GOOD
4183	15	RED MAPLE	GOOD
4189	12	RED MAPLE	GOOD
4190	11	PINE	GOOD
4191	6	PINE	GOOD
4192	19	RED MAPLE	GOOD

LAKE BUFFER TREE DATA			
TREE #	DBH "	SPECIES	Quality
1569	12	RED MAPLE	GOOD
1570	22	BLACK WILLOW	GOOD
1571	6	CHERRY	GOOD
1599	20	MAGNOLIA	GOOD
2283	32	RIVER BIRCH	GOOD
4011	11	PINE	GOOD
4012	8	PINE	GOOD
4013	14	PINE	GOOD
4014	11	PINE	GOOD
4015	6	RED MAPLE	GOOD
4016	14	SWEETGUM	GOOD
4017	6	RED MAPLE	GOOD
4018	8	PINE	GOOD
4019	9	PINE	GOOD
4020	15	PINE	GOOD
4021	6	PINE	GOOD
4022	9	PINE	GOOD
4023	11	PINE	GOOD
4024	12	PINE	GOOD
4025	17	PINE	GOOD
4026	12	PINE	GOOD
4027	5	CHERRY	GOOD
4028	12	PINE	GOOD
4029	9	bald cypress	GOOD
4030	9	RED MAPLE	GOOD
4031	6	RED MAPLE	GOOD
4032	16	PINE	POOR
4033	4	PINE	DDH
4034	10	PINE	GOOD
4035	6	PINE	GOOD
4036	15	PINE	GOOD
4037	9	PINE	GOOD
4038	13	SWEETGUM	GOOD
4039	4	RED MAPLE	GOOD
4042	9	ALDER	GOOD
4043	7	ALDER	GOOD
4044	14	PINE	GOOD
4045	6	RED MAPLE	GOOD
4046	5	RED MAPLE	GOOD
4047	5	HOLLY	GOOD
4048	12	PINE	GOOD
4049	7	PINE	GOOD
4050	18	PINE	GOOD
4051	6	PINE	DDH
4052	8	SWEETGUM	GOOD
4053	4	TUPELO	GOOD
4054	8	POPLAR	GOOD
4055	13	PINE	GOOD
4056	14	PINE	GOOD
4057	14	PINE	GOOD
4058	22	PINE	GOOD
4059	14	PINE	GOOD
4060	6	PINE	GOOD
4064	19	PINE	GOOD
4065	15	PINE	GOOD
4066	5	PINE	GOOD
4067	4	PINE	GOOD
4068	10	PINE	GOOD
4069	11	PINE	GOOD
4070	7	RED MAPLE	GOOD
4071	6	alder	GOOD
4072	16	PINE	GOOD
4074	4	RED MAPLE	GOOD
4075	5	alder	GOOD
4076	5	PINE	GOOD
4077	5	RED MAPLE	GOOD
4078	7	PINE	GOOD
4079	15	PINE	GOOD
4080	12	PINE	GOOD
4081	9	PINE	GOOD
4085	11	POPLAR	GOOD
4086	14	POPLAR	GOOD
4087	4	SWEETGUM	GOOD
4088	19	PINE	GOOD
4089	12	PINE	GOOD
4090	15	PINE	GOOD
4091	7	RED MAPLE	GOOD
4092	4	CHERRY	GOOD
4093	8	PINE	GOOD
4094	20	PINE	GOOD
4095	7	PINE	GOOD
4096	7	PINE	GOOD
4097	5	SWEETGUM	GOOD

LAKE BUFFER TREE DATA			
TREE #	DBH "	SPECIES	Quality
4098	15	PINE	GOOD
4099	21	PINE	GOOD
4101	6	SWEETGUM	GOOD
4102	5	SWEETGUM	GOOD
4103	4	CHERRY	GOOD
4104	17	PINE	GOOD
4105	16	PINE	GOOD
4106	15	PINE	GOOD
4107	6	PINE	GOOD
4108	13	PINE	GOOD
4109	16	PINE	GOOD
4110	7	PINE	GOOD
4111	4	RED MAPLE	GOOD
4112	20	PINE	GOOD
4113	6	SWEETGUM	GOOD
4114	7	PINE	GOOD
4115	6	CHERRY	GOOD
4116	26	PINE	GOOD
4117	5	TUPELO	GOOD
4118	22	PINE	GOOD
4119	4	HOLLY	GOOD
4120	17	PINE	GOOD
4121	13	PINE	GOOD
4122	11	PINE	GOOD
4123	10	RED MAPLE	GOOD
4124	14	PINE	GOOD
4125	4	RED MAPLE	GOOD
4126	8	PINE	GOOD
4127	13	PINE	GOOD
4128	19	PINE	GOOD
4129	4	PINE	GOOD
4130	9	PINE	GOOD
4131	17	PINE	GOOD
4132	5	SWEETGUM	GOOD
4134	6	PINE	GOOD
4135	20	PINE	GOOD
4136	4	SWEETGUM	GOOD
4138	8	PINE	GOOD
4139	7	PINE	GOOD
4140	17	PINE	GOOD
4141	7	PINE	GOOD
4142	15	PINE	GOOD
4143	20	PINE	GOOD
4144	13	RED MAPLE	GOOD
4145	10	RED MAPLE	GOOD
4146	8	RED MAPLE	GOOD
4147	20	PINE	GOOD
4148	12	RED MAPLE	GOOD
4149	5	RED MAPLE	GOOD
4150	4	alder	GOOD
4151	24	PINE	GOOD
4152	12	PINE	GOOD
4153	9	SWEETGUM	GOOD
4154	11	RED MAPLE	GOOD
4155	9	RED MAPLE	GOOD
4156	13	PINE	GOOD
4157	7	TUPELO	GOOD
4158	17	PINE	GOOD
4159	7	PINE	GOOD
4160	21	PINE	GOOD
4161	6	PINE	DDH
4162	6	PINE	GOOD
4163	6	SWEETGUM	GOOD
4164	5	RED MAPLE	GOOD
4165	10	SWEETGUM	GOOD
4166	9	alder	GOOD
4167	20	RED MAPLE	GOOD
4174	18	RED MAPLE	GOOD
4175	12	RED MAPLE	GOOD
4176	8	RED MAPLE	GOOD
4177	6	RED MAPLE	GOOD
4178	6	RED MAPLE	GOOD
4179	7	RED MAPLE	GOOD
4180	7	RED MAPLE	GOOD
4184	27	POPLAR	GOOD
4185	19	RED MAPLE	DDH
4186	13	RED MAPLE	GOOD
4187	9	WATER OAK	GOOD
4188	12	RED MAPLE	GOOD

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